

## **MUNICIPALITY OF CROWSNEST PASS**

### **BYLAW NO. 1046, 2020**

#### **INTERMUNICIPAL DEVELOPMENT PLAN – MUNICIPALITY OF CROWSNEST PASS AND MUNICIPAL DISTRICT OF RANCLAND NO. 66**

**BEING** a bylaw of the Municipality of Crowsnest Pass in the Province of Alberta, to adopt an Intermunicipal Development Plan between the Municipality of Crowsnest Pass and the Municipal District of Ranchland No. 66 pursuant to sections 631 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended;

**WHEREAS** municipalities are required by the province to expand intermunicipal planning efforts to address planning matters that transcend municipal boundaries through an intermunicipal development plan;

**AND WHEREAS** both the Councils of the Municipality of Crowsnest Pass and Municipal District of Ranchland No. 66 agree that it is to their mutual benefit to establish joint planning policies and this negotiation and agreement reflects a continuing cooperative approach between the two municipalities and the desire to see well-planned, orderly, and managed growth.

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

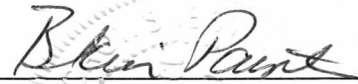
**NOW THEREFORE**, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended, the Council of the Municipality of Crowsnest Pass duly assembled hereby enacts the following:

1. That the Municipality of Crowsnest Pass and Municipal District of Ranchland No. 66 Intermunicipal Development Plan, attached hereto, be adopted.
2. This plan, upon adoption, shall be cited as the Municipality of Crowsnest Pass and Municipal District of Ranchland No. 66 Intermunicipal Development Plan Bylaw No. 1046, 2020 and Bylaw No. 2019-05.
3. This bylaw shall come into effect upon third and final reading thereof.

READ a **first** time in council this 31st day of March 2020.

READ a **second** time in council this 7th day of April 2020.

READ a **third and final** time in council this 7th day of April 2020.

A handwritten signature in black ink, appearing to read "Blair Painter", written over a horizontal line.

Blair Painter  
Mayor

A handwritten signature in blue ink, appearing to read "Patrick Thomas", written over a horizontal line.

Patrick Thomas  
Chief Administrative Officer

Municipality of  
Crowsnest Pass  
&  
Municipal District of  
Ranchland No. 66

**Intermunicipal  
Development Plan**

Bylaw No. 1046, 2020 & Bylaw No. 2019-05

April 2020







**© 2019 Oldman River Regional Services Commission**  
**Prepared for the Municipality of Crowsnest Pass and Municipal District of Ranchland No. 66**

This document is protected by Copyright and Trademark and may not be reproduced or modified in any manner, or for any purpose, except by written permission of the Oldman River Regional Services Commission. This document has been prepared for the sole use of the Municipalities addressed and the Oldman River Regional Services Commission. This disclaimer is attached to and forms part of the document.



**MUNICIPAL DISTRICT OF RANCHLAND NO. 66  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 2019-05**

BEING a bylaw of the Municipal District of Ranchland No. 66 in the Province of Alberta, to adopt an Intermunicipal Development Plan between the Municipal District of Ranchland No. 66 and the Municipality of Crowsnest Pass pursuant to sections 631 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended;

WHEREAS municipalities are required by the province to expand intermunicipal planning efforts to address planning matters that transcend municipal boundaries through an intermunicipal development plan;

AND WHEREAS both the Councils of the Municipal District of Ranchland No. 66 and the Municipality of Crowsnest Pass agree that it is to their mutual benefit to establish joint planning policies and this negotiation and agreement reflects a continuing cooperative approach between the two municipalities and the desire to see well-planned, orderly, and managed growth.

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

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended, the Council of the Municipal District of Ranchland No. 66 duly assembled hereby enacts the following:

1. That the Municipality of Crowsnest Pass and Municipal District of Ranchland No. 66 Intermunicipal Development Plan, attached hereto, be adopted.
2. This plan, upon adoption, shall be cited as the Municipality of Crowsnest Pass and Municipal District of Ranchland No. 66 Intermunicipal Development Plan Bylaw No. 1036, 2019 and Bylaw No. 2019-05.
3. This bylaw shall come into effect upon third and final reading thereof.

READ a first time this

17<sup>th</sup>

day of

September

2019.

Reeve – Ron Davis

Interim Chief Administrative Officer – Kathy Wiebe

READ a second time this

17<sup>th</sup>

day of

March

2020.

Reeve – Ron Davis

Chief Administrative Officer

READ a third time and finally PASSED this

17<sup>th</sup>

day of

March

2020.

Reeve – Ron Davis

Chief Administrative Officer

# Table of Contents

<b>1   INTRODUCTION .....</b>	<b>1</b>
1.1 Purpose of the Plan .....	1
1.2 Plan Preparation.....	2
1.3 Municipal Profiles .....	2
<i>Municipality of Crowsnest Pass .....</i>	<i>2</i>
<i>Municipal District of Ranchland No. 66.....</i>	<i>3</i>
1.4 Legislative Requirements .....	3
1.5 Other Statutory Documents and Plans .....	5
<i>North Coleman Area Structure Plan (NCASP) .....</i>	<i>5</i>
<b>2   PLAN AREA .....</b>	<b>6</b>
2.1 Study Area Analysis .....	6
2.2 Key Characteristics of the Plan Area .....	6
<i>Land Use and Residential Development .....</i>	<i>6</i>
<i>Transportation Infrastructure .....</i>	<i>7</i>
<i>Resource Extraction and Energy Development .....</i>	<i>7</i>
<i>Natural Environment and Historic Resources .....</i>	<i>7</i>
<i>The Grassy Mountain Coal Project .....</i>	<i>7</i>
<b>3   POLICIES .....</b>	<b>8</b>
3.1 General .....	8
<i>North Coleman Area Structure Plan (NCASP) .....</i>	<i>8</i>
3.2 Land Use .....	9
<i>Agriculture .....</i>	<i>9</i>
<i>Recreational and Grouped Country Residential .....</i>	<i>9</i>
<i>Resource Extraction and Energy Development .....</i>	<i>10</i>
<i>Utilities / Telecommunications Towers .....</i>	<i>10</i>
3.3 Transportation and Road Networks .....	10
3.4 Natural Environment .....	11
3.5 Interpretation .....	12



<b>4   PLAN ADMINISTRATION &amp; IMPLEMENTATION .....</b>	<b>13</b>
4.1 Intermunicipal Development Plan Committee Policies .....	13
4.2 Referral Policies .....	14
<i>General</i> .....	14
<i>Municipal Development Plans</i> .....	15
<i>Other Statutory Plans</i> .....	15
<i>Land Use Bylaws</i> .....	15
<i>Design Concepts</i> .....	16
<i>Subdivision and Development</i> .....	16
<i>Response Timelines</i> .....	16
<i>Consideration of Responses</i> .....	16
4.3 Plan Validity and Amendment Policies .....	17
<b>5   DISPUTE RESOLUTION POLICIES.....</b>	<b>18</b>
5.1 General Dispute Process .....	18
<i>General Agreement</i> .....	18
<i>Dispute Resolution</i> .....	18
<i>Filing an Intermunicipal Dispute under the Municipal Government Act</i> .....	19
<i>Dispute Resolution Flowchart</i> .....	20

## APPENDIX A | MAPS

# Municipality of Crowsnest Pass & Municipal District of Ranchland No. 66

## Intermunicipal Development Plan

---

### 1 | INTRODUCTION

#### *1.1 Purpose of the Plan*

The purpose of the Municipality of Crowsnest Pass and Municipal District of Ranchland No. 66 (MD of Ranchland) Intermunicipal Development Plan (IDP or the Plan) is to foster ongoing collaboration and cooperation regarding planning matters and issues of mutual interest and address and clarify land use expectations within the agreed upon intermunicipal development plan area (Plan Area).

