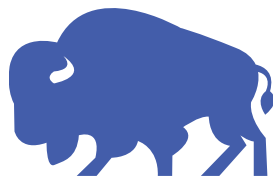

Town of Wainwright & MD of Wainwright

INTERMUNICIPAL DEVELOPMENT PLAN



1 OCTOBER 2019

TOWN OF WAINWRIGHT BYLAW #2019-07

MUNICIPAL DISTRICT OF WAINWRIGHT NO. 61 BYLAW #1644

ACKNOWLEDGEMENTS

The Town of Wainwright, the MD of Wainwright, and Municipal Planning Services Ltd. would like to thank the many community members who contributed to this plan by attending public meetings, participating in workshop exercises, and providing written feedback. This Intermunicipal Development Plan is the result of your community pride and hard work.

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



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1 INTERPRETATION

1.1 DEFINITIONS

1. **AREA STRUCTURE PLAN** is a statutory plan that establishes the general planning framework for future subdivision and development of an area of undeveloped land.
2. **BUILDING** includes anything, whether temporary or permanent, constructed or placed on, in, over, or under land but does not include a highway or road or a bridge forming part of a highway or road;
3. **CONFINED FEEDING OPERATION** means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks or exhibition grounds. Confined Feeding Operations are regulated under the *Agricultural Operation Practices Act*, R.S.A. 2000, c. A-7, as amended (AOPA) in Alberta.
4. **DEVELOPMENT** 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 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 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 or building;
5. **DEVELOPMENT AUTHORITY** means a municipality's Development Authority, established by a Development Authority Bylaw;
6. **FARMSTEAD** means the currently inhabited or formerly inhabited residence or other improvements connected with a farm or an intensive agricultural use. Farmstead also includes a currently vacant site, which is intended to be used as a country residence;
7. **FRAGMENTED PARCEL** means a parcel of land or a part of a parcel of land that is separated from the balance of the parcel of land by a natural barrier such as a river or coulee, or by a physical barrier such as a road, railroad, or highway;
8. **IDP AREA** means the boundaries of this Plan, as illustrated in **MAP 8 FUTURE LAND USE**;
9. **INDUSTRIAL USES, HEAVY** means manufacturing, warehousing, or transshipment establishments which may become obnoxious to surrounding properties by way of noise, odours, smoke, dust, or fumes;
10. **INDUSTRIAL USES, LIGHT** means manufacturing, warehousing, or transshipment establishments which will not become obnoxious to surrounding properties by way of noise, odours, smoke, dust, or fumes, usually because all of the operations are carried out indoors and there is no external evidence of the industrial use;
11. **INDUSTRIES, RURAL** means those light industrial uses, which may require relatively large areas of land, which may be considered unsuitable to be located in an urban area, and which may provide services to the rural area. Notwithstanding the generality of the foregoing, rural industries shall include sawmills, fertilizer plants, sand-gravel and mineral workings, and other small-scale agricultural and resource processing oriented facilities, but shall not include business establishments engaged in servicing, repairing or retailing of goods;



12. **INTERMUNICIPAL COLLABORATION FRAMEWORK** (or, **ICF**) is an agreement between two or more municipalities in accordance with the Municipal Government Act. The purpose of the framework is to provide integrated and strategic planning, delivery and funding of intermunicipal services, steward resources efficiently to provide local services, and ensure municipalities contribute funding to services that benefit their residents;
13. **INTERMUNICIPAL DEVELOPMENT PLAN** (or, **IDP**) means a stator plan adopted by the Council of the Town of Wainwright and the County of the MD of Wainwright as an intermunicipal development plan pursuant to the Municipal Government Act, and forms part of an approved Intermunicipal Collaboration Framework;
14. **MD** means the Municipal District of Wainwright No. 61;
15. **MULTI-LOT COUNTRY RESIDENTIAL DEVELOPMENT** means any subdivision, which will create two (2) or more country residential or farmstead lots on a quarter section without municipal piped sewage collection and water supply services;
16. **MUNICIPAL GOVERNMENT ACT** means the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended;
17. **NORTH SASKATCHEWAN REGIONAL PLAN** (or, **NSRP**) means a regional plan as provided for in the *Alberta Land Stewardship Act* for the North Saskatchewan Region of Alberta;
18. **PUBLIC UTILITY** means a public utility, as defined in the Act. More specifically, a public utility means:
 - a. a system, works, plant, equipment or service for the production, transmission, delivery or furnishing of water, heat, light or power supplied by means other than electricity, either directly or indirectly to or for the public;
 - b. an oil pipeline the proprietor of which is declared by the Energy Resources Conservation Commission to be a common carrier; and
 - c. an electric utility.
19. **SUBSTANTIAL DEVELOPMENT** means a development that has regional significance due to the size, economic value, or the potential impacts to local infrastructure (transportation, municipal water, sanitary sewer, or stormwater) generated in part or in whole by the development. Substantial developments include, but are not limited to:
 - a. Multi-lot country residential developments;
 - b. Schools or other educational institutions;
 - c. Hospitals and other healthcare facilities;
 - d. Correctional centres;
 - e. Industrial developments; and
 - f. Tourism and recreational facilities.
20. **THE PLAN** means the Municipal District of Wainwright No. 61 and Town of Wainwright Intermunicipal Development Plan;
21. **TOWN** means the Town of Wainwright.



2 INTRODUCTION

2.1 PLAN HISTORY

The 2019 Municipal District of Wainwright and Town of Wainwright Intermunicipal Development Plan (IDP) replaces the IDP which was adopted by the MD and the Town in 2015. This IDP was prepared to ensure that the Plan is consistent with current legislative requirements in the amended Municipal Government Act and that it reflects current development and regulatory environments effecting lands of mutual interest within the plan area.

2.2 PURPOSE

An Intermunicipal Development Plan (IDP) is a high level, land management plan prepared by two (or more) municipalities that share a common border. The purpose of the IDP is to provide an overview of the anticipated future growth pattern within the plan area by identifying a future development concept and land use policies affecting areas of mutual interest adjacent to the boundary of the Town of Wainwright. The plan also includes reasonable and coordinated processes for communication, referral, and dispute resolution to reduce the possibility of future land use conflicts and enable proactive planning in the areas of infrastructure and economic development.

This IDP is a joint plan between the Town of Wainwright and the MD of Wainwright. The IDP shall form part of an Intermunicipal Collaboration Framework shared between the two municipalities, as required by the Municipal Government Act, R.S.A. 2000, c. M-26, as amended.

The Town of Wainwright (the Town) and the Municipal District of Wainwright No. 61 (the MD) recognize that both municipalities are equal and have a right to growth and development. Policies within this IDP are not intended to nor shall be interpreted as fettering either Council's discretion or autonomy. Both municipalities have agreed that a negotiated IDP is the preferred method of addressing intermunicipal land use planning issues within the Plan Area and that an IDP represents the best opportunity for a continuing cooperative working relationship.

The municipal policy framework for the preparation of an IDP is contained within the Town and MD's respective Municipal Development Plans (MDPs). The Town of Wainwright MDP contains policies regarding intermunicipal planning and cooperation. The MD's MDP contains intermunicipal policies and establishes that urban municipalities shall be consulted on proposed developments near their municipal borders. It is anticipated that when more detailed planning is undertaken within the plan area, future planning documents shall be consistent with the policies within this plan.

2.3 APPROACH

The Plan utilizes a comprehensive approach to land-use planning. In practice, this means that local information, specialized viewpoints and environmental stewardship practices are used in the decision-making process for land use and development.

The comprehensive approach takes into account both the past and present human and physical environments. Considering where the community has been, where it is presently and where it wants to go enables both municipalities to set in place a "plan" for how to reach their desired destination. This comprehensive approach to planning assumes that plan policies and subsequent decisions will be based on careful consideration of baseline environmental data, stakeholder interests and municipal goals and objectives. The comprehensive planning approach offers the community the opportunity to provide widely-accepted and enduring solutions to development and land use management issues.

2.4 GOALS

The goals of the IDP are to:

1. **ESTABLISH** a land use concept for future development within the IDP area;
2. **SUPPORT** the existing and future agricultural community;



3. **ENSURE** that both communities have enough land in appropriate locations for uses and developments that are important to the future sustainability of the communities (agricultural, residential, commercial and industrial);
4. **ENSURE** that future development identifies and addresses potential impacts on roads, sewage treatment and water treatment facilities, storm water management facilities and waste disposal;
5. **ENSURE** that future land uses are compatible and complementary;
6. **PROMOTE** the IDP area as a desirable location for future development activity;
7. **MAINTAIN AND ENHANCE** mutually beneficial policies and relationships between the two municipalities;
8. **OUTLINE** (in a clear and concise way) a framework for the more detailed implementation of land development, business growth, transportation systems, and municipal infrastructure;
9. **ENSURE** that the Plan conforms to all master planning documents and statutory planning documents that apply to the IDP area and, if applicable, the larger region;
10. **FOSTER** healthy intermunicipal communication and cooperation; and
11. **OUTLINE** in a clear and concise way the procedure and requirements for submitting and reviewing annexation requests.

2.5 ENACTMENT

The policies contained within the IDP comes into force once the Councils of the Municipal District of Wainwright No. 61 and the Town of Wainwright have each given Third Reading to their respective bylaws adopting the Plan.

2.6 DURATION

The Plan will establish, in general terms, mutually agreed future land use and development policy directions for both municipalities following the adoption of the Plan. While the Plan is meant to be a long range planning document, it is intended that regular monitoring and review (as well as periodic amendments) will be required for policies in the Plan to remain current with changing trends and priorities within the region, and to comply with the Municipal Government Act. A process for amending the IDP has been established as a part of this Plan.

Notwithstanding these processes, the Plan shall be reviewed every five years to ensure that it meets the needs of the MD and the Town, and to comply with review requirements for Intermunicipal Collaboration Frameworks established in s. 708.32(1) of the *Municipal Government Act*.

2.7 ENABLING LEGISLATION

The requirements for a Intermunicipal Development Plan are outlined in s. 631 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended (the *Act*), which reads:

“631 (1) Two or more councils of municipalities that have common boundaries that are not members of a growth region as defined in Section 708.01 must, by each passing a bylaw in accordance with this Part or in accordance with Sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.

(2) An intermunicipal development plan

(a) must address:

- (i) the future land use within the area,
- (ii) the manner of and the proposals for future development in the area,
- (iii) the provision of transportation systems for the area, either generally or specifically,



- (iv) the coordination of intermunicipal programs relating to the physical, social and economic development of the area,
- (v) environmental matters within the area, either generally or specifically, and
- (vi) any other matter relating to the physical, social or economic development of the area that the councils consider necessary, and
- (b) must include:
 - (i) a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the IDP,
 - (ii) a procedure to be used, by one or more municipalities, to amend or repeal the IDP, and
 - (iii) provisions relating to the administration of the IDP.”

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

2.8 RELATIONSHIP TO OTHER PLANS

2.8.I NORTH SASKATCHEWAN REGIONAL PLAN

In addition to the *Act*, the North Saskatchewan Regional Plan (NSRP) is currently being prepared by the Province of Alberta and is expected to come into effect in the next few years. The Town of Wainwright and the MD of Wainwright are located entirely within the North Saskatchewan Regional Plan area. The North Saskatchewan Region is bordered by Saskatchewan to the east and the Red Deer Regional Plan area to the south.

The NSRP will use a cumulative effects management approach to set policy direction for municipalities to achieve environmental, economic, and social outcomes within the North Saskatchewan Region. The NSRP applies to all Wainwright Region municipalities as they are within the North Saskatchewan Region.

Pursuant to section 13 of the *Alberta Land Stewardship Act*, S.A. 2009, c. 26.8, as amended (ALSA), regional plans are legislative instruments. Pursuant to section 15(1) of ALSA, the Regulatory details of the NSRP 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 Alberta Land Use Framework sets out an approach to managing public and private lands and natural resources to achieve Alberta’s long-term economic, environmental, and social goals. The Land Use Framework establishes the Alberta government’s model for the NSRP and other regional plans, and identifies three desired outcomes:

- a healthy economy supported by our land and natural resources;
- healthy ecosystems and environment; and
- people-friendly communities with ample recreational and cultural opportunities.

The participating municipalities have worked closely to ensure that the IDP has been developed in a manner that adheres to the intended purpose of the regional plans, as identified in the Alberta Land Use Framework.

2.8.II INTERMUNICIPAL COLLABORATION FRAMEWORK

All municipalities in Alberta are required to adopt an Intermunicipal Collaboration Framework (ICF) with each municipality that they share a common border with. Intermunicipal Development Plans are a required component of all Intermunicipal Collaboration Frameworks.



The Town of Wainwright & MD of Wainwright Intermunicipal Development forms part of an Intermunicipal Collaboration Framework shared between the two municipalities. This IDP and the ICF were developed concurrently; the policies, processes, and vision for the future in both documents are consistent and support one another.

