



## **AGENDA**

SPECIAL MEETING OF THE COUNCIL OF THE TOWN OF TABER, TO HAVE A JOINT PUBLIC HEARING WITH THE MUNICIPAL DISTRICT OF TABER IN RELATION TO MUNICIPAL DISTRICT OF TABER PROPOSED BYLAW NO. 1966 AND TOWN OF TABER PROPOSED BYLAW 12-2020, BEING BYLAWS TO ADOPT THE MUNICIPAL DISTRICT OF TABER AND TOWN OF TABER INTERMUNICIPAL DEVELOPMENT PLAN, TO BE HELD BY VIDEOCONFERENCE, ON TUESDAY, FEBRUARY 23, 2021 AT 10:00 AM.

## **MOTION**

### **1. CALL TO ORDER**

### **2. ADOPTION OF THE AGENDA**

### **3. ADOPTION OF THE MINUTES**

### **4. BUSINESS ARISING FROM THE MINUTES**

### **5. BYLAWS**

### **6. ACTION ITEMS**

ITEM No.6.1      Joint Public Hearing - Bylaw 12-2020 Intermunicipal Development Plan      **X**

### **7. DELEGATIONS**

### **8. MEDIA INQUIRIES**

### **9. CLOSED SESSION**

### **10. OPEN SESSION**

### **11. CLOSE OF MEETING**

**X**

## Council Request for Decision

**Meeting Date: February 23, 2021**

**Subject:**

Joint Public Hearing - Bylaw 12-2020 Intermunicipal Development Plan

**Recommendation:**

Council accepts the input at the public hearing for information.

**Background:**

Administration for the Town of Taber and the MD of Taber have been working on the Intermunicipal Development Plan, under the guidance of the Inter Municipal Development Committee (IMDC) and with input from both Councils. After the Open House which was held on October 14, 2020, proposed final amendments were made to the document, as per the attachment provided. The final draft is being finalized to address these changes.

1<sup>st</sup> Reading of Bylaw 12-2020 and the Intermunicipal Development Plan was given by the Town of Taber Council, at the June 22, 2020 regular meeting of Council.

The current version of the IDP provides for a solid foundation for the two municipalities to work from and gives guidance for development and Intermunicipal collaboration for the future.

The public consultation requirements in the Municipal Government Act have all been met and the document is at a stage where the IMDC is in support of the proposed next steps from Administration. This will involve the scheduling of a joint public hearing, and special meetings of each Council to immediately follow the public hearing, in order to provide 2<sup>nd</sup> and 3<sup>rd</sup> reading.

At the January 25, 2021 regular meeting of Council RES. 33/2021 MOVED by Councillor Firth that Council rescinds RES 440/2020; and,

Council directs Administration to proceed with a joint public hearing with the Municipal District of Taber, by videoconference, on February 23, 2021 at 10:00 a.m. for proposed Bylaw 12-2020 for the Intermunicipal Development Plan.

**Legislation / Authority:**

MGA Division 4, Section 631 and 692



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**Strategic Plan Alignment:**

Define & Practice Good Governance – Develop partnerships with other regional government and organizations.

**Financial Implication:**

Grant received and funds in place to pay for fees relating to the completion of the Intermunicipal Development Plan.

**Service Level / Staff Resource Implication:**

This work falls under the Planning and Economic Development department duties.

**Justification:**

To meet regulatory requirements.

**Attachment(s):** Bylaw 12-2020  
Intermunicipal Development Plan  
Summary of Changes from original Draft  
ATCO Comments  
AB Transportation Comments

**APPROVALS:**

**Originated By:**  
Phyllis Monks

**Chief Administrative Officer (CAO) or Designate:** \_\_\_\_\_

TOWN OF TABER  
BYLAW NO.12-2020

**BEING A BYLAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, FOR  
THE PURPOSE OF ADOPTING AN INTERMUNICIPAL DEVELOPMENT PLAN  
BETWEEN THE MUNICIPAL DISTRICT OF TABER AND THE TOWN OF TABER.**

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WHEREAS section 631 AND 692 of the *Municipal Government Act* (Alberta, R.S.A. 2000, Chapter M-26, and amendments thereto) permits a Council to (XDetail applicable purposeX);

AND WHEREAS Council acknowledges that municipalities that have common boundaries are required by provincial legislation to expand intermunicipal planning efforts to address common planning matters that transcend municipal boundaries through the adoption of an Intermunicipal development plan applicable to those areas of land lying within the boundaries of the municipalities as they consider necessary;

AND WHEREAS the purpose of the Municipal District of Taber and Town of Taber Intermunicipal Development Plan is to foster on-going cooperation, collaboration, coordination and communication regarding planning matters and issues of mutual interest through policy applicable within the agreed upon Intermunicipal development plan boundary as defined within the plan;

AND WHEREAS both the councils of the Municipal District of Taber and the Town of Taber agree that it is to their mutual benefit to establish joint planning policies, and this negotiation and agreement reflects a continuing cooperative approach between the two municipalities and the desire to see well-planned, orderly, and managed growth;

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

NOW THEREFORE the Council of the Town of Taber in the Province of Alberta, duly assembled, hereby enacts as follows:

**1.0 NAME OF BYLAW**

This Bylaw may be cited as the “Municipal District of Taber and Town of Taber Intermunicipal Development Plan Bylaw”

**2.0 DEFINITIONS**

In this Bylaw:

**Act** means the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended;

**Bylaw** means the Municipal District of Taber and Town of Taber Intermunicipal Development Plan Bylaw established by the Municipality;

TOWN OF TABER  
BYLAW NO.12-2020

<b>Chief Administrative Officer</b>	means the Chief Administrative Officer for the Town, regardless of the specific title that may be conferred on the Officer by Council from time to time;
<b>Council</b>	means the Council for the Town of Taber;
<b>Municipality</b>	means the Town of Taber;

**3.0 INTENTION OF TOWN COUNCIL**

That the Municipal District of Taber and Town of Taber Intermunicipal Development Plan, attached hereto, be adopted.

It is the intention of the Town Council that each separate provision of this Bylaw shall be deemed independent of all other provisions herein and it is further the intention of the Town Council that if any provision of the Bylaw be declared invalid, all other provisions thereof shall remain valid and enforceable.

**4.0 RESCINDED OR AMENDED BYLAWS**

Bylaw No. 7-2007, and any amendments thereto, is hereby repealed in its entirety.

**5.0 EFFECTIVE DATE**

This Bylaw shall take effect on the day of the final passing and the signatures of the chief elected official and duly authorized designated officer thereof.

- RES.            Read a first time this \_\_\_ day of \_\_\_\_\_, 20\_\_
- RES.            Read a second time this \_\_\_ day of \_\_\_\_\_, 20\_\_
- RES.            Read a third time and finally passed this \_\_\_ day of \_\_\_\_\_, 20\_\_

**TOWN OF TABER**

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CHIEF ADMINISTRATIVE OFFICER (C.A.O)**

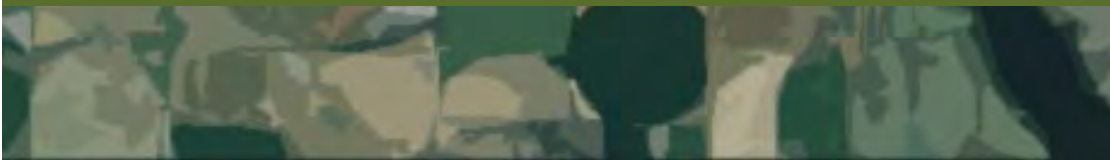


BYLAW NO.  
1966 &  
BYLAW NO.  
12-2020

MUNICIPAL DISTRICT OF TABER & TOWN OF TABER

# INTERMUNICIPAL DEVELOPMENT PLAN

FEBRUARY 2021 FOR PUBLIC HEARING



Prepared by



*OLDMAN RIVER REGIONAL SERVICES COMMISSION*

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    MAP 10 – Development Considerations

    MAP 11 – Soil Classification

    MAP 12 – Confined Feeding Operations (CFO) Restricted Areas

# PART 1

## INTRODUCTION



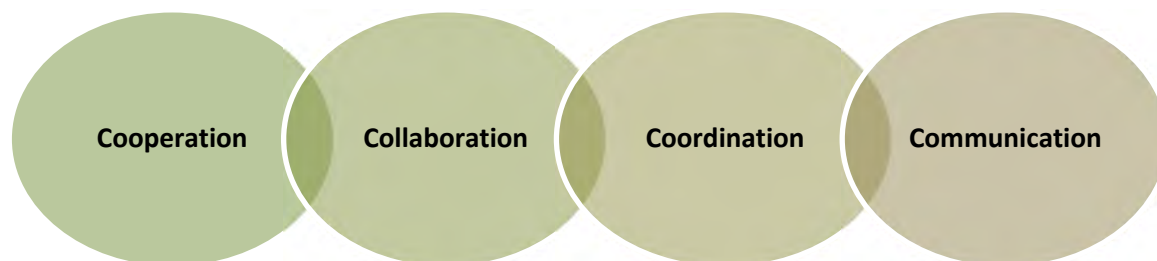
## PART 1 INTRODUCTION

### 1.1 Purpose of the Plan

With a history of intermunicipal plans dating to 1994, the Municipal District of Taber (MD) and the Town of Taber (Town) have long recognized that the land within an Intermunicipal Development Plan (IDP) boundary is of mutual interest warranting a collaborative approach to planning. A complex development pattern within the Plan boundary has evolved, originating from the historic Town of Taber settlement, agricultural, coal-mining and oil and gas activities, the location of the three provincial highways, the CPR rail-line corridor, irrigation canals and pipeline rights-of-way, and the close proximity of the Oldman River Valley. This unique development pattern results in multi-faceted linkages and sometimes conflicts between the land use activities in each municipality, furthering the need for a coordinated planning strategy to help balance municipal interests, minimize negative impacts, and realize opportunities.

The Town of Taber acknowledges the Municipal District of Taber’s general land use philosophy and policies to support, protect and encourage agricultural operations, while allowing non-agricultural development deemed appropriate to help diversify the economy and tax base. The Municipal District of Taber acknowledges that the Town of Taber is an important regional services centre and that the Town’s development goals include economic prosperity, environmental responsibility, maximizing existing infrastructure and promoting sustainable design. Both municipalities respect these municipal interests and support a shared vision for future growth within the IDP boundary that facilitates mutually beneficial planning processes and outcomes and provides opportunity for enhanced cooperation, collaboration, coordination and communication, wherever possible. From the perspective of both municipalities, enhanced management of the land within the Intermunicipal Development Plan Area (Plan Area) will prove advantageous for the long-range interests of the municipalities and their residents.

The IDP serves as a planning tool providing guidance to decision-makers through the agreed upon planning policies that apply to land within the Plan Area. The Plan is intended to support consideration of municipal interests in decision making and provide the framework for working cooperatively and fostering intermunicipal opportunities by providing a forum to discuss planning matters of mutual concern or interest. The IDP is not intended to affect municipal authority to make decisions, however, as each municipality is ultimately responsible for making decisions on matters within their own municipal jurisdiction using the procedures and policies agreed to in the Plan.



## 1.2 Guiding Principles & Goals of the IDP

### *GUIDING PRINCIPLES*

The following guiding principles served to inform the preparation of the IDP and are the foundation for the goals and policies that follow:

1. The IDP is a **long-range** planning document that will help promote consistent decision making within the respective municipalities and facilitate orderly and efficient development patterns to the benefit of both municipalities.
2. Opportunities for **cooperation, collaboration, coordination, and communication** are essential components of an effective intermunicipal relationship and should serve as the basic tenets of planning policy and how the Plan is interpreted and implemented.
3. The Plan needs to **recognize** and **respect** that both municipalities should be afforded the opportunity for growth and development to ensure continued vitality and will attempt to balance municipal interests and support mutually beneficial outcomes to the extent possible.
4. The IDP must be **adaptable** to allow consideration of changing needs, evolving relationships, and uncertainty in anticipating all circumstances.

### *PLAN GOALS*

The intended goals of the Intermunicipal Development Plan are:

1. To enhance quality of life in both municipalities.
2. To promote an orderly and efficient development pattern within the Plan Area that recognizes and balances the long-range interests of the MD and the Town while minimizing potential for intermunicipal conflict.
3. To provide a clear policy framework that serves to guide future planning decisions, affording more certainty for and better coordination of development within the Plan Area.
4. To facilitate economic opportunities and foster collaborative relationships that enable both municipalities to grow and prosper individually and together in a regional context.
5. To coordinate the provision of infrastructure and services across jurisdictional boundaries where opportunities exist and enable possible joint ventures to promote efficient planning and delivery of services.
6. To strengthen the relationship between the Town and the MD through planning processes that foster working cooperatively.
7. To facilitate intermunicipal communication in planning matters.

## 1.3 Legislative Requirements

This Plan has been prepared in accordance with the legislative requirements of the *Municipal Government Act (MGA)* and the *South Saskatchewan Regional Plan (SSRP)*, which encourages cooperation and coordination between neighbouring municipalities.

Specifically, the *MGA* requires:

**631(1)** *Subject to subsections (2) and (3), 2 or more councils of municipalities that have common boundaries and 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.*

**631(8)** *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 co-ordination of intermunicipal programs relating to the physical, social and economic development of the area,*
- (v) environmental matters within the area, either generally or specifically, and*
- (vi) any other matter related to the physical, social or economic development of the area that the councils consider necessary,*

*and*

*(b) must include*

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

The *South Saskatchewan Regional Plan* came into effect September 1, 2014. The SSRP uses a cumulative effects management approach to set policy direction for municipalities to achieve environmental, economic and social outcomes within the South Saskatchewan Region through 2024. Pursuant to section 13 of the *Alberta Land Stewardship Act (ALSA)*, regional plans are legislative instruments. The SSRP has four key parts including the Introduction, Strategic Plan, Implementation Plan and Regulatory Details Plan. Pursuant to section 15(1) of *ALSA*, the Regulatory Details of the SSRP are enforceable as law and bind the Crown, decision-makers, local governments and all other persons while the remaining portions are statements of policy to inform and are not intended to have binding legal effect.

The Regional Plan is guided by the vision, outcomes and intended directions set by the Strategic Plan portion of the SSRP while the Implementation Plan establishes the objectives and the strategies that will be implemented to achieve the regional vision. As part of the Implementation Plan, Section 8: *Community Development includes guidance regarding Planning Cooperation and Integration between municipalities with the intention to foster cooperation and coordination between neighbouring municipalities and between municipalities and provincial departments, boards and agencies. Section 8 contains the following broad objectives and strategies.*

### **Objectives**

- *Cooperation and coordination are fostered among all land use planners and decision-makers involved in preparing and implementing land plans and strategies.*
- *Knowledge sharing among communities is encouraged to promote the use of planning tools and the principles of efficient use of land to address community development in the region.*

### **Strategies**

- 8.1** *Work together to achieve the shared environmental, economic, and social outcomes in the South Saskatchewan Regional Plan and minimize negative environmental cumulative effects.*
- 8.2** *Address common planning issues, especially where valued natural features and historic resources are of interests to more than one stakeholder and where the possible effect of development transcends jurisdictional boundaries.*
- 8.3** *Coordinate and work with each other in their respective planning activities (such as in the development of plans and policies) and development approval process to address issues of mutual interest.*
- 8.4** *Work together to anticipate, plan and set aside adequate land with the physical infrastructure and services required to accommodate future population growth and accompanying community development needs.*
- 8.5** *Build awareness regarding the application of land-use planning tools that reduce the impact of residential, commercial and industrial developments on the land, including approaches and best practices for promoting the efficient use of private and public lands.*
- 8.6** *Pursue joint use agreements, regional services commissions and any other joint cooperative arrangements that contribute specifically to intermunicipal land use planning.*
- 8.7** *Consider the value of intermunicipal development planning to address land use on fringe areas, airport vicinity protection plans or other areas of mutual interest.*
- 8.8** *Coordinate land use planning activities with First Nations, irrigation districts, school boards, health authorities and other agencies on areas of mutual interest.*

# PART 2

## INTERMUNICIPAL DEVELOPMENT PLAN AREA





## PART 2 INTERMUNICIPAL DEVELOPMENT PLAN AREA

### 2.1 Plan Area & Applicability

#### *PLAN AREA*

The **Intermunicipal Development Plan Area** (Plan Area) includes all lands situated a ¼ mile within the Town of Taber municipal boundary and extends between approximately ½ a mile to 2 miles in all directions into the MD of Taber from the Town of Taber municipal boundary as delineated in **Map 1 – Intermunicipal Development Plan Area**. The extent of the Plan Area was established based upon analysis of the characteristics of the area illustrated in Maps 5-12 of Appendix A, consideration of development and growth pressures, and discussions about municipal concerns. The resultant agreed upon Plan Area, encompassing approximately 10,360 acres (4,190 ha) within the MD of Taber and 2,308 acres (934 ha) within the Town of Taber, is intended to address and accommodate intermunicipal matters and interests well into the future.

#### *APPLICABILITY OF PLAN POLICIES*

**The policies of this Plan apply to all land within the Plan Area delineated on Map 1.** In circumstances where issues and matters of interest arise beyond this extent, the provisions and guiding principles of this Plan that encourage intermunicipal communication and cooperation should be utilized.

### 2.2 Planning Areas A & B

Given the varying interests within the Plan Area, it has been divided into **Planning Area A** and **Planning Area B**, as delineated on **Map 2 – Planning Areas**. Planning Area A encompasses approximately 5,100 acres (2,065 ha) of land and extends between ½ a mile to 1½ miles from the Town boundary. The configuration of the boundary for Planning Area A corresponds to the area within which intermunicipal interests have been determined to be of primary concern and need for intermunicipal coordination and collaboration. Planning Area A includes a subset of policy areas (Policy Areas 1-6) which form part of the land use strategy described in Part 3 and illustrated in Map 3 – Land Use Strategy.




Planning Area B includes all land outside of Planning Area A and encompasses approximately 5,260 acres (2,130 ha). While Planning Area B is of mutual interest, it does not require the same level of detailed planning as Planning Area A given existing development patterns and limited growth pressures.



# Municipal District of Taber and Town of Taber Intermunicipal Development Plan

## Intermunicipal Development Plan Area

### Map 1


-  Plan Area
-  Town of Taber Municipal Boundary
-  Provincial Highways

M.D. of Taber (Bylaw No.1966)  
&  
Town of Taber (Bylaw No. 12-2020)

