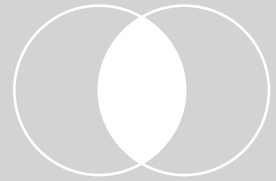


Ponoka County / Lacombe County **INTERMUNICIPAL DEVELOPMENT PLAN**



LACOMBE
COUNTY

ADOPTED JANUARY 30, 2020



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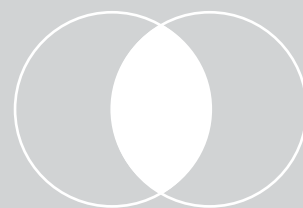
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1.0 INTRODUCTION



1.0 INTRODUCTION

1.1 PLAN BACKGROUND AND PURPOSE

Intermunicipal planning is an effort between two or more municipalities to make long term land use planning decisions. An IDP should approach the area with a regional context. Municipal boundaries disappear during the development of future land uses and reappear in order to administer the preferred land use pattern.

Intermunicipal Development Plans (IDP's) are broad-based policy documents that strive for environmentally responsible development without significant unnecessary costs and unacceptable negative impacts on either municipality. Both municipalities face growth pressures and an IDP searches for mutually beneficial solutions. An IDP is a mandatory document intended to supplement an Intermunicipal Collaboration Framework (ICF) between the municipalities, in accordance with the requirements of the *Municipal Government Act* (MGA).

This IDP will provide a platform to formalize the strong relationship between Ponoka County and Lacombe County. By doing so it is hoped that the potential for future disputes are minimized.

1.2 ENABLING LEGISLATION

The *Municipal Government Act*, RSA 2000 cM-26 (as amended) outlines the enabling legislation for the creation of an Intermunicipal Development Plan in the following sections:

- 631(1) *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.*
- (1.1) *Despite subsection (1), the Minister may, by order, exempt one or more councils from the requirement to adopt an intermunicipal development plan, and the order may contain any terms and conditions that the Minister considers necessary.*
- (1.2) *Two or more councils of municipalities that are not otherwise required to adopt an intermunicipal development plan under subsection (1) may, 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.*
- (2) *An intermunicipal development 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) *proposals for the financing and programming of intermunicipal*

- infrastructure for the area,*
- (v) *the co-ordination of intermunicipal programs relating to the physical, social and economic development of the area,*
- (vi) *environmental matters within the area, either generally or specifically,*
- (vii) *the provision of intermunicipal services and facilities, either generally or specifically, and*
- (viii) *any other matter related to the physical, social or economic development of the area that the councils consider necessary,*
- (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.”*
- (3) *The council of a municipality that is required under this section to adopt an intermunicipal development plan must have an intermunicipal development plan that provides for all of the matters referred to in subsection (2) within 5 years from the date this subsection comes into force.*
- (4) *Subject to the regulations, if municipalities that are required to create an intermunicipal development plan are not able to agree on a plan, sections 708.33 to 708.43 apply as if the intermunicipal development plan were an intermunicipal collaboration framework.*
- (5) *In creating an intermunicipal development plan, the municipalities must negotiate in good faith.*

1.3 PLAN AREA

The Intermunicipal Development Plan Area the (Plan Area) is a 1.6 kilometer (1 mile) boundary on either side of the intermunicipal border that separates the Counties (Map 1).

Map 1: Plan Area, illustrates the Plan Area boundary.

1.4 GOALS AND OBJECTIVES

The primary goal of the Plan is to guide future development within the Plan Area in a logical manner that transcends municipal boundaries.

- Development of land use policies to protect prime agricultural lands from premature re-designation, subdivision and non-farm development.
- Effective coordination of transportation systems, and protection of required land for future road network developments.
- Development of land use policies to ensure that future sites for recreation areas are considered.
- Development of a plan for the provision of utility corridors within the Plan Area to provide for future growth and development of the IDP area and to ensure oil and gas development/pipelines do not inhibit or restrict the future development of the region.
- Identification and protection of physical features and environmentally sensitive areas.
- Effective referral mechanisms and dispute resolution mechanisms.
- Effective plan administration and implementation.

1.5 AUTHORITY OF THE PLAN

In the hierarchy of statutory land use plans, this plan shall take precedence over the Municipal Development Plans (MDP's) of the municipalities except where the governing municipality's MDP is more restrictive. Where there are discrepancies between this plan and those contained in the respective MDP, this plan shall prevail, except where the contrary is expressly stated within this plan. In the hierarchy of Municipal plans, an IDP's role is to indicate the broadest view. Good planning principles and the Municipal Government Act, require all subordinate plans to be consistent with the policies and maps of an IDP.

Subordinate plans include:

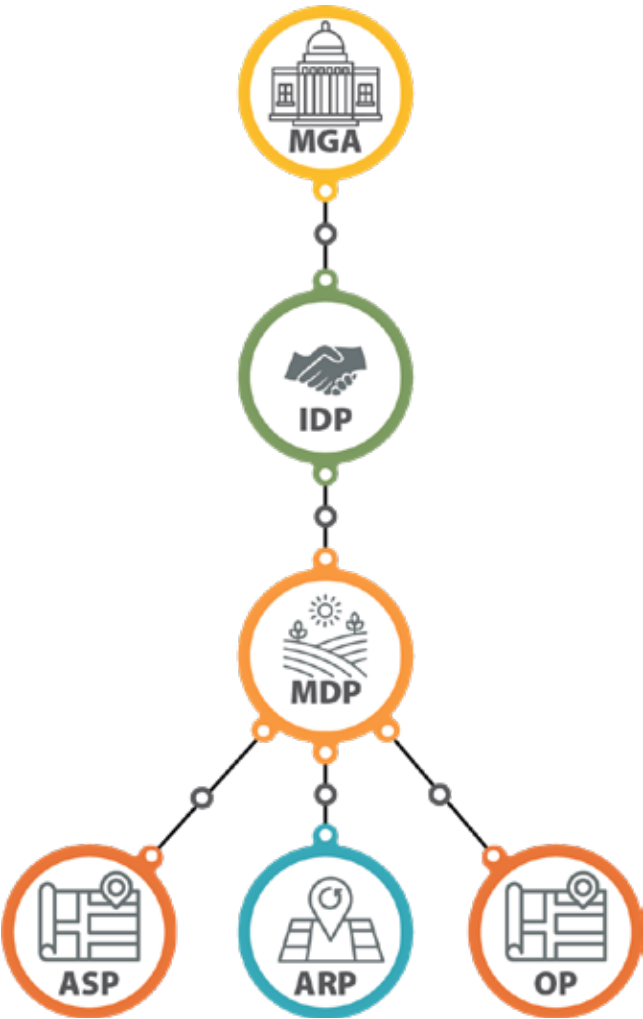
- Municipal Development Plans – Determine long range growth for a single municipality
- Area Structure Plans, Area Redevelopment Plans, Outline Plans, Concept Plans – Determine growth for particular areas within a municipality.