This IDP serves as a planning tool providing guidance to decision-makers through the agreed upon planning policies that apply to the land within the Plan Area. The IDP contains policy that is to be used as a framework for working cooperatively, communicating and making decisions in each municipality. Each municipality is ultimately responsible for making decisions within their own municipal jurisdiction.

The intended goals of the IDP are:

- To promote consultation, coordination and cooperation regarding planning matters of joint interest within the Plan Area.
- To provide a framework for addressing land use concerns with regard to joint planning matters within the Plan Area.
- To provide a clear policy framework that serves to guide future planning decisions for land located within the Plan Area, affording enhanced coordination of development within the Plan Area.

The preparation and implementation of an IDP can result in many benefits to both municipalities including, but not limited to, the following:

- To establish an approach to identify possible joint ventures for infrastructure and service sharing to promote efficient planning and potential delivery of services.
- To reinforce and protect each municipality's development philosophies and goals while minimizing the potential for future intermunicipal conflict.
- To provide policy addressing plan administration, amendment and dispute resolution procedures.



## 1.2 Plan Preparation

The formation of the Plan was guided by the IDP Review Committee which was composed of two Council members from each municipality. Senior administration and ORRSC Planners from both municipalities were also involved throughout the process as technical advisors. With respect to committee decision making, both parties agreed at the outset of the process that their chosen decision-making model would be based on reaching consensus on the issues discussed.

A background analysis was undertaken which served as the foundation from which both municipalities could review the existing land use conditions and determine the relevant issues, goals and objectives. Through thoughtful discussion, it was determined that a series of fundamental shared values would inform and guide the document. These values are the foundation from which the policy of the IDP has been developed and will inform municipal decision making going forward in the Plan Area. The shared values include:

- Protection of Water Resources – both surface and groundwater
- Shared Stewardship
- Supporting a Healthy Agricultural Economy

A draft document was prepared with input from the IDP Review Committee and presented to each municipal Council for review prior to consultation with affected landowners, stakeholders and the general public. Upon completing the consultation phase, a refined document was prepared and a final draft forwarded to each Council for approval through the bylaw process. As required by the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended (MGA)*, separate public hearings were held by each Council and subsequent to the public hearings, the IDP was adopted by each municipality.

## 1.3 Municipal Profiles

### *Municipality of Crowsnest Pass*

Located in the heart of the Rocky Mountains, the Municipality of Crowsnest Pass encompasses approximately 37,919 hectares (93,697 acres) with a 2018 population of 5,589 (Alberta Municipal Affairs, 2018). Five urban communities are located within the Municipality of Crowsnest Pass including Blairmore, Coleman, Hillcrest, Bellevue and Frank. Highway 3 connects the municipalities in the Municipality of Crowsnest Pass and is a major transportation route to British Columbia. The municipality has many historic attractions such as Frank Slide, Bellevue mining tours, and the Leitch Collieries. The economy of the municipality primarily in the past and presently includes coal mining and tourism.

## ***Municipal District of Ranchland No. 66***

The Municipal District of Ranchland No. 66 covers an area of approximately 250,000 hectares (617,763 acres) with a 2018 population of 92 (Alberta Municipal Affairs, 2018). The MD of Ranchland No. 66 contains no designated Urban Areas, but rather encompasses vast lands of forest reserve, protected areas and open rangeland that are intended to be used for agricultural purposes and conservation. The MD of Ranchland is bordered by three rural municipalities, one improvement district and the Municipality of Crowsnest Pass.

### ***1.4 Legislative Requirements***

This Plan has been prepared in accordance with the requirements of the *MGA*, and complies with the South Saskatchewan Regional Plan (SSRP).

Specifically the *MGA* requires:

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

*631(2) An intermunicipal development plan*

*a) must address*

- i. the future land use within the area,*
- ii. the manner of and the proposals for future development in the area,*
- iii. the provision of transportation systems for the area, either generally or specifically,*
- iv. the co-ordination of intermunicipal programs relating to the physical, social and economic development of the area,*
- v. environmental matters within the area, either generally or specifically, and*
- vi. any other matter related to the physical, social or economic development of the area that the councils consider necessary.*

*and*

*b) must include*

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

The South Saskatchewan Regional Plan came into effect September 1, 2014. The SSRP uses a cumulative effects management approach to set policy direction for municipalities to achieve environmental, economic and social outcomes within the South Saskatchewan Region through 2024. Pursuant to section 13 of the *Alberta Land Stewardship Act (ALSA)*, regional plans are legislative instruments. The SSRP has four key parts including the Introduction, Strategic Plan, Implementation Plan and Regulatory Details Plan.



Pursuant to section 15(1) of ALSA, the Regulatory Details of the SSRP are enforceable as law and bind the Crown, decision-makers, local governments and all other persons while the remaining portions are statements of policy to inform and are not intended to have binding legal effect.

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

### **Objectives**

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

### **Strategies**

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

The above strategies were considered by both municipalities when developing policy within this IDP and will be considered when rendering land use decisions pertaining to development within the Plan Area. Other strategies contained in the SSRP should be considered in the context of each municipality's Municipal Development Plan, Land Use Bylaw or through policies found within the IDP.

## ***1.5 Other Statutory Documents and Plans***

One area structure plan has been adopted by the Municipality of Crowsnest Pass for specific lands within the Plan Area. The development of the plan policies must consider these more detailed plans when formulating a land use strategy for the larger area. As development occurs, additional ASPs or design schemes may be prepared to support site-specific development and must conform to the policies outlined in this IDP.

As this plan affects some land within the Plan Area boundary, the policies of this IDP must be congruent with the current land use.

### ***North Coleman Area Structure Plan (NCASP)***

The North Coleman Area Structure Plan (NCASP) (Bylaw No. 867, 2013) was prepared to manage land use and development over a 643 ha (1588 acres) area in the vicinity of Coleman and north of Highway 3. A variety of existing land uses are contained within the NCASP, a large portion of which is undeveloped due to heavily forested areas and topographical challenges. The plan serves as a “regional” area structure plan and includes within it the Nez Perce ASP and Sawback Ridge ASP as well as a number of other concept plans for developed and undeveloped communities like Kananaskis Wilds and Aspen Creek. A future servicing concept is contained within the plan, which would facilitate the development of land primarily for residential use, both urban and country residential, alongside limited highway commercial adjacent to the current Highway 3 corridor.



## 2 | PLAN AREA

### 2.1 Study Area Analysis

Given the vast size of the municipalities, in order to focus on the border area and potential impacts, a series of maps was developed, with emphasis on the area adjacent to the shared border. The purpose was to identify opportunities and constraints, as well as influences which may affect land use planning in proximity of the boundary between the two municipalities.

The following features were displayed on the maps and considered by the IDP Review Committee:

- Residences and Urban Areas
- Transportation Corridors
- Land Use and Natural Characteristics
- Agricultural uses and Confined Feeding Operations (CFOs)
- Surface Materials Extraction and Energy Development
- Natural Environment and Water
- Environmentally Significant Areas (ESAs)
- Historical Resource Value (HRV) Sites

After consideration of social, economic and physical features listed below, it was determined that a Plan Area of approximately 0.8 km (0.5 mile or one quarter section) on each side of the municipal boundary was adequate (refer to Map 1 for illustration of the Plan Area).

