

Town of Mundare
Bylaw #904/20
Intermunicipal Development Plan Bylaw

**A BYLAW OF THE TOWN OF MUNDARE IN THE PROVINCE OF ALBERTA TO
ADOPT AN INTERMUNICIPAL DEVELOPMENT PLAN FOR THE TOWN OF
MUNDARE AND LAMONT COUNTY.**

WHEREAS the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, (“the Act”) requires municipalities to adopt an Intermunicipal Development Plan; and

WHEREAS an Intermunicipal Development Plan has been prepared for the Town of Mundare and Lamont County based on public input, studies of land use, development and other relevant data; and

AND WHEREAS, the foresaid Intermunicipal Development Plan describes the way in which the future development within the Plan Area may be carried out in an orderly and economic manner; and

THEREFORE, the Council of the Town of Mundare in the Province of Alberta, duly assembled, and pursuant to the authority conferred on it by the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, enacts as follows:

1. This Bylaw may be cited as "Town of Mundare & Lamont County Intermunicipal Development Plan".
2. The Town of Mundare & Lamont County Intermunicipal Development Plan is attached hereto as Schedule "A" to this Bylaw is hereby adopted.
3. This Bylaw may be amended by Bylaw in accordance with the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended.
4. This Bylaw shall come into force upon receipt of its third and final reading.

Read a **FIRST** time this 18 day of February, 2020.

Read a **SECOND** time this 7 day of April, 2020.

Read a **THIRD** and **FINAL** time this 7 day of April, 2020.

Date

Mayor

Date

Chief Administrative Officer

Schedule A



Town of Mundare & Lamont County

INTERMUNICIPAL DEVELOPMENT PLAN



PREPARED ON 10 FEBRUARY 2020 BY:



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1 | INTRODUCTION

A | PURPOSE OF THE PLAN

An Intermunicipal Development Plan (IDP) is a statutory plan prepared by two (or more) municipalities that share a common border. An IDP ensures future development concepts and land use policies for areas of mutual interest are coordinated between the municipalities and helps to reduce the possibility of any future land use conflicts by establishing processes for communication, referral, and dispute resolution.

This IDP is shared between the Town of Mundare and Lamont County. The Town of Mundare and Lamont County recognize that both municipalities are equal and have a right to growth and development. 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 County's respective Municipal Development Plans. The Town of Mundare's Municipal Development Plan (MDP) identifies potential development opportunities for lands adjacent to the Town. In addition, the Town's MDP contains policies regarding intermunicipal planning and cooperation. Lamont County's MDP contains intermunicipal policies and establishes that urban municipalities will be consulted on proposed developments, statutory plans (and amendments), and Land Use Bylaw amendments within 3.2 km (2 miles) of an urban municipality.

Policies within this IDP are not intended (nor shall be interpreted) to fetter either Council's discretion or autonomy.

B | PLAN ORGANIZATION

The Town of Mundare & Lamont County Intermunicipal Development Plan (the IDP) has been organized into four sections (and three appendices):

1	INTRODUCTION	Includes the purpose of the plan, the plan organization, legislative requirements for an IDP, relationships to other plans and frameworks, plan principles, information about the Lamont County Region, and information about the Plan Area.
2	FUTURE LAND USE AND GROWTH	Includes the IDP Future Land Use Concept, and policies respecting the following land use and development subjects: <ul style="list-style-type: none"> • Referral Area and Urban Expansion Area • Agriculture • Residential Development • Commercial/Industrial Development • Utilities and Servicing • Transportation • Natural Resources • The Natural Environment
3	WORKING TOGETHER	Establishes the Intermunicipal Planning Committee and provides policy direction to guide intermunicipal communication, circulation and referral procedures, plan amendment and repeal, dispute resolution, dispute resolution processes, and annexation.
4	MAPS	Includes the Plan Boundaries map, the Future Land Use map, and the Referral Area map. These maps correspond to policies in the plan, and are intended to

		aid in intermunicipal decision making between the Town of Mundare and Lamont County.
A	APPENDIX A	Includes an information map that identifies major development considerations in the Plan Area. This map is not approved as part of this plan. It is intended to aid the municipalities' Councils, Administrations, and the Intermunicipal Planning Committee with decision making. As such, it may be updated from time to time as development considerations in the Plan Area change.
B	APPENDIX B	A list of acronyms used in this Plan intended to assist the reader.
C	APPENDIX C	A list of definitions for key words used in this plan, intended to aid the Intermunicipal Planning Committee and the participating municipalities in decision making.

C | LEGISLATIVE REQUIREMENTS

Requirements for an Intermunicipal Development Plan are outlined in Section 631 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended (MGA), which reads:

“631 (1) Subject to subsections (2) and (3), 2 or more councils of municipalities that have common boundaries and that are not members of a growth region as defined in section 708.01 must, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.”

The County and the Town have agreed that it is mutually beneficial to adopt an Intermunicipal Development Plan.

The MGA also identifies what an Intermunicipal Development Plan must address.

- “631 (8) An intermunicipal development plan
 - (a) must address
 - (i) the future land use within the area,
 - (ii) the manner of and the proposals for future development in the area,
 - (iii) the provision of transportation systems for the area, either generally or specifically,
 - (iv) the 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 plan,

- (ii) a procedure to be used, by one or more municipalities, to amend or repeal the plan, and
- (iii) provisions relating to the administration of the plan.”

The Town of Mundare & Lamont County Intermunicipal Development Plan is consistent with requirements for intermunicipal collaboration and Intermunicipal Development Plans identified within the MGA.

D | RELATIONSHIP TO OTHER PLANS

1.D.I | NORTH SASKATCHEWAN REGIONAL PLAN

In addition to the MGA, 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 Mundare and Lamont County 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 Lamont County 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
- 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.

1.D.II | INTERMUNICIPAL COLLABORATION FRAMEWORK

All municipalities in Alberta are required to adopt an Intermunicipal Collaboration Framework (ICF) with each municipality with whom they share a common border. This IDP must be consistent with the ICF’s policies, communication and collaboration processes.

1.D.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 Mundare and Lamont County support strong regional collaboration through the implementation of an Intermunicipal Development Plan.

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

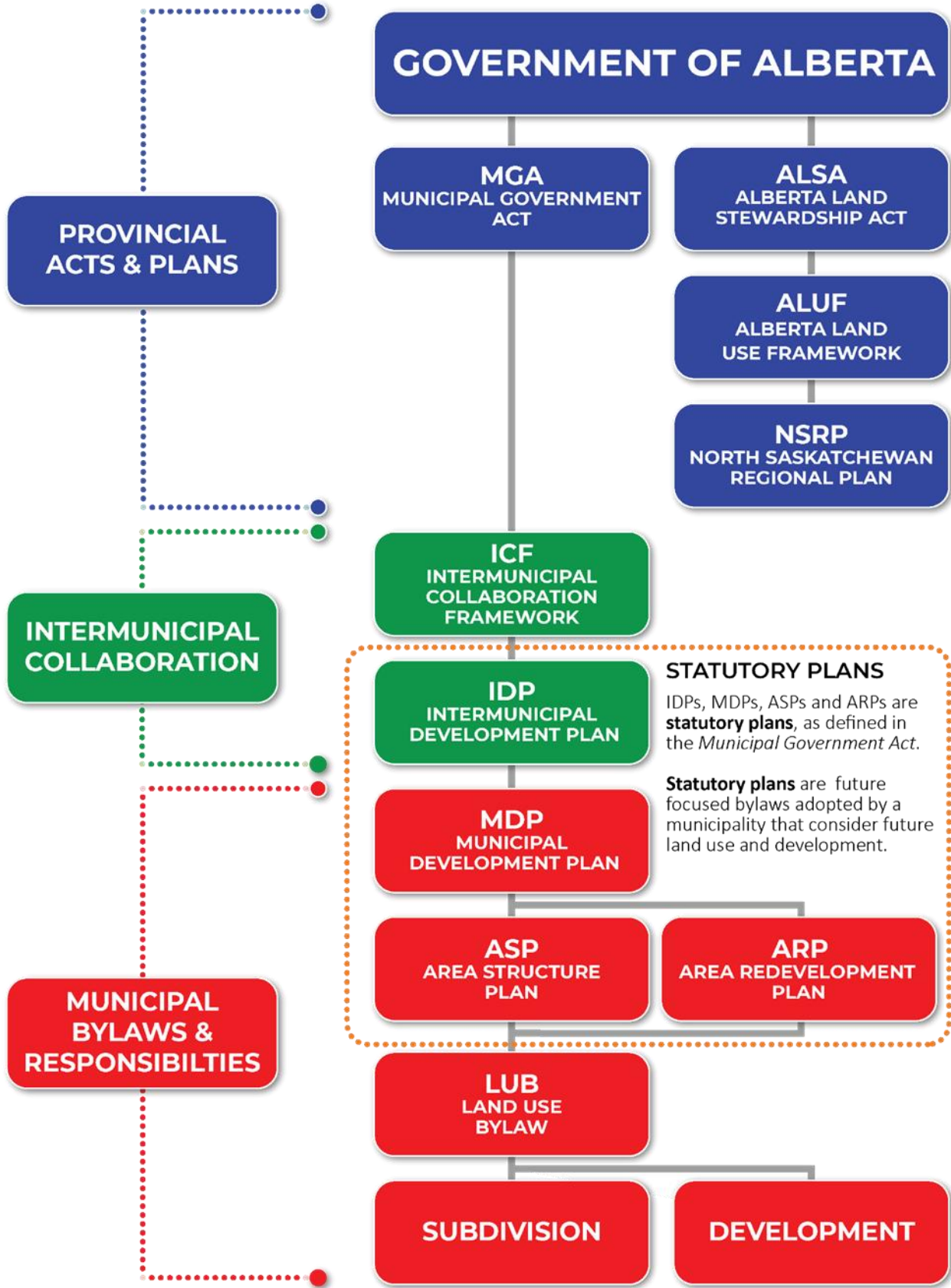
1.D.IV | AREA STRUCTURE PLANS & AREA REDEVELOPMENT PLANS

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.

Currently, there is one approved Area Structure Plan in the Plan Area. The Whitetail Crossing Area Structure Plan applies to land within the western and southern portions of the Town of Mundare.

