

MUNICIPAL DEVELOPMENT PLAN

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Acknowledgements

- Special Areas Board
- Special Areas Administration
- Palliser Regional Municipal Services

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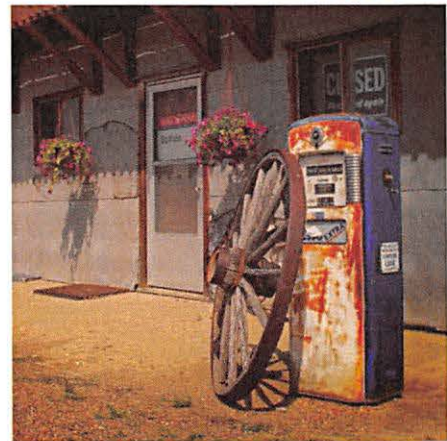


VISION

Special Areas has a thriving economy and rural community life.

What is an MDP?

The *Municipal Government Act Alberta 2000 Chapter M-26 (MGA)* requires that every municipality must adopt a Municipal Development Plan (MDP) to guide long-range planning and land use. The *MGA* also identifies the required and optional contents of an MDP. Other statutory plans and related bylaws must be consistent with the MDP. This Municipal Development Plan has been prepared under the direction and in accordance with the *MGA*.



2 MDP GOALS

Special Areas has identified the following key municipal goals that will guide decision-making and strategic direction.



Grow the local economy and population.



Promote growth & development through smart municipal investment.



Create flexible policy and regulation.



Create and maintain a sustainable tax base.



Enhance citizen understanding of the subdivision and development process



Maintain a strong rural community character.



CURRENT STATE

Special Areas Board was born out of hardship and has transformed into a strong and progressive region in Southeast Alberta. It has been said that there are no stronger people than settlers, but even their sheer grit and commitment was tested in the early days.

Reaching out to start a new life, in an undeveloped region is more than most would think of doing. The Special Areas was built by this courageous brand of pioneers, breaking land and building hope is what Special Areas is all about.

3.1 WHY IS THIS PLACE CALLED “SPECIAL AREAS”?

The short answer is the area holds an amazing balance of rich opportunity and quiet living, so it deserves a special name. After all, where else do you find 4,295 people living great lives on five million acres of breath-taking land?

Here’s the long answer. Parts of southeastern Alberta were hit particularly hard by the Great Depression and drought of the 1930s. In 1938, the Provincial Government established a special governing body – called the Special Areas Board - to provide municipal services and supports to enable this region to recover and thrive. Like a municipal government, the SAB looks after roads and parks, provides water and emergency services, and develops economic development and agricultural conservation strategies. The SAB also manages public land and community pastures as a Crown agent.

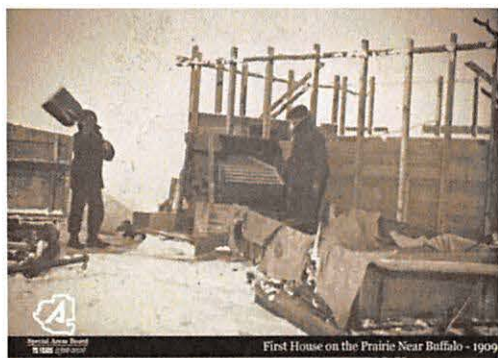


Image source: <https://specialareas.ab.ca/>



Image source: <https://specialareas.ab.ca/>

CONTEXT MAP

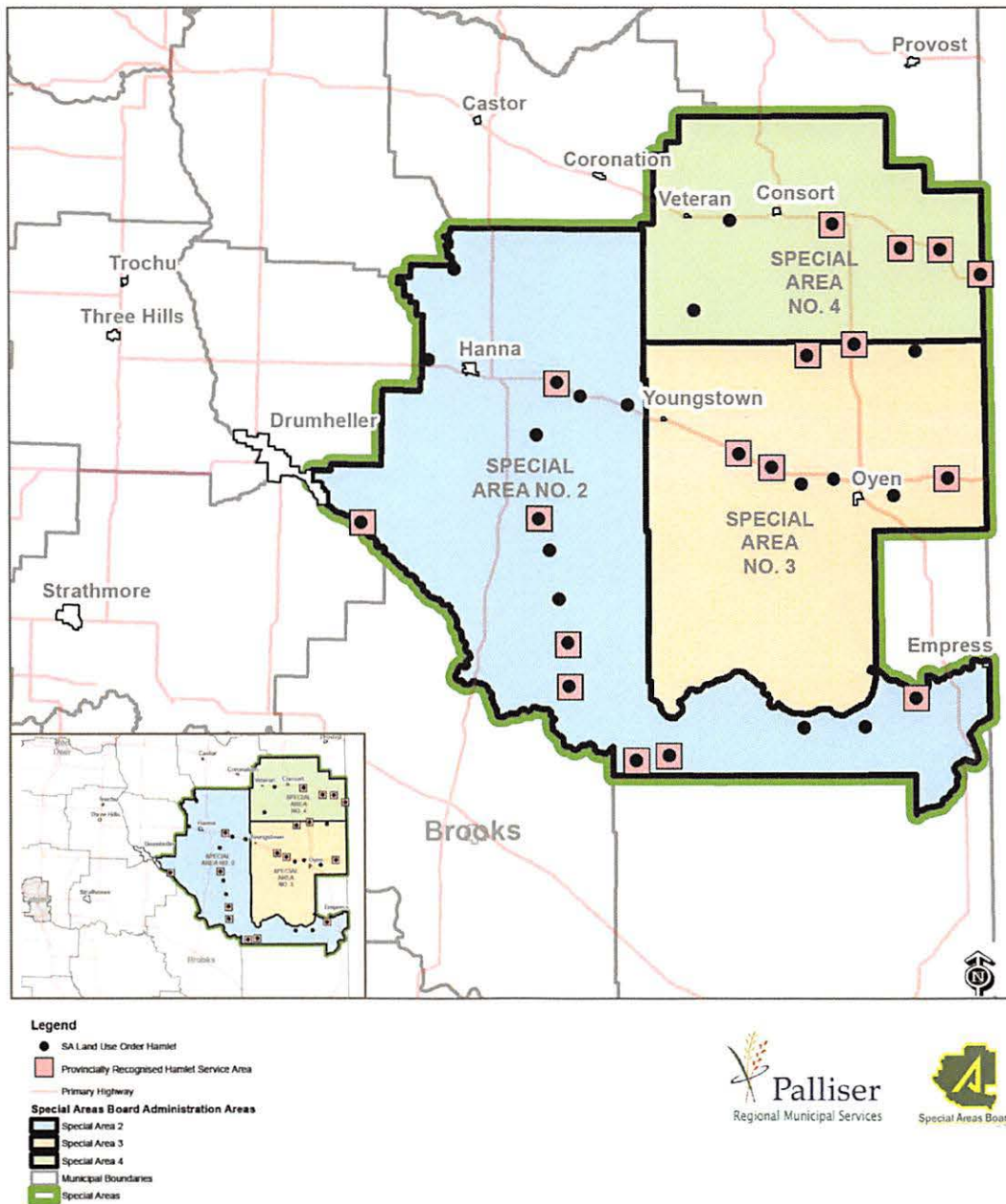


Figure 1: Context Map

3.2 BY THE NUMBERS

- SAB has designated 33 hamlets in its Land Use Order, 17 of these hamlets are also recognized by Municipal Affairs.
- 5 independent urban municipalities within Special Areas (2 Towns + 3 Villages)
- Population:
 - Special Area No. 2: 1,927 population (2019) down from 1,990 in 2018
 - Special Area No. 3: 1,047 population (2019) down from 1,062 in 2018
 - As of January 1, 2021, Cereal has been incorporated as a hamlet within Special Area No. 3, 111 population (2019)
 - Special Area No. 4: 1,275 population (2019) up from 1,261 in 2018
 - **Total Population: 4,184 (2019 Alberta Municipal Affairs / 2016 Census)**
- 2,055,959 hectares (5,080,385 acres)
- 6,724 km of roads to maintain
- 409 km of water mains
- 2,158 total dwelling units

3.3 WHERE DOES SPECIAL AREAS GET ITS TAXES FROM?

Presently Special Areas Board receives 65% of its taxes from the assessment category called *non-residential linear*, which is essentially oil/gas pipelines that can be taxed municipally (see **Figure 2**). The second largest tax category is *machinery and equipment*. Residential development and farmland account for a combined 14% of the taxes collected. As provincial changes to linear assessment take effect that will reduce the ability of municipalities to tax linear assets, the Special Areas Board must pivot to a new reality where linear assessment provides a smaller proportion of the tax base.

