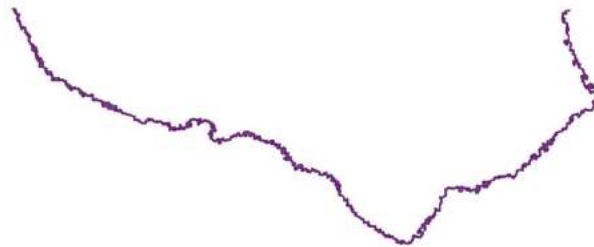


TOWN OF DAYSLAND & FLAGSTAFF COUNTY
INTERMUNICIPAL DEVELOPMENT PLAN



TOWN OF DAYSLAND BYLAW: 2018-643

FLAGSTAFF COUNTY BYLAW: 13/18

ACKNOWLEDGEMENTS

The Town of Daysland, Flagstaff County, and Municipal Planning Services (2009) Ltd. would like to thank the community members who contributed to this plan by attending public meetings and providing written feedback. This Intermunicipal Development Plan is the result of your community pride and hard work.

In particular, we would like to thank the members of the Steering Committee for their dedication, passion, and enthusiasm for this process.



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1 | INTRODUCTION

1.1 | PLAN ORGANIZATION

- 1 | The Town of Daysland & Flagstaff County Intermunicipal Development Plan (the IDP) has been organized into three sections:
 - a. **SECTION 1 INTRODUCTION** includes the purpose and background, goals of the IDP, enactment, duration, description of the plan area, enabling legislation, guiding principles, public engagement, and definitions.
 - b. **SECTION 2 PLAN POLICIES** includes the IDP plan area, land use concept, and policies addressing utility and stormwater management, transportation, environmental protection and open space, infrastructure corridors, oil and gas infrastructure, and economic development.
 - c. **SECTION 3 ADMINISTRATION AND IMPLEMENTATION** includes the adoption process, approving authorities, plan amendments, establishment of the Intermunicipal Planning Committee, plan review, annexation, dispute resolution, dispute resolution process, and correspondence.

1.2 | PURPOSE AND BACKGROUND

- 1 | The municipalities of Flagstaff County (the County) and the Town of Daysland (the Town) agreed to enter the process to jointly develop an Intermunicipal Development Plan.

“The purpose of the IDP is to ensure that a coordinated and cooperative approach is in place for managing the use and development of lands adjacent to the boundary of the Town of Daysland, within Flagstaff County”.

- 2 | The Town and County have agreed to undertake the process for preparing and adopting, by bylaw, the IDP which will address the principles, policies, and considerations outlined in this document.
- 3 | The Intermunicipal Development Plan will form an integral part of any Intermunicipal Collaboration Framework (ICF) shared between the Town of Daysland and Flagstaff County, which will be prepared in accordance with the *Municipal Government Act, R.S.A. 2000, c. M-26*, as amended.
- 4 | The Town and County recognize that all municipalities are equal and have the right to growth and development. Both municipalities have agreed that a negotiated IDP is the preferred method of addressing intermunicipal land use planning issues within the IDP area and that it represents the best opportunity for a continuing cooperative working relationship between the two municipalities.
- 5 | The municipal policy framework for the preparation of an IDP is contained within the Town and County’s respective Municipal Development Plans. The Town of Daysland Municipal Development Plan (MDP) identifies development opportunities for lands adjacent to the Town. In addition, the Town’s MDP contains policies regarding intermunicipal planning and cooperation. Flagstaff County’s MDP contains intermunicipal policies and supports the protection of a 3.2 kilometre (2 mile) area around each urban municipality for urban expansion plans.
- 6 | Nothing contained within this IDP is intended to nor shall be interpreted as fettering either Council’s discretion.



1.3 | GOALS OF THE IDP

- 1 | The goals of the Town of Daysland & Flagstaff County Intermunicipal Development Plan are to:
 - a. Ensure orderly development, while protecting the area surrounding the Town for future expansion;
 - b. Establish a framework for attracting economic opportunities;
 - c. Improve opportunities to secure a long-term economic base for the region;
 - d. Ensure the municipalities are development ready and future oriented in their efforts to attract economic activity; and
 - e. Ensure that the municipalities are developed in a manner that is equitable and fair to the residents of both municipalities.
- 2 | The IDP and the various cost sharing agreements together form the basis of cooperative effort between the Town and the County to work together to serve the needs of their communities.

1.4 | ENACTMENT

- 1 | The policies contained within the Town of Daysland & Flagstaff County Intermunicipal Development Plan comes into force once the Town Council and County Council have given Third Reading to this IDP Bylaw. The intent is not that any policies in the IDP be applied retroactively to any applications that are already in process.

1.5 | DURATION

- 1 | The Town of Daysland & Flagstaff County Intermunicipal Development Plan shall be reviewed every five years from the date on which the Intermunicipal Development Plan comes into effect to ensure that it is still current and meets the needs of the Town and County.
- 2 | The Town of Daysland & Flagstaff County Intermunicipal Development Plan will establish, in general terms, the general land use patterns, together with the conditions upon which the provision of municipal piped services may occur within the IDP plan area as well as mutually agreed to policy direction for the next 20 years.
- 3 | While the Town of Daysland & Flagstaff County Intermunicipal Development Plan is meant to be a long range planning document, it is intended that regular monitoring, review and periodic amendments may be required for policies within the Intermunicipal Development Plan to remain current with changing trends, regional growth, and regional planning documents. As such, the Town of Daysland & Flagstaff County Intermunicipal Development Plan also established a process for amendment.
- 4 | The IDP sets forth a process for amendment and repeal of this document when it is in the mutual interests of the Town and County to do so.

