

Intermunicipal Development Plan

Draft – August 21, 2009

**STEERING COMMITTEE – DECEMBER 15, 2009**

**STEERING COMMITTEE – DECEMBER 23, 2009**

**STEERING COMMITTEE – FEBRUARY 1, 2010 (Final Draft Format)**

**Presented to Public Open House – February 25, 2010**

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## 1.0 Introduction

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### MISSION

Camrose County is “dedicated to efficiently provide the best quality municipal services through a democratic and responsive process that recognizes and balances the diversity of its people, land and economic resources, on behalf of the entire municipality.”

The City of Camrose is “committed to a high quality of life for all Camrose citizens and to facilitate progressive development through responsible leadership (Leadership includes fiscal, environmental and social responsibilities).”

With the Camrose Intermunicipal Development Plan, the City and County will work together in an atmosphere of cooperation and communication to allow for the orderly development of lands within an area of the County of common interest to both municipalities which provides for development opportunities in the County and the City while protecting the ability of the City to continue to grow.

### DEFINITIONS

In this Plan:

- a) “Act” shall mean the Municipal Government Act, R.S.A. 2000, c. M-26, as amended.
- b) “Capital Cost Contribution” shall mean an infrastructure charge imposed on a developer by Camrose County and submitted to the City of Camrose to help finance the offsite capital costs of municipal infrastructure associated with new development.
- c) “City” shall mean the City of Camrose.
- d) “Committee” shall mean the Camrose Intermunicipal Committee established under Section 3.1.
- e) “County” shall mean Camrose County.
- f) “Cooperation Zone” shall mean the area identified in Schedule 1 – Future Land Use Concept Map and described in Section 2.2.2.
- g) “Municipalities” shall mean the County and City collectively.
- h) “MDP” shall mean the Municipal Development Plan of whichever Municipality is identified.

- i) “Plan” – shall mean the Camrose Intermunicipal Development Plan.
- j) “Plan Area” – shall mean the area identified by the City and County of common interest as detailed in Schedule 1 – Future Land Use Concept Map.
- k) “Urban Standard” – shall mean development which shall include but is not limited to water, sewer, pavement, curb and gutter in accordance with the City of Camrose Urban Development Standards.

## **ENABLING LEGISLATION**

This Plan is prepared and adopted pursuant to the Act which provides that:

**631(1)** Two or more councils may, 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) may provide for

- (i) the future land use within the area,
- (ii) the manner of and the proposals for future development in the area, and
- (iii) 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 plan,
- (ii) a procedure to be used, by one or more municipalities, to amend or repeal the plan, and
- (iii) provisions relating to the administration of the plan.

## **PURPOSE AND OBJECTIVES**

The Plan will:

1. Recognize and respect the identities and mandates of each municipality while setting in place common plans and policies that seek to provide for:
  - a) the logical, orderly and economic development of each municipality, and

- b) the advancement and promotion of the region as a whole.
2. Continue to foster a cooperative and positive relationship between the City and the County, characterized by ongoing dialogue and communication and an understanding of each other's interests and views.
3. Promote orderly, economic and beneficial land development.
4. Protect and enhance the natural environment.
5. Maintain viable agricultural operations by minimizing land fragmentation and land conversion on lands having high agricultural potential. Understanding that within the Cooperation Zone the agricultural potential of the lands may not be a consideration for future land development.
6. Encourage the Municipalities to engage in regional infrastructure planning to ensure infrastructure such as roads, water, wastewater and storm water management services and facilities are in place to support growth and development in the Plan Area and to ensure coordination with City expansion. Cost sharing of the required planning documents will be determined by the City and the County.
7. Foster processes that allow for consultation and referral of additional plans and policies and of development proposals that are of mutual interest and importance and which provide land owners and developers with clear procedures for development applications and proposals will be established.

## **PLAN PROCESS**

1. The City and County recognize the importance of a coordinated approach to planning and development in building a strong community and agreed that a shared plan would help guide growth to balance their individual and collective needs.
2. The Plan was prepared under the direction of a Steering Committee which was composed of the members of Camrose County and the City of Camrose.
3. The Municipalities chose to engage a consultant to undertake the review process, facilitate public consultation and prepare a draft plan for the consideration of the Steering Committee.
4. In the preparation of this Plan a public consultation process was undertaken which included the preparation and distribution of newsletters, public advertisements and news articles in area newspapers, the operation of a public website [www.camroseidp.com](http://www.camroseidp.com) and public consultation sessions including:

- a. at the project initiation stage, and
  - b. the draft plan stage.
5. The public consultation process satisfied the requirements of Section 636 of the Act with respect to the preparation of statutory plans.