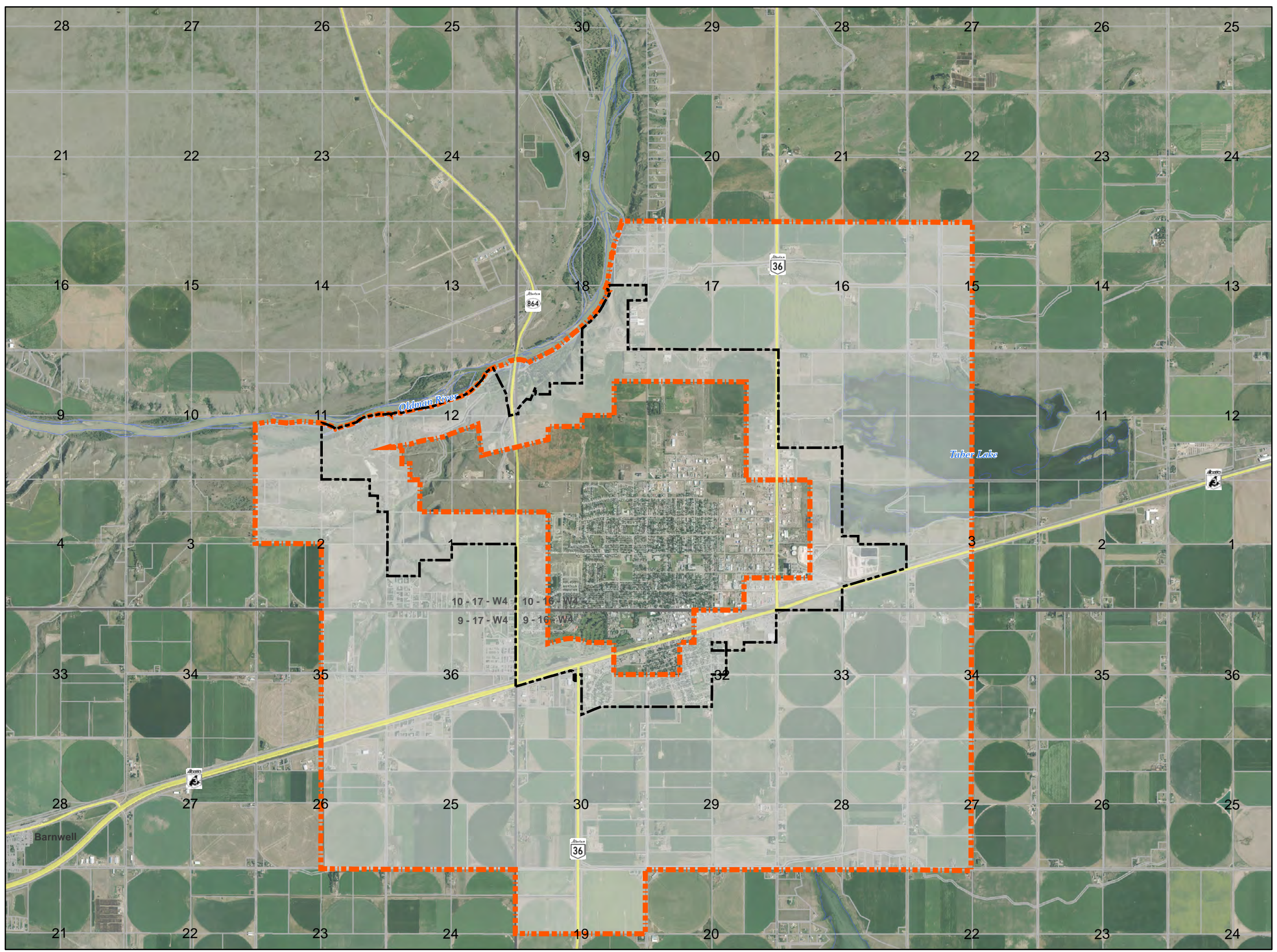



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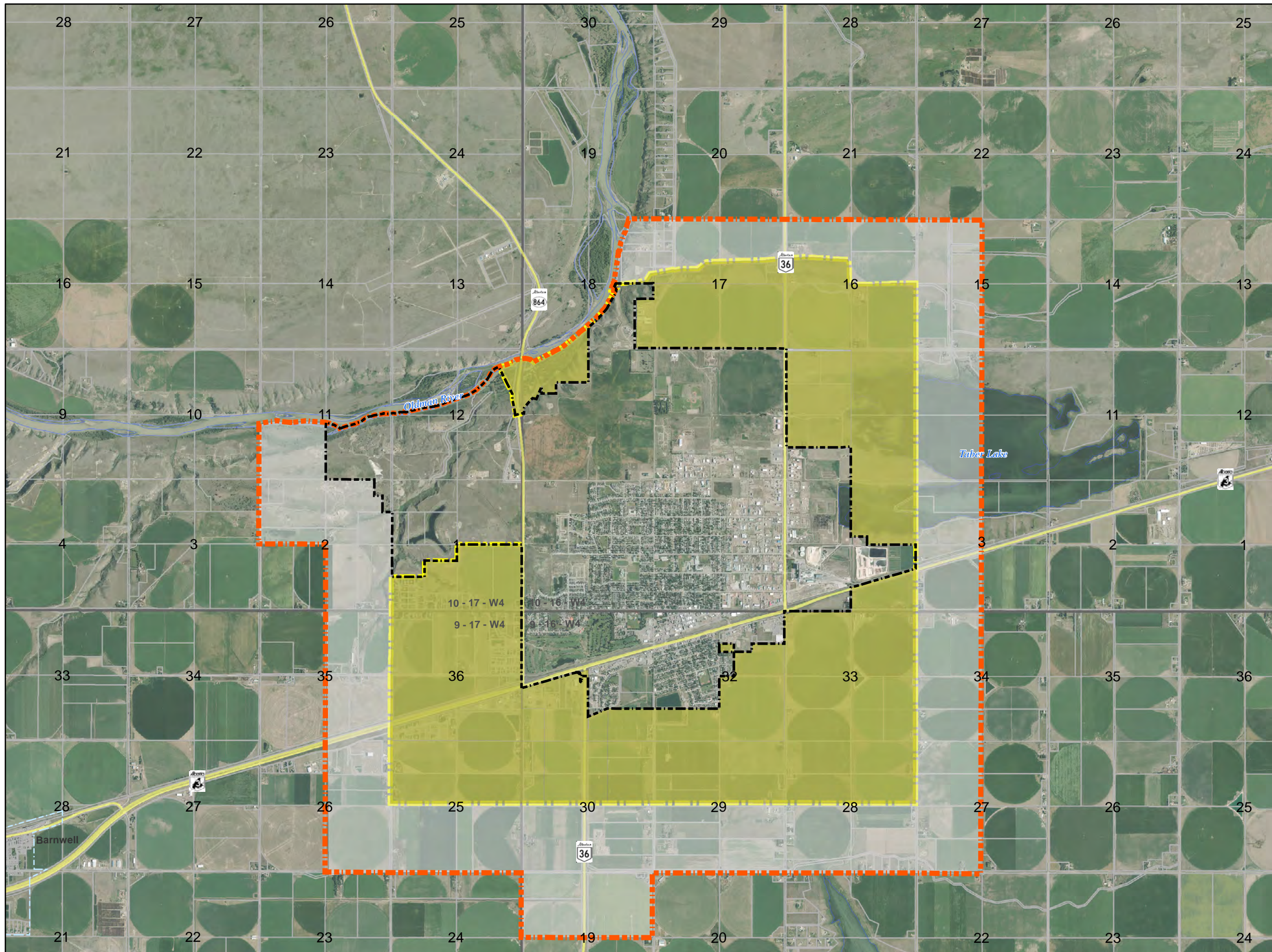


**Municipal District of  
Taber and Town of Taber  
Intermunicipal  
Development Plan**

**Planning Areas**

**Map 2**

-  IDP Boundary
-  Planning Area A
-  Planning Area B
-  Town of Taber Municipal Boundary
-  Provincial Highways




M.D. of Taber (Bylaw No.1966)  
&  
Town of Taber (Bylaw No. 12-2020)




Aerial Photo Date: 2019

MAP PREPARED BY:



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Kilometers

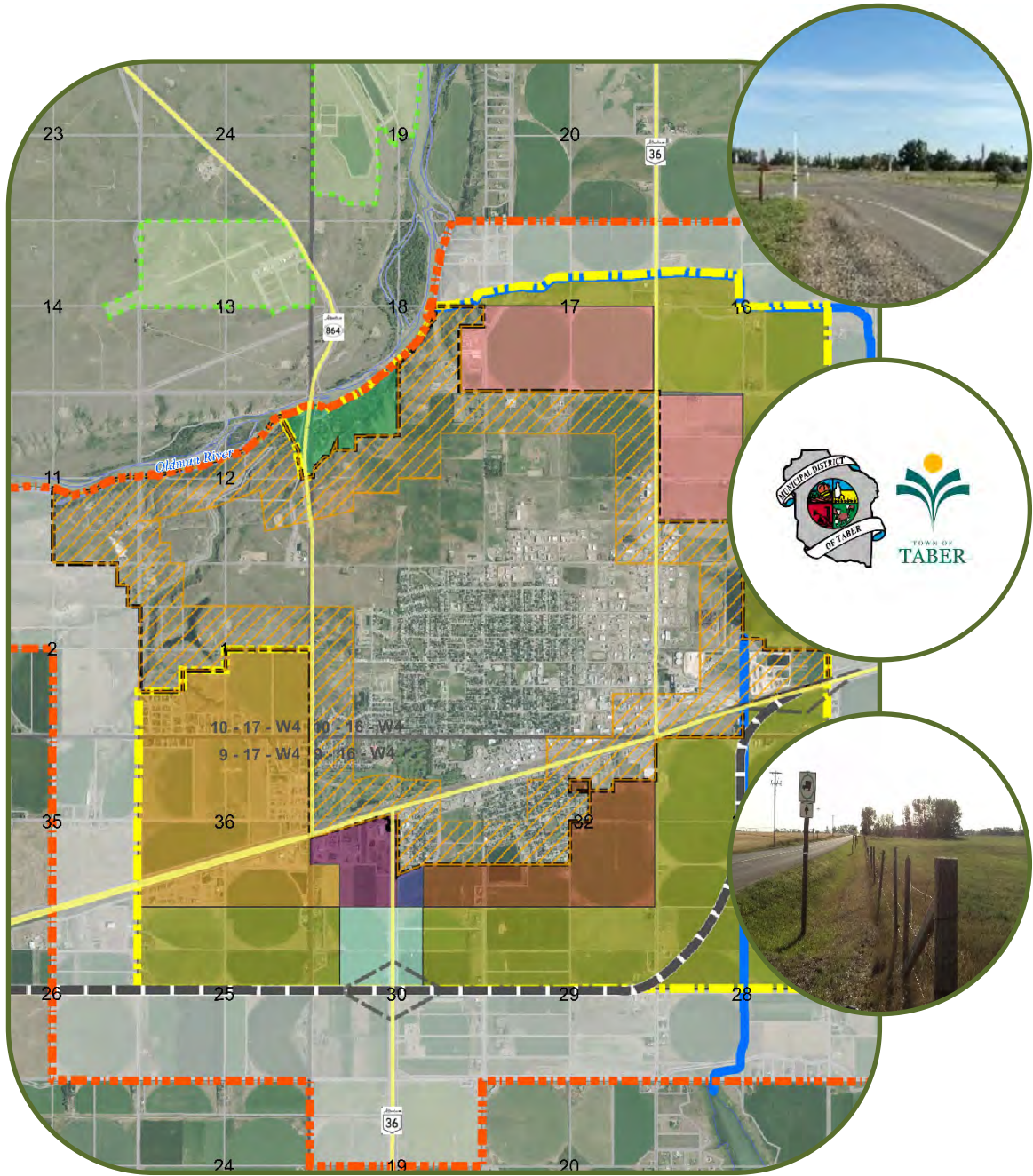




# PART 3

## LAND USE STRATEGY





## PART 3 LAND USE STRATEGY

### 3.1 Coordinated Growth Management

The MD of Taber and the Town of Taber recognize the need for coordinated land use planning and have established an agreed upon **Land Use Strategy (Map 3)** addressing future land use, subdivision, development, and urban expansion within the Plan Area. The Land Use Strategy is intended to efficiently manage growth and ensure compatible and logical development patterns that meet the needs of both municipalities which form the basis for the policies of this Plan. The Land Use Strategy is conceptual in nature and serves as a broad framework for decision making regarding future growth and development.

The Land Use Strategy is comprised of two planning areas – **Planning Area A and Planning Area B (Map 2 – Planning Areas)**. Planning Area A is the core planning area within which the interconnections and synergies between the municipalities are of primary significance, thereby necessitating more detailed planning policy. Planning Area B, encompassing the remaining land with the IDP Area, is a referral area within which consideration of future land use is intended to occur as it arises.

The policies of this section, as well as those in Part 4 addressing the natural and built environment, form the overarching coordinated growth management strategy for the Plan Area.

### 3.2 General Plan Policies

The general plan policies that follow are applicable to all land within the Plan Area.

#### **POLICIES**

- 3.2.1 Both municipalities recognize and respect that each should be afforded opportunity within their municipal jurisdiction for growth and development as a means to fulfil their respective community vision, diversify the economy and support the tax base.
- 3.2.2 The Land Use Strategy envisioned for the Plan Area is conceptual in nature and intended to serve as a guide for future development.
- 3.2.3 Land use concepts that may not be consistent with or are not clearly defined within the Plan may be considered with agreement between the two municipalities. In such circumstances, the proposal must be brought before a meeting of the Intermunicipal Development Plan Committee to determine whether there is agreement between the two municipalities that the proposal can be accommodated under the current provisions of the Plan. If either municipality finds the proposal constitutes a significant deviation from the provisions of the Plan, an IDP bylaw amendment would be required in accordance with Section 5.3.

- 3.2.4 Existing land uses with valid development permits and those uses exempted from requiring development permits that exist as of the date of adoption of this Plan may continue to operate in accordance with the provisions of the respective municipality’s land use bylaw, the Municipal Development Plan, other statutory plans and municipal regulations, and the *Municipal Government Act*, as applicable.
- 3.2.5 New applications for subdivision or development of land within the Plan boundary are subject to the policies of this IDP.
- 3.2.6 The IDP recognizes the established zoning of lands in each of the municipalities. The existing zoning within the Intermunicipal Development Plan Area may remain as such with uses regulated by municipal land use bylaws for the respective land use districts.
- 3.2.7 Maintaining opportunities for agricultural production and operations within the IDP Area is agreed to by both municipalities. Agricultural operations and associated uses are permitted uses on lands zoned Rural Agricultural and Rural/Urban Fringe within the MD of Taber. Such uses may operate and expand under acceptable farming practices and may be protected under the *Agricultural Operation Practices Act*.
- 3.2.8 Redesignation of land to Grouped Country Residential or Grouped Rural Industrial within the Plan Area on land within the MD of Taber will be required to be accompanied by an Area Structure Plan containing the information requirements as prescribed by the Municipal District of Taber Municipal Development Plan, the Land Use Bylaw, and this Plan.

### 3.3 Agricultural Practices

The following agricultural land use policies are applicable to all land within the Plan Area. Extensive agriculture and associated buildings are permitted uses on land zoned Rural Agricultural and Rural/Urban Fringe within the MD of Taber. Both municipalities recognize the importance of agriculture for the local and regional economies and are committed to affording opportunity for continued agricultural land use within the Plan Area.

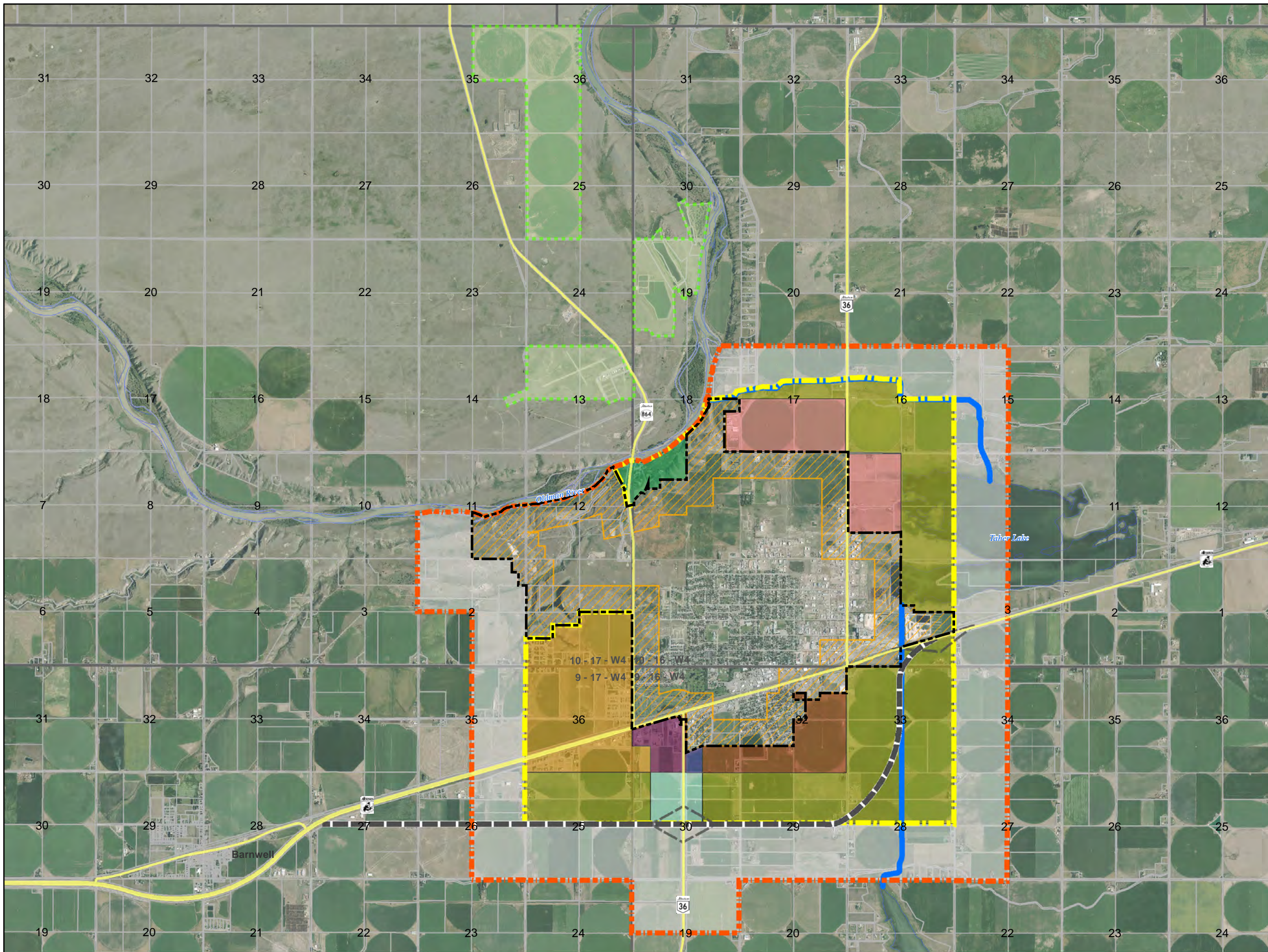
#### **POLICIES**



















- 3.3.1 It is acknowledged that the Town may be affected by noise, odours or other impacts associated with agricultural operations from time to time and that such operations are protected under the MD of Taber’s right to farm policy and the *Agricultural Operation Practices Act*.
- 3.3.2 Priority is placed on protection of agricultural lands to support agricultural production and promotion of a diversified agricultural sector. The impact on agricultural uses should be a consideration when determining suitability of non-agricultural land uses.

# Municipal District of Taber and Town of Taber Intermunicipal Development Plan

## Land Use Strategy

### Map 3



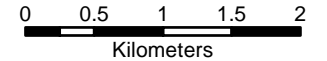
-  IDP Boundary
-  Planning Area A
-  Policy Area 1
-  Policy Area 2
-  Policy Area 2A
-  Policy Area 3
-  Policy Area 3A
-  Policy Area 4
-  Policy Area 5
-  Policy Area 6
-  Planning Area B
-  Town of Taber Referral Area
-  Other Areas of Mutual Interest
-  Town of Taber Municipal Boundary
-  Provincial Highways
-  Potential Highway 3 Realignment
-  Potential Interchange
-  Horsefly Regional Emergency Spillway

M.D. of Taber (Bylaw No.1966)  
&  
Town of Taber (Bylaw No. 12-2020)



Aerial Photo Date: 2019

MAP PREPARED BY:





- 3.3.3 Both municipalities will work cooperatively in encouraging and supporting good neighbour farming practices, such as for dust, weed, and insect control adjacent to developed areas, through best management practices and Alberta Agriculture guidelines.
- 3.3.4 If disputes or complaints in either municipality should arise between citizens and agricultural operators, the municipality receiving the complaint will direct the affected parties to the appropriate agency, government department or municipality for consultation or resolution wherever possible.
- 3.3.5 It is the desire of the MD and the Town to minimize potential conflict between residential uses and confined feeding operations (CFOs) within the IDP Area. The Town of Taber supports the MD of Taber’s Municipal Development Plan policy that “confined feeding operations should be discouraged in the areas shown on Map 2 as “Restricted” and as reviewed by council from time to time” (refer to Map 12 in Appendix A for illustration of CFO Restricted Area). The Natural Resources Conservation Board should consider this position in its evaluation of applications for new CFOs and, as such, not issue permits for new CFOs within the IDP Area.
- 3.3.6 In regard to manure application on lands in the CFO Restricted Area, the standards and procedures as outlined in the *Agricultural Operation Practices Act, Standards and Administration Regulation* shall be applied.
- 3.3.7 The Town agrees that it will notify and consult with the MD prior to engaging the Natural Resources Conservation Board or other provincial authorities should problems or complaints arise regarding a CFO operator’s practices.

## 3.4 Planning Area A

Planning Area A has been identified as the core planning area where intermunicipal interests are of most significance warranting detailed planning policy. Planning Area A is divided into six policy areas (including two sub policy areas) as delineated on **Map 3 – Land Use Strategy**. The vision for each policy area is described below, including policies applicable to land within each area.

### 3.4.1 Policy Area 1

Policy Area 1, located west of Highway 864 and north and south of Highway 3, is the most diverse of the policy areas in the core planning area with respect to existing land use and density of development. While most of the land is currently under agricultural use, the area is characterized by an assortment of agricultural, residential, commercial, and industrial developments, as it encompasses the Hamlet of Johnsons Addition, several isolated and grouped country residential subdivisions, and a small rural industrial/business park.

Excepting Johnsons Addition, it is likely agriculture will remain the predominant land use within this policy area for some time given the high-quality soils, investment in irrigation infrastructure, and the MD of Taber's subdivision policies which are intended to minimize the fragmentation of the agricultural land base. However, recognizing the existing non-agricultural development pattern, the potential for future expansion of municipal services into the area, and the proximity to the highway network, Policy Area 1 has been identified as an area which may be suitable for additional future isolated and grouped country residential, light industrial and business uses compatible with surrounding development.

## **POLICIES**

### ***POLICY AREA 1***

- 3.4.1.1 In addition to the isolated country residential and non-residential uses allowable under the existing zoning, grouped country residential and grouped rural industrial subdivision and development may be considered suitable within Policy Area 1 in accordance with an adopted Area Structure Plan.
- 3.4.1.2 Light industrial and business development that has strictly controlled or no noxious or nuisance effects such as emissions, odour, noise, vibration or glare, will generally be considered suitable within Policy Area 1. Compatibility of industrial and business development with neighbouring uses and potential future residential uses should be a consideration in siting of such development.
- 3.4.1.3 Private commercial recreational and highway commercial subdivision and development may be permitted within Policy Area 1 with consideration given to compatibility with neighbouring uses and potential future residential uses.
- 3.4.1.4 Subdivision and development of land within the Rural Agricultural and Rural/Urban Fringe zoning districts may be permitted in Policy Area 1 in accordance with the MD of Taber's subdivision policies and applicable land use district provisions.
- 3.4.1.5 Additional subdivision within the Hamlet of Johnsons Addition requiring individual private sewage treatment systems will be discouraged due to on-site servicing constraints.
- 3.4.1.6 For any proposed Area Structure Plan within Policy Area 1, an Overlay Plan will be required to demonstrate how the proposal can accommodate future redevelopment to higher densities and coordination of road networks and servicing corridors between the two municipalities.

### 3.4.2 Policy Areas 2 & 2A

Policy Area 2 is intended to capitalize on the proximity to provincial Highways 3 and 36 and the economic opportunities it affords. Building on the established commercial corridor that has developed south of Highway 3 within each municipality, this policy area has been identified as ideal for future highway commercial, large-scale commercial, and other business and light industry that can be compatibly located with surrounding uses. As such, new residential development within Policy Area 2, both grouped and isolated, should be discouraged. The limited existing residential development is envisioned to remain with consideration of transitioning to non-residential uses in the future.

In November of 2019, Alberta Transportation endorsed the Highway 3 Functional Planning Study – West of Burdett to West of Taber, which includes twinning of Highway 3 to the east of the Town of Taber and a recommended rerouting alignment south of the Town of Taber. The potential future realignment of Highway 3 to the south of Town provides possibilities for expansion of the commercial corridor southward along Highway 36. Policy Area 2A reflects this opportunity and is likewise identified as an area that may be suitable for future highway commercial, large scale commercial and other business and industrial uses.