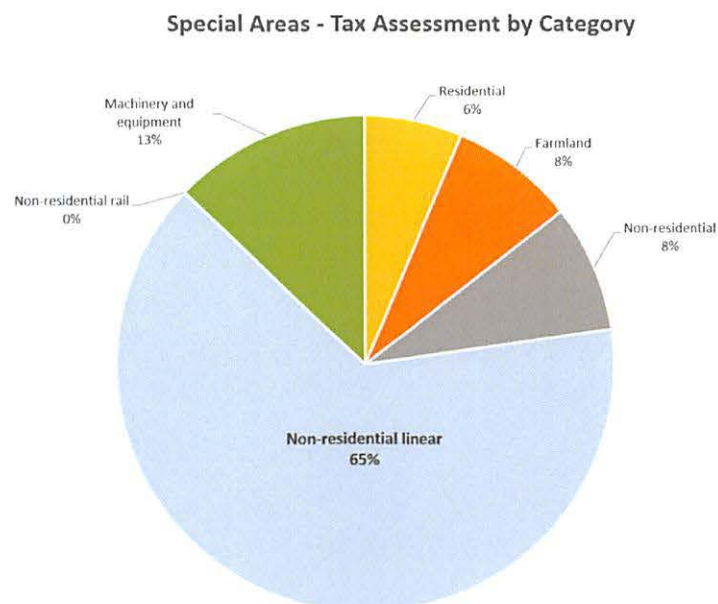


Figure 2: Municipal Tax Assessment by Category

Data source: Alberta Government, 2019 Equalized Assessment Report

3.4 WHERE DO PEOPLE LIVE?

Special Areas No. 2, 3 and 4 cover approximately 5 million acres with a population just over 4,000 people. While there are 33 designated hamlets less than 1,000 people total reside within all the hamlets. The remainder of the population is distributed across the municipal authority with a concentration along highway corridors and nearby towns and villages. Another trend is greater density of population in the west and north compared to the east and south (see **Figure 3: Population Distribution**).

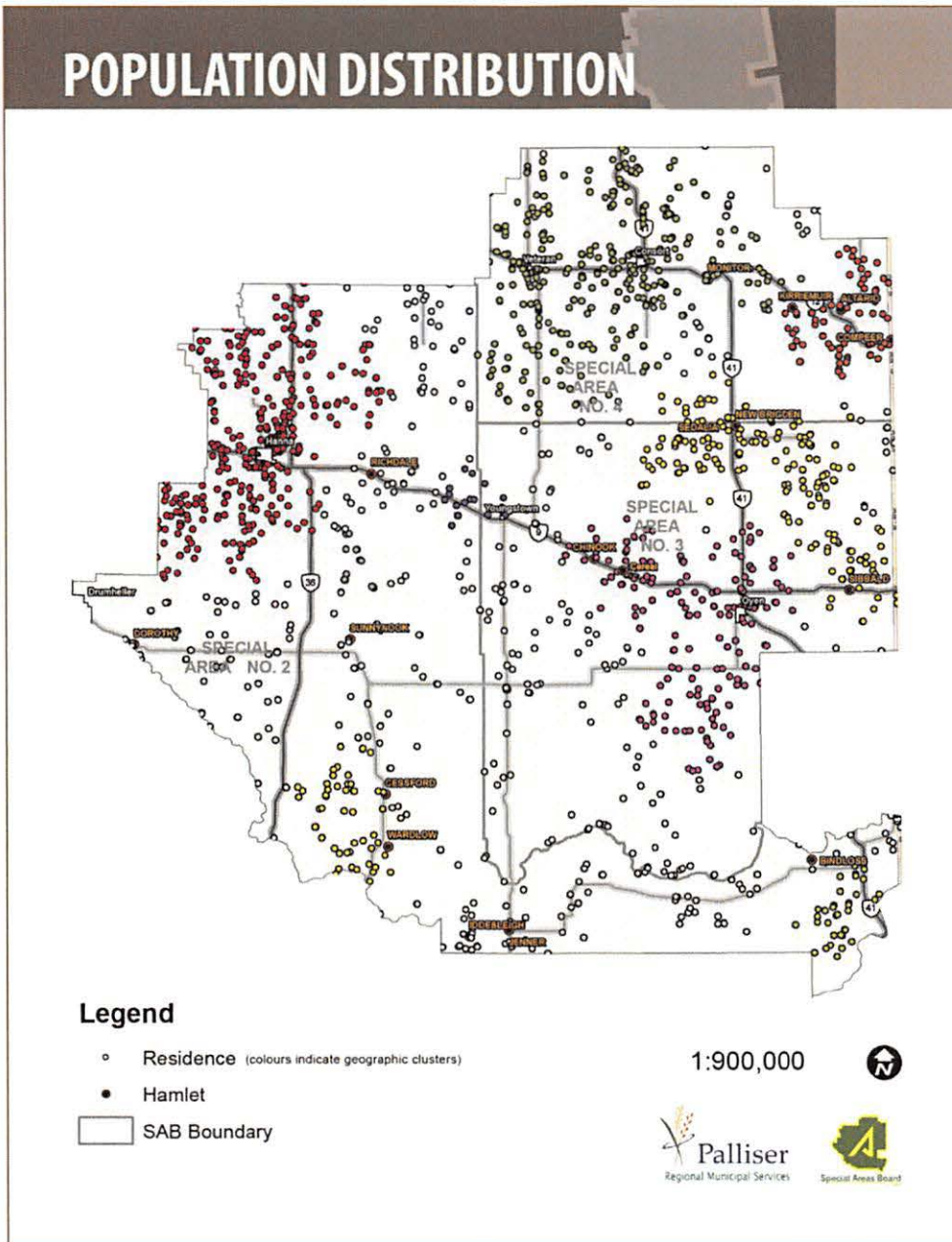


Figure 3: Population Distribution

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RELATIONSHIP TO OTHER PLANS

4.1 OVERVIEW

In accordance with the *Municipal Government Act (MGA)*, Intermunicipal Development Plans (IDPs) are the highest-level statutory plan in a municipality and take precedence over all other statutory plans followed by Municipal Development Plans. However, a Municipal Development Plan (MDP) is the highest-level statutory plan that covers the entire geographic area of a municipality and thus acts as the key visioning and policy document.

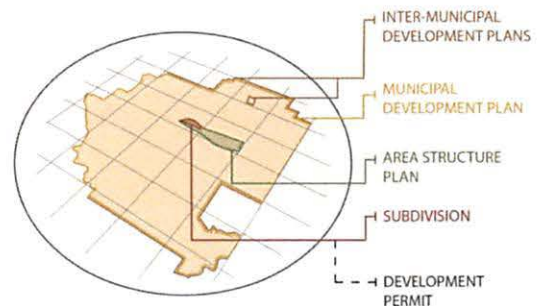
Area Structure Plans, which cover a defined planning area, are typically the third highest statutory plan and thus must comply with any adopted IDP and the municipality's MDP.

Special Areas Board has adopted the following Intermunicipal Development Plans (see **Figure 4: Intermunicipal Development Plans**).