2.8.III MUNICIPAL DEVELOPMENT PLAN

A Municipal Development Plan (MDP) is a statutory plan that guides the future growth and development of a municipality. The MDP sets the vision on how to accommodate this growth responsibly and serves as an important decision-making tool for Council, administration, and all stakeholders.

The participating municipalities respect that both municipalities will identify their individual visions and priorities for future land use growth and development through their respective Municipal Development Plans. However, this plan notes that the Municipal Development Plans of the Town of Wainwright and the MD of Wainwright support strong regional collaboration through the implementation of an IDP.

All MDPs must be consistent with an approved IDP; the policies and future land use concept of the Town of Wainwright & MD of Wainwright Intermunicipal Development Plan are consistent with the Town of Wainwright Municipal Development Plan and the MD of Wainwright Municipal Development Plan.

2.8.IV AREA STRUCTURE PLANS/AREA REDEVELOPMENT PLANS

Area Structure Plans (ASP) and Area Redevelopment Plans (ARP) are statutory plans adopted by a municipality. They provide a policy framework for future subdivision and development for a particular area at a local level. They provide land use, access, and servicing policy direction for specific neighbourhoods or areas of a municipality. An ASP or an ARP must be consistent with an approved IDP and MDP.

2.8.V PLANNING HIERARCHY

The chart on the following page identifies how an IDP relates to other provincial acts and regulations, intermunicipal collaboration efforts, statutory plans, and planning processes.

2.9 PLAN BOUNDARY

The area affected by the Intermunicipal Development Plan is that portion of the Municipal District of Wainwright No. 61 and the Town of Wainwright as indicated on [MAP 2 – PLAN BOUNDARIES](#).



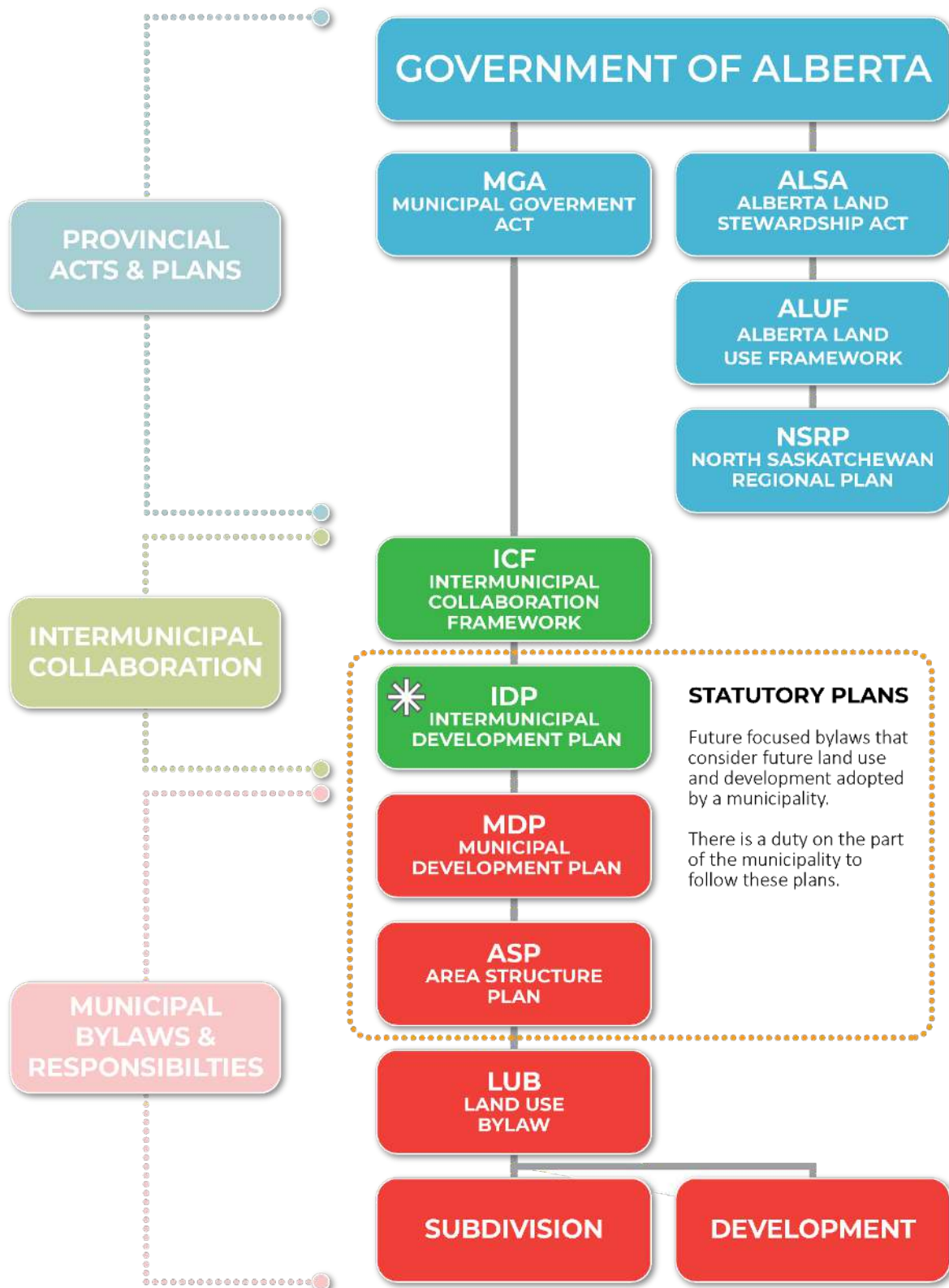


FIGURE 1: PLANNING HIERARCHY



3 BACKGROUND INFORMATION

3.1 ABOUT THE WAINWRIGHT REGION

The Wainwright Region includes: the Municipal District of Wainwright No. 61, the Town of Wainwright, the Villages of Irma, Chauvin, and Edgerton, and three hamlets. The region has a total population of 12,040 (4,479) within the MD of Wainwright, 6,270 in the Town of Wainwright, and 1,291 in the three Villages (according to the 2017 Municipal Census).

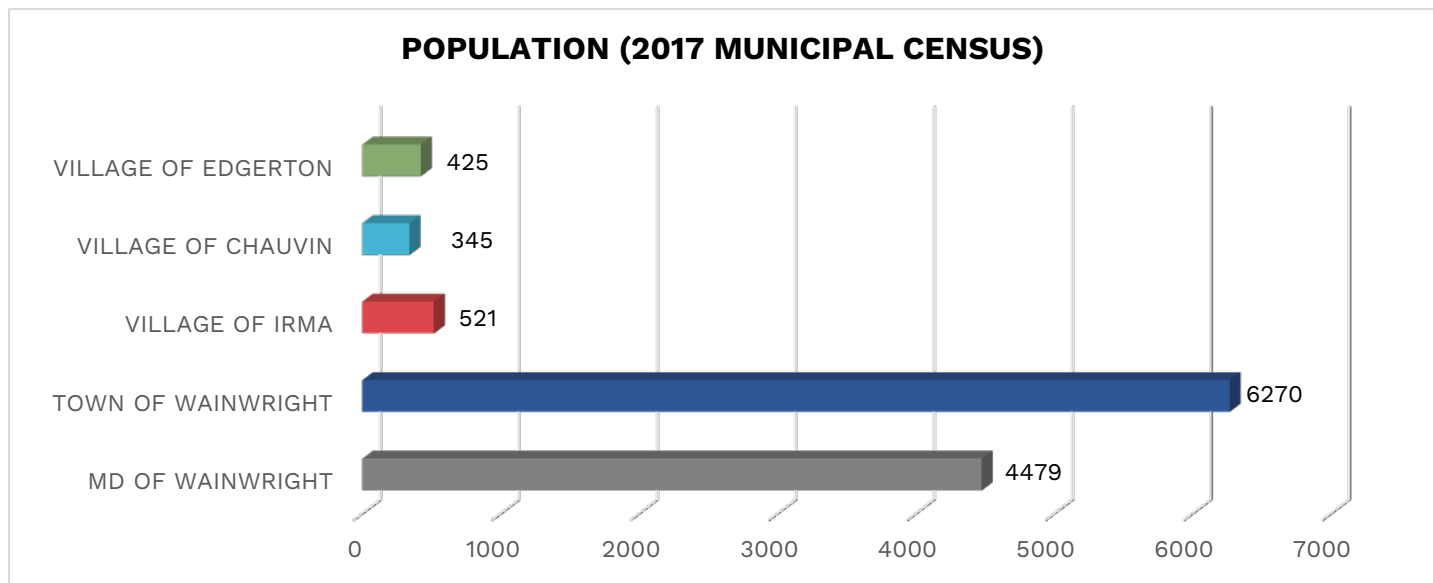


FIGURE 2: WAINWRIGHT REGION POPULATION

The Wainwright Region is positioned at the eastern edge of central Alberta along the Saskatchewan border, a two hour drive from the City of Edmonton. The region is bisected by Highway 41, (the Buffalo Trail, north-south) and Highway 41 (the Poundmaker Trail, east-west).

Canadian Forces Base (CFB) Wainwright is a major feature of the region. Encompassing 58,300 hectares (144,062 acres) of land south and southwest of the Town of Wainwright, CFB Wainwright is a significant employment base and land use consideration for the region.

Oil and gas exploration and development is found throughout the Wainwright Region. Large and small scale agricultural operations are also found throughout the Wainwright Region, serving as an important connection to the region's cultural identity as a rural community. Aggregate exploration and extraction is also a major natural resource industry in the Wainwright Region, as many lands adjacent to local water bodies and water courses contain sand and gravel deposits.

The Wainwright Region is home to several significant waterbodies and water courses, including the Battle River, Ribstone Creek, and Grattan Creek/Coulee. Lands throughout the Region are home to provincially-recognized environmentally significant areas, natural areas, historically significant areas, and regionally significant wetlands, water bodies, and water courses.

3.2 ABOUT THE PLAN AREA

The plan area of the MD of Wainwright and Town of Wainwright Intermunicipal Development Plan is established on **Map 2 – Plan Boundaries**.



The plan area was determined by the MD of Wainwright and Town of Wainwright Intermunicipal Planning Committee. The plan area follows a 0.4 to 2.4 kilometre (0.25 to 1.5 mile) radius around the Town of Wainwright, with local quarter section lines primarily used to provide a delineated border. In total, the plan area constitutes over 4,597 hectares of land (including the Town of Wainwright).

3.2.I TRANSPORTATION

Within the plan area, there are two major transportation routes: Highway 14 (the Poundmaker Trail), which runs east-west through the plan area and through the Town of Wainwright, and Highway 41 (the Buffalo Trail) which runs north-south through the plan area and through the Town of Wainwright. Intersections with Highways 14 and 41 near and in the Town of Wainwright form very important intersections for travellers in the plan area. The Town of Wainwright is approximately 60 kilometres south of the Town of Vermilion and 75 kilometres southeast of the Town of Viking.

A rail right-of-way is located in the plan area, which runs horizontally northwest to southeast through the plan area, following the southern boundary of Highway 14 in the western portion of the plan area. Rail is a vital component to regional oil and gas development in the Wainwright Region and central Alberta. There is a substantial amount of rail traffic in the Plan Area, and the rail traffic within the region is expected to increase.

3.2.II DEVELOPMENT & HISTORIC RESOURCES

The majority of land within the plan area outside of the Town of Wainwright is currently used for agricultural and rural residential purposes. There is currently two multi-lot country residential subdivisions within the MD of Wainwright portions of the plan area, located northwest and south of the Town of Wainwright. A cemetery is located southeast of the Town of Wainwright, north of the rail right-of-way.

Oil and gas infrastructure is extensive throughout the plan area. The northeast portion of the plan area is particularly dense with wellsite and pipeline developments.

Immediately southwest of the plan area is Canadian Forces Base (CFB) Wainwright. CFB Wainwright is a major employment centre, community asset, and land use feature in the Wainwright Region. Development adjacent to CFB Wainwright may be subject to federal requirements in order to avoid potential conflicts with on base and in-air activities associated with the base.

Within the Town of Wainwright there are areas identified by the Historic Resources Management Branch of Alberta Culture, Multiculturalism and the Status of Women, as Designated Historic Resources. These include: the Wainwright Hotel, the Watson/MacKenzie House, the Union Bank of Canada, the Washburn Building, the Morgan Building, the Old Town Hall/Fire Hall, the Tory Building, MacKenzie Kenny Law Office, the Carsell Building, the Petroleum Park Pumpjack, and the Memorial Clock Tower. Also within the Town are areas with historic resources that will likely require avoidance and/or clearance from the Historic Resources Branch prior to subdivision or development approval.

According to the 2016 Statistics Canada Census, the Town of Wainwright has a population of 6,270. From 2011 to 2016, population increased by 5.8%. The Town has historically (and continues to) experience strong growth. To accommodate this growth, the Town undertook an annexation of 298.5 ha (737.68 ac.) of land (formerly within the MD of Wainwright), effective January 1, 2019.

3.2.III NATURAL ENVIRONMENT

Several wetlands, waterbodies, and water courses can be found in the plan area. These significant features support local ecosystems in the Wainwright Region.

