

**BYLAW 2017-01
OF VILLAGE OF ANDREW
IN THE PROVINCE OF ALBERTA**

BEING A BYLAW OF VILLAGE OF ANDREW IN THE PROVINCE OF ALBERTA, TO ADOPT BYLAW NO. 2017-01, BEING THE VILLAGE OF ANDREW MUNICIPAL DEVELOPMENT PLAN.

WHEREAS the municipality has been encouraged by the province to create and adopt an Municipal Development Plan on land use in the urban areas for planning issues;

AND WHEREAS the municipal council wishes to adopt a comprehensive plan which encourages the orderly and economical development to ensure future development and growth within the Village;

AND WHEREAS the purpose of proposed Bylaw No. 2017-01 is to adopt a land use plan that provides a framework and guidelines for dealing with future subdivision and development of lands within the municipal plan that ensures and promotes a sustainable, orderly development of public and private developments that the Village of Andrew has established;

AND WHEREAS a Public Hearing, as required by Section 692 of the *Municipal Government Act, R.S.A. 2000, c. M-26 as amended*, will be held, prior to second and third readings of the bylaw.

NOW THEREFORE, under the authority and subject to the provision of the *Municipal Government Act, R.S.A. 2000, c. M-26, as amended*, the Council of Village of Andrew in the Province of Alberta duly assembled does hereby enact the following:

1. This Bylaw may be cited as the " Village of Andrew Municipal Development Plan Bylaw".
2. The Village of Andrew Municipal Development Plan, Being Schedule "A", as attached to and forming a part of this bylaw is hereby adopted.
3. This Bylaw shall come into effect upon third and final reading hereof.

EFFECTIVE DATE

READ for a first time this 19 day of APRIL, 2017.

READ for a second time this nth day of MAY, 2017.

READ a third time and with the unanimous consent of all councillors present, finally passed this 10th day of May, 2017.

Mayor

De Sneybe



MUNICIPAL DEVELOPMENT PLAN

BYLAW No. 2017.01

1. Introduction

1.1 What is trying to be achieved through this plan

The Village of Andrew Municipal Development Plan is intended to provide long term guidance framework to ensure future development and growth within the Village is undertaken in a manner that is sustainable, orderly, complementary and efficient to ensure a high quality of life for the residents and stakeholders of the Village of Andrew. This Municipal Development Plan will consider the Villages physical environment, human capital and external trends to create an attainable vision for the Village with the development of appropriate objectives and policies to achieve that vision.

The Village of Andrew's MDP is the primary policy framework document in which public and private developments and decision making can occur with consideration for the larger long term goals for the community.

1.2 Legislative Requirements

The Municipal Government Act (MGA) is the main enabling legislation that gives extensive governing powers to Alberta municipalities. Under bill 21, the Modernized Municipal Government Act, all municipalities regardless of population are required to adopt a Municipal Development Plan.

Section 632 (3) (a) states a Municipal Development Plan must address:

- (i) The future land use within a municipality
- (ii) The manner of and the proposals for future development in the municipality
- (iii) The co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities
- (iv) The provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and
- (v) The provision of municipal services and facilities either generally or specifically

Section 632 (3)(d)

Must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,

Section 632 (3)(e)

Must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards, and

Section 632 (3)(f)

Must contain policies respecting the protection of agricultural operations

2. Community

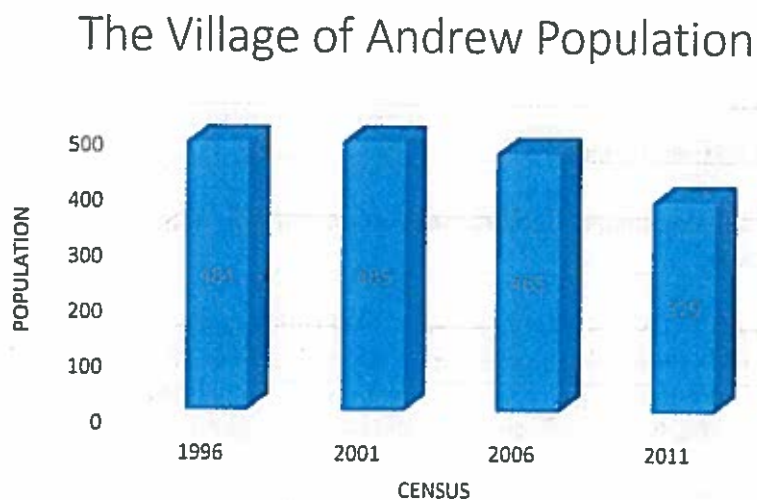
2.1 History

Settlement of the Andrew area was influenced by such historic events such as the Palliser Expedition in 1858, the Northwest Rebellion in 1885, and the homestead immigrations starting in the 1890's. The first settlers in the area were the Metis, followed by the Scottish. In 1883, Andrew Whitford, after whom the Village was named, was given a military homestead. The wave of Ukrainian settlers started in 1897, and continued for many years. On June 24, 1930, the Village of Andrew was officially incorporated by Ministerial Order.

