

BYLAW 2282

Bylaw No. 2282 of the Municipal District of Provost No. 52 in the Province of Alberta, for the purpose of establishing an intermunicipal development plan with the Town of Provost.

WHEREAS pursuant to Section 631(1) of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended (hereinafter referred to as "the Act"), provides that two or more Councils of municipalities that have common boundaries must, by each passing a bylaw to adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary; and

WHEREAS the Council of the Municipal District of Provost No. 52 wishes to adopt an intermunicipal development plan with the Town of Provost.

NOW THEREFORE, the Council of the Municipal District of Provost No. 52, duly assembled, enacts the following:


1. That the Intermunicipal Development Plan between the Municipal District of Provost No. 52 and the Town of Provost, as attached and forming part of this bylaw, be hereby adopted.

Read a first time this 14th day of March, A.D. 2019.

Following a public hearing on this 28th day of March, A.D. 2019, this bylaw was read a second time this 28th day of March, A.D. 2019.

Read a third time this 28th day of March, A.D. 2019 and finally passed this 28th day of March, A.D. 2019.


REEVE


ADMINISTRATOR

INTERMUNICIPAL DEVELOPMENT PLAN

BETWEEN

THE MUNICIPAL DISTRICT OF PROVOST No. 52



AND

THE TOWN OF PROVOST



MARCH 2019

Municipal District of Provost No. 52 Bylaw #2282

Town of Provost Bylaw #03/2019

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DEFINITIONS:

“Act”	means the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, amended as of April 1, 2018.
“Bordering Land Use Districts”	means the Land Use Districts of the Town that borders prospective development in the M.D.’s Urban Fringe.
“Councils”	mean the municipal Council of the Town of Provost in conjunction with the Council of the M.D. of Provost.
“Fringe Area”	means all lands within a 1.5km radius around the Town of Provost and any of the Land Use Districts within the Town that would border the land of the M.D. of Provost.
“M.D.”	means the Municipal District of Provost.
“Municipalities”	refers to the Town of Provost in conjunction with the M.D. of Provost.
“Municipality”	is an indiscriminate term used in this document to refer to the M.D. or the Town of Provost.
“Plan”	means this intermunicipal development plan.
“Town”	means the Town of Provost.

1.0 INTRODUCTION

1.1 *PLAN PURPOSE AND BACKGROUND*

The Municipal District of Provost and the Town of Provost exist as contiguous municipalities in East Central Alberta which have previously engaged in multiple development opportunities and agreements for the betterment of their land owners and citizens as a whole. Consequently, the M.D. and the Town decided to provide for the advance planning of urban and rural lands within the two municipalities. They also value the advantages of predetermined processes for land use and development where one Municipality’s border areas are affected by the other’s new developments. Therefore, the M.D. and the Town have decided to develop an intermunicipal development plan (IDP) to provide a predetermined framework to make long-term land use planning decisions.

IDPs are broad-based policy documents that strive for environmentally responsible development without significant unnecessary costs and unacceptable negative impacts on the Municipalities.

Intermunicipal planning is an effort between two or more municipalities to make long-term land use planning decisions. An Intermunicipal Development Plan (IDP) approaches 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.

This IDP will provide a platform to formalize the strong relationship between the M.D. and the Town in their planning endeavours. By doing so, the potential for future disputes will be minimized and, in the case that a dispute does present itself, an appropriate Dispute Resolution framework is in place to reasonably handle a dispute in an expedient, cooperative, and fair manner, as outlined in Section 17.0 of the Plan.

Land use planning decisions made by all Municipalities affect and influence one another. Prominent planning issues include conflicts between differing urban and rural land uses, coordinating infrastructure improvements, and equitable provision of services. Positive relationships will lead to sharing of resources, achieving economic development goals, and more efficient municipal and community services. An IDP is arguably the single most important tool in initiating those advantages.

Municipal staff, Plan Area residents, landowners, and businesses have worked together to develop the policies and land use map. Public input was sought within the Fringe Area on different occasions before the Plan was presented for adoption. The Municipalities assure that the Plan will guide future growth and provide a forum for potential intermunicipal collaboration on a wide range of issues. To that extent, the M.D. of Provost and the Town of Provost intend to adhere to this intermunicipal development plan by facilitating positive and reasonable growth in this long-term plan.

1.2 WHY HAVE AN IDP?

IDPs are a planning tool mandated by the Government of Alberta and municipalities throughout Alberta have embraced them. An IDP accomplishes the following:

- a. It establishes policy/guidelines on matters of interest to both the Town and the M.D. in the Fringe Areas;
- b. The IDP sets a framework for making land use planning and development decisions for the long-term future;
- c. It identifies already existing areas that would foster long-term growth for the Municipalities; and
- d. Most importantly, it outlines existing land use districts within the Fringe Area that would be conducive to various types of proposed development.

As of April 1, 2018, the development and implementation of an intermunicipal development plan is mandated by the *Municipal Government Act* R.S.A. 2000, c. M-26 (as amended).

As established by the *Act*, an intermunicipal development plan is a statutory document and in accordance with Section 631 of the *Act* stating that:

631(1) Two or more councils of municipalities that have common boundaries [must], by each passing a bylaw [...], adopt an

intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.

In addition, **Section 631(2)** of the Act states that this Plan **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.

Following **Section 631(2)** of the Act, this Plan **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.

Currently, a healthy relationship exists between the Town and the M.D. Thus, this IDP solidifies the provisions and agreements apart of that healthy relationship into writing via a series of policies covering a broad range of topics with the intent that future growth can be beneficial to all of those who live and work within the Fringe Area, along with surrounding areas as well.

1.3 FRINGE AREA

As of the Statistics Canada 2016 Census, the Municipalities cover a total area indicated in the table below:

M.D. of Provost	Town of Provost
3628.39 km ²	4.72 km ²

Some of the factors considered when deciding upon the Fringe Areas include:

- The existing urban boundary;
- Future areas identified for urban expansion, as per other plans;
- Existing rural uses close to the urban area;
- Significant agricultural and environmental features; and
- Local, provincial, and national transportation networks.

The areas of focus within the Plan is the Fringe Area that is defined in the Joint Development Agreement between the M.D. of Provost and the Town of Provost as any portion of land which rests within a radius of 1 mile outwards from the municipal boundary between the M.D. and the Town and any of the bordering Land Use Districts within the Town of Provost. Appendix A illustrates the Fringe Area for the Plan, which includes land surrounding the Town on all sides.

The bordering Land Use Districts within the Town of Provost's boundaries that are identified within the Fringe Area are as follows:

- Urban Reserve District (UR)
- Industrial District (M)
- Secondary Commercial District (C2)
- Residential Manufactured Home Park District (RMH2)
- Community District (P)
- Institutional District (I)
- Low Density Residential District (R1)
- Direct Control District (DC)
- Highway Commercial District (C3)

All future development occurring within the Fringe Area shall require the initiation of the Referral Process to ensure that both the M.D. and the Town are given the opportunity to openly communicate and acknowledge future development which may impact the neighbouring Municipality. Therefore, all future development must be in accordance to both of the standards outlined in the Land Use Bylaws of the M.D. and the Town. Moreover, all future development must be congruent with the Municipal Development Plans and Land Use Bylaws of all the Municipalities in regards to their policies pertaining to the effects that may be imposed upon the adjacent Municipalities due to the immediate proximity to the new development.

For any inconsistencies that may be realized between the two development regulations, such a discussion may occur within the first two stages of the Referral Process to reconcile the differences.

