



February 14, 2019

Attention: Landowners

Dear Sir/Madam:

Mountain View County and Municipal District of Bighorn are working together to create an Intermunicipal Development Plan (IDP)

You are receiving this letter as you are identified as a landowner of land that falls within the IDP Area. (See the attached map).

What is an Intermunicipal Development Plan (IDP)?

The purpose of an IDP is to minimize land use and development conflicts, guide future land use and development, provide opportunities for collaboration and communication, and allow for the resolution of any conflicts that may arise along the shared municipal boundary.

Why are Mountain View County and the Municipal District of Bighorn developing an IDP?

The Province introduced the requirement for municipalities to adopt an IDP with each adjacent municipality in order to improve intermunicipal relationships, planning processes, and local decision-making. IDPs allow municipalities to be aware of each other's land use and development patterns and adjust accordingly in order to align common interests. Administrations from both municipalities collaborated and developed the draft IDP.

What lands will be affected or impacted by the IDP, and how might it affect me?

The IDP Area is half (0.5) a mile on either side of the shared boundary except in the most northern extent where the Red Deer River forms the natural boundary; and in the most southern extent where a quarter section in Mountain View County is accessed from roads within Mountain View County's and Rocky View County's jurisdiction and is therefore, excluded from this IDP.

The IDP has minimal impact on landowners as **the IDP does not change land designations or uses**. Rather, the IDP aims to ensure that future land uses on either side of the boundary do not conflict with one another and allow municipalities to work together should any development conflicts arise along the shared boundary.



What is the philosophy/approach of the IDP?

The IDP policies rely on existing statutory plans within each municipality that already guide future land use and development. Both municipalities recognize that the future land use of the IDP area is agricultural in nature, except where statutory plans may support non-agricultural uses. A large portion of the IDP lands are owned by the Crown. **Both municipalities are equal and will continue to make independent decisions within their municipality.**

How can I participate and provide comment on the draft IDP?

More information is available at our webpage where the draft IDP is available to view.

mountainviewcounty.com → Home, Property and Development → Intermunicipal Development Plans → MD of Bighorn IDP

mdbighorn.ca → Services → Planning Services → Intermunicipal Development Plans → Mountain View County/MD of Bighorn

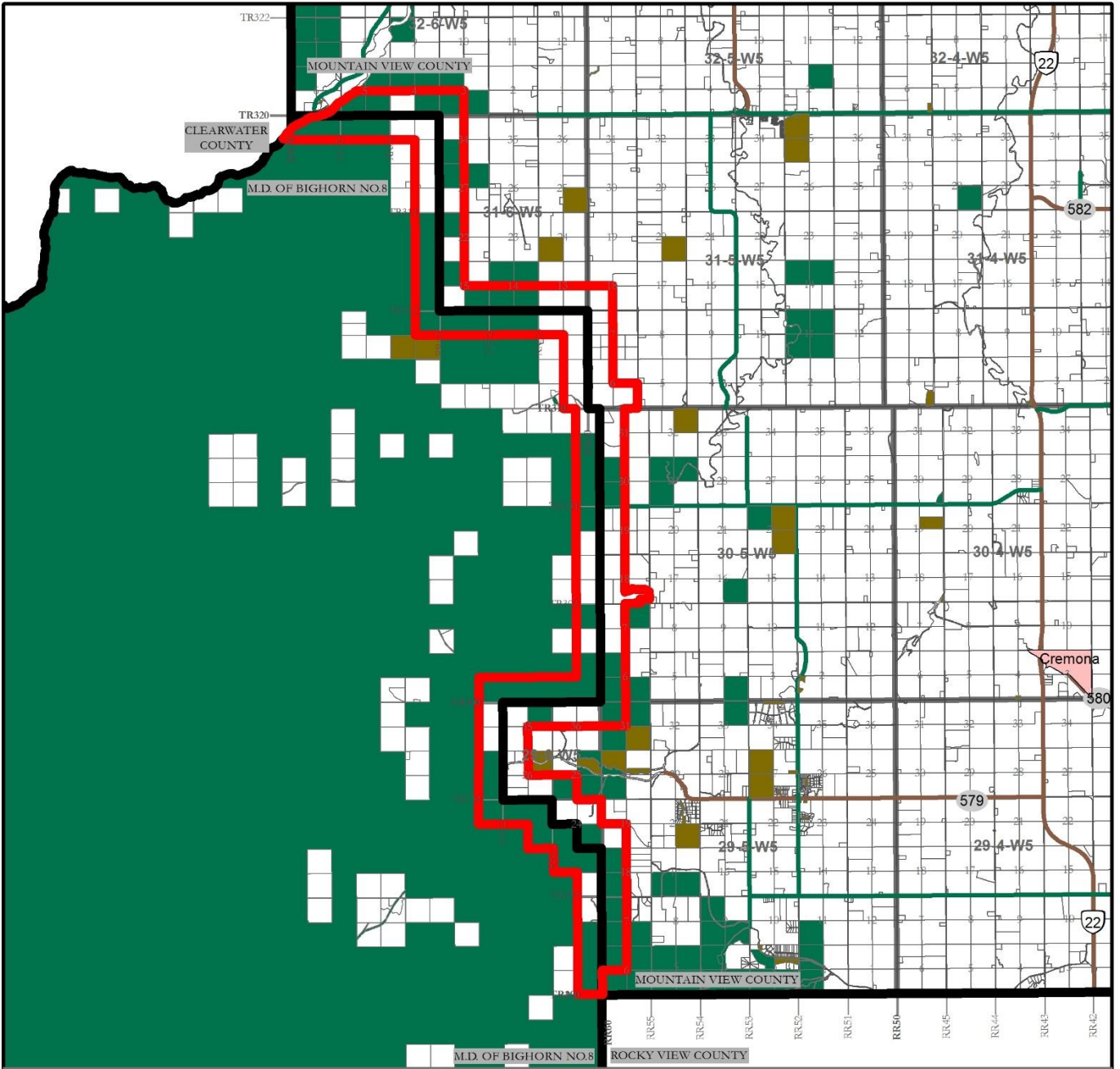
Anyone who wishes to comment can provide feedback on the draft IDP within the next 21 days until **March 7, 2019**. We will review comments and may proceed with the Public Hearings; or if required, further engage those who may be impacted by the IDP.

Both Councils will consider the IDP through separate Public Hearings, and all landowners within the proposed IDP Area will receive written notification of the date of the hearing. Residents are welcome to attend and address Council if they wish.

In the meantime, comments or questions are welcome. To share your thoughts, provide feedback, or receive clarification, please contact the Planner from your respective municipality.

Mountain View County
Margaretha Bloem
403-335-3311 ext. 166
mbloem@mvcountry.com

Municipal District of Bighorn
Robert Ellis
403-673-3611 ext. 229
robert.ellis@mdbighorn.ca



Ownership Map
Date: 2/7/2019

Scale: 1:173,955

0 1 2 4 6 Km
0 1 2 4 6 Mi

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

Mountain View County
1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Note: Not Responsible for Errors or Omissions



Legend

- Highway
- County Collector Network(CCN)
- Towns/Village
- IDP Area
- Private Land
- County Land
- Crown Land