- Town of Drumheller
- County of Paintearth No. 18
- M.D. of Provost No. 52
- Village of Consort
- Village of Veteran
- County of Newell
- M.D. of Acadia No. 34
- Wheatland County

The *Municipal Government Act* states municipalities are not required to adopt an Intermunicipal Development Plan with each other if they agree they do not require one. The Special Areas Board has mutually agreed to not adopt an Intermunicipal Development Plan with the following municipalities:

- Village of Empress
- Village of Youngstown
- Town of Oyen
- Town of Hanna
- Cypress County
- County of Stettler No. 6
- Starland County



INTER-MUNICIPAL DEVELOPMENT PLANS

Guide growth and development in an area where there shares a border with another municipality

MUNICIPAL DEVELOPMENT PLAN

Guides overall growth and development for the Town

AREA STRUCTURE PLAN

Provides the vision for the physical development of an area

SUBDIVISION

An area of land divided for development

DEVELOPMENT PERMIT

An area of land that has been approved for a specific use, and associated details of that use

EXISTING PLANS

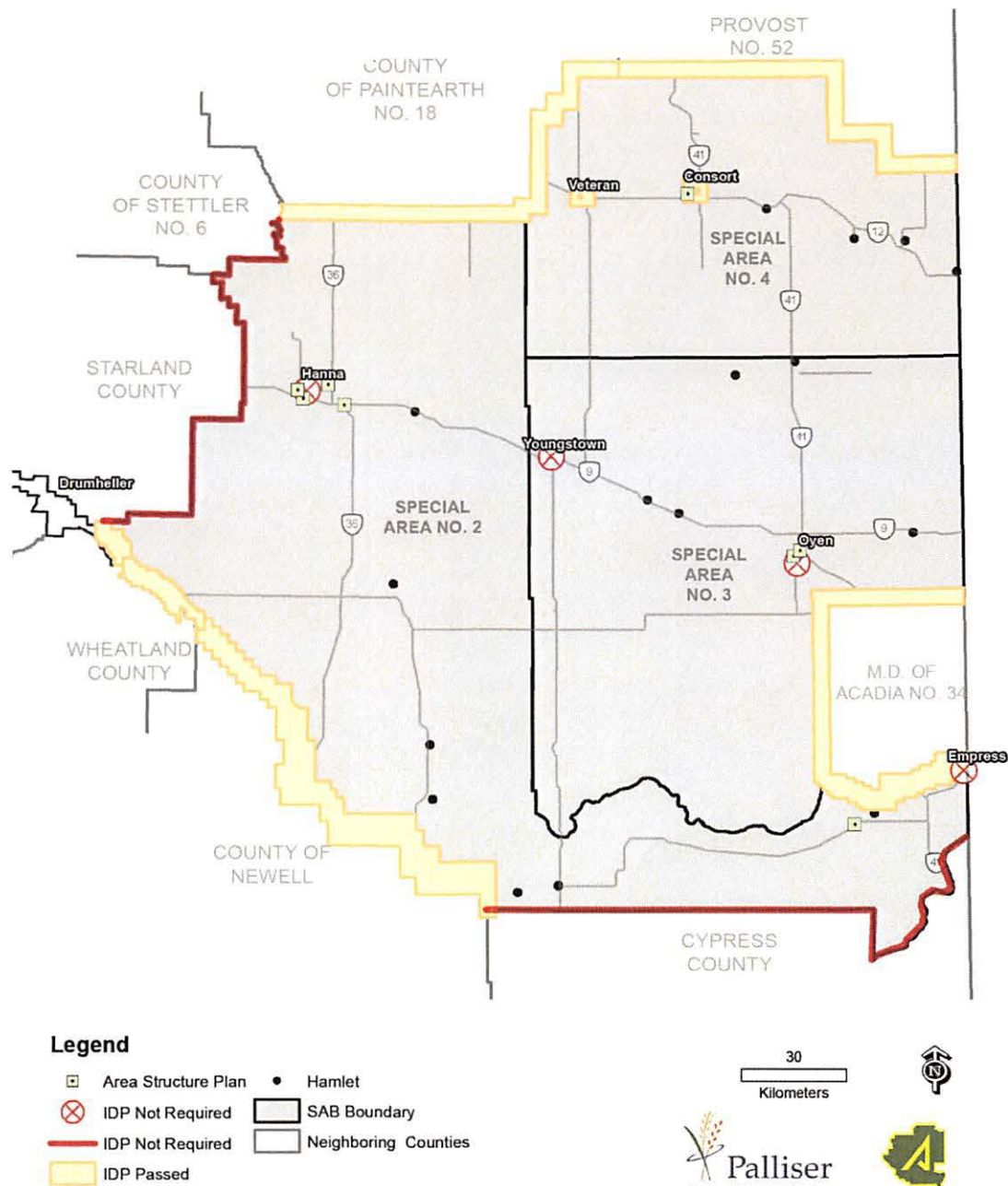
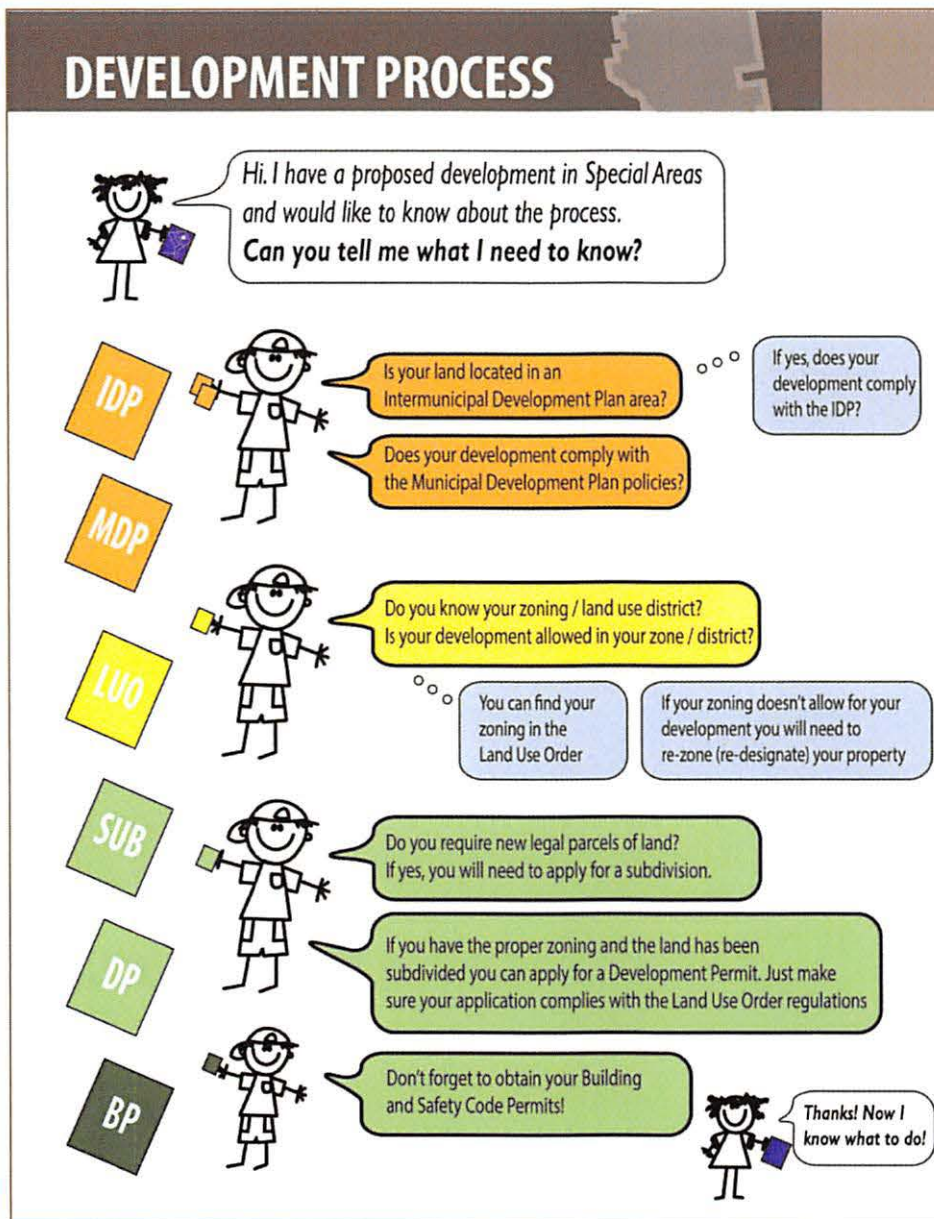


Figure 4: Intermunicipal Development Plans

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DEVELOPMENT PROCESS

Special Areas Board supports development within its boundaries to support a vibrant community and strong tax base. As noted in the MDP goals, an important goal for SAB is to enhance citizen understanding of the development process with the further goal of promoting development. The following section explains the Development Process in plain language.





