

MUNICIPAL DISTRICT OF TABER
and
TOWN OF TABER

INTERMUNICIPAL
DEVELOPMENT PLAN

Municipal District of Taber Bylaw No. 1767
Town of Taber Bylaw No. 7-2007

July 2007

Prepared by



OLDMAN RIVER REGIONAL SERVICES COMMISSION

**MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1767

BEING a bylaw of the M.D. of Taber in the Province of Alberta, to adopt Bylaw No. 1767, being the M.D. of Taber and Town of Taber Intermunicipal Development Plan.

WHEREAS the municipality has been encouraged by the province to create and adopt an Intermunicipal Development Plan on land use in the fringe areas of urban areas and to work co-operatively in order to pursue joint approaches to common planning issues;

AND WHEREAS the municipal council wishes to adopt a comprehensive plan which encourages the orderly and economical development of land use in the designated fringe area in consultation with the Town of Taber;

AND WHEREAS the purpose of proposed Bylaw No.1767 is to adopt a land use plan that provides a framework and guidelines for dealing with future subdivision and development of lands within the designated intermunicipal plan boundary and promotes the ongoing cooperation, consultation, and coordination the M.D. of Taber and the Town of Taber have established;

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended, the Council of the M.D. of Taber in the Province of Alberta duly assembled does hereby enact the following:

1. Council shall adopt an intermunicipal development plan in consultation with the Town of Taber.
2. This plan, upon adoption, shall be known as the Municipal District of Taber and Town of Taber Intermunicipal Development Plan.
3. This bylaw shall come into effect upon third and final reading hereof.

READ a first time this 8 th day of May, 2007.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizsan

READ a second time this 10th day of July, 2007.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizsan

READ a third time and finally PASSED this 10 th day of July, 2007.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizsan

TOWN OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 7-2007

BEING A BYLAW OF THE TOWN OF TABER IN THE PROVINCE OF ALBERTA,
TO ADOPT BYLAW NO. 7-2007, BEING THE M.D. OF TABER AND TOWN OF
TABER INTERMUNICIPAL DEVELOPMENT PLAN.

WHEREAS the municipality has been encouraged by the province to create and
adopt an Intermunicipal Development Plan on land use in the fringe areas of urban
areas and to work co-operatively in order to pursue joint approaches to common
planning issues;

AND WHEREAS the municipal council wishes to adopt a comprehensive plan which
encourages the orderly and economical development of land use in the designated
fringe area in consultation with the M.D. of Taber;

AND WHEREAS the purpose of proposed Bylaw No. 7-2007 is to adopt a land use
plan that provides a framework and guidelines for dealing with future subdivision and
development of lands within the designated intermunicipal plan boundary and
promotes the ongoing cooperation, consultation, and coordination the M.D. of Taber
and the Town of Taber have established;

AND WHEREAS the municipality must prepare a corresponding bylaw and provide
for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the
Municipal Government Act, Chapter M-26 as amended, Revised Statutes of Alberta
2000, the Council of the Town of Taber in the Province of Alberta duly assembled
does hereby enact the following:

1. Council shall adopt an intermunicipal development plan in consultation with the
M.D. of Taber.
2. This plan, upon adoption, shall be known as the Municipal District of Taber and
Town of Taber Intermunicipal Development Plan.
3. This bylaw shall come into effect upon third and final reading hereof.

RES.152/07 READ a **first** time this 14TH day of MAY , 2007.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

TOWN OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 7-2007

RES.221/07 READ a **second** time this 16TH day of JULY, 2007.

R. Bryant
MAYOR

Amy L. Hudson
CHIEF ADMINISTRATIVE OFFICER

RES.222/07 READ a **third** time and finally PASSED this 16TH day of JULY, 2007.

R. Bryant
MAYOR

Amy L. Hudson
CHIEF ADMINISTRATIVE OFFICER

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MUNICIPAL DISTRICT OF TABER and TOWN OF TABER
INTERMUNICIPAL DEVELOPMENT PLAN

1. INTRODUCTION

The Municipal District and Town Councils recognize that there is a need to ensure that land use activity in the urban fringe does not unduly compromise long-term urban expansion and further that conflicts, with both rural agricultural pursuits and nearby urban development, are minimized.

Both the Provincial Land Use Policies and the Municipal Government Act encourage municipalities to create and adopt agreements on land use in the fringe areas of urban areas. A goal of the land use policies states:

“In particular, adjoining municipalities are encouraged to cooperate in the planning of future land uses in the vicinity of their adjoining municipal boundaries (fringe areas) respecting the interests of both municipalities and in a manner which does not inhibit or preclude appropriate long term use nor unduly interfere with the continuation of existing uses. Adjoining municipalities are encouraged to jointly prepare and adopt intermunicipal development plans for critical fringe areas; these plans may involve lands which are in both of the adjoining municipalities.”