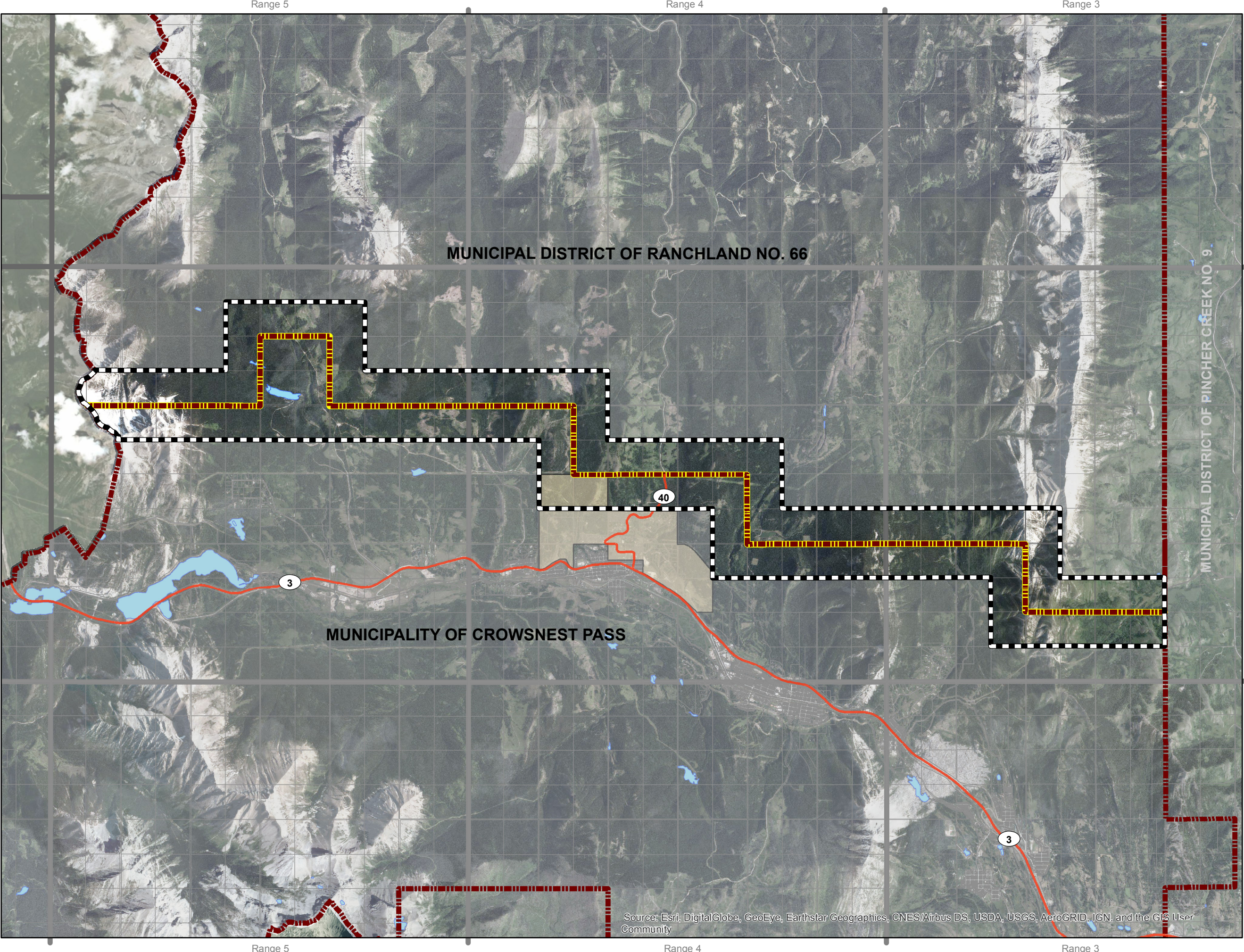
### 2.2 Key Characteristics of the Plan Area

The Municipality of Crowsnest Pass and Municipal District of Ranchland No. 66 Intermunicipal Plan Area encompasses approximately 5,285 hectares (13,060 acres). Key characteristics of the Plan Area include the following, some of which are illustrated on Maps 2-4 in Appendix A.

#### *Land Use and Residential Development*

- The Rocky Mountains are the predominant land characteristic within the Plan Area and diverse vegetation and wildlife are prevalent in the natural landscape.
- A significant amount of land within the Plan Area is under control and ownership of the Province of Alberta and the Livingstone Public Land Use Zone (PLUZ) encompasses the majority of land within the Plan Area.
- Chinook Provincial Park straddles the boundary between the two Municipalities.





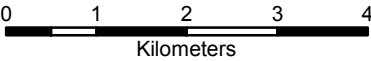
**Municipality of  
Crowsnest Pass and  
Municipal District of  
Ranchland Intermunicipal  
Development Plan**

**Plan Area Boundary  
Map 1**

- Plan Area Boundary
- Crowsnest Pass/M.D. of Ranchland Border
- Provincial Highway
- Waterbodies
- North Coleman ASP

Aerial Photo Date: 2012

Municipality of Crowsnest  
Pass (Bylaw No. 1046, 2020)  
& Municipal District of  
Ranchland (Bylaw No.  
2019-05)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



- A cluster of grouped country residences is located in the Crowsnest Pass along the Highway 40 corridor.

### ***Transportation Infrastructure***

- Highway 3 runs east and west through the Municipality of Crowsnest Pass and is a major transportation route.
- Highway 40 is connected to Highway 3 just north of Coleman in the Municipality of Crowsnest Pass and continues north into the MD of Ranchland known as the Forestry Trunk Road.
- Three private roads link the two municipalities in the Plan Area, including the Grassy Mountain Road which is used for mining purposes.
- Road infrastructure is somewhat limited in the Plan Area due to topography challenges in both municipalities.

### ***Resource Extraction and Energy Development***

- The lower slopes and valley bottoms consist of alluvial material associated with watercourses. Sand and gravel potential has been assumed in several portions of these low-lying areas.
- Several oil and gas pipelines connect the municipalities and one abandoned gas well is located within the Plan Area.
- A 138 KV transmission line runs along Highway 3 in the Municipality of Crowsnest Pass. A 500 KV line travels through both municipalities in the eastern portion of the Plan Area.

### ***Natural Environment and Historic Resources***

- Almost all of the land has potential to contain historic resources, either archaeological or paleontological.
- Portions of the Livingstone Public Land Use Zone (PLUZ) are found within the Plan Area, which are managed by the Province.
- The majority of land within the Plan Area is identified as environmentally significant including diverse wildlife habitats, trout streams, diverse vegetation and montane ridges.
- SSRP Conservation Areas found within the Plan Area include Chinook Provincial Park and the proposed High Rock Wildland Provincial Park and Livingstone Range Wildland Provincial Park.

### ***The Grassy Mountain Coal Project***

- Benga Mining Limited is proposing to construct and operate an open-pit metallurgical coal mine in the MD of Ranchland, approximately 7 km north of the community of Blairmore.
- As proposed, the production capacity of the project would be a maximum of four million tonnes of coal per year, over a mine-life of about 25 years.

## 3 | POLICIES

The land use policies contained in this Plan are intended to provide direction to the Municipality of Crowsnest Pass and MD of Ranchland Councils, subdivision and development authorities and administrations to encourage and manage the future development of lands contained within the Plan Area as displayed in Map 1.

### 3.1 General

#### **INTENT**

To provide administrative policies within the Plan Area which foster intermunicipal communication, consultation and cooperation.