1.6 INTERPRETATION OF THE PLAN

The IDP is divided into a series of topics for ease of reference and use. It is important to recognize that the IDP is a long-term document. It will take many years to reach the full extent of the land use concept identified. Interpreting and implementing the policies requires the exercise of judgment, discretion and ongoing communication between Ponoka County and Lacombe County. An IDP committee will be responsible for ensuring the IDP remains relevant.

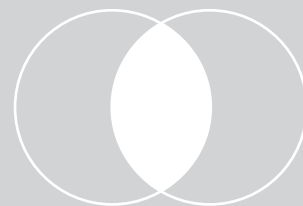
While the Plan is structured by topic area it is important to view all of the policies in context with one another rather than as individual parts. The policies are intended to contribute towards achieving the full essence of the land use planning framework that has been agreed upon by the two municipalities.

The IDP contains “shall”, “should” and “may” policy statements. “Shall” policies are those which must be followed. “Should” policies mean compliance to the principle is required but the applicable authority has some discretion based on the circumstances of the specific case. “May” policies indicate that the applicable authority determines the level of compliance that is required.





2.0 EXISTING PLANS



2.0 EXISTING PLANS

2.1 EXISTING PLANS

2.0

There are nine plans in place for lands entirely or partially within the IDP area, identified on **Map 2 - Existing Plans** within the IDP Boundary. These Plans provide a more detailed level of planning for these lands and should be referred to for more detailed and specific policy and development direction.

The Lacombe County Plans within the IDP plan area are:

- *Milton Morningside ASP (2018)*
- *QEII North ASP (2013)*
- *Gull Lake IDP (2010)*

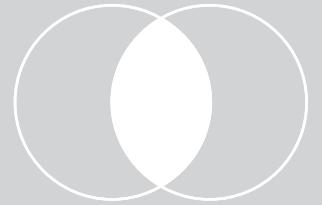
The Ponoka County Plans within the IDP plan area are:

- *Morningside ASP (2018)*
- *Highway 2 Industrial Policy (2014)*
- *West of Highway 2 ASP (2018)*
- *East Gull Lake Overview Plan (2009)*
- *West Gull Lake Overview Plan (2010)*
- *Chain Lakes Watershed Management Plan (2012)*
- *Gull Lake IDP (2010)*



3.0

ENVIRONMENTAL MANAGEMENT



3.0 ENVIRONMENTAL MANAGEMENT

The natural environment does not respect municipal boundaries. Water courses, hills, soil conditions and vegetation intermingle across the urban/rural boundary and the Plan Area Boundary. An IDP can identify those intermunicipal environmental features and set direction that will protect and/or enhance them.

GOAL:

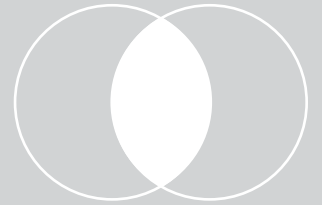
Conserve environmentally significant natural features when accommodating growth.

POLICIES:

- 3.0.1 Both municipalities shall recognize the value of the natural environment and its contribution to the Plan Area's quality of life.
- 3.0.2 As part of the preparation of more detailed planning documents, environmentally significant areas shall be identified and integrated into the development proposals.
- 3.0.3 Where any multi-lot development is proposed near natural features, the approving municipality, at their sole discretion, shall require a biophysical assessment to be conducted by a qualified professional to determine how the features can be preserved and incorporated as part of the development, ensuring that any development impacts are mitigated.
- 3.0.4 Development shall not be permitted on unstable slopes or within areas that may be prone to flooding, and adjacent to wetlands and other water bodies. Development setbacks will be in accordance with Environmental and Municipal Reserve requirements of the municipality.
- 3.0.5 Permanent structures shall not be permitted within the 1:100 year floodplain of any river, stream, or lakeshore. For those areas where 1:100 year flood mapping does not currently exist, applicants may be required to retain a qualified professional to confirm the 1:100 year flood level of the affected river, stream or lakeshore.
- 3.0.6 Wolf Creek and its major tributary Whelp Brook are watercourses within the plan area. As such, all development in the plan area must meet the requirements of the Wolf Creek/Whelp Brook Master Drainage Plan which requires that the post development discharge rate for stormwater must be two litres per hectare per second (2 L/ha/s). This is the agreed rate of stormwater discharge for development in the lands identified in Ponoka County and Lacombe County.
- 3.0.7 Redesignation, subdivision and development applications may be required to conduct a biophysical assessment prepared by a qualified professional where an environmentally sensitive feature is present on the subject lands.