It is acknowledged the feasibility of certain commercial uses with high customer volumes, such as fast food restaurants, hotels and motels and big box retailers, in both Policy Areas 2 and 2A, may be dependent on the availability of municipal sewer and potable water services. Servicing requirements will need to be assessed at the time of proposed development and may require intermunicipal discussion and coordination.

#### **POLICIES**

##### *POLICY AREA 2*

- 3.4.2.1 Policy Area 2 is intended to serve as an opportunity area for highway commercial, large scale commercial, and other business and light industrial uses which can be compatibly located with surrounding uses. Future land use within Policy Area 2 should be primarily non-residential in nature.
- 3.4.2.2 Grouped country residential subdivisions should be discouraged within Policy Area 2 unless compatibility with future uses can be demonstrated in an adopted Area Structure Plan.
- 3.4.2.3 New isolated country residences should be discouraged within Policy Area 2 unless compatibility with future uses can be demonstrated in an Overlay Plan or Conceptual Design Scheme. Existing residential uses within Policy Area 2 may continue to be accommodated in accordance with the applicable land use district provisions in the MD of Taber Land Use Bylaw.



- 3.4.2.4 Subdivision and development of non-residential uses may be permitted in Policy Area 2 in accordance with the MD of Taber’s subdivision policies and applicable land use district provisions.
- 3.4.2.5 Through the application review process, development proposals within Policy Area 2 will include evaluation of servicing needs for potable water and sewage disposal based on the intensity of development.
- 3.4.2.6 To maximize development potential within Policy Area 2, siting of new development will include consideration of future roadway circulation needs and possible servicing alignments for coordination with the Town. Developers may be required to submit an Overlay Plan to demonstrate how the proposal can accommodate coordination of road networks and servicing corridors between the two municipalities.

### *POLICY AREA 2A*

- 3.4.2.7 Grouped country residential subdivision should be discouraged in Policy Area 2A unless compatibility with future uses can be demonstrated in accordance with an adopted Area Structure Plan.
- 3.4.2.8 Grouped rural industrial subdivision and development may be considered suitable within Policy Area 2A in accordance with an adopted Area Structure Plan.
- 3.4.2.9 Subdivision and development of residential and non-residential uses on land within the Rural Agricultural and Rural/Urban Fringe districts may be permitted in Policy Area 2A in accordance with the MD of Taber’s subdivision policies and applicable land use district provisions.
- 3.4.2.10 Private commercial recreational and highway commercial subdivision and development may be permitted within Policy Area 2A with consideration given to compatibility with neighbouring uses and potential future uses.
- 3.4.2.11 Developers may be required to submit an Overlay Plan to demonstrate how the proposal can accommodate coordination of road networks and servicing corridors in neighbouring policy areas.

### 3.4.3 Policy Areas 3 & 3A

Located immediately south of the town boundary, Policy Areas 3 and 3A are identified by the Town of Taber as potential future urban growth areas. Except for the Town of Taber’s water reservoir and a few isolated country residences, these areas have not been fragmented by subdivision. The MD of Taber recognizes that fragmentation of land within these areas may jeopardize future urban expansion and, as such, will restrict grouped country and grouped industrial subdivision unless otherwise mutually agreed upon.

Policy Area 3 is envisioned to remain predominantly agricultural in nature. Approval of isolated residential and non-agricultural land uses allowable under the current Rural/Urban Fringe zoning designation within this policy area will require careful consideration to ensure future urban expansion can be reasonably accommodated. Policy Area 3A is likewise envisioned to remain predominantly agricultural, however, given its proximity to Highway 36, may be suited for highway commercial and other business and light industrial uses that can be compatibly located with the nearby urban residential uses.

#### **POLICIES**

##### *POLICY AREAS 3 & 3A*

- 3.4.3.1 Grouped country residential and grouped rural industrial subdivisions will be restricted within Policy Areas 3 and 3A unless otherwise mutually agreed upon by the MD and the Town.
- 3.4.3.2 Policy Area 3 should remain predominantly agricultural in nature. Consultation with the Town of Taber and the Intermunicipal Development Plan Committee will be undertaken in advance of approval of any subdivision or development application to ensure compatibility with future urban expansion is considered. A coordinated (joint) Area Structure Plan may be considered between the Town and the MD within Policy Areas 3 and 3A.
- 3.4.3.3 Policy Area 3A may be considered suitable for future highway commercial and other business and light industrial uses that can be compatibly located with the nearby urban residential development in the Town of Taber. Consultation with the Town of Taber and the Intermunicipal Development Plan Committee will be undertaken in advance of approval of any proposal to redesignate land to a commercial use, and all subdivision and development applications to ensure compatibility with future urban expansion is considered.
- 3.4.3.4 To address intermunicipal stormwater management concerns within Policy Areas 3 and 3A, subdivision and development proposals shall be required to address potential drainage impacts and consider stormwater capacity needs.

- 3.4.3.5 The MD and the Town, through the Intermunicipal Development Plan Committee, should continue to discuss intermunicipal stormwater management needs within Policy Areas 3 and 3A and investigate opportunities for jointly developing and implementing stormwater management planning, where feasible.

### 3.4.4 Policy Area 4

Policy Area 4 is of mutual interest to the MD and the Town as it has been identified as a potential industrial node likely to generate regional economic and employment benefits. Given the land uses approved in the Town of Taber's adjacent Eureka Industrial Area Structure Plan, the proximity to Highway 36 and the potential for expansion of municipal water and sewer servicing, this area offers great opportunity for a variety of industrial and business development ranging from large scale industrial, including food processing and production, to small scale business.

#### **POLICIES**

##### *POLICY AREA 4*

- 3.4.4.1 Policy Area 4 may be considered suitable for industrial and business development, including isolated and grouped rural industrial development, highway commercial development and other complementary industrial and business uses. Future land use within Policy Area 4 should be primarily non-residential in nature.
- 3.4.4.2 Proposals for industrial and business development within Policy Area 4 will include evaluation of servicing needs in accordance with policy 5.2.6, and:
- a) where municipal potable water and/or sewer services are unavailable, industrial and business uses requiring such services will typically be encouraged to locate within the Town to make efficient use of existing infrastructure; or
  - b) when mutually agreed upon by the Town and the MD, municipal potable water and/or sewer services from the Town may be extended into Policy Area 4 in accordance with Section 4.3; or
  - c) industrial and business uses not requiring municipal potable water and/or sewer services may be permitted in Policy Area 4 in accordance with the applicable MD of Taber Land Use Bylaw requirements.
- 3.4.4.3 Grouped country residential subdivisions should be discouraged within Policy Area 4 unless compatibility with future uses can be demonstrated in accordance with an adopted Area Structure Plan. Subdivision of existing residential uses may be permitted in Policy Area 4 with consideration of compatibility with future non-residential uses.

- 3.4.4.4 New isolated country residences should be discouraged within Policy Area 4 unless compatibility with future uses can be demonstrated in an Overlay Plan or Conceptual Design Scheme. Existing residential uses may continue to be accommodated in accordance with the applicable land use district provisions in the MD of Taber Land Use Bylaw.
- 3.4.4.5 Subdivision and development of non-residential uses may be permitted in Policy Area 4 in accordance with the MD of Taber’s subdivision policies and applicable land use district provisions.
- 3.4.4.6 To facilitate coordinated growth, subdivision and development will be required to consider through the planning process potential for future road networks and servicing corridors connecting the MD and the Town. Developers may be required to submit an Overlay Plan to demonstrate how the proposal can accommodate coordination of road networks and servicing corridors between the two municipalities.

### 3.4.5 Policy Area 5

Policy Area 5 encompasses the Municipal District of Taber Park – a seasonal public campground and day use recreation area owned and operated by the MD. Adjacent to the Oldman River and incorporating coulee land to the south, this area is geographically unique distinguished by floodplains, regionally environmentally significant areas, potential historic and natural resources, and areas with hazard potential such as steep and unstable slopes. The area is intended to remain a municipal park and under MD ownership given the site characteristics and the terms of the purchase agreement with the province obligating primary use of the land for a public recreational and nature use.

#### **POLICIES**

##### *POLICY AREA 5*

- 3.4.5.1 Public recreational uses will be the primary land use within Policy Area 5. The Municipal District of Taber Park may operate and expand as deemed appropriate by the MD of Taber.
- 3.4.5.2 Approval of any subdivision and development adjacent to Policy Area 5 will include consideration of compatibility with recreational uses and potential impacts to the Municipal District of Taber Park and its natural environment, including impacts from drainage, subsidence, and coulee sloughing.

### 3.4.6 Policy Area 6

Policy Area 6 incorporates the remaining land within the Planning Area A that is of mutual interest. Unlike other policy areas, defining future land uses within Policy Area 6 has been determined to be premature and unnecessary at this time considering the existing development pattern and the minimal pressures for development.

Agricultural operations and activities, including limited isolated country residential and rural industrial development are currently the predominant land uses within Policy Area 6. Given the high-quality soils, the investment in irrigation infrastructure and the MD's policies to protect agricultural uses and land, the area is likely to continue to remain primarily agricultural in nature for some time. Should Highway 3 be realigned south of the Town of Taber, a review of Policy Area 6 may be necessary to address potential development pressures that may be created on land in proximity to the highway. However, for the time being, subdivision and development within this policy area, including proposals for highway commercial, private recreation, grouped country residential and grouped rural industrial will be addressed through the intermunicipal review process established under Part 5.

## **POLICIES**

### *POLICY AREA 6*

- 3.4.6.1 Subdivision and development of land may be permitted in Policy Area 6 in accordance with the MD of Taber's subdivision policies, applicable land use district provisions, and provisions of policy 3.4.6.2.
- 3.4.6.2 Subdivision and development applications received on land within Policy Area 6 will be circulated for review and comment in accordance with Part 5 of this Plan. Coordination of established road alignments and servicing corridors within neighbouring policy areas should be considered in the siting of development and design of subdivisions.
- 3.4.6.3 Any proposal involving redesignation of land to a district other than Rural Agricultural or Rural/Urban Fringe districts will require consideration of compatibility with existing agricultural uses and future land uses envisioned within adjacent policy areas.
- 3.4.6.4 Need for stormwater detention capacity has been identified by the Town of Taber in NW¼ 29-9-16-4. Subdivision and development proposals within this area will be required to demonstrate adequate provisions for stormwater management.
- 3.4.6.5 The MD and the Town, through the IDP Committee, should discuss intermunicipal stormwater management needs within Policy Area 6 and investigate opportunities for jointly developing and implementing stormwater management planning, where feasible.

## **3.5 Planning Area B**

Planning Area B, encompassing the remaining land within the IDP Area (refer to Map 3 – Land Use Strategy), is a referral area within which consideration of future land use is intended to occur as it arises. The predominant land use within Planning Area B is currently agricultural. It is envisioned that agricultural land uses will continue to be the primary land use while providing opportunities for non-agricultural development in accordance with the MD of Taber's Land Use Bylaw, Municipal Development Plan Policies and consideration of compatibility with surrounding land uses and integration of road network and service corridors established in Planning Area A.

## **POLICIES**

### *PLANNING AREA B*

- 3.5.1 Subdivision and development of land may be permitted in Planning Area B in accordance with the MD of Taber's subdivision policies, applicable land use district provisions, and provisions of policy 3.5.2.
- 3.5.2 Subdivision and development applications received on land within Planning Area B will be circulated for review and comment in accordance with Part 5 of this Plan. Coordination of established road alignments and servicing corridors within neighbouring policy areas should be considered in the siting of development and design of subdivisions.
- 3.5.3 Any proposal involving redesignation of land to a designation other than Rural Agricultural or Rural/Urban Fringe districts will require consideration of compatibility with existing agricultural uses and future land uses envisioned within adjacent policy areas.

## **3.6 Urban Growth & Annexation**

It is recognized that the Town of Taber may need to expand its boundaries at some point to support continued urban growth. A clearly defined annexation procedure will help guide the annexation process and maximize opportunities for information sharing between the municipalities and affected landowners.

## **POLICIES**

- 3.6.1 Policy Areas 3 and 3A on Map 3 are recognized as future expansion areas for the Town of Taber. The MD will strive to protect these areas from fragmentation and incompatible land uses that may compromise future urban expansion. Consultation with the Town of Taber in accordance with the provisions of this Plan will be undertaken in advance of approval of any subdivision or development application within the identified urban expansion areas to ensure compatibility with future urban expansion is considered.
- 3.6.2 Annexation boundaries should follow legal boundaries and respect natural features to avoid creating fragmented patterns of municipal jurisdiction.
- 3.6.3 To facilitate information sharing and cooperation, annexation proposals will be referred to the affected municipality for comment and the Intermunicipal Development Plan Committee for discussion prior to filing a notice of intent to annex with the Municipal Government Board.
- 3.6.4 Landowners affected by an annexation proposal must be notified by the municipality initiating annexation in advance of filing a notice of intent to annex with the Municipal Government Board.

- 3.6.5 If issues or concerns with an annexation proposal are identified by either municipality that cannot be resolved through the Intermunicipal Development Plan Committee, the dispute resolution process in Part 6 of this Plan should be initiated.
- 3.6.6 A proposal for annexation should be accompanied by a growth study or report which describes the rational and demonstrated need for the annexation of land, outlines proposed uses of the land, addresses municipal servicing capability, identifies any financial impacts to both municipalities and proposed means to mitigate impacts, and discusses consistency with statutory plans and applicable regional plans.
- 3.6.7 Either municipality may initiate an application for annexation without a growth study or report if the proposal is for a minor boundary adjustment to accommodate existing title property line reconfigurations, roads, canals, or utility rights-of-way that may be split by municipal boundaries.
- 3.6.8 Within one year after a Municipal Government Board Order approving an annexation, the Intermunicipal Development Plan Committee will review the IDP boundary to determine whether amendments to the Plan are warranted.

### 3.7 Other Areas of Mutual Interest

The MD of Taber Airport and the Town of Taber wastewater treatment facility and associated pivot lands are recognized as significant transportation and servicing infrastructure vital to the ongoing success of each municipality. These municipally owned facilities are located on lands separated from the Intermunicipal Development Plan Area by the Oldman River and the steeply sloping topography of the river valley, which serves as a natural boundary for the Plan Area.

An extension of the Plan boundary to include these facilities was mutually determined to be unnecessary at this time. Despite being located outside of the Plan Area, both municipalities have agreed to establish a special policy area recognizing the importance of this municipal infrastructure.

The following policies apply to the MD of Taber Airport and the Town of Taber wastewater facilities and associated pivot lands identified on Map 3 as **Other Areas of Mutual Interest**:

- 3.7.1 Both municipalities recognize the airport is of regional significance and are supportive of its growth and expansion to accommodate local and regional economic benefit whenever possible.
- 3.7.2 Proposed development within proximity of the MD of Taber Airport will require careful review and consideration to ensure federal height restrictions and obstacle clearance areas are maintained and safety is not compromised by land uses that have the potential to create flight hazards such as those described in federal publication TP1247, Aviation: Land Use in the Vicinity of Aerodromes or successive publications.

- 3.7.3 Both municipalities recognize the importance of ensuring ongoing operation of the Town of Taber wastewater treatment facilities and associated pivot lands. The MD of Taber will protect the Town of Taber wastewater treatment facility and pivot lands from incompatible land uses on adjacent land which may unduly affect safety and operations.
- 3.7.4 Redesignation, subdivision and development of land within 300 metres of the working area of the Town of Taber wastewater treatment facility for schools, hospitals, food establishments or residential uses will not be permitted in accordance with the applicable provisions of the Subdivision and Development Regulation.
- 3.7.5 The Town of Taber will practice good landowner responsibilities for their lands within the MD of Taber and ensure that best practices regarding operation of the wastewater treatment facilities and associated pivot lands is used.





# PART 4

## NATURAL & BUILT ENVIRONMENT



## PART 4 NATURAL & BUILT ENVIRONMENT

The policies of this section address matters of intermunicipal relevance associated with the natural and built environment that typically transcend municipal boundaries, including natural and historic resources and stormwater management, utilities and servicing, transportation, and intermunicipal cooperation and coordination.

### 4.1 Natural & Historic Resources

Both municipalities recognize the connection between the natural environment and quality of life and the need to consider environmental protection, preservation and enhancement as part of the planning process. The following policies are intended to minimize potential intermunicipal concerns regarding environmental matters.

#### **POLICIES**

- 4.1.1 When making land use decisions, each municipality will:
- a) consider measures that minimize potential impacts to the Oldman River and Taber Lake; and
  - b) consider appropriate land use setbacks in the vicinity of significant water resources and other water and drainage features to maintain water quality, flood water conveyance and storage, bank stability and habitat.
- 4.1.2 Subdivision and development of lands should consider potential impacts to natural and historic resources in an identified Environmentally Significant Area or on lands that may contain Historic Resource Value (HRV).
- 4.1.3 Both municipalities should consider the provincial Wetland Policy when making land use decisions with the goal of sustaining environment and economic benefits. The developer, not the municipalities, is responsible for ensuring compliance with the provincial policy and any associated regulations.
- 4.1.4 Each municipality encourages applicants of subdivision and development proposals to consult with the respective municipality, irrigation district, and provincial departments, as applicable, regarding water supply, drainage, setbacks from sensitive lands, and other planning matters relevant to the natural environment in advance of submitting a proposal.
- 4.1.5 For subdivision proposals within the Plan Area in the MD of Taber, municipal and environmental reserve will be in accordance with the Municipal Development Plan policies of the MD of Taber.

## 4.2 Stormwater Management

Intermunicipal cooperation and coordination is required with respect to stormwater management, as natural drainage courses and impacts extend beyond municipal boundaries. Both municipalities will require developers to address stormwater management as part of the planning process and will strive to coordinate stormwater management initiatives where feasible.

### **POLICIES**

- 4.2.1 Developers undertaking subdivision or development in either municipal jurisdiction will be required to address stormwater management as part of their proposal and are responsible for obtaining any necessary approvals from Alberta Environment and Parks that may be required with respect to the provincial *Water Act*, including any necessary approvals and acceptance of a stormwater management plan by Alberta Transportation, an irrigation district, and/or any other applicable department or ministry.
- 4.2.2 Any subdivision and development that may have a drainage impact on the adjacent municipality will require consultation with the affected municipality through the planning review process.
- 4.2.3 Where feasible, the municipalities should encourage developers to consider low-impact stormwater design measures such as bio-retention areas, bio-swales, naturalized storm ponds and other initiatives to enhance positive environmental outcomes.
- 4.2.4 The municipalities should consult with one another in advance of the approval of any master or regional drainage plan that has the potential to affect the other municipality. Coordination of stormwater management initiatives is encouraged where feasible.

## 4.3 Utilities & Servicing

Recognizing the potential benefits of a coordinated planning approach in the provision of utilities and servicing, both municipalities are open to discussing opportunities and establishing processes that promote collaboration where possible and enable compatible and functional servicing between municipal boundaries.

### **POLICIES**

- 4.3.1 The MD and the Town acknowledge there may be opportunities for mutual benefit in the provision of intermunicipal utilities and servicing within the Plan Area. As such circumstances arise, the matter should be referred to the Intermunicipal Development Plan Committee for discussion regarding possible collaborative initiatives.

- 4.3.2 Both municipalities recognize the importance of efficient provision of utilities and servicing within the Plan Area and agree to coordinate with one another in determining compatible design and alignments where utility and servicing infrastructure intersect the municipal boundaries where practicable.
- 4.3.3 The MD and the Town should share information with each other about proposals involving major expansion of utilities and municipal services within their jurisdictions to facilitate collaboration and coordinate planning efforts within the Plan Area where practicable.
- 4.3.4 Proposed subdivision and development within the Plan Area on lands in the MD of Taber may benefit from receiving municipal water and/or sewer servicing from the Town of Taber (Town servicing). Where Town servicing is proposed by a developer, written agreement for such must firstly be established with the Town prior to an application being deemed complete. It is acknowledged that, although these circumstances may arise and benefit the parties concerned:
- a) any proposal for Town servicing within Planning Area A or B requires approval by both the MD of Taber and the Town of Taber;
  - b) the Town of Taber is not committed to providing any municipal water and/or sewer servicing outside of the Town boundary; and
  - c) the MD of Taber will not decide upon applications requesting Town servicing until an agreement is negotiated with the Town or the project is redesigned to eliminate the proposed servicing.
- 4.3.5 Where Town servicing for subdivision or development proposals is agreed to by the two municipalities, the developer will be required to enter into a servicing agreement which defines the costs, charges (e.g., development fees, off-site levy bylaws, etc.) and obligations associated with receiving municipal servicing from the Town of Taber, including the maintenance and ownership of infrastructure.
- 4.3.6 In consideration of providing Town servicing for subdivision and development proposals as agreed to between the two municipalities, the MD and the Town may need to jointly investigate and apply funding provisions for extension of servicing applicable to developers, including mechanisms such as off-site levies, development charges, endeavour to assist agreements, and/or servicing fees.
- 4.3.7 For proposals where a developer expresses interest in receiving Town servicing within Planning Area A or B, the MD will facilitate discussion with the Town to explore servicing opportunities. Any extension of municipal water and/or sewer servicing provided by the Town into the Plan Area within the MD of Taber requires approval by both the MD of Taber and the Town of Taber.