It is important for the Plan that the pre-existing land uses are maintained so as to not disturb the already approved land uses of landowners. Therefore, in the case that new development is proposed by a Municipality or a prospective landowner, it is the responsibility of the Municipalities to assess the proposed development to ensure that pre-existing land uses of adjacent parcels, either within the same Municipality or a neighbouring one, are not in conflict or would be incompatible with the proposed development.

1.4 GOALS OF THE IDP

The primary goal of the Plan is to guide future long-term development within the Fringe Area in a logical manner for both Municipalities.

The remaining goals are listed within the subsequent sections of the Plan throughout the document, each goal is accompanied by a series of policies that indicate how the goal will be achieved.

1.5 DURATION AND ROLE OF THE IDP

An IDP is intended as a long-term planning document. However, it is assumed that it may evolve over time as it undergoes periodic reviews and amendments to ensure that it remains relevant for municipalities. Therefore, the overall duration of the Plan shall be 30 years, with the assumption that changes and alterations may be made as the need arises between the M.D. of Provost and the Town of Provost.

In the hierarchy of Municipal plans, an IDP's role is to indicate a very high-level view of a municipality's future growth expectations. Due to the IDP's broad nature, the *Municipal Government Act* requires all subordinate plans to be consistent with the policies and maps of an IDP. Upon adoption, the IDP will supersede previous policies, studies or resolutions for the Fringe Areas contained within, unless broadly referred to for regulatory purposes in the Plan.

An IDP generally provides broad direction with the expectation of more detailed planning at a later date. Therefore, all subsequent planning documents for the Plan must be consistent with the IDP after adoption by the respective Councils.

1.6 INTERPRETING THE PLAN

1. All words in the Plan shall have the same meaning as defined in the *Municipal Government Act*. For words not defined under the *Municipal Government Act*, their meaning shall be as is understood in everyday language.
2. The word "shall" is interpreted as meaning an obligatory direction.
3. The word "may" is interpreted as meaning a choice exists with no preferred direction intended.

2.0 MANAGING GROWTH IN THE FRINGE AREAS

Predicting the rate of growth for a particular area is an imprecise process. Therefore, when planning for future growth over 30 years, the IDP policies and Appendix B – M.D. Land Use District Map and Appendix C – Town of Provost Land Use District Map should be flexible enough to permit all reasonable developments to be approved in a logical and reciprocal manner.

Goal:

To facilitate orderly, efficient, and environmentally sound development that is compatible with the atmosphere and physical setting of the Fringe Area so as to minimize conflict between agricultural, residential, commercial, industrial, institutional, and community land uses.

Policies:

- a. Future development shall be planned in accordance with the land uses illustrated on Appendix B and Appendix C. Land uses within the current Town boundary shall be guided

by the Town's Municipal Development Plan and Land Use Bylaw. Minor amendments to the Municipal Development Plan or Land Use Bylaw shall not require an amendment to the IDP.

- b. The Town and the M.D. may provide an adequate variety of development opportunities within their respective jurisdictions within the Fringe Area.
- c. Future development of oil and gas installations shall be automatically referred to the Alberta Energy Regulator (AER), unless otherwise deemed to require municipal comment on the basis of proximity to residential development or the airport, due to their pre-established jurisdictional authority regarding the development of oil and gas operations in Alberta.
- d. Future development in proximity to rail lines shall be planned in consultation with the Canadian Pacific Railway.
- e. Future development in proximity to Highways 13 and 600 shall be planned in consultation with Alberta Transportation.
- f. Future development under reasonable and logical intentions that would incur any intentional or unintentional damage or wear to infrastructure managed by either of the Municipalities shall require consultation and agreement by the affected Municipality prior to such development taking place. With such a consultation and agreement taking place, there is a possibility that the reasonable and appropriate costs incurred from infrastructural damage/repair by the construction of future development shall be undertaken by the developing Municipality.

3.0 ENVIRONMENTAL COGNIZANCE WITHIN THE FRINGE AREA

The natural environment does not abide by municipal boundaries. Water courses, floodplains, hills, soil conditions and vegetation intermingle across the urban/rural boundary and within the Fringe Area. This IDP acknowledges those intermunicipal environmental features and sets a direction that will protect and/or enhance them.

Goal:

Acknowledge and conserve environmentally significant natural features when accommodating growth.

Policies:

- a. The Municipalities shall recognize the value of the natural environment and its contribution to the quality of life of residents in the Fringe Area and both Municipalities.
- b. As per the M.D.'s Land Use Bylaw (Bylaw No. 2157) and its Municipal Development Plan (Bylaw No. 2132), part of the preparation of more detailed planning documents shall include the identification and acknowledgement of environmentally significant areas within the development proposals.

- c. As per the M.D.'s Municipal Development Plan and Land Use Bylaw, the M.D. shall not support hazardous or polluting industries within the Fringe Area that would directly affect the land uses of adjacent parcels so as to protect the health and safety of surrounding urban and rural residents.
- d. Subdivision applicants shall be required to dedicate all lands that qualify as environmental reserve in accordance with the provisions of Section 664(1) of the *Act*.
- e. No development shall be allowed in areas that are prone to erosion, landslides, subsidence, or any other natural or human induced hazards that would endanger the health and safety of the Municipalities' landowners and ratepayers. Development in proximity to steep or unstable slopes may be considered only if supported by a geotechnical study prepared by a qualified professional and if adequate setbacks are provided to the satisfaction of the approving authority.
- f. Designation, subdivision, and development applications may require an environmental review to be conducted and prepared by a qualified professional where an environmentally sensitive feature is present on the affected lands, as per the regulations present in the Land Use Bylaws of the M.D. of Provost and the Town of Provost.
- g. Any new proposed development may require an environmental study at the Development Authority's request by a qualified professional to ensure that areas such as wetlands and/or environmentally significant areas are acknowledged and accommodated. All costs incurred by undergoing an environmental study shall be at the expense of the developer.

4.0 ECONOMIC AND JOINT DEVELOPMENT

Planning future growth intermunicipally also raises opportunities for mutually beneficial economic development and joint development opportunities. This section indicates the framework to which economic and joint development is pursued between the Municipalities. On the economic side, the variety of land uses available should be attractive to a broad range of investment. Joint development opportunities may arise in the form of community-based facilities, which will be met with transparent and fair consultation among the developing and affected Municipalities.

Goal:

Enhance economic opportunities by providing areas for a variety of development opportunities. Doing so may lead to a basis for future joint development by the M.D. and the Town of select areas of mutual benefit and interest.

Policies:

- a. All future joint development ventures between the M.D. and the Town shall be subject to the regulations and procedures stated in the Joint Development Agreement between the two Municipalities.

- b. The M.D. and the Town shall work together to explore areas of mutual interest where economic agreements can be considered to ensure that development opportunities will be to the benefit of both municipalities.
- c. While a broad range of commercial and industrial uses and development is desirable, those uses and developments may detract from the community's character, quality of life for area residents, or unduly impact the environment. Moreover, as per the M.D.'s Mission Statement, the conservation of agricultural lands is of ultimate importance in areas that have been specifically designated for primarily agricultural purposes. Thus, the interference with agricultural lands to be used for commercial, industrial, or residential will require mandatory consultation with the M.D. of Provost. Therefore, if the Development Authority of the affected M.D. deems such a development to be negative for the affected landowners and ratepayers, it shall not be permitted.

5.0 LAND USE CONCEPTS

5.1 *AGRICULTURAL USE*

Agricultural uses constitute the largest land use category of the M.D. of Provost. As such, although the Fringe Area is not primarily comprised of agricultural lands, the adjacent parcels outside of the Fringe is solely used for agricultural or associated purposes. Therefore, the Plan strives to maintain the importance of agriculture by directing future growth in a compact, contiguous manner that minimizes intrusions into surrounding agricultural operations.