2.2 Community characteristics

2.2.1 Population

The most recent estimate by Alberta Municipal Affairs is 379, which is an 18.5% decrease from the 2006 census. However, despite the sharp drop off between 2006 and 2011, the Village has fluctuated slightly, but has seen a general decrease overall since 1996. The current Census 2016 also indicate a population of 379.



2.2.2 Age

The median age for those living in Andrew is 55.5 years of age which is 20 years older than Alberta's median age of 36.5. Related to the aging population is the fact the only 11.87% of the population is aged 15 years or under, compared to the 19.2% provincially. Although this is an area of concern for the Village of Andrew, having an older population is common for small rural communities throughout Alberta. This is partially due to Andrew's proximity to the City of Edmonton and other large centers and the increased urbanization of youth towards the large metropolitan centers for work, education and recreational opportunities.

2.2.3 Education

Andrew school is part of the Elk Island School Region Division #14. The school provides the Village and surrounding rural resident's education from kindergarten to grade 12. Students of Andrew have access to the traditional educational experience as well as access to Alberta Distance Education for additional classes not currently offered in Andrew. Further, the Village of Andrew also provides dual credit programs to the students to help further their education by offering University/College credit courses to the Andrew High School Students.

2.2.4 Housing

The village of Andrew is estimated to have 312 dwelling units within the village. The dwelling units in Andrew are predominately single detached houses with mobile homes, and apartment style housing making up a small percentage of housing within the Village.

2.2.5 Economic base

The Village of Andrew's economic base is centered on agricultural activities and the oil and gas industry in the surrounding areas. Popular sources of income include sand and gravel excavation, oil and gas, cereal crops, hogs and poultry.

3 Physical Assets

3.1 Geography and Topography

The Village of Andrew is located in close proximity to Whitford Lake, which is located southeast of the Town site.

Land within the Village is described as undulating terrain with various small knolls and low areas. Land elevations range from approximately 624 m to 628 m above sea level. The rest of the land in the Village is generally poorer agricultural land with some meandering drainage courses and wetland areas. Water drains throughout the Town predominately into Egg Creek.

As would be expected, there are few wooded areas within the Town. Tree cover has been maintained in the undeveloped drainage course areas and wetlands as well as on some parcels of privately held land.

3.2 Community facilities and services

The Village of Andrew is a full service community that contains, but is not limited to the following:

Library	k-12 school	fire department	Garbage and recycling pickup	parks and green space
Andrew senior lodge	Arena	Curling rink	Museum	FCSS
Churches (4)	RV Park	ball diamonds	skateboard park	tennis courts
RCMP satellite office	Gas station	Restaurants	Recreation facilities	Banking and Registry services

3.3 Infrastructure

3.3.1 Water

Andrew receives potable water from the City of Edmonton Rosedale Water Treatment Plant that supply's a water reservoir with a capacity of 650 cubic meters which flows through approximately 8 kilometers of water mains. The average consumption is approximately 180 cubic meters per day. Based on the consumption rates, the Village of Andrew has the capacity to supply water for up to approximately 1,500 people.

3.3.2 Sewage

The Village of Andrew is responsible for approximately 9 kilometers of wastewater mains. Andrew's sanitary sewer system treats the wastewater through a series of lagoons consisting of 4 short and 2 long detention ponds. The sanitary sewer system in Andrew has the capacity to accommodate a population of approximately 5,000 people.

3.3.3 Solid waste

The management of solid waste is done through the St Michael Regional Solid Waste Commission.

3.3.4 Storm water

The storm water management within the Village is surface flow. The receiving water body for drainage is Egg Creek.

3.3.5 Natural gas

Natural gas is provided by Atco Gas.

3.3.6 Internet Services

Internet services are provided by MCSNet.

3.3.7 Electricity

Electricity is provided by Atco Electric.

3.3.8 Transportation

The Village of Andrew is centrally located near the intersection of Highway 855 and Highway 45. Andrews's location allows for quick access to major centers such as Fort Saskatchewan (45 minutes), Vegreville (45 minutes) and Edmonton (1 hour 5 minutes).

3.3.9 Protective services

The Village of Andrew receives enforcement services from the Two Hills RCMP Detachment. The Village has a satellite office of the Two Hills RCMP department located within Andrew's borders providing the Village with increased enforcement and shorter response times.

The Village of Andrew receives firefighting services from the Andrew Volunteer Fire Department. The department was incorporated into the Lamont County Regional Emergency Service in 2016.

The Village of Andrew receives ambulance services through the Lakeland Ambulance Service based in Andrew.

4 Land Use Objectives and Policies

4.1 Residential

4.2 Commercial

The Village will promote the availability of existing and future commercial retail and service lots located in two distinct districts; Village Centre (51th Street) will provide opportunities for new, expanding, relocating or redeveloping business of a small-scale nature, whereas larger scale developments will be encouraged to locate in the General Commercial Area.

The Village Centre is the core of the community, it is the place that sets the tone, creates the identity and personality of the Village of Andrew. Private developers and owners of vacant land in the 51st Street area should be encouraged to develop the land for intensive commercial purposes.

The Village will promote architectural and streetscaping design in all commercial developments to help generate increased community pride, increased entrepreneurial interest in the community and to increase tourism potential within the Village.

