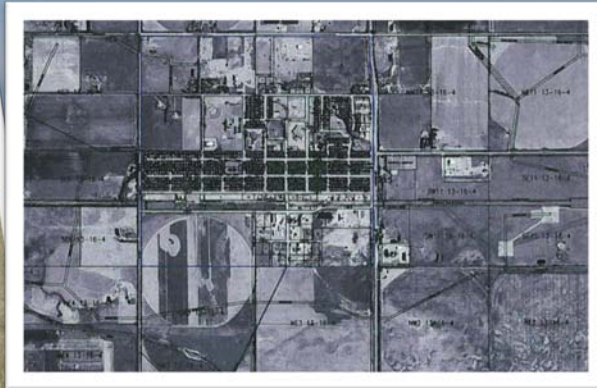


Intermunicipal Development Plan



Municipal District of Taber and

Town of Vauxhall

Bylaw No. 1808 and Bylaw No. 844-09

Prepared By:



OLDMAN RIVER REGIONAL SERVICES COMMISSION

**TOWN OF VAUXALL
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 844-09

BEING a bylaw of the Town of Vauxhall in the Province of Alberta, to adopt Bylaw No. 844-09, being the Municipal District of Taber and Town of Vauxhall Intermunicipal Development Plan.

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

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

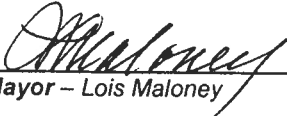
AND WHEREAS the purpose of proposed Bylaw No. 844-09 is to adopt a land use plan that provides a framework and guidelines for dealing with future subdivision and development of lands within the designated intermunicipal plan boundary and promotes the ongoing cooperation, consultation, and coordination the Municipal District of Taber and the Town of Vauxhall have established;

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

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

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

READ a **first** time this 16th day of November, 2009.




Mayor – Lois Maloney



Chief Administrative Officer – Barbara Miller

READ a **second** time this 18th day of January, 2010.

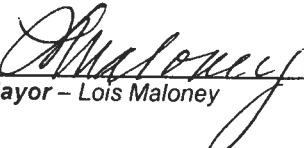


Mayor – Lois Maloney



Chief Administrative Officer – Barbara Miller

READ a **third** time and finally PASSED this 18th day of January, 2010.



Mayor – Lois Maloney



Chief Administrative Officer – Barbara Miller

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

BYLAW NO. 1808

BEING a bylaw of the Municipal District of Taber in the Province of Alberta, to adopt Bylaw No. 1808, being the Municipal District of Taber and Town of Vauxhall Intermunicipal Development Plan.

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

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

AND WHEREAS the purpose of proposed Bylaw No. 1808 is to adopt a land use plan that provides a framework and guidelines for dealing with future subdivision and development of lands within the designated intermunicipal plan boundary and promotes the ongoing cooperation, consultation, and coordination the Municipal District of Taber and the Town of Vauxhall have established;

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

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

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

READ a **first** time this 8 th day of Dec. , 2009.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

READ a **second** time this 25 th day of Jan. , 2010.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

READ a **third** time and finally PASSED this 25 th day of Jan. , 2010.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

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MUNICIPAL DISTRICT OF TABER and TOWN OF VAUXHALL

INTERMUNICIPAL DEVELOPMENT PLAN

1. INTRODUCTION

The Municipal District of Taber and the Town of Vauxhall recognize the benefit of enhanced consultation, coordination and cooperation regarding planning matters of joint interest within the urban fringe. Specifically, the councils of both municipalities acknowledge there is a need to ensure that land use activity in the fringe does not unduly compromise long-term urban expansion and further that conflicts between rural and urban uses are minimized.

The Municipal District of Taber (MD of Taber) and the Town of Vauxhall (Town) have established an excellent working relationship with respect to planning matters of joint interest and have chosen to formalize their relationship through an Intermunicipal Development Plan (IMDP). This Intermunicipal Development Plan establishes policies that apply to lands within the intermunicipal planning area, which includes land within the MD of Taber and within the Town boundaries.

It is intended that this plan provide a framework for consideration of municipal interests in decision-making by establishing general policies, referral requirements, plan administration procedures, and measures for conflict resolution. Most importantly, the Intermunicipal Development Plan is intended to foster on-going coordination and communication between the municipalities by providing a forum to discuss planning issues and concerns. The framework of this plan is designed to support decision-making in each municipality with input and consultation from the other municipality. Each municipality is responsible for making decisions within their boundaries using the policies and procedures provided in the plan.

2. INTERMUNICIPAL PLAN AREA AND APPLICABILITY

The IMDP policies apply to land within the defined intermunicipal planning area. The intermunicipal planning area includes land within the IMDP boundary, which extends one mile from the Town of Vauxhall limits, as illustrated in map 1, and land within the Town of Vauxhall adjacent to the town limits.

Within the MD of Taber, the plan area is characterized by a mix of privately and publicly held land, including lands owned by the irrigation district, the MD of Taber, the Town of Vauxhall, and the federal government. The majority of land is zoned as Rural Agricultural or Rural/Urban Fringe. The privately held land is predominantly agricultural and is comprised of large tracts of

farmland and a few farmsteads. There are a number of oil and gas pipelines, as well as canal right-of-ways running through the plan area. The federal research centre is located in the southwest corner of the plan area with a historic small-lot residential subdivision located in the south. The Town of Vauxhall water plant is located just north of the town limits. The Town of Vauxhall Transfer Station and the sewage lagoons are located just outside of the IMDP boundary to the east; however, the provincially defined setback buffers affect development such as residential, food establishments, school or hospital uses from being established on lands within the IMDP boundary to the northeast and east.