GROWTH & DEVELOPMENT

6.1 WHY IS SPECIAL AREAS BOARD TALKING ABOUT GROWTH?

Since 2016 Special Areas Board population has been trending downward from 4,499 to 4,184 in 2019. Fewer people means every landowner and resident must pay more for the same services. Yet increasingly landowners and residents are wanting more services not less. Thus, bringing the population and level of development back up to 2016 levels could help with spreading the tax burden across a few more shoulders.

Additionally, as shown on **Figure 2: Municipal Tax Assessment by Category**, Special Areas relies on non-residential linear assessment for 65% of its tax base and the ability for municipalities to tax oil/gas pipelines is changing and diminishing due to both economic and policy changes outside the control of the Special Areas Board. Replacing the lost tax revenue from linear assessment will be difficult while maintaining the current level of services provided by Special Areas. For example, Special Areas maintains over 6,200 km of roads and over 400 km of water pipelines.

6.2 DEVELOPMENT PLAN COMPONENTS

Growth and development occurs due to a series of known factors and components. Although sometimes it seems random (especially in rural areas), rural growth and development is not random and typically follows predictable patterns and trends. For example, growth and development requires a minimum level of services, basic infrastructure, available land and connectivity. **Figure 5: Ingredients for Growth & Development** shows the components that will most likely combine to result in future growth for Special Areas, including services centres, recreation and tourism areas, infrastructure, transportation networks and available land base. Geographic centres or corridors where these components overlap the most is where growth can be expected to occur. If a municipality wishes to promote development, the municipality should align its investment and spending priorities with these potential growth areas to achieve maximum return on investment.

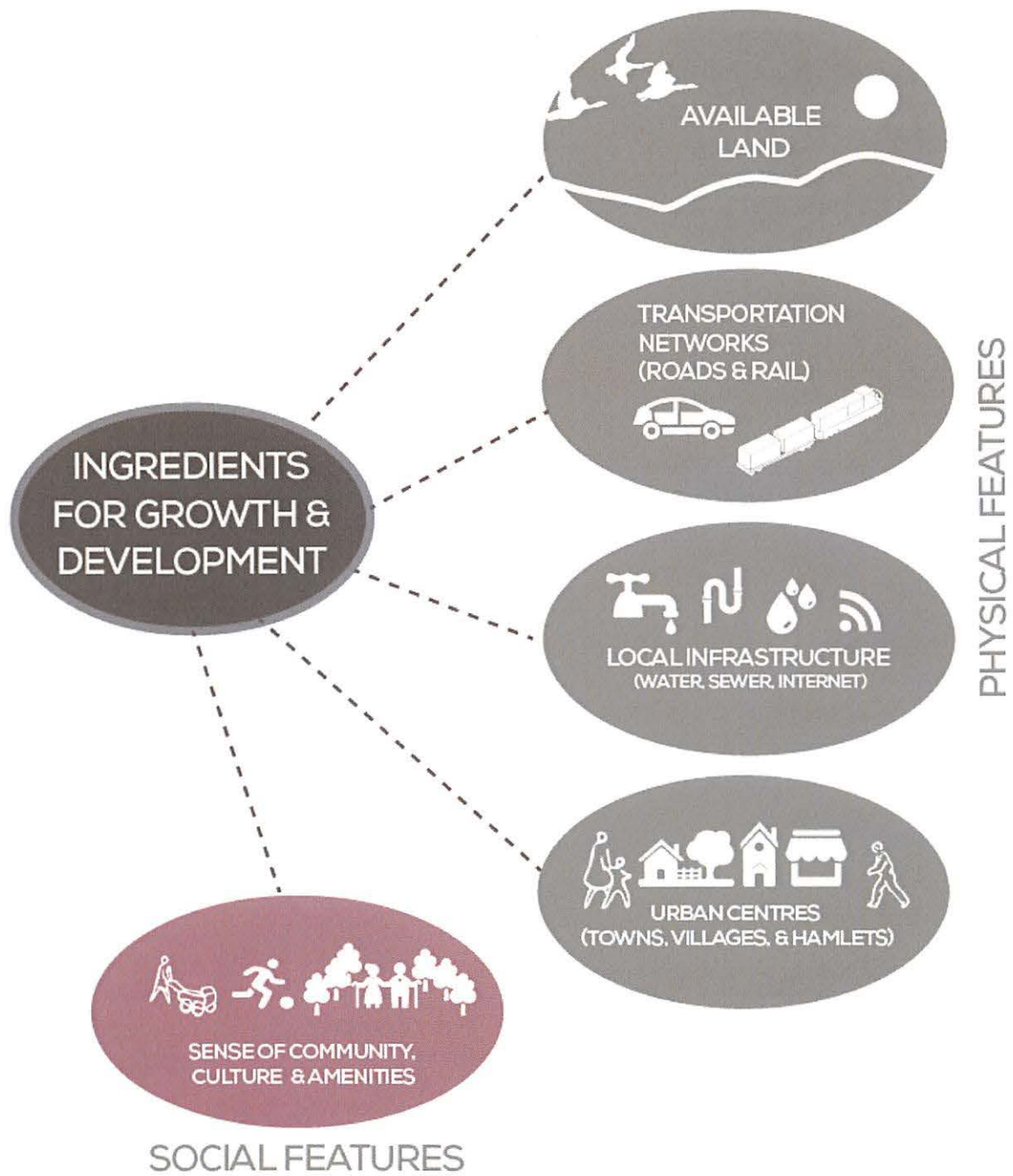


Figure 5: Ingredients for Growth & Development

6.3 WHAT ARE THE GROWTH PRIORITIES?

Given finite resources and time, Special Areas has identified the following growth priorities. These priorities do not preclude development and growth from happening in other ways and other places, but instead identify how the Special Areas Board plans to prioritize municipal investment and incentives for growth and development. **Figure 6: Rural Development Plan** visually shows the growth priority areas for Special Areas Board. Although every corner of Special Areas has significant growth potential, it can be argued the growth corridors identified in **Figure 6: Rural Development Plan**, have a number of overlapping growth priorities and, therefore, a significantly greater chance for multiple growth opportunities. The growth corridors have several of the following:

- Major highways intersecting
- Highway commercial or industrial parks
- Major urban centers
- Cell service
- Internet service
- R.V. parks
- Potable waterline
- Water truck fills
- Airports
- Rail and railyard hub
- Agribusiness elevator, fertilizer, & chemical sales
- Schools
- Hospital

1



Invest in Rural Infrastructure and Internet Connectivity to encourage growth and development (e.g., Return to Rural project, internet, waterline and truck fills, and road networks).

2



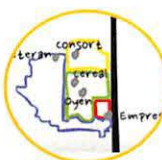
Support Growth in Urban Centres where existing infrastructure investment and services are already present.

3



Focus Recreation and Tourism Development where appropriate as an amenity for residents and an economic driver.

4



Encourage Rural Economic Development and Diversification (e.g., irrigation projects, agri-business, entrepreneurs, rural commercial/industrial parks, ASPs).

5



Support Rail and Rail-related Development (e.g., Oyen Railyard ASP).

RURAL DEVELOPMENT PLAN



Figure 6: Rural Development Plan



ECONOMIC DEVELOPMENT

Special Areas Board is moving forward with new and existing economic development initiatives to ensure a thriving rural community and economy in Special Areas - focusing on investment where it can make a difference. It adopts an innovative approach, bringing economic development organizations and business leaders together to create a region of entrepreneurial communities whose participants share experience and insight and support one another.

For example: Oyen Rail Yard and Logistics Park – Business Partnership between Special Areas Board, Town of Oyen; Business Hub – Concierge service for entrepreneurs; Return to Rural Project - A rural development initiative focused on engaging, attracting and retaining youth, serving the communities of the Special Areas and the M.D. of Acadia No. 34 region.