Goal:

To encourage and preserve extensive agriculture, while accommodating similar, compatible, and responsible uses.

Policies:

- a. Existing agricultural areas shall continue to be used for agricultural activities listed in the M.D.'s Municipal Development Plan and their Land Use Bylaw, unless a landowner proposes to convert agricultural lands to another opportunity provided for in the Plan or to apply for the rezoning of the parcel to another land use district. Such a proposal by either a Municipality or a landowner may be denied if the proposed use is not compatible with the land uses of the surrounding areas, whether rural or urban.
- b. Being that the development of confined feeding operations (CFOs) are within the approval authority of the NRCB, the final decision-making authority does not fall within the realm of the M.D. of Provost or the Town of Provost. However, the neither Municipality shall issue a development permit for a new CFO in the Fringe Area so as to mitigate any potential adverse biological or otherwise negative impacts on the public safety or quality of life of surrounding landowners, residents, and utility users.
- c. When making decisions on development on or adjacent to agricultural lands, the Municipalities shall respect the right of agricultural operators to pursue normal activities

associated with extensive agriculture without interference or restriction based on their impact on adjacent uses. Prospective developers shall develop at their own risk regarding any nuisances attributed to an already existing agricultural operation within or adjacent to the Fringe Area such as extensive dust, noise, or unpleasant odour.

For exact regulations on the development and setback requirements of agricultural areas, refer to the M.D.'s Municipal Development Plan and Land Use Bylaw.

5.2 RESIDENTIAL USE

The policies and Appendix C identify multiple areas where future multi-lot residential developments may provide a range of housing needs in the appropriate Land Use Districts of the Town of Provost. In the Fringe Area, many of the bordering Land Use Districts within the Town are primarily designated for industrial or commercial land uses, which, consequently, do not support extensive subdivision for more urban-style residential land use districts. Therefore, extensive coordination and communication between the Town and the M.D. will be quite important so as to minimize the level of conflict between the differing land uses.

Goal:

Provide a framework for logical and purposeful residential development in rural and urban land use districts while also preserving original land uses for the M.D. and the Town.

Policies:

- a. The lands defined that may support single detached dwellings for residential use, as outlined in Appendix B as the Urban Fringe (UF) for the M.D. shall be kept strictly as such. In the case of residential development in urban densities, Appendix C outlines the various areas within the Town of Provost that would be conducive to residential development. Residential development shall be contained primarily within urban densities so as to preserve the integrity and efficacy of otherwise agricultural, commercial, and industrial lands of both the M.D. and the Town within the Fringe Area. In the case that residential development is actively proposed, the following rural development conditions shall apply:
 - i. The M.D. of Provost shall not permit the new development of a proposed Country Residential subdivision within the Fringe Area to ensure that appropriately zoned residential districts are being utilized by prospective residential developers.
 - ii. In the case that a proposed Country Residential land use is deemed incompatible with the land uses on either the urban or rural side of the Fringe Area, the necessary Development Authority shall not permit the proposed land usage;
 - iii. In the case that residential development of an individual detached dwelling is approved within the rural side of the Fringe Area, water and wastewater systems shall be built to individually service only one detached residence (i.e. a well and septic/holding tank);

- iv. Infrastructure standards shall be negotiated between the M.D. and the Town to ensure that adequate standards for rural and urban residential development are met in accordance with the Land Use Bylaws and Municipal Development Plans of both Municipalities.
- b. In order to ensure that the noted residential areas identified in Appendix C are preserved for future urban growth and that future urban residential development will not be compromised, the following urban development conditions shall apply, unless otherwise agreed to by the M.D. and the Town:
- i. The density of an urban residential development shall be in accordance with the Town's Municipal Development Plan and Land Use Bylaw, unless otherwise agreed to by the M.D. and the Town;
 - ii. In the case that residential development is approved within the urban side of the Fringe Area, utility services must be connected to the municipal services of the Town at the expense of the developer;
 - iii. Infrastructure standards shall be negotiated with the Town to ensure that adequate standards for urban residential development are met in accordance with the Town's Land Use Bylaw and Municipal Development Plan.
- c. The lands identified as residential/recreational shall be subject to the above policies concerning multi-parcel residential use as well as the policies governing recreational development:
- i. Proposed uses and developments that may pose limitations for future urban residential developments shall be directed away from lands identified strictly for residential uses in order to preserve them for their original intention.

For exact regulations on the development and setback requirements of residential areas, refer to the Municipal Development Plans and Land Use Bylaws of the M.D. and the Town.

5.3 COMMERCIAL AND INDUSTRIAL USES

Appendices B and C identify multiple areas where future commercial and industrial development should occur in the Fringe Area. Indicating preferred areas provides a stronger level of certainty for prospective developers who face issues such as land use conflict with adjacent or non-urban uses in the Fringe Area and adjacent parcels either in the proposal period or later on.

Goal:

Promote well-planned commercial and industrial development that supports the sustainability of a strong, diversified economy to expand the availability of employment opportunities and contributing to a balanced municipal assessment base for the Town, while preserving the commercial, industrial, and agro-related land uses of the Fringe Area for the M.D. of Provost.

Policies:

- a. The Town and the M.D. shall work together to maximize the advantages of commercial and industrial opportunities potentially offered by the ease of access and visibility to Highways 13 and 600, as well as the CP rail lines.
- g. Commercial/industrial land uses within the Town shall be directed to the appropriate areas identified in Appendix C.
- h. Multi-parcel subdivision of commercial and industrial areas as shown in the bordering Land Use Districts in Appendix C within the Town’s boundaries shall be preceded by the development application processes of the Town.
- i. In the case that industrial/commercial land uses are proposed for the area of the Urban Fringe of the M.D., a rezoning application to accommodate parcel subdivision for industrial/commercial development. Due to the importance that the M.D. places on agricultural land conservation of appropriately zoned parcels within the Fringe Area, the ultimate discretion is allotted to the M.D.’s Development Authority when reviewing pending rezoning and development applications for Industrial/Commercial land uses within Urban Fringe land use districts.
- j. The development application process and the development itself of an industrial or commercial development in the M.D. shall comply with Sections 16, 37, and Appendix A of the M.D.’s Land Use Bylaw.
- k. Buffers or similar mechanisms to mitigate potential conflict between commercial/industrial, agricultural, and other uses shall be used where needed and feasible.
- l. Uses and developments within the Town that may pose limitations for future urban commercial and industrial activities shall be directed away from urban lands identified specifically for commercial or industrial uses.

For exact regulations on the development and setback requirements of commercial and industrial areas, refer to the necessary Municipal Development Plans and Land Use Bylaws of the M.D. and the Town.

5.4 PUBLIC AND INSTITUTIONAL USES

The M.D. and the Town may provide a range of public uses such as schools, churches, or emergency services buildings. Although a definitive plan in regards to the development of specific lands dedicated to community, institutional and public structures and areas may not be outlined specifically at the IDP level due to its long-term nature, it is important to recognize that the M.D. and the Town are aware of this need when approving future plans.

Goal:

Ensure reasonable locations are available to provide public, community, and institutional land use opportunities to area residents.