#### **POLICIES**

- 3.1.1 The Municipality of Crowsnest Pass and MD of Ranchland shall strive to engage in effective dialogue when considering land use, while still maintaining jurisdiction on lands within their own boundaries.
- 3.1.2 The municipalities will continue to build partnerships and foster a collaborative relationship with the adjacent municipality to promote regional interests, where deemed appropriate, including the support of mutually beneficial service agreements and shared environmental, economic and social outcomes.
- 3.1.3 Both municipalities agree to jointly discuss ways to cooperate with provincial and federal agencies and utility providers to help facilitate the efficient delivery of infrastructure and services that are of a mutual benefit.
- 3.1.4 The Municipality of Crowsnest Pass and MD of Ranchland shall strive, to the best of their ability and knowledge, to refer notices of government projects to each other.
- 3.1.5 Both municipalities are encouraged to share with the adjacent municipality, the results of all publicly available technical analyses required by a Subdivision and Development Authority as part of an application, where there is the potential for impacts on lands and bodies of water within the adjacent municipality.

#### **North Coleman Area Structure Plan (NCASP)**

- 3.1.6 The policies outlined in the North Coleman Area Structure Plan (NCASP) apply exclusively to lands that fall within the NCASP Plan Boundary as illustrated on Map 1. If there is any discrepancy between the IDP policies and the policies in the NCASP, the NCASP prevails.



## 3.2 Land Use

### **INTENT**

To provide policies on land use within the Plan Area which reflect the development philosophies of both municipalities.

### **POLICIES**

#### **Agriculture**

- 3.2.1 Although agricultural practices are limited within the Plan Area, both municipalities will strive to work cooperatively to encourage good neighbour farming practices, such as dust, weed and insect control through best management practices and Alberta Agriculture guidelines.
- 3.2.2 If disputes or complaints in either municipality should arise between ratepayers and agricultural operators, the municipality receiving the complaint shall strive to direct the affected parties to the appropriate agency, government department or municipality for consultation or resolution wherever necessary.
- 3.2.3 If either the Municipality of Crowsnest Pass or MD of Ranchland are in receipt of an application for a new or expanded Confined Feeding Operation within the Plan Area from the Natural Resource Conservation Board (NRCB), they shall forward a copy of the application to the other municipality.

#### **Recreational and Grouped Country Residential**

- 3.2.4 Any proposal to designate or develop land within the Plan Area for recreational use will be referred to the other municipality for comment in accordance with this Plan.
- 3.2.5 Any proposal to designate land, adopt an Area Structure Plan, or approve a conceptual design scheme within the Plan Area for grouped country residential use will be referred to the other municipality for comment in accordance with this Plan.
- 3.2.6 The Municipality of Crowsnest Pass and MD of Ranchland acknowledge that their municipal land use policies differ regarding development of rural recreational and grouped country residential development and agree that municipal autonomy on land use matters within this area will continue.
- 3.2.7 With respect to grouped country residential development and rural recreational use in the Highway 40 corridor, both municipalities agree to consider the potential impacts and cumulative effects of such development on the area prior to adopting an Area Structure Plan or approving a conceptual design scheme.

- 3.2.8 Applicants proposing grouped country residential or rural recreational developments should consult with Alberta Transportation and Alberta Environment and Parks during preparation of their proposal.

### ***Resource Extraction and Energy Development***

- 3.2.9 The municipalities will consider the effects of visual intrusion, dust, noise, traffic, and air and water pollution when evaluating applications for extractive activities, where they maintain jurisdiction.
- 3.2.10 Either municipality may require an agreement regarding the construction, repair, and maintenance of any municipal roads which may be impacted by resource development when the development requires access to come from the other municipality's road.
- 3.2.11 The municipalities may consider the location of renewable energy developments and other industrial development where compatible with existing land uses and each municipality's planning documents.
- 3.2.12 Future resource extraction and energy development operations could impact both municipalities. The Municipality of Crowsnest Pass and the MD of Ranchland acknowledge that their municipal land use policies differ regarding development and agree that municipal autonomy on land use matters within this area will continue. Both municipalities shall share information and communicate as any resource extraction and energy development project moves through the regulatory, development, operation and decommissioning processes.

### ***Utilities / Telecommunications Towers***

- 3.2.13 When providing comments to provincial and federal departments regarding utility development, the Municipality of Crowsnest Pass and MD of Ranchland will request that consideration be given to the establishment of utility corridors with multiple users.
- 3.2.14 Where there is an application for a new, expanded or retrofitted telecommunications tower within the Plan Area, the Municipality of Crowsnest Pass and MD of Ranchland and will notify the other municipality to seek their comments.
- 3.2.15 It is the preference of both municipalities that co-location of telecommunication facilities be undertaken where technically feasible.

## ***3.3 Transportation and Road Networks***

### ***INTENT***

The two municipalities are connected via Highway 40 in the Municipality of Crowsnest Pass which turns into the Forestry Trunk Road in the MD of Ranchland. Highway 3 is located south of the Plan

Area and serves as an important transportation corridor. Road infrastructure in the Plan Area is limited given the topographical challenges of mountain ranges and valley floors. It is important the municipalities take into consideration the impact of development on municipal and provincial road infrastructure within the Plan Area.

#### ***POLICIES***

- 3.3.1 Each municipality shall be notified of any subdivision or development proposal in the other municipality that will result in access being required from a road under its control or management. The affected municipality must give its approval in writing prior to the application being considered as complete by the other municipality.
- 3.3.2 Either municipality may require a developer to enter into a Road Use Management Agreement to control traffic, manage dust control or maintenance issues if access to the development is required from a road under its control or jurisdiction.
- 3.3.3 When required by Alberta Transportation, developers shall conduct traffic studies with respect to the impact and access onto the highway. Any upgrading identified by a traffic study conducted by a developer with respect to a highway shall be implemented by the developer at its sole cost and to the satisfaction of Alberta Transportation.

### ***3.4 Natural Environment***

#### ***INTENT***

Both municipalities recognize the connection between the natural environment and quality of life and strive to protect, preserve and enhance natural systems and environmentally significant areas, while promoting appropriate development.

#### ***POLICIES***

- 3.4.1 When making land use decisions, each municipality will:
  - a) utilize and incorporate measures which minimize possible impacts to important water resources;
  - b) determine appropriate land use patterns in the vicinity of significant water resources and other water features;
  - c) establish appropriate setbacks to maintain water quality, flood water conveyance and storage, bank stability and habitat.
- 3.4.2 The developer of lands identified to contain an environmentally significant site shall contact Alberta Environment and Parks and may be required to conduct an environmental impact assessment (EIA).

- 3.4.3 The developer of lands identified to contain a historic resource shall consult the *Historical Resources Act* and Alberta Culture and Tourism and may be required to conduct a historical resource impact assessment (HRIA).
- 3.4.4 Both municipalities should consider the provincial Water for Life Strategy and Wetland Policy when making land use decisions with the goal of sustaining environment and economic benefits.
- 3.4.5 Both municipalities should consider making compatible land use decisions on lands adjacent to the Public Land Use Zones (PLUZ).

### **3.5 Interpretation**

#### **INTENT**

To ensure the policies and language within this Plan are communicated in the proper context to ensure the intent of the Plan is as clear and concise as possible.