7.1 ECONOMIC DEVELOPMENT

- 7.1.1 Special Areas Board should prioritize infrastructure and economic investment within the Growth Corridors and Growth Focus Areas shown on **Figure 6: Rural Development Plan**.
- 7.1.2 Special Areas Board encourages economic and employment diversification throughout the region where businesses will be supported by adequate infrastructure and transportation networks.
- 7.1.3 Special Areas Board will continue to foster partnerships with other municipalities, governmental agencies and private industry to promote the economic opportunities available in the region.
- 7.1.4 Special Areas Board may support businesses through provision of infrastructure, transportation network (road) access, economic development promotion and high-speed internet to the extent possible.
- 7.1.5 Special Areas Board will support Recreation and Tourism Areas as both amenities for residents and as economic drivers.

8

AGRICULTURE

Special Areas has a deeply rooted and rich agricultural history. Cheap land brought many people in the early 1900s, but it was only the most innovative who could tame the wild landscape by adapting their farming practice. An early reliance on wheat production has diversified and the local economy now boasts a diverse mixture of farming, ranching, and oil and gas production. It is important to maintain the existing agricultural lands and continue to support the role they play within Special Areas. The following policies are intended to benefit the agricultural sector as well as allow room for continued diversification in the economy.

8.1 AGRICULTURE

- 8.1.1 Special Areas Board will continue to increase public awareness and understanding of agricultural operations and businesses by promoting the importance of the agricultural industry for food, jobs, trade, economics and the environment.
- 8.1.2 Special Areas Board supports agricultural operators diversification of their operations, including but not limited to specialty crops and livestock, irrigation, greenhouses, farm-to-table retail opportunities, and agri-tourism operations.
- 8.1.3 Special Areas Board shall review the Land Use Order for opportunities to support agricultural diversification through more flexible land use regulations pertaining to subdivision and development. Consideration should be given to regulations that do not discourage or prohibit agricultural diversification.





HAMLETS & HOUSING

HAMLETS

Hamlets are unincorporated urban communities that provide a range of land uses, housing types, employment and amenities to a local service area. Special Areas Board has 33 designated hamlets with a combined population of less than 1,000, which represents approximately less than 25% of the total population of Special Areas. Although sometimes small in population, hamlets act as gathering places and rural nodes where additional services can be accessed, such as stores, community halls, internet towers, schools and other amenities.

- 9.1.1 Special Areas Board encourages growth and development in regions and urban areas where appropriate and will support development through investment in local infrastructure and attraction/retention strategies.
- 9.1.2 Development within hamlets should complement and enhance the existing character of the hamlet through proper design measures, including scale, massing, architecture, landscaping and urban design.
- 9.1.3 Special Areas Board encourages employment opportunities and services to locate within urban areas where adequate infrastructure is present.



RURAL COMMUNITIES & HOUSING

As shown on **Figure 3: Population Distribution** the vast majority of residents in the Special Areas live outside of a designated hamlet. Housing provided in rural communities as acreages and farmsteads is key to the vitality and growth of the Special Areas Board. SAB wishes to encourage further rural development and investment through new opportunities for housing and development. There is often a desire to bring families back together in rural communities because family members sometimes left for urban areas, as it wasn't feasible to own or subdivide land. If done sensitively and appropriately, more flexible subdivision and development policies may encourage family members to each own parcels in the same area. This enables continued rural vitality, drawing people and communities together for a prosperous future.

- 9.1.5 Special Areas Board shall allow first parcel out subdivisions in accordance with the *MGA* and Land Use Order.
- 9.1.6 Special Areas Board supports providing new rural housing opportunities through a review of the Land Use Order to allow more subdivisions to occur on agricultural parcels (e.g., second or third parcel out of a quarter section and subdivision of existing fragmented parcels) where appropriate.
- 9.1.7 Special Areas Board supports housing diversity and innovation and will support housing development in rural areas through more flexible development regulations in the Land Use Order.
- 9.1.8 Special Areas Board will undertake initiatives to better explain the subdivision and development process to residents.
- 9.1.9 Multi-lot residential subdivisions should locate where piped water servicing is currently available or proposed to be available as shown on **Figure 8: Water Infrastructure**.
- 9.1.10 The approving authority may require the applicant of a multi-lot subdivision to provide a Biophysical Impact Assessment completed by a professional biologist (e.g., PBio or similarly certified professional) where the proposed development is deemed significant to warrant this level of investigation by the subdivision authority or is otherwise required by provincial or federal authorities.
- 9.1.11 Where a multi-lot residential development is proposed in an area without an existing developed local road or requires a service road, the Special Areas Board may enter into a development agreement for the construction and maintenance of a road to the site.
- 9.1.12 Where a developer pays for and constructs a public road or other public infrastructure the Special Areas Board may enter into an Endeavour to Assist agreement with the developer to ensure future developments pay their proportionate costs of the infrastructure.
- 9.1.13 When considering Land Use Order amendments (e.g., rezoning) for multi-lot residential subdivisions Special Areas Board should consider the following criteria:
 - i. Compliance with any applicable Intermunicipal Development Plan (IDP), Regional Plan or provincial or federal legislation.
 - ii. Site design that considers preservation of key site features such as trees, historic features, viewsheds, or important topographic features, which would add value to the residential development.
 - iii. Ability to service the development with piped water as shown on **Figure 8: Water Infrastructure**.

- iv. The density of development in relation to development capability of the available resources such as potable water supply, topography, vegetation, soil and drainage.
- v. Results from any detailed analysis of environmental studies, or any completed Biophysical Impact Assessment (BIA), and how proposed environmental impacts will be mitigated.
- vi. The potential impacts to neighbouring land uses including agricultural operations.
- vii. The presence of any existing or abandoned oil or gas facilities and pipelines in accordance with provincial regulations and legislation.
- viii. Suitable road access to individual lots provided by internal roads or service roads developed to standards acceptable to Special Areas Board and not directly onto Provincial roadways or local roads unless otherwise approved.

10

RECREATION & TOURISM DEVELOPMENT

The diverse landscapes of Alberta's Special Areas present opportunities for outdoor recreation in all seasons. Hunting and fishing are popular, and Special Areas is in the middle of Alberta's biggest migration route, making for successful hunting seasons. From the prairies and river valleys, to the badlands and coulees, beautiful views and open spaces are easily found. Big events including rodeos, farmers markets, and sports tournaments bring people from all over Alberta. Adventurist tourists are drawn by the many trails, lakes, and campgrounds; Special Areas has something for everyone.

- 10.0.1 Special Areas Board encourages the enjoyment of the many environmental assets through tourism and recreation development sensitive to environmental context.
- 10.0.2 Special Areas Board will coordinate recreation and tourism development planning with adjacent provincial recreation areas to ensure compatibility of land uses, protection of environmental areas, preservation of viewpoints and minimization of impacts from traffic, noise and other nuisances.
- 10.0.3 Special Areas Board will broadly promote the recreation and tourism opportunities to support the local economy and its residents.



TRANSPORTATION

Special Areas Board maintains over 6,200 kilometres of roads across five million acres of land (**Figure 7: Transportation Network**). Roads are both a significant asset and expense; proper planning and maintenance is vital to creating an efficient and effective transportation system.

11.1 TRANSPORTATION INFRASTRUCTURE

- 11.1.1 Special Areas Board will maintain its roads and transportation network in a safe, coordinated, efficient and cost-effective manner.
- 11.1.2 When making land use and development decisions Special Areas Board will consider the safe, efficient and cost-effective provision of transportation services.

11.2 RAIL INFRASTRUCTURE

- 11.2.1 Special Areas Board supports the continuation of rail service. Where possible, Special Areas will support appropriate development nearby railway lines.
- 11.2.2 All proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided to the satisfaction of the municipal authority and in consultation with the appropriate railway operator.