- 4.3.8 Developers proposing grouped country residential development, grouped rural industrial development, or commercial and industrial uses with high volume water and sewer needs, such as restaurants, hotels, car/truck washes, and various manufacturing and processing facilities, within Planning Area A, will be encouraged to examine servicing options, including opportunities for Town servicing, at the preplanning stage.
- 4.3.9 Private and communal water supply and sewage systems, as well as systems provided by commissions, cooperative, irrigation districts, municipalities, or other similar entities, are permitted to serve subdivision and development within Planning Areas A and B in accordance with the MD of Taber Land Use Bylaw, MD servicing standards, and applicable provincial codes, standards and regulations, however:
- a) when a recommendation for Town water and/or sewer servicing is forwarded from the Intermunicipal Development Plan Committee under policy 5.1.2, the MD of Taber will consider the recommendation and may, at its discretion, require the subdivision or development to be connected to such services with agreement by the Town at the cost of the developer; and
  - b) where Town water and/or sewer services are preexisting and available to serve a proposed subdivision and development, the MD of Taber may, at its discretion, require the subdivision or development to be connected to such services with agreement by the Town at the cost of the developer.
- 4.3.10 Receipt of Town water and/or sewer by a subdivision or development in the Plan Area within the MD of Taber under the policies of Section 4.3 will not constitute an annexation triggering event except where mutually agreed upon by the MD and the Town.
- 4.3.11 Developers should consult with the irrigation district early in the project planning stages to ensure appropriate and compatible design in the vicinity of irrigation works.

## 4.4 Transportation & Highway Entraceways (Gateways)

An efficient and compatible transportation network is desired by both municipalities. Policies are intended to foster coordination in the planning of road linkages and future alignments and provide a forum for consultation when dealing with transportation issues that may impact both municipalities.

In addition to serving as major transportation routes, Provincial Highways 3, 36 and 864 are the gateways to and from the Town and the MD of Taber. Recognizing the potential benefits of enhancing the visual appeal of these community gateways, policies are intended to encourage consideration of aesthetic impact of development adjacent to these highways.

### ***POLICIES***

- 4.4.1 The MD and the Town should work together to identify and coordinate alignment and design of major transportation routes of intermunicipal interest within the Plan Area.

- 4.4.2 An open dialogue with Alberta Transportation should be maintained to ensure Alberta Transportation is aware of any issues and concerns or other matters regarding the provincial highway network within the Plan Area. The Town and the MD should coordinate efforts where mutually agreed upon when relaying issues and concerns to Alberta Transportation.
- 4.4.3 Highway 864 is recognized as a key transportation corridor for the agricultural industry and will be designated a non-banned roadway to ensure efficient transportation of agricultural products, resources and equipment should assignment of jurisdiction for the highway transfer to the municipal level.
- 4.4.4 64<sup>th</sup> Avenue within the Town of Taber is recognized as an important transportation link between Highway 36 and Highway 864 and will maintain a non-banned designation to provide a bypass route for industrial and agricultural traffic, including wide and heavy loads.
- 4.4.5 The MD and the Town should work together to foster opportunities for joint transportation initiatives of regional interest and mutual benefit.
- 4.4.6 The municipalities will notify one another of any development or subdivision proposal that will result in access being required from an adjoining road under the other municipality's control or management in accordance with Part 5 of the Plan. Developers may be required to provide trip generation information and traffic impact assessments to determine potential impacts and improvements required to support the proposal. The cost for road upgrades to support a proposal where the existing capacity is insufficient will be at the developer's expense.
- 4.4.7 As part of the planning review process, consideration should be given to the potential impacts a proposed subdivision or development may have on the road network of the adjacent municipality. Protection of future roadway alignments is of importance and will be a consideration in subdivision and development approvals.
- 4.4.8 The MD of Taber and the Town of Taber may use their individual engineering design standards and right-of-way requirements for roads within their jurisdiction. Where a road intersects the municipal boundary, design standards and right-of-way requirements should be coordinated for consistency and efficiency in the road network.
- 4.4.9 Highways 3, 36, and 864 within Planning Area A and the referral area of the Town of Taber are recognized as community gateways. Enhancement of the visual appeal of these entranceways within both municipalities is encouraged.
- 4.4.10 Future development of land adjacent to the community gateways defined in policy 4.4.9 should include consideration of potential aesthetic impacts and mitigating design measures as deemed appropriate by the respective municipality.



## 4.5 Intermunicipal Coordination & Collaboration

The potential benefits of enhanced intermunicipal coordination and collaboration are recognized by both municipalities. Consultation and cooperation on municipal and regional matters that may affect or are of interest to the municipalities are encouraged as they may result in opportunities for mutual benefit that may not be realized otherwise.

### ***POLICIES***

- 4.5.1 The MD and the Town will strive to work together to help foster a strong and diverse local economy for the benefit of the municipalities and the region as a whole.
- 4.5.2 The municipalities will continue to build partnerships and foster a collaborate relationship to promote regional interests, where deemed appropriate, including the support of mutually beneficial service agreements, regional growth and development, and shared environmental, economic and social outcomes.
- 4.5.3 Both municipalities agree to jointly discuss ways to cooperate with provincial and federal agencies, utility providers, irrigation districts, and other service providers to help facilitate efficient delivery of infrastructure and services that may transcend municipal boundaries or are of a mutual benefit and interest.
- 4.5.4 The coordination of intermunicipal programs relating to the physical, social and economic development of the area will be managed through the Intermunicipal Collaborative Framework provisions of the *Municipal Government Act* and through separate agreements as deemed necessary and agreed to by both municipalities.
- 4.5.5 Both municipalities support opportunities for information sharing and discussion and will continue to meet regularly to discuss matters of intermunicipal interest and concern through forums such as joint meetings of the council and the Intermunicipal Development Plan Committee.
- 4.5.6 The Town and the MD should jointly meet with the Taber Irrigation District annually to discuss any issues, concerns or matters of mutual interest.

# PART 5

## PLAN ADMINISTRATION & IMPLEMENTATION



## PART 5 PLAN ADMINISTRATION & IMPLEMENTATION

Both municipalities agree successful administration and implementation of this Plan relies on establishing policies that facilitate information sharing and working together. As such, the following policies of this section of the Plan are founded on the principles of fostering on-going communication, collaboration, and cooperation.

### 5.1 Intermunicipal Development Plan Committee

The administration and implementation of this Plan is intended to be an ongoing process to ensure it is maintained and remains applicable. Establishment of an Intermunicipal Development Plan Committee with joint representation will ensure continued dialogue and cooperation, as the purpose of this committee is to promote active cooperation and conflict resolution through a consensus-based approach.

#### **POLICIES**

##### *IDP COMMITTEE – ESTABLISHMENT & FUNCTION*

- 5.1.1 An Intermunicipal Development Plan Committee (IDP Committee) shall be established between the MD of Taber and Town of Taber to facilitate continued communication, cooperation and collaboration between the municipalities and administer the provisions of this Plan.
- 5.1.2 The IDP Committee is an advisory body and may make comments and recommendations to the MD of Taber and Town of Taber for consideration. In its advisory capacity, the IDP Committee does not have decision making authority or powers with respect to planning matters in either municipality.
- 5.1.3 The IDP Committee functions to:
  - a) provide a forum for discussion regarding land use and planning matters within the Plan Area and any other matter of intermunicipal interest or importance identified by either municipality;
  - b) monitor issues regarding effectiveness, administration, and implementation of the Plan and provide recommendations for proposed amendment as warranted;
  - c) review and provide comment on referrals under policy 5.2.9 and any other matters referred to the Committee;
  - d) provide recommendations regarding intermunicipal issues, annexation proposals, and other matters as they relate to the Plan; and
  - e) resolve disputes as indicated in Part 6 of the Plan.

### *IDP COMMITTEE COMPOSITION*

- 5.1.4 The IDP Committee shall be comprised of six members of council, three members of which are appointed from the MD of Taber Council and three members from the Town of Taber Council. Each municipality may appoint an alternate committee member, who shall also be a member of council, in the event a regular member cannot attend an IDP Committee meeting. Alternate committee members have standing when required to attend an IDP Committee meeting in the absence of the regular member.
- 5.1.5 Members of the IDP Committee shall be appointed by their respective councils annually at the organizational meeting. If a council wishes to appoint a new member to the IDP Committee (including the alternate) outside of the annual organizational meeting, they must do so by motion of council at a regular council meeting. The municipalities shall notify one another upon appointing members and alternate members to the IDP Committee.
- 5.1.6 At least one managerial staff member from each municipality should attend every IDP Committee meeting in the capacity of non-voting resource personnel to provide information and background information to help facilitate discussion. Any number of additional personnel from either municipality may attend meetings in the capacity of non-voting resource personnel.

### *IDP COMMITTEE MEETINGS*

- 5.1.7 A meeting of the IDP Committee may be held at the request of either municipality and convened at any time upon not less than seven days' notice of the meeting being given to all members of the IDP Committee and resource personnel, stating the date, the time, purpose and the place of the proposed meeting. The seven days' notice may be waived with 2/3 of the IDP Committee members' agreement noted.
- 5.1.8 The municipality that called the meeting of the IDP Committee shall be responsible for preparing and distributing agendas, recording meeting minutes, and selecting a member from the respective municipality's appointed IDP Committee members to serve as chair of the meeting.
- 5.1.9 Quorum for IDP Committee meetings shall consist of two committee members from each municipality.
- 5.1.10 Changes to the IDP Committee format, composition, roles, responsibilities or any aspect of its existence or operation may be requested by either municipality. Any changes to the Plan require adoption in accordance with Plan Validity, Amendment and Repeal policy 5.3.2.
- 5.1.11 In a circumstance where a matter has been referred to the IDP Committee and resolution cannot be found, the Dispute Resolution process in Part 6 should be initiated.

- 5.1.12 The municipalities agree to provide notification to one another when changes to senior administration occur in either municipality so contacts can be updated with respect to administration and implementation of the IDP.

## 5.2 Referral Process

To foster consistent and transparent sharing of information necessary to make decisions in accordance with the purpose and intent of the Plan and facilitate effective communication and coordination of planning matters between municipal boundaries, a formalized intermunicipal referral process is essential.

For the purposes of this section, the Referral Area within the MD of Taber applies to all the land within Planning Areas A and B. Within the Town of Taber, the Referral Area applies to all the land within ¼ of a mile of the Town boundary. See **Map 4** for an illustration of the **IDP Referral Area**.

### **POLICIES**

#### *GENERAL*

- 5.2.1 Where an intermunicipal referral is required by the *Municipal Government Act* or the policies contained in this Plan, both municipalities agree to share mailing address and property ownership information for circulation purposes with the adjacent municipality, and where applicable, the municipality's processing agency or designate.
- 5.2.2 Where an intermunicipal referral is required in accordance with policy 5.2.9 of this Plan, the sending or receiving municipality may request that the item be referred to the IDP Committee for discussion prior to issuance of a decision.
- 5.2.3 The sending municipality will not issue a decision on any intermunicipal referral under policy 5.2.9 until the response timeline in policy 5.2.10 and 5.2.11 has lapsed.
- 5.2.4 Any changes made to an item referred under policy 5.2.9 that may have an impact on the Plan Area or municipal expansion will be recirculated to the other municipality and, if deemed necessary by either municipality, the IDP Committee prior to second reading or issuance of a decision, as applicable. Based on the significance of the changes, the municipality processing the proposal will consider convening a new public hearing or meeting.

#### *JOINT ADMINISTRATIVE MEETINGS*

- 5.2.5 Administrative planning staff and/or representatives for the MD of Taber and Town of Taber will meet at least quarterly to discuss forthcoming:
- a) statutory plans and land use bylaws, including amendments, within the Referral Area or which may impact the Plan Area; and

- b) subdivision and development applications, economic development ventures, school development, and other municipal undertakings which may have the potential to impact the Plan Area or may be of mutual benefit or interest.

5.2.6 A pre-consultation meeting will be held between the MD of Taber and Town of Taber administrative planning staff and/or their representatives in advance of processing an application for any of the following proposals to discuss and identify potential intermunicipal planning matters and servicing needs (i.e., potable water and sewage disposal), and if determined necessary, staff from either municipality will forward a servicing strategy proposal(s) to the IDP Committee for further discussion and recommendation.

**For proposals within the Town of Taber Referral Area including:**

- a) Area Structure Plan proposals and any amendments;
- b) Area Redevelopment Plan proposals and any amendments;
- c) redesignation of land, excluding proposals that are consistent with an adopted Area Structure Plan or Area Redevelopment Plan;
- d) access proposals from an adjoining road under the control and jurisdiction of the MD of Taber; and
- e) proposals for connection to municipal water, sewer and/or stormwater system under the control and jurisdiction of the MD of Taber.

**For proposals within the MD of Taber Planning Area A including:**

- f) Area Structure Plan proposals and any amendments;
- g) Area Redevelopment Plan proposals and any amendments;
- h) redesignation of land, excluding proposals that are consistent with an adopted Area Structure Plan or Area Redevelopment Plan;
- i) access proposals from an adjoining road under the control and jurisdiction of the Town of Taber;
- j) proposals for connection to municipal water, sewer and/or stormwater system under the control and jurisdiction of the Town of Taber; and
- k) business and industrial uses, excluding home occupations and low intensity development which may not warrant the need for municipal water and sewer servicing.






5.2.7 If both municipalities agree that a pre-consultation meeting under policy 5.2.6 is unnecessary, the meeting requirement may be waived.

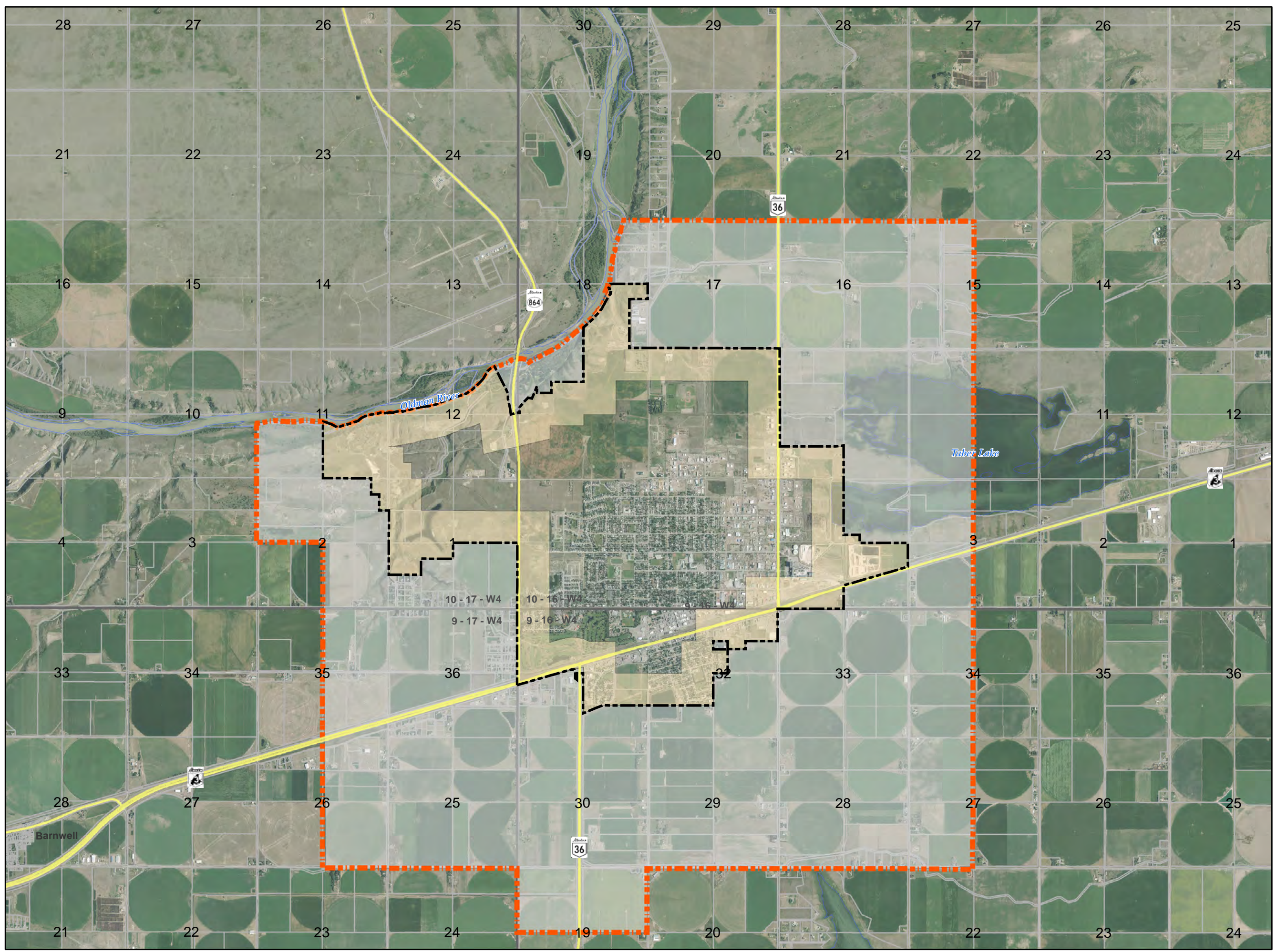
5.2.8 The municipalities are encouraged to refer to each other for comment major land use or planning matters that have the potential to impact the other jurisdiction, (e.g., major traffic or employment generator, potential noxious or nuisance effects, infrastructure or servicing impacts, wastewater treatment facility including expansion or intensification of use, landfill,

# Municipal District of Taber and Town of Taber Intermunicipal Development Plan

## IDP Referral Area

### Map 4

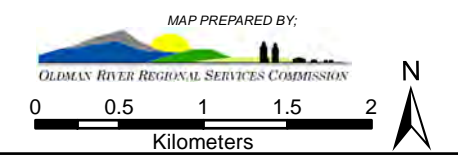
-  IDP Boundary
-  MD of Taber Referral Area
-  Town of Taber Referral Area
-  Town of Taber Municipal Boundary
-  Provincial Highways



M.D. of Taber (Bylaw No.1966)  
&  
Town of Taber (Bylaw No. 12-2020)



Aerial Photo Date: 2019







composting and waste transfer sites including expansion or intensification of use, airport development, or other such significant impact) even if it involves lands that may not be located within the Referral Area.

### *REQUIRED INTERMUNICIPAL REFERRALS*

5.2.9 Within the Referral Area, each municipality will circulate the following to the other municipality for comment **prior to the public hearing**:

- a) a proposed Municipal Development Plan and any amendments;
- b) a proposed land use bylaw and any amendments, including all applications to redesignate land and any amendment affecting permitted and discretionary uses within the Plan Area;
- c) a proposed Area Structure Plan and any amendments;
- d) a proposed Area Redevelopment Plan and any amendments; and

**Prior to issuance of a decision:**

- e) a proposed Conceptual Design Scheme, Overlay Plan, Shadow Plan or Outline Plan and any amendments;
- f) subdivision applications;
- g) discretionary use development applications, excepting residential development unless subsection h) applies;
- h) any development applications where:
  - i. access is proposed from an adjoining road under the control and jurisdiction of the other municipality,
  - ii. connection to municipal water, sewer and/or stormwater system under the control and jurisdiction of the other municipality is proposed, or
  - iii. the development affects drainage systems (overland or storm drain) under the control and jurisdiction of the other municipality;
- i) any development applications within a Direct Control District;
- j) a letter of concurrence for telecommunication towers;
- k) development applications for a sand and gravel pit or other extractive process, and any non-residential renewable energy projects (e.g., solar, wind, biofuel); and
- l) any development, including a private or public utility or works, which could have a major impact on the other municipality, such as development involving a major traffic or employment generator, potential noxious or nuisance effects (e.g., noise, odour, dust vibration), infrastructure or servicing impacts, waste water treatment facility including expansion or intensification of use, sani-dump sites and facilities, landfill, composting

and waste transfer sites including expansion or intensification of use, airport development, or other such significant impact.

#### *RESPONSE TIMES FOR REQUIRED INTERMUNICIPAL REFERRALS*

- 5.2.10 Unless otherwise agreed to by both municipalities, the receiving municipality will, from the date of mailing, have the following timelines to review and provide comment on intermunicipal referrals:
- a) 15 days for development applications,
  - b) 19 days for subdivision applications, and
  - c) 30 days for all other intermunicipal referrals.
- 5.2.11 In the event an intermunicipal referral is forwarded to the IDP Committee for review and comment, a committee meeting will be scheduled as soon as possible and a written IDP Committee response shall be provided within 10 days of the IDP Committee meeting date.
- 5.2.12 In the event either municipality and/or the IDP Committee does not reply within, or request an extension to, the response time for intermunicipal referrals stipulated in policy 5.2.10 or 5.2.11, as applicable, it will be assumed that the responding municipality and/or IDP Committee has no comment or objection to the referred planning document or application.

#### *CONSIDERATION OF INTERMUNICIPAL REFERRAL RESPONSES*

- 5.2.13 Comments from the responding municipality and/or the IDP Committee resulting from an intermunicipal referral under policy 5.2.9, subsections a), b), c) and d), shall be considered by the municipality in which the application is being proposed, prior to second reading of the bylaw.
- 5.2.14 Comments from the responding municipality and/or the IDP Committee resulting from an intermunicipal referral under policy 5.2.9, subsections e), f), g), h), i), J), k), and l), shall be considered by the municipality in which the application is being proposed, prior to a decision being rendered on the application.
- 5.2.15 Upon receipt of a comment indicating issue or concern resulting from an intermunicipal referral, the receiving municipality will issue a written response to the responding municipality acknowledging receipt and consideration of the comment prior to second reading of the bylaw or prior to a decision being rendered on the application, as applicable.

### **5.3 Plan Validity, Amendment & Repeal**

For the Plan to remain relevant, repeal or amendment may be necessary from time to time to accommodate changing circumstances, unforeseen situations, agreed to updates, enhance efficiency and effectiveness, and address administrative matters.

## **POLICIES**

### *PLAN VALIDITY*

- 5.3.1 This Plan comes into effect on the date it is adopted by both the MD of Taber and the Town of Taber.