1.6 | PLAN AREA

- 1 | The IDP area encompasses lands north, west, east, and south of the present corporate limits of the Town of Daysland as shown on **Map 1 – Plan Area Boundaries**. Property owners within the IDP area, adjacent property owners, residents of the Town, and other interested parties have been consulted during the IDP planning process.
- 2 | The IDP area encompasses lands identified as the Referral Area as defined in **Section 1.10** of this Plan.



1.7 | ENABLING LEGISLATION

- 1 | The contents of an Intermunicipal Development Plan are outlined in Section 631 of the *Municipal Government Act, R.S.A. 2000, c. M-26*, as amended, which reads:

“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.

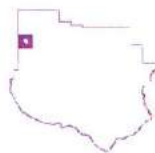
- (2) An intermunicipal development plan
 - (a) must address:
 - (i) the future land use within the area,
 - (ii) the manner of and the proposals for future development in the area,
 - (iii) the provision of transportation systems for the area, either generally or specifically,
 - (iv) the coordination 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 relating to the physical, social or economic development of the area that the councils consider necessary, and
 - (b) must include:
 - (i) a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the IDP,
 - (ii) a procedure to be used, by one or more municipalities, to amend or repeal the IDP, and
 - (iii) provisions relating to the administration of the IDP.”

The Town of Daysland & Flagstaff County Intermunicipal Development Plan is consistent with requirements for intermunicipal collaboration and Intermunicipal Development Plans identified within the *Act*.

- 2 | The procedure for adopting an intermunicipal development plan is described in Section 692 of the *Municipal Government Act, R.S.A. 2000, c. M-26*, as amended.

1.8 | GUIDING PRINCIPLES

- 1 | Maintain an open, fair, and honest communication between the two municipalities and affected stakeholders.
- 2 | Promote orderly, economic, and beneficial land development to minimize the amount of agricultural land converted to other land uses prematurely.



- 3 | Recognize the need for urban expansion of the Town and the need for orderly, timely, and agreed upon annexation.
- 4 | Determine compatible and complementary land uses within the IDP area and adjacent lands while ensuring proposed land uses and development do not interfere or conflict with future urban expansion.
- 5 | Develop land use policies to provide for and in support of economic development that will benefit the two municipalities economically and socially.
- 6 | Develop 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 and/or gravel extraction facilities do not inhibit or restrict the future development of the region.
- 7 | Effectively coordinate transportation systems and protection of required land for future road and trail network developments.
- 8 | Develop land use policies to ensure that future sites for schools and recreation areas are protected.
- 9 | Identify and protect physical features and environmentally sensitive areas.
- 10 | Provide for effective IDP administration and implementation mechanisms.

1.9 | PUBLIC ENGAGEMENT

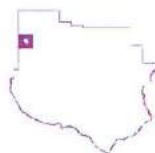
- 1 | In accordance with Section 692 of the *Municipal Government Act, R.S.A. 2000, c. M-26*, as amended, Councils must take measures to involve the public prior to adopting an Intermunicipal Development Plan. Several opportunities and methods have been used to carry out effective public engagement. In summary they include:
 - a. Media releases to facilitate project awareness;
 - b. Mailings to affected property owners, adjacent residents and other stakeholders;
 - c. A public information session with affected landowners and other stakeholders within the IDP boundaries. Comment sheets and a survey were provided to encourage feedback.
 - d. A Public Hearing held before Town of Daysland and Flagstaff County Councils to allow all parties to make representations on the IDP.

1.10 | DEFINITIONS

- 1 | All the terms and meanings in this IDP shall carry their normal definitions unless otherwise defined herein:
 - a. **"area structure plan"** means a statutory plan, adopted by bylaw, which provides a policy framework for subsequent redesignation, subdivision and development of a specified area of land in the municipality pursuant to Section 633 of the *Municipal Government Act, R.S.A. 2000, c. M-26*, as amended.
 - b. **"development"** means an activity taking place on a parcel as defined pursuant to the *Municipal Government Act, R.S.A. 2000, c. M-26*, as amended.
 - c. **"confined feeding operation"** is an agricultural operation as defined within the *Agricultural Operations Practices Act, R.S.A. 2000, c. A-7*, as amended.
 - d. **"farmstead"** means an agricultural dwelling and improvements as defined within the Flagstaff County Land Use Bylaw.
 - e. **"fragmented parcel"** means a parcel of land that is separated from the balance of the remainder of the parcel as defined within the Flagstaff County Land Use Bylaw.
 - f. **"multi-lot country residential subdivisions"** shall be considered to be any subdivision which will create five or more country residential parcels on a quarter section.



- g. "referral area" are lands within the plan area that are intended for eventual growth of the Town; within this area the County will refer to the Town for comment on all proposed discretionary development activities and subdivisions (as illustrated in **Map 1 – Plan Area Boundaries**).
- h. "urban expansion area" means an area in Flagstaff County identified in this IDP for future planned urban development, and is the priority area for future annexations by the Town of Daysland.
- i. "utility services" means a parcel serviced with municipal gas, water and sewer services.



2 | PLAN POLICIES

2.1 | PLAN AREA

GOAL To protect the lands identified as the Urban Expansion Area from fragmented un-served development; to encourage collaborative planning within the remaining IDP lands identified as the Referral Area; and to minimize premature subdivision activity within the agricultural area surrounding the Town.