TRANSPORTATION NETWORK

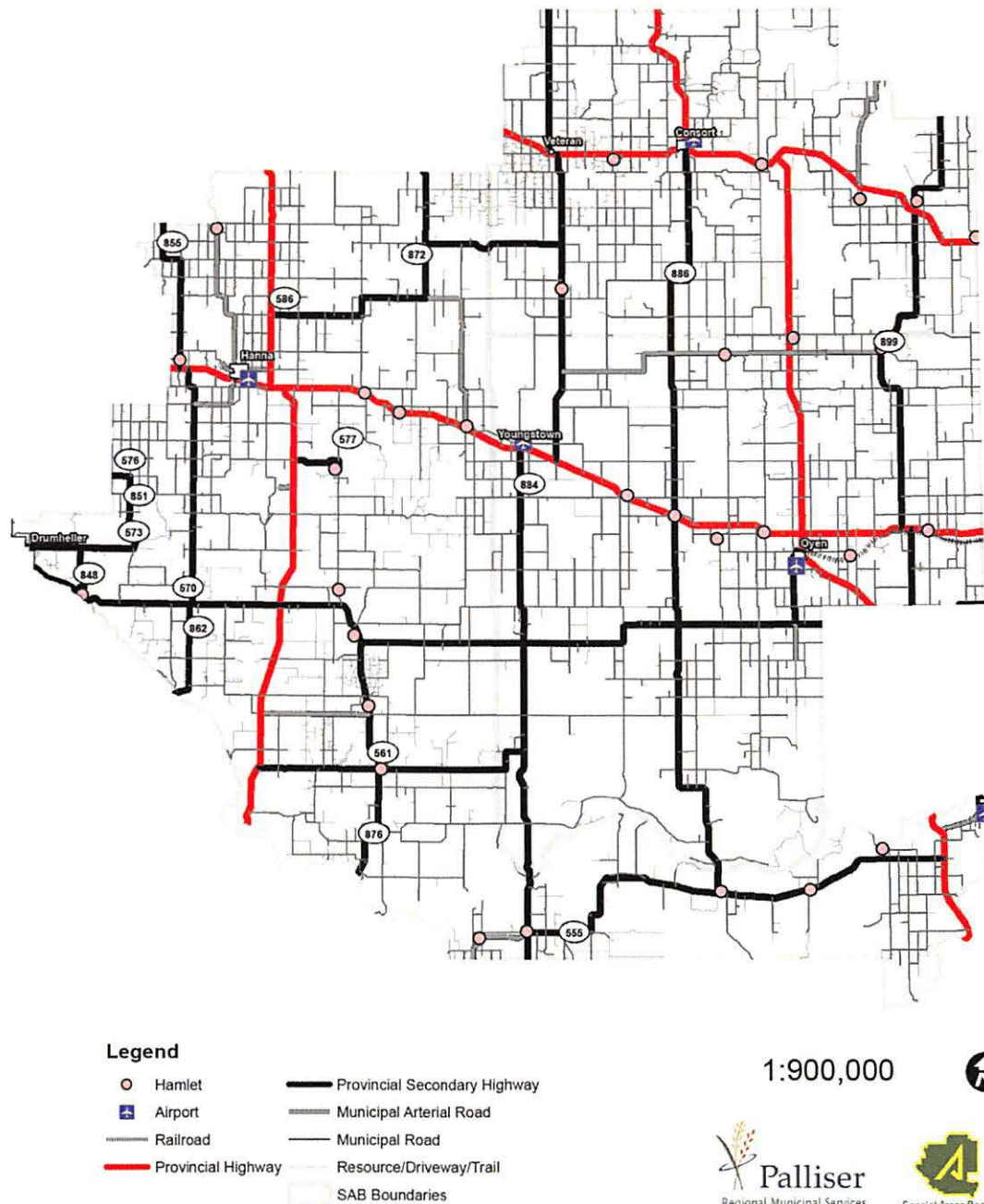


Figure 7: Transportation Network



ENVIRONMENT

The Special Areas encompass multiple landscapes and ecological features including the Badlands and Neutral Hills; numerous creeks, rivers and lakes, including the Red Deer River; and native prairie. Provincial Parks mark environmentally significant areas that can be used for specific recreational activities. The natural landscape of Special Areas provides a habitat and migration route for many wildlife. Dowling Lake, for example, is considered an Important Bird Area for Canada. Preserving the ecological integrity of Special Areas while maximizing the potential of agricultural and urban land will create a well-balanced environment.

12.1 HEALTHY ECOSYSTEMS

- 12.2.1 Special Areas Board will consider the ecological integrity of environmentally sensitive areas when amending or updating statutory plans, policies and other planning documents.
- 12.2.2 All planning and development projects shall adhere to relevant federal and provincial laws, standards and regulations.
- 12.2.3 Special Areas Board may seek to conserve environmentally sensitive areas and high value wetlands through the use of various legislated tools in accordance with the *Municipal Government Act*.
- 12.2.4 Through the subdivision process, Special Areas Board should require the following lands to be dedicated as environmental reserve or placed under environmental reserve easements in accordance with the provisions of the *Municipal Government Act*:
 - lands considered unsuitable for development;
 - environmentally sensitive areas; or
 - lands subject to flooding or consisting of a swamp, gully, ravine, coulee, or natural drainage course.





INFRASTRUCTURE

In Special Areas development is often dependent on the level of infrastructure servicing available to an area. The key services include transportation, water, wastewater, solid waste, and emergency services. Another important element of community infrastructure for the Board is the level of internet connectivity. Strong internet connectivity allows for more employment opportunities such as working from home, as well as potential for highly accessible community platforms to increase social connectivity.

13.1 WATER & WASTEWATER SERVICING

- 13.1.1 Special Areas Board will protect long-term infrastructure corridors to ensure infrastructure servicing is efficiently integrated with planned land use.
- 13.1.2 Where possible, Special Areas Board will encourage multi-lot or major developments to locate along existing potable water lines as shown on **Figure 8: Water Infrastructure**.
- 13.1.3 Residential development may be serviced by on-site water and private sewage systems, municipal infrastructure or private communal systems. All systems shall be developed to provincial and applicable municipal standards.

13.2 INTERNET SERVICES

- 13.2.1 Special Areas Board shall continue to invest in rural internet connectivity, with the goal of connecting the entire Special Areas with high-speed internet.

13.3 SOUR GAS FACILITIES

- 13.3.1 Setback guidelines for sour gas facilities will be in accordance with the setbacks established by the AER or other authority having jurisdiction (see **Figure 10: Sour Gas Facilities**).
- 13.3.2 Special Areas Board will ensure all subdivision and development applications which are located within 1.5km of a sour gas facility are referred to the AER (see **Figure 10: Sour Gas Facilities**).
- 13.3.3 Pursuant to the *Municipal Government Act*, a license, permit, approval or other authorization granted by the AER will prevail over any land use decision rendered by Special Areas Board.
- 13.3.4 Any subdivision or development will not be approved if the setback distance is less than the setbacks outlined by the AER, and pursuant to the Subdivision and Development Regulation, unless Special Areas Board receives written approval for a lesser setback distance.