1.D.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.



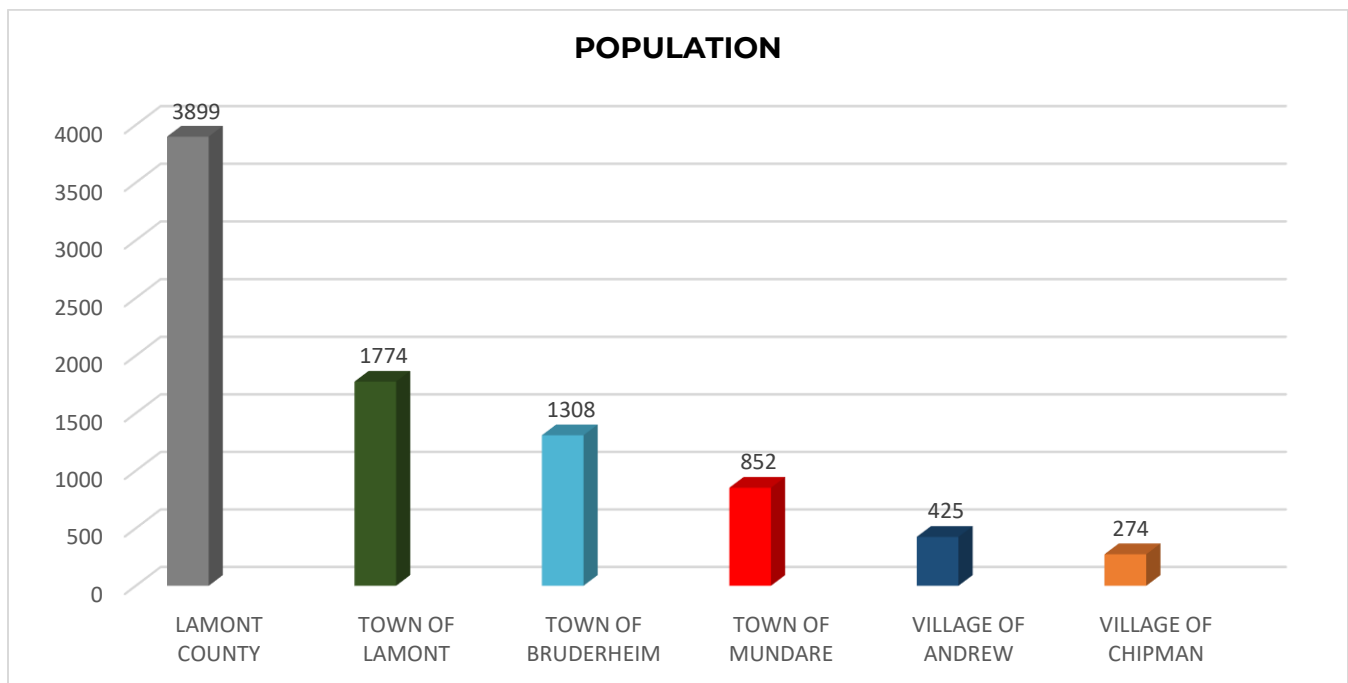
E | PRINCIPLES OF THE INTERMUNICIPAL DEVELOPMENT PLAN

The Town of Mundare & Lamont County Intermunicipal Development Plan was developed based on a set of principles identified by the Intermunicipal Planning Committee. These include:

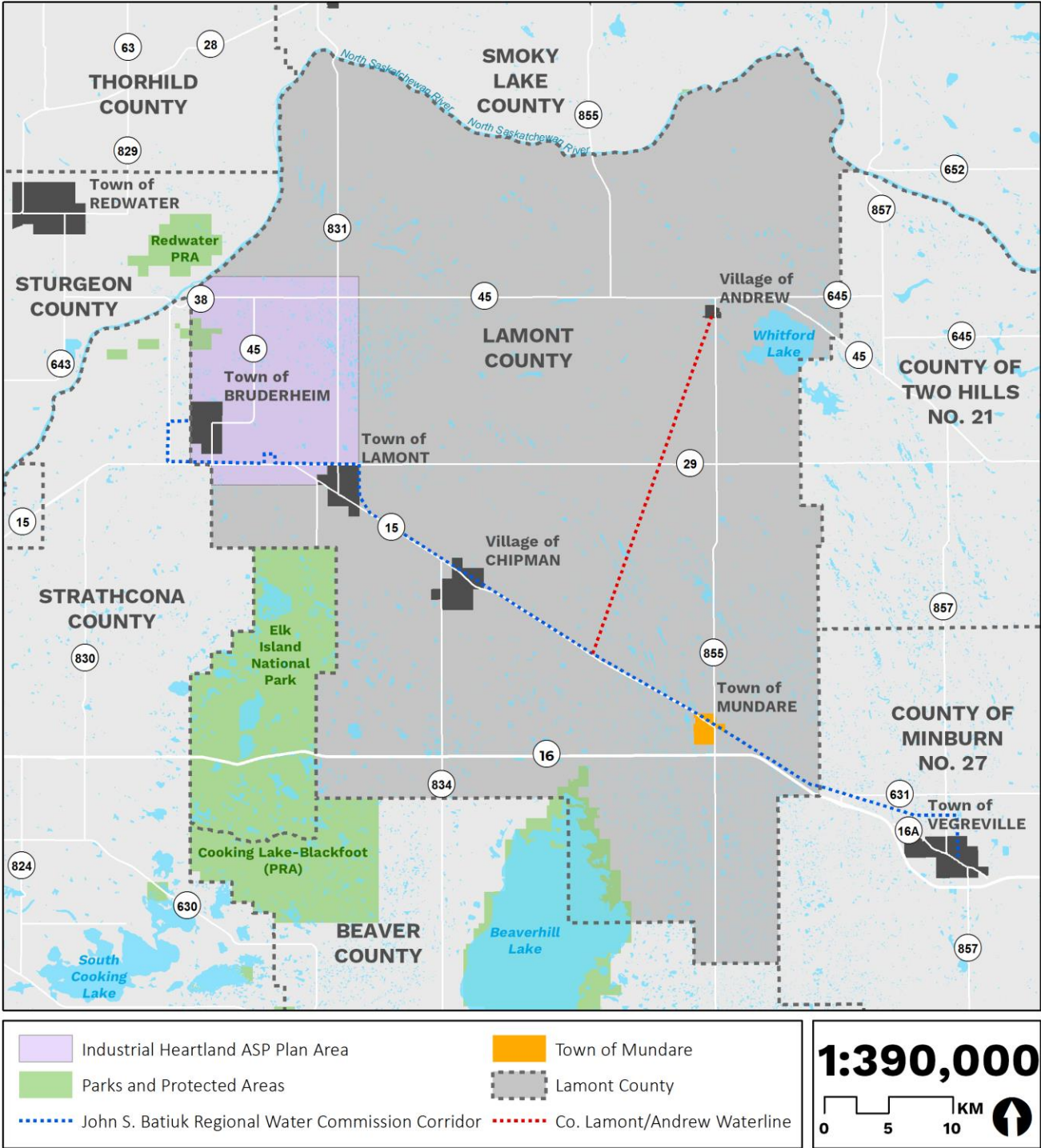
1. Maintain open, fair, and honest communication.
2. Promote orderly, economic, and beneficial land development to minimize the amount of agricultural land converted to other land uses prematurely.
3. Support appropriate levels of urban expansion within the Town and orderly, timely, and agreed upon urban annexation when necessary.
4. Identify compatible and complementary land uses within the IDP area to ensure that future development is mutually beneficial and compatible.
5. Develop land use policies that support mutually beneficial economic development.
6. Effectively coordinate transportation systems and the protection of required land for future road, rail, and trail network developments.
7. Ensure that future sites for schools and recreation areas are protected.
8. Identify and protect environmentally sensitive features.
9. Provide for effective IDP administration and implementation mechanisms.

F | ABOUT THE LAMONT COUNTY REGION

The Lamont County Region includes: Lamont County, the Towns of Bruderheim, Lamont, and Mundare, the Villages of Andrew and Chipman, and five hamlets. The region has a total population of 8,530 (3,897 within the County, 4,633 combined in the urban municipalities) according to the 2016 Federal Census, as well as from the 2017 and 2018 Alberta Municipal Censuses (where available).



The Lamont County Region is positioned within a one hour driving radius of several major commercial and industrial centres in the Edmonton Metropolitan Region, including Sherwood Park, Fort Saskatchewan, Redwater, the Highway 16 (Yellowhead Highway) Corridor, and downtown Edmonton.



The Alberta's Industrial Heartland Area (AIHA) is the largest industrial area in Western Canada and is a joint land-use planning and development initiative to attract investment in the chemical, petrochemical, oil, and gas industries to

the region. The AIHA is one of Canada's largest petrochemical processing regions. The AIHA comprises 533 km² (206 square miles) of land within portions of the City of Fort Saskatchewan, Lamont County, Strathcona County, and Sturgeon County, and the Edmonton Energy and Technology Park in northeast Edmonton.

Oil and gas exploration and development is found throughout the Lamont County Region, particularly within portions of the region that are inside of the AIHA. Large and small scale agricultural operations are also found throughout the Lamont County Region, serving as an important connection to the region's cultural identity as a rural community.

The Lamont County Region is bordered on its northern boundary by the North Saskatchewan River, while portions of its southern and western boundaries are adjacent to Elk Island National Park and the Beaverhill Lake Heritage Rangeland Natural Area. Lands throughout the Region are home to provincially-recognized environmentally significant areas, historically significant areas, and regionally significant wetlands, water bodies, and water courses.

G | ABOUT THE PLAN AREA

The Plan Area of the Town of Mundare & Lamont County Intermunicipal Development Plan is identified on **Map 1 – Plan Area**.

The Plan Area was established by the Town of Mundare and Lamont County Intermunicipal Planning Committee. The Plan Area generally follows a 1.6 kilometre (1.0 mile) radius around the Town of Mundare, with local quarter section lines used to provide a delineated border.

In total, the Plan Area consists of approximately 2,846 hectares of land, including the Town of Mundare.