The Town's periphery encompasses Land Use Districts including Urban Fringe, Industrial, and to a lesser extent, Highway Commercial, Residential, and Public and Institutional. Most of the land in the Town adjacent to the northern and southern town limits is unsubdivided and minimally developed.

It is understood that existing uses within the intermunicipal planning area will not be affected by this IMDP and may continue operations. However, the expansion, intensification or change of existing uses shall be subject to the IMDP policies.

3. GUIDING PRINCIPLES

- 3.1 The MD of Taber and the Town agree that they shall ensure that the policies of this plan are properly, fairly and reasonably implemented.
- 3.2 The MD of Taber and the Town will honour the agreements reached and be clear about what has been decided and how the agreement will be carried out.
- 3.3 The MD of Taber and the Town shall monitor and review the policies of this plan on a regular basis and as circumstances warrant.

4. PLAN GOALS

The intended goals of this Intermunicipal Development Plan are:

- 4.1 To address requirements of the Municipal Government Act with respect to plan administration, plan amendment and intermunicipal conflict resolution procedures.
- 4.2 To provide a policy framework to guide future land use decisions within the intermunicipal planning area.

- 4.3 To provide for a planning process that facilitates on-going consultation and cooperation among the MD of Taber and the Town and affected ratepayers.

5. PLAN OBJECTIVES

- 5.1 To foster intermunicipal cooperation between the MD of Taber and the Town.
- 5.2 To ensure development is planned in a manner that is complementary to existing and proposed developments.
- 5.3 To support the ongoing consultation and cooperation that the MD of Taber and the Town have established.
- 5.4 To facilitate development in cooperation with and coordinated with development in the Town of Vauxhall.
- 5.5 To assist and facilitate the MD of Taber and the Town in orderly, coordinated and economical planning and development of the lands within the intermunicipal planning area.
- 5.6 To identify possible areas of joint ventures for services such as regional water systems.
- 5.7 To provide a framework with guidelines by which the MD of Taber and the Town can work so as to ensure:
- that each municipality may expand the development and assessment base within its boundaries;
 - that any present and future conflict is reduced or eliminated between the MD of Taber and the Town; and
 - that each municipality is accorded sufficient flexibility to be able to react to the changes in the economy as well as demands of the individuals and investors interested in locating within these municipalities.
- 5.8 To make the protection of agriculture and agricultural productivity a prime concern to both the MD of Taber and the Town when making decisions on land use and development proposals.

INTERMUNICIPAL DEVELOPMENT PLAN

POLICIES AND PROCEDURES

The IMDP policies are to be used as a framework for decision making in each municipality with the input and cooperation of the other jurisdiction. Each municipality is responsible for decisions within their boundaries using the policies and the procedures provided in this IMDP.

6. GENERAL POLICIES

- 6.1 The municipalities are committed to maintaining open communication regarding matters of joint interest within the intermunicipal planning area. It is not possible to address every situation that may be of joint interest. As such, each municipality will make reasonable attempts to maintain on-going communication including matters not specifically mentioned or discussed in this Plan.
- 6.2 The MD of Taber and the Town acknowledge the importance of circulating and sharing of information with respect to land use activities in the intermunicipal planning area. Each party agrees to refer and comment on proposals and planning matters in a timely manner relative to decision dates. (See referral policies for procedures and timelines).
- 6.3 Developments proposed on large parcels of vacant land within the intermunicipal planning area should be subject to area structure plans or design schemes in order to establish a framework for future subdivision and development and, in particular, ensure compatible land use patterns, sequence of development, access and circulation, utility servicing, and minimal impacts on expansion capabilities of the Town of Vauxhall.
- 6.4 Proposed subdivision or development in the intermunicipal planning area may benefit from a sharing of municipal services from the Town of Vauxhall. Where urban services are proposed by the developer, an agreement must be discussed with the Town. It is acknowledged that, although these circumstances may arise and benefit all parties concerned, that:
 - the Town is not committed to providing any services outside the Town boundaries; and
 - the MD of Taber will not decide upon applications requiring urban services until an agreement is negotiated with the Town or the project is redesigned to no longer need urban services.

- 6.5 The Town will forward all proposals for major expansion of municipal services to the MD of Taber for comment if it appears there may be a potential benefit to the MD of Taber or opportunity for a joint venture.
- 6.6 Redesignation of land, subdivision of land or development of land for uses involving schools, hospitals, food establishments, or residences will be not be permitted within 450m of the working area of the Town of Vauxhall Transfer Station and 300m of the Town of Vauxhall sewage lagoon.
- 6.7 It is the desire of the MD of Taber and the Town to minimize potential conflict between residential uses and confined feeding operations within the intermunicipal planning area. The Town supports the MD of Taber's Municipal Development Plan policy that "confined feeding operations should be discouraged in the areas shown in Map 2 as "Restricted" and as reviewed by council from time to time." The Natural Resources Conservation Board should consider this position in its evaluation of applications for new confined feeing operations (CFO's) and, as such not issue permits for new CFO's within the intermunicipal planning area.
- 6.8 The Town acknowledges the MD of Taber's strategic direction to protect the agricultural land base and support and encourage agricultural industry and recognizes that residents within the Town may be affected by noise, smells 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.
- 6.9 To provide for orderly, efficient, and coordinated future expansion of the Town and promote protection of the agricultural land base, wide-spread fragmentation of agricultural lands should be minimized.
- 6.10 Any discretionary uses or subdivisions approved in the intermunicipal planning area should give consideration to potential impacts on urban expansion.