### *PLAN AMENDMENT*

- 5.3.2 Any amendment to this Plan must be adopted by both councils using the procedures outlined in the *Municipal Government Act*. No amendment shall come into force until such time as both municipalities adopt the amending bylaw.
- 5.3.3 Applications for amendments to this Plan by parties other than the MD of Taber and the Town of Taber (e.g., landowners and developers) shall be made separately to each municipality accompanied by the applicable fee as established by each municipality for processing an amendment to a statutory plan.
- 5.3.4 If agreed to by both municipalities, a joint public hearing to consider amendment of the Plan may be held in accordance with the *Municipal Government Act*.
- 5.3.5 Administrative staff from each municipality should review the policies of the Plan annually and discuss land use matters, issues and concerns within the Plan boundary on an on-going basis. Administrative staff may make recommendations to their respective councils for amendment to the Plan to ensure the policies remain relevant and continue to meet the needs of both municipalities.

### *REPEAL PROCESS*

- 5.3.6 Either municipality may, at any time, initiate repeal of the IDP upon serving a written notice of intent, citing reasons, to the other municipality. Prior to repeal of the IDP by either municipality, the following process will be undertaken:
- a) Upon receipt of a written notice of intent to repeal the Plan, citing reasons, by either municipality, a meeting of the IDP Committee will be scheduled within 30 days, or a later date as mutually agreed upon by the municipalities, to discuss and seek resolution of the matter.
  - b) If resolution of the matter through the IDP Committee discussions is not possible, the dispute resolution process in Part 6 will be undertaken. Should the matter remain unresolved upon conclusion of the dispute resolution process, the municipality may proceed with the repeal of the Plan in accordance with the process for repeal of a bylaw stipulated in the *Municipal Government Act*.

- 5.3.7 If mutually agreed upon by both municipalities, the Plan may be repealed at any time. Repeal of the Plan will be undertaken by both municipalities in accordance with the process for repeal of a bylaw stipulated in the *Municipal Government Act*.

## 5.4 Implementation

The MD of Taber and the Town of Taber agree that implementation of the Plan requires a collaborative approach. While the policies of the Plan serve as the framework for decision making within the respective municipalities, both the MD of Taber and Town of Taber will ensure the policies are consistently, fairly, and reasonably implemented.

The *Municipal Government Act* stipulates that all statutory plans adopted by a municipality must be consistent with each other. As such, both municipalities will need to review their respective Municipal Development Plan and undertake any necessary amendments to achieve consistency with and to implement policies in the Plan. Additionally, each municipality will make any necessary amendments to their respective land use bylaw to ensure consistency with the IDP plan policies.

### **POLICIES**

- 5.4.1 Both the MD of Taber and the Town of Taber will ensure the Plan policies are consistently, appropriately and reasonably implemented.
- 5.4.2 The MD of Taber and the Town of Taber retain municipal authority and autonomy to make decisions regarding matters within their municipal boundaries on land affected by this Plan. Each municipality is responsible for administering the procedures and policies agreed to in the Plan.
- 5.4.3 Both municipalities agree to maintain an open dialogue with respect to planning matters in the Plan Area to ensure the policies of this Plan remain relevant and continue to meet the needs of both municipalities. Further, the MD and Town may wish to identify specific areas of interest that would benefit from additional planning studies and/or area structure plans in the future.
- 5.4.5 A formal review of the Plan policies, whereby the IDP Committee will convene to discuss any issues, concerns or other matters identified with the Plan and forward a recommendation for consideration to the MD of Taber and Town of Taber Councils, will occur:
- a) every five years from the date of adoption of the IDP;
  - b) upon any change to the Highway 3 alignment identified in the Highway 3 Functional Planning Study or upon commencement of construction of a Highway 3 realignment; or
  - c) at the request of either municipality.

- 5.4.6 Upon adoption of the Plan and any subsequent amendment, the MD of Taber and Town of Taber will each undertake a review of their respective municipal development plan and land use bylaw and make any necessary amendments for consistency with the Plan. It is noted that in the event of an inconsistency between this Plan and a lower order plan, this Plan prevails to the extent of the conflict or inconsistency in accordance with section 638 of the *Municipal Government Act*.
- 5.4.7 The MD of Taber and Town of Taber acknowledge this Plan was prepared in conformance with the *South Saskatchewan Regional Plan*. If the *South Saskatchewan Regional Plan* is subsequently amended, review and possible amendment of this Plan will be undertaken to ensure on-going compliance.



# PART 6

## DISPUTE RESOLUTION





## PART 6 DISPUTE RESOLUTION

### 6.1 Dispute Resolution

The intent of the dispute resolution process is to maximize opportunities for intermunicipal discussion to resolve areas of disagreement early in the process. Despite the best efforts of both municipalities, it is understood that disputes may arise from time to time warranting a formalized dispute resolution process. The following process is intended to settle disputes firstly through consensus before having to seek formal mediation and ultimately intervention at the provincial level.

#### **POLICIES**

##### *GENERAL AGREEMENT*

The municipalities agree that:

- 6.1.1 The Plan shall be adhered to as adopted to avoid dispute, including full circulation of any proposal that may affect the municipality as required in the Plan and prompt enforcement of Plan policies.
- 6.1.2 Prior to the meeting of the IDP Committee, each municipality through its administration, will ensure the facts of the issue have been investigated and clarified, and information is made available to both parties. Staff meetings between the municipalities are encouraged to discuss possible solutions.
- 6.1.3 The IDP Committee should discuss the issue or dispute with the intent to seek a recommended solution by consensus.

##### *DISPUTE RESOLUTION PROCESS*

In the case of a dispute, the following process will be followed to arrive at a solution:

- 6.1.4 When a potential intermunicipal issue comes to the attention of either municipality relating to a technical or procedural matter, such as inadequate notification or prescribed timelines, misinterpretation of Plan policies, or a clerical error regarding the policies of this Plan, either municipality's land use bylaw, or any other plan affecting lands in the Plan Area, it will be directed to the chief administrative officer (administrator) of each municipality. The administrators will review the technical or procedural matter and if both administrators are in agreement, take action to rectify the matter.
- 6.1.5 Should either municipality identify an issue related to this Plan that may result in a dispute that cannot be administratively resolved under policy 6.1.4 or any other issue that may result in a dispute, the municipality should contact the other and request that an Intermunicipal Development Plan Committee meeting be scheduled within 30 days, or a later date as

mutually agreed upon, to discuss the issue. The IDP Committee will review the issue and attempt to resolve the matter by consensus.

- 6.1.6 Should the Intermunicipal Development Plan Committee be unable to arrive at consensus, the administrators of each municipality will schedule a joint meeting of the MD of Taber and Town of Taber Councils within 30 days, or a later date as mutually agreed upon, to discuss possible solutions and attempt to reach consensus on the issue.
- 6.1.7 In the event the councils are unable to resolve the matter, either municipality may initiate a formal mediation process to facilitate resolution of the issue. Upon request by either municipality to initiate formal mediation, the following process shall be applicable:
- a) The MD and the Town agree that the mediation process available through Municipal Affairs is the preferred mechanism to facilitate mediation with each municipality paying an equal portion of the associated costs. The MD of Taber and Town of Taber chief administrative officers (administrators) shall contact Municipal Affairs within 30 days of the request to initiate the mediation process.
  - b) If the mediation process through Municipal Affairs is unavailable, an independent mediator will be retained. The independent mediator will be selected jointly by the MD of Taber and Town of Taber administrators within 30 days of the request to initiate the mediation process. The MD and the Town agree that each municipality will pay an equal portion of the mediation costs.

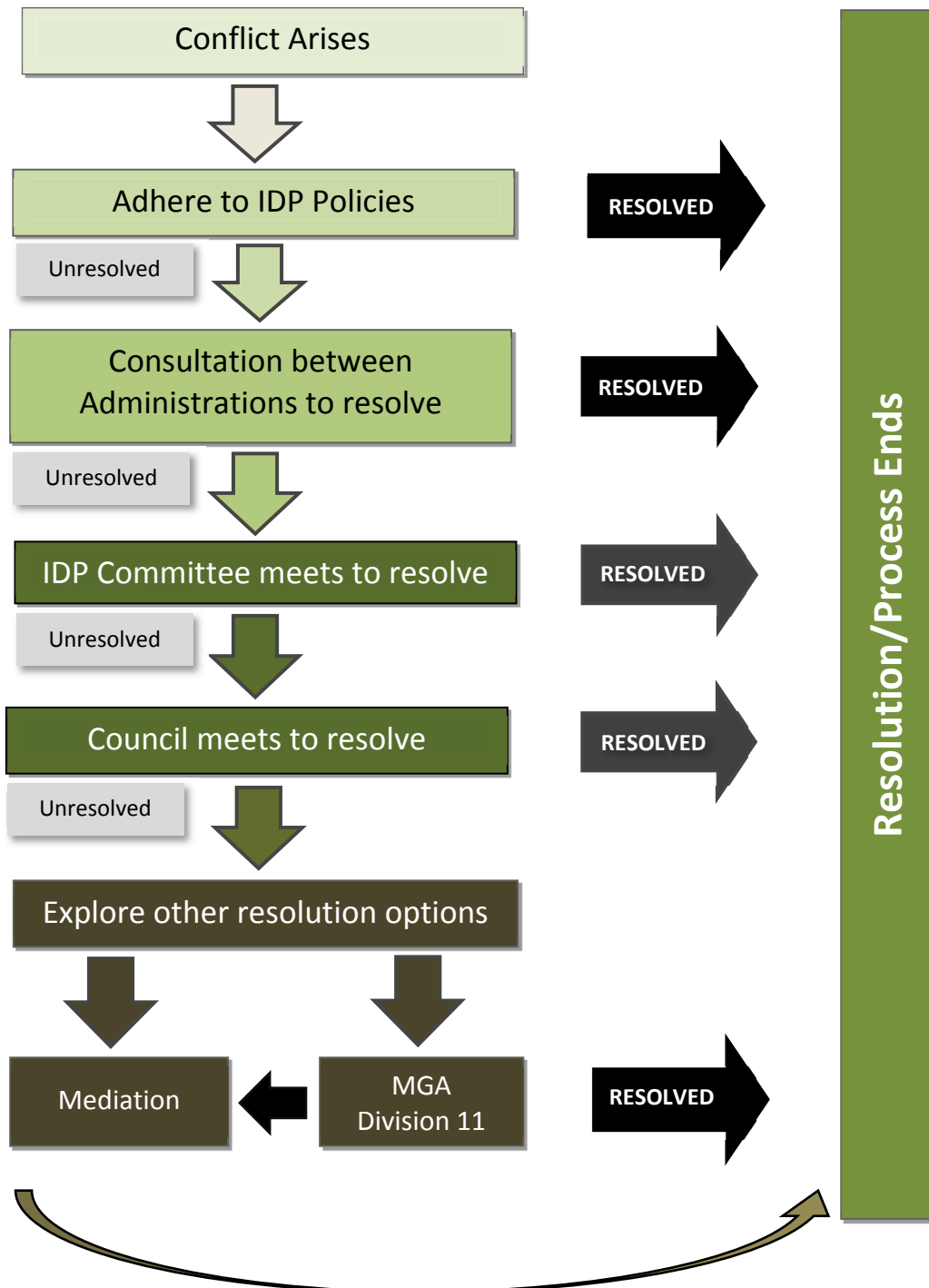
#### *FILING AN INTERMUNICIPAL DISPUTE UNDER THE MUNICIPAL GOVERNMENT ACT*

- 6.1.8 In the case of a dispute involving the adoption of a statutory plan (IDP, MDP, ASP, ARP), land use bylaw or amendment to such, within 30 days of adoption, the municipality initiating the dispute may, without prejudice, file an appeal to the Municipal Government Board under Division 11 Intermunicipal Disputes of the *Municipal Government Act* so that the provincial statutory right and timeframe to file an appeal is not lost.
- 6.1.9 The appeal may then be withdrawn, without prejudice, if a solution or agreement is reached between the two municipalities through the dispute resolution steps of this Plan prior to the Municipal Government Board meeting. This is to acknowledge and respect that the time required to seek resolution or mediation through the process established in this Plan may not be able to occur within the 30 day appeal filing process as outlined in the *Municipal Government Act*.

*Note: Using Division 11 Intermunicipal Disputes of the Municipal Government Act is the final stage of dispute settlement, where the municipalities request the Municipal Government Board to intercede and resolve the issue.*

**DISPUTE RESOLUTION FLOW CHART**

The flow chart presented herein illustrates the dispute resolution process. This process is not intended to limit the ability of either municipality to explore other methods of resolution or to choose one method in place of another.





# PART 7

## DEFINITIONS



## PART 7 DEFINITIONS

**Acceptable farming practices** means the carrying on of an agricultural operation that does not contravene the applicable municipality’s land use bylaw or any regulations or an approval, registration or authorization granted by the Natural Resources Conservation Board and does not create nuisance in accordance with the *Agricultural Operation Practices Act*.

**Adjacent** means land that abuts or is contiguous to the parcel of land that is being described and includes land that would be contiguous if not for a highway, road, lane, walkway, watercourse, utility lot, pipeline right-of-way, power line, railway, or similar feature and any other land identified in a land use bylaw as adjacent for the purpose of notifications under the *Municipal Government Act*.

**Agricultural land uses** mean the use of land for agricultural operations, including associated buildings, structures and uses, as well as uses, buildings and structures allowable within the applicable agricultural zoning districts of a municipality’s land use bylaw.

**Agricultural operations** mean a use involving:

- a) the cultivation of land;
- b) the raising of livestock, but excluding “Confined Feeding Operations” as defined by the *Agricultural Operations and Practices Act*;
- c) the production of agricultural field crops;
- d) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- f) the production of eggs and milk;
- g) the production of honey (apiaries);
- h) the operation of agricultural machinery and equipment, including irrigation pumps; and/or
- i) the application of fertilizers, manure, compost, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying for agricultural purposes.

**Area Redevelopment Plan (ARP)** means a redevelopment plan for a defined area within a municipality adopted in accordance with the *Municipal Government Act*. An ARP is a statutory plan.

**Area Structure Plan (ASP)** means a framework adopted by bylaw in accordance with the *Municipal Government Act* for subsequent subdivision and development of an area of land that describes the sequence of development, land uses, population density, location of major transportation routes and public utilities and other matters Council considers necessary. An ASP is a statutory plan.

**Conceptual Design Scheme** means a non-statutory design plan that provides for the orderly development of a parcel or group of parcels, typically identifying proposed land uses and intensity of development, lot layouts and sizes, roads, and general servicing information. It is usually not adopted by bylaw but may be if the municipality desires to do so.

**Confined Feeding Operation (CFO)** is as defined in the *Agricultural Operation Practices Act*.



**Development** in accordance with the *Municipal Government Act* means:

- a) an excavation or stockpile and the creation of either of them; or
- b) a building or an addition to, or replacement or repair of a building and the construction or placing of any of them in, on, over or under land; or
- c) a change of use, or a building, or an act done in relation to land or a building that results in, or is likely to result in, a change in the use of the land or building; or
- d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in, or is likely to result in, a change in the intensity of use of the land.

**Development agreement** means a contractual agreement between a municipality and the applicant/developer as a condition of a development permit or subdivision approval that specifies the roadways, utilities and other services, improvements, fees, and levies that are to be provided or paid for by the applicant/developer in accordance with sections 648, 650, 654 and 655 of the *Municipal Government Act*.

**Discretionary use** means a use listed as discretionary within a land use district of a municipality's land use bylaw.

**District** means a defined area of a municipality as set out in the land use district schedules of uses and indicated on the land use districts map within a municipal land use bylaw.

**Farmstead** means the ancillary part of an agricultural parcel developed with dwellings, buildings, structures, shelterbelts, dugouts, storage areas for farm equipment, produce and fertilizer, etc. necessary to the extensive cultivation and/or grazing use of the major portion of the title or parcel of land.

**Generally** means, within the context of a policy, usually or in general terms.

**Grouped country residential** means three or more contiguous country residential lots not including a farmstead containing a dwelling that may have been subdivided as the first parcel from a quarter section or 80 acre parcel.

**Grouped industrial** means a comprehensively planned multi-lot subdivision intended to accommodate industrial development (buildings and uses) on land within the MD of Taber which is designated Grouped Rural Industrial.

**Intermunicipal Development Plan (IDP) Committee or the Committee** means a committee of Town Council and MD Council with the members as assigned by each respective Council for the purposes of creating, monitoring and managing the current Intermunicipal Development Plan (IDP) and to address intermunicipal matters between the two municipalities as defined within the Plan.

**Intermunicipal Development Plan (IDP) Plan Area** means the area of land within the boundaries identified on Map 1 of this Plan and the area to which the policies of this Plan apply.

**Isolated country residential** means a dwelling located on an existing or proposed separately titled small holding of between 1 and less than 70 acres in a primarily rural area which is occupied or

intended to be occupied by persons not actively engaged full-time in the extensive cultivation or grazing of adjacent agricultural land.

**Isolated industrial** means industrial development (buildings and uses) located on an existing or proposed separately titled parcel of land within the MD of Taber that is not designated Grouped Rural Industrial.

**Land Use Bylaw** means the land use bylaw adopted by the municipality which regulates and controls the use and development of land and buildings within the municipality.

**Low-impact stormwater design** means a land planning and engineering design approach to manage stormwater run-off which emphasizes consideration and use of on-site natural features to protect water quality. It uses a set of best management practices (BMPs) which seek to reduce stormwater quantity and improve stormwater quality at its source.

**Major land use or planning matter** means a development or planning matter that has the potential to affect the neighbouring municipality by virtue of its nature or significance including, but not limited to, uses that may generate major traffic or employment impacts, potential noxious or nuisance effects, or infrastructure or servicing impacts, as well as proposals for wastewater treatment facilities including expansion or intensification of such uses; landfill, composting and waste transfer sites including expansion or intensification of such uses; airport development; or other such uses that are likely to create significant impact.

**May** means, within the context of a policy, an action that is at the discretion of the municipality.

**Municipal Government Act (MGA)** means the *Municipal Government Act* Revised Statutes of Alberta 2000, Chapter M-26, as amended.

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

**Municipal Development Plan** means a statutory plan adopted by bylaw in accordance with section 632 of the *Municipal Government Act*, which is used by municipalities as a long-range planning tool.

**Municipal District or MD** means the Municipal District of Taber or MD of Taber.

**Must** means, within the context of a policy, that the action is mandatory.

**Non-banned designation** means a roadway that is not subject to municipal road bans.

**Noxious or nuisance effects** means a non-agricultural use that has the potential to create undesirable impacts to the adjacent municipality by reason of emissions, odour, noise, vibration or glare.

**Off-site levy** means the rate established by a municipal council imposed upon landowners and/or developers who are increasing the use of utility services, traffic services, and other services directly attributable to the changes that are proposed to the private property. The revenues from the off-site levies are collected by the municipality and used to offset the future capital costs for expanding utility

services, transportation network, and other services that have to be expanded in order to service the needs that are proposed for the change in use of the property.

**Overlay Plan** means a non-statutory conceptual design drawing that indicates how parcels of land may be further subdivided or developed to accommodate higher densities and coordination of road networks and servicing corridors between developments or the two municipalities, as applicable.

**Outline Plan** means a detailed proposal for future development and subdivision of lands, typically prepared by a developer, that establishes land uses and open space, road network and infrastructure requirements for a particular area, as well as any other matters required by the municipality. While an outline plan is not a statutory plan, it must be consistent with the municipality's statutory plans, including the Intermunicipal Development Plan, Municipal Development Plan and any Area Structure Plan applicable to the area. Upon adoption by council, a developer may proceed with redesignation, subdivision and development of the land.

**Permitted Use** means a use listed as permitted within a land use district of a municipality's land use bylaw.

**Plan** means the Municipal District of Taber and Town of Taber Intermunicipal Development Plan.

**Shadow Plan** means the same as Overlay Plan.

**Shall** means, within the context of a policy, that the action is mandatory.

**Should** means, within the context of a policy, that the action will typically be undertaken but is not mandatory.

**South Saskatchewan Regional Plan (SSRP)** means the regional planning framework for the South Saskatchewan region as approved by the provincial government. The SSRP is designed to integrate and achieve the Government of Alberta's long-term economic, environmental and social objectives within the context of the Land Use Framework.

**Town** means Town of Taber.

**Town servicing or Town water and/or sewer servicing** means sewer and/or potable water service provided by the Town of Taber.

**Traffic Impact Assessment (TIA)** means an evaluation or analysis completed by a licensed professional engineer (typically specializing in traffic) of the effect(s) of traffic generated by a development on the capacity, operations, and safety of a public road or highway and generally includes summary of any mitigation measures or roadway improvements required. The analysis should provide a basis for determining the developer's responsibility for specific off-site improvements.