## **AUTHORITY OF PLAN**

In the hierarchy of statutory plans, this Plan shall take precedence over other municipal statutory plans and where there are discrepancies between the Intermunicipal Development Plan and the Camrose County Municipal Development Plan, this Plan shall prevail.

## **2.0 Policy Areas**

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### **2.1 PLAN BOUNDARY**

1. The Plan boundary includes those lands in the County which lie generally within 2 miles of the boundary of the City, excluding Ervick and Legacy Commercial / Industrial Areas and adjacent major highway intersection areas and excluding any lands beyond the south bank of the Battle River as being unaffected by the provisions of this Plan. The boundary of the Plan is set out on Schedule1 – Future Land Use Concept Map.

### **2.2 LAND USES TYPES/AREAS**

#### **2.2.1 Agriculture**

##### Goal

1. Acknowledge the role and importance of agriculture in the Plan Area and provide for the continuing use of lands in the Plan Area for agricultural activities.

##### Objectives

1. Recognize that agriculture will remain the predominant use in much of the Plan Area and accept that such uses may have an impact on certain lands and residents.
2. Encourage the active use of lands for agricultural purposes right up until its conversion to other uses.

3. Oppose the approval of Confined Feeding Operations within the Plan Area and provide direction to the Natural Resources Conservation Board for determination of minimum distance separation.

### Policies

1. The Municipalities recognize that the predominant use of land in the Plan Area and much of the vacant land near the City's boundary is agriculture and as such the Municipalities accept that some residents of the Municipalities may be affected by:
  - a. Noise from farm equipment,
  - b. Dust from planting and harvesting,
  - c. Disruption from late night work common at planting and harvesting,
  - d. Application of agricultural fertilizers and chemicals, and
  - e. Odors arising from livestock.
2. The County will encourage active agriculture use of all lands not otherwise used directly for non agricultural uses and shall seek to prevent fragmentation of ownership through subdivision and premature conversion to others uses that is inconsistent with and or may become an impediment to its future designated use.

NOTE: There are areas shown on the map attached as Schedule 1 which show future Commercial/Industrial or Future Residential. That does not mean those areas WILL be developed as such; it is merely a potential guide.

3. The Municipalities oppose Confined Feeding Operations (CFOs), as defined by Alberta legislation, as CFOs are not considered appropriate for development within the Plan Area and the Municipalities shall oppose the approval of new CFOs or the expansion of existing CFO s that:
  - a. Would have a detrimental impact and negative effect on the use and enjoyment of properties within the City given the closeness to the City residential areas.
  - b. Would have a detrimental impact and negative effect on the use and enjoyment of non agricultural properties including residential areas within the Plan Area.
  - c. May impede City growth into the Plan Area.

4. The Municipalities shall request the Natural Resources Conservation Board determine the minimum distance separation for CFOs based on measurement from the Plan boundary.
5. Except as may be provided specifically in this Plan, the provisions of the County MDP with respect to Agriculture shall apply.

## **2.2.2 Cooperation Zone**

### Goal

1. Recognize the importance of the cooperation zone to allow for planned future City and County growth.

### Objectives

1. Identify the potential future City growth directions, infrastructure issues and land requirements that will allow for the continued efficient and economic expansion of the City, as per Schedule 1 – Future Land Use Concept Map.
2. Minimize land use conflicts that may provide an impediment to City expansion and provide for effective transition and conversion to urban land use.