Within the western portion of the plan area is Bushy Head Lake. This lake is the largest waterbody near the Town of Wainwright, and forms part of a natural buffer between the Town and CFB Wainwright.

There are provincially identified Environmentally Significant Areas (ESAs) within the Plan Area. These ESAs are noted for:

1. Containing areas with rare, unique, or focal species.
2. Containing areas with rare, unique, or focal habitat.



3. Containing areas with ecological integrity, including intact, connected landscapes of a large enough area to enable connectivity and promote species diversity & richness, abundance and population viability and
4. Containing areas that contribute to water quality and water quantity and includes: rivers, streams, wetlands and lakes.

ESAs in and near the plan area are identified on the **Environmental Features Map** in **Appendix A**.



4 INTERMUNICIPAL GROWTH

4.1 FUTURE LAND USE CONCEPT

The IDP identifies the preferred location for future growth and development that support the plan goals. To identify preferred future land use areas the following data was carefully considered:

- existing opportunities and constraints to development within the Plan Area relating to the physical characteristics of the area including: significant environmental features and topography;
- the location of existing municipal services, roadways, regional infrastructure; and
- the location of existing land uses.

Policies for specific land uses in the Plan Area are provided for in the subsequent subsections. These policies are intended to support the following goal and the future land use concept developed for this Plan.

GOAL	To ensure that future land use and development within the Plan Area allows for the orderly and efficient growth of the Town of Wainwright, and capitalizes on economic advantages within the Wainwright Region.
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1. The Future Land Use Concept for the Town of Wainwright & MD of Wainwright Intermunicipal Development Plan is established on **Map 2 – Future Land Use**. Development within the Plan Area shall be consistent with the policies in this IDP.
2. **Map 2 – Future Land Use** identifies the preferred future development pattern within the Plan Area, and three land use areas. The purpose of these land use areas shall be:

AGRICULTURAL	To support small and large scale agricultural operations and rural residences that are compatible with nearby urban development in the Town of Wainwright.
RESIDENTIAL	To support planned residential development that utilizes piped municipal/regional infrastructure, including water, sanitary, and stormwater services.
COMMERCIAL/INDUSTRIAL	To support and promote commercial and light industrial development that supports economic development in the Town of Wainwright and the Wainwright Region.
PUBLIC USE	To ensure sufficient land for municipal infrastructure services to support current and future development within the Town of Wainwright.
FUTURE URBAN SERVICE AREA OVERLAY	To identify areas that are most appropriate for future, serviced urban development within the Plan Area.

3. Policies for specific land uses in the plan area are provided for in the subsequent subsections. These policies are intended to manage development identified on **MAP 3 – FUTURE LAND USE**.



4.2 GENERAL LAND USE AND DEVELOPMENT

Policies within this section [APPLY TO THE ENTIRE IDP AREA](#).

1. Future subdivision and development shall be in accordance with this Plan. Major deviations from the policies of this Plan shall require an amendment to this Plan. Where discretion is provided for within the plan policies the approving authority may exercise their discretion. At no time shall an approving authority issue a decision that is inconsistent with the intent of this plan's policies.
2. The municipalities agree to work with landowners, Alberta Transportation, and Alberta Environment and Parks to encourage the preparation of an Area Structure Plan or Development Concept Plan where required by the Intermunicipal Development Plan to assure certainty of land use and development standards.
3. Further to [POLICY 4.2.2](#), the M.D. of Wainwright may require an Area Structure Plan or a Development Concept Plan to be prepared and approved prior to the approval of any amendment to the Land Use Bylaw to allow a "substantial" rural commercial or industrial development or multi-lot country residential development within the Plan Area. [SECTION 8: AREA STRUCTURE PLANS & DEVELOPMENT CONCEPT PLANS](#) provides additional information regarding what supporting information shall be required as part of an application for an Area Structure Plan or Development Concept Plan.
4. For the purposes of implementing [POLICY 3.2.4](#), the definition of the term "substantial" shall be as agreed upon by the consensus of MD and Town administrations. If they cannot agree, the definition of the term shall be considered and determined by the Intermunicipal Planning Committee based on the definition provided in the IDP.
5. Development Concept Plans shall only be permitted at the discretion of the Intermunicipal Planning Committee, for parcels of land smaller than 20.0 ha (50.0 ac.) where the proposed development will not alter, interrupt or interfere with:
 - a. The land-use development pattern required by the Principles and Policies; or
 - b. The distribution, expansion, and/or integrated development of regional infrastructure, and recreation, transportation and utility.
6. Confined feeding operations/intensive livestock operations requiring registrations or approvals and manure storage facilities requiring authorization under the *Agricultural Operations Practices Act*, R.S.A. 2000, c. A-07, as amended, shall be discouraged within the plan area.
7. The MD and Town shall work together to provide an adequate inventory of suitable lands to attract a broad range of commercial and industrial businesses, and shall encourage industries that generate large volumes of traffic or substantial traffic loads (in terms of either bulk or weight or potential hazard) to locate in such a manner as to minimize any potential traffic impacts, on municipal and provincial roadways and intersections.
8. Subdivision applicants shall be required to provide environmental reserves and/or environmental reserve easements at time of subdivision in accordance with the provisions of the *Municipal Government Act*.
9. Subdivision applicants shall be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in the *Municipal Government Act*.
10. Recreational and Park uses may be permitted at the discretion of the MD of Wainwright, on lands designated Agriculture, Residential, or Commercial/Industrial on [MAP 3 – FUTURE LAND USE](#).



11. Recreational and Park uses that benefit the plan area shall be allowed in the plan area. Where the proposed Recreational or park uses would be more suitable to locate in an urban area (and/or be connected to municipal services), the proponent shall be encourage to locate the proposed public use development in the Town of Wainwright.
12. Recreational and Park uses that may be suitable for the plan area are limited to the permitted and discretionary uses listed in the applicable district within the Town and/or MD Land Use Bylaw.
13. Recreational and Park uses should be development in a manner that is compatible with surrounding land uses and minimize impacts related to traffic, parking, and noise.
14. New development shall not be approved within the Plan Area unless it conforms to the Wainwright Airport Vicinity Protection Area Regulation.

4.3 AGRICULTURAL LAND USE POLICIES

The Agriculture Area applies to land within the plan area currently used for agricultural purposes and limited acreage development. It is anticipated that land use within this area will continue to be predominately agricultural-oriented.

GOAL	To support small and large scale agricultural operations and rural residences that are compatible with nearby urban development in the Town of Wainwright.
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The following policies shall apply to land within the Agricultural Land Use Area:

1. The Agricultural Land Use Area shall be those lands within the IDP area identified as Agricultural on [MAP 3 – FUTURE LAND USE](#).
2. Agricultural operations in the IDP area are to be protected from encroachment by either competing or conflicting developments resulting from the premature conversion or agricultural land to other land uses.
3. Extensive Agriculture shall be allowed within the IDP area. Intensive agriculture (excluding confine feeding operations) shall be allowed, where provided for in the MD's LUB. Subdivision and development applications for new intensive agriculture developments and the expansion of existing intensive agricultural developments shall be circulated to the Intermunicipal Planning Committee for comments prior to the issuance of a decision by the MD's approving (subdivision or development) authority. The Intermunicipal Planning Committee shall review the application in relation to potential environmental and infrastructure impacts such as: siting of the proposed development in relation to prevailing winds, adjacent land uses and the impacts on the transportation network.
4. Country Residential subdivision and/or development may occur within the Agricultural Land Use Area at the discretion of the Subdivision Authority where provided for in the MD's Land Use Bylaw.



5. The following policies shall apply to multi-lot country residential development applications and designs:
 - a. internal road access shall be provided to each lot;
 - b. the minimum parcel size for country residential lots shall be 0.8 ha (2.0 acres), and the normal maximum parcel size shall be 4.04 ha (10.0 acres); and
 - c. subdivision proposals shall indicate the location of development areas within lots as well as the natural areas on the lots.
6. The regulations for residential and accessory development in multi-lot country residential developments shall be provided by the Municipal District's Land Use Bylaw, as amended.
7. Multi-lot country residential redistricting and subdivision proposals shall address any potential conflicts with existing (or planned) agricultural, commercial, and industrial operations, and shall indicate how these potential conflicts will be resolved or mitigated.
8. Further to [POLICY 4.3\(7\)](#), within the Agricultural Land Use Area, the Municipal District may require the approval of a Development Concept Plan or Area Structure Plan prior to the approval of any amendment to the Land Use Bylaw and the Intermunicipal Development Plan, to re-designate the site to the Residential Area, to allow a multi-lot country residential development of more than five (5) residential lots within any quarter section without municipal piped sewage collection and water supply services.

4.4 RESIDENTIAL LAND USE POLICIES

The [RESIDENTIAL LAND USE AREA](#) identifies portions of the IDP area that are currently developed or identified for future urban residential and/or multi-lot country residential development.

Land within the Residential Land Use Area is generally intended for future urban style residential development. For the purposes of this Plan, residential development is generally considered municipally serviced residential development while multi-lot country residential development is considered residential development that is not serviced by municipal sewer or water systems.

GOAL	To identify land for planned urban residential development that utilizes piped municipal/regional infrastructure, including water, sanitary, and stormwater services.
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The following policies shall apply to land within the Residential Land Use Area:

1. The Residential Land Use Area shall be those lands within the IDP area identified as Residential on [MAP 3 – FUTURE LAND USE](#).
2. Residential uses may be developed on land with the MD for residential and directly-related accessory purposes at a density not exceeding 50 dwellings per quarter section, pro-rated to one parcel per 1.0 hectares (approximately 2.5 acres).
3. Within any quarter section, the MD shall encourage residential development to be located on lower capability agricultural land and not on higher capability agricultural land.
4. Residential development shall not be allowed on lands that are subject to flooding or floodway hazards, or that are subject to high water tables.
5. Residential development shall be allowed only after an amendment to the Land Use Bylaw, placing the lands affected by the proposed subdivision or development into an appropriate Residential District.



6. Undeveloped land within the Residential Area shall be buffered from uses that may have negative effects on future urban development by virtue of odour, heat, vibration, visual impact, noise, or light. This does not apply to such effects that arise in the course of normal, extensive agricultural operations.
7. Development within residential subdivisions shall be predominantly residential in nature. No developments shall be approved either within or adjacent to areas designated as Residential that would, in the opinion of the MD and the Town, negatively impact the residential areas.
8. Residential development shall be allowed only after amendment to the Municipal District of Wainwright Land Use Bylaw, to an appropriate Residential District.
9. The regulations for residential and accessory development in residential developments shall be provided for in the Land Use Bylaws, as amended, of the MD and the Town.
10. The following policies shall apply to residential development applications and designs located on land in the Residential Area within the Municipal District of Wainwright:
 - a. internal road access shall be provided to each lot;
 - b. the minimum parcel size for serviced residential lots shall be the minimum lot size indicated in the Town's Land Use Bylaw for residential lots;
 - c. subdivision proposals shall indicate the location of development areas within lots as well as the natural areas on the lots.
11. Residential redistricting and subdivision proposals shall address any potential conflicts with existing (or planned) agricultural, commercial and industrial operations, and shall indicate, to the satisfaction of the Municipal District, how these potential conflicts will be resolved or mitigated prior to application approval.
12. Within the Residential Land Use Area, the Municipal District may require the approval of a Development Concept Plan or an Area Structure Plan prior to the approval of an amendment to the Land Use Bylaw to allow a residential development of more than five (5) residential lots within any quarter section.

4.5 COMMERCIAL/INDUSTRIAL LAND USE POLICIES

The **COMMERCIAL/INDUSTRIAL LAND USE AREA** identifies portions of the IDP area that are currently developed or identified for future commercial and/or industrial development.

GOAL	To encourage commercial and industrial development that supports economic development in the Town of Wainwright and the Wainwright Region.
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The following policies shall apply to land within the Commercial/Industrial Land Use Area:

1. The Commercial/Industrial Land Use Area shall be those lands within the Municipal District and Town identified as Commercial/Light Industrial on **MAP 3 – FUTURE LAND USE**.
2. Commercial land uses that may be suitable for the Commercial/Industrial Land Use Area are limited to the permitted and discretionary uses listed in the commercial and industrial land use districts of the MD and Town's Land Use Bylaws.
3. Industrial land uses that may be suitable for the Commercial/Industrial Land Use Area are limited to the permitted and discretionary uses listed in the industrial land use districts of the MD and Town's Land Use Bylaws.



4. Where provided for in the MD's Land Use Bylaw, country residential uses may be developed in the areas designated Commercial/Industrial on [MAP 3 – FUTURE LAND USE](#), provided that the adjacent classification on [MAP 3 – FUTURE LAND USE](#) is Residential.
5. The following factors shall be considered by the Intermunicipal Planning Committee when considering proposals for commercial or industrial development:
 - a. The desirability of services to motorists;
 - b. Highway access to the development and the impact of the development of through-traffic;
 - c. Impacts on municipal and provincial roadways and intersections;
 - d. The utilization of service roads;
 - e. Compatibility with adjacent land uses; and
 - f. Compliance with applicable provincial regulations and requirements.
6. Further to [POLICY 3.2\(11\)](#), the MD may require the approval of an Area Structure Plan or Development Concept Plan prior to the approval of any amendment to the Land Use Bylaw to allow a substantial commercial or industrial development within the Plan Area.