#### **POLICIES**

- 3.5.1 Unless otherwise required by the context, words used in the present tense include the future tense, words used in the singular include the plural, and the word person includes a corporation as well as an individual. Unless otherwise stipulated, the *Interpretation Act, Chapter I-8, RSA 2000* as amended, shall be used in the interpretation of this bylaw. Words have the same meaning whether they are capitalized or not.
- 3.5.2 All references to a specific agency, body, or department were accurate at the time of writing. It is understood that agency, body and department names change from time to time. All references throughout the Plan shall therefore be considered to be applicable to the current relevant agency, body or department.
- 3.5.3 The geographical or relative boundaries or any variable presented on the maps contained in this Plan, with the exception of the boundaries of the Plan Area, shall be interpreted as a rough approximation and not an accurate depiction of its actual or full extension.



## 4 | PLAN ADMINISTRATION & IMPLEMENTATION

### 4.1 Intermunicipal Development Plan Committee Policies

#### **INTENT**

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

#### **POLICIES**

- 4.1.1 For the purposes of administering and monitoring the IDP, the Municipality of Crowsnest Pass and MD of Ranchland establish the Intermunicipal Development Plan Committee (the Committee).
- 4.1.2 Both Councils agree the Intermunicipal Development Plan Committee will be an advisory body and may make comments or recommendations to the Municipality of Crowsnest Pass and MD of Ranchland. In its advisory capacity, the Committee does not have decision making authority or powers with respect to planning matters in either municipality.
- 4.1.3 The Committee will be comprised of two (2) members of Council from both the Municipality of Crowsnest Pass and MD of Ranchland. Each municipality may appoint an alternate Committee member in the event a regular member cannot attend a scheduled meeting. Alternate Committee members shall have standing. Quorum shall consist of four (4) voting members.
- 4.1.4 Members of the Committee shall be appointed by their respective Councils at the Organizational Meeting. If a Council wishes to appoint a new member to the Committee (including the alternate), they must do so by motion of Council at a regular Council meeting. The municipalities shall notify one another upon appointing members and alternate members to the Committee.
- 4.1.5 The municipalities agree that the purpose of the Committee is to:
  - a) provide a forum for discussion of land use matters within the Plan Area,
  - b) provide recommendation(s) for proposed amendments to the Plan,
  - c) discuss and address issues regarding Plan implementation,
  - d) review and provide comment on referrals under Section 4.2 and any other matters referred to the Committee,
  - e) provide recommendation(s) regarding intermunicipal issues in an effort to avoid a dispute, and

- f) provide a forum for discussion of any other matter of joint interest identified by either municipality.
- 4.1.6 Meetings of the Committee may be held at the request of either municipality to discuss land use or other planning matters, dispute resolution, or any other matter of intermunicipal importance. Additionally, any matter in Section 4.2 may be referred by either municipality to the Committee for comment prior to a decision being rendered.
- 4.1.7 A municipality may call a meeting of the Committee at any time upon not less than five (5) days' notice of the meeting being given to all members of the Committee and support personnel, stating the date, the time, purpose and the place of the proposed meeting. The five (5) days' notice may be waived with  $\frac{3}{4}$  of the Committee members' agreement noted.
- 4.1.8 The municipality that called the meeting of the Committee shall host and chair the meeting and is responsible for preparing and distributing agendas and minutes.
- 4.1.9 At least one (1) member of each municipality's administrative staff shall attend each meeting in the capacity of technical, non-voting advisor.
- 4.1.10 Any changes to the Committee format, composition, roles, responsibilities or any aspect of its existence or operation may be requested by either municipality.
- 4.1.11 Where a matter has been referred to the Committee and a resolution cannot be found, the Dispute Resolution process in Section 5 of this Plan should be adhered to.

## **4.2 Referral Policies**

### **INTENT**

To establish a process for consistent and transparent sharing of information necessary to make decisions in accordance with the intent of the Plan.

### **POLICIES**

#### **General**

- 4.2.1 Where an intermunicipal referral is required by the *MGA* or the policies contained in this Plan, both municipalities agree to share mailing address and property ownership information for circulation purposes with the adjacent municipality, and where applicable, the municipality's processing agency.
- 4.2.2 Where a plan or bylaw, including amendments, or application, requires notifications to be sent to a municipality that is external to this IDP, the referring municipality shall follow the referral requirements outlined in the *MGA*, and where applicable, those contained in a relevant Intermunicipal Development Plan.

- 4.2.3 Administrative staff or representatives for the Municipality of Crowsnest Pass and MD of Ranchland are encouraged to discuss with one another forthcoming Statutory Plans and Land Use Bylaws, including amendments, which may impact the Plan Area.
- 4.2.4 Administrative staff or representatives for the Municipality of Crowsnest Pass and MD of Ranchland are encouraged to discuss with one another forthcoming subdivision and development applications that may impact lands within the Plan Area.
- 4.2.5 The municipalities are encouraged to refer to each other for comment on major land use or planning matters that have the potential to impact the other jurisdiction, even if it involves lands that may not be located within the Plan Area.

### ***Municipal Development Plans***

- 4.2.6 A newly proposed MD of Ranchland Municipal Development Plan or amendment shall be referred to the Municipality of Crowsnest Pass for comment prior to a public hearing.
- 4.2.7 A newly proposed Municipality of Crowsnest Pass Municipal Development Plan or amendment shall be referred to the MD of Ranchland for comment prior to a public hearing.

### ***Other Statutory Plans***

- 4.2.8 A newly proposed MD of Ranchland statutory plan (excluding a Municipal Development Plan) or amendment that will have an impact on the Plan Area shall be referred to the Municipality of Crowsnest Pass for comment prior to a public hearing.
- 4.2.9 A newly proposed Municipality of Crowsnest Pass statutory plan (excluding a Municipal Development Plan) or amendment that will have an impact on the Plan Area shall be referred to the MD of Ranchland for comment prior to a public hearing.

### ***Land Use Bylaws***

- 4.2.10 All Land Use Bylaw amendments in the MD of Ranchland that affect lands in the Plan Area, shall be referred to the Municipality of Crowsnest Pass for comment prior to a public hearing.
- 4.2.11 All Land Use Bylaw amendments in the Municipality of Crowsnest Pass that affect lands in the Plan Area, shall be referred to the MD of Ranchland for comment prior to a public hearing.
- 4.2.12 All redesignation applications affecting the Plan Area shall be referred to the other municipality for comment prior to a public hearing.
- 4.2.13 A newly proposed Land Use Bylaw from either municipality shall be referred to the other for comment prior to a public hearing.

### ***Design Concepts***

- 4.2.14 All design concepts in support of a subdivision or development in the MD of Ranchland that will affect lands in the Plan Area shall be referred to the Municipality of Crowsnest Pass for comment prior to Council resolution.
- 4.2.15 All design concepts in support of a subdivision or development in the Municipality of Crowsnest Pass that will affect lands in the Plan Area shall be referred to the MD of Ranchland for comment prior to Council resolution.

### ***Subdivision and Development***

- 4.2.16 All subdivision applications for lands within the Plan Area shall be referred to the other municipality for comment prior to a decision being rendered.
- 4.2.17 The MD of Ranchland shall refer all discretionary use development applications within the Plan Area to the Municipality of Crowsnest Pass, with the exception of applications for permitted uses requiring waivers and those on lands subject to an approved Area Structure Plan, for comment prior to a decision being rendered.
- 4.2.18 The Municipality of Crowsnest Pass shall refer all discretionary use development applications within the Plan Area to the MD of Ranchland, with the exception of applications for permitted uses requiring waivers and those on lands subject to an approved Area Structure Plan, for comment prior to a decision being rendered.