- 1 | General IDP Policies:
- a. Confined feeding operations requiring registrations or approvals and manure storage facilities requiring authorization under the *Agricultural Operations Practices Act* shall be discouraged within the plan area.

b. The County will refer all subdivision applications, Municipal Development Plan and Land Use Bylaw amendments, and proposed Area Structure Plans within the plan area to the Town for comment.

c. Any disputes shall be dealt with through the procedures outlined within **Sections 3.4, 3.7 and 3.8** of this IDP.
- 2 | Urban Expansion Area Policies:
- a. The Urban Expansion Area will consist of lands identified as the "Urban Expansion Area" on **Map 1 – Plan Area Boundaries**.

b. Area Structure Plans (ASPs) within the Urban Expansion Area may be required where:

i. The subject lands are within 1.6 kilometres of Highway 13 or Highway 855; or

ii. The subdivision of the subject lands will result in the creation of a parcel or parcels for residential purposes and, combined with previously subdivided parcels, total greater than 6.06 ha (15.0 acres); or

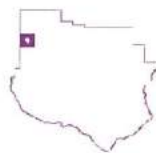
iii. The subdivision of the subject lands will result in the creation of a parcel or parcels for commercial and industrial purposes.

iv. Farmstead and fragmented parcel subdivisions shall be permitted within the Urban Expansion Area pursuant to Flagstaff County's Municipal Development Plan and Land Use Bylaw.

v. Multi-lot country residential subdivisions may be permitted within the Urban Expansion Area subject to the provisions of the Flagstaff County Municipal Development Plan and **Section 2** of this IDP.

vi. The County shall refer all development permits for a Discretionary Use and subdivision applications within the Urban Expansion Area to the Town of Daysland for comment.

vii. The planning process in the Urban Expansion Area will be a cooperative effort between the Town and the County. Developers will be required to work with the Town and County's planning departments to ensure that the development is compatible with the future growth patterns of the Town.
- 3 | Referral Area Policies:
- a. In accordance with the Flagstaff County Municipal Development Plan all subdivision applications and discretionary use development permit applications within the Intermunicipal Development Plan area will be forwarded to the Town of Daysland for review and comment.



2.2 | LAND USE CONCEPT

GOAL To ensure that future land uses allowed within the Urban Expansion Area and Referral Area are compatible with the future growth patterns of the Town, as identified on **Map 2 – Future Land Use**.

- 1 | Flagstaff County agrees that all development within the Urban Expansion Area and the Referral Area will be planned to minimize the impact on the growth of the Town.
- 2 | Urban Expansion Area Land Use Policies:
 - a. In considering subdivision and development proposals in the Urban Expansion Area, Flagstaff County's Subdivision Authority and Development Authority will ensure the proposed subdivision and/or development conforms to the intent of **Map 2 – Future Land Use Concept** and the land use policies contained herein.
 - b. Residential, commercial, and industrial areas identified in **Map 2 – Future Land Use Concept** shall be used predominantly for these purposes over the long term. Agricultural, local commercial (within residential areas), open space, recreational, institutional, and resource extraction industrial uses may also be present based on the detailed land use concept of an approved area structure plan.
 - c. The subdivision of un-serviced residential lots shall be limited to 6.06 ha (15.0 acres) per quarter section within the Urban Expansion Area, unless agreed to in writing by the Town. As a condition of approval, Flagstaff County shall apply a deferred services caveat to all newly created parcels in the Urban Expansion Area to ensure the orderly future servicing of these lands.
 - d. Notwithstanding **Section 2.2.2(c)**, subdivision within the Urban Expansion Area of an area exceeding 6.06 ha (15.0 acres) per quarter section for multi-lot country residential use may be allowed where the lot sizes are between 1.0 to 5.0 acres in size, if agreed to in writing by the Town of Daysland.
- 3 | Referral Area Land Use Policies:
 - a. All land use matters within the Referral Area (as illustrated in **Map 1 – Plan Boundaries**) shall be dealt with in accordance with the Flagstaff County Municipal Development Plan and the Flagstaff County Land Use Bylaw.

2.3 | UTILITY AND STORMWATER MANAGEMENT POLICIES

GOAL The lands within the Urban Expansion Area will be serviced and include suitable stormwater management systems to the satisfaction of the Town and County.

- 1 | Plans Required:
 - a. Where an Area Structure Plan is required in the Urban Expansion Area, the ASP shall be accompanied by the preparation of the following:
 - i. Water and Wastewater Servicing Plans;
 - ii. Geotechnical Report;
 - iii. Phase I Environmental Assessment; and
 - iv. Stormwater Management Plan.
 - b. Within the Urban Expansion Area, Area Structure Plans may also be required to be accompanied by the preparation of the following:
 - i. Wetland Assessment;
 - ii. Traffic Impact Assessment; and



- iii. Any other studies required by the County’s approving authorities to determine the suitability of the site for the proposed use.
- 2 | Utility Services:
- a. Services for all developments outside of the Town boundaries shall not connect to the Town's infrastructure system until such time that the land is annexed, unless otherwise agreed to by the Town and County.
 - b. Developments on vacant parcels of land may be permitted which are served via cistern, wells, and hauling (for water) and pump out/holding tanks (hauling to the Daysland Wastewater Lagoon), and septic fields (for wastewater), until such time as the lands are annexed and water and wastewater transmission lines are extended to the area, and subject to:
 - i. the developer entering into a deferred servicing agreement with the County, which shall be registered by caveat on title; and
 - ii. wastewater being hauled to the Daysland Wastewater Lagoon.
 - c. For developments requiring or proposing to require municipal water and wastewater services in the Urban Expansion Area, the Town and County agree to enter into a joint servicing agreement for said services.
 - d. For developments located within the Urban Expansion Area requiring or proposed to require water and wastewater services from the Town, the County will submit the relevant portions of the development agreement, including full details on the water and wastewater servicing standards and anticipated volumes, for the Town's approval.
 - e. The Town, subject to available capacity, payment of the user fees and Alberta Environment approval, agrees to accept, from County residents and developments in the Urban Expansion Area, wastewater from holding tanks that complies with the standards set by the Town.
- 3 | Stormwater Management:
- a. Provisions should be made to control stormwater runoff to predevelopment rates. The number of stormwater management facilities in the Urban Expansion Area should be minimized in order to control ongoing operational and maintenance costs and consumption of developable lands.
 - b. Best management practices should be utilized as measures to control stormwater quality. Incorporation of stormwater management facilities with natural areas may benefit the area as a whole. Existing water bodies could be utilized or integrated into stormwater management plans.