4.6 PUBLIC USE AREA POLICIES

The **PUBLIC USE AREA** identifies portions of the IDP area that are currently developed for public uses (lagoon, stormwater management facilities). It is the intent of this Plan that this area continue to be used for public purposes to provide benefit to both the MD and the Town.

PUBLIC USE

To ensure land is available for municipal infrastructure services for current and future levels of development within the Town of Wainwright.

The following policies shall apply to land within the Public Use Area:

1. The Community Land Use Area shall be those lands within the MD and Town identified as Public [MAP 3 – FUTURE LAND USE](#).
2. Land designated Public Use may develop in a wide range of public or institutional uses.
3. Land uses that may be suitable for the area are limited to the permitted and discretionary uses listed in the institutional land use districts of the MD and Town's Land Use Bylaws.

4.7 FUTURE URBAN SERVICE AREA OVERLAY

Lands within the **FUTURE URBAN SERVICE AREA OVERLAY** on [MAP 3 – FUTURE LAND USE](#) represent those lands to be protected for the future urban expansion of the Town of Wainwright. Lands within the overlay area have been identified as the most suitable areas for the extension of municipal services and long term annexation by the Town of Wainwright. In addition to the specific use area policies contained within this IDP, the following policies shall also apply to those lands identified on [MAP 3 – FUTURE LAND USE](#) as within the Urban Expansion Area.

1. The MD shall not allow the redistricting of lands to facilitate new subdivisions or development within the Future Urban Service Area Overlay on [MAP 3 – FUTURE LAND USE](#).
2. A maximum of five (5) parcels per quarter section may be subdivided for unserved Country Residential Use within the Future Urban Service Area Overlay on [MAP 3 – FUTURE LAND USE](#).



3. All subdivision and development permit applications effecting lands within the Future Urban Service Area Overlay shall be circulated to the Town for review. The Town shall provide comments on the proposed location of the parcel/development and any comments or concerns relating to the provision of or impacts on municipal infrastructure resulting from the proposed subdivision or development.
4. At the request of either the Town of the MD, subdivision and/or development permit applications effecting lands within the Future Urban Service Area Overlay shall be circulated to the Intermunicipal Planning Committee prior to the issuance of a decision by the MD's Subdivision or Development Authority for review and comment. The Intermunicipal Planning Committee shall provide comments on the proposed location of the parcel/development and any comments or concerns relating to the provision of or impacts on municipal infrastructure resulting from the proposed subdivision or development.
5. The following types of proposed development within the Future Urban Service Area Overlay may trigger annexation of the effected lands into the Town of Wainwright:
 - a. The submission of an Area Structure Plan or Development Concept Plan to facilitate the development of a municipally serviced, multi-lot subdivision; and/or
 - b. Requests to provide municipal services to a parcel of land outside of the municipal boundary of the Town of Wainwright to facilitate subdivision or development within the site.

4.8 MUNICIPAL SERVICING AND ROAD USE POLICIES

1. The MD and Town shall establish strategies and standards for the orderly, efficient and economical extension of wastewater collection, water distribution systems, stormwater management and roads within the IDP area.
2. Future servicing with municipal piped services may be required within the **URBAN EXPANSION AREA** subject to cost, capacity, and availability limitations. If such services are not available due to cost or capacity limitations or other reasons, the area shall not be developed for serviced residential, commercial or industrial purposes unless it meets a minimum agreed development servicing standards.
3. Where it is deemed appropriate, necessary and/or desirable, further to this Intermunicipal Development Plan, the MD and Town shall endeavor to enter into agreements respecting municipal piped services in the IDP area.

4.9 AREA STRUCTURE PLANS AND DEVELOPMENT CONCEPTS

1. An Area Structure Plan or Development Concept Plan may describe, outline, or provide (among other matters) in text and map form:
 - a. a definition of the affected area and a description of the relationship between the affected area and surrounding lands;
 - b. an indication of the proposed land uses and the area of each land use;
 - c. an indication of the total number of dwelling units proposed on the quarter section;
 - d. an indication of the proposed roadway and block pattern effecting the proposed development;
 - e. policies and plans addressing buffering from adjacent land uses which may be affected by or which may affect a residential community;
 - f. policies respecting phasing, if any, including an indication of which lots will be developed first and how the development of these lots will be designed specifically to allow for further development of the subject quarter section into multi-lot country residential lots;



- g. policies respecting environmental protection, habitat, ecological conservation, effect on the adjacent agricultural community, including any existing or potential confined feeding operations;
- h. policies and plans addressing natural and man-made limitations to development, such as flood susceptibility, bank subsidence, erosion, wetlands, other waterbodies, watercourses, railway lines, oil and gas wells, pipelines, and other facilities (including active, inactive, abandoned, and decommissioned facilities, sour gas, etc.), gravel or resources extraction operations, airports, agricultural operations, historical resources, environmentally significant areas, and other nearby land uses, etc.;
- i. policies respecting built form, amenities, aesthetics, landscaping, architecture, buffering from potential limiting factors, dealing with the potential for land use conflict, etc.;
- j. policies and plans for necessary water supply, sanitary sewage disposal, and storm water management;
- k. as required, policies relating to:
 - i. the impact on adjacent land uses;
 - ii. the impact on community services, such as fire protection;
 - iii. the municipal servicing costs associated with the development, and
 - iv. landscaping;
- l. a Phase I Environmental Assessment, describing the possibility of contamination within the IDP area and, if the Phase I indicates, a Phase II Environmental Assessment, describing the extent of any contamination within the IDP area and the means of mitigation;
- m. preliminary engineering information in sufficient detail to show how that is to be done evaluate compatibility and/or impacts associated with the development on existing and proposed municipal infrastructure;
- n. if the development is to provide water by a municipal piped water supply system, engineering information showing how that is to be done;
- o. if the development is to be supplied with water by means other than a municipal piped water supply system, a report which would satisfy the requirements of Section 23(3)(a) of the *Water Act*;
- p. an assessment of the general suitability of the IDP area for sewage disposal by tile field (percolation tests);
- q. a determination of any flood plains relating to any waterbodies (including wetlands) within or adjacent to the subject site, including a description as to how any flood plain lands will be made suitable for development without transferring the flood hazard to other lands;
- r. an assessment of the stability of any banks (either steep slopes or watercourse valleys) within or adjacent to the subject site, including a description as to how any bank stability hazards will be mitigated without transferring the stability hazard to other lands;
- s. if within 1.6 km of a Highway, a traffic impact assessment – indicating the expected vehicular generation from the development at various stages of development, and any roadway improvements that may be necessary on adjacent and nearby roads and Highways (and on their intersections) resulting from that vehicular generation;
- t. an assessment of the site, indicating:
 - i. how Environmental Reserves, Environmental Reserve Easements, Municipal Reserves, and other land management tools are to be used to protect significant biophysical sites,



- ii. how all Provincial and Federal legislation and regulations are to be adhered to respecting wetlands, habitat, and environmentally sensitive lands;
 - iii. an assessment of all other limitations to development, including potential and actual land use conflicts, which have been identified, indicating how the limitations and conflicts are to be accommodated, dealt with, and/or overcome; and
 - u. other requirements as may be indicated by the proponent or the municipality to address any unique circumstances of the Area Structure Plan or Development Concept plan area.
- 2. The level of detail required in an Area Structure Plan or Development Concept Plan shall be as agreed upon by the consensus of MD and Town administrations. If they cannot agree, the definition of the term shall be considered and determined by the Intermunicipal Planning Committee.
- 3. The process for considering an Area Structure Plan or Development Concept Plan for approval shall be the same as for a major development proposal. The approving authority shall be the Council of the municipality in which the lands affected by the Area Structure Plan or Development Concept Plan are located.



5 IMPLEMENTATION

The Councils of the Municipal District of Wainwright and the Town of Wainwright have agreed to the following implementation principles which shall be used in implementing the policies contained in this Plan.

5.1 COMMUNICATION

1. The Council and Administration of each municipality shall encourage and work to improve intermunicipal communication and cooperation through the implementation for conflict resolution practices and plan amendment policies identified within this plan.
2. The Town and MD shall maintain open lines of communication to provide opportunities to resolve misunderstandings about interpretation and the implementation of the plan's policies.

5.2 PLAN AMENDMENTS

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

5.3 ANNEXATION

1. There will continue to be a boundary between the MD and Town for administration of services such as maintenance of infrastructure, waste management, development control, and weed control, etc.
2. There is a need for periodic expansion of the urban area, and thus the Town of Wainwright, by annexation. Annexations will occur from time-to-time in a positive, orderly, and timely manner with an agreed-upon process where there is a clear need for annexation to provide more land for urban development.
3. Each municipality shall protect lands within the **URBAN EXPANSION AREA** which have been identified as suitable for municipal services from land uses and developments that might unduly interfere with and create conflict with future urbanization.
4. Both municipalities shall follow the annexation process as outlined in the Municipal Government Act current at the time an annexation application is made.

5.4 COST AND REVENUE SHARING SCHEMES

1. Any agreements for cost and revenue sharing shall be to benefit the future development of land within the IDP area.

5.5 FRAMEWORK

1. This Plan is conceptual. Its policies do not delve into the fine details of land use, servicing or implementation but instead set out a framework of guidelines that will be further articulated by the Intermunicipal Planning Committee.
2. The MD and Town shall cooperate in pursuing mutually beneficial economic development initiatives that would attract investment and create employment opportunities in the region.



3. **MAP 3 - FUTURE LAND USE** shall be the primary land use document supplemented by implementation tools such as Development Concept Plans. The MD and Town shall amend their respective Municipal Development Plans and Land Use Bylaws as necessary to be consistent with the policies and provisions of this Plan.

5.6 INTERMUNICIPAL PLANNING COMMITTEE

1. The Intermunicipal Planning Committee shall be established upon Third Reading of the Bylaw adopting the IDP.
2. The Intermunicipal Planning Committee will not be a decision-making body, but will submit recommendations to the approving bodies of the respective municipalities, striving for consensus as much as possible.
3. The Intermunicipal Planning Committee shall be comprised of:
 - a. the Mayor of the Town of Wainwright (voting member);
 - b. the Reeve of the MD of Wainwright (voting member); as well as
 - c. 2 members of each Council (voting member).

The Councils may appoint alternative members, should any member not be able to attend Committee meetings. Additionally, the Chief Administrative Officer and/or the Development Officer of each municipality shall be ex-officio members of the Committee. Consultants may also be invited to attend committee meetings, from time to time, as non-voting members.

4. The Intermunicipal Planning Committee shall select its own chairman and vice-chairman.
5. A simple majority of the members of the Intermunicipal Planning Committee shall constitute a quorum.
6. The Intermunicipal Planning Committee shall establish its own rules of procedure, including its own schedule of meetings, with meetings being held as required.
7. The Intermunicipal Planning Committee shall not deal with all development matters within the IDP area. Rather, it will deal with all matters referred to it in the manner described in **POLICY 5.6.8** of this Plan.
8. The Intermunicipal Planning Committee has the following functions:
 - a. to clarify the intent and interpretation of the IDP;
 - b. to develop specific strategies related to the provision of infrastructure, service provision, cost sharing, etc. for proposed subdivision and development in the IDP area that reflect the policies and guidelines set out in the IDP;
 - c. to review and comment on applications to amend the IDP;
 - d. to make recommendations on proposed amendments to the IDP to each Council;
 - e. to make recommendations on amendments to the MD's Land Use Bylaw, Municipal Development Plan or Areas Structure Plans for lands within the IDP area;
 - f. to review and comment on development matters referred to it in accordance with **Section 6.0** of this IDP; and
 - g. Undertake any other action it deems reasonable and is available to the municipalities as provided for in Section 690 of the Act including appealing a decision or an amendment to a LUB or a statutory plan to the Municipal Government Board.
9. The Secretary of the Intermunicipal Planning Committee shall be the MD's CAO or Development Officer. Duties of the Secretary include:
 - a. Compile and provide agenda packages to members;



- b. Ensure statutory notices and decisions of the Intermunicipal Planning Committee and are provided to the necessary persons/groups as required;
 - c. Make and keep a record of the Intermunicipal Planning Committee proceedings; and
 - d. Sign items given to the Councils of the MD and Town by the Intermunicipal Planning Committee on its behalf.
- 10. Each municipality's Subdivision Authority and Development Authority shall deal with an application within their own boundaries in accordance with the policies of this Plan.
- 11. The Town of Wainwright and The MD of Wainwright agree that:
 - a. The MD's Subdivision Authority and Development Authority shall notify Town Administration of all subdivision applications and development permit applications for Discretionary Uses received within the Referral Area, on lands outside of the Future Urban Service Area Overlay, identified on [Map 4 – REFERRAL AREA](#); and
 - b. The MD's Subdivision Authority and Development Authority shall notify Town Administration of all subdivision applications and development permit applications for Permitted and Discretionary Uses received within Future Urban Service Area Overlay, identified on [MAP 3 – FUTURE LAND USE](#); and
 - c. The Town's Subdivision Authority and Development Authority shall notify MD Administration of all subdivision applications and development permit applications for Discretionary Uses within the Town.
- 12. Where a referral is required, the referring municipality shall provide complete information concerning the matter to the other municipality's administration. The other municipality (hereinafter referred to as "the responding municipality") shall undertake an evaluation of the matter and provide comments to the administration of the applicant municipality within the timeframe indicated on the referral letter.
- 13. Depending on the nature of the proposed subdivision or development, the Intermunicipal Planning Committee may provide recommendations related to the proposed development or subdivision.