Policies:

- a. Public and institutional uses commonly considered as compatible with and complementary to residential uses may be allowed as a discretionary land use within the Residential Areas of the Town of Provost shown in Appendix C. The approval of a proposed new development of a public and/or institutional land use within a residential land use district is at the ultimate discretion of the appropriate Development Authority.
- b. Public and institutional uses commonly considered compatible with commercial and industrial uses may be allowed with discretion within the various land use districts within the Fringe Area, as shown in Appendices B and C. The approval of a proposed new development of a public and/or institutional land use within a commercial and industrial land use district is at the ultimate discretion of the appropriate Development Authority.
- c. Essential public uses and private utility services shall be allowed throughout the Fringe Area to provide the desired level of service to the Fringe Area, if approved under the discretion of the necessary Development Authority. The preparation of an Area Structure Plan or Concept Plan is not required for essential public uses and private utility services.

For exact regulations on the development and setback requirements of public and institutional areas, refer to the necessary Municipal Development Plans and Land Use Bylaws of the M.D. and the Town.

5.5 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 to them from developed areas.

Goal:

Ensure that opportunities for the development of parks and an open-space system that supports a broad range of active and passive recreational opportunities are available to meet present and future needs and enjoyment for area residents.

Policies:

- a. Recreational uses commonly considered compatible with and complementary to residential uses shall be allowed as a discretionary land use within the Residential Areas shown in Appendix C, in congruence with the Municipal Development Plans and the Land Use Bylaws of the Town.
- b. Other recreational uses shall be directed to areas that permit recreational use in Appendices B and C, in congruence with the Municipal Development Plans and the Land Use Bylaws of the M.D. and the Town.

- c. Uses and developments that may pose limitations for future recreational activities shall be directed away from lands identified specifically for recreational use in Appendices B and C, in congruence with the Municipal Development Plans and the Land Use Bylaws of the M.D. and the Town.

For exact regulations on the development and setback requirements of recreational areas, refer to the necessary Municipal Development Plans and Land Use Bylaws of the M.D. and the Town.

6.0 OIL AND GAS DEVELOPMENT

The economies of the Town of Provost and the M.D. of Provost are sufficiently dependant on the oil and gas industry. With that being said, the jurisdiction of oil and gas development is largely out of the hands of municipalities and in those of the Alberta Energy Regulator and/or the Natural Resource Conservation Board, as established by the Oil and Gas Conservation Act.

Goal:

To advocate for responsible and logical development of oil and gas operations that would benefit the economies of the Municipalities while also promoting the efficacy of the existing land uses for landowners.

Policy:

- a. The M.D. and the Town of Provost have limited capacity to control the development and life span of oil and gas wells in the IDP area. Therefore, the future ability of the Municipalities to approve contiguous and orderly development is significantly affected by the presence of existing and future oil and gas leases. Therefore, the Municipalities will work with those oil and gas leaseholders and landowners to identify a well-site development and production schedule that is coordinated with expected land use designations within the Fringe Area.

7.0 EXISTING SUBDIVISION AND DEVELOPMENT OPPORTUNITIES

The Plan outlines the vision for growth in the area for the next 30 years and it is not the intent to inhibit subdivision and development opportunities in the Plan Area over the course of the Plan's intended time frame.

Goal:

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

Policies:

- a. Any subdivision or development application surrounding the Town of Provost shall be referred to Appendix D – Airport Vicinity Protection Area to determine if Section 22 of the M.D. of Provost's Land Use Bylaw applies to the application.
- b. Subdivision and development opportunities afforded under the Urban Fringe, Rural Business Industrial, and Rural Small Holdings Land Use Districts defined within the

M.D.'s Land Use Bylaw may still be allowed, provided they meet the requirements of the M.D.'s Municipal Development Plan and Land Use Bylaw and other provisions outlined in this Plan.

- c. Subdivision and development opportunities in the bordering Land Use Districts afforded under the Land Use Bylaws of the Town of Provost may still be allowed, provided they coincide with the regulations present in the Town's Land Use Bylaw and Municipal Development Plan.
- d. Existing businesses on lands currently zoned as Urban Fringe under the M.D.'s Land Use Bylaw will be allowed to continue and expand under the provisions of the M.D.'s Municipal Development Plan and Land Use Bylaw so as to conserve and grow the agricultural potential of the area.
- e. Existing businesses on lands conforming to the permitted or discretionary uses under the Land Use Bylaw of the Town of Provost will be allowed to continue and expand in conformance with their Land Use Bylaw so as to grow the potential of development (economic or otherwise) of the area.
- f. The replacement or upgrading of an existing residential unit may still be allowed in accordance with the provisions of the applicable Municipal Development Plan and/or Land Use Bylaw of the M.D. or the Town, even if the unit is located within a land use area on Appendix B – M.D. Land Use District Maps and Appendix C – Town of Provost Land Use District Map that only allows for future commercial or industrial development.
- g. Uses and development which may detract from the community's character, quality of life for area residents, or unduly impact the environment shall not be permitted.

8.0 TRANSPORTATION

Future growth is heavily dependent on Highways 13 and 600, as well as the potential advantages created by the CP rail line. Furthermore, municipal roads provided by the Municipalities are integral to the overall utility and development of the lands within the Fringe Area. Therefore, the maintenance and integrity of those transportation linkages are supported and acknowledged by all Municipalities within this Plan for future development, not only those that are specifically outlined in the Plan. Within the Fringe Area, choices about future land uses will be more successful when accompanied by a safe, efficient, and responsible transportation plan.

Goal:

Maintain a transportation system that supports future growth and development in the Fringe Areas while being mindful of responsible infrastructural utilization and maintenance.

Policies:

- a. The Town and the M.D. shall coordinate the planning and construction of major municipal transportation links within the Fringe Area. Where these links involve provincial highways, each involved Municipality shall work in concert with Alberta Transportation to provide a
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satisfactory and reasonable level of service and safety. Moreover, in cases where these links involve rail lines, each involved Municipality shall work in concert with Canadian Pacific Railway to allow for better coordination between transportation methods.

- b. The Town and the M.D. shall inform each other of their respective plans for priorities and timing of transportation improvements to ensure continuity of road upgrades and congruence with other possible plans that may be occurring simultaneously or within a relatively close time frame.
- c. As approved subdivision occurs, lands required for future major transportation corridors as identified in any transportation plan accepted by the Town and the M.D. shall be protected.
- d. The right of way requirements for roads shall be as set out in the applicable design standards of the Town and the M.D. in accordance with the respective bylaws of the appropriate Municipalities.

9.0 AIRPORT

The M.D. of Provost, Town of Provost, and surrounding municipalities are able to enjoy the accessibility of a regional airport for their aviation needs. Consequently, the safety of the users of the airport and surrounding landowners is of the utmost importance to both the Town of Provost and the M.D. of Provost. Therefore, provisions have been created to ensure that future development will not impede the overall utility and safety of the airport.

Goal:

Maintain safe standards of development in congruence with the Airport Vicinity Area Structure Plan to ensure that future development will not impede the safe utility of the airstrip for its users.

Policy:

- a. All future development within the Airport Vicinity Protection Area shall be subject to the regulations and standards as outlined in the Airport Vicinity Area Structure Plan. No variance shall be considered or granted by the Development Authorities of either Municipality.

10.0 UTILITIES

In order to maintain long-term growth and autonomy for the respective Municipalities, the sole responsibility of utility service provision is with the Municipality in which residents, businesses, and industries are affected. With this, managing long-term future land uses among the Municipalities encourages long-term planning for the most efficient provision of services within the individual Municipalities.

Goal:

Maintain mechanisms to facilitate the ongoing levels of service standards that would help to ensure efficient individual Municipalities' utility services within their respective jurisdictions.

