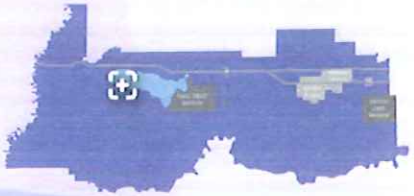
Parkland County/ Summer Village of Betula Beach
Intermunicipal Development Plan
Bylaw 2018-29



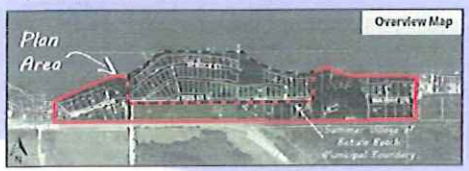
SUMMER VILLAGE OF BETULA BEACH

parkland county

1 INTRODUCTION:

An Intermunicipal Development Plan (IDP) is a statutory document prepared with two (or more) municipalities that share a common border, and where at least one member is not a part of a growth management region. An IDP ensures future development and land use policy is coordinated between municipalities.

Parkland County (the "County") and the Summer Village of Betula Beach (the "Summer Village"), under direction of Section 631 of the Municipal Government Act, have agreed to jointly engage in an IDP. This plan has been developed to reduce any potential conflicts between municipalities and to ensure the relationship remains strong, transparent and collaborative in the future.



2 PURPOSE:

To have a cooperative approach for the process of land use and development, managing growth, environmental matters, infrastructure, other vital community services, and dispute resolution along the border of Parkland County and the Summer Village of Betula Beach. The Plan shall contain:

a. Policies for:

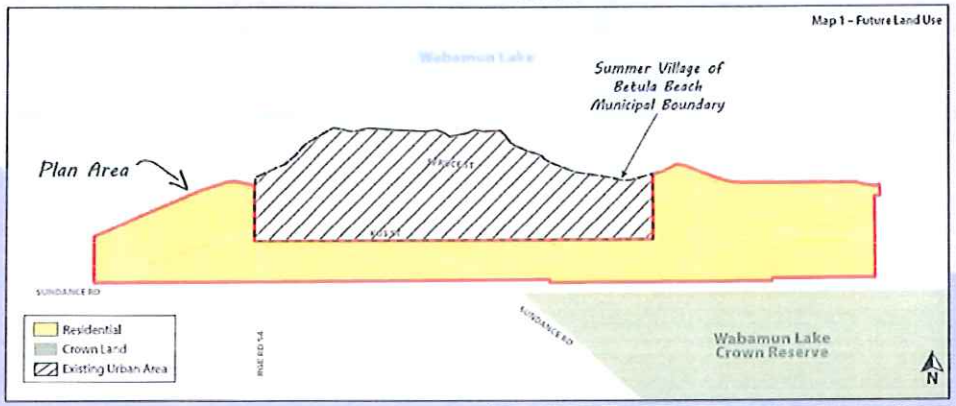
b. Policies for administration and implementation which includes:

3 GOALS:

a. To establish in good faith a method for collaboration between both municipalities on land use matters;
b. To reduce the potential for future conflict(s) and encourage understanding;
c. To identify and conserve environmental features, recreation and open space;
d. To harmonize and confirm future land uses, infrastructure, transportation, and development within the Plan Area;
e. To provide a process and procedure for dispute resolution, amendments and administration of the Plan;
f. To enhance opportunities for increased quality of life through a diversified local economy and quality community services; and,
g. To meet the requirements established in the Municipal Government Act (Section 631), the Edmonton Metropolitan Region Growth Plan (Parkland County), and any other applicable requirement.

4 PLAN AREA:

The Plan Area extends from the Summer Village's corporate boundary to the west boundary of the Frosse Park subdivision, the east boundary of the Marine Drive Estates subdivision, the nearest quarter section line from the Summer Village of Betula Beach on the south boundary, and Wabamun Lake on the north boundary. The joint Plan Area covers approximately 20 ha (49 ac) of land. For a detailed review of the Plan Area and future land uses, refer to Map 1 – Future Land Use.