6 DISPUTE RESOLUTION AND MEDIATION

6.1 OVERVIEW OF PROCEDURES

1. The emphasis of the dispute resolution process for this Plan is mediation at the municipal level prior to an appeal to the Municipal Government Board. This process is based on an assumption that the two parties may have significant differences of opinion on any particular matter and that third-party assistance may be necessary to help resolve the disputes.
2. For the purposes of this IDP, a dispute is defined as a disagreement between the MD and Town on any statutory plan, any Land Use Bylaw (or any amendment to either) that is given First Reading by a Council, or any subdivision or development permit application, or any scheme for the provision of municipal services, that the other municipality deems may be inconsistent with the goals, objectives and policies of this Plan.
3. Decisions on all disputes shall be made by the respective municipalities in accordance with the provisions of this Plan and the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended.
4. Disputes shall be addressed and shall be resolved through any of the following mechanisms either singularly or in combination with each other:
 - a. Administrative Review
 - b. Intermunicipal Planning Committee
 - c. Municipal Councils
 - d. Mediation
 - e. Non-binding Arbitration
 - f. Appeal Process – Intermunicipal Dispute or Subdivision and Development Appeal Board
 - g. Court Option
5. In the event of a dispute, the applicant municipality will not give approval to the matter in any way (e.g., development permit or subdivision approval, or Second or Third Reading of a bylaw) until the dispute is past the mediation stage.
6. The time limitations and legislative requirements as specified in the *Municipal Government Act* shall be respected in relation to the administration of this dispute resolution procedure and may supersede the time processes provided for in this IDP.

6.2 ADMINISTRATIVE REVIEW

1. The municipality within which any development, subdivision, land use bylaw amendment, servicing scheme, or other matter is proposed (hereinafter referred to as “the applicant municipality”) shall provide complete information concerning the matter to both the other municipality and to the Intermunicipal Planning Committee. The other municipality (hereinafter referred to as “the responding municipality”) shall undertake an evaluation of the matter and provide comments to the administration of the applicant municipality.
2. If there is any concern, the two administrations shall discuss the issue and attempt to resolve the matter.
3. If the administrations resolve the concern, the responding municipality shall formally notify the applicant municipality and the Intermunicipal Planning Committee, and the applicant municipality shall take the appropriate actions to consider approving the matter.



4. In the event that the issue is not resolved at the administrative level, the applicant municipality's administration shall refer the matter to the Intermunicipal Planning Committee.

6.3 MUNICIPAL COUNCILS

1. After receiving the recommendations of the Intermunicipal Planning Committee with respect to a particular matter, each Council shall establish a position on the matter.
2. If both municipal Councils are in agreement on a matter, then the consideration of approval (including, if necessary, an Intermunicipal Development Plan amendment process) can be completed. If neither Council supports the matter, then no further action shall be undertaken.
3. If the Councils cannot agree on a matter, then the matter may be referred to a mediation process.
4. In the event that the matter goes to mediation, the applicant municipality shall not give any approval to the matter until mediation has been pursued.

6.4 MEDIATION

1. The following shall be required before a mediation process can proceed:
 - a. agreement by both Councils that mediation is necessary;
 - b. appointment by both Councils of an equal number of elected officials to participate in a mediation process;
 - c. engagement, at equal cost to both municipalities, of an impartial and independent mediator agreed to by both municipalities; and
 - d. approval by both municipalities of a mediation schedule, including the time and location of meetings and a deadline for the completion of the mediation process.
2. If agreed to by both municipalities, any members of the Intermunicipal Planning Committee or administrative staff from either municipality who are not participating directly in the mediation process may act as information resources either directly or indirectly to the mediation process.
3. All participants in the mediation process shall be required to keep details of the mediation confidential until the conclusion of the mediation.
4. At the conclusion of the mediation, the mediator shall submit a mediator's report to both Councils.
5. If a mediated agreement is reached, then that agreement shall be referred to both Councils for action. Both Councils shall consider the mediator's report and the respective positions of the municipal administrations with respect to the mediated agreement. Any mediated agreement shall not be binding on either municipality and shall be subject to the formal approval of both Councils.
6. If no mediated agreement can be reached or if both Councils do not approve a mediated agreement, then a non-binding arbitration process as described below may be initiated.

6.5 NON-BINDING ARBITRATION

1. The following shall be required before a non-binding arbitration process can proceed:
 - a. agreement by both Councils that non-binding arbitration is necessary;
 - b. appointment by both Councils of officials to participate in the non-binding arbitration process;
 - c. engagement, at equal cost to both municipalities, of an impartial and independent arbitrator agreed to by both municipalities; and



- d. approval by both municipalities of an arbitration schedule, including the time and location of meetings and a deadline for the completion of the process.
2. At the conclusion of the non-binding arbitration, the arbitrator shall submit a report to both Councils.
3. If both Councils agree, then the arbitrator's recommendations shall be implemented by the Council or Councils as necessary. Any arbitrator's decision shall not be binding on either municipality unless both municipalities concur, and shall be subject to the formal approval of both Councils.
4. If no agreement can be reached to abide by the arbitrator's decision or if both Councils do not approve the arbitrator's recommendation, then an appeal process may be initiated if provided for under the provisions of the *Municipal Government Act*.
5. If there is no appeal process available, then the applicant municipality may proceed with any approvals as are allowed.

6.6 APPEAL PROCESS (INTERMUNICIPAL DISPUTE OR SUBDIVISION & DEVELOPMENT APPEAL BOARD)

1. In the event that the mediation process fails, the applicant municipality may approve the matter (e.g., a Land Use Bylaw amendment, a development permit approval, etc.).
2. If the applicant municipality passes a bylaw to implement the matter, then the responding municipality may appeal that action to the Municipal Government Board under the provisions of Section 690 of the *Municipal Government Act* in accordance with that *Act*.
3. If the appeal of the matter is to the applicant municipality's Subdivision and Development Appeal Board, the responding municipality may appeal that action to the Subdivision and Development Appeal Board as it sees fit.
4. If there is no appeal available pursuant to the *Act*, then the responding municipality may wish to pursue a Court option.

6.7 COURT OPTION

1. After any action by the Municipal Government Board, or the applicant municipality's Council or Subdivision and Development Appeal Board from which there is no further appeal, the responding municipality shall have the option, should it so choose, of undertaking a Court challenge of the matter.