1.G.I | TRANSPORTATION

Within the Plan Area are three major transportation routes. Highway 16 (the Yellowhead Highway) travels east-west along the southern portion of the Plan Area, and provides transportation connections to the Town of Mundare from the Edmonton Metropolitan Region to the west, and Lloydminster/Saskatchewan to the east.

Highway 15 travels from the northwest through Mundare, and terminates at the southern boundary of the Plan Area, forming an important intersection with Highway 16. Highway 15 provides connections to other municipalities in the Lamont County Region, as well as the Alberta's Industrial Heartland Area.

Highway 855 travels north-south through the Plan Area; within the Town of Mundare, the highway's right-of-way is shared with Highway 15, to its intersection with Highway 16. Highway 855 to the north provides the Plan Area with connections to the Town of Mundare, and forms important intersections with Highway 29 and 45. Important intersections are identified on the **Development Considerations Map** in **Appendix A**.

A rail right-of-way runs throughout the Plan Area; travelling in a northwest-southeast direction, alongside Highway 15/Township Road 533 through the Plan Area. Rail is a vital component to regional agricultural and oil and gas developments. Rail traffic in the Plan Area (including the lands south of the Town of Mundare) has increased substantially in recent years. Canadian National Railways has indicated that approximately six (6) trains pass through the Town every day.

1.G.II | EXISTING AND PLANNED DEVELOPMENT

The majority of land within the Plan Area outside of the Town of Mundare is currently used for agricultural and rural residential purposes. There are no multi-lot country residential subdivisions (developed or approved) within the Lamont County portion of the Plan Area.

There are significant industrial developments in the Lamont County Region. Compared to other urban municipalities in the region, oil and gas infrastructure in the Town of Mundare and the Plan Area is relatively small. The **Development Considerations Map** in **Appendix A** identifies the location of existing oil and gas infrastructure in the Plan Area.

The Town of Mundare is an important commercial, recreational, and cultural hub in the Lamont County Region. The Town's recent main street rehabilitation has resulted in a beautified gateway to the community from Highway 855. The Town is home to the Mundare School, Mundare Arena, Mundare Public Library, Seniors Drop-in Centre, the Mundare Recreation Centre, and is host to a wide range of festivals and events that cater to residents and visitors of the Lamont County Region.

Within the western portion of the Town of Mundare is the Town's sewage lagoon. Land uses that can (and cannot) be developed within 300 metres of the lagoon are identified in the Subdivision and Development Regulation.

Alberta Transportation has proposed an interchange for Highway 16 south of the Town of Mundare within the Plan Area. This proposed interchange will impact future portions of 4 quarter sections at the intersection of Highways 15 and 16 in the southeastern portion of the Plan Area.

In the southern portion of the Town of Mundare and west of Highway 15 is the Whitetail Crossing Golf Club. This facility is an 18-hole course that also includes a significant residential subdivision as part of the development.

Immediately north of the Town is the Mary Immaculate Care Centre, a long term continuing care facility operated by Covenant Health, which provides a range of health care services to local and area residents.

1.G.III | HISTORIC RESOURCES

There are no Historically Significant Resources identified in the Plan Area by the Historic Resources Management Branch of Alberta Culture and Tourism.

1.G.IV | NATURAL ENVIRONMENT

Water bodies, watercourses, and wetlands can be found throughout the Plan Area. These significant environmental features support local ecosystems in the Lamont County Region, and will require consultation with (and approvals from) Alberta Environment prior to development/redevelopment. The SVIT Drainage Channel is released biannually into the North Saskatchewan River.

No provincially recognized Environmentally Significant Areas (ESAs) are located within the Plan Area; however, quarter sections of land to the north and south of the Plan Area are identified as ESAs. The Province's "Environmentally Significant Areas in Alberta: 2014 Update" Report states that ESAs are generally defined as areas that are important to the long-term maintenance of biological diversity, physical landscape features and/ or other natural processes, both locally and within a larger spatial context. The report and associated mapping information is intended to be an information tool that complements other information sources to inform land-use planning and policy at local, regional, and provincial scales.

These and other significant development considerations are illustrated on the **Development Considerations Map** in **Appendix A**.

2 | FUTURE LAND USE AND GROWTH

A | FUTURE LAND USE CONCEPT

The IDP utilizes existing opportunities and constraints to development within the Plan Area relating to the physical characteristics of the area, the location of existing municipal services, roadways, regional infrastructure, and the location of existing land uses to identify the preferred location for future development and land uses.

GOAL	To ensure that future land use and development within the Plan Area allows for the orderly and efficient growth of the Town of Mundare, and capitalize on economic advantages within the Lamont County Region and the Highway 16 corridor.
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1. The Future Land Use Concept for the Town of Mundare and Lamont County Intermunicipal Development Plan is established on **Map 2 – Future Land Use**. Development within the Plan Area shall be consistent with the policies in this section.
2. **Map 2 – Future Land Use** identifies three future land use designations. The purpose of these land use designations is:

AGRICULTURE	To support small and large scale agricultural operations and rural residences that are compatible with nearby urban development in the Town of Mundare.
RESIDENTIAL	To support planned residential developments that connect to piped municipal/regional infrastructure, including water, sanitary, and stormwater services.
COMMERCIAL/ INDUSTRIAL	To support and promote commercial and industrial development that supports economic development in the Town of Mundare and the Lamont County Region.

3. Policies for specific land uses in the Plan Area are provided for in the subsequent subsections. These policies are intended to support the future land use concept for the Town of Mundare & Lamont County IDP.

B | GENERAL LAND USE AND DEVELOPMENT

1. Policies in this section apply to all lands within the Plan Area.
2. Future subdivision and development shall be in accordance with this plan. Major deviations to the plan's policies 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.
3. Where an Area Structure Plan is required in the Plan Area, the ASP shall be accompanied by the preparation of the following:
 - a. Water and Wastewater Servicing Plans;
 - b. Geotechnical Report;

- c. Phase I Environmental Assessment; and
 - d. Stormwater Management Plan.
 - e. Wetland Assessment;
 - f. Traffic Impact Assessment; and
 - g. Any other studies required by the County's approving authorities to determine the suitability of the site for the proposed use, which may include (but are not limited to) a Historic Resources Impact Assessment, Biophysical Assessment, Water Report, and/or a Slope Stability Assessment.
4. To encourage regional competitiveness, The Town of Mundare and Lamont County may explore opportunities to develop design guidelines to ensure public and private development along the Highway 15, 16, and 855 Corridors is of a high quality and aesthetically pleasing given the role of these highways as the gateways to the Town of Mundare. These design guidelines may address: architectural treatments, setbacks, berming, screening of parking and yard storage, access management, landscaping, and signage.
 5. Notwithstanding any other policy within this plan, 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 not be allowed within the Plan Area.
 6. Public uses (e.g. golf courses, parks, trails, places of worship, etc.) may be permitted at the discretion of Lamont County, on lands designated Agriculture, Residential, or Commercial/Industrial on **Map 2 – Future Land Use**.
 7. Public uses that benefit the Plan Area will be allowed in the Plan Area. Where the proposed public uses would be more suitable to locate in an urban area (and/or be connected to municipal services), the proponent will be encouraged to locate the proposed public use development in the Town of Mundare.
 8. Public 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's or County's Land Use Bylaw.
 9. Public uses should be developed in a manner that is compatible with surrounding land uses and minimize impacts related to traffic, parking, and noise.

C | REFERRAL AREA AND URBAN EXPANSION AREA

1. The Urban Expansion Area will be those lands identified on **Map 1 – Plan Area** as Urban Expansion Area.
2. Lands within the Urban Expansion Area will be the priority future urban expansion and annexation area for the Town of Mundare.
3. Lamont County agrees that all development within the Urban Expansion Area will be planned to minimize the impact on the future growth of the Town.
4. The Referral Area is identified on **Map 3 – Referral Area**. The County will ensure that development and redevelopment occurs within the referral area is orderly and protects the Town of Mundare.
5. Policies relating to triggers for intermunicipal referrals are identified in **Section 3 – Working Together**.

D | AGRICULTURE

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 and encourage existing agricultural operations until such time as land is required for the expansion of planned development that is compatible with adjacent urban development in the Town of Mundare.

1. Policies within this section apply to lands identified in Agriculture Area on **Map 2 – Future Land Use**.
2. Agricultural operations in the Plan Area shall be buffered from encroachment by conflicting land uses and developments.
3. Land uses suitable for the Agriculture Area shall be those uses listed as permitted or discretionary uses in the Lamont County Land Use Bylaw.
4. Notwithstanding the policy above, heavy industrial uses shall not be allowed within the Plan Area.
5. Country Residential development may occur within the Agriculture Area at the discretion of the County's Subdivision Authority where provided for in the County's Land Use Bylaw.
6. No new multi-lot country residential subdivisions or development will be allowed in the Agriculture Area unless an area structure plan is approved by Lamont County that identifies:
 - a. Proposed future land uses;
 - b. Potential residential density (at full build out);
 - c. The transportation and servicing plan for the area.
7. Multi-lot country residential development will be allowed only after the approval of an amendment to the County's Land Use Bylaw, placing the lands affected by the proposed subdivision or development into an appropriate Residential District.
8. Within any quarter section, the County will encourage multi-lot country residential development to be located on lower capability agricultural land and not on higher capability agricultural land.
9. Multi-lot country residential development shall not be allowed on lands that are subject to flooding or floodway hazards, or that are subject to high water tables.
10. Multi-lot country residential redistricting and subdivision proposals shall identify any potential conflicts with existing (or planned) agricultural, commercial and industrial operations, and shall indicate, to the satisfaction of the County, how these potential conflicts will be resolved or mitigated prior to application approval.

E | RESIDENTIAL

Land within the Residential Area is generally intended for future urban residential development. For this purposes of this plan, urban residential development is considered to be municipally serviced; connected to municipal water, sanitary, and stormwater management systems.

GOAL

Future urban residential development that utilizes available local infrastructure and accommodates the needs of existing and future residents in the Town of Mundare.