Policies:

- a. Due to already existing utility servicing agreements and infrastructure, and a lack of population density, all other utility servicing such as gas, electricity, water, and sanitary sewer is the responsibility of the respective Municipalities to their respective jurisdictions. Therefore, there shall not be any connection of utility services between the M.D. of Provost and the Town of Provost. Moreover, all other future requests regarding the sharing of utility services will not be entertained unless the responding Municipality agrees to such development and codifies their joint agreement in writing.
- b. All costs incurred by connecting municipal utility services to a new development or to individually service a new development within the Fringe Area shall be at the expense of the developer, no matter whether such development is within the jurisdiction of the M.D. or the Town.
- c. In the case that new development requiring utility servicing is approved within the rural side of the Fringe Area, water and wastewater systems shall be built to individually service only one structure (i.e. a well and septic/holding tank).
- d. In the case that new development requiring utility servicing is approved within the urban side of the Fringe Area, utility services must be connected to the municipal services of the Town at the expense of the developer.

11.0 WASTE MANAGEMENT SERVICES

In order for proper waste removal and management among the Municipalities, options must be made available to the Town and the M.D. to dispose of waste in a safe, sanitary, and environmentally conscious fashion. With the Plan, the Municipalities' methods of proper waste management and removal is codified to ensure mutual understanding of the methods in place.

Goal:

To provide proper, safe, and sanitary long-term measures of waste management and removal for the Municipalities to use and enjoy.

Policy:

- a. The joint agreement between the Town of Provost, the villages of Amisk, Czar, and Hughenden, and the M.D. of Provost regarding waste management is a standing document of open understanding concerning the partnered use of the Regional Waste Management Facility located in the S.W. 3-40-3-W4M, along with various transfer sites located throughout the Plan Area as operated by the Waste Management Authorities. If this document is terminated in the future, this policy shall also be rescinded unless an otherwise agreed upon replacement measure is agreed upon by the Municipalities and adopted.

12.0 URBAN EXPANSION

The Plan has identified areas conducive for future expansion of any of the Town boundaries regarding future development in the bordering land use districts. Because the Town does not

require a larger boundary in the short term, it is important that, in the interim, Plan policies only allow development that is compatible with the Fringe Area (as set out by Appendix C and B, respectively). Establishing the criteria and process for an annexation will also reduce confusion as to when it should occur.

Goal:

Recognize and consider the aspirations of the Town for future growth in an orderly, economical, and logical manner.

Policies:

- a. The Municipalities shall protect the lands in the Fringe Area from uses and developments that might interfere or conflict with future urbanization.
- b. The Town shall not pursue annexation of any land it cannot be economically and reasonably serviced, as per Section 10.0 of the Plan.
- c. The Municipalities or a landowner may put forward an annexation proposal or request. In the case of an annexation proposal by a landowner, the landowner shall simultaneously notify the affected Municipality, whether it be the Town and the M.D. in writing.
- d. Where annexation is proposed by one of the Municipalities, affected landowners shall be notified prior to the general public.
- e. Annexation proposals shall be reviewed by the Intermunicipal Planning Committee prior to submission of a Notice of Intent to the respective Councils and the Municipal Government Board.
- f. If deemed necessary, a joint meeting of the appropriate Councils shall be held to discuss rationale for annexation.
- g. In determining the appropriateness of an annexation proposal the following criteria, among others, shall be taken into account and documented in a supporting report:
 - Justification of the need for additional land based on projected growth rates;
 - Availability and cost of providing municipal services (where applicable) including consideration of economies of scale related to the financing of municipal service extensions;
 - Adequacy of transportation systems and ability to expand to accommodate demands resulting from annexation including consideration of economies of scale related to the financing of transportation infrastructure;
 - Landowner interest in pursuing development and as high a degree of concurrence among affected landowners as possible;

- Measures to mitigate the impacts of annexation relating to aspects such as change in taxation levels, service provisions and treatment of and continuation of existing approved uses and development;
- Consistency with adopted statutory plans; and
- Logical extension of jurisdictional boundaries including consideration of long term responsibilities for maintenance and service delivery and the establishment of rational planning units.

13.0 INCOMPATIBLE MUNICIPAL LAND USES

The issue of incompatible land uses in instances of future development between rural and urban municipalities is one that requires collaboration and transparency between the participating parties. Therefore, when an issue regarding incompatible land usage arises, the Plan will provide a framework to direct development in a consistent and fair manner for both parties.

Goal:

Provide a collaborative framework to allow for both Municipalities to sustain existing land uses for landowners while working to prevent the forfeiture of proposed beneficial development for prospective landowners.

Policies:

- a. The permitted and discretionary land uses of both the Town of Provost and the M.D. of Provost that are required to evaluate the compatibility of neighbouring land uses shall be in accordance with the regulations stated in the Municipal Development Plans and the Land Use Bylaws of both Municipalities.
- b. Due to the variety of land uses within the bordering land use districts of the Town, there may be incompatibilities between various intended land uses. If such a situation may arise, the Development Authority of the Municipality in which the new development is taking place shall have the discretion to discern whether the existing neighbouring land use and the new proposed land use are compatible.
- c. If such a circumstance arises in future instances where the Development Authority of a Municipality receives a development application in the Fringe Area and notes an incompatibility of land uses between the existing land use and the proposed land use development, it would prove to be grounds for the Development Authority of the appropriate Municipality to deny the proposed developer a development permit.

14.0 ADJUDICATION PROCESS FOR APPLICATIONS WITHIN THE FRINGE AREA

The Adjudication Process for this Plan will be used to decide whether a proposed development may require a referral. Such a circumstance that would require the initiation of the Referral Process is as follows:

- a. All new subdivision, development, and planning applications within the Fringe Area;
- b. Proposed development on either side of the Municipal border that would prove to be incompatible with the existing land use of the adjacent parcel(s) of the neighbouring Municipality.

In addition, no circumstance will warrant the need for joint review and adjudication.

The lifespan of this Plan is 30 years however, it is considered to be a living document thus, future amendments may be made as the situation regarding the effects of the Plan evolves. 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.

15.0 INTERMUNICIPAL PLANNING 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.

Goal:

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

Policies:

- a. The Intermunicipal Planning Committee is comprised of the following:
 - C.A.O.'s of the M.D. and the Town
 - Two Council members from the Town of Provost, less those Councillors who are also members of the SDAB
 - Two Council members from the M.D., less those Councillors who are also members of the SDAB
- b. The mandate of the Intermunicipal Planning Committee may include discussion and consideration of the following:
 - Taking recommendations to the Committee on intermunicipal matters that are referred by either the Town or the M.D.;
 - Monitoring the performance of the Plan, including overseeing implementation actions;
 - Reviewing any proposed annexations;
 - Reviewing any proposed amendments to this Plan; and

- Assisting with the resolution of disputes in accordance with this Plan.
- c. The Intermunicipal Planning Committee shall make decisions and recommendations on a majority consensus basis.
- d. The Intermunicipal Planning Committee shall meet **annually** 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.
- e. The responsibility for providing administrative support to the Intermunicipal Planning Committee shall be reviewed by the M.D. Council and the Council of the Town on an **annual** basis. Administrative support to be provided and procedures to be followed shall include:
 - The establishment of dates and locations for all meetings, production of agendas, distribution of pre-meeting information packages, and other matters as deemed necessary;
 - Keeping a record of the Committee meetings; and
 - Convening meetings as required by the Plan.

16.0 REFERRAL PROCESS FOR APPLICATIONS WITHIN FRINGE AREA

A pillar of a successful IDP is an open and thorough discussion of issues impacting the Fringe Area. Good communication shall ensure that development requests needing approval from both Municipalities shall be done in an efficient and effective manner within the Referral Process.