4.0

ECONOMIC AND JOINT DEVELOPMENT



4.0 ECONOMIC AND JOINT DEVELOPMENT

Planning future growth intermunicipally also raises opportunities for mutually beneficial economic development and joint development opportunities. This section sets out a framework for how it could be achieved. On the economic side, the variety of land uses available should be attractive to a broader range of investment. Joint development opportunities may arise in the form of shared servicing upgrades or community based facilities.

4.0

GOAL:

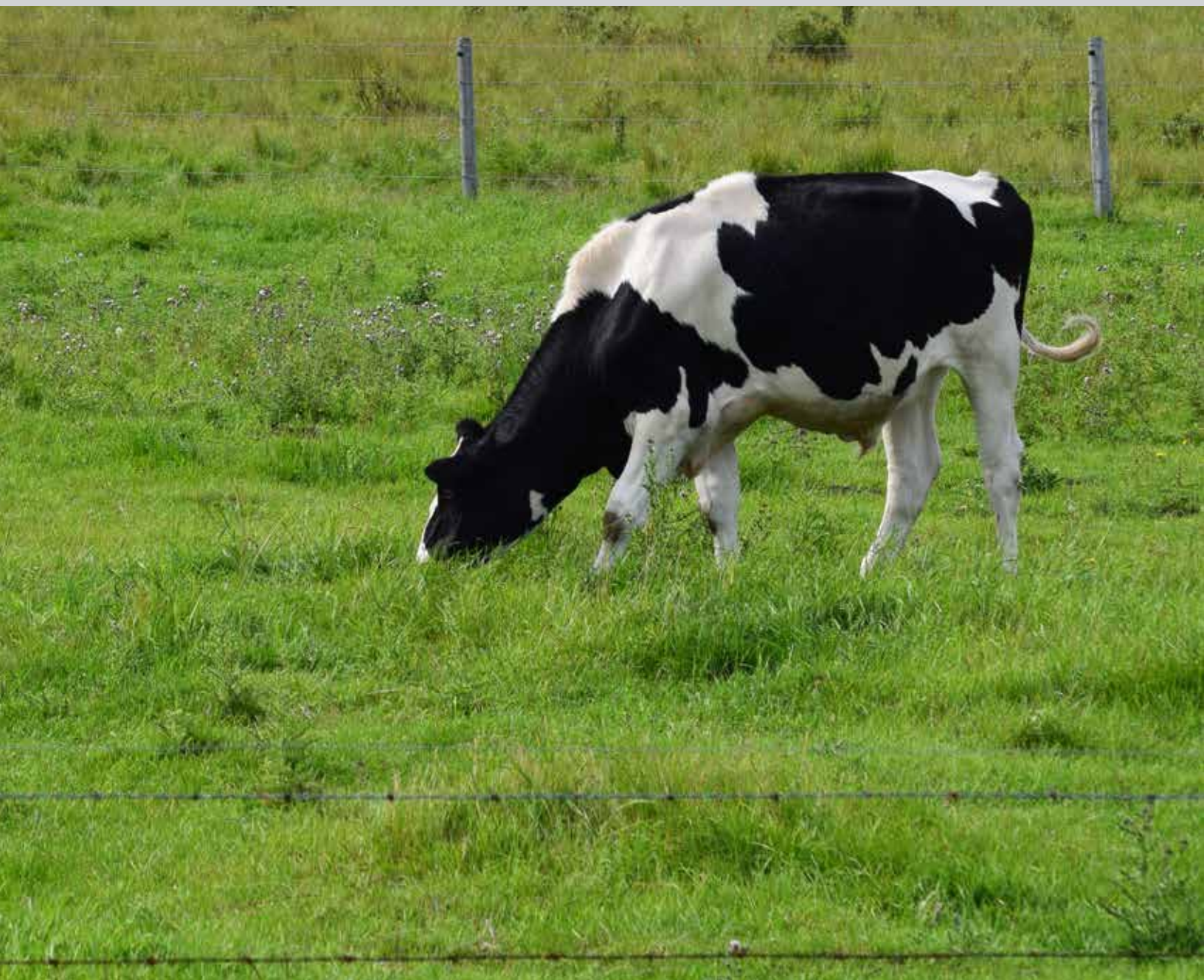
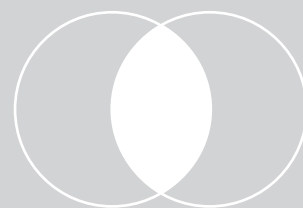
Enhance economic opportunities by providing areas for a variety of development opportunities. Doing so may lead to a basis for future joint development between both Counties of select areas of mutual benefit and interest.

POLICIES:

- 4.0.1 Both municipalities shall work together to ensure a strong and stable diversified local economy within the broader regional economy.
- 4.0.2 The Counties shall work together to explore areas of mutual interest. Where an area of mutual interest has been identified, a Joint Economic Agreement (JEA) may be negotiated respecting the orderly and coordinated provision of services and facilities to the area. This agreement may also outline a mechanism for the equitable distribution of tax revenue between each municipality respecting the lands within the identified area.
- 4.0.3 While a broad range of commercial and industrial uses and development is desirable, those uses and developments which may detract from the community's character, quality of life for area residents or unduly impact the environment shall not be permitted.



5.0 LAND USE POLICIES



5.0 LAND USE POLICIES

5.1 EXISTING SUBDIVISION AND DEVELOPMENT OPPORTUNITIES

The plan aims to provide coordinated planning of complimentary land uses across municipal borders; however, it is not the intent to sterilize subdivision and development opportunities in the Plan Area in the interim.

GOAL:

To continue to allow for subdivision and development opportunities afforded to the lands under their existing land use zoning.