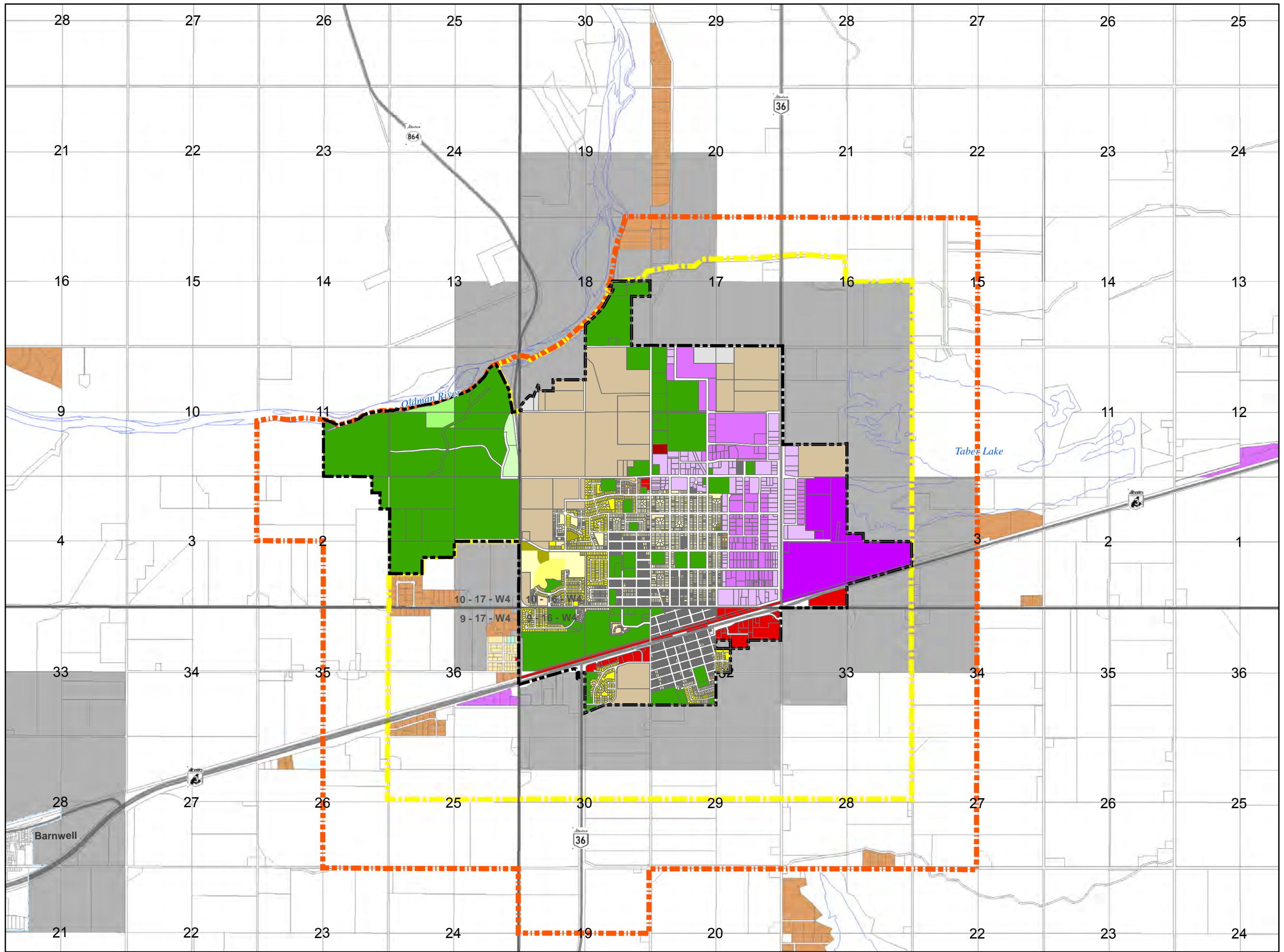
**Will** means, within the context of a policy, that the action is mandatory.

**For use specific definitions, refer to the appropriate municipal documents (e.g., Land Use Bylaw, Municipal Development Plan, Area Structure Plan, etc.).**

# APPENDIX A

## MAPS





# Municipal District of Taber and Town of Taber Intermunicipal Development Plan

## Land Use Districts

### Map 5

- IDP Boundary
- Town of Taber Municipal Boundary
- Planning Area A
- Provincial Highways

#### Town of Taber Land Use Districts\* Bylaw 13-2020

- Comprehensive Commercial District (CC)
- Neighbourhood Commercial District
- Direct Control District (DC-X)
- Downtown District (DT)
- Institutional and Recreation District (IR)
- Light Industrial District (M-1)
- Medium Industrial District (M-2)
- Heavy Industrial District (M-3)
- Residential Single Dwelling District (R-1)
- Residential Single and Two Dwelling District (R-2)
- Residential Street-Oriented Multiple Dwelling District (R-3)
- Residential Medium Density District (R-4)
- Residential Manufactured Home District (RMH)
- Rural Agricultural (RA)
- Rural/Urban Fringe (R/UF)
- Urban Reserve District (UR)

#### M.D. of Taber Land Use Districts\* Bylaw 1722 Amended to Bylaw No. 1958

- Designated Hamlet Commercial – HC
- Designated Hamlet Residential – HR
- Direct Control – DC
- Grouped Country Residential – GCR
- Grouped Rural Industrial – GRI
- Rural/Urban Fringe – R/UF
- Rural Agricultural - RA

Source:  
\*Current as of December 2020. Refer to respective municipal land use bylaw for current official land use map.

M.D. of Taber (Bylaw No.1966)  
&  
Town of Taber (Bylaw No. 13-2020)



Aerial Photo Date: 2019














MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION



# Municipal District of Taber and Town of Taber Intermunicipal Development Plan

## Road Network

### Map 6

-  IDP Boundary
  -  Town of Taber Municipal Boundary
  -  Planning Area A
- Road Classification**
-  Provincial Highways
- Town of Taber<sup>1</sup>**
-  Urban Arterial
  -  Future Arterial
  -  Collector
  -  Future Collector (Conceptual)
  -  Local
- MD of Taber<sup>2</sup>**
-  Arterial
  -  Collector
  -  Local
  -  Service


Source:  
 1. Town of Taber, December 2019.  
 2. MD of Taber, December 2019.

**M.D. of Taber (Bylaw No.1966)  
 &  
 Town of Taber (Bylaw No. 12-2020)**


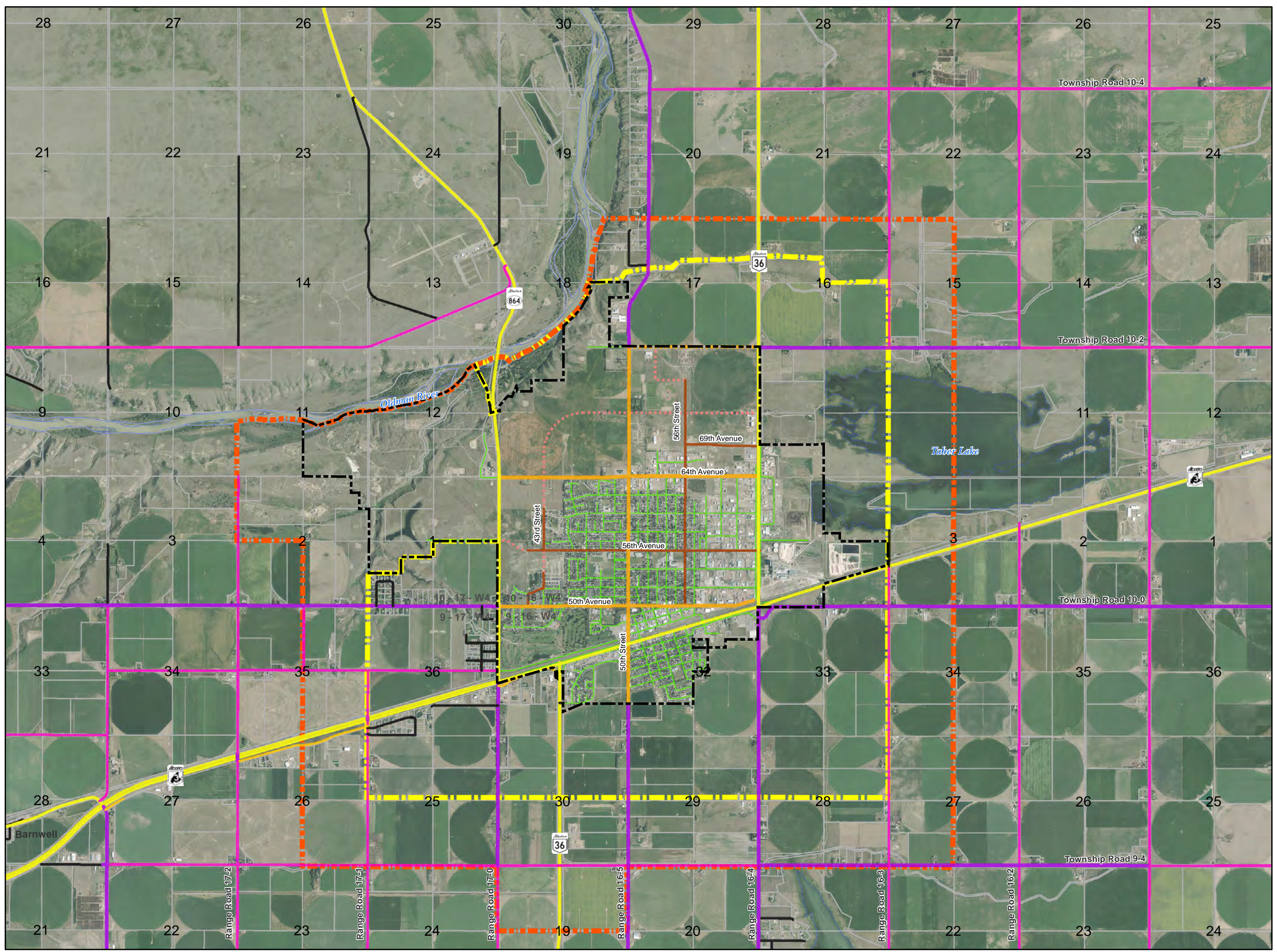


Aerial Photo Date: 2019

MAP PREPARED BY:



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Kilometers

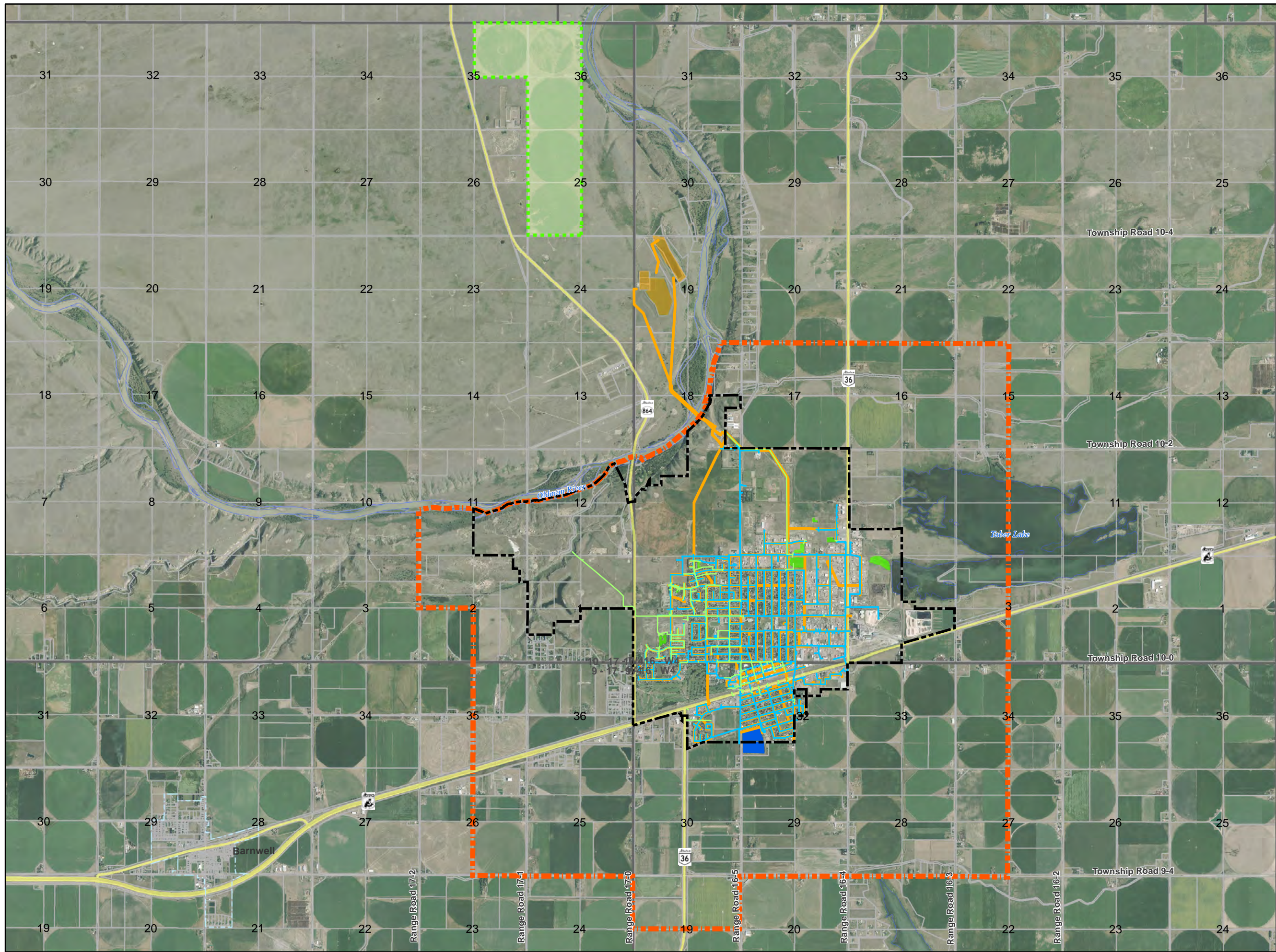














# Municipal District of Taber and Town of Taber Intermunicipal Development Plan

## Town of Taber Utilities

### Map 7



-  IDP Boundary
-  Town of Taber Municipal Boundary
-  Provincial Highways
- Town of Taber Utilities<sup>1</sup>**
  -  Taber Sanitary Main
  -  Taber Storm Main
  -  Taber Water Pressure Main
  -  Town of Taber Wastewater Lagoons
  -  Town of Taber Water Reservoirs
  -  Town of Taber Storm Ponds
  -  Town of Taber Pivot Lands

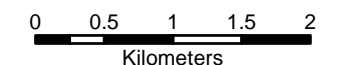
Source:  
<sup>1</sup>Town of Taber, December 2019.

M.D. of Taber (Bylaw No.1966)  
 &  
 Town of Taber (Bylaw No. 12-2020)



Aerial Photo Date: 2019

MAP PREPARED BY:  

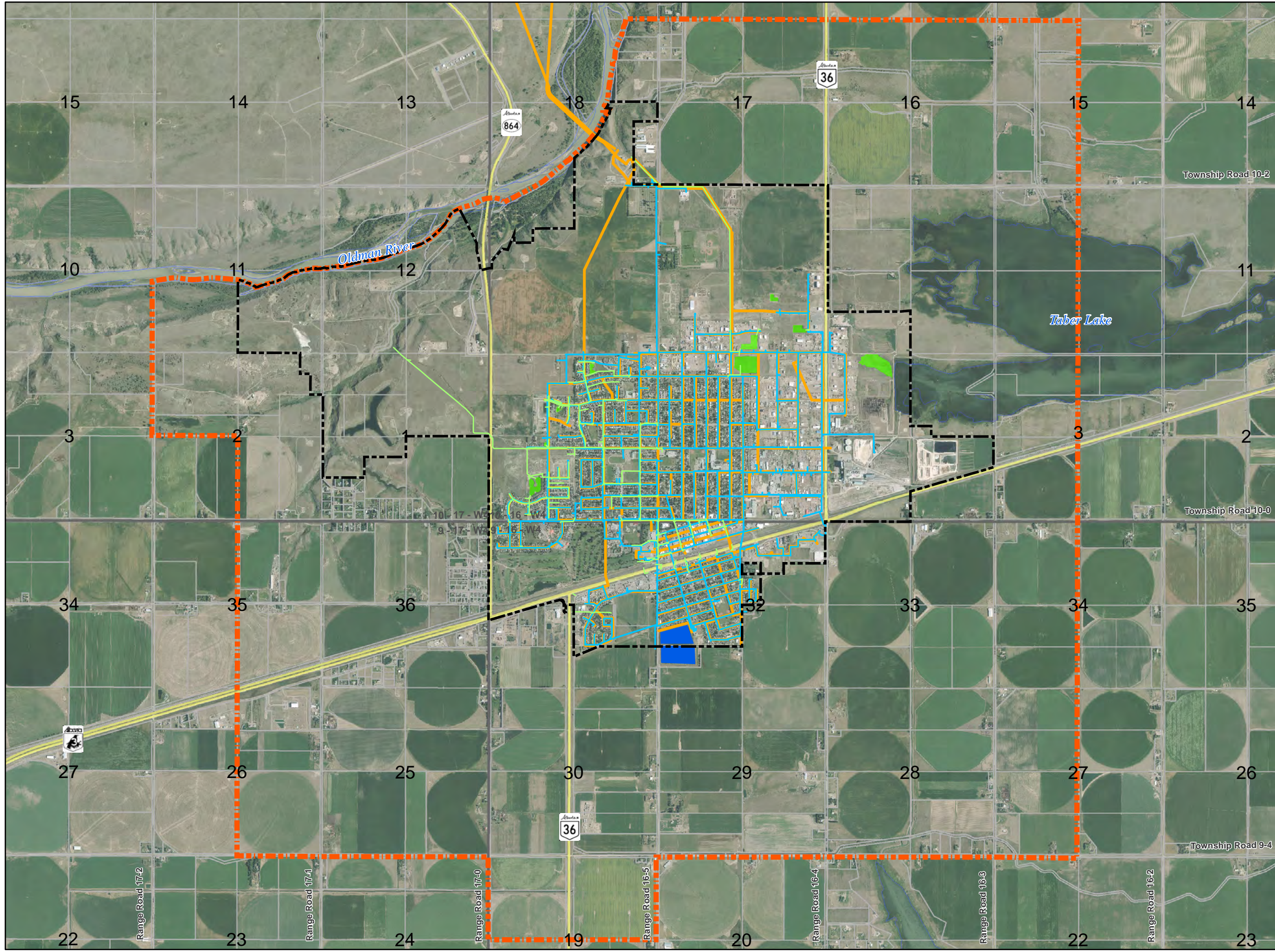













# Municipal District of Taber and Town of Taber Intermunicipal Development Plan

## Town of Taber Utilities

Map 7A



-  IDP Boundary
-  Town of Taber Municipal Boundary
-  Provincial Highways
- Town of Taber Utilities<sup>1</sup>**
-  Taber Sanitary Main
-  Taber Storm Main
-  Taber Water Pressure Main
-  Town of Taber Storm Ponds
-  Town of Taber Water Reservoirs

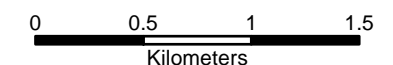
Source:  
<sup>1</sup>Town of Taber, December 2019.

M.D. of Taber (Bylaw No.1966)  
 &  
 Town of Taber (Bylaw No. 12-2020)



Aerial Photo Date: 2019

MAP PREPARED BY:












# Municipal District of Taber and Town of Taber Intermunicipal Development Plan

## Historic Resource Value Sites

### Map 8


-  IDP Boundary
  -  Town Taber Municipal Boundary
  -  Planning Area A
  -  Provincial Highways
- Historic Resource Values (HRV)<sup>1\*</sup>**
-  Land Designated as a Provincial Historic Resource
  -  Land Contains an Archaeological and/or Palaeontological Resource That May Require Avoidance
  -  Land Believed to Contain an Archaeological and/or Paleontological Historic Resource

Source:  
 \* Refer to AB Culture and Tourism "Listing of Historic Resources Instructions For Use" for HRV descriptions and categories.  
<sup>1</sup> Alberta Culture and Tourism Government of Alberta, October 2020


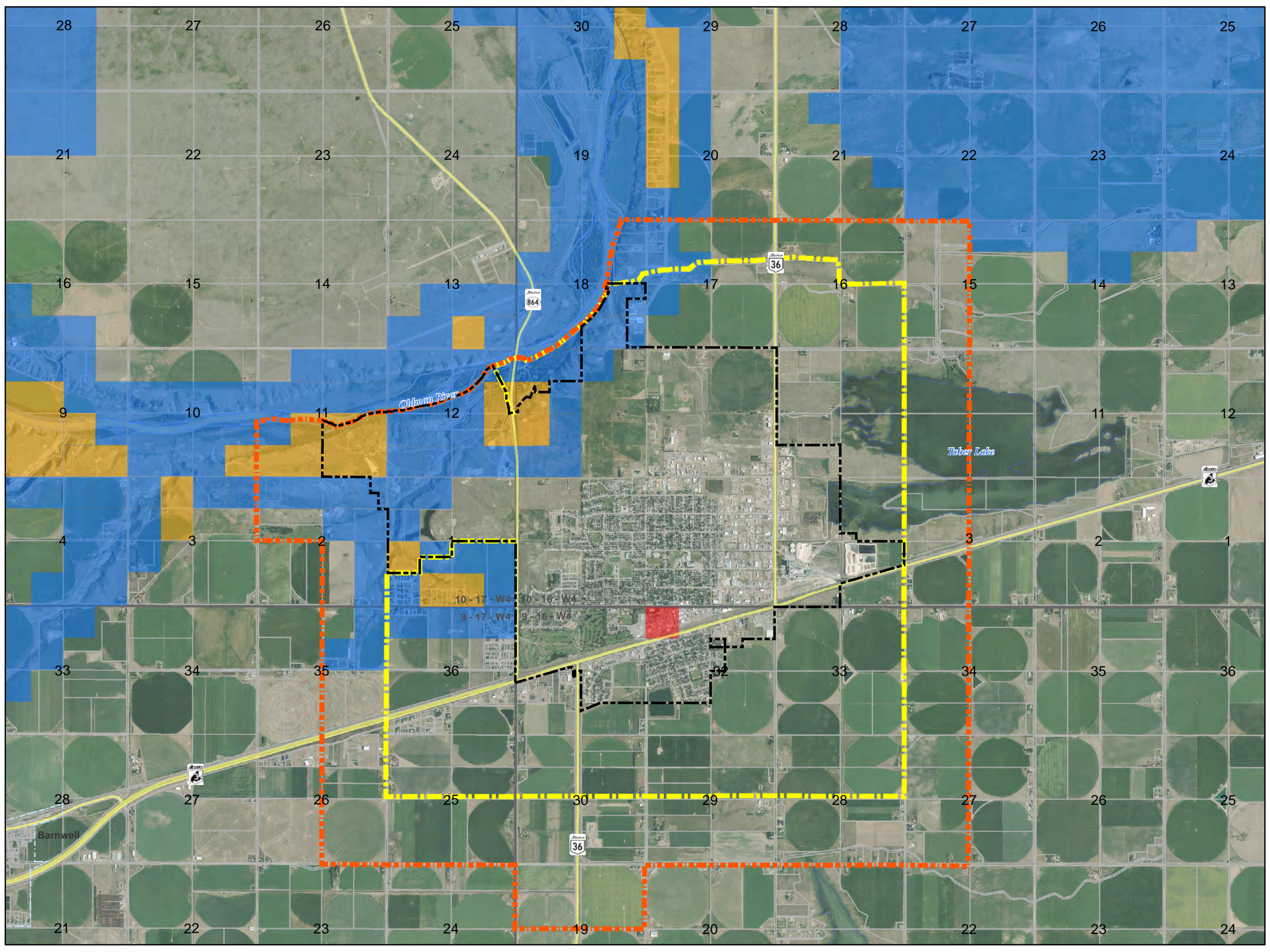
M.D. of Taber (Bylaw No.1966)  
 &  
 Town of Taber (Bylaw No. 12-2020)