7 MAPS

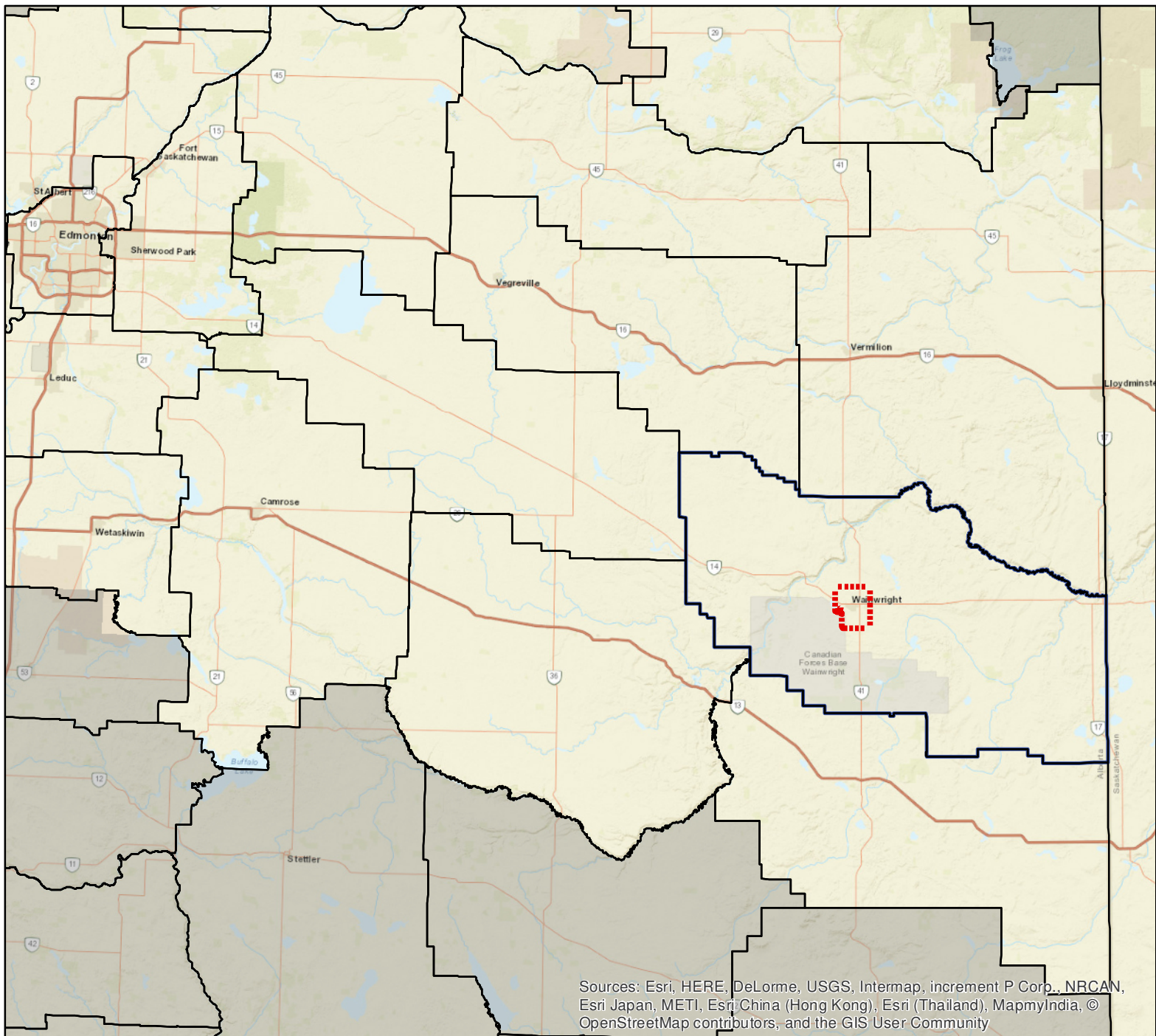
MAP 1 – REGIONAL LOCATION

MAP 2 – PLAN BOUNDARIES

MAP 3 – FUTURE LAND USE

MAP 4 – REFERRAL AREA







Town of Wainwright & MD of Wainwright

INTERMUNICIPAL DEVELOPMENT PLAN

MAP 1

REGIONAL LOCATION

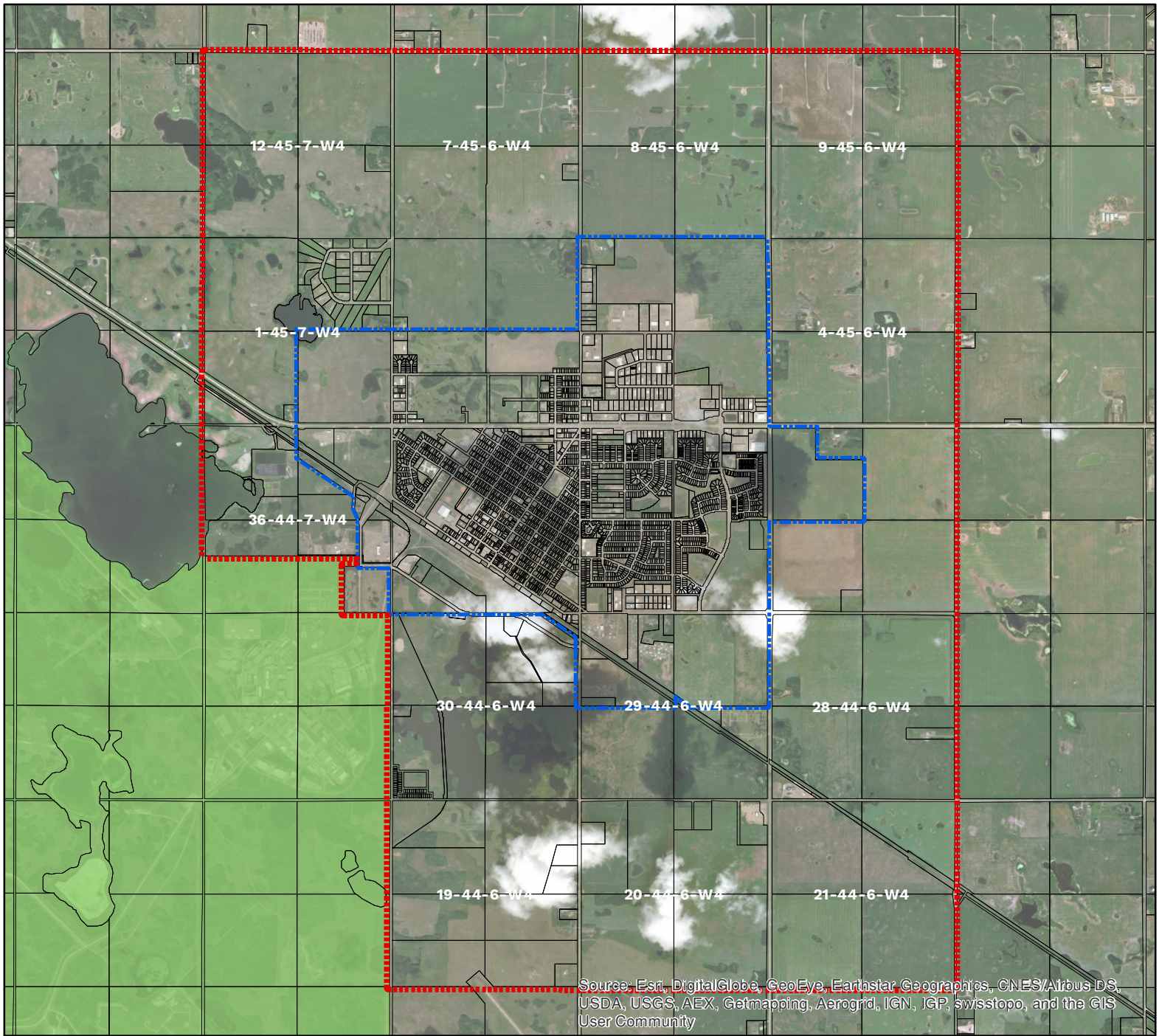
-  Plan Area
-  MD of Wainwright

Unshaded portions of the map within Alberta represent the eastern portion of the North Saskatchewan Regional Plan area.