### ***Response Timelines***

- 4.2.19 The responding municipality shall, from the date of mailing, have the following timelines to review and provide comment on intermunicipal referrals:
  - a) 15 calendar days for all development applications,
  - b) 19 calendar days for subdivision applications, and
  - c) 30 calendar days for all other intermunicipal referrals.
- 4.2.20 In the event that either municipality or the Committee does not reply within, or request an extension by, the response time for intermunicipal referrals stipulated in this Section, it is presumed that the responding municipality and/or Committee has no comment or objection to the referred planning application or matter.

### ***Consideration of Responses***

- 4.2.21 Comments from the responding municipality and/or the Committee regarding proposed Municipal Development Plans, other statutory plans, and Land Use Bylaws, or amendments to any of those documents, shall be considered by the municipality in which the application is being proposed, prior to a decision being rendered.



- 4.2.22 Comments from the responding municipality and/or the Committee regarding subdivision and development applications shall be considered by the municipality in which the application is being proposed, prior to a decision being rendered on the application.

### **4.3 Plan Validity and Amendment Policies**

#### **INTENT**

This Plan may require amendments from time to time to accommodate unforeseen situations, and to keep the Plan relevant.

#### **POLICIES**

- 4.3.1 This Plan comes into effect on the date it is adopted by both municipalities.
- 4.3.2 Amendments shall be adopted by both Councils using the procedures outlined in the *MGA*. No amendment shall come into force until such time as both municipalities adopt the amending bylaw.
- 4.3.3 Applications for amendments to this Plan by parties other than the Municipality of Crowsnest Pass and MD of Ranchland (e.g. landowners and developers) shall be made to both municipalities along with the applicable fee as established by each municipality for processing amendments to a statutory plan.
- 4.3.4 Administrative staff should review the policies of the Plan annually and discuss land use matters, issues and concerns on an on-going basis. Administrative staff may make recommendations to their respective Councils for amendment to the Plan to ensure the policies remain relevant and continue to meet the needs of both municipalities.
- 4.3.5 A formal review of the Plan will occur within 10 years from the date the IDP is adopted by both municipalities.

## 5 | DISPUTE RESOLUTION POLICIES

### 5.1 General Dispute Process

#### **INTENT**

The intent of the dispute resolution process is to maximize opportunities for discussion and review in order to resolve areas of disagreement early in the process. Despite the best efforts of both municipalities, it is understood that disputes may arise from time to time affecting land use within the Plan boundary. The following process is intended to settle disputes through consensus and minimize the need for formal mediation.

#### **POLICIES**

##### **General Agreement**

The municipalities agree that:

- 5.1.1 It is important to avoid dispute by ensuring that the Plan is adhered to as adopted, including full circulation of any permit or application that may affect the municipality as required in the Plan and prompt enforcement of the Plan policies.
- 5.1.2 Prior to the meeting of the Committee, each municipality through its administration, will ensure the facts of the issue have been investigated and clarified, and information is made available to both parties. Staff meetings are encouraged to discuss possible solutions.
- 5.1.3 The Committee should discuss the issue or dispute with the intent to seek a recommended solution by consensus.

##### **Dispute Resolution**

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

- 5.1.4 When a potential intermunicipal issue comes to the attention of either municipality relating to a technical or procedural matter, such as inadequate notification or prescribed timelines, misinterpretation of Plan policies, or a clerical error regarding the policies of this Plan, either municipality's Land Use Bylaw, or any other plan affecting lands in the Plan Area, it will be directed to the administrators of each municipality. The administrators will review the technical or procedural matter and if both administrators are in agreement, take action to rectify the matter.

- 5.1.5 Should either municipality identify an issue related to this Plan that may result in a dispute that cannot be administratively resolved under Section 5.1.4 or any other issue that may result in a dispute, the municipality should contact the other and request that an Intermunicipal Development Plan Committee meeting be scheduled to discuss the issue. The Committee will review the issue and attempt to resolve the matter by consensus.
- 5.1.6 Should the Intermunicipal Development Plan Committee be unable to arrive at a consensus, the administration of each municipality will schedule a joint meeting of the two Councils to discuss possible solutions and attempt to reach consensus on the issue.
- 5.1.7 Should the Councils be unable to resolve the matter, either municipality may initiate a formal mediation process to facilitate resolution of the issue.

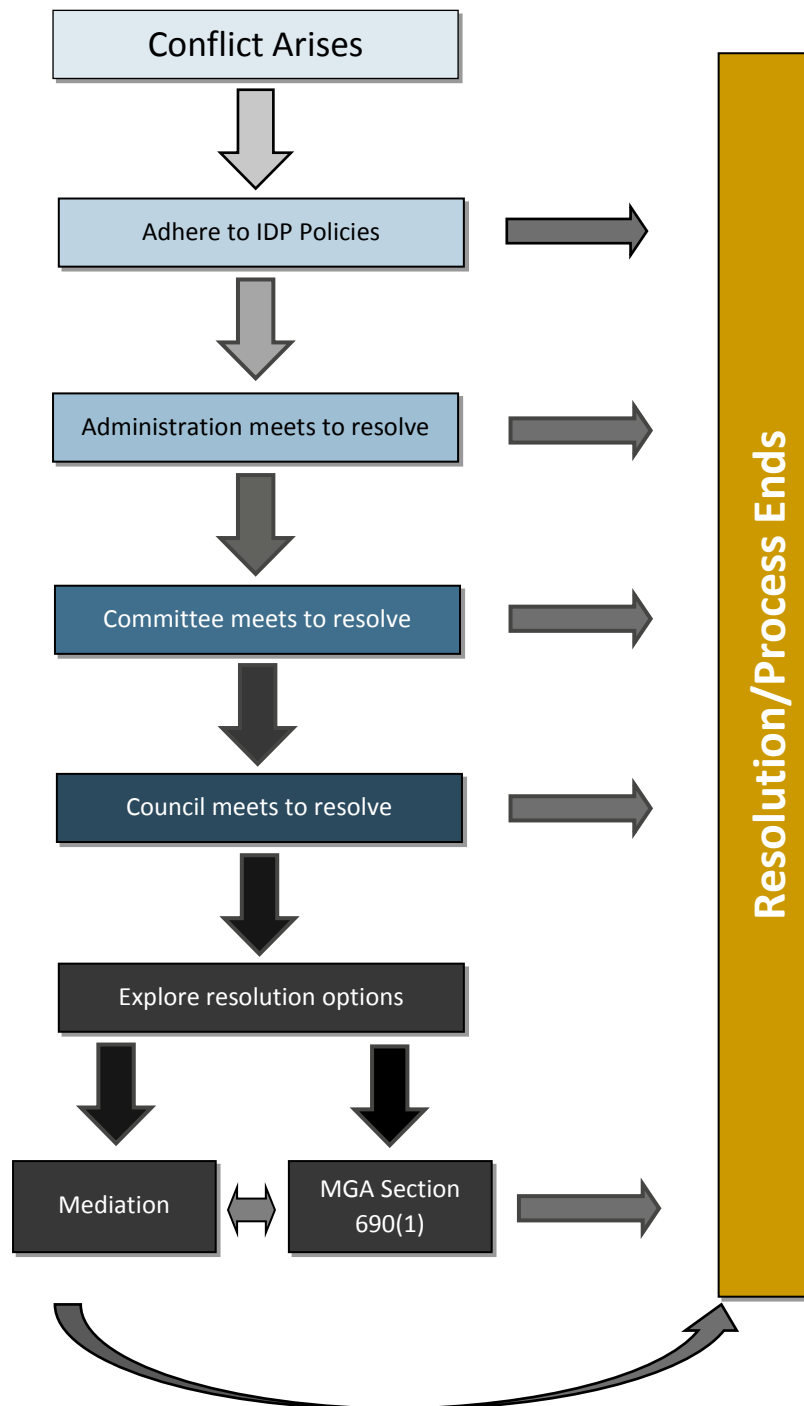
#### ***Filing an Intermunicipal Dispute under the Municipal Government Act***

- 5.1.8 In the case of a dispute involving the adoption of a statutory plan, Land Use Bylaw or amendment to such, within 30 days of adoption, the municipality initiating the dispute may, without prejudice, file an appeal to the Municipal Government Board under section 690(1) of the *MGA* so that the provincial statutory right and timeframe to file an appeal is not lost.
- 5.1.9 The appeal may then be withdrawn, without prejudice, if a solution or agreement is reached between the two municipalities prior to the Municipal Government Board meeting. This is to acknowledge and respect that the time required to seek resolution or mediation may not be able to occur within the 30 day appeal filing process as outlined in the *MGA*.