The Village will encourage the rehabilitation of potentially healthy commercial and residential buildings in the Village Centre. Uses for these buildings could be for either commercial retail or business offices. Rehabilitation may include structural repairs, exterior repairs, or installing decorative features such as awnings and canopies. The Village will encourage unique architectural features to be retained.

New and expanding commercial and professional service businesses will be actively encouraged to locate in the Village and within the General Commercial zoning. Special consideration will be given to businesses which provide goods and services needed by residents of Andrew and the surrounding rural area, which will expand the Village's trading area, and which will provide local employment opportunities.

4.3 Industrial

Within the area designated Industrial on the Land Use District Plan, the predominant form of land use shall be light industrial uses and service industrial uses. This may include; utilities, public services, and agri-business uses that do not negatively impact the area.

Industrial developments will be encouraged to locate in the Village provided that they do not cause extreme or unsafe conditions to the adjacent urban environment. Specially preferred will be those industries which serve the needs of the Village and the surrounding rural area. Industrial developments that employ local residents, and which contribute to and strengthen the Village's economic base are desirable.

Industrial uses requiring highway exposure may be considered for rezoning of the General Commercial land use district providing they will not have a negative impact to the urban environment. Industrial developments requiring Highway access will require approval from Alberta Transportation.

Council will pursue strategies to promote the availability of existing and future industrial lots within the Village's limits. Industrial Outline Plans and subdivision plans should contain a variety of lot sizes and configurations appropriate to anticipated industry demand.

Although the Village will actively encourages value-added industry to develop within its boundaries, industry representatives will be required to provide an outline of the industrial proposal's operations, building footprint, parking provisions, resources needs, infrastructure needs and land needs including the likelihood of future expansion, potential effluent or emissions outflows and a summary of the potential long term benefits to the community before any industry is approved within the Village.

Adequate buffering may be required where industrial parcels abut roadways, municipal reserves, and non-industrial designated lands through the use of appropriate landscaping. The Town will encourage industrial developers to make a positive contribution to the environment of the surrounding area, and require this where they are adjacent to residential areas or on sites that are highly visible to both the local and traveling public.

4.4 Recreation and Community (parks & schools)

The Village will promote the continued enjoyment and future development of sustainable community parks and public open spaces for recreation use. The Village Council will strive to ensure that essential public institutional land uses and services are developed in Andrew for the continued use of all local residents.

4.5 Transportation

The Village of Andrew wants to provide a safe and efficient transportation system to meet existing and future requirements of the Village by establishing and maintaining a road system which will facilitate access and movement throughout the Town and facilitate future development. The Village will work with both Alberta Transportation and the County in their goals of protecting and maintaining the functional integrity of the rural roadways passing through the Village.

The Village will attempt to ensure adequate parking space is available in the Village through more efficient roadway planning and parking design.

The Village will actively seek funding support for the public transportation systems in place for the handicapped and seniors.

The Village shall promote the construction of a walking/cycling trail system that can be used as an alternate form of transportation that provides non-motorized access between residential areas, parks and other public facilities.

4.6 Environmental

On all future subdivision applications the Village will take Environmental Reserves and up to 10% of all developable land as Municipal Reserve as provided for in the Municipal Government Act. Where the subdivision would not provide a site of adequate size or location for a park, money in place of Municipal Reserve, determined in accordance with the provisions of the Act, shall be taken. Municipal Reserve may also be deferred but it shall be deferred only when the Village plans to acquire a park as Municipal Reserve within a future subdivision area of the subject land holding. This land or the money in lieu will be applied to the establishment of new or enlarged public parks and other community land uses as provided for in the Act.

The allocation of land for public facilities shall consider, but not be limited to, the factors of: access, servicing, parking, buffering, aesthetics, frontage, and noise impact on adjacent uses. The village will also be considerate of the potential cost impact the public facility may have to the community.

The village will review applications for development based in part on the impact each development may have on the environment. Developments that are found to be negatively impacting on the environment either by; air, noise, water, or visual pollution will be discouraged.

The Village will encourage perspective new developments to retain and incorporate special natural features into the design of the development.

Developers, businesses and residents should be encouraged to adopt energy saving measures such as:

- a) investing in proper insulation and weatherization products,
- b) properly maintaining and upgrading heating, ventilation, and air conditioning systems,
- c) installing triple-paned, gas-filled windows with low-emissivity (low-e) coatings to help reduce heat loss,
- d) take advantage of Provincial programs to replace incandescent lights with lights that have energy saving properties,
- e) take advantage of Provincial programs to reduce water consumption,
- f) using appliances with the ENERGY STAR® label or a similar rating, and
- g) additions and retrofit of existing buildings to meet the new National Energy Code.

4.7 Agriculture

The Village of Andrew will encourage developments that do not contribute to urban sprawl. The Village recognizes the importance the surrounding rural agricultural practices has on the local economy as well as the importance of these lands in the production of safe reliable food sources.

4.8 Economic Development

The Village will consider the development of an Economic Development and Tourism Plan that would assist in the marketing of the Village of Andrew to assist in the development of the local economy.

4.9 Heritage Management

4.10 Intermunicipal Cooperation

The Village will pursue intermunicipal interaction in order to foster a climate of understanding and cooperation in the provision of services to residents of the Village and of the surrounding community within Lamont County.