### Policies

1. Cooperation Zone area set out on Schedule 1 – Future Land Use Concept Map identifies those lands into which the City is predicted to grow.
2. The land uses permitted and the manner in which land and infrastructure are developed within the Cooperation Zone set out on Schedule 1 – Future Land Use Concept Map will contemplate, coordinate with, and ultimately not impede, interfere or conflict with the City's growth into the Cooperation Zone.
3. The lands designated for inclusion in the Cooperation Zone shall be reviewed as part of any Major Review of this Plan, and reviewed within the City of Camrose Growth Management Plan.
4. Development within the Cooperation Zone must be to an Urban Standard of development to ensure a natural transition to the City of Camrose This policy excludes agricultural development including: Permitted Uses in Agricultural District of County Land Use Bylaw, first parcel subdivisions, natural split subdivisions, , and 80 acre split subdivisions, as defined by the County Municipal Development Plan.
5. Development within the Cooperation Zone will be subject to a Capital Cost Contribution, through the Development Agreement, payable to

the City of Camrose, equivalent to the rates as agreed upon by the City and County.

6. The City and County will cooperate in the preparation of a Capital Cost Study to determine the development levies within the Cooperation Zone. Cost sharing of the study to be determined by the City and the County.
7. Development within the Cooperation Zone shall require an approved Area Structure Plan, Traffic Impact Assessment Report, and Storm Water Management Plan; approval must be obtained from the Council's of both Municipalities.. This policy excludes agricultural development including Permitted Uses in Agricultural District of County Land Use Bylaw, first parcel subdivisions, natural split subdivisions, , or 80 acre split subdivisions, as defined by the County Municipal Development Plan.
8. Development must be self-supporting financially, requiring no subsidy from the taxpayers for the capital cost of roads, water, sewer, storm sewer or other municipal services. Development agreements may address this issue.
9. Should the proposed subdivision and development occupy only a portion of the quarter-section the Area Structure Plan shall indicate the ultimate build-out design and servicing of the lands, how the proposed development will be integrated into the City and how development costs of servicing will be shared over the whole quarter section.
10. A development proposal may be accompanied by a request for annexation to the City.
11. Agricultural development, excluding CFOs, will be allowed within the Cooperation Zone without the requirement to upgrade to Urban Standards or submit an Area Structure Plan; this includes permitted and discretionary agricultural uses.

### **2.2.3 Residential**

#### Goal

1. Provide for non-agricultural residential development in certain sectors of the Plan Area outside the Cooperation Zone.

#### Objective

1. Identify areas in which residential development may be considered and the processes by which requests will be considered.

## Policies

1. The creation of single parcel subdivisions in agricultural areas for residential land uses shall be governed by the provisions of the County.
2. Residential development is generally being directed to northwest, west and southwest areas of the Plan Area as shown on Schedule 1 – Future Land Use Concept Map.
3. Except as may be provided specifically in this Plan, the provisions of the County MDP shall apply.

### **2.2.4 Industrial and Commercial**

#### Goal

1. Provide for industrial and commercial development in certain sectors of the Plan Area.

#### Objective

1. Identify areas for industrial and commercial development where sites will have access to adequate transportation networks and in locations which lessen the impact on surrounding lands.

#### Policies

1. Commercial and Industrial uses generally shall be directed to sites to the northeast, east and southeast areas of the Plan Area as shown on Schedule 1 – Future Land Use Concept Map.
2. An industrial or commercial development will not be considered until the developer has submitted an Area Structure Plan and this plan has been approved by County Council.
3. Industrial land uses may be allowed in rural areas if the following conditions are met:
  - a. the development provides larger, unserved lots for industries which do not need piped water and sewer.
  - b. the development has all-weather road access.
  - c. the development ideally, but not necessarily, has rail access.
  - d. the development will have minimal impact of neighbouring farms and houses.
  - e. the development must pay for their own capital costs.
  - f. the development may be allowed on better agricultural land as defined by the County, at the discretion of County Council.
4. Commercial land uses may be allowed in rural areas if the following conditions are met:

- a. the development must have all necessary provincial government approvals,
  - b. the development has all-weather road access,
  - c. the development will have minimal impact of neighbouring farms and houses,
  - d. the development must pay all its own capital costs,
  - e. the development may be allowed on better agricultural land as defined by the County, at the discretion of County Council.
5. Home businesses will be allowed provided they have no significant off-site effects. If a home business will have significant off-site effects, it may still be allowed if these effects can be reduced or managed to the satisfaction of the County.
  6. Except as may be provided specifically in this Plan, the provisions of the County MDP with respect to Rural Industry and Commerce shall apply.