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

0  30 KM





Town of Wainwright & MD of Wainwright


INTERMUNICIPAL DEVELOPMENT PLAN

MAP 2

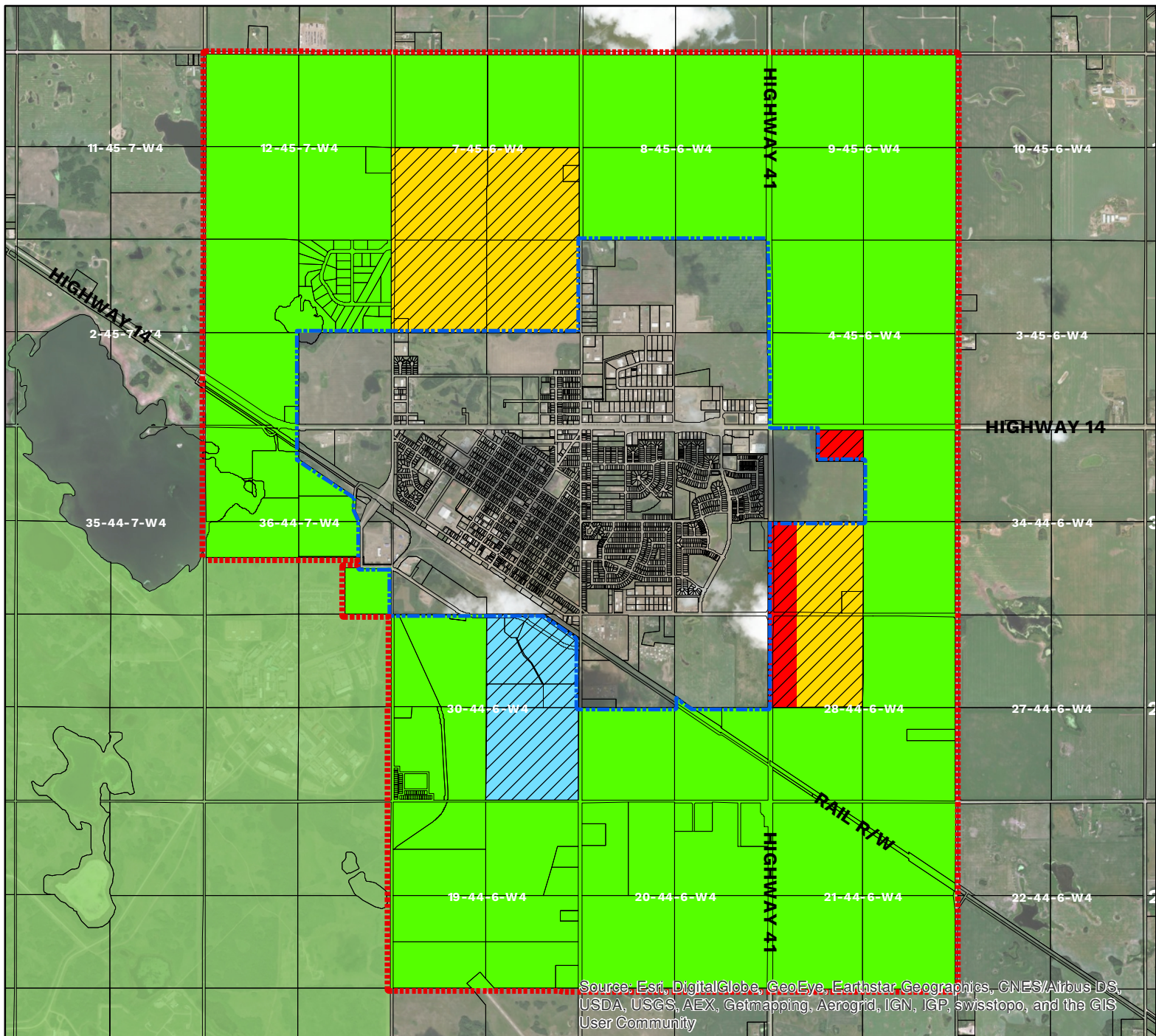
PLAN BOUNDARIES

 Plan Area
  Town of Wainwright
  CFB Wainwright

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

0  1.5 KM



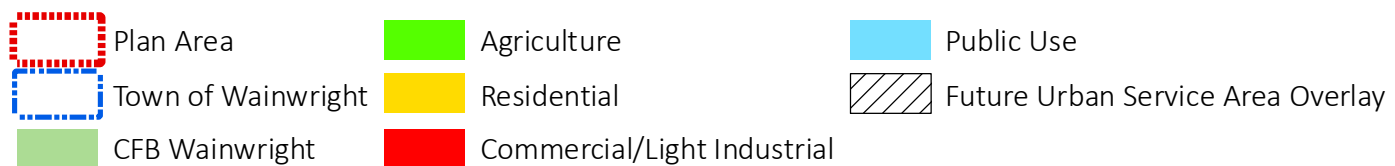


Town of Wainwright & MD of Wainwright

INTERMUNICIPAL DEVELOPMENT PLAN

MAP 3

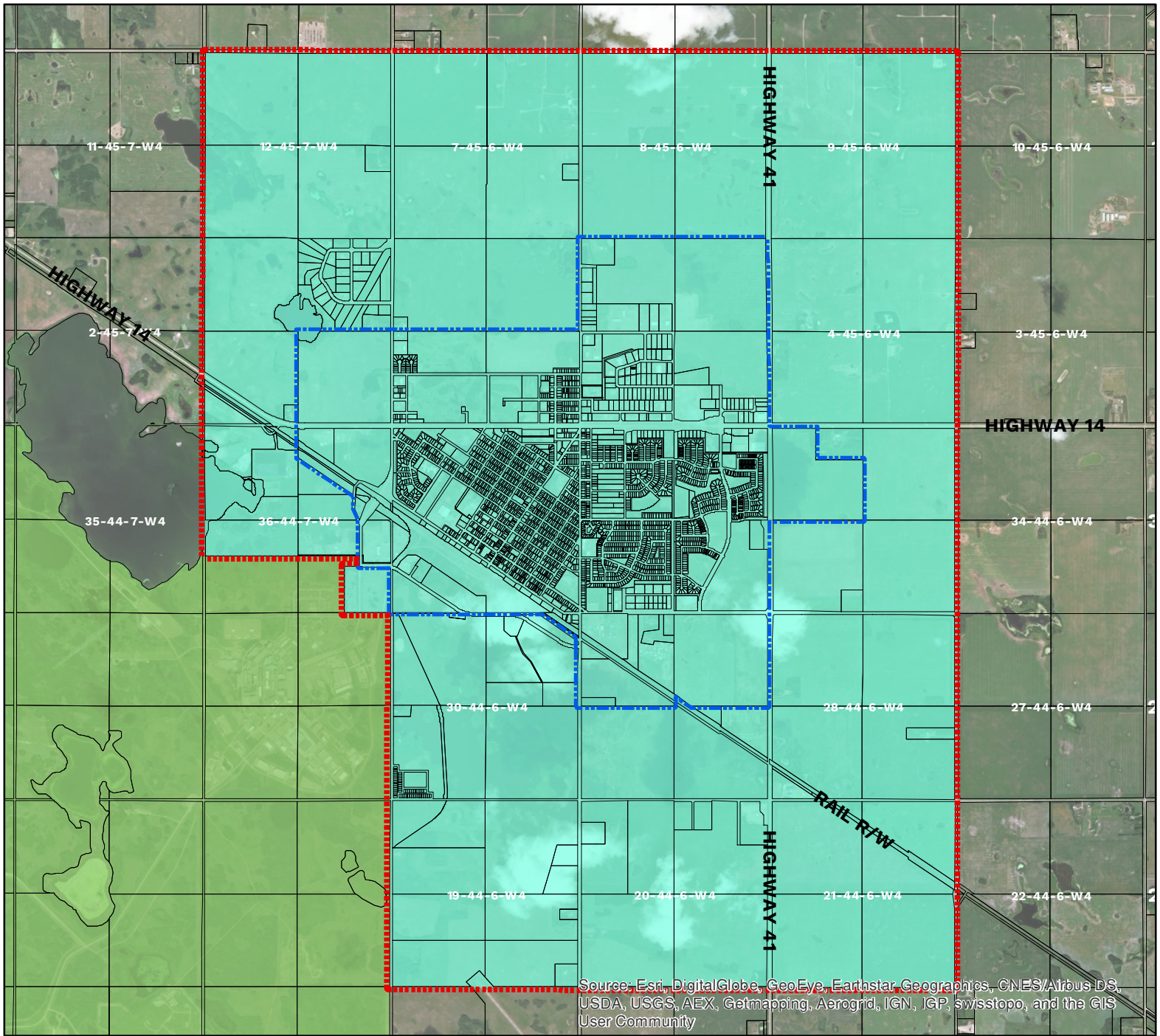
FUTURE LAND USE



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

0 1.5 KM





Town of Wainwright & MD of Wainwright

INTERMUNICIPAL DEVELOPMENT PLAN

MAP 4

REFERRAL AREA



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

0 1.5 KM



APPENDIX A – INFORMATION MAPS

ENVIRONMENTAL FEATURES

AGRICULTURAL CAPABILITY

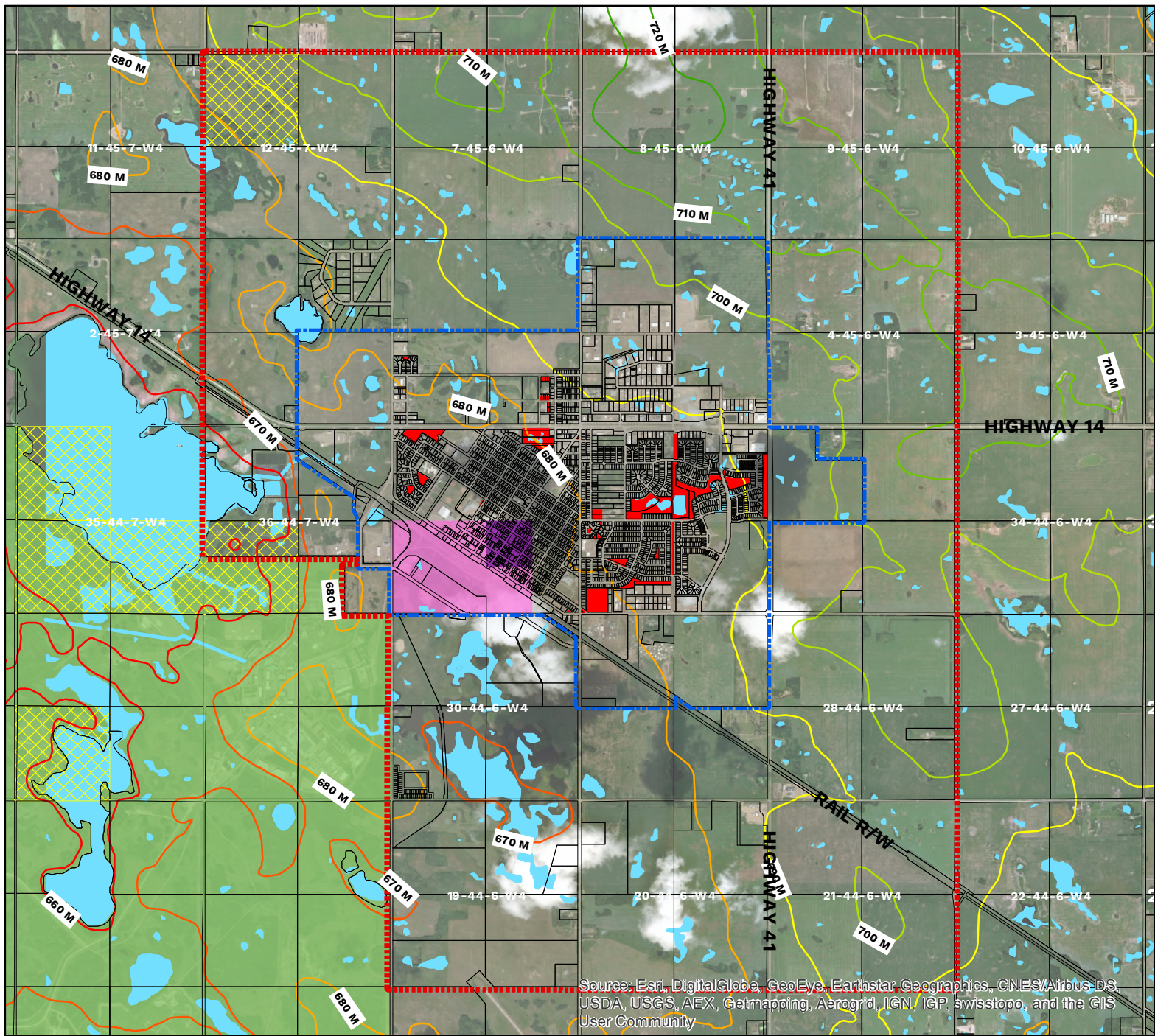
UNGULATE CAPABILITY

WATERFOWL CAPABILITY

LAND USE FEATURES

RESOURCE DEVELOPMENT








Town of Wainwright & MD of Wainwright

INTERMUNICIPAL DEVELOPMENT PLAN

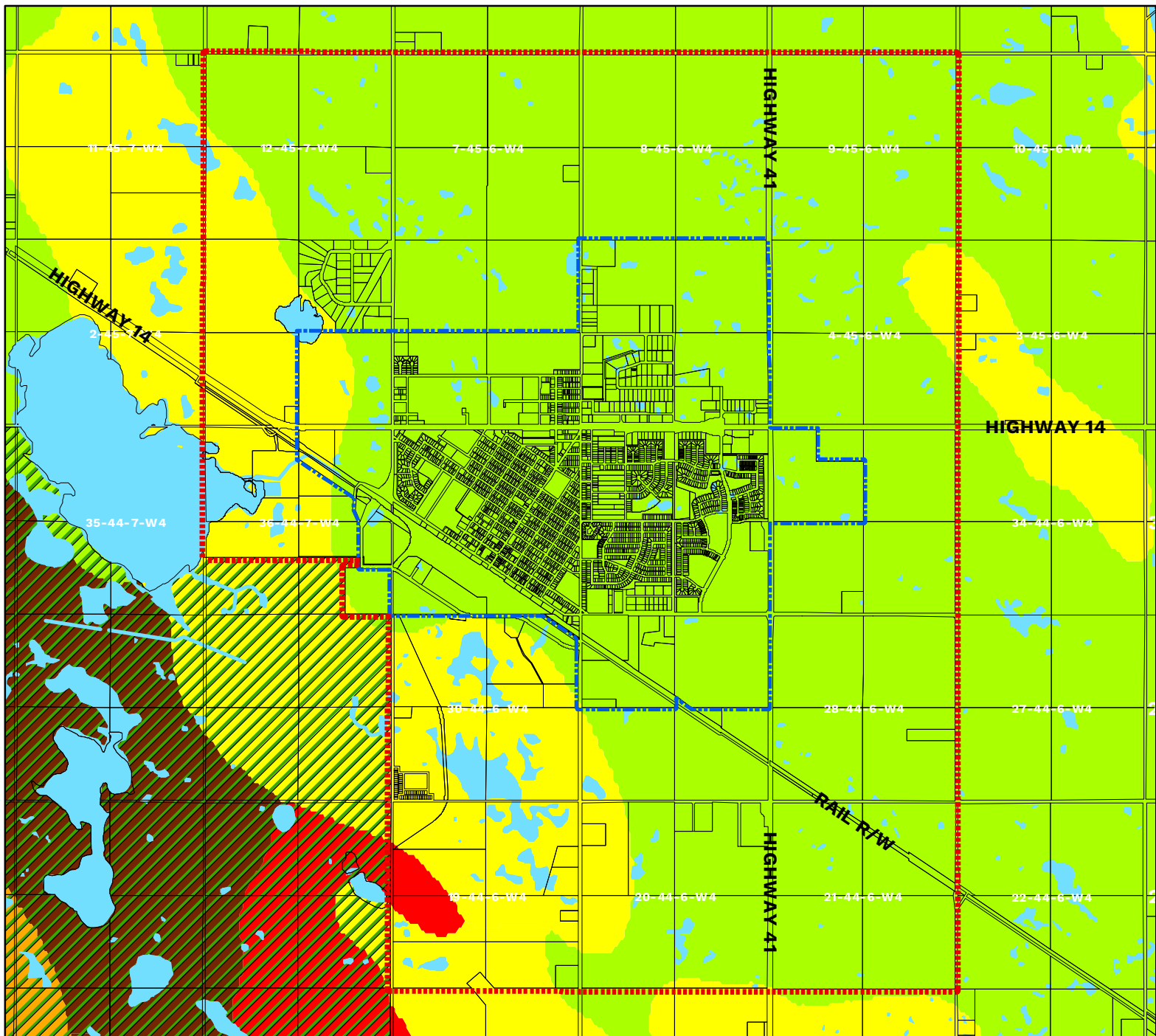
ENVIRONMENTAL FEATURES

	Plan Area		Shrubland		Waterbody		Historic Resources
	Town of Wainwright		Deciduous Forest		Watercourse		HRV 1 (Designated Resource)
	CFB Wainwright		Park Space		Env. Significant Area		HRV 3 (Likely Requires Avoidance)