7. REFERRALS

- 7.1 The MD of Taber and the Town agree to refer to each other all land use applications within the intermunicipal planning area including area structure plans and amendments, area redevelopment plans and amendments, redesignations, subdivision and development, and any appeals of subdivision or development, as well as any matters that may affect the intermunicipal planning area including municipal development plans and land use bylaws and any amendments to either, using the procedures established in the policies in this section and summarized in Figures 1, 2 and 3.

7.2 Referrals shall contain all available information for review and a municipality may request further information to be provided. In the case of all comments, a timely written response prior to the decision date is expected.

7.3 Municipal Development Plans (see Figure 1)

- a) A new Municipal Development Plan proposed by either municipality shall be referred to the other municipality and the Intermunicipal Development Plan Committee for comment prior to the public hearing.
- b) Any amendment to either municipality's Municipal Development Plan that may have an impact on this plan or may affect municipal expansion shall be referred to the other municipality and the Intermunicipal Development Plan Committee for comment prior to the public hearing.
- c) Comments from administration and the Intermunicipal Development Plan Committee provided prior to or at the public hearing will be considered by the municipality in which the plan is being proposed.

7.4 Area Structure Plans and Area Redevelopment Plans (see Figure 2)

- a) Area Structure Plans, Area Redevelopment Plans, or any amendments to such plans that are proposed within the intermunicipal planning area shall be forwarded to the other municipality and the Intermunicipal Development Plan Committee for comment prior to the public hearing.
- b) Comments provided at or prior to the public hearing from the affected municipality and the Intermunicipal Development Plan Committee will be taken into consideration. The municipality processing the application may choose to amend the document accordingly and/or if necessary, table the public hearing for further information.
- c) Any changes to a proposed area structure plan or redevelopment plan following the public hearing that may have an impact on this plan or the urban expansion of the Town should be re-circulated to the other municipality and the Intermunicipal Development Plan Committee for review prior to 2nd hearing. Based on the significance of the changes, the municipality processing the application should consider convening a new public hearing.
- d) Area Structure Plans for major tracts of vacant land within the Town shall be forwarded to the MD of Taber administration for comment prior to the public hearing.

7.5 Land Use Bylaws and Amendments (see Figure 1)

- a) A new land use bylaw proposed by either municipality shall be referred to the other municipality and the Intermunicipal Development Plan Committee for comment prior to the public hearing.
- b) All proposals to redesignate land within the intermunicipal planning area shall be referred to the other municipality and the Intermunicipal Development Plan Committee for comment prior to the public hearing.
- c) Any other amendments to either municipality's land use bylaw that may have an impact on this plan, or may affect municipal expansion shall be referred to the other municipality and the Intermunicipal Development Plan Committee for comment prior to the public hearing.
- d) Comments from the affected municipality and the Intermunicipal Development Plan Committee provided prior to or at the public hearing will be taken into consideration by the municipality in which the proposal is being processed.

7.6 Subdivision Applications

- a) The municipality in receipt of a subdivision application within the intermunicipal planning area shall refer the application to the other municipality for comment.
- b) The municipality in receipt of a subdivision application which could have a major impact on the other municipality shall refer the application to the municipality for comment.
- c) The referrals shall be made and considered prior to a decision being made. Each party reviewing the subdivision referral shall have the established 19 day circulation review period to comment on the proposal.
- d) Administration may forward the proposed subdivision application to the Intermunicipal Development Plan Committee for comment if the application has the potential to impact this plan, affect municipal expansion, or if it is felt that Committee review is warranted.
- e) Comments received prior to the decision date will be considered by the applicable Subdivision Authority.
- f) The municipality in receipt of a subdivision appeal within the intermunicipal planning area shall notify the other municipality of the appeal date and decision.

7.7 Development applications (see Figure 3)

- a) All discretionary use applications (excluding discretionary residential uses) located in the intermunicipal planning area shall be referred to the other municipality for comment.

- b) All permitted use applications and discretionary use residential applications within the intermunicipal planning area shall be referred to the other municipality for information purposes.
- c) Administration will forward applications involving any development which could have a major impact on the other municipality (e.g. potentially noxious use, a major traffic generator, etc.) to the Intermunicipal Development Plan Committee for comment.
- d) Administration may forward the proposed development application to the Intermunicipal Development Plan Committee for comment if the application has the potential to impact this plan, affect municipal expansion, or if it is felt that Committee review is warranted.
- e) Discretionary use applications (excluding discretionary residential uses) shall be referred at least 14 days prior to the decision date, unless otherwise agreed upon by the municipalities. Comments received prior to the decision date will be considered by the applicable Development Authority.
- f) The municipality in receipt of a development appeal within the intermunicipal development planning area shall notify the other municipality of the appeal date and decision.