## **2.2.5 Highway 13 Commercial Corridor**

### Goals

1. Provide for an Urban Standard Serviced Development corridor along Highway 13 for commercial, light industrial, institutional and other public use to a design standard consistent with its role as the major gateway to the City.
2. Protect the commercial corridor along Highway 13.

### Objectives

1. Provide for commercial, institutional and other public uses on serviced sites along the entire length of Highway 13 as indicated on Schedule 1 – Future Land Use Concept Map.
2. Require a high standard of design in accordance with the City Urban Development Standards and payment of Capital Cost Contributions.
3. Discourage residential development and residential first parcel subdivision within 300m of the Highway 13.
4. Ensure that the development of lands provides for the protection and enhancement of Highway 13 in its role as a major arterial road.

### Policies

1. The Highway 13 Commercial Corridor is set out on Schedule 1 – Future Land Use Concept Map linking the Ervick Industrial/Commercial area in the west and the Legacy Industrial

Commercial area in the east is identified for: commercial, light industrial and public uses.

2. Development in this area must use higher architectural and development standards commensurate with the role of Highway 13 as the entry way to the City of Camrose and the pre-eminent arterial road serving the Plan Area.
3. Development must be self-supporting financially, requiring no subsidy from the taxpayers for the capital cost of roads or other municipal services.

### **2.2.6 Roads**

#### Goal

1. Provide for the development of a system of roads that will support the land uses and developments contemplated in the Plan Area.

#### Objectives

1. Establish a network of major arterial roads that will be required to support and facilitate the types and locations of land uses and development set out in this Plan Area.
2. Coordinate the planning and development of major roads with each other and with the Province of Alberta.

#### Policy

1. The Municipalities shall coordinate the planning and possible cost sharing of major roads and transportation links within the Plan Area.

### **2.2.7 Parks, Open Spaces and Environmentally Sensitive Areas**

#### Goal

1. Preserve and enhance the natural environment in the Plan Area and provide for the development of parks and open spaces in the Plan Area that are reflective of the importance of the natural environment.

#### Objectives

1. Seek to retain, protect and enhance where possible waterways and drainage courses, wetlands, wildlife habitat and other environmentally sensitive areas in the Plan Area.
2. Plan the Camrose Creek valley as a continuous, intermunicipal natural park area with a trail system integrated with the City's network.

3. Provide for the appropriate dedication of reserve lands as part of subdivision and development approval processes.
4. Provide for appropriate setbacks for development from the Camrose Creek valley.

### Policies

1. Camrose Creek and valley shall be retained in its existing natural condition and protected from encroachment of development within 30 meters from the top of bank by adjacent land uses.
2. In planning open space systems, the Municipalities shall establish a continuous intermunicipal park system in newly developed areas and along Camrose Creek which among other things would provide for the development of a continuous trail network integrated with the trail network of the City.
3. The County shall require the dedication of reserves and easements together with other methods and measures to protect and preserve natural areas, riparian habitats, flood fringes and associated slopes, as per the Municipal Government Act.
4. The County shall encourage the retention and development of functioning wetlands and establish policies that:
  - a. conserve wetlands in a natural state,
  - b. mitigate degradation and loss, and
  - c. enhance, restore or create wetlands.
5. In addition to policies 1-4 above, the County will use their existing policies on fish and wildlife protection, reserve land designation, and groundwater recharge protection to protect the Environmentally Sensitive Areas within the Plan Area.

## **2.2.8 Institutional and Public Uses**

### Goal

1. Provide for the development of institutional and public uses in any area of the Plan in a manner reflective of the size, scope, servicing and transportation requirements and anticipated impact on neighboring properties.

### Policy

1. Institutional and other public and quasi-public uses shall be addressed on a case by case basis and may be considered for any lands within the Plan Area.

### **2.2.9 Airport**

#### Goal

1. Facilitate continued operation of the Camrose Airport in the present location.

#### Objectives

1. Allow for the long term continued operation of the airport at its present site ensuring that the alignment of municipal roads does not limit full use of the present length of the runway.
2. Ensure that adjacent development is undertaken in such a manner that the impact of airport activities is minimized.

#### Policies

1. The Municipalities contemplate that the Camrose Airport will continue in its present location for the foreseeable future.
2. The County shall limit or preclude where necessary development in the vicinity of Airport where such development because of location or height may be:
  - a. endangered by aircraft movements, or
  - b. in the case of residential use, where residents may be adversely affected by noise from aircraft movements.