Aerial Photo Date: 2019

MAP PREPARED BY:  
  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 0.5 1 1.5 2  
 Kilometers

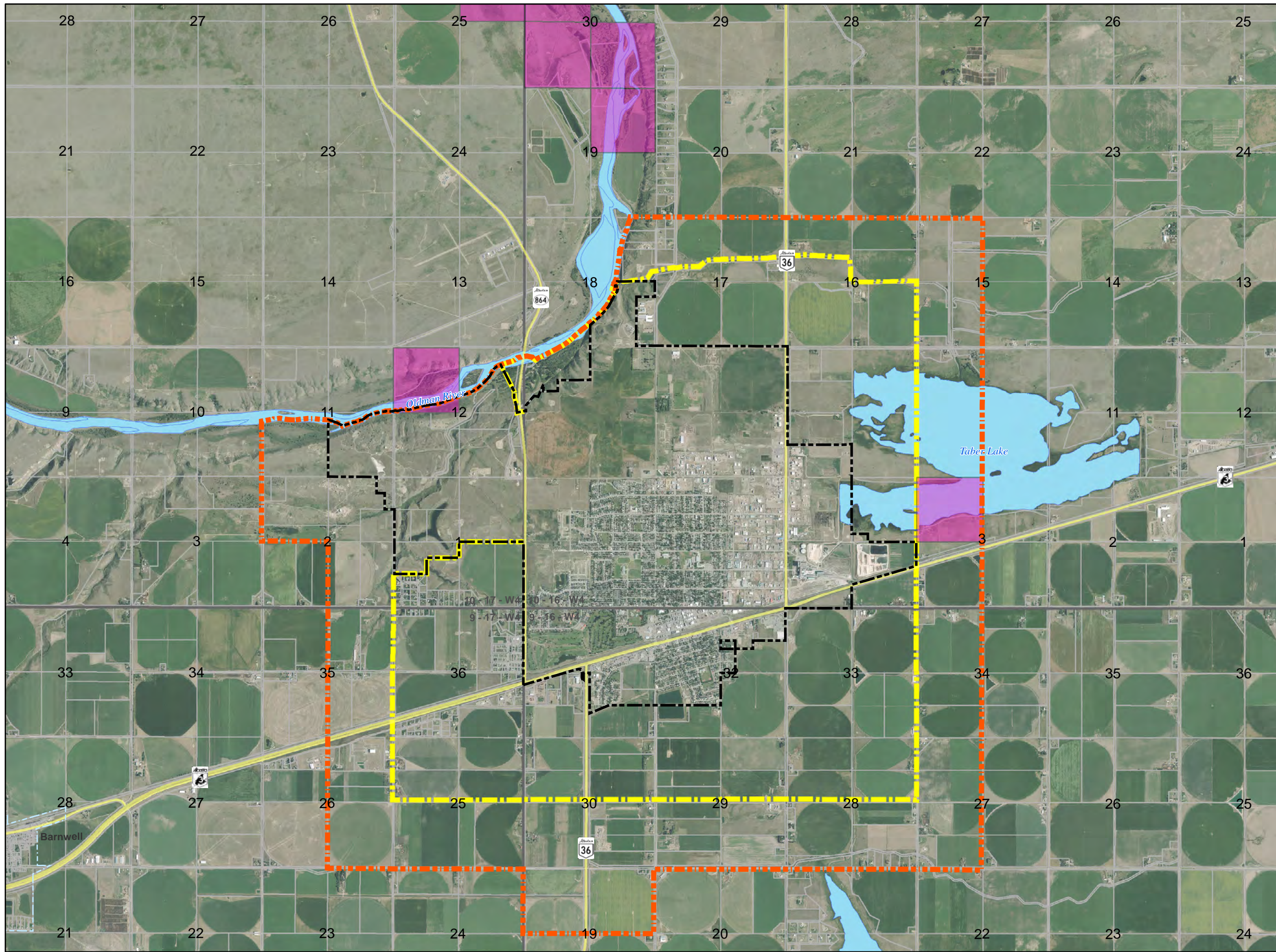











# Municipal District of Taber and Town of Taber Intermunicipal Development Plan

## Natural Characteristics

### Map 9



-  IDP Boundary
-  Town of Taber Municipal Boundary
-  Planning Area A
-  Provincial Highways
-  Environmentally Significant Areas<sup>1</sup>
-  Waterbodies

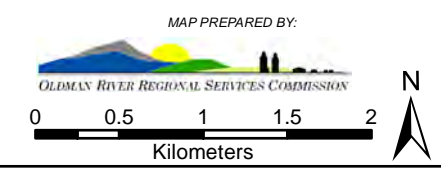
Environmentally Significant Areas (ESAs) illustrated on this map are based on macro-scale provincial data and may not depict the full extent of ESAs within the Plan Area. This data is to be used for general information only and is supplementary to other more detailed sources of information the municipalities and province may have regarding ESAs.

**Source:**  
<sup>1</sup> Environmentally Significant Areas in Alberta: 2014 Update, Alberta Parks

**M.D. of Taber (Bylaw No.1966) & Town of Taber (Bylaw No. 12-2020)**



Aerial Photo Date: 2019



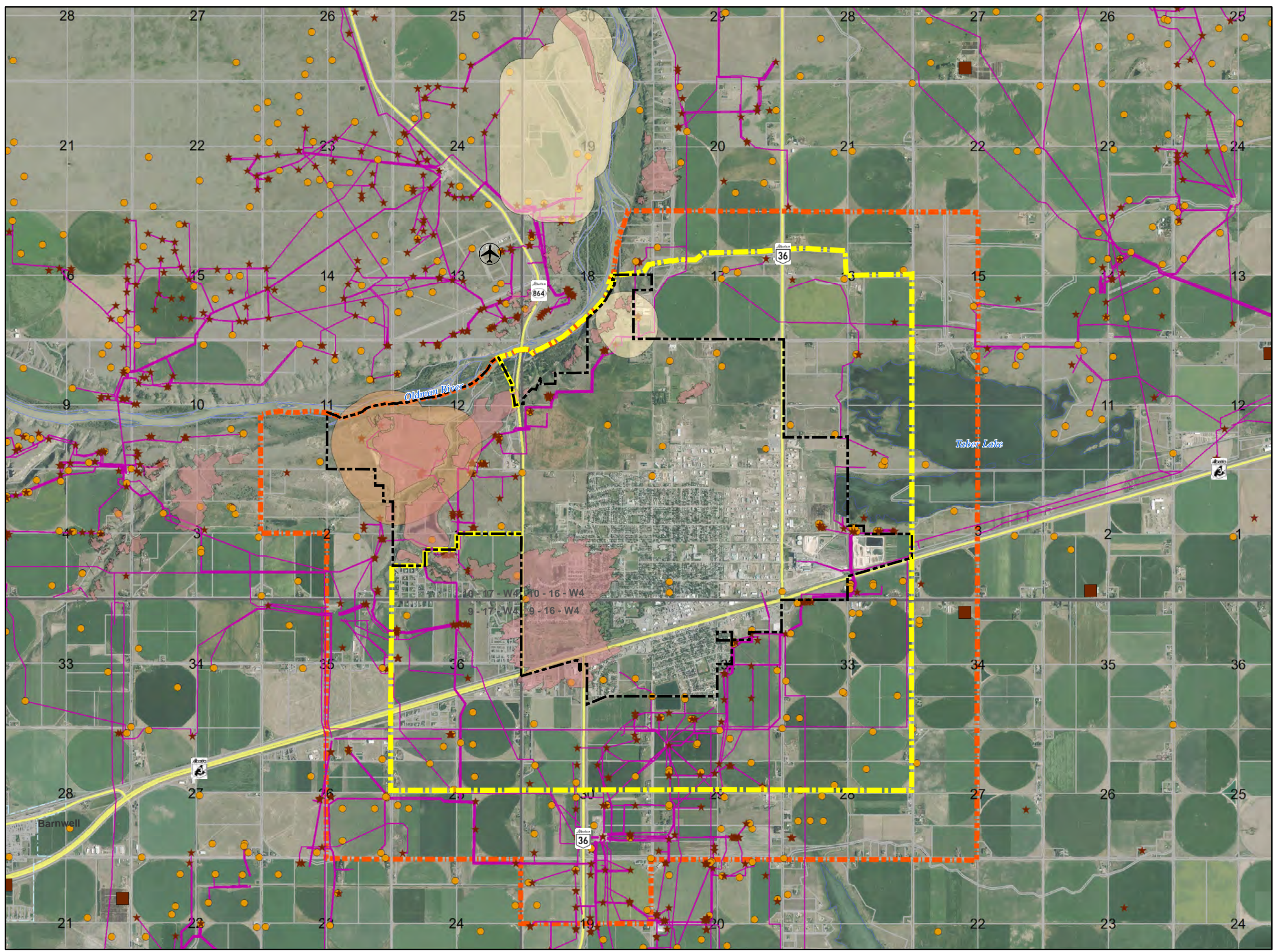




# Municipal District of Taber and Town of Taber Intermunicipal Development Plan

## Development Considerations

### Map 10



- IDP Boundary
- Town of Taber Municipal Boundary
- Planning Area A
- Provincial Highways
- Confined Feeding Operation
- Waste Water Treatment Facility Buffer - 300m
- Landfill Buffer - 450m
- Coal Mines<sup>1</sup>
- Oil/Gas Well - Active<sup>1</sup>
- Gas Well - Abandoned<sup>1</sup>
- Pipeline<sup>1</sup>
- MD of Taber Airport

Source:  
<sup>1</sup> Alberta Energy Regulator, 2016

M.D. of Taber (Bylaw No.1966)  
 &  
 Town of Taber (Bylaw No. 12-2020)



Aerial Photo Date: 2019

MAP PREPARED BY:

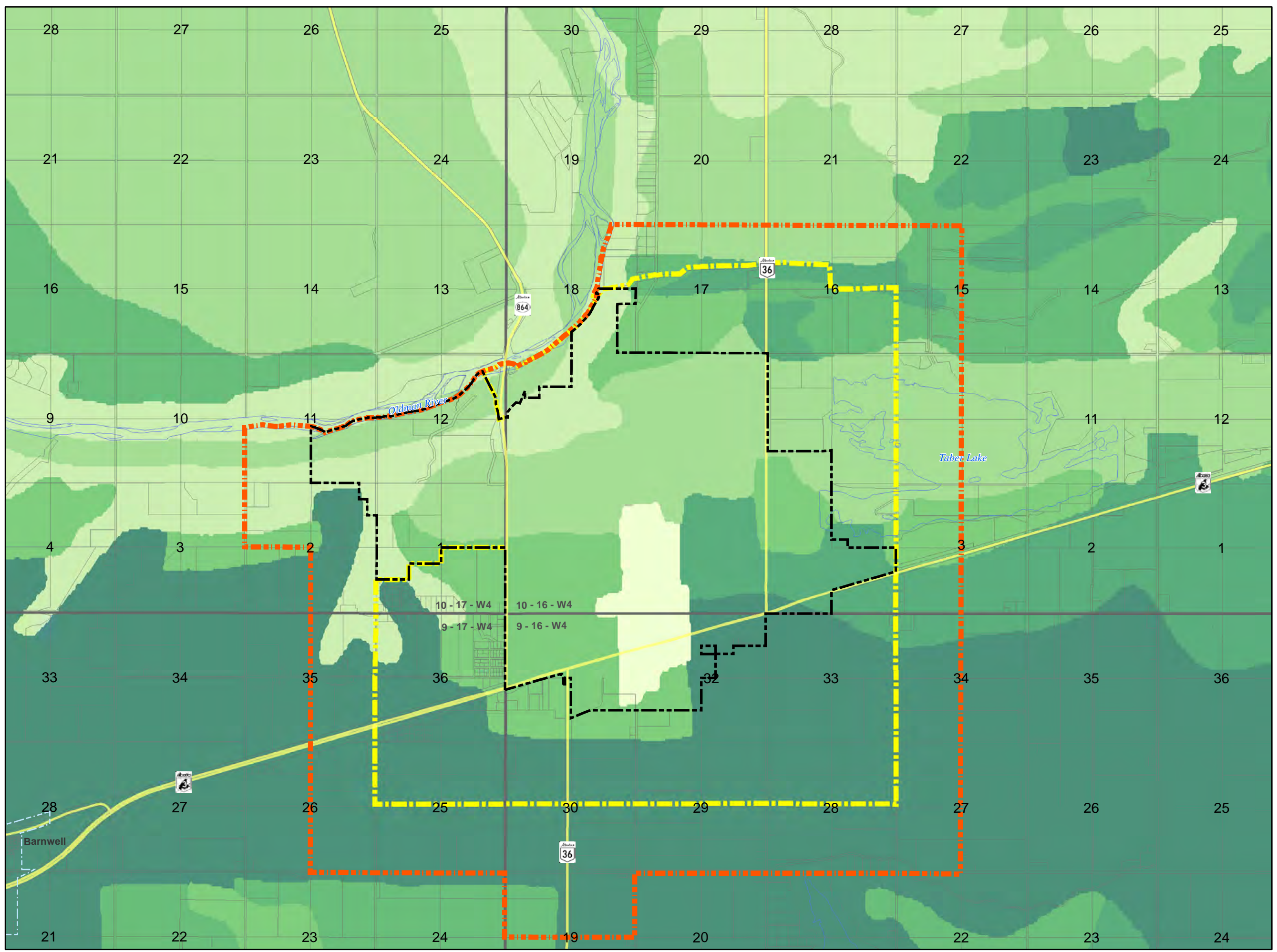
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 Kilometers











# Municipal District of Taber and Town of Taber Intermunicipal Development Plan

## Soil Classification

### Map 11



-  IDP Boundary
-  Town of Taber Municipal Boundary
-  Planning Area A
-  Provincial Highways

- Soil Classification<sup>1</sup>**
-  1 - Soils with No Significant Limitations in Use for Crops
  -  2 - Moderately High to High Productivity, Moderate Crop Limitations
  -  3 - Moderately High Productivity, Moderately Severe Crop Limitations
  -  4 - Low to Medium Productivity, Severe Crop Limitations
  -  5 - No Annual Field Crops, Severe Crop Limitations
  -  6 - Some Natural Grazing Potential but Improvement Practices Not Feasible
  -  8 - Unclassified


Source:  
<sup>1</sup> Canada Land Inventory, National Soil DataBase, Agriculture and Agri-Food Canada. 1998.

M.D. of Taber (Bylaw No.1966)  
 &  
 Town of Taber (Bylaw No. 12-2020)




Aerial Photo Date: 2019

MAP PREPARED BY:



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 Kilometers

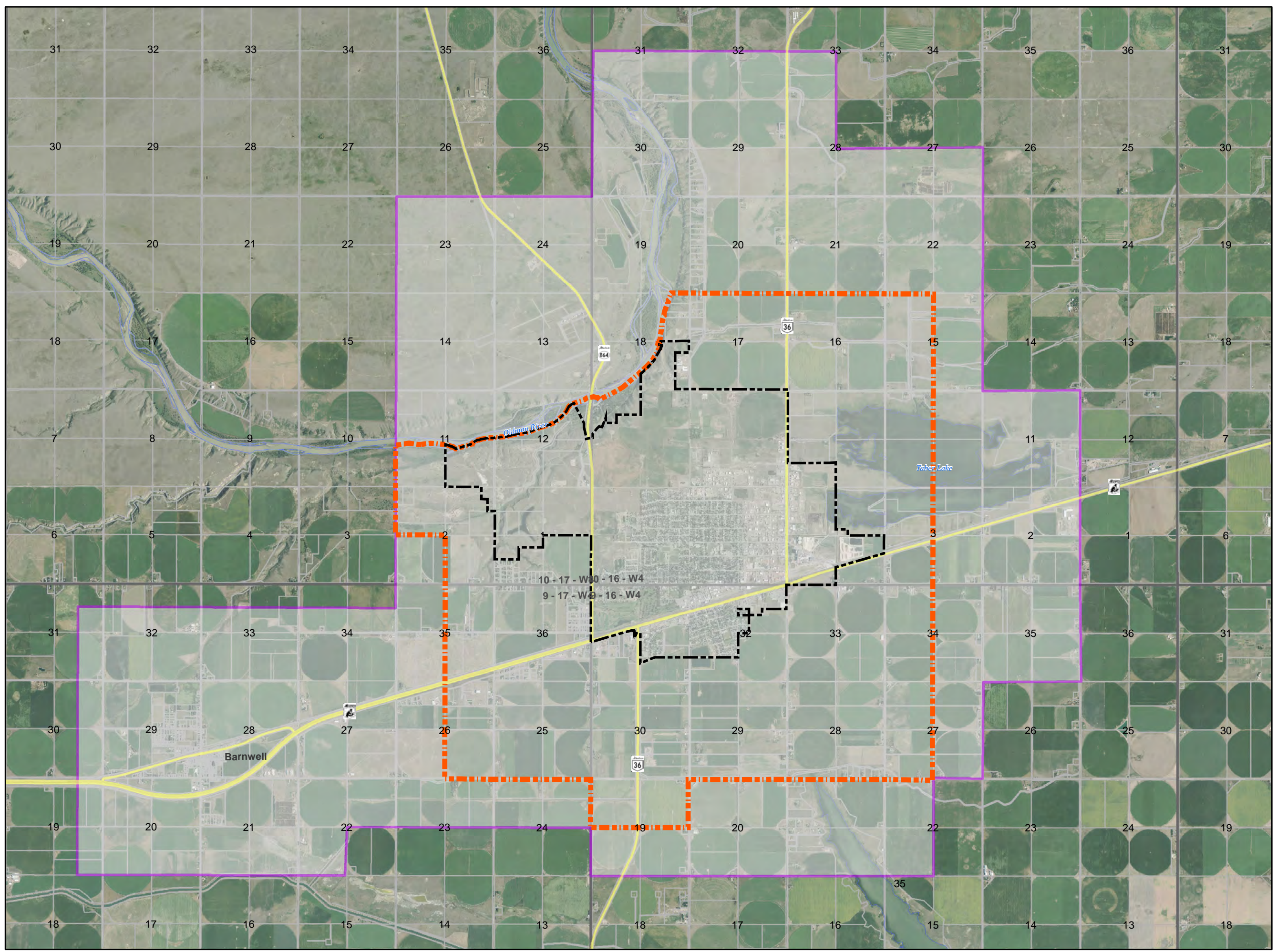








**Municipal District of  
Taber and Town of Taber  
Intermunicipal  
Development Plan**

**Confined Feeding  
Operations (CFO)  
Restricted Areas**

**Map 12**




-  IDP Boundary
-  Confined Feeding Operations (CFO) Restricted Areas<sup>1</sup>
-  Town of Taber Municipal Boundary
-  Provincial Highways

Source:  
1. MD Taber Municipal Development Plan.  
Bylaw No. 1723.

**M.D. of Taber (Bylaw No.1966)  
&  
Town of Taber (Bylaw No. 12-2020)**



Aerial Photo Date: 2019

MAP PREPARED BY:  
  
0 0.5 1 1.5 2  
Kilometers



# Memo

**To:** MD of Taber and Town of Taber Councils

**File:** 4A-373

**From:** Bonnie Brunner, Senior Planner

**Date:** January 28, 2021  
**Via e-mail**

**Re:** MD of Taber and Town of Taber Intermunicipal Development Plan  
Joint Public Hearing: February 23, 2021; Bylaw No. 1966 (MD) & 12-2020 (Town)

The MD of Taber and Town of Taber Intermunicipal Development Plan (IDP) serves as a planning tool providing guidance to decision-makers, developers and landowners through the agreed upon planning policies that apply to land within the Plan Area. The IDP establishes how the two municipalities will manage development issues, provide opportunities for enhanced communication, cooperation, collaboration, and coordination of planning matters, and consider land use proposals within the agreed upon IDP boundary.

The Plan complies with the requirements of the Municipal Government Act and has been prepared in compliance with the South Saskatchewan Regional Plan. The IDP is comprised of seven parts addressing the purpose, principles, and goals of the plan, defining the plan area, and establishing plan policies relating to land use and the natural and built environment, administration and implementation, and dispute resolution. Several maps are included in the appendix of the plan which illustrate the physical, historical, and natural characteristics of the Plan Area.

The IDP applies to all land within the defined Plan Area which encompasses the area located a  $\frac{1}{4}$  mile within the Town of Taber municipal boundary and extends between  $\frac{1}{2}$  a mile to 2 miles, approximately, in all directions into the MD of Taber from the Town of Taber municipal boundary. The Plan Area is further divided into Planning Area A, which is the core planning area within which interconnections between the two municipalities are of primary interest necessitating more detailed planning policy, and Planning Area B, which serves primarily as a referral area within which future land use is addressed as it arises.

## Public Consultation Summary

Public consultation for the MD of Taber and Town of Taber IDP (proposed bylaws 1966 and 12-2020) commenced this past August and consisted of the distribution of an informational brochure to affected landowners and a drop-in format Open House. The informational brochure, mailed to affected landowners in late August, advised of the preparation of the proposed IDP and summarized the key components of the plan. In response to the brochure, a few general inquiries were received by the municipalities regarding the intent of the proposed plan; no issues or concerns from affected landowners were received by either municipality at that time.