Co-operation with Lamont County on planning for future land use and development within 3.2 km (2 mi.) of the Village boundary shall be encouraged.

4.11 Special Considerations Urban Growth & Annexation

The future urban growth beyond the current boundaries of the Village may only occur after careful scrutiny by the Village and the County in order to determine if the areas are suitable for urban development and can be reasonably provided with urban services.

**BYLAW 2017-02
OF VILLAGE OF ANDREW
IN THE PROVINCE OF ALBERTA**

BEING A BYLAW OF VILLAGE OF ANDREW IN THE PROVINCE OF ALBERTA, TO ADOPT BYLAW NO. 2017-02, BEING LAMONT COUNTY AND THE VILLAGE OF ANDREW INTERMUNICIPAL DEVELOPMENT PLAN.

WHEREAS the municipality has been encouraged by the province to create and adopt an Intermunicipal Development Plan on land use in the fringe and urban areas and to work co-operatively in order to pursue joint approaches to common planning issues;

AND WHEREAS the municipal council wishes to adopt a comprehensive plan which encourages the orderly and economical development of land use in the designated fringe area in consultation with Lamont County;

AND WHEREAS the purpose of proposed Bylaw No. 2017-02 is to adopt a land use plan that provides a framework and guidelines for dealing with future subdivision and development of lands within the designated intermunicipal plan boundary and promotes the ongoing cooperation, consultation, and coordination between Lamont County and the Village of Andrew have established;

AND WHEREAS a Public Hearing, as required by Section 692 of the *Municipal Government Act, R.S.A. 2000, c. M-26 as amended*, will be held, prior to second and third readings of the bylaw.

NOW THEREFORE, under the authority and subject to the provision of the *Municipal Government Act, R.S.A. 2000, c. M-26, as amended*, the Council of Village of Andrew in the Province of Alberta duly assembled does hereby enact the following:

1. This Bylaw may be cited as the "Lamont County and Village of Andrew Intermunicipal Development Plan Bylaw".
2. The Lamont County and Village of Andrew Intermunicipal Development Plan, Being Schedule "A", as attached to and forming a part of this bylaw is hereby adopted.
3. This Bylaw shall come into effect upon third and final reading hereof.

EFFECTIVE DATE

READ for a first time this 19 day of APRIL, 2017.

READ for a second time this 10 day of MAY, 2017.

READ a third time and with the unanimous consent of all councillors present, finally passed this 10 day of MAY, 2017.


Mayor


Village Manager

INTERMUNICIPAL DEVELOPMENT PLAN



LAMONT COUNTY

Bylaw 770.17

&

VILLAGE OF ANDREW

Bylaw 2017-02

Prepared by:



1. Introduction

The Village of Andrew and the County of Lamont have agreed to enter into an Intermunicipal Development Plan (IDP) to help protect the interests and future of the two communities. This plan addresses the coordination of future land use and development in the identified areas and serves to formalize communication and regional cooperation initiatives. This IDP provides a foundation for the Village of Andrew and Lamont County to work together to achieve sound planning of future land uses and to ensure regional sustainability of both community's.

Section 631 (2) of the MGA states that an Inter-Municipal Development Plan:

(a) may provide for

- (i) the future land use within the area,
- (ii) the manner of and the proposals for future development in the area, and
- (iii) any other matter relating to the physical, social, or economic development of the area that the Councils consider necessary.

And

(b) must include

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

2. Objectives

- 2.1 To identify the Urban Fringe. This will be the area surrounding the Village that will be protected for the future growth of the Village.
- 2.2 To identify the Referral Area. This will be defined as the area in the County to be protected for the long-term growth of the Village, while ensuring permitted uses may be developed. The referral area will also identify the area in the village where new developments will be completed to reduce the impact on existing developments within Lamont County.
- 2.3 To identify potential short term and long term lands to ensure the Village can grow in a logical and orderly fashion.
- 2.4 To ensure appropriate land use policies are used to protect the current and future interests of the Village and County.
- 2.5 To identify appropriate policies relating to infrastructure services.
- 2.6 To identify procedures for the purposes of subdivision and development appeals.
- 2.7 To identify appropriate dispute resolution mechanisms.
- 2.8 Intermunicipal cooperation initiatives
- 2.9 Appropriate administrative procedures relating to the implementation of the plan.
- 2.10 The development of a Memorandum of Agreement that set out:
 - 2.10.1 The cost sharing agreement for developments within the fringe area,
 - 2.10.2 What developments will not be allowed within the fringe area,
 - 2.10.3 If there be special conditions for developing within the UF area , and

- 2.10.4** How planning disputes shall be referred to a Regional Intermunicipal Subdivision and Appeal Board.

3. Urban Fringe (County)

- 3.1 The Urban Fringe will be those lands Identified on Map 1 "Urban Fringe".
- 3.2 The lands within the Urban Fringe will be the priority future expansion and annexation area of the Village.
- 3.3 All subdivision, permitted and discretionary use development permit applications within the Urban Fringe shall be submitted to the Village for comment.
- 3.4 All changes relating to the Land Use Bylaw or Area Structure Plans that affects the Fringe Area shall be submitted to the Village for comment.
- 3.5 Developers will be required to work with both the County and the Village to ensure the development is compatible with the County's requirements and the future growth of the Village.