1. Policies within this section apply to lands identified in the Residential Area on **Map 2 – Future Land Use**.
2. Land within the Residential Area shall be developed with a mixture of residential densities, park and recreational uses, and may include as part of the neighbourhood some small-scale neighbourhood-oriented commercial uses.
3. No new multi-lot country residential subdivisions or development will be allowed in the Residential Area without an adopted Area Structure Plan.
4. 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.
5. Serviced residential development in the Residential Area shall be connected to municipal sewer, water and storm systems developed to a standard acceptable to the Town of Mundare.
6. Where serviced developments are proposed, approval of the development or subdivision will include a condition required the proponent to enter into a development agreement with the municipality (or, municipalities) providing the service(s).

F | COMMERCIAL/INDUSTRIAL DEVELOPMENT

The Commercial/Industrial area identifies lands within the Plan Area intended for future urban commercial and/or industrial development.

GOAL

To promote commercial and industrial development that capitalize on exposure to regional transportation corridors, the Town's unique downtown centre, and local economic opportunities in the Lamont County Region.

1. Policies within this section apply to lands identified in the Commercial/Industrial Area on **Map 2 – Future Land Use**.
2. In order to facilitate mutually beneficial commercial development, cost and municipal property tax sharing agreements may be negotiated affecting lands and development in the Plan Area. Any agreement will be negotiated in a manner that is fair, equitable, and beneficial to both municipalities.

3. Lands designated Commercial/Industrial may develop in a wide range of commercial or industrial uses. Land uses that may be suitable for the area are limited to the permitted and discretionary uses listed in the County's Land Use Bylaw.
4. Lamont County 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 1.6 km (1.0 mile) of the boundary of the Town of Mundare, with the exception of heavy industries.
5. The following factors will be considered by the Town of Mundare, Lamont County, and the Intermunicipal Planning Committee when considering proposals for commercial/industrial subdivision and/or 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.

G | UTILITIES AND SERVICING

GOAL

Ensure the provision of cost effective municipal and regional infrastructure within the Plan Area.

1. Policies in this section apply to all lands within the Plan Area.
2. Proposed servicing plans for new developments and multi-lot subdivisions shall be circulated to the Intermunicipal Planning Committee for review and comments.
3. Services for all developments outside of the Town of Mundare's boundaries shall not connect to the Town's infrastructure system unless:
 - a. the land is annexed; or
 - b. otherwise agreed to by the Town and County.
4. Developments on vacant parcels of land within the Future Urban Expansion Area (identified on **Map 1 – Plan Boundaries**) may be permitted which are served via private, onsite water and sanitary systems (including cisterns, wells, and hauling (for water) and pump out/holding tanks, and septic fields (for wastewater)), until such time as the lands are annexed and water and wastewater transmission lines are extended to the area, under the following conditions:

- a. the developer shall enter into a deferred servicing agreement with the municipality providing the service, which shall be registered by caveat on title; and
 - b. potable water and private sewage disposal systems must be designed and constructed to satisfy provincial requirements including (but not limited to) the *Water Act*, R.S.A. 2000, c. W-3, as amended, and the *Private Sewage Disposal Regulations*, AR 229/1997.
5. For developments requiring or proposing to require municipal water, wastewater, and stormwater management services, the Town and County agree to enter into a joint servicing agreement for services.
6. The Town may agree to provide municipal water and waste water services to lots located within the County under the following conditions:
 - a. The services are designed and constructed to Town standards;
 - b. The applicant enters into (and complies with) a development agreement with the Town;
 - c. The subject site is adjacent to an existing serviced lot; and
 - d. There is capacity within the system to support the proposed development.
7. The County may agree to provide municipal water and waste water services to lots located within the Town under the following conditions:
 - a. The services are designed and constructed to County's standards;
 - b. The applicant enters into (and complies with) a development agreement with the County;
 - c. The subject site is adjacent to an existing serviced lot; and
 - d. There is capacity within the system to support the proposed development.
8. Provisions shall be made to control stormwater runoff to predevelopment rates.
9. The number of stormwater management facilities in the Plan Area should be minimized in order to control ongoing operational and maintenance costs and the consumption of developable lands.
10. Any proposals for the development of a stormwater management facility within the Plan Area shall be referred by the municipality with jurisdiction to the other municipality for comment prior to approval.
11. Stormwater management plans shall incorporate best management practices to control stormwater quality.
12. The incorporation of stormwater management facilities within natural areas may be approved if the proponent can demonstrate how the proposal will benefit the area as a whole, and provide copies of approvals from Alberta Environment and Parks. Existing water bodies may, with approval from Alberta Environment and Parks, be utilized or integrated into stormwater management plans.
13. The Town and County acknowledge that the future development within the Plan Area is dependent on access to water and wastewater services, and the Town and County agree to work together to ensure the corridors for these services are available.

14. The Town and County will encourage future developments in the Plan Area to utilize existing utility corridors where possible to minimize the fragmentation of the landscape and to lessen future development constraints.
15. Franchise utilities providing services to the Plan Area shall be notified of long term planning to ensure continuity in service delivery.

H | TRANSPORTATION

GOAL

To develop and maintain a safe and efficient transportation network in the Plan Area.

1. The Town and County will work together (and in collaboration with Alberta Transportation) to ensure the transportation network is safe, efficient, and well maintained to service the residents and businesses within the IDP Area.
2. When subdivisions and substantial developments are approved in the Plan Area, all right-of-way requirements will be secured to ensure that long-term transportation and road plans can be implemented when warranted.
3. New roads within the Plan Area shall be constructed to County standards. The County shall have regard for the Town's road design requirements when direct linkages to the Town's transportation system are proposed.
4. Lamont County will consult with the Town of Mundare when approving new haul routes within the Plan Area to mitigate potential conflicts.
5. Dust mitigation may be required as a condition of a development permit approval within the Plan Area.
6. Multi-lot subdivisions shall provide internal access roads. All lots shall be accessed from the internal road network.
7. New development adjacent to rail lines shall be designed to incorporate safety measures, such as setbacks, berms, and security fencing.

I | NATURAL RESOURCES

GOAL

To promote the development of oil, gas, and aggregate infrastructure in the Plan Area that will not have a negative impact on the future growth and development of the Town of Mundare.

1. Existing local oil, gas, and natural resource extraction developments, infrastructure and facilities are identified on the **Development Considerations Map in Appendix A**.

2. The Town and County acknowledge that the development of the oil and gas industry has played an integral part in the development of the region. The Town and County will work with the oil and gas industry to ensure that orderly development within the Plan Area is not unduly restricted by the development of oil and gas infrastructure, including pipelines.
3. The County will refer all natural resource development and subdivision applications to the Town on lands within the Plan Area for comment.
4. Development proponents shall be encouraged to contact pipeline systems operators within the IDP area prior to submitting an application to either municipality for a LUB or MDP amendment or a subdivision or development application which would significantly change or increase the use or intensity of use on a site. Early engagement will ensure the pipeline systems operator is aware of new development along the pipeline system.

J | NATURAL ENVIRONMENT

GOAL

To preserve and protect sensitive environmental features in the Plan Area that support the region's ecosystem.

1. Known significant environmental features have been identified on the **Development Considerations Map** in **Appendix A**. Environmentally sensitive lands include: waterbodies, watercourses, and wetlands.
2. Significant Environmental Features may be identified at the time of subdivision and may be required to be dedicated as an Environmental Reserve parcel, Environmental Reserve Easement, or a Conservation Reserve.
3. Within the Plan Area, subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended. The full amount of Municipal Reserve owing at time of subdivision shall be provided as a condition of Subdivision Authority approval, unless the Town of Mundare requests that the Municipal Reserve be deferred.
4. Development setbacks from waterbodies and watercourses shall be provided as identified in the Lamont County Land Use Bylaw.
5. New development will not be allowed in areas that are prone to flooding, erosion, landslides, subsidence, or any natural or human induced hazards. Development on or in proximity to steep escarpments, steep or unstable slopes, or within high water table areas may be considered only if recommended by a geotechnical study prepared by a qualified professional and if adequate setbacks/engineered mitigations are provided to the satisfaction of the approving authorities.

6. The Town and County shall cooperate with the Fort Air Partnership to monitor air quality in the Plan Area. When considering applications for industrial development within that portion of the Plan Area that is affected by the Lamont County Alberta's Industrial Heartland Area Structure Plan, the County shall refer applications to Alberta Environment and Parks and Alberta Health for comments.

3 | WORKING TOGETHER

A | PLAN ADMINISTRATION

3.A.I | ADOPTION

1. The Town and County agree that the policies contain within this IDP apply to lands within the Town of Mundare and Lamont County identified on **Map 1 – Plan Area**, and that this IDP does not have any jurisdiction on lands outside of the Plan Area.
2. Any amendments to other statutory plans that are required to implement the policies of this IDP shall be done simultaneously with the adoption of this plan.

3.A.II | APPROVING AUTHORITY

1. This IDP shall take precedence over other statutory plans adopted by the Town of Mundare and Lamont County.
2. The Town of Mundare shall be responsible for the administration and decision on all statutory plans, land use bylaw amendments thereto, and all subdivision applications falling within the Plan Area within the boundaries of the Town of Mundare.
3. Lamont County shall be responsible for the administration and decision on all statutory plans, land use bylaw amendments thereto, and all subdivision applications falling within the Plan Area within the boundaries of Lamont County.

B | INTERMUNICIPAL PLANNING COMMITTEE

1. The Intermunicipal Planning Committee (IPC) will be established upon third reading of the Bylaw adopting the Town of Mundare & Lamont County Intermunicipal Development Plan.
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 will be comprised of:
 - a. Two members of the Council of the Town of Mundare (voting members);
 - b. Two members of the Council of Lamont County (voting members);
 - c. The Chief Administrative Officer of the Town of Mundare, or their designate (non-voting member);
 - d. The Chief Administrative of Lamont County, or their designate (non-voting member); and
 - e. Consultants, as required by the Committee (non-voting members).
4. The Councils of each municipality may appoint alternative members, should any member not be able to attend an IPC meeting.
5. The Chief Administrative Officers of each municipality may appoint another member of their municipality's Administration to serve as an alternate non-voting member.
6. The IPC shall establish its own rules of procedure, including its own schedule of meetings.
7. Meetings should be called at the pleasure of the IPC Chair as required.