This bylaw is based on information contained in the “Taber Fringe Area Study” prepared by the Oldman River Regional Planning Commission, March 1992.

2. PLAN OBJECTIVES

- 2.1 To foster intermunicipal co-operation between the Municipal District of Taber and the Town of Taber.
- 2.2 To ensure that all development is planned in a manner that is complementary to existing and proposed developments.
- 2.3 To facilitate development in co-operation with and co-ordinated with development in the Town of Taber.
- 2.4 To assist and facilitate the Municipal District and the Town in the orderly and economical planning and development of the lands within the Intermunicipal Development Plan area.

- 2.5 To provide a framework and guidelines in which, and by which, both the Municipal District and the Town can work so as to ensure:
- that each municipality may expand the development and assessment base within its boundaries;
 - that any present or future conflict is reduced or eliminated between the Municipal District and the Town;
 - that each municipality is accorded sufficient flexibility to be able to react to the changes in the economy as well as demands of the individuals and investors interested in locating within these municipalities.
- 2.6 To make the protection of agriculture and agricultural productivity a prime concern to both the Municipal District and the Town when making decisions on land use and development proposals.

3. PROPOSED LAND USE

- 3.1 Currently lands within the Intermunicipal Development Plan area are designated as Rural Agricultural, Urban Fringe, and Grouped Country Residential or in the Hamlet of Johnson's Addition, as Hamlet Residential or Hamlet Public/Institutional under the Municipal District of Taber's Land Use Bylaw No. 1722. In order to provide the Town with sufficient information to ensure that the development within the Intermunicipal Development Plan area under the jurisdiction of the Municipal District of Taber does not have a negative impact on the development of lands within the Town of Taber, all area structure plans and land use bylaw amendments which would add new land uses or change current standards to those districts specified above or which would change the land use designation to grouped country residential, grouped rural industrial, rural highway commercial or private commercial recreation will be circulated to the Town of Taber. The Municipal District of Taber will consider comments from the Town before giving third reading to any amendment delineated above.
- 3.2 No further redesignation of land, subdivision of land or development for any uses including grouped country residential use will be permitted within 300 metres of the Town of Taber mechanical waste water treatment plant. Subdivision applications or development permits for schools, hospitals, food establishments, or residential uses that would result in building sites within 450 metres of the working area of the Taber landfill will not be permitted.

4. INTERMUNICIPAL DEVELOPMENT PLAN POLICIES

- 4.1 Developments proposed on large parcels of vacant land within the Intermunicipal Development Plan area should be subject to area structure plans or design schemes

in order to establish a framework for future subdivision and development and, in particular, address: compatible land use patterns, sequence of development, access and circulation, and utility servicing.

4.2 The Municipal District and the Town agree that each shall forward to the other as promptly as possible:

- any applications for development or subdivisions involving lands in or immediately adjacent to the Intermunicipal Development Plan area;
- any application for a development or subdivision which could have a major impact on the other municipality, e.g. a potentially noxious use, a major traffic generator, etc.

Each party shall comment on such information or proposal as soon as reasonably possible after its receipt.

4.3 Proposed subdivision or development in the Intermunicipal Development Plan area may benefit from a sharing of municipal services from the Town of Taber. Where urban services are proposed by the developer, an agreement must be discussed with the Town. It is acknowledged that, although these circumstances may arise and benefit all parties concerned, that:

- the Town is not committed to providing any services outside the Town boundaries;
- the Municipal District will not decide upon applications requiring urban services until an agreement is negotiated with the Town or the project is redesigned to no longer need urban services.

4.4 The Town will forward all proposals for major expansion of municipal services to the Municipal District for comment, if it appears there may be a potential benefit to the Municipal District.

4.5 All area structure plans for major tracts of vacant land within the Town shall be forwarded to the Municipal District for comment.

4.6 It is the desire of the Municipal District of Taber and the Town of Taber to minimize potential conflict between residential uses and confined feeding operations within the Intermunicipal Development Plan area. The Town of Taber supports the M.D of Taber's Municipal Development Plan policy that "confined feeding operations should be discouraged in the areas shown in Map 2 as "Restricted" and as reviewed by council from time to time." The Natural Resources Conservation Board should consider this position in its evaluation of applications for new confined feeding operations (CFO's) and, as such, not issue permits for new CFO's within the Intermunicipal Development Plan area.

- 4.7 It is not possible to identify all decisions that may be taken by either party that may affect the other; therefore, when situations arise that have not been specifically mentioned, an attempt shall be made to keep communications open at all times.