**Note:** *Using section 690(1) of the MGA is the final stage of dispute settlement, where the municipalities request the Municipal Government Board to intercede and resolve the issue.*

### Dispute Resolution Flow Chart

The dispute resolution flow chart presented here is for demonstration purposes only and shall not limit the ability of either municipality to explore other methods of resolution or to choose one method in place of another.

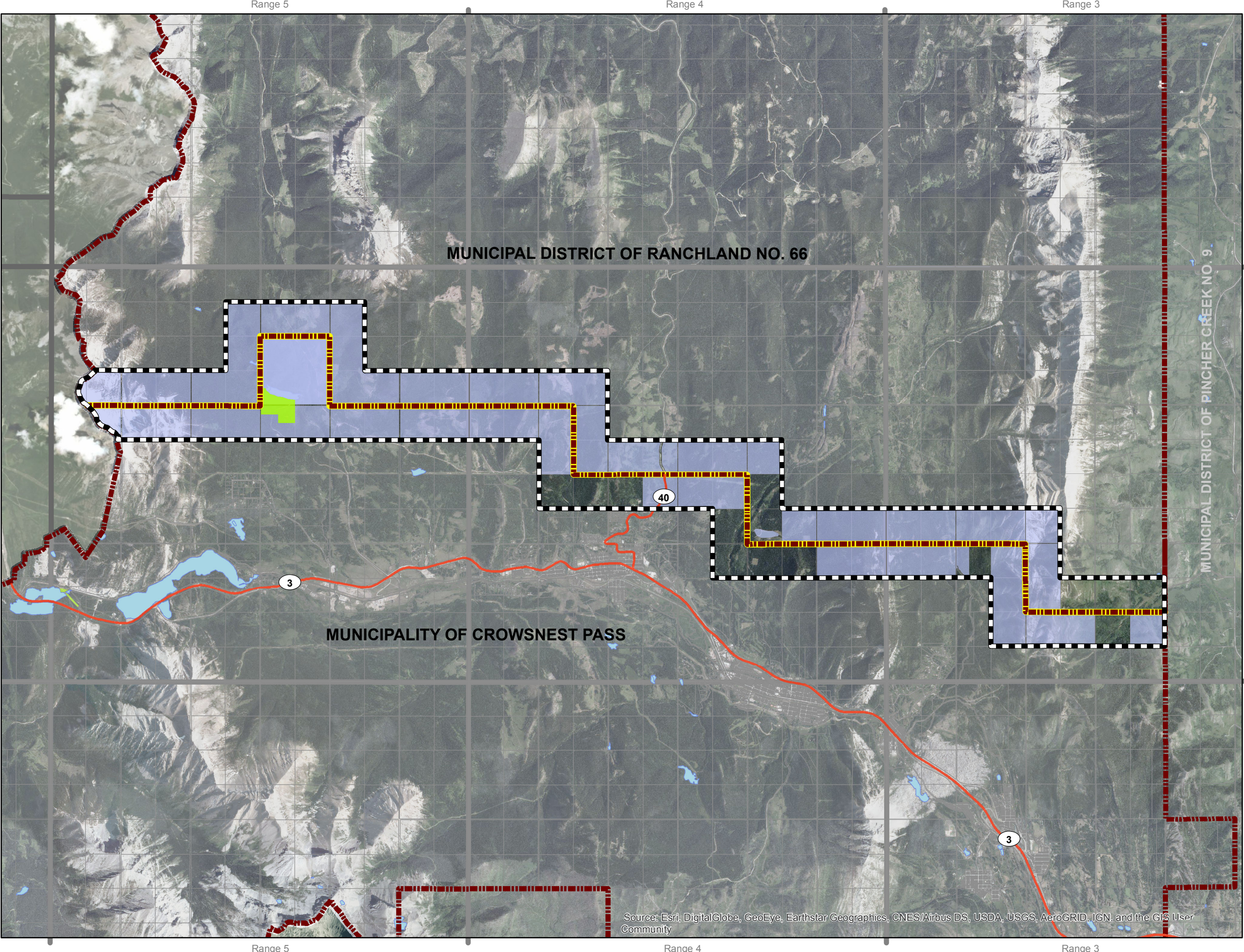




---

## APPENDIX A | MAPS





**Municipality of  
Crowsnest Pass and  
Municipal District of  
Ranchland Intermunicipal  
Development Plan**

**Physical Characteristics  
and Ownership**

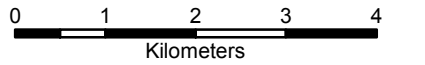
**Map 2**

- Plan Area Boundary
- Crowsnest Pass/M.D. of Ranchland Border
- Provincial Highway
- Waterbodies
- Ownership<sup>1 2</sup>**
  - Crown Land
  - Provincial Recreation Area