8. At minimum, the IPC shall communicate with all members via email on an annual basis to determine if a meeting of the Committee is requested by a member to discuss issues concerning the implementation of the Intermunicipal Development Plan. If no request for a meeting is made, then a meeting of the Intermunicipal Planning Committee shall not be required.
9. The IPC shall not deal with all development matters within the Plan Area. Rather, it will deal with all matters referred to it in the manner described in **Section 3.D.III** of this plan.
10. The IPC has the following functions:
 - a. To clarify the intent and interpretation of the Intermunicipal Development Plan;
 - b. To develop specific strategies related to the provision of infrastructure, service provision, cost sharing, etc. for proposed subdivision and development in the Plan Area that reflect the policies and guidelines set out in the Intermunicipal Development Plan;
 - c. To review and comment on applications to amend the Intermunicipal Development Plan;
 - d. To review and comment on development matters referred to the IPC in accordance with this Intermunicipal Development Plan; and
 - e. To undertake such other matters as it deems reasonable and as are referred to it by either municipality's Council or Administration.

C | 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.
2. The Town and County will maintain open lines of communication to resolve misunderstandings and problems in order to capitalize on opportunities for mutual benefit.
3. The Town and County may explore joint economic initiatives, joint servicing initiatives, and profit sharing agreements as the need arises to support development within the IDP area.

D | CIRCULATION AND REFERRAL

3.D.I | REFERRAL REQUIREMENTS

1. The Town of Mundare and Lamont County agree that:
 - a. The County's Subdivision Authority and Development Authority will notify Town Administration of the following items which affect lands within the Referral Area identified on **Map 3 – Referral Area**:
 - i. a proposed Municipal Development Plan, or amendment thereto;
 - ii. a proposed Land Use Bylaw, or amendment thereto;
 - iii. a proposed Area Structure Plan or Outline Plan, or any amendment thereto;
 - iv. subdivision applications; and
 - v. a development permit application for a discretionary use.
 - b. The Town's Subdivision Authority and Development Authority will notify County Administration of the following items which affect lands within the Referral Area identified on **Map 3 – Referral Area**:

- i. a proposed Municipal Development Plan, or amendment thereto;
 - ii. a proposed Land Use Bylaw, or amendment thereto;
 - iii. a proposed Area Structure Plan or Outline Plan, or any amendment thereto;
 - iv. subdivision applications; and
 - v. a development permit application for a discretionary use.
 - c. Comments shall be sent by the responding municipality to the approving authority within 14 calendar days of the date of the referral, as identified in **Section 3.D.II** unless an alternate time period has been agreed to by both municipalities.
2. Each municipality's Subdivision Authority and Development Authority shall ensure that their decisions are consistent with the Town of Mundare & Lamont County IDP.
3. Depending on the nature of the proposed application for subdivision or development, and at the specific request of the Town or County's Administrations, the Intermunicipal Planning Committee may provide recommendations related to the proposed application, as identified in **Section 3.D.III**.

3.D.II | ADMINISTRATIVE REVIEW

1. Where a referral is required, the referring municipality shall provide complete information concerning the matter to the other municipality’s administration. The administrative review shall proceed according to the figure below.

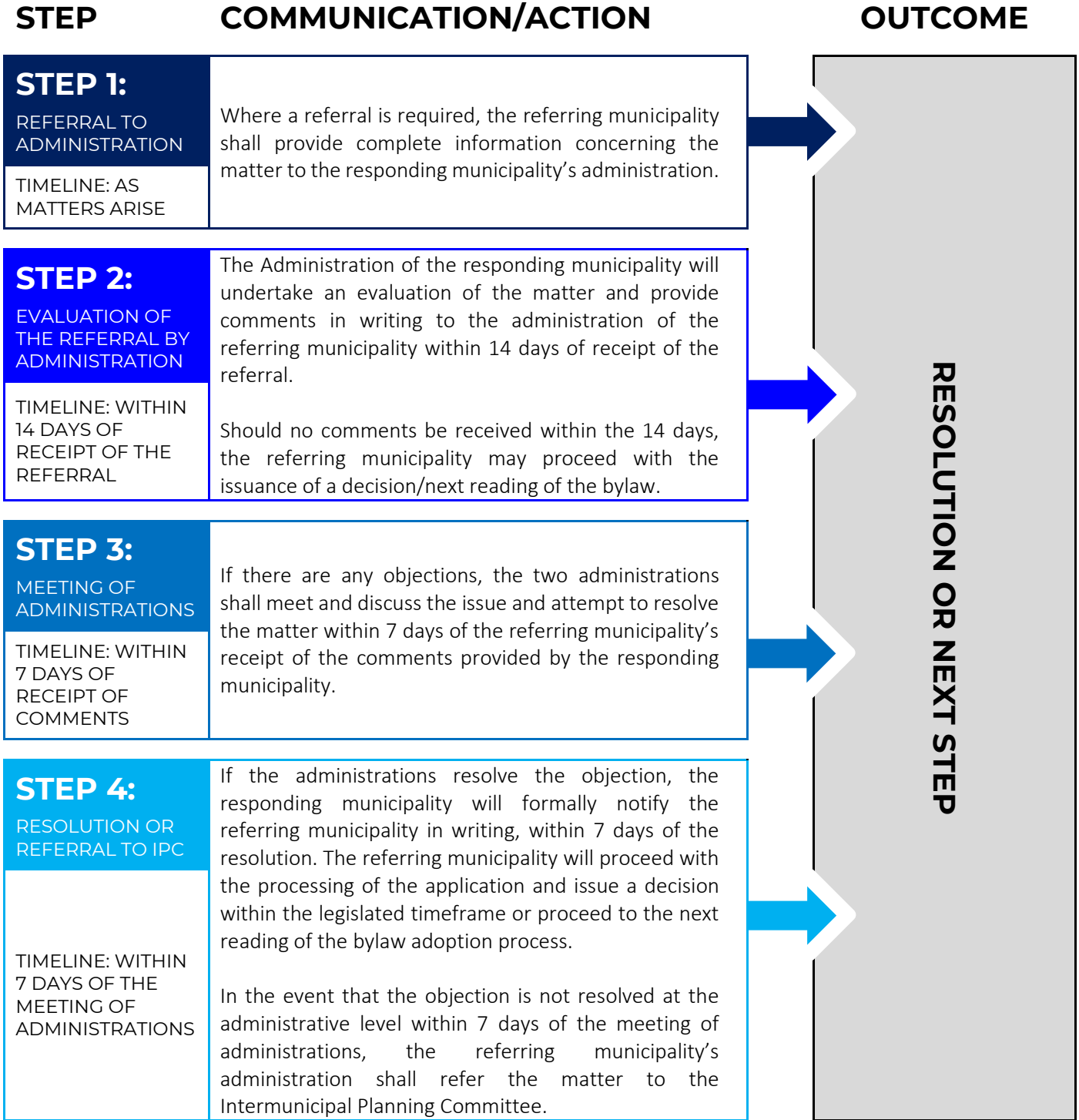


FIGURE 1: ADMINISTRATION REVIEW PROCESS

3.D.III | IPC REVIEW

1. Matters referred to the IPC for review shall proceed according to the figure below.

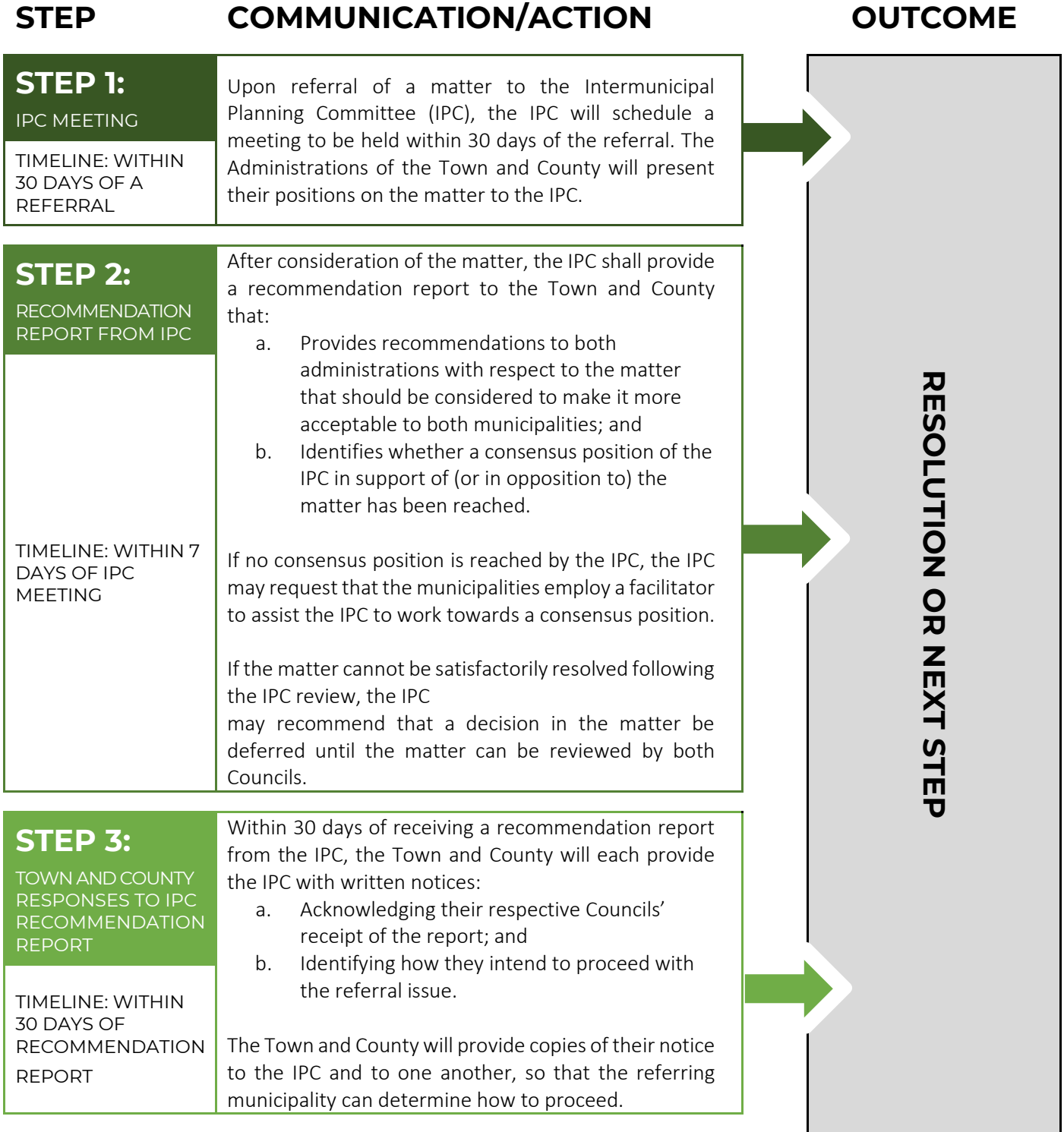


FIGURE 2: IPC REVIEW PROCESS

E | SUBDIVISION AND DEVELOPMENT APPEAL BOARD

1. The Town of Mundare and Lamont County agrees to explore establishing a Regional Intermunicipal Subdivision and Development Appeal Board (SDAB) in collaboration with the urban centres within the Lamont County Region.