## **3.0 Plan Administration and Implementation**

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### **3.1 INTERMUNICIPAL COMMITTEE**

1. The Municipalities shall establish the Camrose Intermunicipal Committee as an ongoing, standing committee with equal representation from each of the Municipalities.
2. The Committee shall be composed of:
  - a. the Chief Elected Official of the City and County, and
  - b. two additional members from each of municipal Councils,

3. The Committee shall be supported administratively by the Chief Administrative Officers and the respective land use planning directors of the Municipalities.
4. The Committee Chair shall alternate annually between the Chief Elected Officials.
5. The Committee shall meet on an ongoing basis as often as may be required but at a minimum the Committee shall meet quarterly.
6. The mandate of the Committee shall be to:
  - a. Monitor the implementation of regulatory provisions of the Plan and the general effectiveness of the Plan.
  - b. Carry forward and address specific initiatives and actions identified in the Plan.
  - c. Undertake periodic review of the Plan.
  - d. Review amendments to the Plan initiated by either Municipality.
7. Decisions and actions of the Committee will be by majority vote of the members of the Committee.

## **3.2 PLANNING PROCESS AND DEVELOPMENT APPROVAL**

### **3.2.1 Additional Plans**

1. Within the Plan Area, the preparation of an Area Structure Plan shall be required prior to or in conjunction with:
  - a. An application for redistricting or subdivision approval for the creation of 4 or more parcels intended for residential use outside the Cooperation Zone.
  - b. 1 or more parcels intended for industrial, commercial, institutional or public use outside the Cooperation Zone.

### **3.2.2 Inquiries, Applications, Decisions and Appeals**

1. Inquires as to the planning and development of lands within the Plan Area shall be referred to the County.
2. Applications for subdivision and development approval and for redistricting under the Land Use Bylaw relating lands within the Plan area shall be made to the County and such applications shall be processed in accordance with the procedures and processes for decision established by the County subject to such referral to the City as set out in Section 3.2.3.

3. Appeals of the decisions of the County with respect to applications for subdivision or development approval shall be made in accordance with the statutory and regulatory processes established under the provisions of the Act.

### 3.2.3 Referrals

1. The County shall refer to the Intermunicipal Committee for comment and a recommendation to County Council any of the following that affect lands within the Plan Area:
  - a. Proposed Area Structure Plans.
  - b. Applications for Land Use Redistricting that are not addressed by or are inconsistent with this Plan or are not contained within existing Area Structure Plans.
  - c. Applications for subdivision approval are not contained within existing Area Structure Plans.
  - d. Applications for Development approval that:
    - i. are not addressed by, or are inconsistent with, this Plan or are not contained within existing Area Structure Plans.
    - ii. are not permitted uses under current land use districts.
    - iii. are proposed industrial, commercial, institutional or public uses.
2. The City shall refer to the County for comment any Area Structure Plan, redistricting or subdivision adjacent to the Plan Area.
3. The Municipalities shall refer to each other any of the following that may be relevant to this Plan or may relate to or have an effect on lands within the Plan Area:
  - i. Municipal Development Plan or amendments.
  - ii. Transportation, Water, Wastewater or Storm Water Management Master Plans.
  - iii. Recreation, Park and Open Space Plans.
  - iv. Growth Studies.
4. In addition to those specific matters identified for referral, a Municipality may choose to refer any matter, which in its opinion, may be of interest or is of relevance to this Plan and the lands within the Plan Area.

5. The Municipality to which a referral is made may provide a response to the matter referred and, if so, shall provide timely response recognizing, where applicable, the statutory or regulatory time frames that apply for processing and decision.

### **3.3 ADMINISTRATION OF THE PLAN**

#### **3.3.1 Term of the Plan**

1. The Plan is a continuing plan unless otherwise repealed.

#### **3.3.2 Periodic Review**

1. In this section:
  - a. "Minor Review" means a limited review of those aspects or provisions of the Plan of which the Committee deems warranted. This review may, at the discretion of the Committee, involve public consultation.
  - b. "Major Review" means a broader, more comprehensive review of all aspects of the Plan and shall involve a formal, public consultation process.
2. The Municipalities shall undertake a minor review of the Plan annually.
3. The Municipalities shall undertake a major review in the calendar year following every second municipal election, beginning after the 2013 municipal election.
4. In addition to the regular reviews, the Municipalities, at the request of the Committee, may initiate a minor or major review of the Plan as may become warranted.
5. Starting with the first Minor Review the Committee shall review if Highway 26 should be designated as a gateway corridor with the same requirements as the Highway 13 Commercial Corridor as outlined in section 2.2.5 of the Plan.