POLICIES:

- 5.1.1 Subdivision and development opportunities afforded under each County's MDP or Land Use Bylaw may still be allowed provided they meet the requirements of that County's Municipal Development Plan, Land Use Bylaw, and other local plans that may be in place.
- 5.1.2 Both Counties shall strive to engage in effective dialogue when considering land use in the Plan Area, while maintaining complete jurisdiction on lands within their own boundaries.

5.2 AGRICULTURAL USES

Agricultural uses represent the largest land use category in the Plan Area. The IDP strives to maintain the importance of agriculture by directing future growth in a compact, contiguous manner that minimizes intrusions into agricultural operations.

GOAL:

Ensure agricultural operations continue to operate and remain a significant contributor to the local economy.

POLICIES:

- 5.2.1 Existing agricultural areas shall continue to be used for agricultural activities as provided for in the respective County's Municipal Development Plan and Land Use Bylaw, unless a landowner proposes to convert agricultural lands to another opportunity provided for in the Plan.
- 5.2.2 No new or expanded confined feeding operation shall be permitted less than 1.6 kilometres (1 mile) from the boundary of Chain Lakes as shown on **Map 3 - Chain Lakes Area**.

- 5.2.3 All new or expanding Confined Feeding Operations within the Plan Area requiring registrations or approvals and manure storage facilities requiring authorization under the *Agricultural Operations Practices Act* shall be referred to the other County for comment.
- 5.2.4 Both Counties will work cooperatively to encourage good neighbour farming practices, such as dust, weed and insect control adjacent to developed areas, through best management practices and Alberta Agricultural guidelines.

5.3 RESIDENTIAL USES

Map 2 - Existing Plans identifies multiple areas where future residential developments can provide a range of housing needs. The identified areas are adjacent to Gull Lake, Chain Lakes, and adjacent to the QEII corridor.

GOAL:

Encourage development of a balanced range of housing opportunities that are compatible with market preferences, household needs and existing and proposed adjacent land uses.

POLICIES

- 5.3.1 Multi-lot residential development should be directed to those areas already identified within existing plans in the plan area as shown on Map 2 - Existing Plans.

5.4 COMMERCIAL AND INDUSTRIAL USES

Map 2 - Existing Plans identifies multiple areas where future commercial and industrial development should occur.

GOAL:

To promote well planned commercial and industrial development that require highly visible and accessible locations and contribute to regional and local economic development.

POLICIES:

- 5.4.1 Both municipalities shall work together to maximize the advantages of commercial and industrial opportunities potentially offered by the ease of access and visibility to Highway 2.
- 5.4.2 Multi-lot commercial and industrial development should be directed to those areas already identified within existing plans in the plan area as shown on Map 2 - Existing Plans.

5.6 RECREATIONAL USES

With growth comes a demand for recreational uses. At a broad level, the IDP identifies locations and introduces policies for creation of outdoor recreational areas and possible trail connections to them from developed areas.

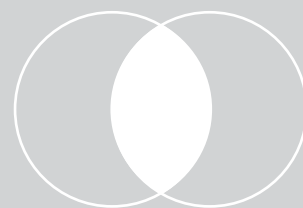
GOAL:

Provide opportunities for the development of a parks and open space system that supports a broad range of active and passive recreational opportunities to meet present and future needs of area residents.

POLICIES:

- 5.6.1 Both municipalities shall continue to work together to coordinate a strong regional system of varied recreational facilities, avoiding duplication where possible.
- 5.6.2 Both municipalities shall continue to work together to create an interconnected trail system, focusing on connecting public facilities and recreation areas to residential areas.

6.0 TRANSPORTATION



6.0 TRANSPORTATION

Future growth is heavily dependent on providing efficient access between the two Counties. Within the Plan Area choices about future land uses will be more successful when accompanied by a safe, efficient and attractive transportation plan.

GOAL:

Develop a transportation system that supports future growth and development in the Plan Area.

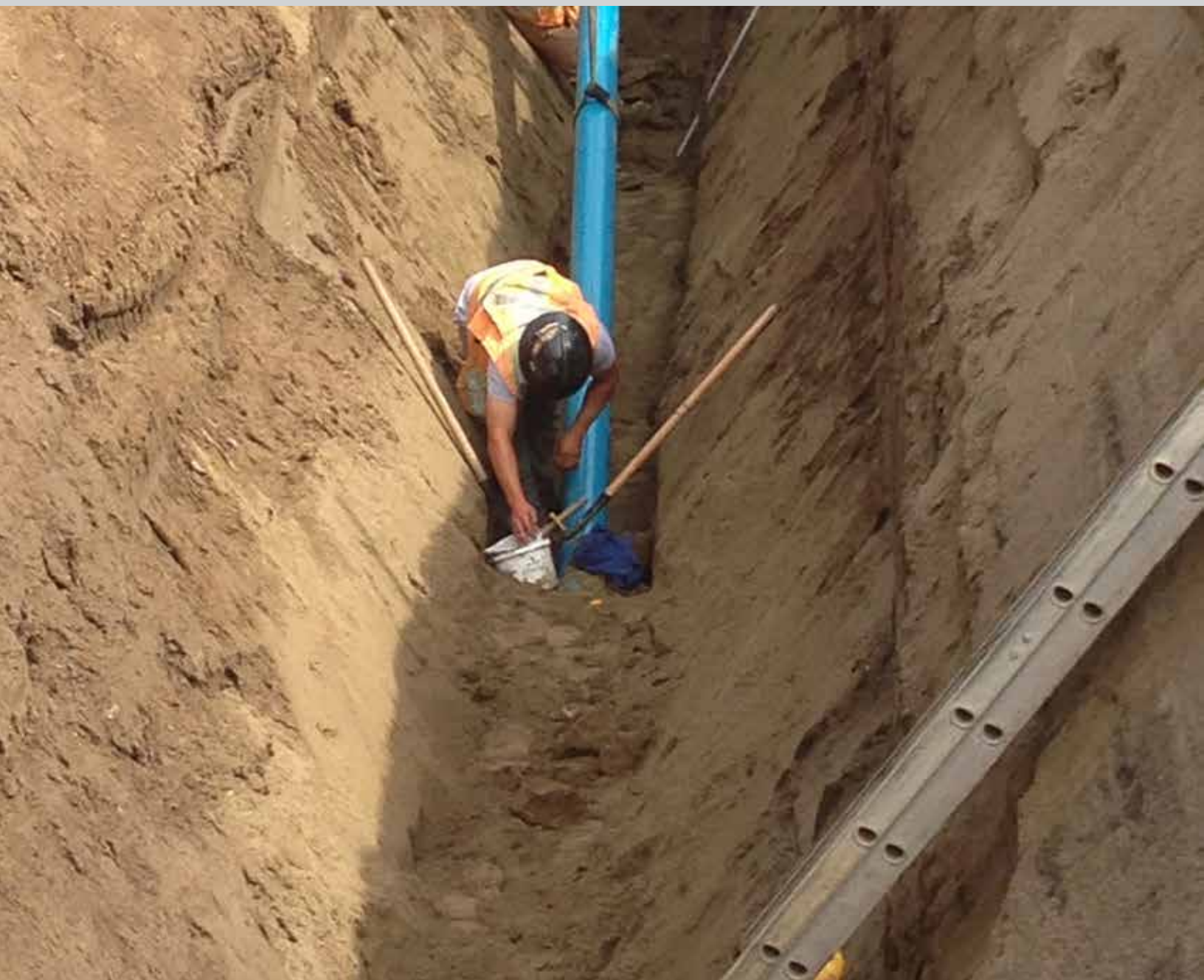
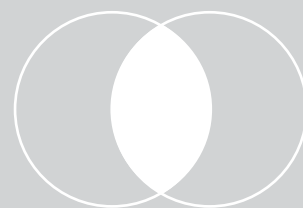
6.0