F | ENACTMENT

1. The policies within this plan come into force once the Town of Mundare and Lamont County have each given third reading to the bylaws adopting the Town of Mundare & Lamont County IDP.

G | AMENDMENT AND REPEAL

1. Annually, the Development Officers of both municipalities and the Intermunicipal Planning Committee shall communicate and (if deemed necessary), meet to determine if any amendments to the Plan are required.
2. If an amendment is deemed necessary by both municipalities then the results of the review shall be presented to both Councils; either jointly or separately; The Councils shall determine if any amendments are to be proceeded with and direct municipal administration to commence with a public plan amendment process.
3. Amendments to this plan may also be initiated by individuals (e.g. residents, development proponents, etc.). When an amendment is proposed by an individual, it shall first be applied for to the municipality in which the subject property lies. If the proposed amendment affects only the text of the IDP, rather than a specific titled area within the plan boundary, the proposed amendment shall be made to both of the participating municipalities concurrently.
4. The IDP shall be comprehensively reviewed every five years, from the date on which the IDP comes into effect, independently or as part of the review of the Intermunicipal Collaboration Framework shared between the Town of Mundare and Lamont County.

H | DISPUTE RESOLUTION

1. The Town of Mundare and Lamont County agree that disputes relating to the Intermunicipal Development Plan shall be restricted to the following:
 - a. Lack of agreement on proposed amendments to the IDP;
 - b. Lack of agreement on any proposed statutory plan, land use bylaw or amendment to either located within or affecting the Plan Area; or
 - c. Lack of agreement on an interpretation of this IDP.
2. Lack of agreement pursuant to **Section 3.H.1** of this IDP is defined as a statutory plan, Land Use Bylaw, or amendment to either that is given first reading by a Council and the other Council deems to be inconsistent with the policies of this IDP or detrimental to their planning interests as a municipality.

3. A dispute shall be limited to the decisions on the matters listed in **Section 3.H.1**. Any other appeal shall be made to the appropriate approving authority or appeal board that deals with that issue.
4. The dispute resolution process may only be initiated by the municipalities' Councils.
5. In the event 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 been concluded.

3.H.1 | DISPUTE RESOLUTION PROCESS

1. The process for dispute resolution shall be in accordance with the figure below.

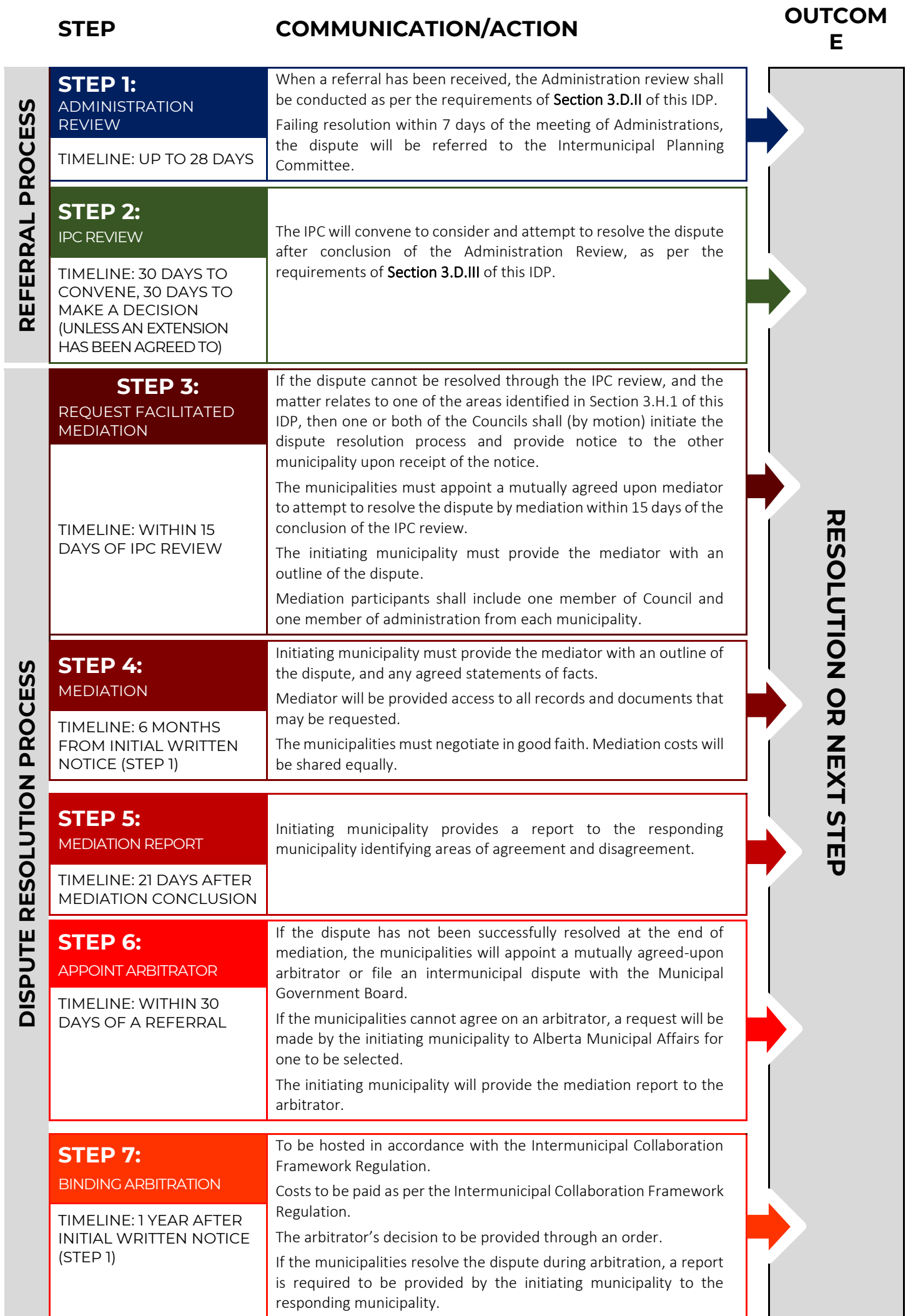


FIGURE 3: DISPUTE RESOLUTION PROCESS

I | ANNEXATION

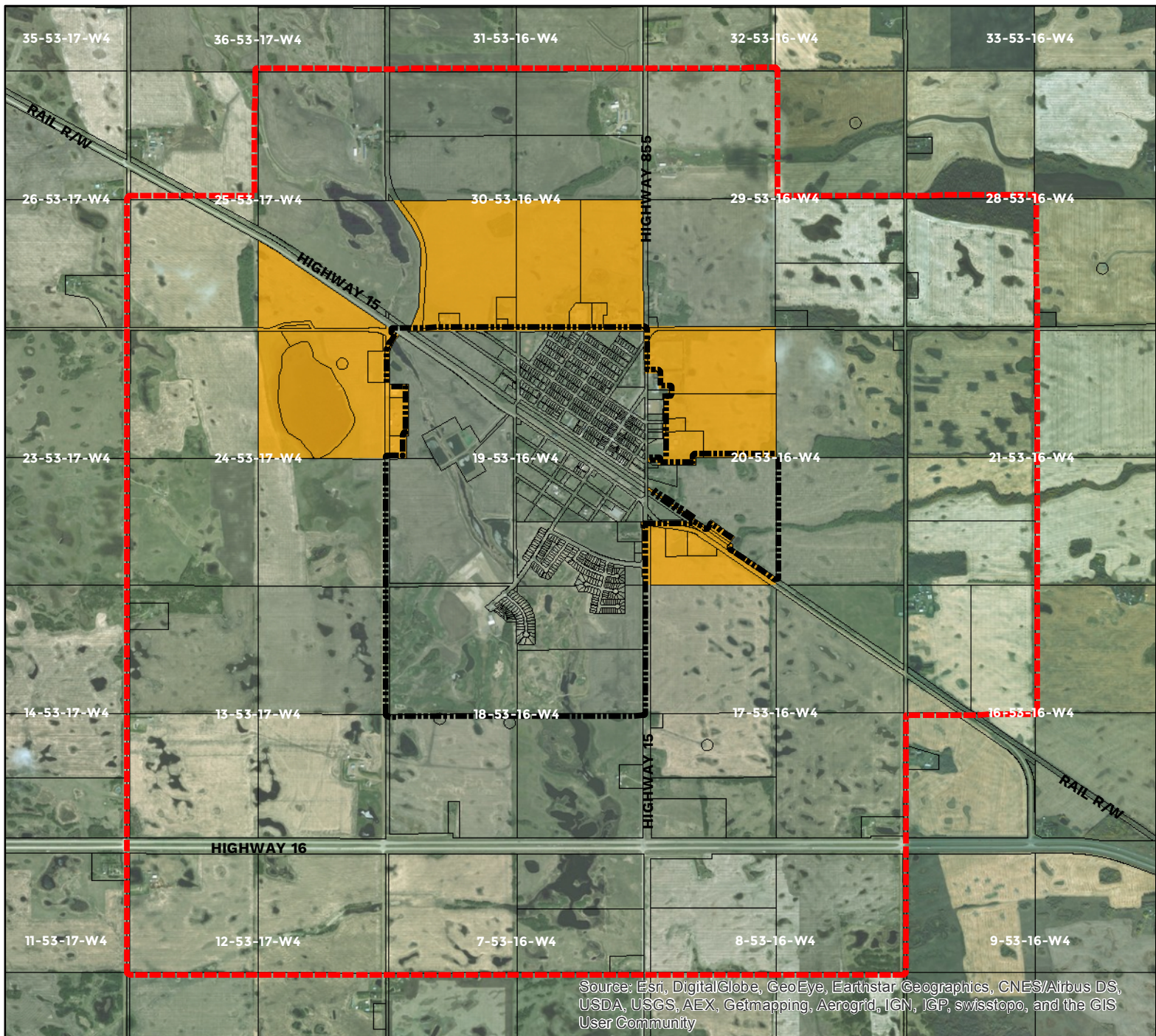
1. The County recognizes and agrees that the Town of Mundare may need additional land to grow to accommodate urban residential, institutional, and commercial development pressures. The County will support annexations that will provide for 20 years of projected growth within the boundaries of the Town.
2. The Town and the County agree that planned urban expansion by the Town will occur on lands identified in the IDP as the **Urban Expansion Area on Map 1 – Plan Boundaries**.
3. In considering subdivision and development proposals in the Urban Expansion Area, the County's Subdivision Authority and Development Authority will ensure the proposed subdivision and/or development conforms to the intent of **Map 2 – Future Land Use** and the land use policies contained herein.
4. The annexation process may be initiated by the Town through the preparation of a Growth Study and any other requirements necessary to be in accordance with the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended.
5. The Town and County agree to negotiate and come to a mutual agreement on the annexation prior to submitting the annexation application to the Municipal Government Board.
6. Any Growth Study prepared in support of an annexation application supported by the Town shall, where possible, address the following questions:
 - a. Does the annexation proposal encompass lower capability agricultural land? If not, is the expansion onto high capability agricultural land justified in light of existing growth direction options?
 - b. Has the urban centre planned its future land use and development through a municipal development plan or similar planning document?
 - c. Is the annexation required or does the urban centre have sufficient land within its boundaries to accommodate anticipated growth and development?