#### **3.3.3 Jurisdictional Adjustment**

##### Goal

1. The ability of the City to grow in an orderly, economical and logical manner.

##### Objectives

1. To identify and protect areas to accommodate future expansion of the City.

2. To minimize or remove obstacles to accommodate future City growth.
3. To set out the criteria for timely, cooperative and strategic annexations.
4. To establish a process for managing and assessing annexation proposals.

#### Policies

1. Both municipalities shall protect those lands identified within the proposed Cooperation Zone from land uses and developments that might interfere or conflict with future jurisdictional adjustments.
2. Either municipality or a landowner may put forward an annexation proposal or request. In the case of an annexation proposal by a landowner, the adjacent municipality shall be notified of the request immediately.

#### **3.3.4 Amendment**

1. An amendment to the Plan may be initiated by either Municipality through the Committee and be recommended to the Councils of the Municipalities.
2. Any requests made from property owners or members of the public for amendments to the Plan shall be made in writing through their respective Council; the adjacent municipality shall be notified of the request immediately.
3. An amendment to the Plan has no effect until it is adopted by both Municipalities by bylaw in accordance with the Act.

#### **3.3.5 Repeal**

1. This Plan may be repealed by:
  - a. the passage of a bylaw by the Council of either Municipality upon one years written notice to the other Municipality, or
  - b. upon mutual consent of both municipalities.
2. Any intention by a Municipality to repeal the Plan shall first be raised before the Committee and the Municipalities shall make best efforts to resolve the issues that may have given cause to consider the repeal of the Plan.