POLICIES

- 6.0.1 Both municipalities shall coordinate the planning and construction of major transportation links within the Plan Area. Where these links involve provincial highways, each municipality shall work in concert with Alberta Transportation to provide a satisfactory level of service and safety.
- 6.0.2 Both municipalities shall discuss their respective plans for priorities and timing of transportation improvements to ensure continuity of road upgrades.
- 6.0.3 When subdivisions are approved in the Plan Area, all right-of-way requirements will be secured to ensure that long-term transportation and road plans can be implemented when warranted.
- 6.0.4 Each County shall be notified of any subdivision or development proposal in the other County that will result in access being required from a road under its control or management.



7.0 UTILITIES



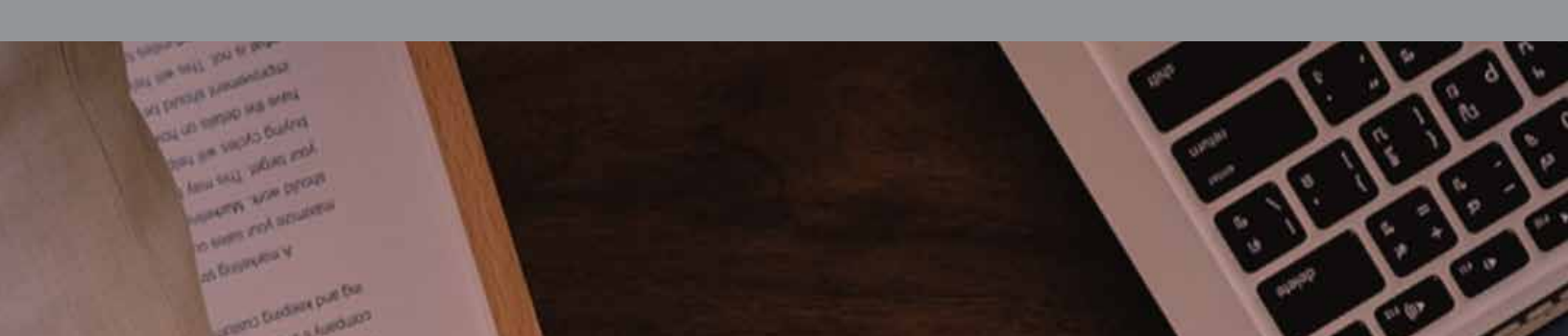
7.0 UTILITIES

GOAL:

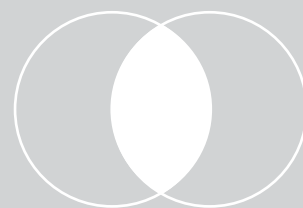
In order to achieve the full potential for beneficial growth within the Plan Area economies of scale regarding utility services should be investigated. Choosing long-term future land uses encourages long- term planning for the most efficient provision of services.

POLICIES:

- 7.0.1 Both counties agree to jointly discuss ways to cooperate with provincial and federal agencies and utility providers to help facilitate the efficient delivery of infrastructure and services that are of a mutual benefit.
- 7.0.2 As subdivision and development occurs, lands required for future utility rights-of-way, as identified through the mutual agreement, or subsequent studies, shall be protected.
- 7.0.3 Utility rights-of-way within the jurisdictional limits of a provincial highway shall also comply with Alberta Transportation requirements.
- 7.0.4 Both Counties agree to work together to support the development of municipal infrastructure required to service developments within the Plan Area.
- 7.0.5 Prior to any joint municipal infrastructure developments proceeding the Counties will enter into a cost sharing agreement to share the costs of the development based on the prorated benefit to each County.



8.0 IMPLEMENTATION



8.0 IMPLEMENTATION

The policies found in the following sections explain how municipal staff and their respective Councils may ensure the plan's policies are implemented and regularly reviewed in an efficient and effective manner.