4 | MAPS

MAP 1 PLAN AREA

MAP 2 FUTURE LAND USE CONCEPT

MAP 3 REFERRAL AREA



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

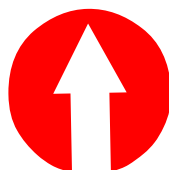
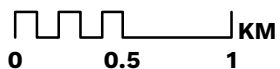
TOWN OF MUNDARE & LAMONT COUNTY INTERMUNICIPAL DEVELOPMENT PLAN

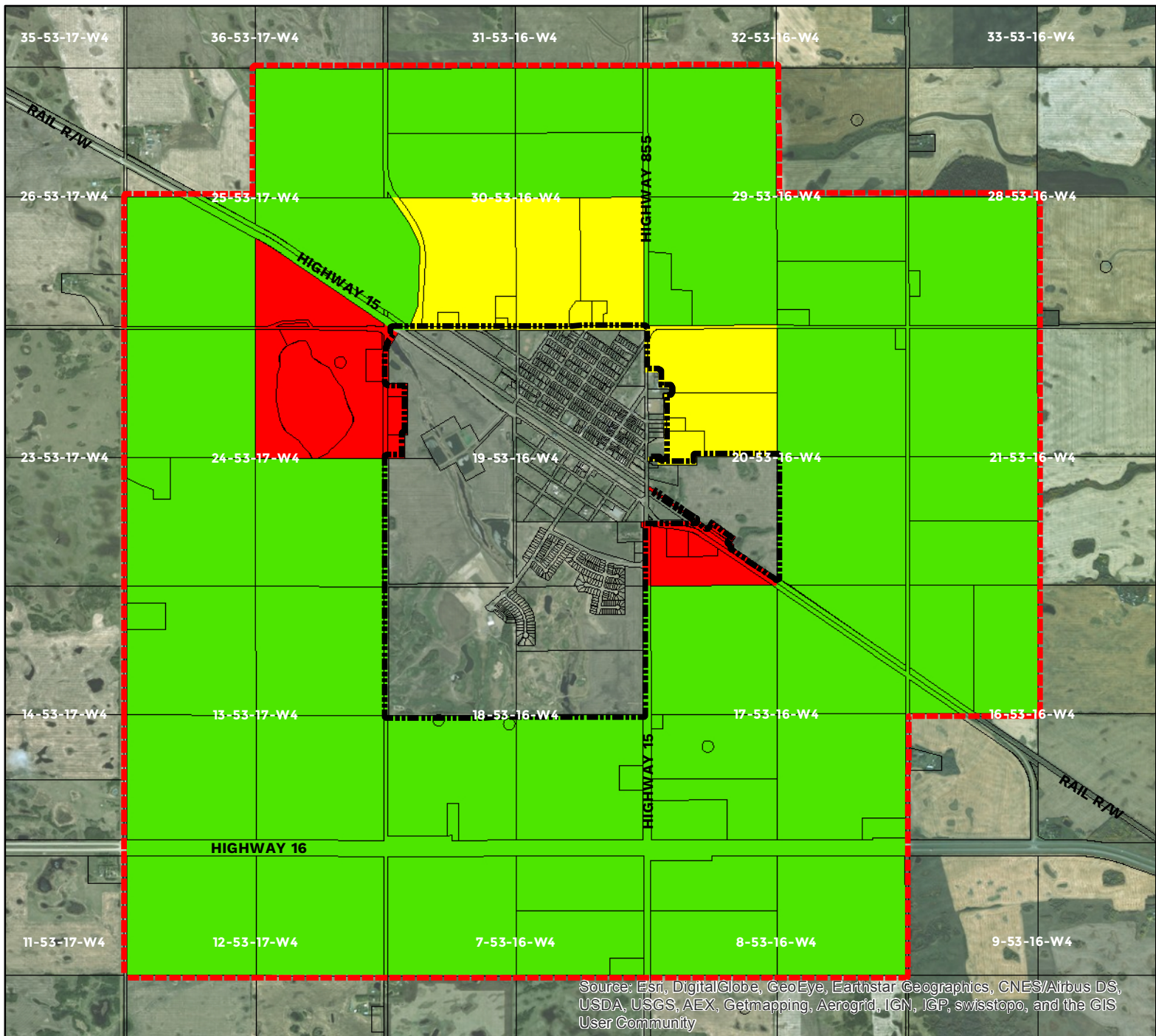
MAP 1 PLAN BOUNDARIES

LEGEND

- Plan Area Boundary
- Town of Mundare
- Future Urban Expansion Area

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





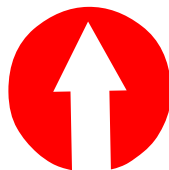
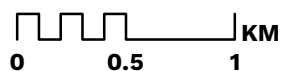
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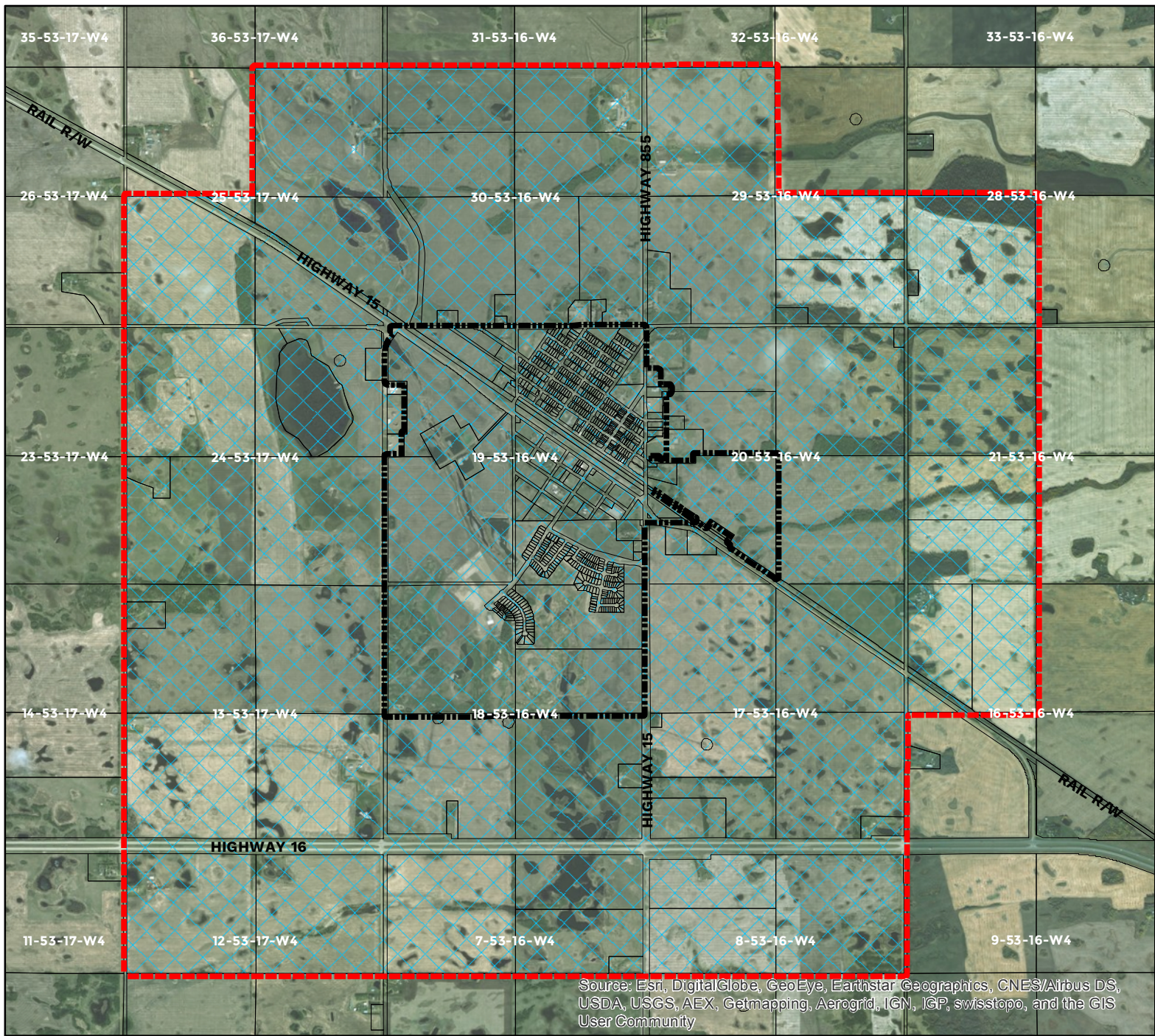
MAP 2 FUTURE LAND USE