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

0 1.5 KM

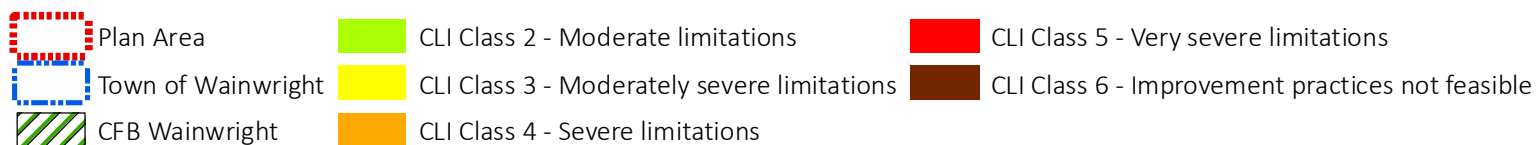




Town of Wainwright & MD of Wainwright

INTERMUNICIPAL DEVELOPMENT PLAN

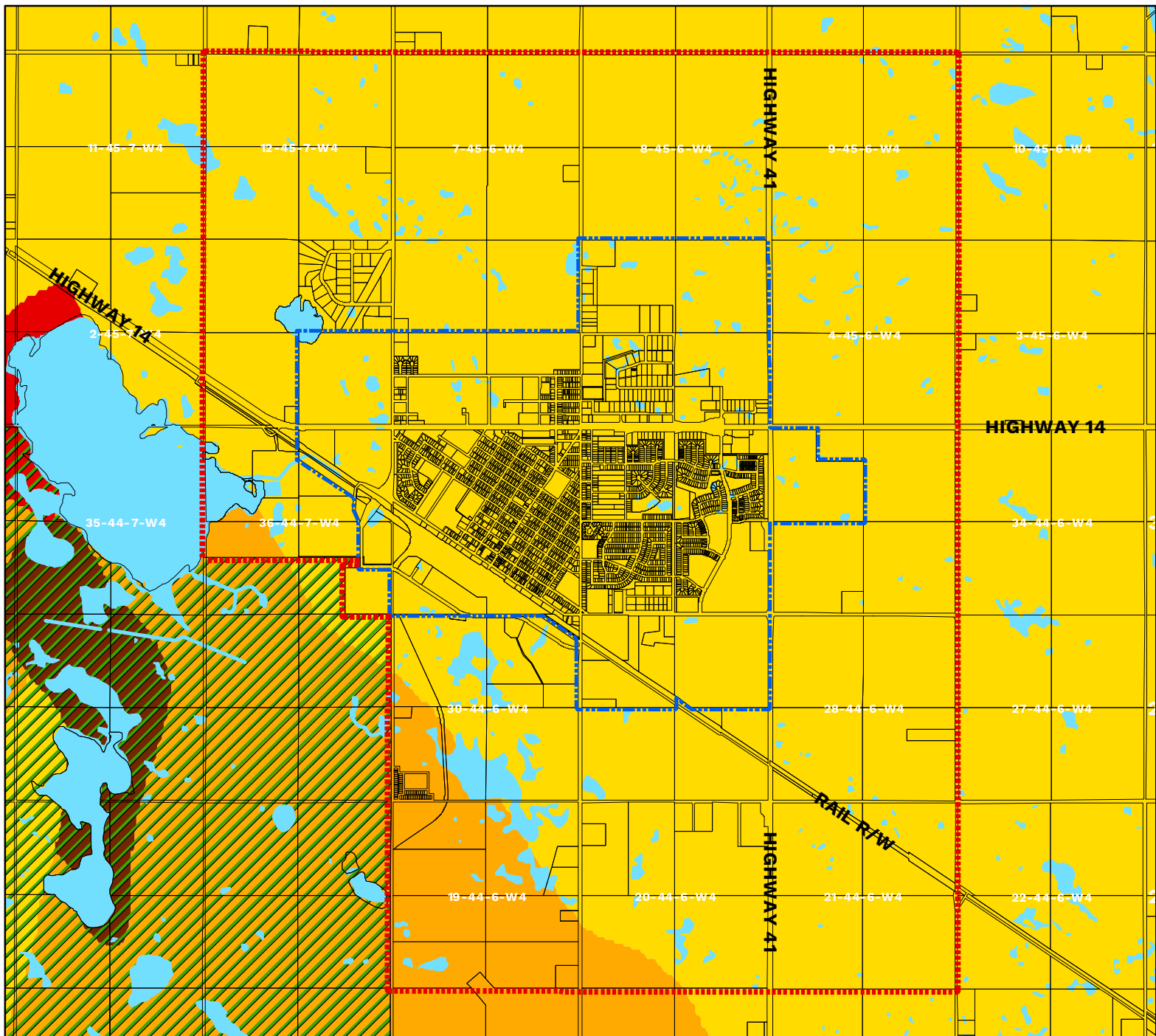
AGRICULTURAL CAPABILITY



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

0 1.5 KM

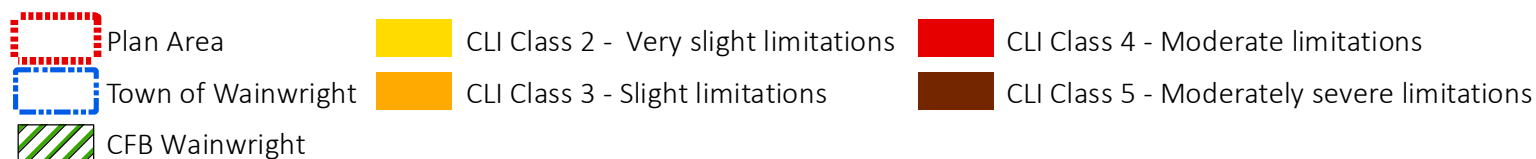




Town of Wainwright & MD of Wainwright

INTERMUNICIPAL DEVELOPMENT PLAN

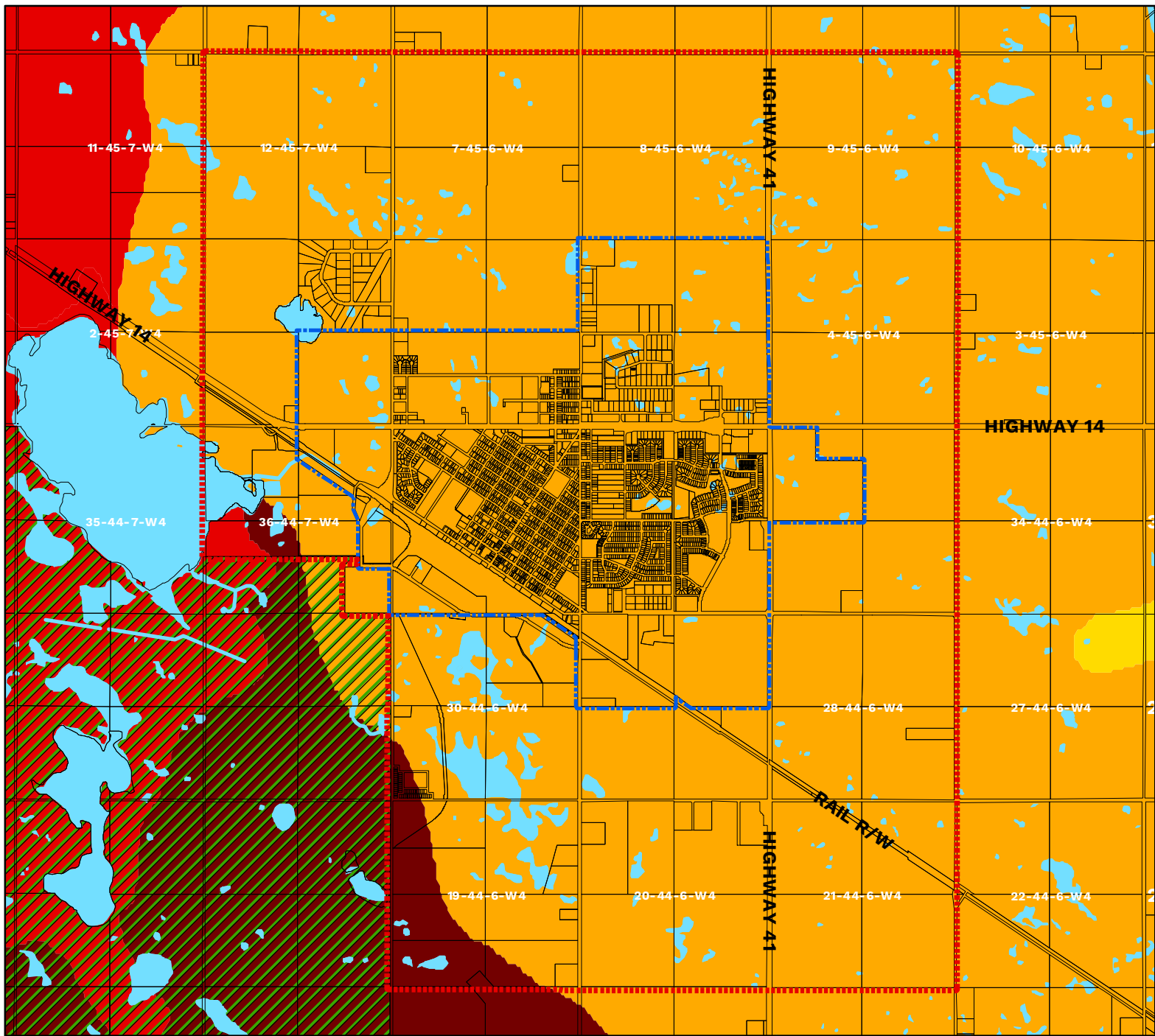
UNGULATE CAPABILITY



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

0 1.5 KM

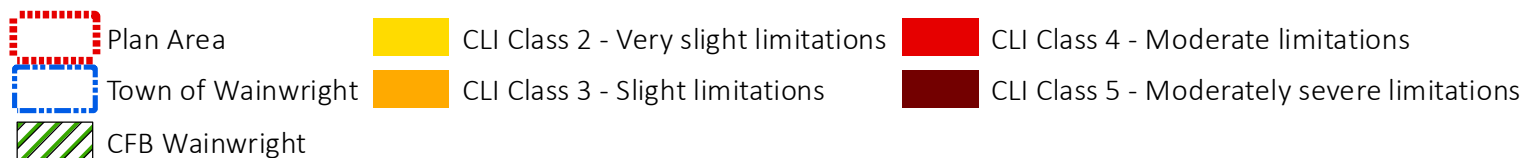




Town of Wainwright & MD of Wainwright

INTERMUNICIPAL DEVELOPMENT PLAN

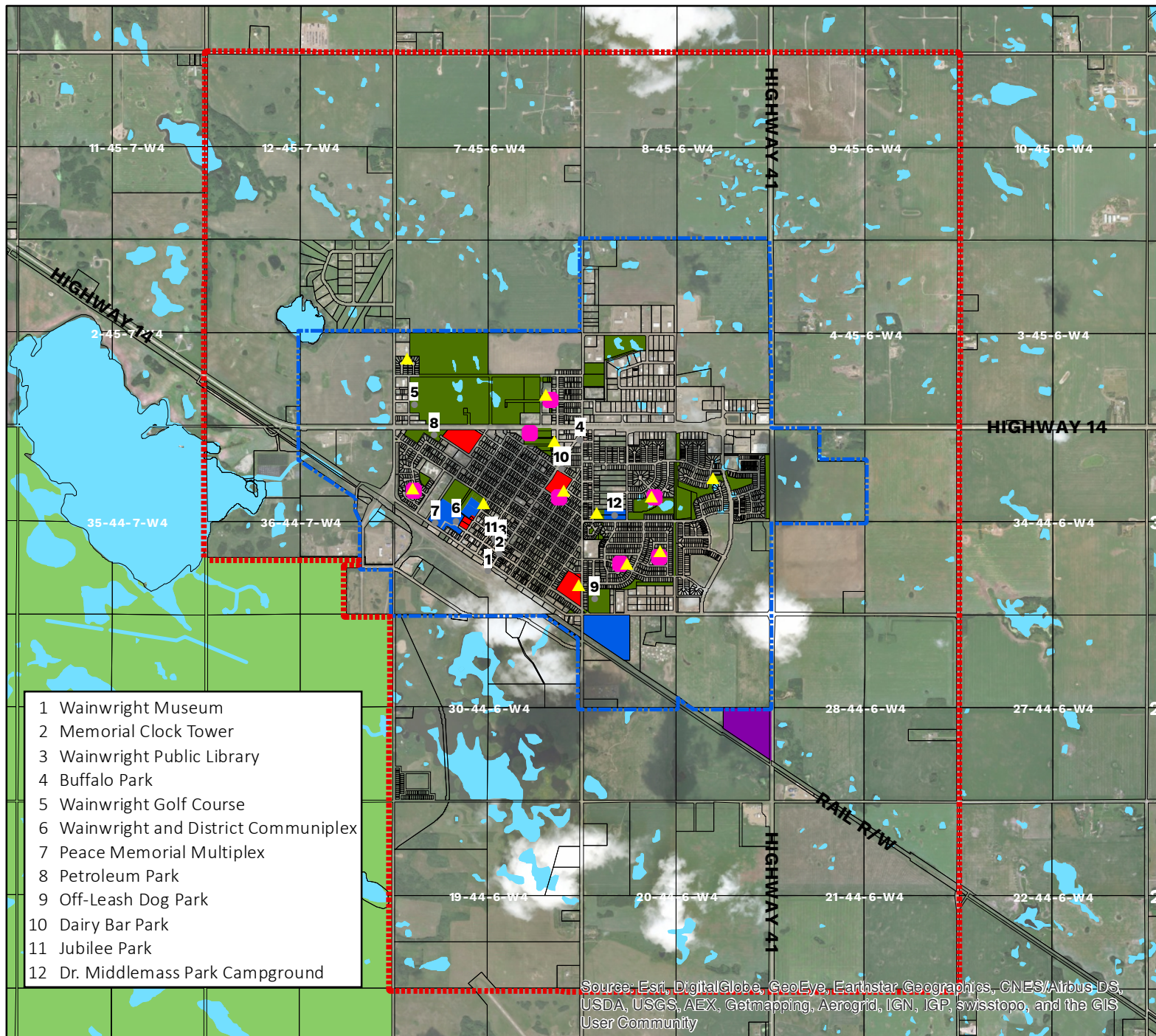
WATERFOWL CAPABILITY



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

0 1.5 KM



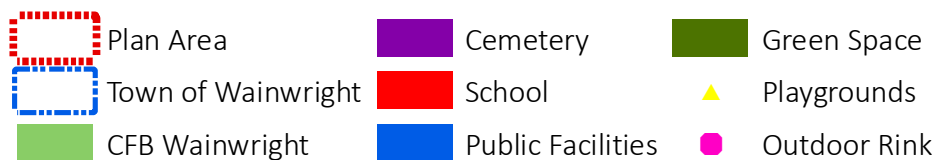


Town of Wainwright & MD of Wainwright

INTERMUNICIPAL DEVELOPMENT PLAN

LAND USE

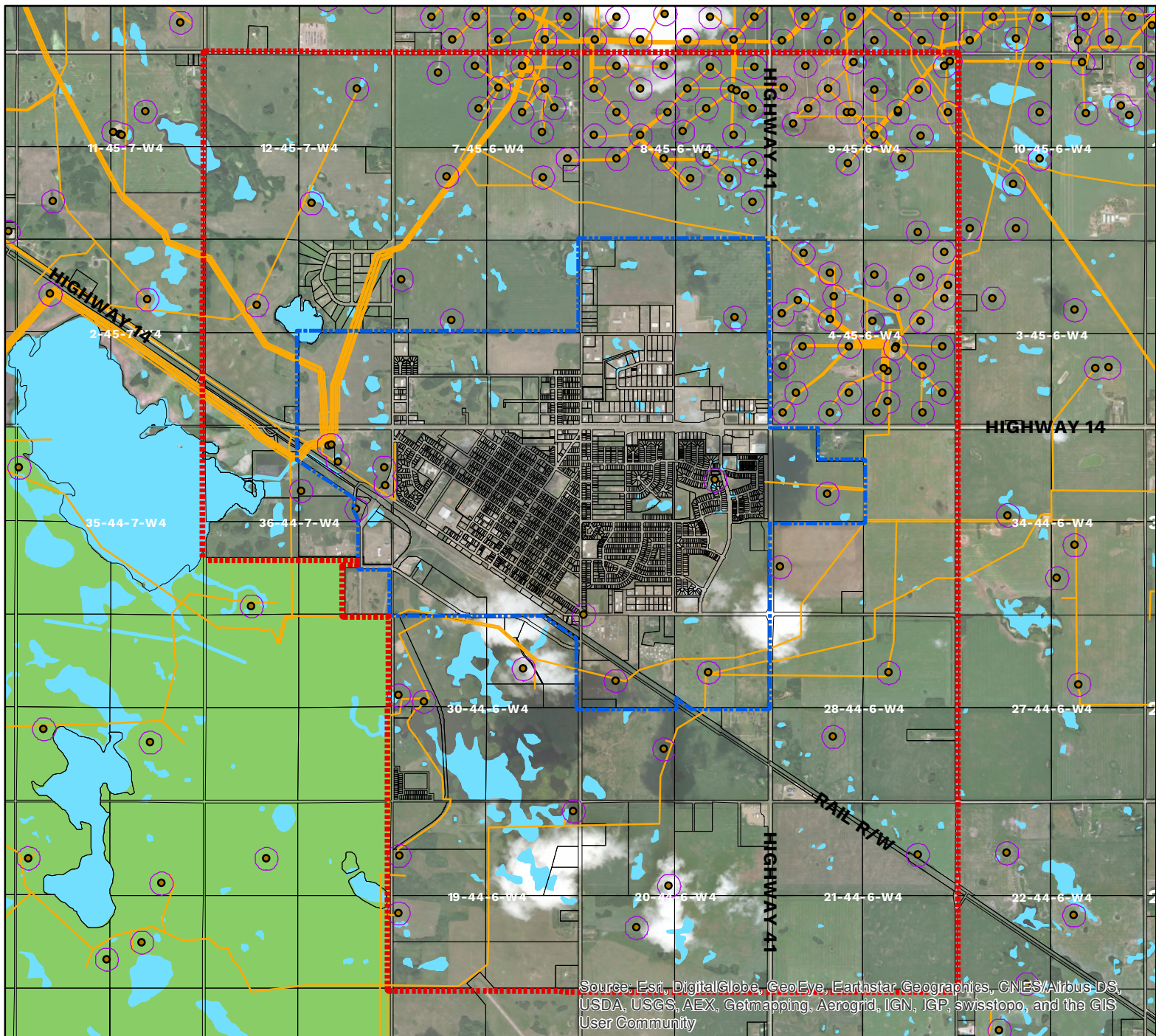
FEATURES



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

0 1.5 KM











Town of Wainwright & MD of Wainwright

INTERMUNICIPAL DEVELOPMENT PLAN

RESOURCE

DEVELOPMENT

-  Plan Area
-  Town of Wainwright
-  CFB Wainwright
-  Wellsite
-  100 Metre Setback
-  Pipeline

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

0 1.5 KM