8.1 INTERMUNICIPAL DEVELOPMENT PLAN COMMITTEE

In order for any plan to succeed it must set a policy for how and when it should be reviewed. Both municipalities should also identify those people responsible for conducting the reviews

8.0

GOAL:

Establish the methods for exchanging information, reviewing the Plan, and providing a forum to discuss topics of mutual interest

POLICIES

- 8.1.1 An Intermunicipal Committee shall be established between the two Municipalities. It shall comprise 2 elected officials from each Council. Administrative support to the Committee will be provided by the Municipal staff attending the Committee meetings.
- 8.1.2 The mandate of the Intermunicipal Committee may include discussion and consideration of the following:
 - a) Making recommendations to both Councils on intermunicipal matters that are referred by either municipality (note that all final decisions shall be made by both Councils);
 - b) Monitoring the performance of the Plan, including overseeing implementation actions;
 - c) Reviewing any proposed annexations;
 - d) Reviewing any proposed amendments to this Plan;
 - e) Serving as an informal review body for any proposed area structure plan, proposed concept plan or application that may have a significant impact on the Plan Area that is referred to the Committee; and
 - f) Assisting with the resolution of disputes in accordance with this Plan.
- 8.1.3 The Intermunicipal Committee shall make decisions and recommendations on a majority consensus basis.

- 8.1.4 The Intermunicipal Committee shall meet in the first half of every year to discuss planning issues of mutual interest and reflect on how the Plan is working, as well as on an as-needed basis to resolve or further discuss any issues.
- 8.1.5 The responsibility for providing administrative support to the Intermunicipal Committee shall alternate between the two municipalities on an annual basis, Administrative support to be provided and procedures to be followed shall include:
- a) The establishment of dates and locations for all meetings, production of agendas, distribution of pre-meeting information packages, and other matters as deemed necessary;
 - b) Keeping a record of the Committee meetings; and
 - c) Convening meetings as required by the Plan.

8.2 COMMUNICATION AND REFERRALS

A pillar of a successful IDP is open and thorough discussion of issues impacting the Plan Area. Future plans, studies, or their subsequent amendments will be prepared and implemented more efficiently provided there is good communication.

GOAL:

Provide opportunities for each municipality to become informed about and have input on planning and development matters.

POLICIES:

- 8.2.1 In a case where a circulation area extends into the adjacent municipality, each municipality shall share landowner contact information with the other so that the circulation can be completed by the municipality triggering the circulation.
- 8.2.2 Each municipality shall share with the other information, data or studies, road plans and utility plans that may have implications for the Plan Area.
- 8.2.3 Each municipality shall refer to the other proposed statutory plans, concept plans, land use bylaws and amendments to any of these documents where such proposals may affect land within the Plan Area.
- 8.2.4 Each municipality shall refer to the other proposed subdivision applications falling within the Plan Area.

- 8.2.5 Notwithstanding the above policies, where in the judgment of the municipality having jurisdiction, any development application is thought to have potential implications for or be of interest to the other municipality the matter may be referred to the other municipality.
- 8.2.6 Each municipality shall have twenty-one (21) days to review and comment on any referrals. A municipality may request an extension of the initial review period. The municipality sending the referral may agree to an extension of the review period and where an extension is provided it shall be communicated in writing.
- 8.2.7 Subject to a written and signed intermunicipal memorandum of understanding, items subject to referral and their respective timelines for submitting comments may be added or deleted without the need for a formal amendment to this Plan.
- 8.2.8 When issues are raised through the communication and referral process, they shall be addressed using the following process:

a) Stage 1: Administrative Review

Every attempt shall be made to discuss the issue with the intent of arriving at a mutually acceptable resolution. If an agreement or understanding on how to approach the issue is reached, the commenting municipality shall indicate same to the other municipality in writing. If no agreement can be reached, the matter shall be referred to the Intermunicipal Committee.

b) Stage 2: Intermunicipal Committee Review

If an issue is referred, a meeting shall be scheduled to allow both Administrations to present their perspectives and views on the issue. The Intermunicipal Committee may:

- 1) Provide suggestions back to both Administrations on how to address the issue and refer the matter back to the Administrative Review stage;
- 2) Seek additional information and alternatives for consideration at a future meeting of the Intermunicipal Committee;
- 3) If possible, agree on a consensus position that resolves the issue; or
- 4) Conclude that no initial agreement can be reached and refer the matter to the two Councils.

In the event that the Intermunicipal Committee reaches consensus and resolves the issue, the details of the consensus shall be provided to each municipality in writing.

8.3 INTERMUNICIPAL DISPUTE RESOLUTION

If a dispute between the two municipalities arises, having an agreed upon process for recognizing and resolving the dispute is an important first step. It provides a common starting ground that allows both municipalities to spend more time generating possible solutions.

GOAL:

Create a process that allows for timely resolution of differences of opinion in a manner respectful of each municipality's interests.

POLICIES:

8.3.1 The following shall form the basis for initiating the dispute resolution process:

- a) Lack of agreement between the two municipalities on any proposed amendment to this Plan;
- b) Lack of agreement between the two municipalities on any proposed statutory plan, concept plan, land use bylaw or amendment to any of these documents affecting lands within the Plan Area; or
- c) Lack of agreement between the two municipalities on an interpretation of this Plan.

8.3.2 A dispute shall be limited to the decisions on those matters listed under item above. Any other appeal by other parties shall be made to and addressed by the respective approving authorities within each municipality.

8.3.3 The dispute resolution process of this Plan may only be initiated by Council and shall only be used for resolving intermunicipal planning disputes. Identification of a dispute and desire to go through the dispute resolution process shall occur within 15 calendar days of a decision made pursuant to items 8.3.1 above. Once either municipality has received written notice of a dispute from the other, the dispute resolution process shall be started within 15 calendar days of the date the written notice was received unless otherwise agreed to by both Chief Administrative Officers.