2.4 | TRANSPORTATION POLICIES

GOAL The Town and County will work together and in partnership with the Province in the continual development and maintenance of a safe and efficient transportation network within the IDP area.

- 1 | The Town and County will work together and with Alberta Transportation to ensure a safe and efficient transportation network is developed and maintained to service the residents and businesses within the IDP Area.
- 2 | When subdivisions are approved in the IDP Referral Area, all right-of-way requirements will be secured to ensure that long-term transportation and road plans can be implemented when warranted.
- 3 | Developers will be required to construct all roads to County standards.



- 4 | As a part of the Area Structure Plan process, Alberta Transportation may require the development of a Traffic Impact Assessment for any subdivision within 1.6 kilometres (1 mile) of Highway 13 and Highway 855.

2.5 | ENVIRONMENTAL PROTECTION AND OPEN SPACE

GOAL The municipalities will continue to protect and enhance the existing open spaces surrounding the Town.

- 1 | Environmentally sensitive lands have been identified within **Map 2 – Future Land Use Concept**.
- 2 | Land suitable for Environmental Reserve (ER), in accordance with the provisions of the *Municipal Government Act, R.S.A. 2000, c. M-26*, as amended, may be identified at the subdivision application stage and be dedicated as an Environmental Reserve parcel, Environmental Reserve Easement, or a Conservation Easement.
- 3 | Within the Urban Expansion Area, subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in the *Municipal Government Act, R.S.A. 2000, c. M-26*, as amended. The full amount of Municipal Reserve owing at time of subdivision shall be provided as a condition of Subdivision Authority approval.
- 4 | Through the Flagstaff County Land Use Bylaw, appropriate development setbacks from water bodies and watercourses shall be enforced.
- 5 | Both municipalities shall recognize and enhance the wide diversity of open space opportunities and seek to identify future partnerships.

2.6 | INFRASTRUCTURE CORRIDORS

GOAL The municipalities will work together to ensure that utility corridors are planned, constructed, and maintained.

- 1 | The Town and County acknowledge that the future development within the Plan Area is dependent on access to water and wastewater services, and the Town and County agree to work together to ensure the corridors for these services are protected.

2.7 | OIL AND GAS INFRASTRUCTURE

GOAL The municipalities will work with the oil and gas industry to ensure that resource infrastructure does not negatively impact future development within the IDP area.

- 1 | Oil and gas infrastructure has been identified within **Map 2 – Future Land Use Concept**.
- 2 | The Town and County also acknowledge that the development of the oil and gas industry has played an integral part in the development of the region. The Town and County will work with the oil and gas industry to ensure that orderly development of the plan area is not unduly restricted by the development of oil and gas infrastructure, including pipelines.
- 3 | The County will refer all resource related referrals to the Town on lands identified within the Urban Expansion Area.



2.8 | ECONOMIC DEVELOPMENT

GOAL To promote, develop and enhance infrastructure in order to increase business activity in the region.

- 1 | The municipalities have agreed to work together to promote and support economic development that is good for both municipalities. Land use policies will be developed that will support and encourage a cooperative effort in support of economic development.



3 | PLAN ADMINISTRATION AND IMPLEMENTATION

3.1 | ADOPTION PROCESS

- 1 | The Intermunicipal Development Plan shall be adopted by bylaw by the Town and the County in accordance with the *Municipal Government Act, R.S.A. 2000, c. M-26*, as amended.
- 2 | The Town's adopting bylaw will specify that, although the Town adopts the policies and objectives of the IDP, the Town has no legal jurisdiction for lands in the plan area which are outside of the boundaries of the Town.
- 3 | Any amendments to the Municipal Development Plans and Land Use Bylaws of the Town and County required to implement the policies of the Intermunicipal Development Plan should occur simultaneously with the adoption of the IDP.

3.2 | APPROVING AUTHORITIES

- 1 | All the statutory plans impacting the IDP plan area shall be made consistent with this IDP.
- 2 | The County shall be responsible for the administration and decisions on all statutory plans, land use bylaws, and amendments thereto, for affected lands within the County.
- 3 | The Town shall be responsible for the administration and decisions on all statutory plans, land use bylaws, and amendments thereto, for affected lands within the Town.

3.3 | PLAN AMENDMENTS

- 1 | An amendment to this IDP may be proposed by either municipality. An amendment to the IDP proposed by a landowner shall be made to the municipality in which the subject land is located.
- 2 | An amendment to this IDP has no effect unless adopted by both municipalities by bylaw in accordance with the *Municipal Government Act*.

3.4 | ESTABLISHMENT OF THE INTERMUNICIPAL PLANNING COMMITTEE

- 1 | The Intermunicipal Planning Committee (IPC) will be established upon third reading of the Bylaw adopting the Town of Daysland & Flagstaff County Intermunicipal Development Plan.
- 2 | The Intermunicipal Planning Committee will not be a decision-making body, but will submit recommendations to the approving bodies of the respective municipalities, striving for consensus as much as possible.
- 3 | The Intermunicipal Planning Committee will be comprised of:
 - a. two members of the Council of the Town of Daysland (voting members);
 - b. two members of the Council of Flagstaff County (voting members);
 - c. the Chief Administrative Officer of the Town of Daysland (non-voting member);
 - d. the Assistant Chief Administrative Officer of Flagstaff County (non-voting member); and
 - e. consultants, as required by the Committee (non-voting members).