Goal:

Provide opportunities for the Municipalities to become informed about and have input on planning and development matters.

Policies:

- a. All new development within the Fringe Area shall be defined as a discretionary land use, which will then require the referral process between the two Municipalities involved to ensure transparency, fairness to neighbouring residents and landowners, and proper notification to the surrounding communities.
- b. The Municipality within which any development, subdivision, land use bylaw amendment, servicing scheme, or other matter is proposed (hereinafter referred to as “the proposing Municipality”) shall share information, data or studies, road plans and utility plans that may have implications for the Fringe Area that would affect the other Municipality (hereinafter referred to as “the responding Municipality”).
- c. The proposing 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 Fringe Area.

- d. The proposing Municipality shall refer to the other proposed subdivision applications falling within the Fringe Area.
- e. Notwithstanding the above policies, where in the judgment of the Municipality having jurisdiction, any proposed plan or 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.
- f. The responding 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 responding Municipality may agree to an extension of the review period and where an extension is provided it shall be communicated in writing.
- g. 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.
- h. When issues are raised through the communication and Referral Process, they shall be addressed using the following process:

Stage 1: Administrative Review

Every attempt shall be made to discuss the issue between the Municipalities' Chief Administrative Officers and Development Authorities with the intent of arriving at a mutually acceptable resolution. If an agreement or understanding on how to approach the issue is reached, the responding Municipality shall indicate the same to the proposing Municipality in writing. If an agreement cannot be reached, the matter shall be referred to the Intermunicipal Planning Committee.

Stage 2: Intermunicipal Planning 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 Planning Committee may:

- a) Provide suggestions back to both Administrations on how to address the issue and refer the matter back to the Administrative Review stage;
- b) Seek additional information and alternatives for consideration at a future meeting of the Intermunicipal Planning Committee;
- c) If possible, agree on a consensus position that resolves the issue; or
- d) Conclude that no initial agreement can be reached and refer the matter to the Dispute Resolution Process.

In the event that the Intermunicipal Planning Committee reaches consensus and resolves the issue, the details of the consensus shall be provided to the Municipalities in writing within **fifteen (15) days** after the decision was reached.

17.0 DISPUTE RESOLUTION PROCESS

This is a mandatory component of the IDP as per the MGA. While the intent of the Plan is to facilitate reasonable development, there may be issues or applications that still need to be administered. If a dispute between the M.D. of Provost and the M.D. of Wainwright arises, having an agreed upon process for recognizing and resolving the dispute is an important first step as it provides a common starting ground that allows more time to generate possible solutions.

Goal:

Create a process that allows for timely resolution of differences of opinion in a manner respectful of municipal interests.

Policies:

- a. The following shall form the basis for initiating the Dispute Resolution process:
 - i. Lack of agreement between the two municipalities on any proposed amendment to this Plan;
 - ii. 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 Fringe Area; or
 - iii. Lack of agreement between the two municipalities on an interpretation of this Plan.
 - iv. Lack of agreement between the Municipalities on an approved development permit or subdivision application affecting lands within the Fringe Area which have not been reconciled through the Referral Process.
- b. A dispute shall be limited to the decisions on those matters listed under 17.a.i-iv. Any other appeal by other parties shall be made to and addressed by the respective approving authorities within the M.D. and the Town.
- c. The Dispute Resolution process of this Plan may only be initiated by the Council of either the M.D. or the Town and shall only be used for resolving intermunicipal planning disputes. Where either Municipality has received written notice of a dispute from the other Municipality, the Dispute Resolution process shall be started within **fifteen (15) calendar days** of the date the written notice was received unless otherwise agreed to by the Chief Administrative Officer of the Municipality that sent the notice.
- d. A dispute shall be addressed and may be resolved at any stage using the following process:

Stage 1: Mediation Process

In accordance with Section 690(1)(c) of the *Municipal Government Act*, engaging a mediator is mandatory in order for an appeal to occur before the Municipal Government Board (MGB), unless otherwise able to provide reasonable and valid evidence as to why a mediator was not engaged. Therefore, it is the best practice to engage a mediator to resolve a dispute through a neutral entity. A dispute is referred for mediation which shall be used to reach agreement unless otherwise deemed unnecessary by the Councils of the responding Municipality and proposing Municipality. Prior to the commencement of the mediation process, the Municipalities shall:

1. Appoint an equal number of representatives from both of the involved Municipalities to participate in the mediation process on a Dispute Resolution Committee;
2. Engage a mediator agreed to by both Municipalities at equal cost to both parties; and
3. Approve a mediation process and schedule. Mediation should commence no later than **thirty (30) days** following the date the written dispute notice was received.
4. If agreed to by the Dispute Resolution Committee, Municipal Administration may be used as a resource during the mediation process.
5. All discussions and information related to the mediation process shall be held in confidence until the conclusion of the mediation process.
6. The process shall be deemed as finished once the mediator submits a report to the Councils of both Municipalities.
7. The mediator's report and recommendations shall not be binding on either Municipality.
8. For disputes that cannot be appealed, the mediator's report shall be considered binding.
9. If the Councils accept the mediator's report in their respective meetings, this shall be communicated to the other Municipality within **fifteen (15) days** following the decision 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.
10. If no mediated agreement can be reached, or if both Councils do not approve a mediated agreement, then an appeal process may be initiated if provided for under the provisions of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended.

Stage 2: Appeal Process

In the event that mediation proves unsuccessful, was not undertaken, or the proposing Municipality proceeds with an approval that does not reflect the accepted mediation recommendations, the responding municipality may appeal that action to the Municipal

Government Board under the provisions of Section 690 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, in accordance with the Act.

If the responding Municipality initiates a dispute, they may withdraw their objections at any time throughout the process and shall provide written confirmation that the dispute is withdrawn to the proposing Municipality.

Both the M.D. and the Town agree that time shall be of the essence when working through the Dispute Resolution process.

18.0 IMPLEMENTATION, ADMINISTRATION, REVIEW, AMENDMENTS AND REPEAL OF IDP

The success of the IDP depends largely on the ability to include its policies in subsequent plans that deal with specific lands within the Fringe 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.

Policies:

The IDP is seen as a living document, in that it is open to review, amendment and effect within a term agreed upon by the Municipalities in accordance with the following stipulations:

1. Prior to adoption and implementation, the Plan will be distributed as a public notification to residents and landowners within the Fringe Area. If concerns or questions are raised, the M.D. and the Town will respond to such concerns or questions in a timely fashion.
2. In the hierarchy of statutory plans, this Intermunicipal Development Plan shall take precedence over other municipal statutory plans and documents except where the Plan defers to a more detailed, adopted plan.
3. Upon adoption, the IDP will supersede previous policies, studies or resolutions for the Fringe Area contained within, unless they are referred to in this document for regulatory clarity.
4. The M.D. shall be responsible for the administration and decisions on all statutory plans, land use bylaws, amendments thereto, and subdivision and development applications falling within the boundaries of the M.D.
5. The Town shall be responsible for the administration and decisions on all statutory plans, land use bylaws, amendments thereto, and subdivision and development applications falling within the boundaries of their respective jurisdictions.

6. Repealing the IDP or withdrawing from it requires both municipalities to go through the Dispute Resolution process steps 1-2.