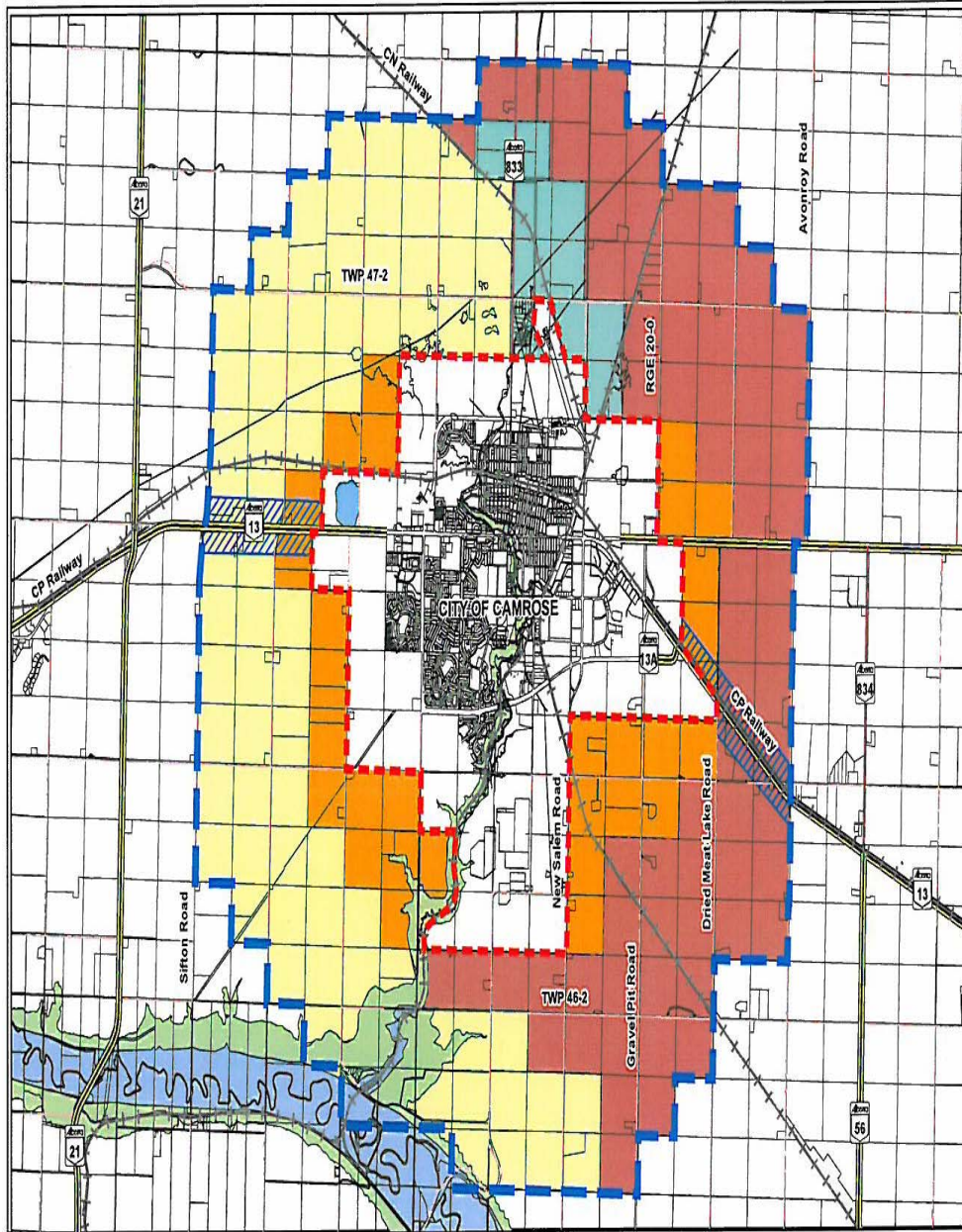
### **3.4 RESOLUTION OF DISAGREEMENTS**

- (1) The Municipalities agree that it is important to avoid any dispute by ensuring that the policies and provisions of the Plan are followed and, if there are any

disagreements as to the interpretation and application of the provisions of this Plan, the Municipalities shall seek the timely resolution of the disagreement in a manner which is respectful of each Municipality's interests and concerns using the following procedure:

- (a) Should either Municipality identify an issue related to this Plan that may result in a serious disagreement between the Municipalities, the Chief Administrative Officer of that Municipality shall approach the Chief Administrative Officer of the other Municipality to consider the issues and attempt to resolve the disagreement. Each municipality, through its administration must ensure the facts of the issue have been investigated and clarified. Staff meetings may occur at this point to discuss possible solutions.
  - (b) If the Chief Administrative Officers are not able to resolve the disagreement, they shall approach the Chair of the Committee to call a meeting of the Committee to consider the issues contributing to the disagreement and potential solutions and attempt to resolve the disagreement.
  - (c) Should the Committee be unable to resolve the disagreement, then the Committee shall request a joint meeting of the Councils of the Municipalities who shall attempt to resolve the disagreement.
  - (d) Should the Councils be unable to resolve the disagreement, the Municipalities could jointly request Alberta Municipal Affairs to commence a mediation process under the Department's guidance.
  - (e) If the disagreement can not be resolved by mediation then either municipality may appeal to the Municipal Government Board under the provisions of Section 690 of the Act.
  - (f) If a disagreement falls outside of the provisions of Section 690 of the Act then any disagreement may be resolved through binding arbitration.
- (2) In the event that the dispute resolution process is initiated, the municipality having authority over the matter shall not give any further approval in any way until the dispute has been resolved or the mediation process has concluded.
  - (3) This section does not apply where a Municipality intends to repeal the Plan.

Schedule 1 – Future Land Use Concept Map



**Legend**

- Railway
- County Local Roads
- Secondary Highways
- Primary Highways
- Airport Vicinity Protection Area
- Future Commercial/Industrial
- Future Residential
- Cooperation Zone
- Water Bodies
- Battle River
- Environmentally Sensitive Area
- Highway 13 Corridor
- City of Camrose Boundary after Annexation
- Plan Boundary

0 0.5 1 2 3 4 Kilometers

Land Use Plan  
**City/ County of Camrose IDP**

Prepared for:  
**City/ County of Camrose**

**Stantec**  
 600-4508 Ross Street  
 Red Deer, AB T4N1J5  
 P: (403) 341-3320  
 F: (403) 342-0969

DRAWN BY: EH  
 CHECKED BY: CJ  
 SCALE: NTS  
 PROJECT #:

February 2010