7.8 Each municipality should refer to each other for comment non-statutory plans, such as conceptual design schemes or comprehensive site plans, which may have an impact on this plan or could have an effect on the adjacent municipality.

7.9 The municipalities are encouraged to refer to each other for comment, land use or planning matters that have the potential to impact the other municipality, even if it involves lands that may not be located within the defined intermunicipal planning area.

8. ANNEXATION AND URBAN EXPANSION

POLICIES

- 8.1 The expansion of urban municipal boundaries should be orderly and employ a process to allow for uncontested annexations.
- 8.2 Annexation proposals must be based on effective public consultation both prior to and during any annexation hearings or proceedings.
- 8.3 Annexation boundaries should follow legal boundaries and respect natural features to avoid creating fragmented patterns of the municipal jurisdiction.

- 8.4 Annexation proposals must fully consider the financial impact on the initiating and responding municipality.
- 8.5 The MD of Taber and the Town may negotiate a formula for the determination of compensation for annexation.
- 8.6 In advance of any annexation, the initiating municipality should prepare a Growth Study that addresses:
- projected land needs,
 - a conceptual design proposal,
 - logical extensions of growth patterns, transportation & infrastructure servicing,
 - sewer and water capacity and ability to accommodate additional growth,
 - a cost effective, efficient approach to municipal budget implications,
 - proposed uses of land and the potential impact on existing land uses, and
 - a timetable for implementation.
- 8.7 Within 6 months upon a Municipal Board Order approving an annexation, the IMDP boundary should be reviewed & amended as determined necessary to reflect the municipal boundary change.

9. DISPUTE SETTLEMENT PROCEDURES

By its nature, the policies of this plan are general and make each municipality responsible for decisions made in their own jurisdiction. This suggests that different plan interpretations or actions may result in disputes from time to time. Using the following system, it is hoped the dispute can firstly be avoided, and secondly, settled locally. Only after a series of steps would the dispute go beyond the local level.

In the case of a dispute, the following steps may be used to resolve the issue:

- Step 1** It is important to avoid any dispute by ensuring the plan is adhered to as adopted, including full circulation of any permit or application that may affect a municipality or as required in this plan and prompt enforcement of the policies of the plan and land use bylaw.
- Step 2** When an intermunicipal issue comes to the attention of either party, it will be directed to the chief administrative officers (CAOs) who will review the issue and after discussion, if the matter is not resolved, refer the issue to the Intermunicipal Development Plan Committee for their review and a

recommendation. Additionally, should either municipality identify an issue related to this plan that may result in a more serious dispute, that municipality should approach the Intermunicipal Development Plan Committee to call a meeting of the Committee to discuss the issue.

Step 3 Prior to the meeting of the Committee, each municipality through its administration, must ensure the facts of the issue have been investigated and clarified, and information is made available to both parties. Staff meetings may occur at this point to discuss possible solutions.

Step 4 The Intermunicipal Development Plan Committee should discuss the issue with the intent to seek a solution by consensus.

Step 5 Should the Intermunicipal Development Plan Committee be unable to arrive at a consensus, then either municipality will contact the appropriate CAO to arrange a joint meeting of the two councils who will discuss possible solutions.

Step 6 Should the councils be unable to reach a solution, the two parties, by agreement, may contact a professional mediator to commence a mediation process of which the results of the mediation report will be binding on each municipality. If one or the other parties is not in agreement with this private mediation step, then either municipality may contact Alberta Municipal Affairs to commence a mediation process under the department's guidance.

Step 7 In a case where further action under the Municipal Government Act is unavailable, the results of the mediation report will be binding on each municipality.

Step 8 In the case of a dispute regarding:

- a statutory plan or amendment, or
- a land use bylaw or amendment,

Section 690(1) of the Municipal Government Act may be initiated. Using this section of the Act is the final stage of dispute settlement, as this outlines the procedure for the municipalities to request the Municipal Government Board to intercede and resolve the issue.

PLAN ADMINISTRATION & IMPLEMENTATION

10. ESTABLISHMENT OF INTERMUNICIPAL DEVELOPMENT PLAN COMMITTEE

- 10.1 An Intermunicipal Development Plan Committee shall be established between the MD of Taber and the Town for the purposes of ensuring continued communication between the municipalities and to act as a liaison for the settlement of any disputes which arise in or adjacent to the intermunicipal development planning area or pursuant to this Intermunicipal Development Plan.
- 10.2 The Intermunicipal Development Plan Committee shall be a referral body and may make recommendations to the MD of Taber and the Town. The Intermunicipal Development Committee does not have decision-making authority or powers with respect to planning matters in the MD of Taber or the Town.
- 10.3 The Committee shall be comprised of five (5) members, being three (3) elected members from the MD of Taber Council and two (2) elected members from the Town Council, all of whom shall be voting members. The Committee may, at its discretion, also include whatever number of resource persons deemed appropriate in a non-voting capacity.
- 10.4 The Committee shall be chaired by one of its members from the MD of Taber.
- 10.5 The Chairman may call a meeting of the Intermunicipal Development Plan Committee at any time upon not less than seven (7) days notice of the meeting being given to all members of the Committee and all resource persons, stating the date, time, purpose and place of the proposed meeting. Seven days notice may be waived with 4/5 of the Committee members' agreement in writing.
- 10.6 A quorum for meetings of the Intermunicipal Development Plan Committee shall be two (2) MD of Taber Councillors and one (1) Town Councillor.
- 10.7 The Committee shall appoint a secretary from the MD of Taber staff, who shall attend and keep the records of all meetings of the Committee.
- 10.8 Meetings of the Intermunicipal Development Plan Committee should occur at least annually and at a maximum occur only once a month, unless otherwise agreed upon, or at the request of either municipality:
 - a) to address concerns regarding the policies of the plan;
 - b) to address proposed amendments to the plan;
 - c) to address issues in relation to implementation of plan policies;