4. Referral Area (Village)

- 4.1 The referral area is identified on Map 2 "Referral Area".
- 4.2 The Referral Area is intended to identify acceptable future long term growth areas for the Village.
- 4.3 All subdivision, permitted and discretionary use development permit applications within the Referral Area shall be submitted to the County for comment.
- 4.4 All amendments of statutory plans that may affect the referral area will be submitted to the other party for comment.
- 4.5 The Village will ensure orderly development and redevelopment occurs within the referral area that protects the future interests of the Village of Andrew.

5. Annexation Area

- 5.1 Lamont County recognizes and agrees that the Village of Andrew may eventually need additional land to grow and will support annexations that will provide for 20 years of projected growth within the boundaries of the Village.
- 5.2 Lamont County will support the annexation of lands if the proposal is to accommodate 20 years of growth or less.
- 5.1 The annexation process can be initiated by providing a growth plan and any other requirements necessary to be in accordance with the Municipal Government Act.
- 5.2 The Village 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. Land Use Policies

- 6.1 Lamont County agrees that all development within the urban fringe will be planned to minimize the impact on the growth of the Village.
- 6.2 Lamont County agrees that all development in the urban fringe areas will be planned with an urban overlay.
- 6.3 The Village of Andrew agrees that development in the Village's referral area will be planned to minimize the impact on adjoining County land uses.
- 6.4 In considering developments in the urban fringe, the Intermunicipal Municipal Planning Commission will ensure the proposed developments conform to the intent of the urban fringe district.
- 6.5 In considering developments in the referral area, the County Municipal Planning Commission will ensure the proposed developments conform to the intent of the Village's referral area.

- 6.6 The Intermunicipal Municipal Planning Commission will consider the impact developments will have on the appearance of the entrance corridors to the Village.
- 6.7 The Intermunicipal Municipal Planning Commission will review all developments to ensure environmentally sensitive areas are protected.

7. Infrastructure Planning

7.1 Water and Wastewater

- 7.1.1 Lamont County agrees to require all new developments in the urban fringe that want water/wastewater services to be developed with water and wastewater services to the same standards as the Village.
- 7.1.2 The Village agrees that all development within the urban fringe will be permitted to connect to the Village's water and wastewater services based on the conditions of the Memorandum of Agreement, and subject to the Memorandum of Agreement being executed.
- 7.1.3 For developments located within the urban fringe or referral area requiring or proposed to require water and wastewater services from the Village, the County will submit the relevant portions of the development agreement, including full details on the water and wastewater servicing standards and anticipated volumes, for the Village's approval.
- 7.1.4 The Village, subject to available capacity, payment of the user fees and Alberta Environment approval, agrees to continue to accept, from County residents and developments, wastewater from holding tanks that complies with the standards set by the Village.

7.2 Transportation Systems

- 7.2.1 The Town and County will work together to ensure a safe and efficient transportation network is developed and maintained to service the residents and businesses in the region.

7.3 Utility Corridors

- 7.3.1 The Village and County acknowledge that the future development of the region is dependent on access to water and wastewater services, and the Village and County agree to work together to ensure the corridors for these services are protected.
- 7.3.2 The County and the Village will work together to develop an agreement to implement a land use policy that will ensure municipal utility corridors are protected and gas and oil utility pipeline developments and power lines do not place undue restrictions on future development.

8. Intermunicipal subdivision and appeal board

- 8.1 Lamont County in conjunction with the Village of Andrew have agreed to enter to establish a Regional Intermunicipal Subdivision and Development Appeal Board (SDAB). The County and Village agree that in time the Town of Mundare, the Village of Chipman, the Town of Lamont and the Town of Bruderheim may join the Regional Intermunicipal SDAB
- 8.2 All appeals of subdivisions and developments that occur within the referral area of the urban municipality will be considered by the Regional Intermunicipal Subdivision and Development Appeal Board.

9. Dispute resolution

- 9.1 The Village and County agree that disputes relating to the Intermunicipal Development Plan shall be limited to the following:

9.1.1 Lack of agreement on proposed amendments to the Intermunicipal Development Plan

9.1.2 Lack of agreement on any proposed statutory plan, land use bylaw or amendment to either that may affect the lands located within the referral area.

9.1.3 Lack of Agreement on the interpretation of this plan.

9.2 If a dispute is to arise regarding 9.1.1, 9.1.2 or 9.1.3, and the disputing municipality provides written notice of their concerns, the following process must be followed:

Written Notice

- Written Notice must be given within 15 days of the municipality giving 1st reading.
- Notice must identify the areas of disagreement.
- The dispute resolution process can only be initiated by the Village or County Councils.
- The County and Village agree that the bylaw in question will not be passed until the two municipalities agree, or have completed this dispute resolution process.

Administration Meeting

- The administration meeting is to take place within 15 days of receiving the written notice of disagreement.
- The meeting shall be comprised of the members of administration staff involved in the matters under dispute.