The Councils of each municipality may appoint alternative members, should any member not be able to attend an IPC meeting. The Chief Administrative Officer of the Town and the Assistant Chief Administrative Officer of the County may assign a designate member of their respective municipality's Administration to serve in their place as a non-voting member of the IPC.
- 4 | The Intermunicipal Planning Committee shall establish its own rules of procedure, including its own schedule of meetings.



- 5 | The Intermunicipal Planning Committee shall communicate with all members via email **on an annual basis** to determine if a meeting of the Committee is requested by a member to discuss issues concerning the implementation of the Intermunicipal Development Plan. If no request for a meeting is made, then a meeting of the Intermunicipal Planning Committee will be considered unnecessary.
- 6 | The Intermunicipal Planning Committee shall not deal exclusively with development matters within the Town of Daysland & Flagstaff County Intermunicipal Development Plan Area. Rather, it will deal with all matters referred to it in the manner described in **Section 3.4.7**.
- 7 | The Intermunicipal Planning Committee has the following functions:
 - a. to clarify the intent and interpretation of the Intermunicipal Development Plan;
 - b. to develop specific strategies related to the provision of infrastructure, service provision, cost sharing, etc. for proposed subdivision and development in the Town of Daysland and Flagstaff County Intermunicipal Development Plan Area that reflect the policies and guidelines set out in the Intermunicipal Development Plan;
 - c. to review and comment on applications to amend the Town of Daysland & Flagstaff County Intermunicipal Development Plan;
 - d. to review and comment on development matters referred to it in accordance with this Intermunicipal Development Plan; and
 - e. to undertake such other matters as it deems reasonable and as are referred to it by either Council or Administration.
- 8 | The Town and County agree that:
 - a. the County's Subdivision Authority and Development Authority will notify Town Administration of all subdivision applications and development permit applications for discretionary uses received within the Referral Area and Urban Expansion Area identified on **Map 1 – Plan Area Boundaries**; and
 - b. the Town's Subdivision Authority and Development Authority will notify County administration of all subdivision applications and development permit applications for discretionary uses within the Town.
- 9 | Each municipality's Subdivision Authority and Development Authority shall ensure that their decisions are consistent with the Town of Daysland & Flagstaff County Intermunicipal Development Plan.
- 10 | Depending on the nature of the proposed application for subdivision or development, the Intermunicipal Planning Committee may provide recommendations related to the proposed application.
- 11 | Where a referral is required, the referring municipality shall provide complete information concerning the matter to the other municipality's administration. The other municipality (hereinafter referred to as "the responding municipality") will undertake an evaluation of the matter and provide comments to the administration of the applicant municipality within the timeframe indicated on the referral letter.
 - a. If there is any concern, the two (2) administrations shall discuss the issue and attempt to resolve the matter.
 - b. If the administrations resolve the concern, the responding municipality will formally notify the applicant municipality and the Intermunicipal Planning Committee, and the applicant municipality will take the appropriate actions to consider approving the matter.



- c. In the event that the issue is not resolved at the administrative level, the applicant municipality's administration shall refer the matter to the Intermunicipal Planning Committee.
- 12 | Upon the referral of a matter, the Intermunicipal Planning Committee will schedule a meeting and the administrations of the County and Town will present their positions on the matter to the Committee.
- 13 | After consideration of a matter, the Intermunicipal Planning Committee may:
 - a. Provide suggestions to both administrations with respect to revisions to the matter that should be considered to make it more acceptable to both municipalities;
 - b. If possible, agree on a consensus position of the Committee in support of or in opposition to the matter, to be presented to both Councils;
 - c. Conclude that no initial agreement can be reached and that a consensus position of the Committee will not be presented to both Councils;
 - d. If agreed to by both municipalities, employ a facilitator to help the Committee work toward a consensus position;
 - e. If a matter cannot be satisfactorily processed following a Committee review, refer the matter to both Councils; or
 - f. Undertake any other action it deems reasonable.

3.5 | PLAN REVIEW

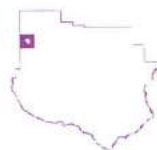
- 1 | Annually, the Development Officers and the Intermunicipal Planning Committee shall determine the advisability of any amendments to the IDP. If an amendment is deemed necessary by both municipalities then the results of the review shall be presented to both Councils either jointly or separately, within one month of the anniversary of the adoption of this IDP. The Councils shall determine if any amendments are to be proceeded with and the Administrations will commence with a public plan amendment process. If both Councils do not agree that a particular amendment shall proceed, then neither municipality shall proceed with that amendment.
- 2 | The IDP shall be comprehensively reviewed every five years, from the date on which the IDP comes into effect, as part of the review of the Town of Daysland & Flagstaff County Intermunicipal Collaboration Framework.

3.6 | ANNEXATION

- 1 | The County recognizes and agrees that the Town will need additional land to grow. The County will support annexations that provide the Town with 20 years of projected and planned urban growth that utilizes Town utility services.
- 2 | The annexation process may be initiated by the Town through the preparation of a Growth Study and in accordance with the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended. The Town and County will endeavour to reach an intermunicipal agreement on the annexation prior to submitting the annexation application to the Municipal Government Board.