5 LAND USE POLICIES:

Parkland County and the Summer Village of Betula Beach will engage and communicate in good faith on land matters within the Plan Area. Any disputes shall be addressed through Section 11 of this plan. Each municipality will maintain their autonomy within their current boundaries. Within the Plan Area:

5.1 **Planning Referrals - Parkland County and the Summer Village of Betula Beach** – Both municipalities shall send the following application(s) within the Plan Area and/or the Summer Village to the adjacent municipality for review:
a. A proposed Municipal Development Plan or amendments thereto;
b. A proposed Land Use Bylaw or amendments thereto;
c. A proposed Area Structure Plan or amendments thereto;
d. Any subdivision application within the Plan Area or adjacent lands; and,
e. Any discretionary development permit application that may create off site impacts which affect the adjacent municipality. Off-site impacts may include noise, odour, or traffic generation on adjacent road networks.

Comments shall be sent back to the referring municipality within 21 calendar days. Past 21 calendar days, the referring municipality will consider there are no objections, comments, or concerns.

5.2 **Residential**
a. Residential uses are generally supported along lakefronts and riparian areas where the health of the waterbody and watershed can be maintained; and,
b. Any new residential and lakefront residential development within the Plan Area shall address the conservation and/or preservation of sensitive natural areas and demonstrate compliance to the applicable policies and regulations in the County's Municipal Development Plan and Land Use Bylaw.

5.3 **Agriculture** – Agricultural practices are an integral part of Parkland County's economic and community. Mr. Recognizing Parkland County residents' Right to Farm, agricultural uses in and adjacent to the Plan Area may result in additional light, noise, dust, and/or traffic in accordance with the Agricultural Operation Practices Act.

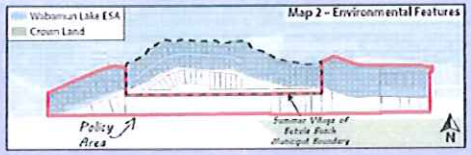
5.4 **Confined Feeding Operations (CFO)** – The creation of new, or expansion of existing, CFO's will be prohibited within the Plan Area due to the proximity of the Wabamun Lake Environmentally Significant Area and policies identified in the Parkland County Municipal Development Plan Bylaw 2017-34.

5.5 **Urban Growth** – The IDP Plan Area in no way constitutes a future urban expansion boundary for the Summer Village.

6 COORDINATION OF INTERMUNICIPAL PROGRAMS:

6.1 **Tourism and Recreation**
a. Where appropriate, both municipalities may encourage opportunities for tourism and low intensity recreational use;
b. Parkland County and the Summer Village of Betula Beach may consider land uses related to tourism and Recreation provided they have appropriate transportation and utility infrastructure, integrate with surrounding land uses, and appropriately mitigate any off-site impacts;
c. Both municipalities shall ensure that any new Tourism and Recreational Developments along Wabamun Lake are designed to minimize impacts on the local watershed through considerations for low impact development for storm water management, appropriate naturalized landscaping, and adherence to applicable development setbacks; and,
d. Both municipalities will strive to ensure proper lake access management through the proper design and management of subdivisions and development adjacent to waterbodies. Proposals for new Lakefront Residential should consider opportunities to enhance public access to the lake for water-based recreational activities.

6.2 **Community Programs and Economic Development** – The provision of quality community services and programming helps to enhance resident quality-of-life. Both municipalities may choose to collaborate on any social or economic development opportunities which may impact the Summer Village and lands within the Plan Area.



7 ENVIRONMENTAL POLICIES:

7.1 **Environmentally Significant Areas and Crown Lands** – Environmentally Significant Areas and Crown Lands have been identified within Map 2 – Environmental Features.

7.2 **Environmental Reserve** – The County shall follow Provincial regulations as they pertain to the dedication, classification, and use of Environmental Reserve, Municipal Reserve, and Conservation Reserve and any other applicable municipal policy in an effort to maintain ecosystem health.

7.3 **Ecosystem Health** – Both municipalities will support environmental stewardship and the health of the regional ecosystem, waterbodies, wetlands, and Environmentally Significant Areas within the Summer Village and the Plan Area.