WATER INFRASTRUCTURE

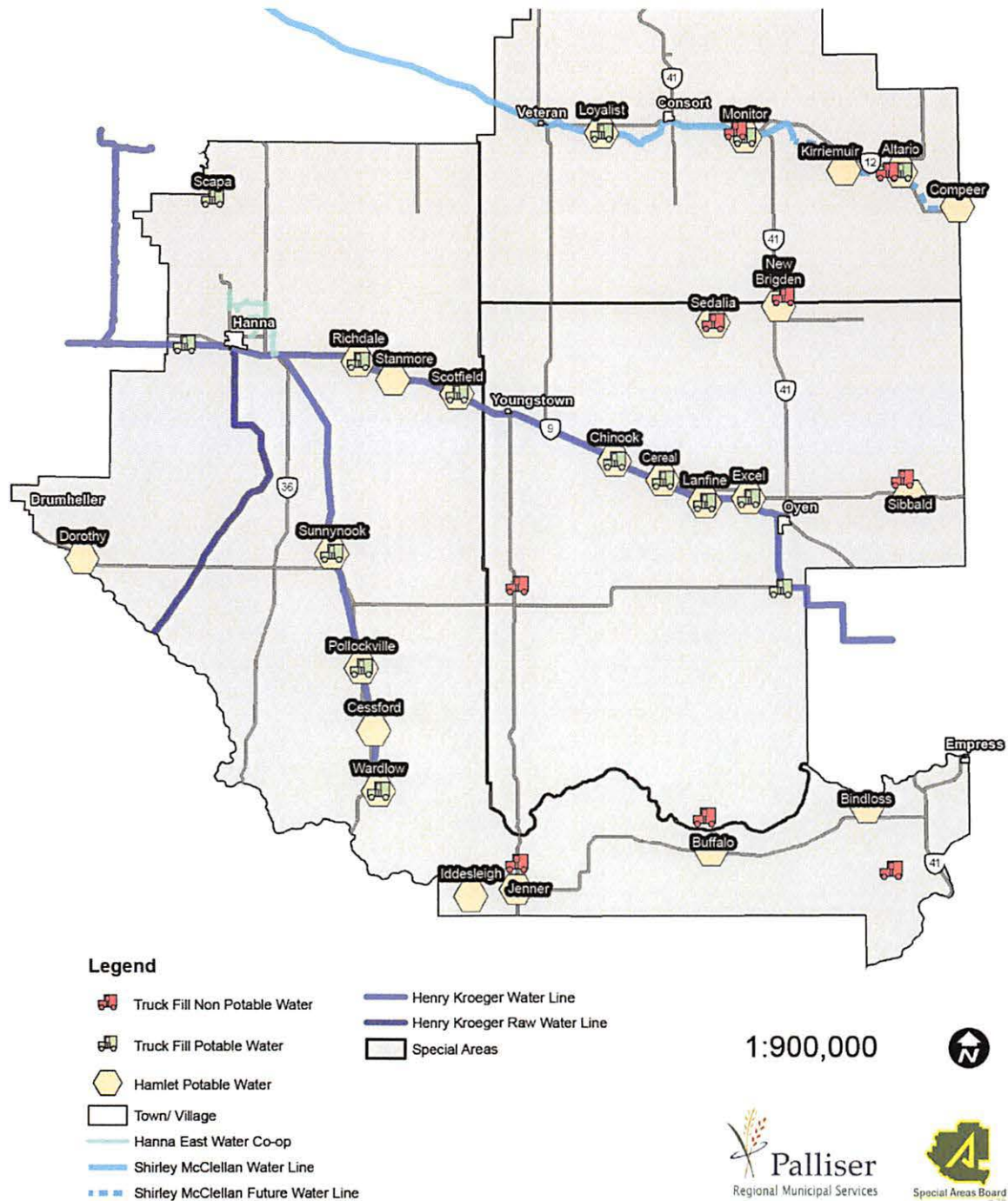
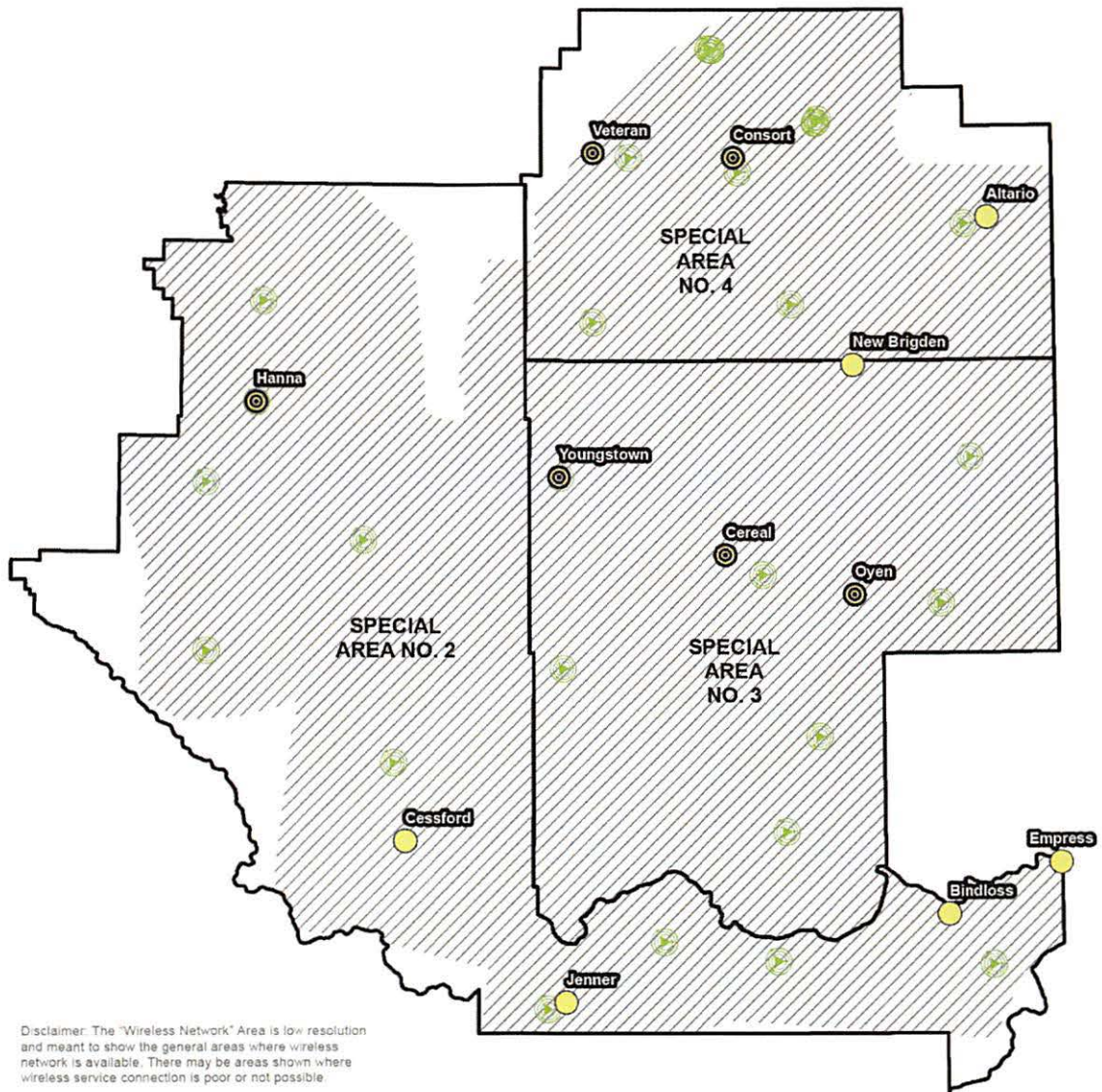