The Open House, held on October 14, 2020 at the Community Centre in Taber, provided an opportunity for affected landowners and other interested parties to discuss the proposed plan with municipal staff and councillors from both the MD and the Town of Taber. Excluding staff and councillors, 21 people attended the Open House. No written comments were received at the Open House. Most people in attendance had only general inquiries about the intent of the plan and

potential impacts to land within the plan area. More specific comments from attendees included inquiries about: development plans in the portion of SW 1-10-17-4 within the Town of Taber north of Horseshoe Estates; annexation and uses that may be permitted in Policy Areas 3 and 3A (the Town's future expansion area); need for stormwater detention in the NW¼ 29-9-16-4 identified in Policy 3.4.6.4 and how it affects landowners' ability to undertake development in that area; potential impacts of the plan to agricultural operators, specifically confined feeding operations; jurisdiction for decision-making; and a concern that an increase in non-agricultural uses, both residential and non-residential, creates challenges for agricultural operators (e.g., complaints about noise, spray plane operations, dust, odours, etc.).

The proposed MD of Taber and Town of Taber IDP was also circulated to applicable review agencies (school divisions, utility providers, Taber Irrigation District, AB Health Services, AB Environment and Parks, AB Transportation, Historic Resources, Alberta Energy Regulator, and Canadian Pacific Railway) for comment this past July. Comments were received from ATCO Gas and Pipelines, AB Transportation, and Taber Irrigation District (see attached) and are summarized as follows:

- ATCO Gas and Pipelines indicates no objections. Comments provided are the standard response to subdivision and development circulations, which are typically addressed through land use bylaw provisions and conditions of subdivision and development approval.
- AB Transportation finds the document “reflects sound planning principles and development strategies” and recommends minor amendments to address the endorsement of the Highway 3 Functional Planning Study by AB Transportation and stormwater management requirements.
- TID indicates no issues and provides comments about planning considerations regarding TID's network and infrastructure, use of irrigation water for various uses, and stormwater management coordination and approvals.

### **Notification of Joint Public Hearing**

Notice of the joint public hearing was posted in the Taber Times. Landowners within the Plan Area in the MD of Taber received a mailed notice. Applicable review agencies received an email notice.

### **Proposed Amendments to Bylaw No. 1966 & Bylaw No. 12-2020**

Based on the comments received by the review agencies through the public consultation process in July, the following amendments are recommended by the MD of Taber and Town of Taber Planning Department's, as well as the IDP Committee, for consideration by MD of Taber and Town of Taber Councils (text to be added identified in underline; text to be deleted identified in ~~strikethrough~~):

1. The Highway 3 Functional Study has now been endorsed by AB Transportation. As such, amendments to paragraph two of Section 3.4.2 Policy Areas 2 & 2A and Policy 3.4.2.7 are proposed:

#### **3.4.2 Policy Areas 2 & 2A**

Policy Area 2 is intended to capitalize on the proximity to provincial Highways 3 and 36 and the economic opportunities it affords. Building on the established commercial corridor that has developed south of Highway 3 within each municipality, this policy area has been identified as ideal for future highway commercial, large-scale commercial, and other business and light industry



that can be compatibly located with surrounding uses. As such, new residential development within Policy Area 2, both grouped and isolated, should be discouraged. The limited existing residential development is envisioned to remain with consideration of transitioning to non-residential uses in the future.

~~In November of 2019, Alberta Transportation endorsed the Highway 3 Functional Planning Study – West of Burdett to West of Taber, which includes twinning of Highway 3 to the east of the Town of Taber and a recommended rerouting alignment south of the Town of Taber. The potential future realignment of Highway 3 to the south of Town provides possibilities for expansion of the commercial corridor southward along Highway 36. Policy Area 2A reflects this opportunity and is likewise identified as an area that may be suitable for future highway commercial, large scale commercial and other business and industrial uses in the event of a realignment of the highway. Discussions regarding potential realignment of Highway 3 are on-going and a Highway 3 Functional Planning Study from Taber to Burdett has not yet been adopted by Alberta Transportation. As such, Policy Area 2A is envisioned to remain predominantly agricultural in nature and include isolated country residential, isolated rural industrial uses, and other rural agricultural and rural urban fringe uses in accordance with the MD of Taber’s Land Use Bylaw until such time a functional study is adopted by Alberta Transportation.~~

It is acknowledged the feasibility of certain commercial uses with high customer volumes, such as fast food restaurants, hotels and motels and big box retailers, in both Policy Areas 2 and 2A, may be dependent on the availability of municipal sewer and potable water services. Servicing requirements will need to be assessed at the time of proposed development and may require intermunicipal discussion and coordination.

## Policy Area 2A

~~3.4.2.7 Transition of Policy Area 2A to an exclusive business and industrial corridor should be avoided until a functional planning study and proposed realignment of Highway 3 to the south of Town has been adopted by Alberta Transportation.~~

2. Comments from AB Transportation and TID suggested additional policy with respect to stormwater management. As such, the following amendment to Policy 4.2.1 in Section 4.2 Stormwater Management is proposed to provide clarity on other approvals and acceptance of stormwater management plans which may be necessary:

## 4.2 Stormwater Management

- 4.2.1 Developers undertaking subdivision or development in either municipal jurisdiction will be required to address stormwater management as part of their proposal and are responsible for obtaining any necessary approvals from Alberta Environment and Parks that may be required with respect to the provincial *Water Act*, including any necessary approvals and acceptance of a stormwater management plan by Alberta Transportation, an irrigation district, and/or any other applicable department or ministry.
3. Comments from TID suggested that additional policy to address the unique nature of planning within the vicinity of irrigation infrastructure may be valuable to avoid conflicts and enhance planning and consideration of water conveyance. An additional policy (4.3.11) within Section 4.3 Utilities & Servicing is proposed:

### **4.3 Utilities & Servicing**

4.3.11 Developers should consult with the irrigation district early in the project planning stages to ensure appropriate and compatible design in the vicinity of irrigation works.

4. The following amendments are proposed to correct technical, typographical/clerical errors:
  - That Section 3.4.7 Planning Area B is renumbered as 3.5; Section 3.5 Urban Growth & Annexation is renumbered as 3.6; and Section 3.6 Other Areas of Mutual Interest is renumbered as Section 3.7; with policy numbers in each section amended accordingly. The Table of Contents is amended accordingly.
  - That incorrect references to “Section” within the document are corrected to state “Part”.
  - That Map 5 is updated to reflect the Town of Taber’s current Land Use Districts adopted under Bylaw 13-2020.

### **Planning Recommendation**

Upon consideration of any additional public and review agency comment received at the public hearing and finding no additional information is required, the Councils of the MD of Taber and Town of Taber may move to close the joint public hearing.

Should no issues or concerns be identified during the public hearing, the Councils of the MD of Taber and Town of Taber are requested to adopt the MD of Taber and Town of Taber IDP with the amendments proposed above.

August 26, 2020

Our File No.: **20-2492**

Your File No.: **4A-365**

**Oldman River Regional Services Commission  
Planning and Development Department**

SENT: via email

**Attention: Bonnie Brunner, Senior Planner**

**RE: Proposed MD of Taber by law 1966 and Town of Taber Intermunicipal Development Plan bylaw 12-2020**

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The Engineering Department of ATCO Pipelines, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:

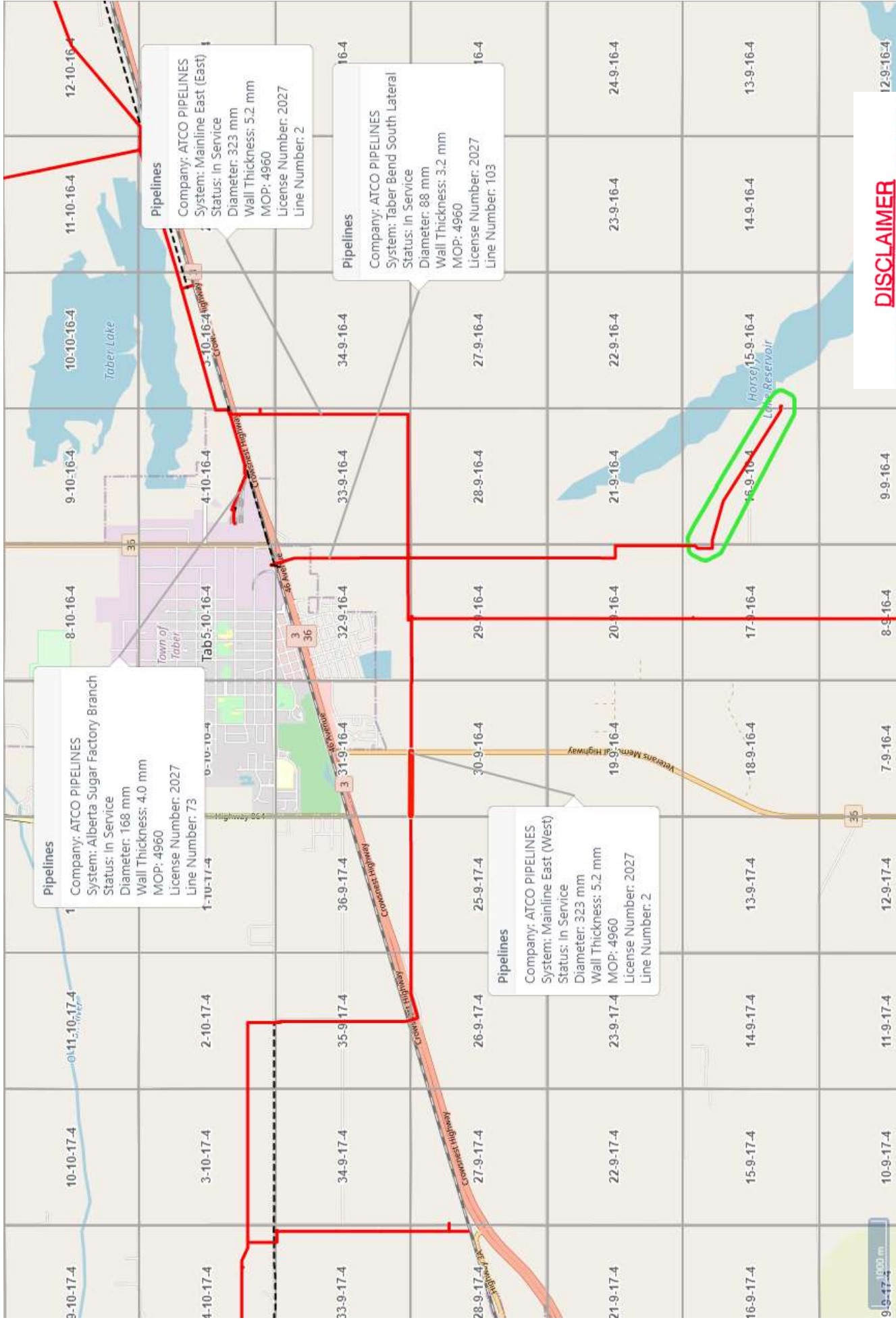
1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.
2. ATCO Pipelines' requires a separate utility lot for its sole use.
3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work.
  - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter.
  - Contact ATCO Pipelines' Land Department at 1-888-420-3464 or [landadmin@atco.com](mailto:landadmin@atco.com) for more information.
4. Road crossings are subject to Engineering review and approval.
  - Road crossing(s) must be paved and cross at a perpendicular angle.
  - Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way.
  - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.
5. Parking and/or storage is not permitted on ATCO Pipelines' pipeline(s) and/or right(s)-of-way.
6. Encroachments are not permitted on ATCO Pipelines' facility(s) and/or right(s)-of-way.
7. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
8. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.
  - If alterations are required, the cost will be borne by the developer/owner.
9. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmissions for further review.

If you have any questions or concerns, please contact the undersigned at [Maira.Wright@atco.com](mailto:Maira.Wright@atco.com).

Sincerely,  
ATCO Gas and Pipelines Ltd.



Maira Wright  
Sr. Administrative Coordinator, Operations Engineering



**DISCLAIMER**

THE INFORMATION SHOWN ON THIS SHEET IS COMPILED FROM RECORDS MAINTAINED BY ATCO PIPELINE. NO WARRANTY OR GUARANTEE IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THOSE RECORDS OR OF THIS COMPILATION.

BEFORE ANY GROUND DISTURBANCE TAKES PLACE  
 DIAL BEFORE YOU DIG  
 CALL ALBERTA ONE CALL SYSTEM 1-800-942-9447

AT File Reference: RSDP031516  
Our Reference: 2100-TABE/2300-TABE  
Your Reference: 4A-365

August 10, 2020

Bonnie Brunner  
Senior Planner  
[bonniebrunner@orrsc.com](mailto:bonniebrunner@orrsc.com)  
Oldman River Regional Services Commission  
3105 – 16 Avenue North  
Lethbridge, AB T1H 5E8

Dear Ms. Brunner:

**RE: DRAFT INTERMUNICIPAL DEVELOPMENT PLAN  
MUNICIPAL DISTRICT OF TABER & TOWN OF TABER**

Alberta Transportation has received and reviewed the draft Intermunicipal Development Plan dated May 2020 for Municipal District of Taber and Town of Taber.

Alberta Transportation's primary objective is to allow subdivision and development of properties that are subject to review and comment by Alberta Transportation pursuant to the control lines stipulated in the Highways Development and Protection Regulation, being Alberta Regulation 326/2009, and the Subdivision and Development Regulation, being Alberta Regulation 43/2002, consolidated up to 188/2017 ("the regulation"), in a manner that will not compromise the integrity and associated safe operational use or the future expansion of the provincial highway network.

To that end, the document reflects sound planning principles and development strategies. The document is also well organized and thoroughly addresses issues that are pertinent when establishing a framework for subsequent land use redesignation, subdivision, and development within the plan area.

Alberta Transportation recommends the following comments and edits:

➤ **Part 3 Land Use Strategy, 3.4.2 Policy Areas 2 & 2A**

Second paragraph should indicate that Highway 3:10 and 3:12 Functional Planning Study – West of Burdett to West of Taber has been endorsed by Alberta Transportation on November 8, 2019.

➤ **Part 3 Land Use Strategy, Policy Area 2A, 3.4.2.7**

Should indicate that Highway 3:10 and 3:12 Functional Planning Study – West of Burdett to West of Taber has been endorsed by Alberta Transportation on November 8, 2019.

➤ **Part 3 Land Use Strategy, 3.4.3 Policy Areas 3 & 3A**

Should include a storm water management plan may be required and accepted by Alberta Environment & Parks and Alberta Transportation and that storm water is not to be released to the highway right-of-way.

➤ **Part 4 Natural & Built Environment, 4.2 Stormwater Management, 4.2.1**

Include approval and acceptance of a storm water management plan by Alberta Transportation and that storm water is not to be released to the highway right-of-way

We would appreciate it if you could provide Alberta Transportation with a copy of the final plan for our files and future reference.

Thank you for the referral and opportunity to comment.

Yours truly,

Leah Olsen  
Development/Planning Technologist  
403-388-3105

LO/jb

cc: Municipal District of Taber – [khuges@mdtaber.ab.ca](mailto:khuges@mdtaber.ab.ca)  
Town of Taber – [phyllis.monks@taber.ca](mailto:phyllis.monks@taber.ca); [rob.janzen@taber.ca](mailto:rob.janzen@taber.ca)

**From:** [Christopher Gallagher](#)  
**To:** [Bonnie Brunner](#)  
**Subject:** FW: Request for comment - MD of Taber and Town of Taber Draft Intermunicipal Development Plan  
**Date:** Thursday, September 3, 2020 8:27:01 AM  
**Attachments:** [MD Taber - Town of Taber IDP - Proposed Bylaw 1966 and 12-2020.pdf](#)

---

Hi Bonnie;

I apologize for the late response. TID has no issues with the draft document but has a few comments related to our interests that may or may not need to be addressed at this level of planning:

1. TID's network of irrigation infrastructure may fall under utilities and servicing, however this infrastructure would need to be planned around in a different way from typical water, sewer, gas, communications, power utilities. The conditions on our right-of-ways are more strict and limit the type of activity and structures that can be placed on them. Planning needs to address irrigation infrastructure early to avoid conflicts and to improve planning.
2. Similarly, the use of irrigation water for various uses needs to be considered to ensure conveyance can be put in place to serve these needs. There is also a difference in the servicing in the two municipalities. Within the MD of Taber any person or business may approach TID to enter into a water use agreement. Within the Town, deliveries are limited to Town use except in annexed areas already served and prior to intensive development. This may need clarification in this document.
3. Finally, stormwater management may need to address the need to work with TID as the owner of the Acceptable Outlet of stormwater under any Approvals under the Water Act for catchments that drain into our works. Currently the Town is not in compliance with the Act for a portion of the Town that drains to Taber Reservoir, but is actively working to gain compliance through stormwater management projects. Within the MD, TID works with individual proponents to obtain Approvals and works with the MD of Taber on stormwater management at regional and sub-regional levels as required.

Chris

Christopher Gallagher, P.Eng., District Manager  
4420 – 44<sup>th</sup> Street, Taber, Alberta T1G 2J6  
PH 403-223-2148 | F 403-223-2924 | C 403-330-6705  
[cgallagher@taberirrigationdistrict.ca](mailto:cgallagher@taberirrigationdistrict.ca) | [www.taberirrigationdistrict.ca](http://www.taberirrigationdistrict.ca)

---

**From:** TID <[tid@taberirrigationdistrict.ca](mailto:tid@taberirrigationdistrict.ca)>  
**Sent:** July 29, 2020 3:25 PM  
**To:** Christopher Gallagher <[cgallagher@taberirrigationdistrict.ca](mailto:cgallagher@taberirrigationdistrict.ca)>  
**Subject:** FW: Request for comment - MD of Taber and Town of Taber Draft Intermunicipal Development Plan

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**From:** Bonnie Brunner <[bonniebrunner@orrs.com](mailto:bonniebrunner@orrs.com)>

February 16, 2021

Our File No.: **21-0383**

Your File No.: **Bylaw No. 1966 and Bylaw No. 12-2020**

**Oldman River Regional Services Commission (ORRSC)  
Planning and Development Department**

SENT: via email

**Attention: Bonnie Brunner**

**RE: Proposed Municipal District of Taber (MD) and Town of Taber Intermunicipal Development Plan**

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The Engineering Department of ATCO Transmission, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:

1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.
2. ATCO Transmission requires a separate utility lot for its sole use.
3. A pipeline alteration may be required in this area.
  - All costs associated with any alterations to ATCO Transmission facility(s) and/or appurtenances to accommodate development will be borne by the developer/owner.
  - This process can take up to 18 months to complete.
4. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work.
  - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter.
  - Contact ATCO Transmission Land Department at 1-888-420-3464 for more information.
5. Road crossings are subject to Engineering review and approval.
  - Road crossing(s) must be paved and cross at a perpendicular angle.
  - Parallel roads are not permitted within ATCO Transmission right(s)-of-way.
  - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.
6. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.
7. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.
8. ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
9. Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.
  - If alterations are required, the cost will be borne by the developer/owner.



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10. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmissions for further review.
11. An evaluation must be completed to assess the electrical hazards of the proposed facilities to the pipeline. Mitigation of electrical hazards may be required.
- All costs associated with the evaluation and any mitigation will be borne by the developer/owner.
  - This process can take up to 18 months to complete.

If you have any questions or concerns, please contact the undersigned at [Maira.Wright@atco.com](mailto:Maira.Wright@atco.com).

Sincerely,  
ATCO Gas and Pipelines Ltd.



Maira Wright  
Sr. Administrative Coordinator, Operations Engineering

APPROVED:
AS TO FORM
<u>MW</u>
AS TO CONTENT
<u>MW</u>
AP

AT File Reference: RSDP031516  
Our Reference: 2100-TABE/2300-TABE  
Your Reference: 4A-365

February 5, 2021

Bonnie Brunner  
Senior Planner  
[bonniebrunner@orrsc.com](mailto:bonniebrunner@orrsc.com)  
Oldman River Regional Services Commission  
3105 – 16 Avenue North  
Lethbridge, AB T1H 5E8

Dear Ms. Brunner:

**RE: NOTICE OF JOINT PUBLIC HEARING INTERMUNICIPAL DEVELOPMENT PLAN  
MUNICIPAL DISTRICT OF TABER BYLAW NO. 1966 & TOWN OF TABER BYLAW NO. 12-2020**

Alberta Transportation has received and reviewed the draft Intermunicipal Development Plan dated February 2021 for Public Hearing for Municipal District of Taber Bylaw No. 1966 and Town of Taber Bylaw 12-2020.

Alberta Transportation's primary objective is to allow subdivision and development of properties that are subject to review and comment by Alberta Transportation pursuant to the control lines stipulated in the Highways Development and Protection Regulation, being Alberta Regulation 326/2009, and the Subdivision and Development Regulation, being Alberta Regulation 43/2002, consolidated up to 188/2017 ("the regulation"), in a manner that will not compromise the integrity and associated safe operational use or the future expansion of the provincial highway network.

To that end, the document reflects sound planning principles, development strategies and previous comments Alberta Transportation forwarded in August 2020.. The document is also well organized and thoroughly addresses issues that are pertinent when establishing a framework for subsequent land use redesignation, subdivision, and development within the plan area.

We would appreciate it if you could provide Alberta Transportation with a copy of the final plan for our files and future reference.

Thank you for the referral and opportunity to comment.

Yours truly,

Leah Olsen  
Development/Planning Technologist  
403-388-3105

LO

cc: Municipal District of Taber – [acrofts@mdtaber.ab.ca](mailto:acrofts@mdtaber.ab.ca)  
Town of Taber – [gary.scherer@taber.ca](mailto:gary.scherer@taber.ca); [John.orwa@taber.ca](mailto:John.orwa@taber.ca)

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