- d) to review referred proposals under section 7 or any other matters referred for consideration;
- e) to engage in resolving any conflicts or disputes within the intermunicipal planning area or which arise from this plan – both municipalities will share costs associated with using outside assistance to resolve a dispute; and
- f) to discuss any other land use issue or matter of joint interest not explicitly identified in the plan.

10.9 Committee meetings will typically be held in the Town of Vauxhall.

10.10 Staff members of each municipality may meet to conduct a review of the development and subdivision applications circulated and may forward any application to the Intermunicipal Development Plan Committee for review if deemed necessary.

10.11 If a matter has been referred to the Committee for comment, the Committee shall issue written comments as soon as possible. Both councils agree that the Committee shall issue its comments in the form of recommendations.

10.12 Where a matter involving the two municipalities cannot be resolved to the satisfaction of the Committee, the Committee is authorized to initiate the dispute settlement procedures in this plan, section 9.0.

11. PLAN AMENDMENT AND VALIDITY

11.1 This plan comes into effect on the date it is adopted by both the MD of Taber and the Town of Vauxhall. It remains in effect until either council rescinds the plan by bylaw after giving six months notice, or by mutual agreement of both municipalities.

11.2 Amendments to the plan may be necessary from time to time to accommodate unforeseen situations; such amendments must be adopted by both councils using the procedures established in the Municipal Government Act.

11.3 Third party applications for an amendment to this plan shall be made to either municipality and be accompanied by the appropriate fees to each municipality.

11.4 The plan should be reviewed every 5 years and amendments made as deemed necessary.

DEFINITIONS

Applicant means registered owner of the land or his/her representative or agent certified as such.

Area redevelopment plan means a statutory plan accepted or adopted by Council as an area redevelopment plan pursuant to the Act.

Area structure plan means a statutory plan in accordance with the Municipal Government Act and for the purpose of providing a framework for subsequent subdivision and development of an area of land in the municipality.

Committee means the Intermunicipal Development Plan Committee established under this plan.

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

Development means:

- An excavation or stockpile and the creation of them, but does not include a pond or lagoon for agricultural purposes or any other excavation or stockpile for agricultural purposes that is exempted from obtaining a development permit pursuant to a municipality's land use bylaw;
- 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;
- A change of use of land or a building or an act done in relation to land or a building that results in a change in the use of the land or building; or
- 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 Authority means the development authority of the MD of Taber and the development authority of the Town of Vauxhall, established pursuant to Part 17, Division 3 of the Municipal Government Act.

IMDP means the MD of Taber, Town of Vauxhall Intermunicipal Development Plan.

Intermunicipal Planning Area means the area of land within the Municipal District of Taber shown on Map 1 that extends 1 mile from the Town of Vauxhall boundary as well as all lands within Vauxhall that are adjacent to the outer limits of the Town boundary.

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

MD of Taber means the Municipal District of Taber.

Mediation means a process involving a neutral person as a mediator who assists parties to a matter to reach their own mutually acceptable settlement of the matter by structuring negotiations, facilitating communication and identifying the issues and interests of the parties.

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

Municipality means the Municipal District of Taber or the Town of Vauxhall.

Statutory Plan means an intermunicipal development plan, a municipal development plan, an area structure plan or an area development plan adopted by a municipality under Part 17, Division 4 of the Municipal Government Act.

Subdivision (or subdivide) means the division of a parcel of land by an instrument.

Subdivision Authority means the subdivision authority of the MD of Taber and the subdivision authority of the Town of Vauxhall, established pursuant to Part 17, Division 3 of the Municipal Government Act.

Town means the Town of Vauxhall.