8.3.4 In the event that the dispute resolution process is initiated, the municipality having authority over the matter shall not give any further approval in any way until the dispute has been resolved or the mediation process has concluded.

8.3.5 A dispute shall be addressed and may be resolved at any stage using the following process:

Stage 1: Council to Council Meeting

If the Intermunicipal Committee is not able to resolve the dispute the matter shall be referred to a joint meeting of the two Councils. Each municipality shall be given the opportunity to present their perspectives and views on the issue. The two Councils may:

- Seek additional information and alternatives for consideration at a future meeting of the two Councils;
- If possible, agree on a consensus position that resolves the issue; or
- Conclude that no initial agreement can be reached and refer the matter to mediation.

8.0

Stage 2: Mediation Process

If a dispute is referred for mediation, a mediated process shall be used to reach agreement subject to agreement by both Councils that mediation is necessary. Prior to the start of the mediation process the municipalities shall:

- Appoint an equal number of representatives to participate in the mediation process;
- Engage a mediator agreed to by the municipalities at equal cost to each municipality; and
- Approve a mediation process and schedule.

If agreed to by both Councils, municipal Administration may be used as a resource during the mediation process. All discussions and information related to the mediation process shall be held in confidence until the conclusion of the mediation process. The process shall be deemed to conclude once the mediator submits a report to both Councils. The mediator's report and recommendations shall not be binding on the municipalities. For disputes that cannot be appealed the report shall be considered binding. If both Councils accept the mediator's report, this shall be communicated to each municipality in writing and the matter shall be considered resolved. The report shall be introduced through the public hearing process along with any necessary amendments to the proposed bylaw or plan. If mediation is not undertaken or the mediator's report is not accepted by both Councils, then the disputing municipality may begin the appeal process.

Stage 3: Appeal Process

In the event that mediation proves unsuccessful, was not undertaken or the municipality having jurisdiction proceeds with an approval that does not reflect the accepted mediation recommendations, the disputing municipality may appeal the matter to the Municipal Government Board in accordance with the *Municipal Government Act*.

- 8.3.6 The municipality initiating a dispute may withdraw their objections at any time throughout the process. The municipality initiating the dispute shall provide written confirmation that the dispute is withdrawn to the other municipality.
- 8.3.7 Both municipalities agree that time shall be of the essence when working through the dispute resolution process.

8.4 IMPLEMENTATION

The success of the IDP depends largely on the ability to include its policies and Future Land Use Concept Map in subsequent plans that deal with specific lands within the Plan Area. As that begins to happen it is important to ensure a review of the Plan itself is done on a pre-determined regular basis.

GOAL:

Promote the use of the Plan and implementation of its policies.

POLICY DIRECTIVES:

Approving Authorities

- 8.4.1 In the hierarchy of statutory plans, the Intermunicipal Development Plan shall take precedence over other municipal statutory plans and documents except where the Intermunicipal Development Plan defers to the more detailed, adopted plan.
- 8.4.2 Each municipality shall be responsible for the administration and decisions on all statutory plans, land use bylaws, amendments thereto, and subdivision and development applications falling within its boundaries.

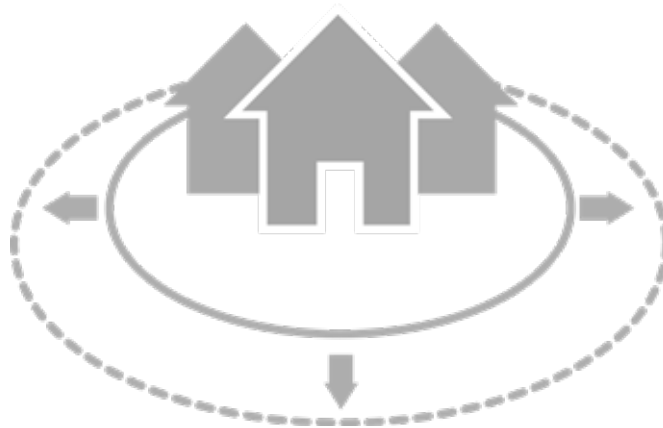
Future Plans and Studies

- 8.4.5 Area structure plans or concept plans should be prepared and adopted by the municipality having jurisdiction prior to, or concurrent with changes in land use designation. This requirement shall not apply to those areas that do not involve subdivision or areas deemed to be minor developments by the applicable approving authority.

- 8.4.6 Each municipality may establish their own processes for the preparation of new or amendments to existing area structure plans and concept plans. At the start of these processes, each municipality shall consult the other on issues that concern the neighbouring municipality and should be considered and reviewed as part of preparing the plan. This may involve obtaining comments on the proposed terms of reference for the plan process, where applicable.
- 8.4.7 The municipalities shall coordinate future planning efforts including potential collaboration on area structure plans, transportation plans, drainage basin studies, water system studies, feasibility studies relating to provision of municipal utilities, community facilities and open space plans.

Plan Amendments

- 8.4.8 An amendment to this Plan may be proposed by either municipality.
- 8.4.9 An amendment to this Plan proposed by a landowner shall be made to the municipality in which the subject land is located.
- 8.4.10 An amendment to the Plan has no effect if not adopted by both municipalities by bylaw pursuant to the *Municipal Government Act*.



Plan Review

8.4.11 At the end of three years from the date that this Plan is adopted by both Councils, the two municipalities shall consider the need for a review of the Plan. If necessary, the Plan shall be updated and revised. Thereafter the Plan shall be considered for review every three years unless some alternative time is agreed to by both Councils.

Procedure to Repeal Plan

8.4.12 If one municipality deems this Plan no longer workable, the municipality may initiate the repeal of the Plan. Repeal of the Plan may be accomplished by one municipality passing a bylaw in accordance with the repeal provisions of the *Municipal Government Act*.