18.1 FUTURE PLANS AND STUDIES

- a. Prospective development should be prepared and adopted by the Municipality having jurisdiction prior to, or concurrent with changes in a certain 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.
- b. At the start of a potential development process, the Municipalities shall consult one another to ensure a fair and transparent process for both parties. This may involve obtaining comments on the proposed terms of reference for the plan process, where applicable.
- c. The Town and the M.D. shall coordinate future planning efforts including potential collaboration on transportation plans or drainage and feasibility studies relating to the provision of new or expanded community facilities and open space plans.

18.2 PLAN AMENDMENTS

As the Plan is a living document, amendments and alterations may be made to better incorporate the will of the Municipalities in concert. Therefore, an amendment to this Plan may be proposed solely by the Councils, Chief Administrators, or Development Authorities of either the M.D or the Town.

The following procedure will be followed in order to amend the Plan:

1. Within **thirty (30) days** of the written notice, an Intermunicipal Planning Committee meeting shall be convened.
2. Following the Intermunicipal Planning Committee meeting, the Municipality or resident initiating the amendment procedure may either withdraw their intention to amend the Plan by giving written notice to the other Municipality or proceed to consider a bylaw in accordance with the *Municipal Government Act* to amend the plan.
3. Once one Municipality has passed a bylaw to amend the Plan the other Municipality shall also proceed to pass a bylaw amending the plan.
4. In the event the Plan is amended, the Municipalities shall amend their Municipal Development Plans respectively to address the intermunicipal issues in accordance with the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended. Should these required amendments not satisfy the neighbouring Municipality, the matter may be appealed to the Municipal Government Board.
5. Should the Plan be amended, all other agreements relating to developments in the Fringe Area will continue to be in force, unless otherwise stipulated in the agreements.

18.3 PLAN REVIEW

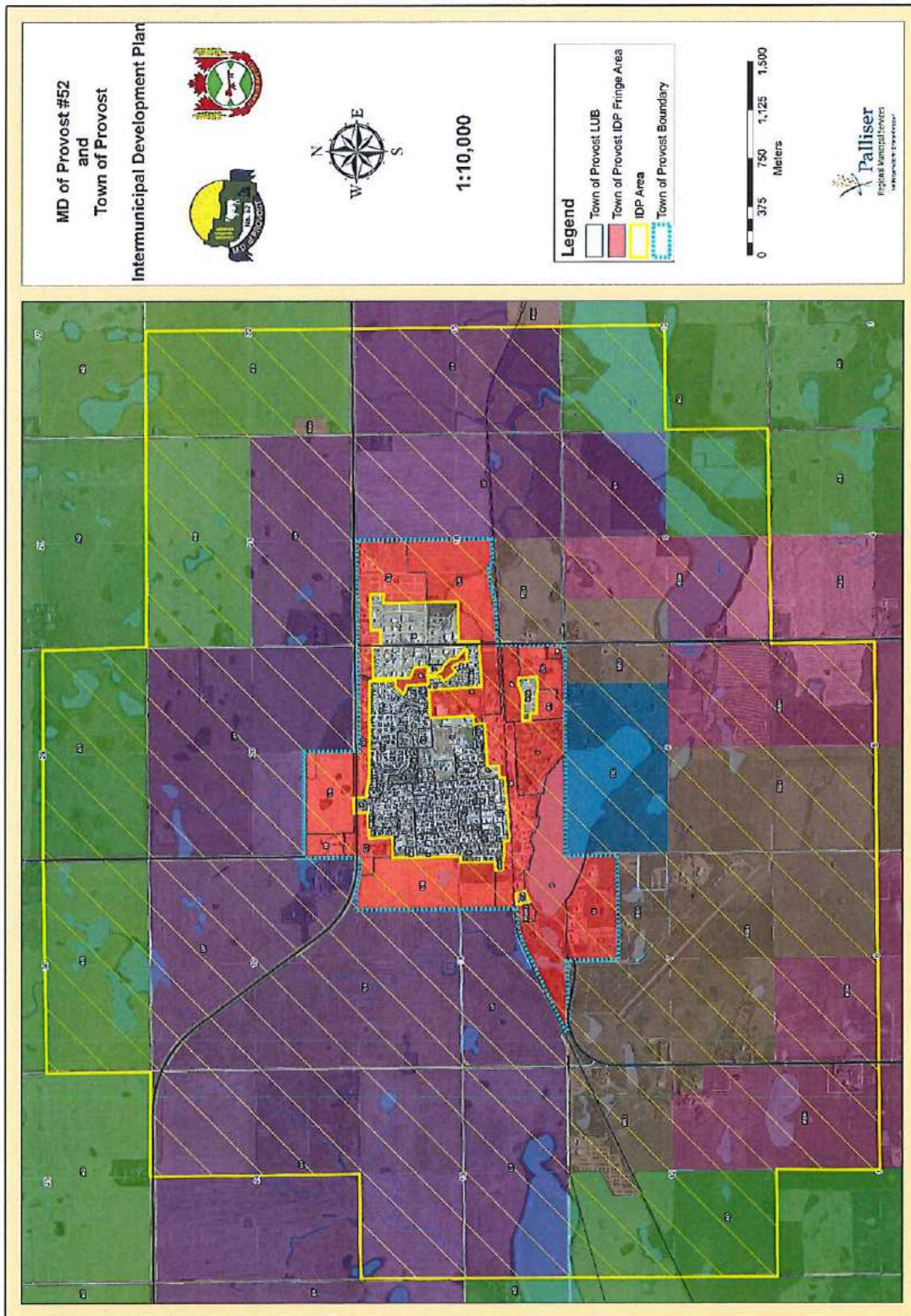
1. This IDP, will go under mandatory review every five years following the date of adoption by the Councils of both Municipalities, unless otherwise reviewed and renewed before such date. If a review does not occur within such a timeline, it will expire indefinitely.
2. The IDP may be reviewed **annually** together by both of the Municipality's CAOs with development staff for possible amendments, which may be suggested at any time from the Intermunicipal Planning Committee.