Joint Council Committee Meeting

- If the Administration meeting does not satisfy both parties, The Village or County may initiate a meeting between appropriate members of administration and two representatives from each council.
- The Joint Council Committee Meeting must occur within 15 days of the administration meeting

Request for mediation

- If the Joint Council Committee proves unsuccessful, the council of the disputing municipality may request a facilitated mediation within 7 days of the Joint council Committee Meeting.

Mediation

- Both parties must agree to a mediated meeting between the members of the Joint Council Committee within 15 days of receiving the request.
- The costs for the mediator will be split evenly between the two municipalities.

Right to appeal

- If mediation proves unsuccessful, the municipality may proceed to adopt the bylaw in accordance with the Municipal Government Act.
- The disputing municipality retains the right to appeal the bylaw to the Municipal Government Board.

10. Regional Services

- 10.1 The County and Village will develop an Intermunicipal Collaboration Framework to define Regional Services.

11. Plan Administration

11.1 Adoption

- 11.1.1 The Inter-municipal Development Plan shall be adopted by bylaw by the Village and county in Accordance with the Municipal Government Act.
- 11.1.2 The Village recognizes that this bylaw is limited to the policies and objectives related to this plan and the Village does not have any legal jurisdiction for the lands outside of their boundaries.
- 11.1.3 Any amendments to other statutory plans that are required to implement the policies of this Inter-municipal Development Plan shall be done simultaneously with the adoption of the plan.

11.2 Approving Authority

- 11.2.1 Considering the hierarchy of statutory plans, this Inter-municipal Development Plan shall take precedence over the other municipal statutory documents.
- 11.2.2 The Village shall be responsible for the administration and decisions on all statutory plans, land use bylaw amendments thereto, and all subdivision applications falling within the plan area within the boundaries of the Village.
- 11.2.3 The County shall be responsible for the administration and decisions on all statutory plans, land use bylaws, and amendments thereto, and all subdivision applications falling within the plan area within the boundaries of the county.

11.3 Plan Amendments

- 11.3.1 Amendments to this Inter-municipal Development Plan may be proposed by either municipality. Amendments proposed by anyone other than the municipality will be submitted to the municipality in which the subject land is located.
- 11.3.2 An amendment to this Inter-municipal Development Plan will have no effect unless it is adopted by both councils in accordance with the Municipal Government Act.