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

Figure 1

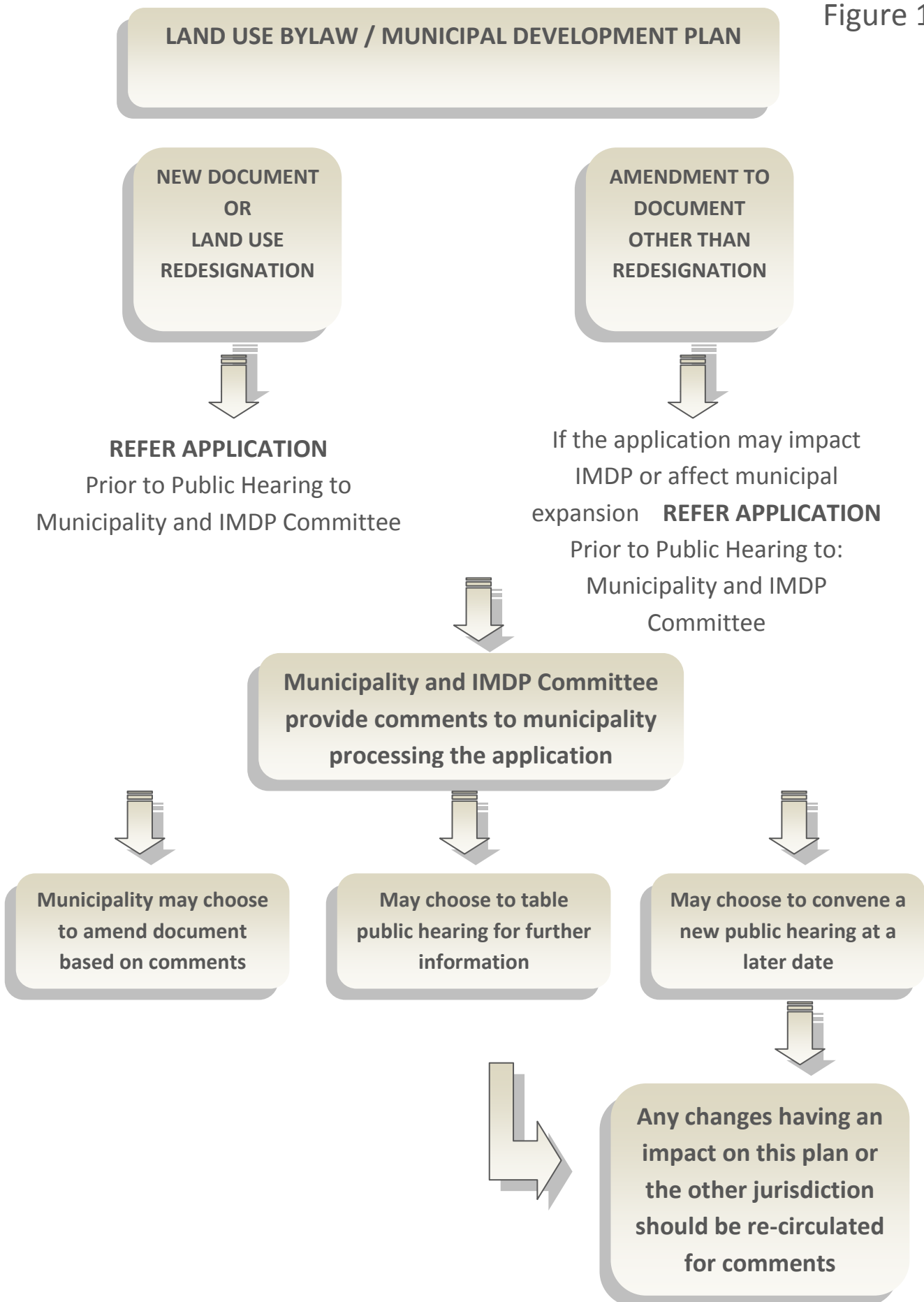


Figure 2

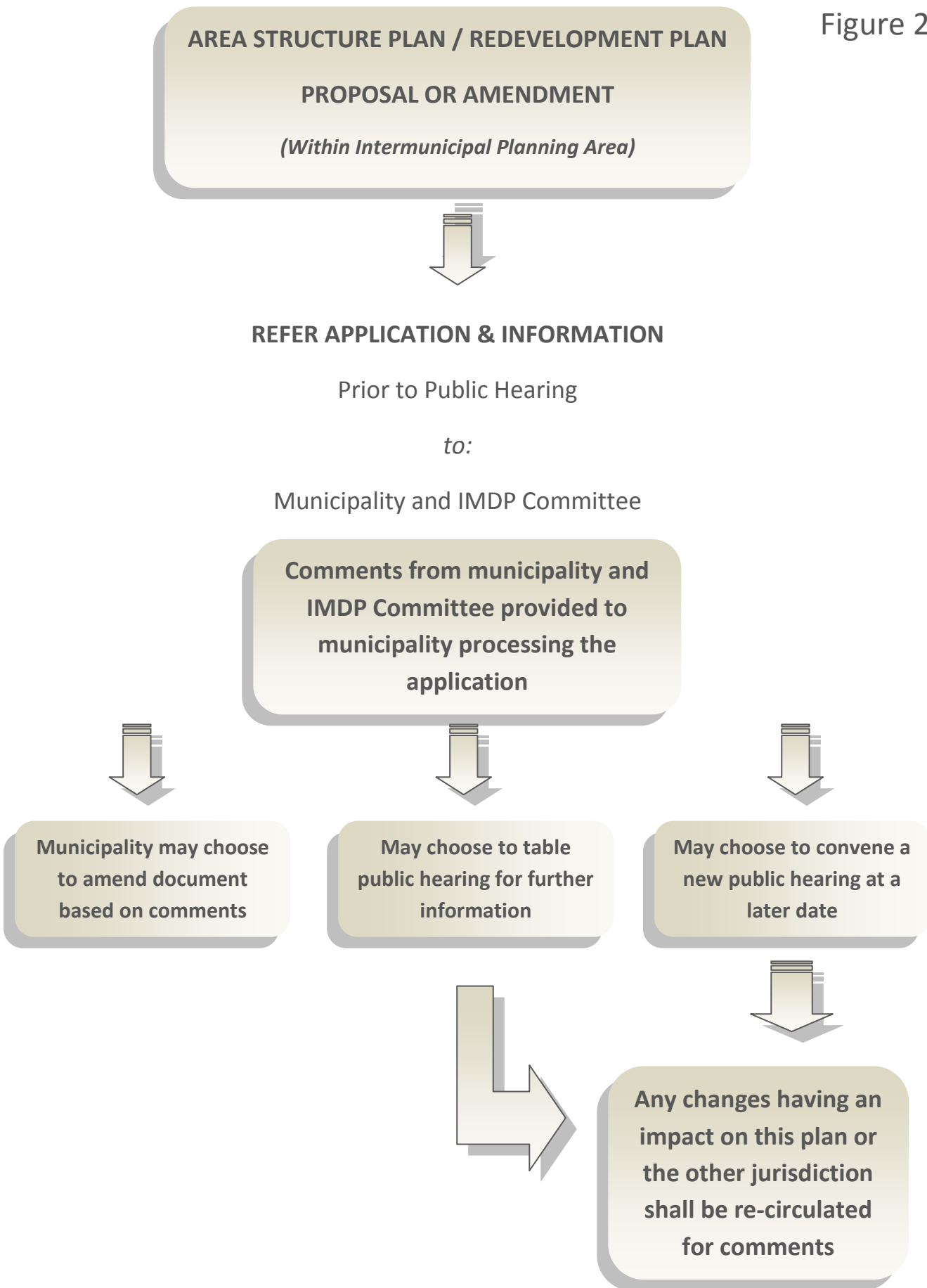


Figure 3

DEVELOPMENT APPLICATION



**PERMITTED USE &
DISCRETIONARY RESIDENTIAL USE**
(Within Intermunicipal Planning Area)

**DISCRETIONARY USE
(other than residential)**
(Within Intermunicipal Planning Area)



Refer application to municipality