18.4 PROCEDURE TO REPEAL PLAN

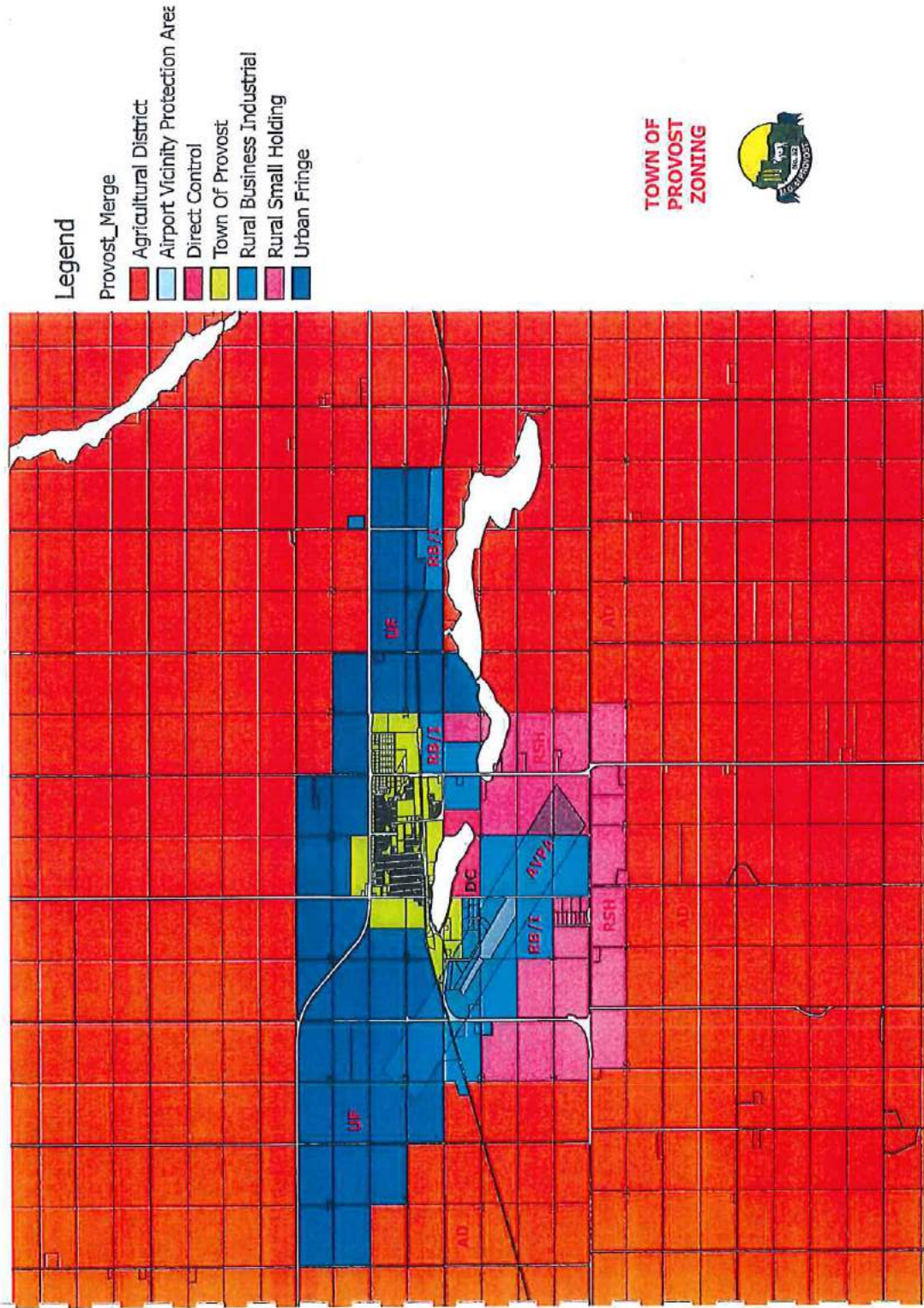
- a. If the M.D. or the Town deem this Plan as no longer workable, they may initiate the repeal of the Plan. Repeal of the Plan may be accomplished by the Municipalities passing a bylaw in accordance with the repeal provisions of the Municipal Government Act.
- b. The following procedure to repeal the Plan shall be applied:
 - The Municipality shall give **three months** written notice, with reasons, of its intention to repeal its bylaw adopting the Plan, or if in mutual agreement the Councils may repeal the adopting bylaws concurrently;
 - Repealing the IDP or withdrawing from it requires both Municipalities to go through the Dispute Resolution Process Stages 1-2.
 - The Municipality initiating the repeal procedure may either withdraw its intention to repeal the Plan by giving written notice to the responding Municipality or proceed to consider a bylaw to repeal the Plan;

In the event that the Plan is repealed, the Municipalities shall amend their Municipal Development Plans to address intermunicipal issues in accordance with the Municipal Government Act. Should these required amendments not satisfy the Municipality, the matter may be appealed to the Municipal Government Board.

APPENDIX A – FRINGE AREA MAP



APPENDIX B – MUNICIPAL DISTRICT OF PROVOST LAND USE DISTRICT MAP



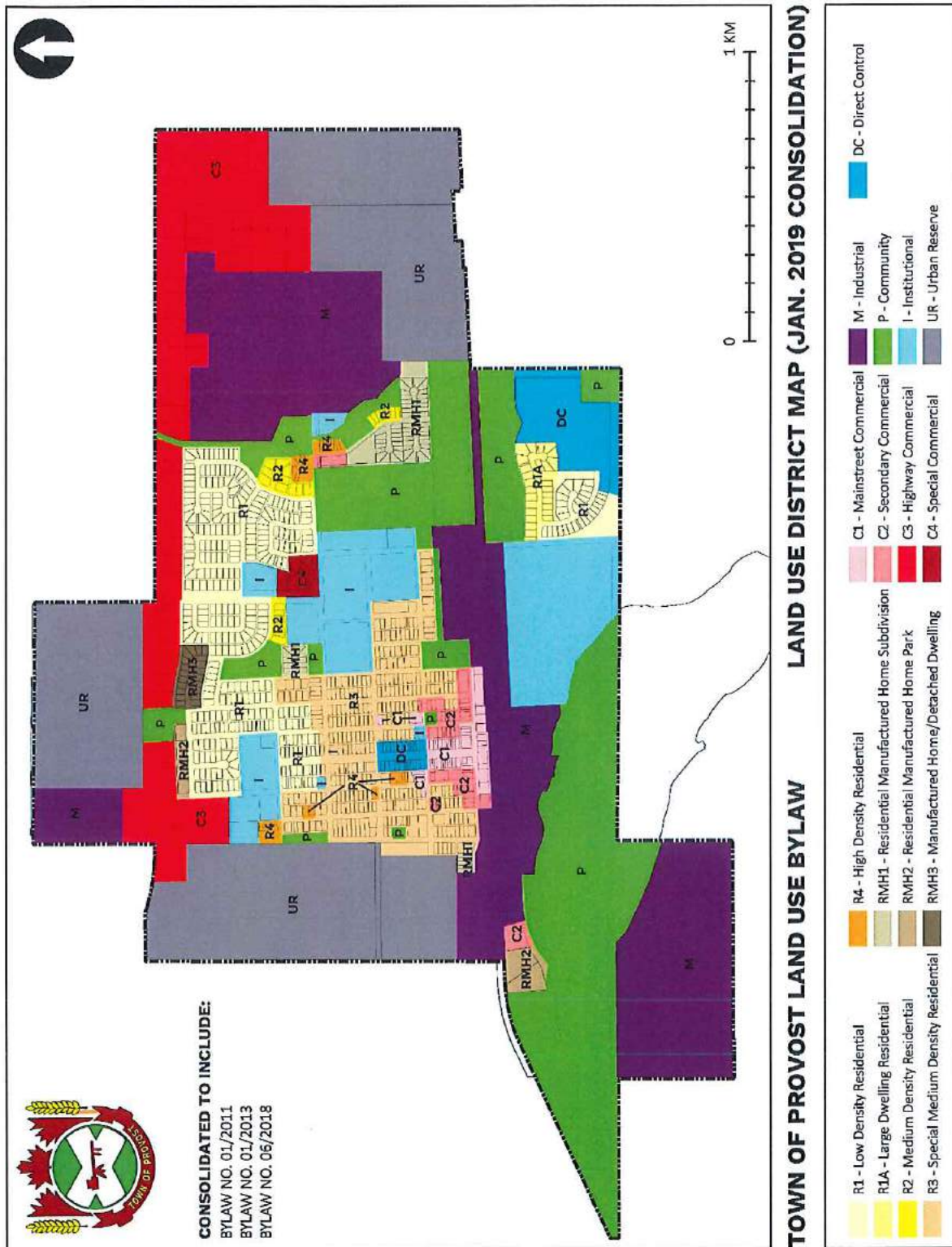
Legend

- Provost_Merge
- Agricultural District
- Airport Vicinity Protection Area
- Direct Control
- Town Of Provost
- Rural Business Industrial
- Rural Small Holding
- Urban Fringe

TOWN OF
PROVOST
ZONING



APPENDIX C – TOWN OF PROVOST LAND USE DISTRICT MAP



APPENDIX D – AIRPORT VICINITY PROTECTION AREA