LEGEND

- Plan Area Boundary
- Residential
- Agriculture
- Town of Mundare
- Commercial/Industrial

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





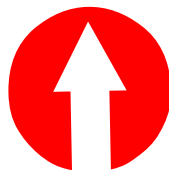
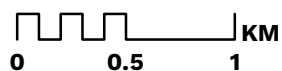
TOWN OF MUNDARE & LAMONT COUNTY INTERMUNICIPAL DEVELOPMENT PLAN

MAP 3 REFERRAL AREA

LEGEND

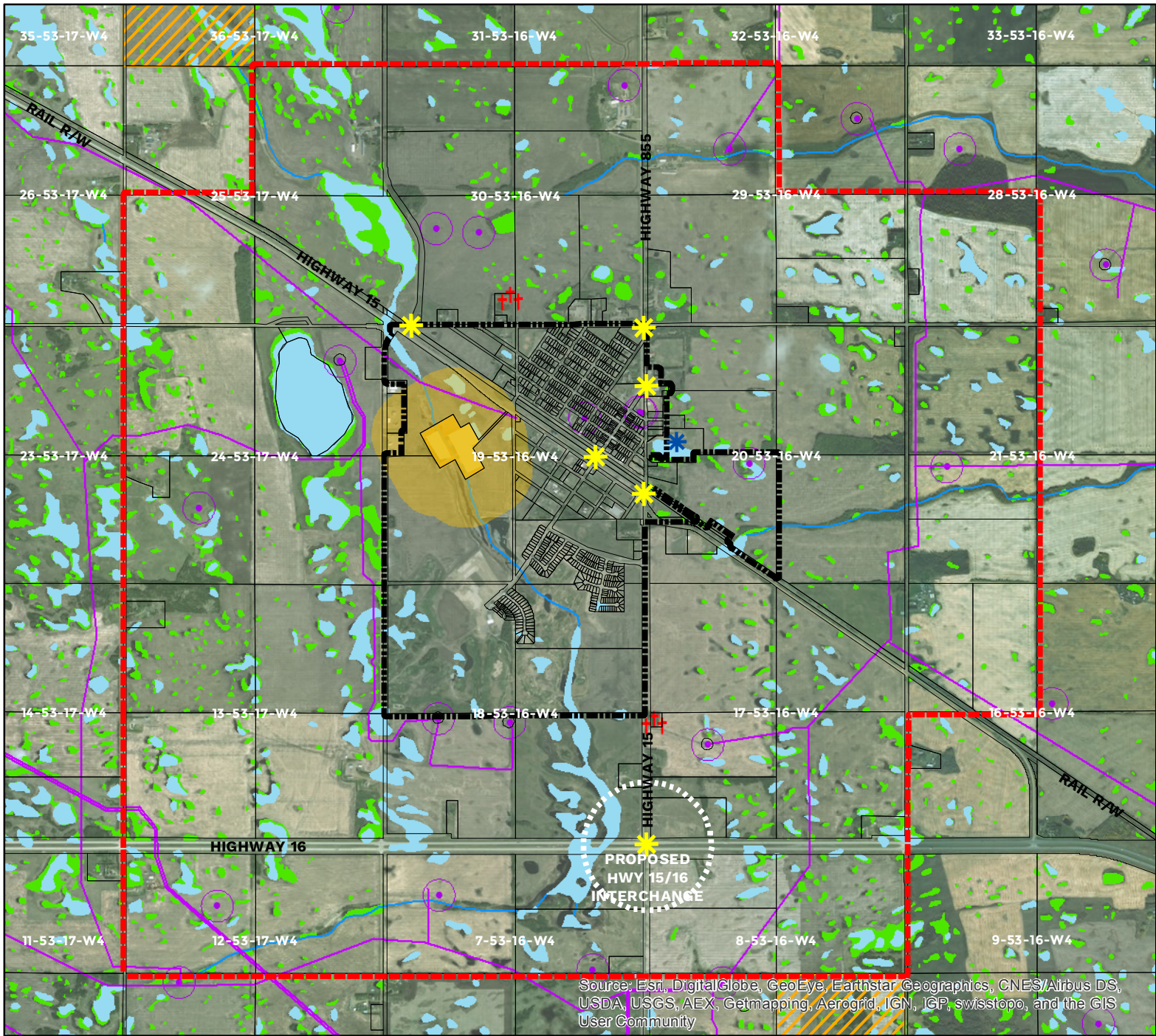
- Plan Area Boundary
- Town of Mundare
- Referral Area

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



APPENDIX A












DEVELOPMENT CONSIDERATIONS MAP



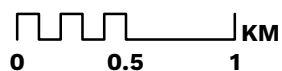
TOWN OF MUNDARE & LAMONT COUNTY INTERMUNICIPAL DEVELOPMENT PLAN

DEVELOPMENT CONSIDERATIONS

LEGEND

-  Plan Area Boundary
-  Town of Mundare
-  Pipeline
-  Oil Well (with 100 m Setback)
-  Lagoon (with 300 m Setback)
-  Waterbody
-  Wetlands
-  Cemeteries
-  School Site
-  Priority Intersections
-  Env. Significant Area

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



APPENDIX B

LIST OF ACRONYMS

AIHA	Means Alberta Industrial Heartland Area, as defined in Lamont County's Land Use Bylaw, No. 675/07, as amended or replaced.
ALSA	Means the <i>Alberta Land Stewardship Act</i> , S.A. 2009, c. A-26.8, as amended.
ASP	Means an Area Structure Plan, as defined in Section 633 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended, and may refer to any the Area Structure Plan adopted by the Town of Mundare or Lamont County.
ESA	Means an Environmentally Significant Area, as recognized by Alberta Environment and Parks.
ICF	Means an Intermunicipal Collaboration Framework Plan, as defined in Section 708.29 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
IDP	Means an Intermunicipal Development Plan, as defined in Section 631 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
IPC	Means the Intermunicipal Planning Committee, whose members are appointed by Council, as established by the Intermunicipal Development Plan Bylaw.
LUB	Means a Land Use Bylaw, as defined in Section 640 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended, and may refer to either the Land Use Bylaw of the Town of Mundare or Lamont County.
MGA	Means the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
MDP	Means a Municipal Development Plan, as defined in Section 632 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended, and may refer to either the Municipal Development Plan of the Town of Mundare or Lamont County.
NSRP	Means the North Saskatchewan Regional Plan, which is adopted under the authority of the <i>Alberta Land Stewardship Act</i> , S.A. 2009, c. A-26.8, as amended. The North Saskatchewan Regional Plan manages the environmental and community effects of development within the combined impact of all activities. Regional plans also will support conservation and stewardship, and address Albertans' community, infrastructure and recreational needs.

APPENDIX C

LIST OF DEFINITIONS

This IDP has been written with the purpose of being a document that can easily be read by Council(s), Administration, residents, and development proponents. The definitions provided within this appendix are intended to provide greater clarity to the reader with respect to common terms and uses as they appear within the context of the plan.

AGRICULTURAL OPERATION	Means an agricultural operation; as defined in the <i>Agricultural Operation Practices Act</i> , R.S.A. 2000, c. A-7, as amended.
AREA STRUCTURE PLAN	Means a statutory plan adopted by a municipality by bylaw in accordance with the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended to provide a framework for the subsequent subdivision and development of a defined area of land.
CONFINED FEEDING OPERATION	Means a confined feeding operation as defined in the <i>Agricultural Operation Practices Act</i> , R.S.A. 2000, c. A-7, as amended.
CONSERVATION RESERVE	Means Conservation Reserve, as defined in Section 664.2 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
COUNTRY RESIDENTIAL DEVELOPMENT	Means the development of a single detached dwelling (one family dwelling) on a large parcel of land in a rural area that is not normally serviced by municipal water or waste water services.
ENVIRONMENTAL RESERVE	Means Environmental Reserve, as defined in Section 664 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
ENVIRONMENTAL RESERVE EASEMENT	Means Environmental Reserve Easement, as defined in Section 664 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
HEAVY INDUSTRIAL USE	Means activities involved in the processing, fabrication, storage, transportation, distribution or wholesaling of the heavy industrial goods which, in the sole opinion of the Development Authority, may emit a significant level of noise, smoke, dust, odour, vibration, etc., and which may not be compatible with the surrounding land use. Heavy industrial uses shall not include heavy petrochemical industrial uses.
HIGHER CAPABILITY AGRICULTURAL LANDS	Means higher capability agricultural land; as defined in the Lamont County Land Use Bylaw, No. 675/07, as amended or replaced.
LOWER CAPABILITY AGRICULTURAL LANDS	Means lower capability agricultural land; as defined in the Lamont County Land Use Bylaw, No. 675/07, as amended or replaced.
MULTI-LOT COUNTRY RESIDENTIAL DEVELOPMENT	Means any subdivision or development which will create five (5) or more parcels for residential or agricultural use on a quarter section.

MUNICIPAL RESERVE	Means Municipal Reserve, as defined in Section 666 of the <i>Municipal Government Act</i> , R.S.A. 2000, c. M-26, as amended.
NATURAL RESOURCE EXTRACTION	Means the quarrying, primary processing, removal, and off site sale of raw materials such as clay, sand, gravel, marl, earth or mineralized rock found on or under the site. Typically these uses include but are not limited to: quarries, borrow pits, and gravel pits. This use includes site preparation and reclamation of the lands. Processing may include crushing and washing but excludes the preparation of asphalt.
OUTLINE PLAN	Means a non-statutory plan approved by resolution of Council to provide a framework for the subsequent subdivision and development of a defined area of land.
URBAN CENTRE	Means the Town of Bruderheim, the Town of Lamont, the Town of Mundare, the Village of Andrew, and the Village of Chipman, either together or individually.