8.4.13 The following procedure to repeal the Plan shall be applied:

- a) One municipality shall give the other three (3) months written notice, along with its rationale, of its intention to repeal its bylaw adopting the Plan, or if in mutual agreement the two Councils may repeal the adopting bylaws concurrently;
- b) The municipality initiating the repeal procedure may either withdraw its intention to repeal the Plan by giving written notice to the other municipality or proceed to consider a bylaw to repeal the Plan;
- c) Once one municipality has passed a bylaw repealing the Plan the other municipality shall also proceed to pass a bylaw repealing the Plan;
- d) In the event that the Plan is repealed, each municipality shall seek to initiate the process of developing and adopting a subsequent IDP, in accordance with the requirements of the *Municipal Government Act*.

8.5 MEASURING SUCCESS OF THE PLAN

Not only will a set of measurable criteria assist reviewers of the Plan, they should also make staff responsible for implementing the Plan more aware of tracking the criteria throughout the Plan's duration.

GOAL:

Provide a set of criteria that indicate whether the Plan policies are being implemented and the success or failure of those policies

POLICIES:

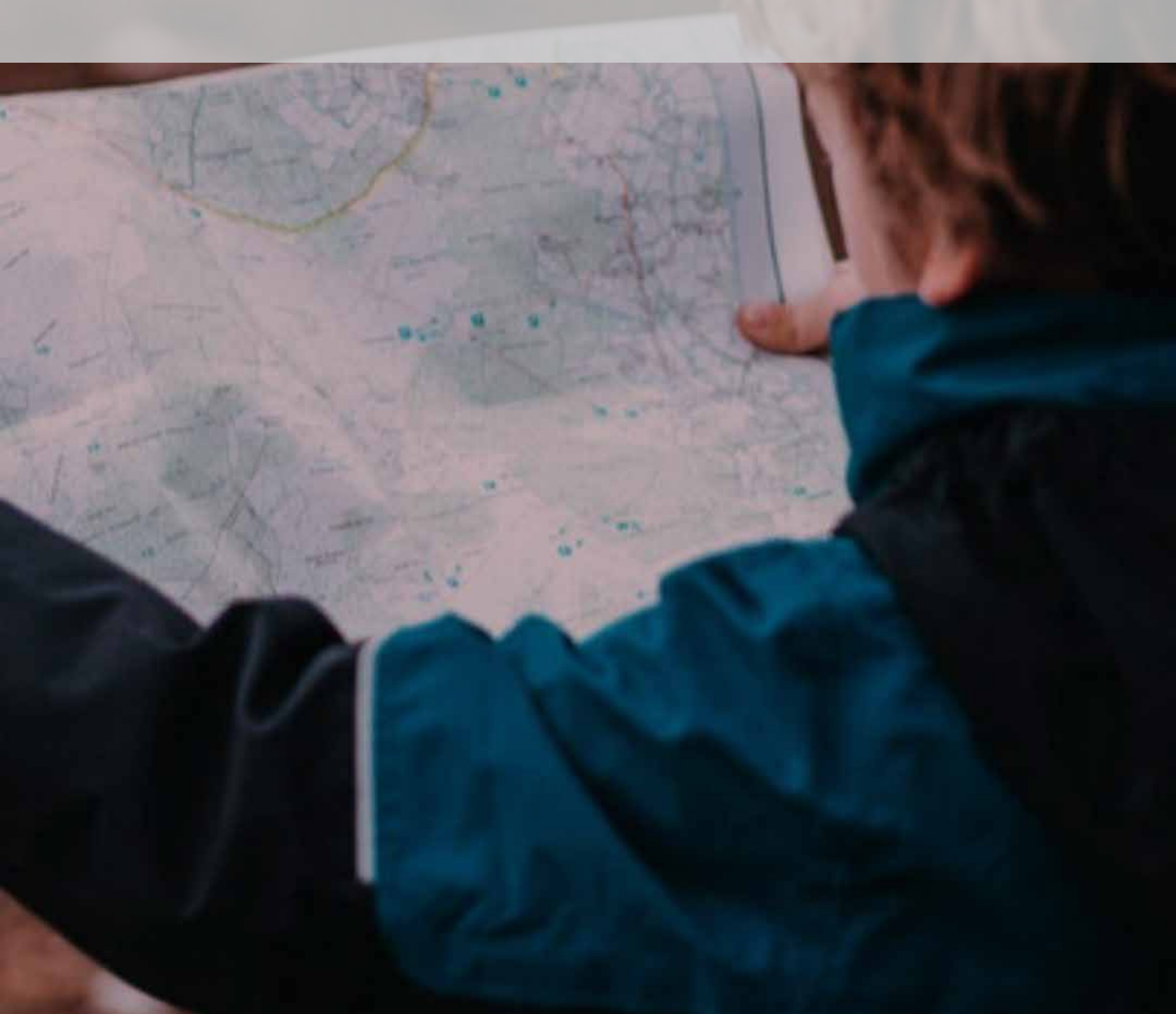
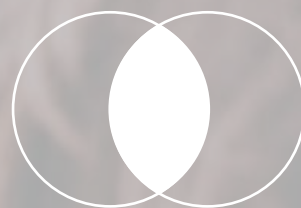
During each review of the Plan, as required by policy 11 of Section 8.4, the Intermunicipal Committee shall direct staff to prepare a report outlining the level of success achieved in implementing the Plan's policies.

8.5.1 Measures to be used in assessing the Plan include but are not limited to:

- Total number of issues referred to the Intermunicipal Committee by either municipality
- Total number of Plan amendments (proposed and enacted)
- Number of subordinate plans not consistent with the Plan
- Number of landowner inquiries about policies of the Plan

APPENDIX A

MAPS





MAP 2 - EXISTING PLANS