3.7 | DISPUTE RESOLUTION

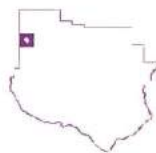
- 1 | The Town and County agree that disputes relating to the Intermunicipal Development Plan shall be restricted to the following:
 - a. Lack of agreement on proposed amendments to the IDP;



- b. Lack of agreement on any proposed statutory plan, land use bylaw or amendment to either located within or affecting the plan area; or
 - c. Lack of agreement on an interpretation of this IDP.
- 2 | Lack of agreement pursuant to **Section 3.7(1)(a) and/or (b)** of this IDP is defined as a statutory plan, land use bylaw or amendment to either which is given first reading by a Council which the other Council deems to be inconsistent with the policies of this IDP or detrimental to their planning interests as a municipality.
- 3 | A dispute shall be limited to the decisions on the matters listed in **Section 3.7(1)**. Any other appeal shall be made to the appropriate approving authority or appeal board that deals with that issue.
- 4 | The dispute resolution process may only be initiated by Town or County Councils.
- 5 | Identification of a dispute and the desire to go through the dispute resolution process may occur at any time regarding a **Section 3.7(1)(c)** dispute matter and may only occur within 30 calendar days of first reading made pursuant to **Section 3.7(2)**. Once either municipality has received written notice of a dispute, the dispute resolution process must be started within 15 calendar days of the date the written notice was received, unless both Chief Administrative Officers agree otherwise.
- 6 | 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 been concluded.
- 7 | In the event that mediation does not resolve the dispute, the municipality may proceed to adopt the bylaw and in accordance with the *Municipal Government Act*, the other municipality will have the right to appeal to the Municipal Government Board.

3.8 | DISPUTE RESOLUTION PROCESS

- 1 | Stage 1 Administrative Review - The Chief Administrative Officers of both municipalities (or their designates) will meet in an attempt to resolve the issue first. Failing resolution, the dispute will then be referred to the Intermunicipal Planning Committee. In the event a resolution is not achieved by the 30th day following the first meeting of the Chief Administrative Officer of both municipalities, either municipality may refer the dispute to the Intermunicipal Planning Committee.
- 2 | Stage 2 Intermunicipal Planning Committee Review - The Committee will convene to consider and attempt to resolve the dispute. In the event a resolution is not achieved by the 30th day following the first meeting of the Intermunicipal Planning Committee, either municipality may refer the dispute to a mediator.
- 3 | Stage 3 Mediation - The services of an independent mediator will be retained, with the mediator to present a written recommendation to both Councils. The costs of mediation shall be shared equally between the Town and County.
- 4 | Stage 4 Municipal Government Board - In the event the mediation process does not resolve the dispute, the municipality may proceed to adopt the bylaw and in accordance with the *Municipal Government Act, R.S.A. 2000, c. M-26*, as amended, the other municipality will have the right to appeal to the Municipal Government Board.



3.9 | CORRESPONDENCE


1 | Written notice under this IDP shall be addressed as follows:

- a. In the case of Flagstaff County to:
Flagstaff County - c/o Chief Administrative Officer
P.O. Box 358, Sedgewick, AB TOB 4CO
- b. In the case of the Town of Daysland to:
Town of Daysland - c/o Chief Administrative Officer
P.O. Box 610, Daysland, AB TOB 1AO

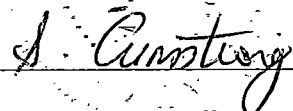
IN WITNESS WHEREOF the parties have affixed their corporate seals as attested by the duly authorized signing officers of the parties as of the first day above written.