7.4 **Connectivity** – Both municipalities may collaborate on the establishment of wildlife corridors and planned trail network(s) for passive and recreational equipment connecting the Summer Village to lands within the Plan Area.

7.5 **Watershed Management** – Both municipalities shall recognize the importance of wetlands, riparian areas, watercourses, and waterbodies and will collaborate when reviewing proposals which may impact waterbody(s) within the Plan Area. Participation by both municipalities in regional watershed alliance groups will be encouraged, and information and recommendations provided may be considered where appropriate.

7.6 **Setbacks from Natural Areas** – Through the County's Municipal Development Plan, Land Use Bylaw, and other applicable policies, appropriate setbacks from waterbodies, watercourses, and other sensitive natural areas shall be enforced. Recommendations for development setbacks and/or other mitigation measures shall be required from a qualified professional representing an applicant/developer. Recommendations shall be considered in future planning, subdivision, or development applications.

8 TRANSPORTATION AND INFRASTRUCTURE POLICIES:

8.1 **Transportation Network Referral(s)** – Any proposed changes or expansion to the transportation network within the Plan Area shall be referred to the Summer Village for review and comment prior to any changes being initiated.

8.2 **Transportation Networks** – All new and expanding development(s) proposed within the Plan Area shall ensure that long-term transportation corridors are secured in order to maintain safe, coordinated, and efficient road networks.

8.3 **Cost Sharing** – The County and the Summer Village may enter into a cost sharing agreement on agreed infrastructure that benefits both jurisdictions.

8.4 **Development Requirements for Sites with Roadways** – Developers shall construct all roads and linkages within the Plan Area to Parkland County engineering standards.

8.5 **Servicing and Utilities** – Parkland County and the Summer Village shall ensure that any new or expanding development(s) provide servicing to the satisfaction of the governing municipality.

9 TRANSALTA LANDS:

9.1 **TransAlta Hine Lands**
a. Lands located south of Township Road 532 (Sundance Road) are currently owned by TransAlta Corporation. Future land uses are defined in the Highside Area Structure Plan Bylaw 2016-12; and,
b. Any application, identified in Policy 5.1 of this Plan, shall be referred to TransAlta Corporation for comment.

10 IMPLEMENTATION AND ADMINISTRATION:

10.1 **Adoption** – The Intermunicipal Development Plan shall be adopted by Bylaws of both Parkland County and the Summer Village of Betula Beach in accordance with the Municipal Government Act.

10.2 **Plan Review and Amendments**
a. The Intermunicipal Development Plan shall be reviewed at minimum every five (5) years following adoption by both municipalities.
b. If the Plan requires amendments, or if there is an objection to the Plan by either municipality, an Intermunicipal Development Plan Committee (IDPC) shall be established to review and discuss changes to the Bylaw; and,
c. An IDPC shall be comprised of four (4) members. The IDPC shall have an even number of members from each municipality; two (2) members of Council from each municipality and the CAO from each municipality (advisory role). An alternate Council member shall be assigned if any committee member cannot be in attendance.

11 DISPUTE RESOLUTION:

11.1 In the event that a dispute is identified, it is required that written notice be given to the adjacent municipality.
11.2 The CAOs from each municipality shall meet and attempt to resolve the dispute.
11.3 In cases where the CAOs cannot resolve the dispute, an Intermunicipal Development Plan Committee (IDPC) shall be established to review the dispute and attempt to negotiate a resolution.
11.4 In the event that a resolution is not achieved within thirty (30) days following the first meeting of the IDPC, the dispute will then be referred to mediation. The services of an independent mediator will be retained, with the mediator to present a written recommendation to both Councils. The costs of mediation shall be shared equally between the municipalities.
11.5 The identified dispute must be resolved within six (6) months after written notice is given.
11.6 If the dispute has not been resolved within six (6) months after the notice is given, the municipality may proceed to adopt the Bylaw and, in accordance with the MGA, the other municipality will have the right to appeal to the MGB.