For information purposes only

Refer application to municipality
At least 14 days prior to decision date



comments sent back
to Municipality
processing
application



Referrals likely to
affect plan policies
forwarded to IMDP
Committee or any
application deemed
necessary for
Committee review by
staff







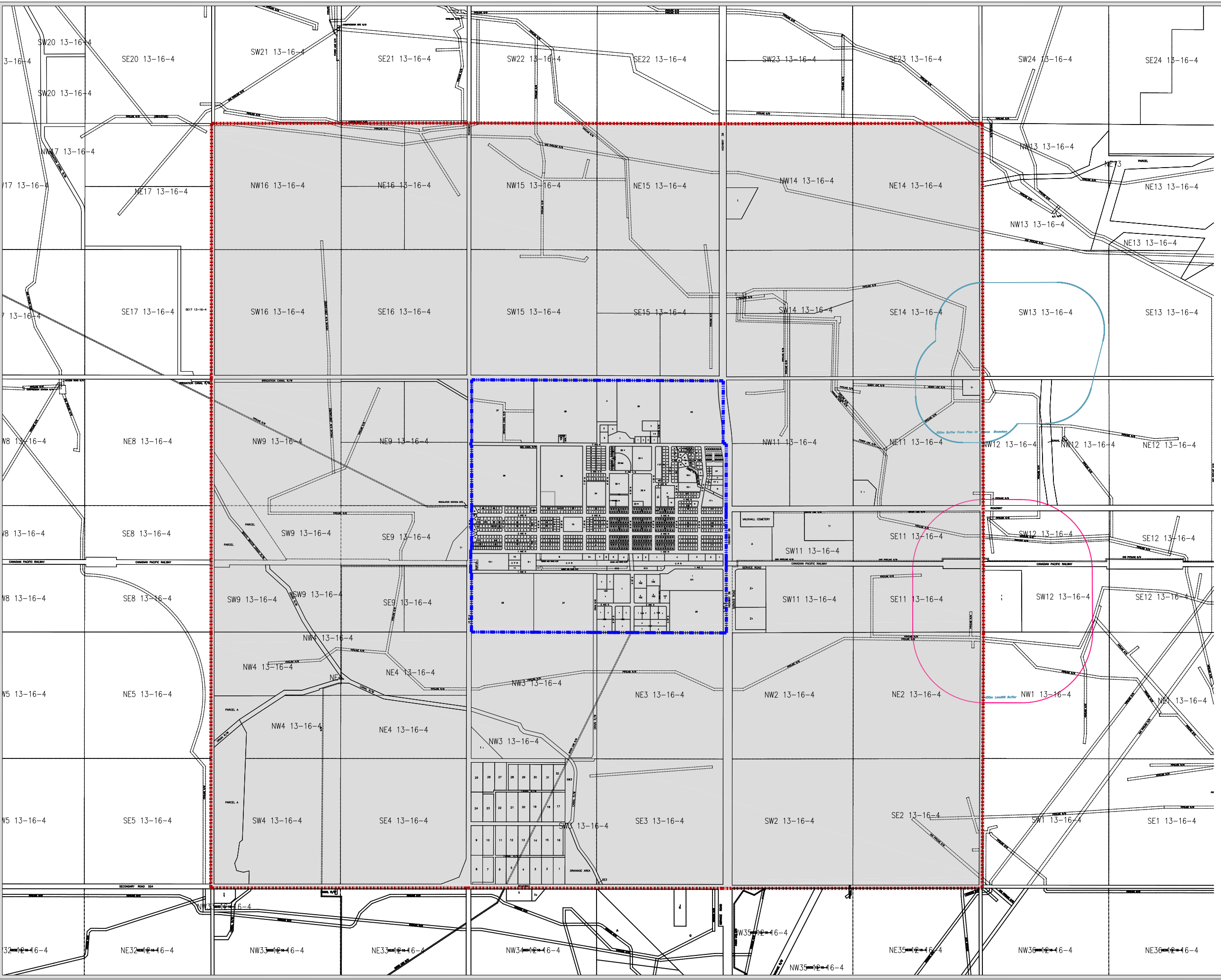
IMDP Committee
provides comments
back to Municipality
processing application