FLAGSTAFF COUNTY

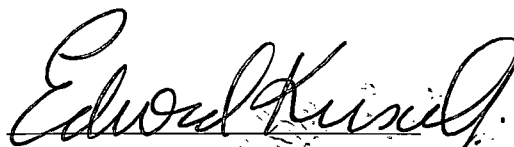
TOWN OF DAYSLAND



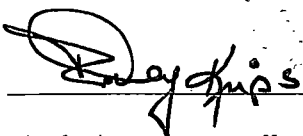
Reeve



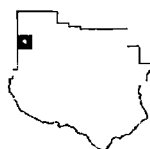
Chief Administrative Officer



Mayor



Chief Administrative Officer

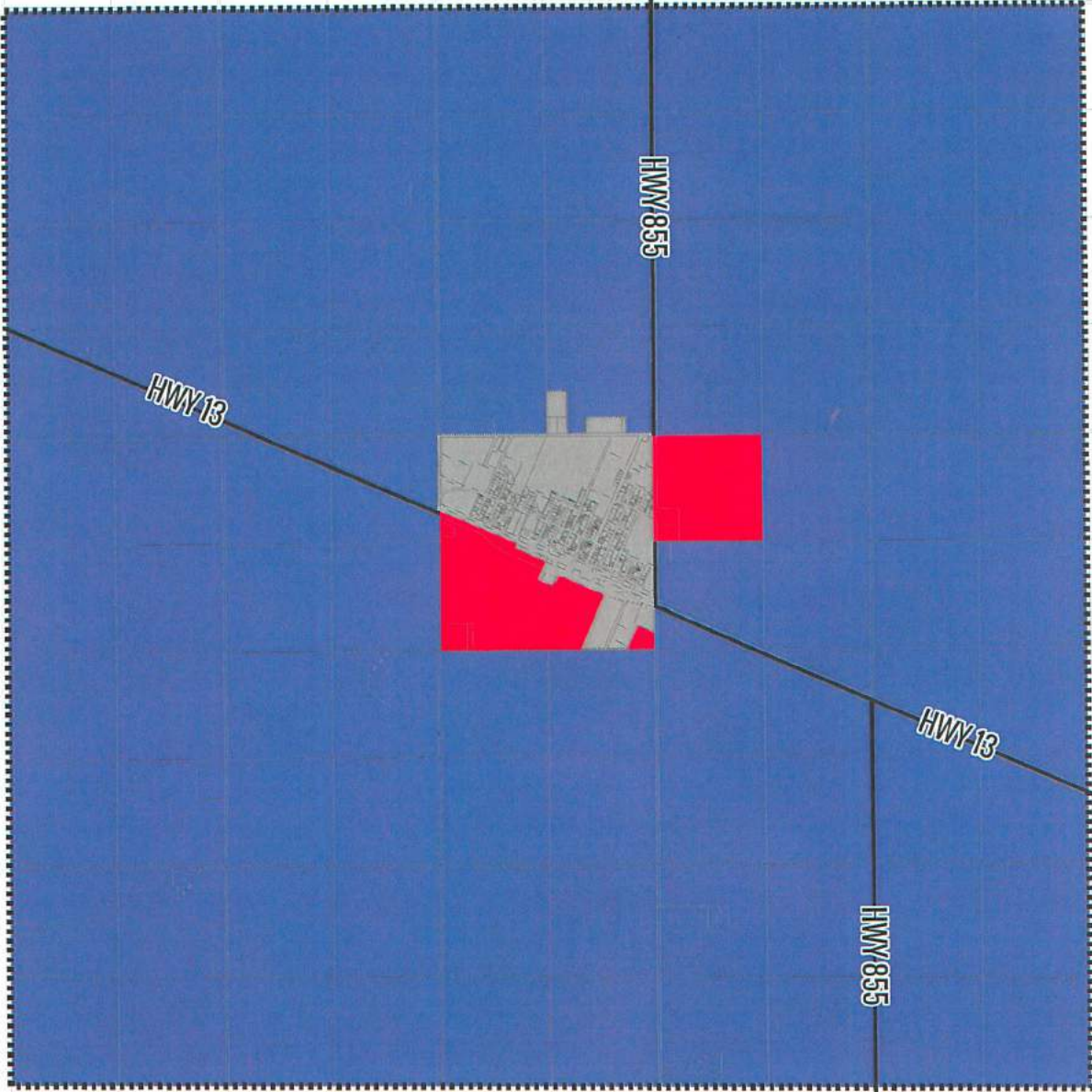


4 | MAPS

MAP 1 - PLAN AREA BOUNDARIES

MAP 2 - FUTURE LAND USE CONCEPT



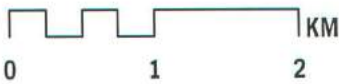


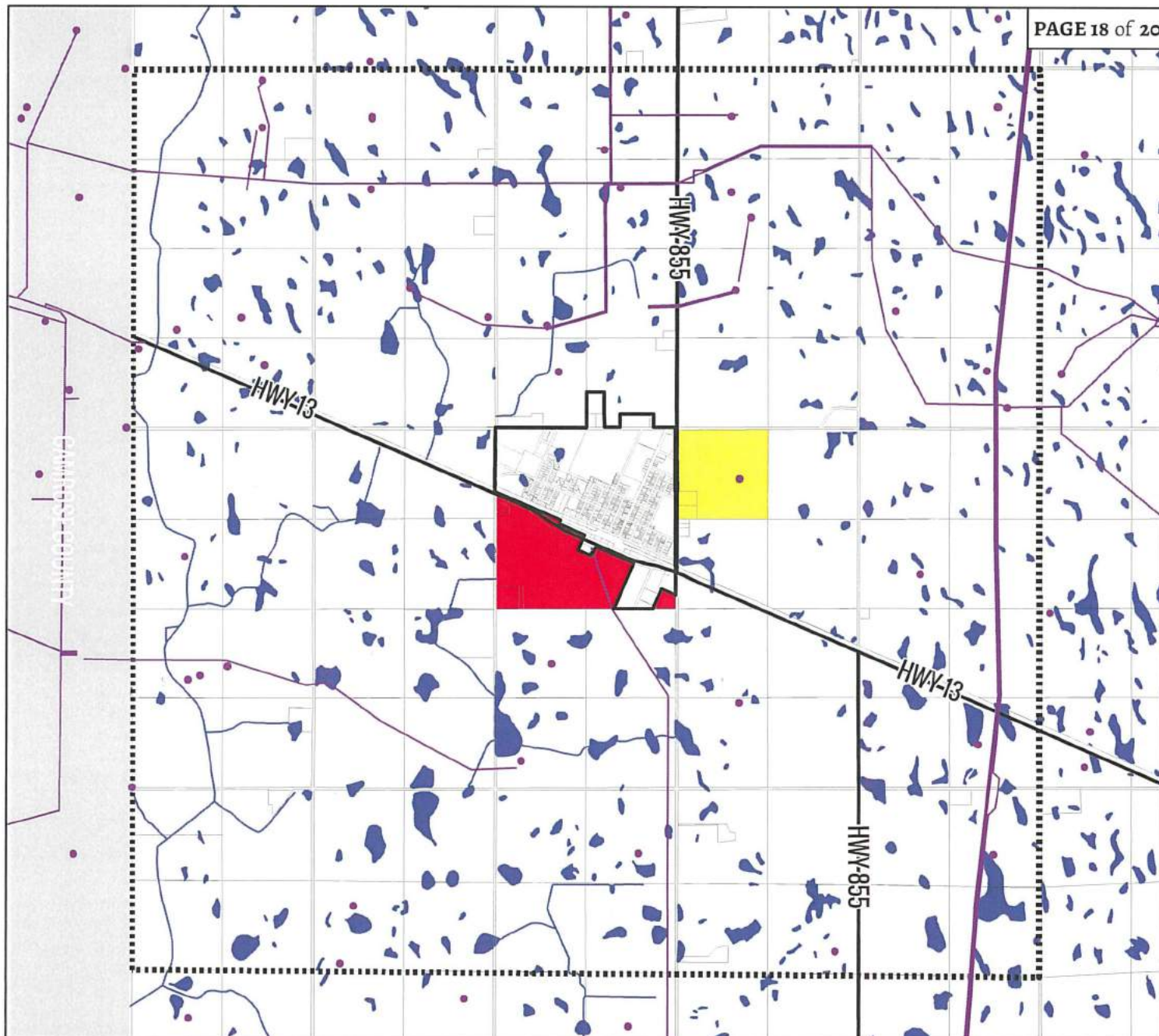
TOWN OF DAYSLAND & FLAGSTAFF COUNTY
Intermunicipal Development Plan