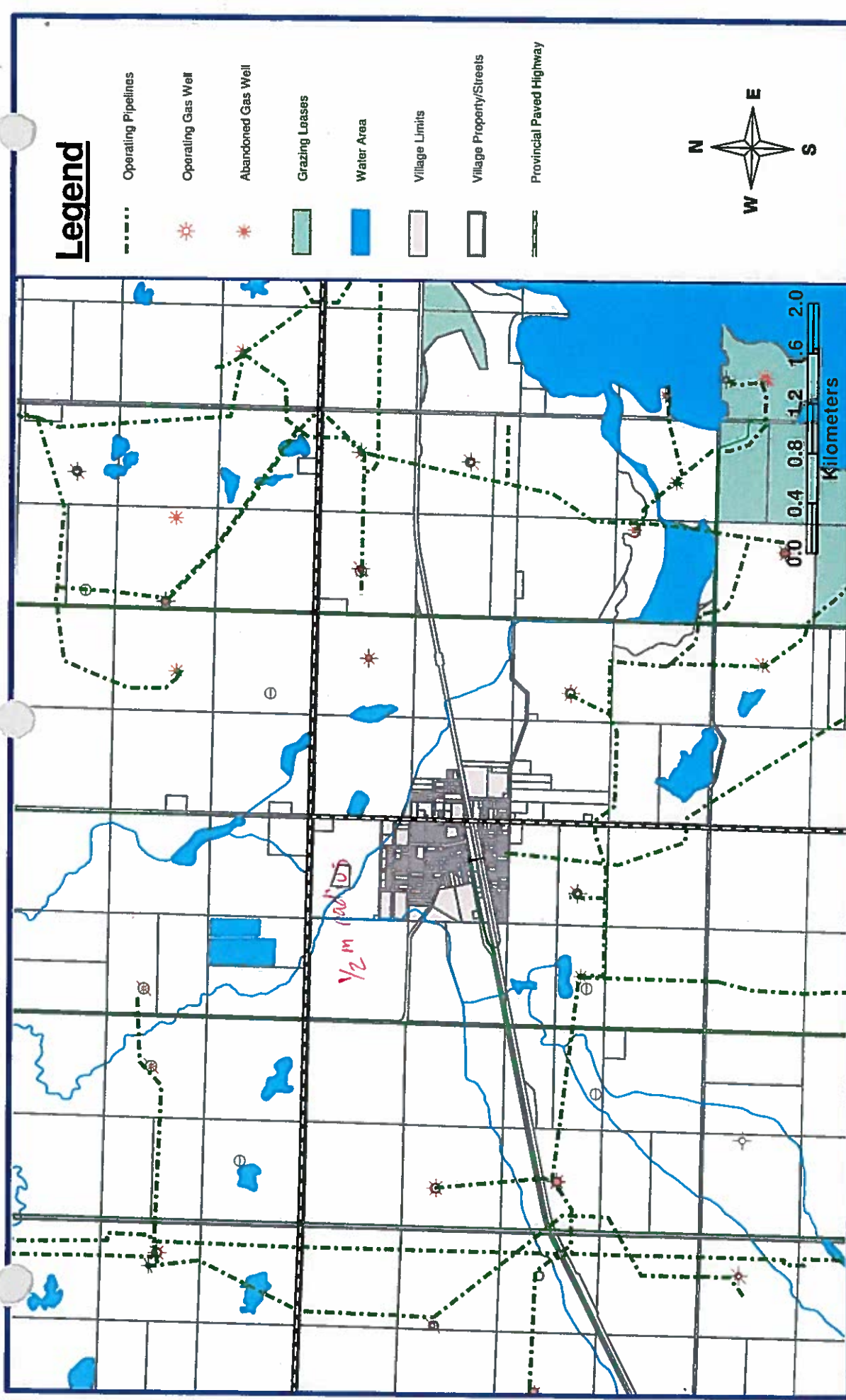
11.4 Plan Review

- 11.4.1 The plan is to be formally reviewed every 3 years by Lamont County and Village of Andrew administration. Any identified amendments must be prepared for consideration for both Village and County councils.

11.5 Termination

- 11.5.1 After five (5) years from the date of approval of this Inter-municipal Development Plan, either municipality may initiate the process to terminate/repeal this plan.
- 11.5.2 To terminate this plan, The following procedure will be followed:
 - 11.1.1.1.1 Either the Village or County must provide written notice to the other party of their intent to terminate this plan.
 - 11.1.1.1.2 If both parties agree to terminate the plan, both councils must proceed to pass a bylaw to repeal the plan.
 - 11.1.1.1.3 If there is not a mutual agreement to repeal the plan, a joint committee meeting consisting of two members of council and administration will be organized in an attempt to solve the issues no later than 30 days after receiving the notice of intent to repeal.