5. ESTABLISHMENT OF INTERMUNICIPAL DEVELOPMENT PLAN COMMITTEE

- 5.1 An Intermunicipal Development Plan Committee shall be established between the Municipal District and the Town for the purposes of ensuring continued communication between the Municipal District and the Town and to act as a liaison for the settlement of any disputes which arise in or adjacent to the Intermunicipal Development Plan area or pursuant to this Intermunicipal Development Plan.
- 5.2 The Committee shall be comprised of five (5) members, being three (3) elected members from the Municipal District Council and two (2) elected members from the Town Council, all of whom shall be voting members. The Committee may, at its discretion, also include whatever number of resource persons deemed appropriate in a non-voting capacity.
- 5.3 The Committee shall be chaired by one of its members from the Municipal District.
- 5.4 The Chairman may call a meeting of the Intermunicipal Development Plan Committee at any time upon not less than seven (7) days notice of the meeting being given to all members of the Committee and all resource persons, stating the date, time, purpose and place of the proposed meeting. Seven days notice may be waived with 4/5 of the Committee members' agreement in writing.
- 5.5 A quorum for meetings of the Intermunicipal Development Plan Committee shall be two (2) Municipal District Councillors and one (1) Town Councillor.
- 5.6 The Committee shall appoint a secretary from Municipal District staff, who shall attend and keep the records of all meetings of the Committee.
- 5.7 Meetings of the Intermunicipal Development Plan Committee should be kept to a minimum and occur only once a month, unless otherwise agreed upon, or at the request of either municipality:
- to review area structure plans or development schemes,
 - to review redesignations of land,
 - to settle any dispute that may arise, or
 - as provided for in section 5.8.

- 5.8 Staff members of each municipality may meet to conduct a review of the applications circulated. An application may be forwarded to the Intermunicipal Development Plan Committee for review if staff feels that a Committee review is required.

6. PLAN AMENDMENT, VALIDITY AND VARIANCE

- 6.1 Amendments may be made to the Plan from time to time if both Councils pass the same amending bylaws.
- 6.2 This Plan is valid until such time each municipality agrees to a revised plan or agrees to terminate the agreement.
- 6.3 Steps in the dispute settlement process may include:
- avoid any dispute by ensuring the Plan is adhered to as adopted, by full circulation of any permit or application that may affect the Town and prompt enforcement of the policies of the Plan and Land Use Bylaw;
 - meet with the Intermunicipal Development Plan Committee to identify the issues and reach a consensus on a solution;
 - prior to a meeting, ensure the facts of the dispute are investigated and information is made available to both parties;
 - the solution and/or dispute may have to be forwarded to a joint meeting of both Councils for further discussion;
 - disputes are likely to be concerning either an area structure plan or a land use bylaw amendment. In these cases, the final stage of dispute settlement is to use the mechanism in Division II, part 17 of the Municipal Government Act. This outlines a procedure for the municipalities to request the Municipal Government Board to solve the issue.
- 6.4 Variance to the policies of this Plan may be made by the Municipal District of Taber Subdivision and Development Authority if:
- in the opinion of the Municipal District of Taber Subdivision and Development Authority the variance is minor,
 - the comments of the Intermunicipal Development Plan Committee or the other Municipal Council are considered,
 - the variance complies with other statutory plans and bylaws.

7. DEFINITIONS

Building Site means a portion of the land that is the subject of an application on which a building can or may be constructed (Subdivision and Development Regulation AR 43/2002)

Committee means the Intermunicipal Development Plan Committee established in this Plan.

Confined Feeding Operation as defined within the Agricultural Operation Practices Act, Chapter A-7, RSA AB 2000.

Intermunicipal Development Plan Area means the area of land within the boundaries shown on Map 1 of this document and the area to which the policies of this plan apply.

Major tracts of land means lands that are intended to be subdivided and are not what would normally be considered part of developed areas.

Municipal Council within the boundary of the Town of Taber means the Taber Council, and within the boundary of the Municipal District of Taber means the Municipal District Council.

Municipal District means the Municipal District of Taber.

Provincial Land Use Policies means those policies adopted by the Minister of Municipal Affairs pursuant to section 622(1).

Subdivision and Development Authority within the boundary of the Town of Taber means the Taber Subdivision and Development Authority, and within the boundary of the Municipal District of Taber means the Municipal District Subdivision and Development Authority.

Town means the Town of Taber.

Working Area means those areas that are currently being used or that still remain to be used for the placing of waste material, or where waste processing or a burning activity is conducted in conjunction with a hazardous waste management facility, landfill or storage site (Subdivision and Development Regulation AR 43/2002).

MUNICIPAL DISTRICT OF TABER
 Bylaw # 1767, July 10, 2007
 AND TOWN OF TABER
 Bylaw # 7-2007, July 16, 2007
 INTERMUNICIPAL DEVELOPMENT PLAN
 2007

MAP 1

- - - - - IMDP BOUNDARY
- - - - - TOWN BOUNDARY
- - - - - LANDFILL BOUNDARY
- - - - - LANDFILL BUFFER
- - - - - SEWAGE LAGOON BUFFER
- - - - - TABER MUNICIPAL PARK