MAP 1
Plan Area Boundaries

-  Plan Area
-  Urban Expansion Area
-  Town Boundary
-  Referral Area

Digital Information: Geogatis,
Geodiscover, and Altalis
Projection: UTM NAD 83 12N












TOWN OF DAYSLAND & FLAGSTAFF COUNTY

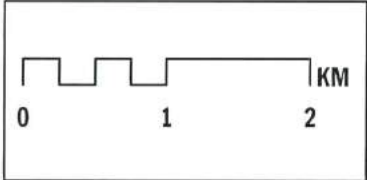
Intermunicipal Development Plan

MAP 2

Future Land Use Concept

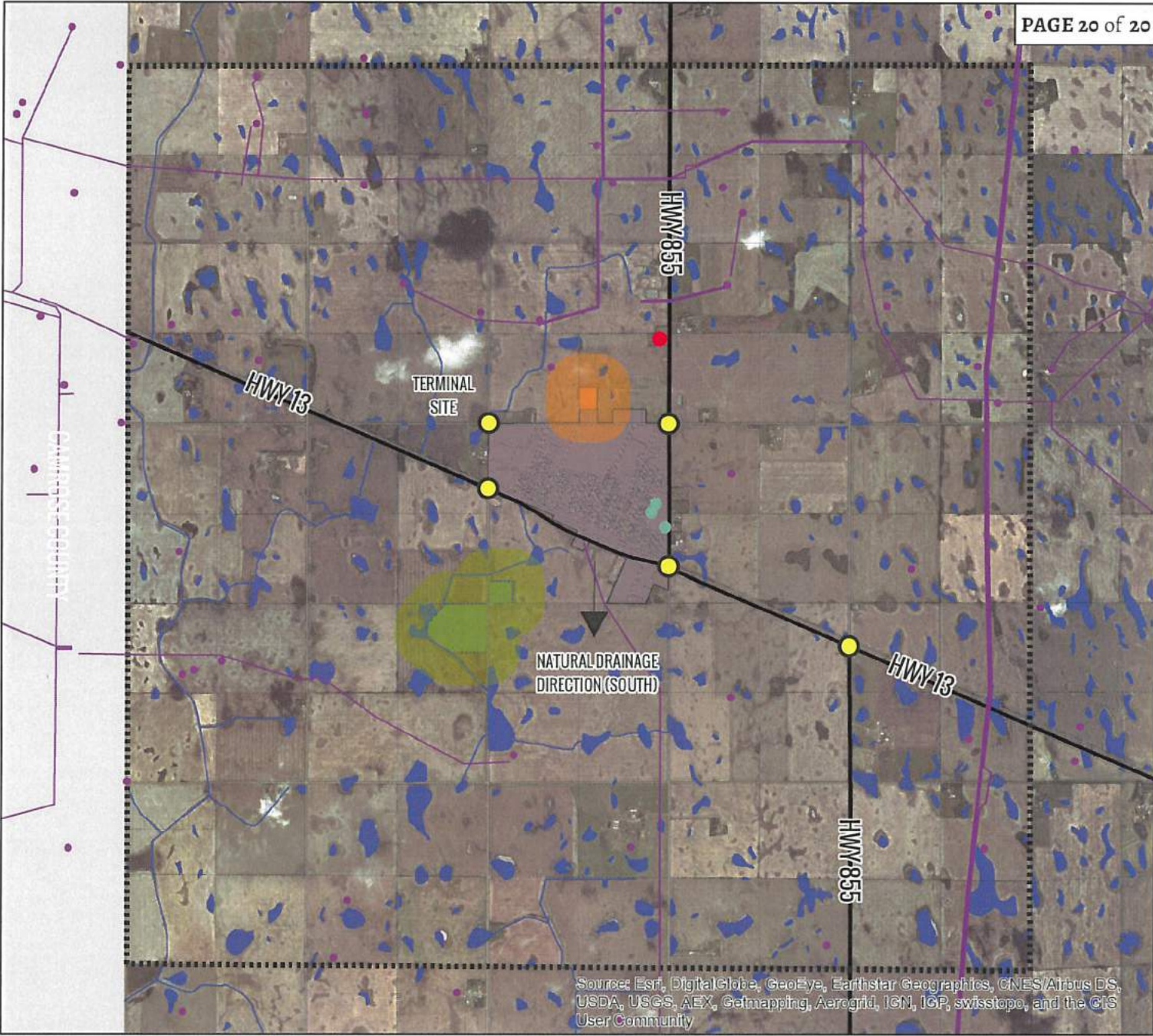
	Plan Area		Commercial/Industrial		Oil/Gas Pipeline
	Town Boundary		Environmentally Sensitive Areas		
	Residential		Oil/Gas Well		

Digital Information: Geogatis,
Geodiscover, and Altalis
Projection: UTM NAD 83 12N



Appendix A - Local Features Map (Not approved as part of the bylaw)















Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

TOWN OF DAYSLAND & FLAGSTAFF COUNTY

Intermunicipal Development Plan

INFORMATION MAP

Local Features

	Plan Area		Oil/Gas Well		Former Landfill		Cemetery
	Town Boundary		Oil/Gas Pipeline		Landfill Setback (300 m)		
	Lagoon + 300 m Setback		Important Intersection		Water Well		

Digital Information: Geogratis,
Geodiscover, and Altalis
Projection: UTM NAD 83 12N