**Source:**  
<sup>1</sup> MD of Ranchland - ORRSC 2018  
<sup>2</sup> Crowsnest Pass - ORRSC, July 2018

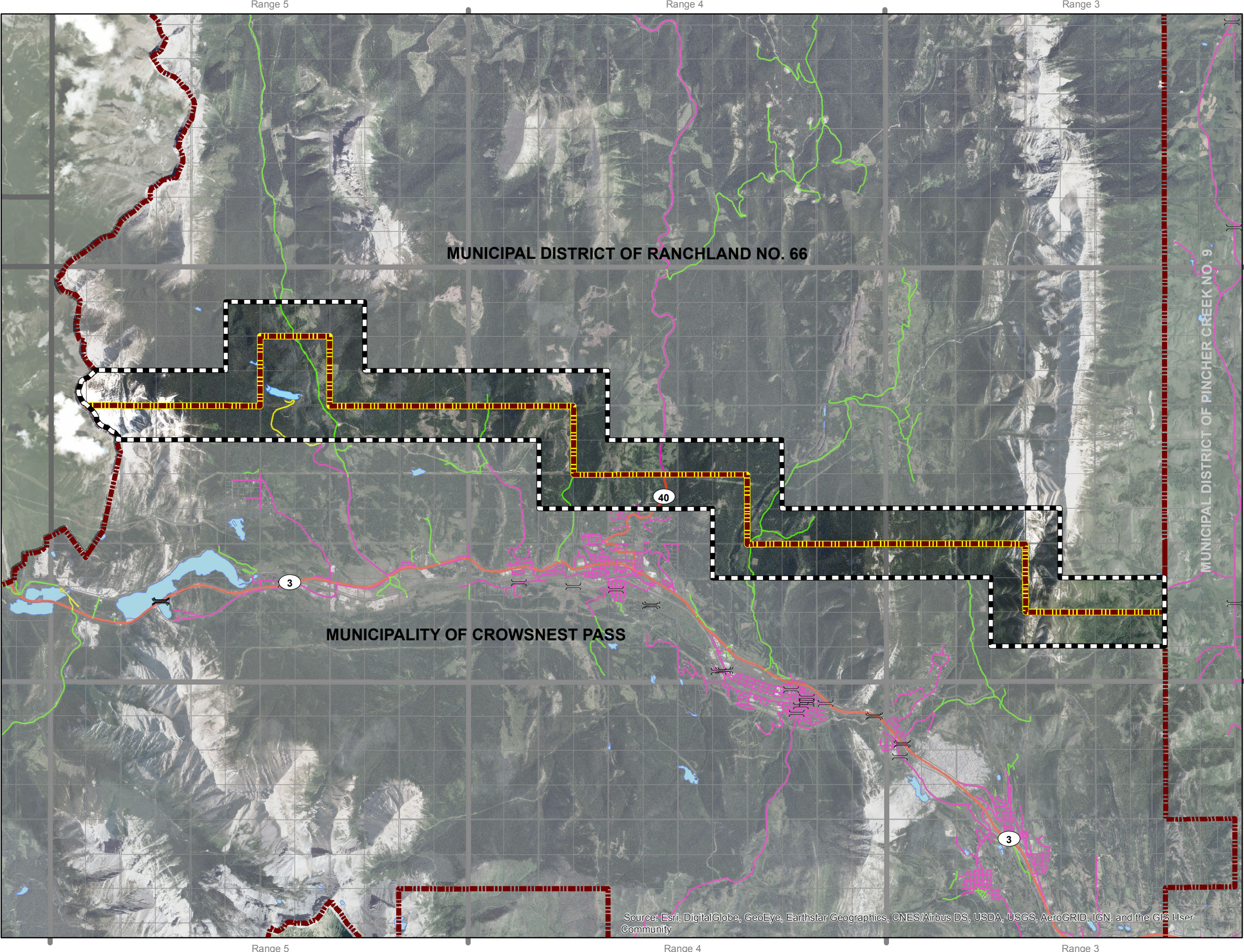
Aerial Photo Date: 2012

Municipality of Crowsnest  
Pass (Bylaw No. 1046, 2020)  
& Municipal District of  
Ranchland (Bylaw No.  
2019-05)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





# Municipality of Crowsnest Pass and Municipal District of Ranchland Intermunicipal Development Plan

## Road Network Map 3

Plan Area Boundary

Crowsnest Pass/M.D. of Ranchland Border

Bridge

Waterbodies

Provincial Highway

Municipal Roads

Private Roads

Public Roads

Aerial Photo Date: 2012/2017

Municipality of Crowsnest Pass (Bylaw No. 1046, 2020) & Municipal District of Ranchland (Bylaw No. 2019-05)

0

1

2

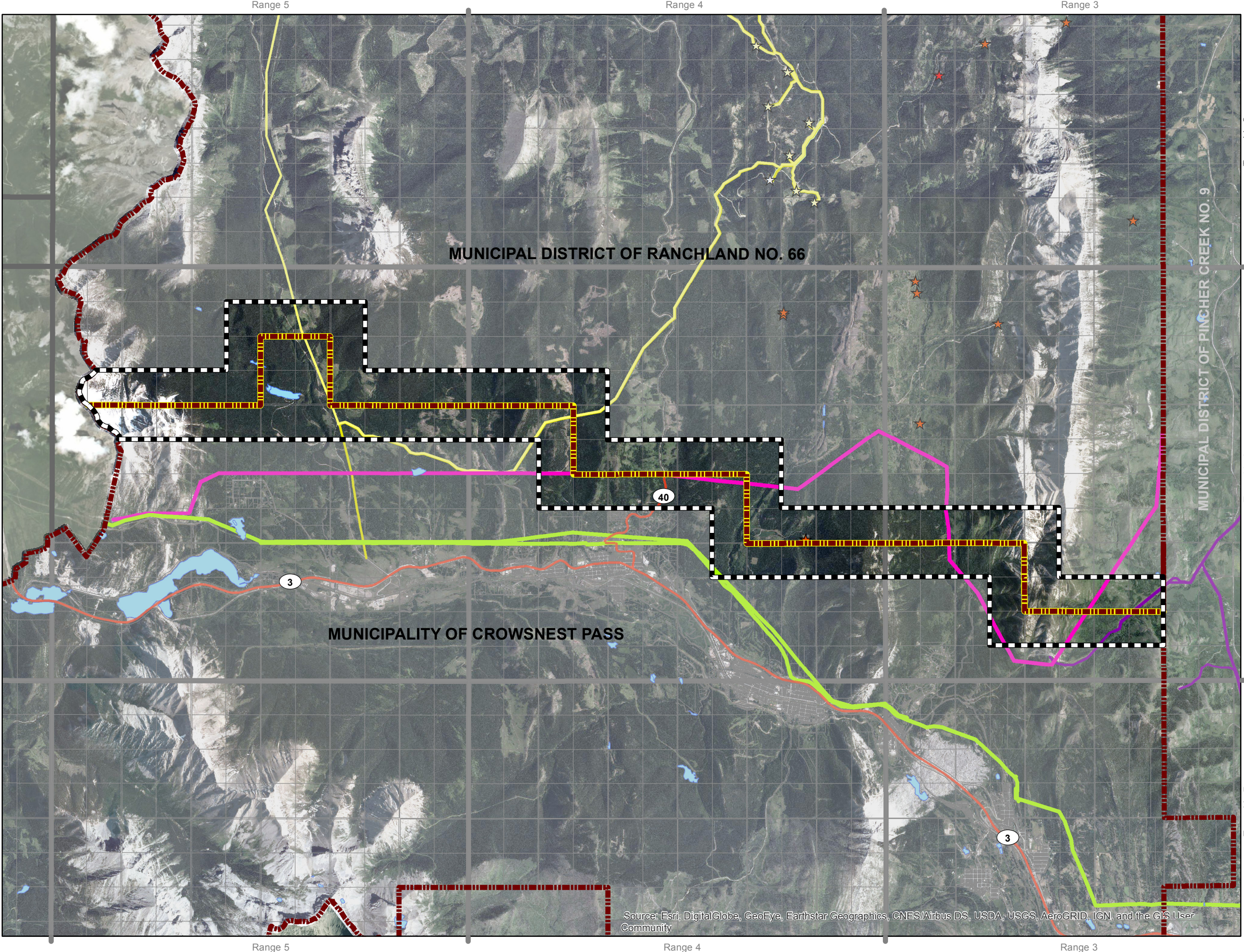
3

4

Kilometers

N



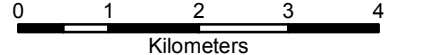


# Municipality of Crowsnest Pass and Municipal District of Ranchland Inter municipal Development Plan

## Energy Infrastructure Map 4

- Plan Area Boundary
- Crowsnest Pass/M.D. of Ranchland Border
- Provincial Highway
- Waterbodies
- Transmission Lines<sup>1</sup>**
  - 138 kv
  - 500 kv
- Pipelines - Substance<sup>2</sup>**
  - Fuel Gas
  - Natural Gas
  - Salt Water
  - Sour Natural Gas
- Oil and Gas - Well Status<sup>2</sup>**
  - Abandoned
  - Abandoned Gas
  - Suspended
  - Suspended Gas

**Source:**  
<sup>1</sup> Digitized by ORRSC, 2018  
<sup>2</sup> Alberta Energy Regulator, 2016  
Aerial Photo Date: 2012  
Municipality of Crowsnest Pass (Bylaw No. 1046, 2020) & Municipal District of Ranchland (Bylaw No. 2019-05)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community