Figure 8: Water Infrastructure

INTERNET NETWORK



Legend

- Supernet
- Supernet + Fibre
- Tower
- Wireless Network
- SAB Boundaries

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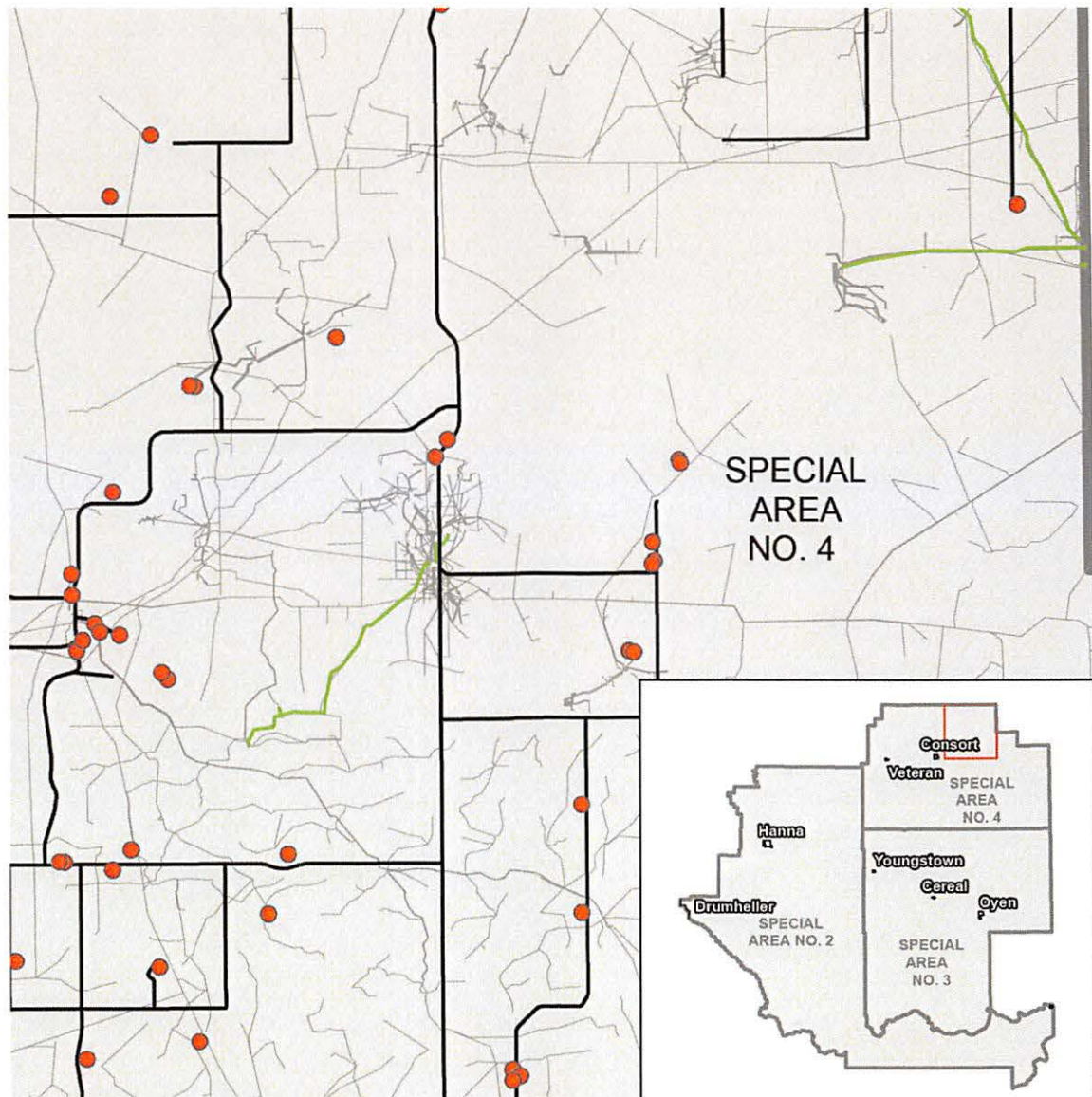


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Figure 9: Internet Connectivity

SOUR GAS FACILITIES



Legend

- Sour Gas Line
- Pipelines
- Residence
- Road
- SAB Boundary

1:900,000



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Regional Municipal Services

 **Special Areas Board**

Figure 10: Sour Gas Facilities

14

INTERJURISDICTIONAL MATTERS

The Special Areas Board endeavours to work collaboratively with all its municipal neighbours and maintain healthy intermunicipal relationships for mutual benefit to the municipalities and the region.

The Special Areas encompass multiple villages and towns, which have their own independent jurisdiction, identity and community needs. This includes:

- Village of Empress
- Village of Youngstown
- Village of Consort
- Village of Veteran
- Town of Oyen
- Town of Hanna

Special Areas has existing Intermunicipal Development Plans (IDPs) and Intermunicipal Collaboration Frameworks (ICFs) with various municipal neighbours. **Figure 4: Intermunicipal Development Plans** geographically identifies the existing IDPs that Special Areas Board has adopted. The below list highlights both the ICFs and IDPs that Special Areas Board has entered into with its municipal neighbours. Although not all neighbours have both an IDP and ICF the Special Areas Board remains committed to working collaboratively with all of its municipal neighbours.

MUNICIPALITY	IDP	ICF	MUNICIPALITY	IDP	ICF
Drumheller	✓	✓	County of Newell	✓	✓
Hanna	X	✓	County of Paintearth	✓	✓
Oyen	X	✓	County of Stettler	X	✓
Consort	✓	✓	MD of Acadia	✓	✓
Veteran	✓	✓	MD of Provost	✓	✓
Empress	X	✓	Cypress County	X	✓
Youngstown	X	✓	Starland County	X	✓
			Wheatland County	✓	✓

14.1 POLICIES

- 14.1.1 Special Areas Board will work collaboratively with its municipal neighbours for a prosperous region.
- 14.1.2 Special Areas Board will respect and follow all adopted intermunicipal agreements and plans, including Intermunicipal Development Plans and Intermunicipal Collaboration Frameworks.
- 14.1.3 Special Areas Board may enter into new Intermunicipal Development Plans and Intermunicipal Collaboration Frameworks as mutually desired by its municipal neighbours.
- 14.1.4 Special Areas Board administration shall report regularly on the effectiveness of adopted Intermunicipal Development Plans and Intermunicipal Collaboration Frameworks.



IMPLEMENTATION

Implementation of the MDP in Special Areas will occur in a way that aligns with existing framework and responds to future change. In order to remain current and best represent the Special Areas, this document will undergo review and make any changes needed for it to remain an effective tool within the communities.

15.1 POLICIES

- 15.1.1 The SAB will determine the top priorities for public funding and phasing of infrastructure (e.g., roads, water lines), in accordance with the vision in this Municipal Development Plan and the Special Areas Board's annual capital and operating budget.
- 15.1.2 An MDP review should be undertaken every five (5) years to ensure the goals and directions denoted in the MDP reflect current growth forecasts, market trends and community values.
- 15.1.3 Special Areas Board shall ensure the Land Use Order aligns with the MDP. Amendments to the Land Use Order may be required to ensure alignment with the MDP.
- 15.1.4 Special Areas Board administration should provide a yearly MDP report on the implementation and effectiveness of the MDP to the Advisory Council.
- 15.1.5 As subdivision occurs, Special Areas Board should ensure that municipal and/or school reserve lands are dedicated and assembled to provide the necessary public and community services.

16 GLOSSARY

Area Structure Plan (ASP): a statutory plan adopted by a municipality in accordance with the *MGA* to provide a framework for the subsequent subdivision and development of a defined area of land.

Development: a change of use of land or a building; the construction of a building; an extraction or stockpile; or change in intensity of use, as per the definition in the *MGA*.

Environmental Reserve: As defined by the *Municipal Government Act*.

Environmentally sensitive areas: means geographic areas with important or unique environmental characteristics.

Intermunicipal Collaboration Framework (ICF): a tool to facilitate cooperation between neighbouring municipalities to ensure municipal services are provided to residents efficiently and cost effectively. These frameworks are intended to provide for integrated and strategic planning, delivery and funding of intermunicipal services, allocate scarce resources efficiently in the providing local services, and ensure municipalities contribute funding to services that benefit their residents.

Intermunicipal Development Plan (IDP): a statutory plan adopted by two or more municipalities in accordance with the *MGA* that applies to lands of mutual interest to the participating municipalities, typically along their shared boundaries. An IDP includes: procedures to resolve or attempt to resolve conflicts between the participating municipalities; procedures to amend/ or repeal the IDP; and provisions relating to administration of the IDP. It may also prescribe future land use and development as well as other matters considered necessary by the municipal councils.

Municipal Development Plan (MDP): a statutory plan adopted by a municipality in accordance with the *MGA* that: addresses future land use and development within the municipality; coordinates land use, growth patterns and infrastructure with adjacent municipalities (if there are no IDPs in place); and provides for transportation systems, municipal services and facilities (either generally or specifically).

Municipal Government Act (MGA): the *Municipal Government Act - Revised Statutes of Alberta 2000 Chapter M-26 and amendments thereto*. The *MGA* sets out the legislated roles and responsibilities of municipalities and elected officials.

Municipal Reserve: As defined by the *Municipal Government Act*.

Shall: a directive term that indicates the action is mandatory.

Should: a directive term that indicates a preferred outcome or course of action but one that is not mandatory.

Statutory Plan: An intermunicipal development plan, a municipal development plan, an area structure plan and an area redevelopment plan adopted by a municipality in accordance with the *Municipal Government Act*.

Will: a directive term that indicates the action is mandatory.