TOWN OF VAUXHALL
 Bylaw 844-09, January 18, 2010
 MUNICIPAL DISTRICT OF TABER
 Bylaw 1808, January 25, 2010
 INTERMUNICIPAL DEVELOPMENT PLAN
 IMDP AREA

Map 1

-  Town of Vauxhall Boundary
-  IMDP Boundary
-  300m Sewage lagoon Buffer
-  450m Land Fill Buffer





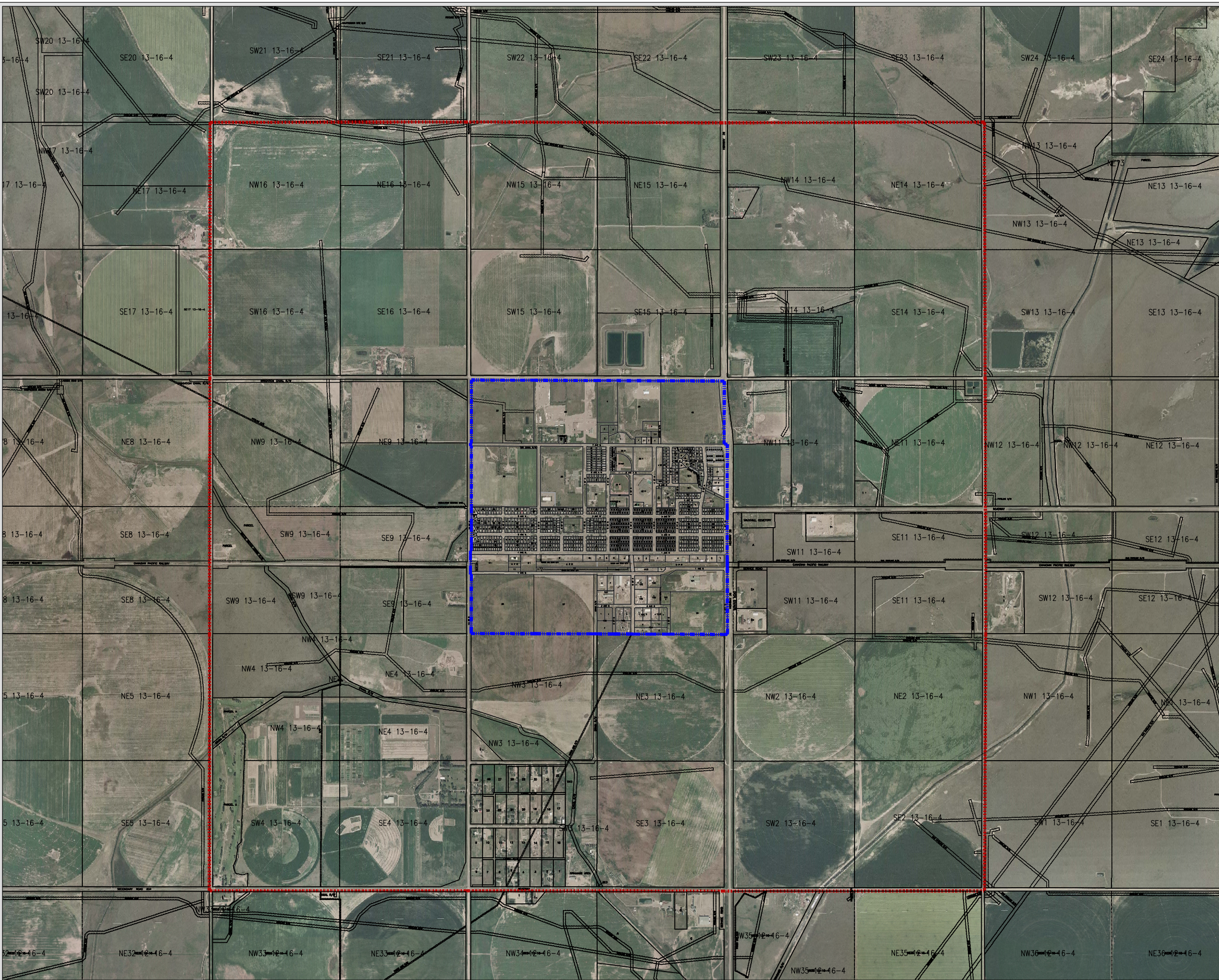
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TOWN OF VAUXHALL
 Bylaw 844-09, January 18, 2010
 MUNICIPAL DISTRICT OF TABER
 Bylaw 1808, January 25, 2010
 INTERMUNICIPAL DEVELOPMENT PLAN
 WITH AERIAL PHOTO

Map 2

 Town of Vauxhall Boundary
 IMDP Boundary



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