11.1.1.1.4 If the joint committee meeting proves unsuccessful, both councils must by
bylaw, repeal the plan.



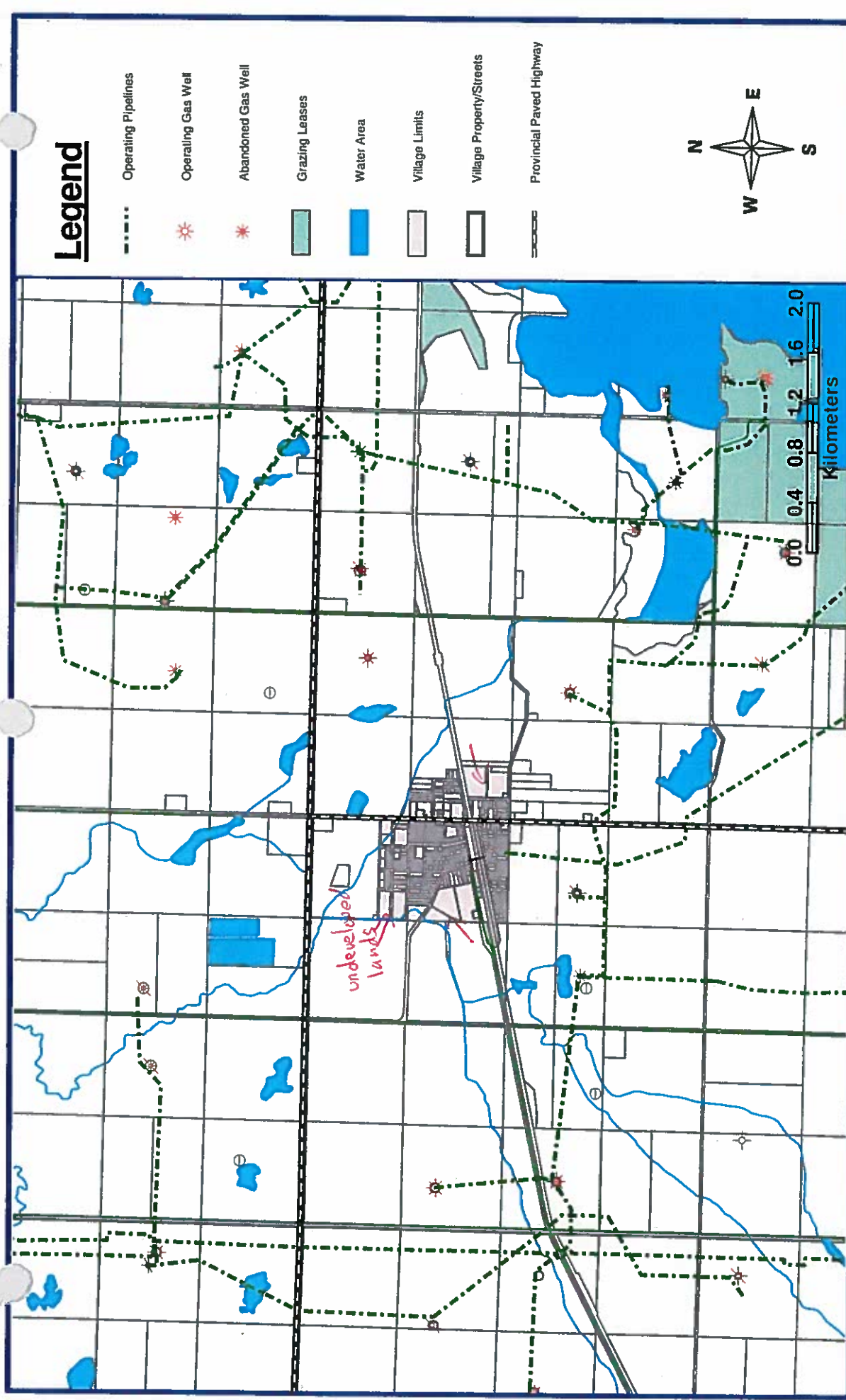
Village of Andrew

Attachment 1 - Urban Fringe

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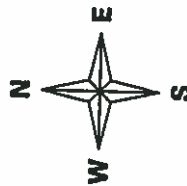
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Legend

- Operating Pipelines
- ★ Operating Gas Well
- ★ Abandoned Gas Well
- Grazing Leases
- Water Area
- Village Limits
- Village Property/Streets
- == Provincial Paved Highway



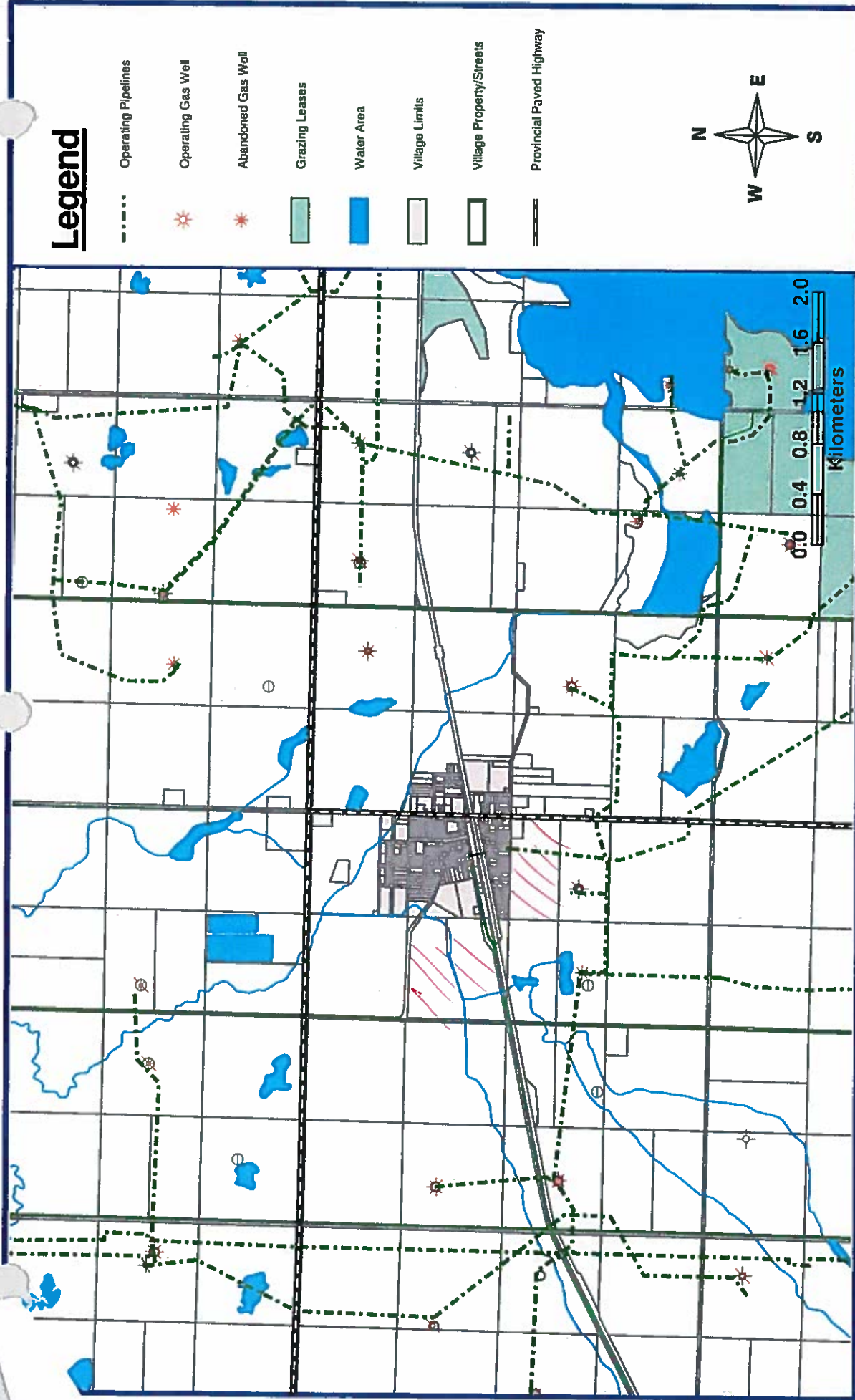
Village of Andrew

Attachment 2 - Referral Area

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Village of Andrew

Attachment 3 - Annexation

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