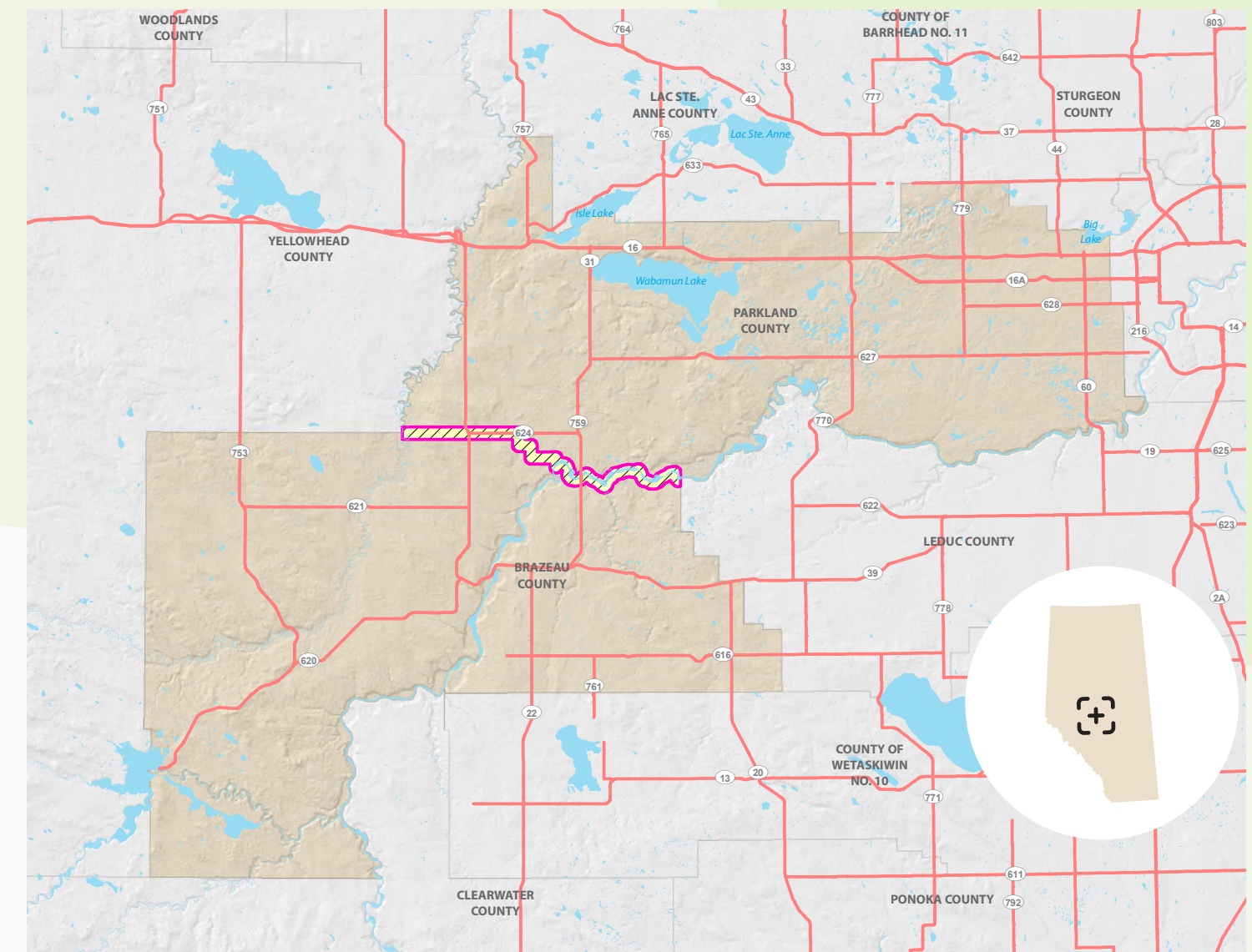


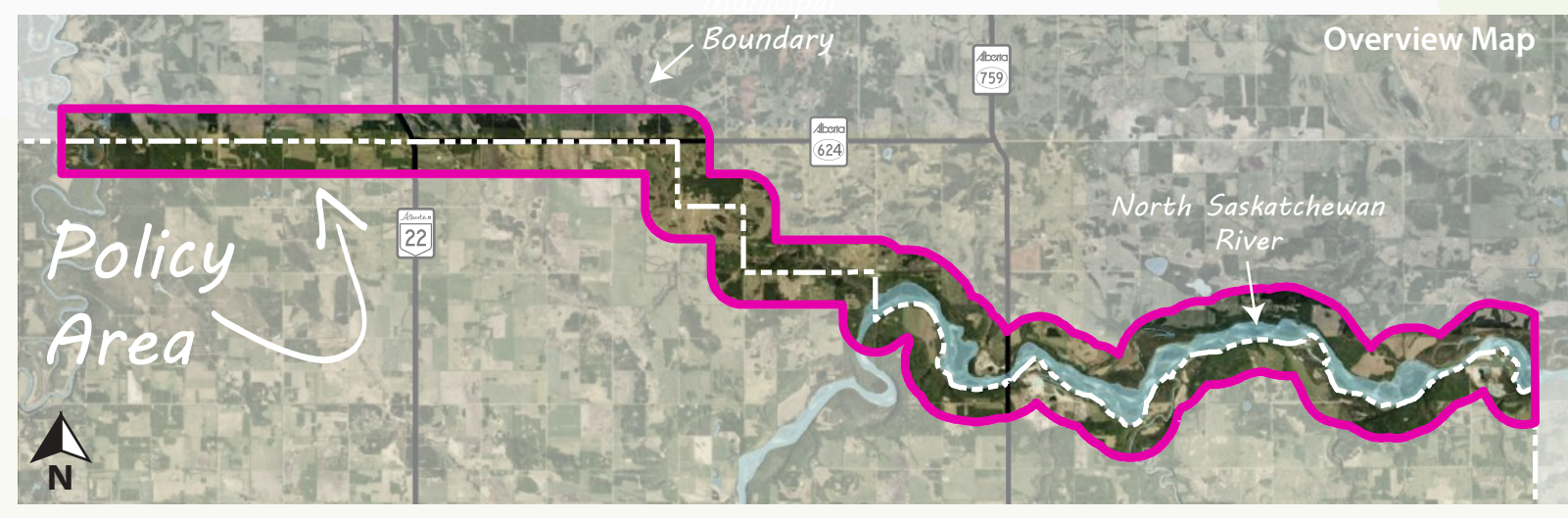
Parkland County/Brazeau County Intermunicipal Development Plan Bylaw 2018-13



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 and Brazeau County, under the direction of Section 631 of the Municipal Government Act, have agreed to jointly engage in an IDP. This plan has been developed to reduce the possibility of any potential conflicts between Counties and to ensure the relationship remains strong, transparent and collaborative in the future.



2 PURPOSE:

To have a co-operative approach for the process of land use and development, managing growth, environmental matters, infrastructure, other vital community services, and dispute resolution along the borders of Parkland County and Brazeau County. The plan shall contain:

- a) Policies for:
- b) Administration and Implementation which includes:



- IDP Committee;
- Review Process;
- Referral Requirements;
- Amendment Process;
- Dispute Resolution and;
- Plan Amendment or Repealing Process.

3 GOALS:

- a) To establish in good faith a method for collaboration between both Counties 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 harmonise 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;
- g) To meet the requirements established in the Municipal Government Act (Section 631), the Edmonton Metropolitan Regional Growth Plan requirements (Parkland County) and any other applicable requirement.



4 PLAN AREA:

The Plan Area extends 800 metres from the Parkland County and Brazeau County boundary lines or from the top of bank of a waterbody or watercourse. The joint plan area covers approximately 8,007 ha (19,786 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 Brazeau County will engage and communicate in good faith on land use matters within the Plan Area. Any disputes shall be addressed through Section 10 of this plan. Each County will maintain their autonomy within their current boundaries. Within the Plan Area:

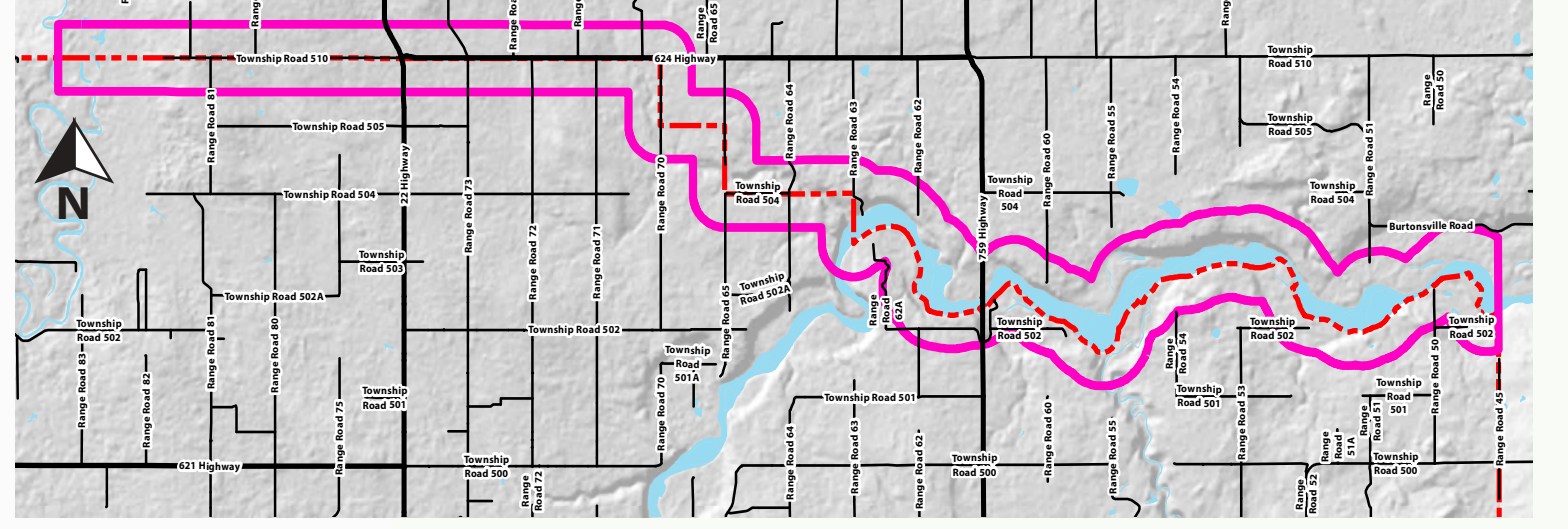
- 5.1 **Referral(s)** – Both Counties shall send the following application(s) to the adjacent municipality for review:
 - i. a proposed Municipal Development Plan or amendments thereto;
 - ii. a proposed Land Use Bylaw or amendments thereto;
 - iii. a proposed Area Structure Plan or amendments thereto;
 - iv. a subdivision application; or,
 - v. a development application for a discretionary use.

Comments shall be sent back to the referring County within 21 calendar days. Past 21 calendar days the referring municipality will consider there are no objections, comments or concerns.
- 5.2 **Agricultural** – Agricultural use has been identified as being the current and future primary land use within the Plan Area. The Counties, where possible, should minimize the conversion of high capability agricultural lands to non-agricultural use.
- 5.3 **Residential** – New residential development within agricultural areas should minimize impacts on agricultural lands and sensitive environmental features, maintaining the rural character of Parkland and Brazeau Counties, whenever possible.
- 5.4 **Confined Feeding Operations** – Any new or expanding Confined Feeding Operation within the Plan Area shall follow the Agricultural Operations Practices Act and be referred to the adjacent County for review and comment.
- 5.5 **Responsible Resource Extraction** – Parkland County and Brazeau County recognize the importance of responsible extraction. Any new or expanding proposal within the Plan Area shall:
 - a. Be referred for review and comment.
 - b. Comply with all municipal, provincial, and federal regulations and permitting.

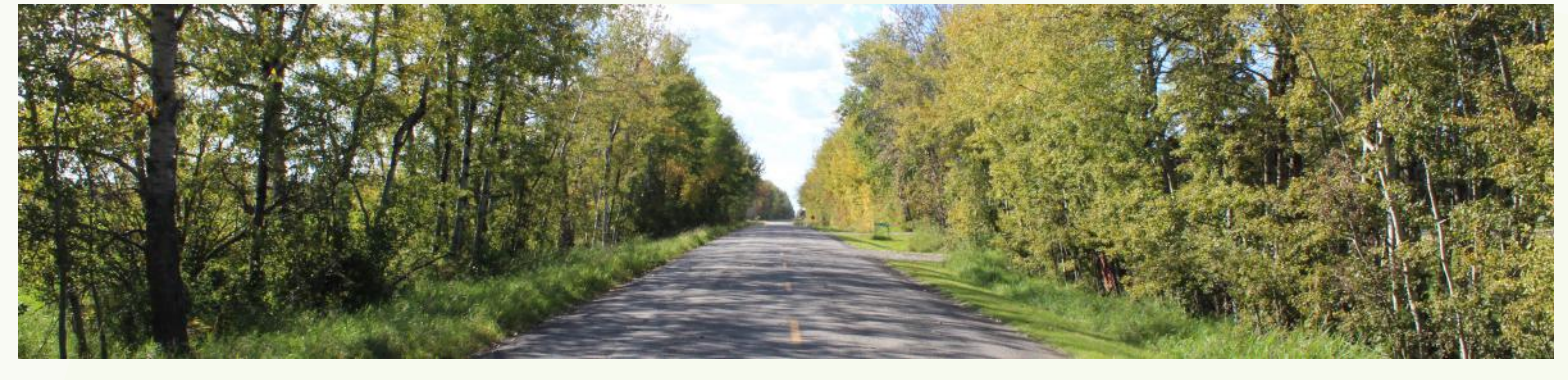
6 TRANSPORTATION AND INFRASTRUCTURE POLICIES:

- 6.1 **Referral** – Any proposed changes or expansion to the transportation network within the Plan Area shall be referred to the adjacent municipality and Alberta Transportation (if required) for review and comment prior to any changes (see Map 2 Transportation).
- 6.2 **Alberta Transportation** – Where applicable, the Counties will work together with Alberta Transportation to maintain a safe and effective transportation network within the Plan Area.
- 6.3 **Transportation Networks** – All new and expanding development(s) within the Plan Area shall ensure that long-term transportation corridors are secured in order to maintain safe, coordinated and efficient road networks.
- 6.4 **Cost Sharing** – Municipalities may enter into a cost sharing agreement on agreed infrastructure that benefits both Counties.
- 6.5 **Linkages** – Developers shall construct all roads and linkages to current Parkland County and/or Brazeau County engineering standards.
- 6.6 **Maintenance** – Each County is responsible for the construction and maintenance of their transportation infrastructure within the Plan Area.
- 6.7 **Future Development** – Any future expansion of transportation networks within the Plan Area shall be agreed upon by both municipalities by Council resolution.

MAP 2 – Transportation



- 6.8 **Servicing and Utilities** – Both Parkland County and Brazeau County shall ensure any new or expanding development(s) within the Plan Area provide servicing, if required, to the satisfaction of the County(s).
- 6.9 **Haul Routes** – Any application which proposes the use or expansion of municipal road infrastructure for the purposes of hauling natural resources shall include written documentation indicating that the roadway has been, or will be, constructed to the governing municipality's engineering design standards. Signed copies of the road hauling agreements shall be provided to the adjacent municipality (where applicable).
- 6.10 **Natural Resource Development** – Parkland County and Brazeau County acknowledge that natural resources play an integral part in the development of their Counties. As such, they will ensure the development of natural resource areas and transportation networks are not unduly restricted within the Plan Area.
- 6.11 **Responsible Resource Extraction** – Both municipalities support the responsible extraction of natural resources. Prior to surface and sub-surface development, the municipalities shall ensure proper documentation and permits are in compliance with Municipal, Provincial and Federal regulations.

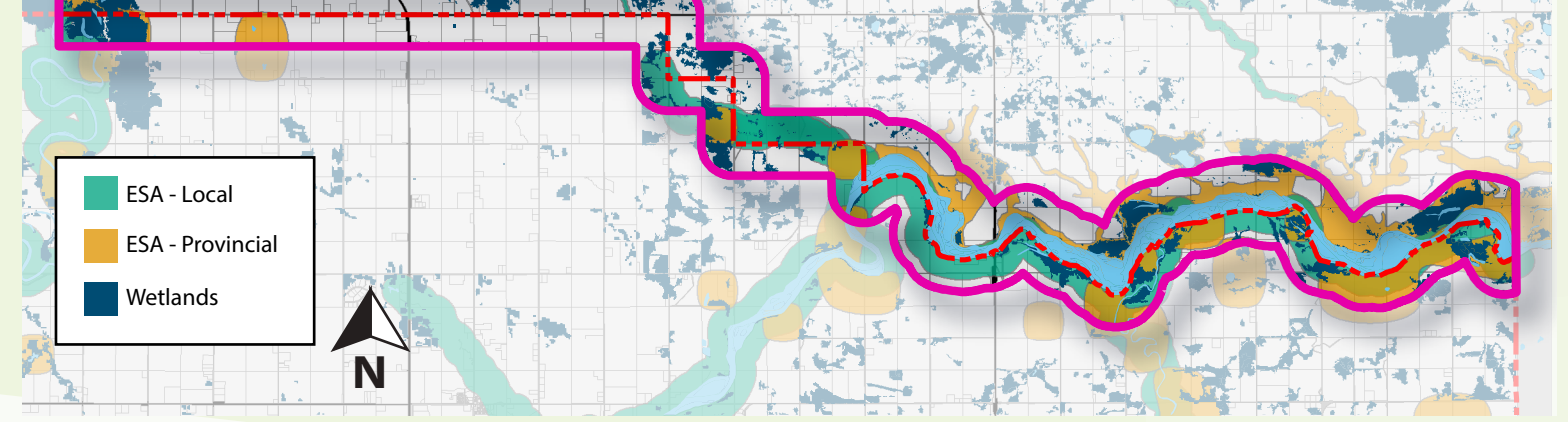


7 ENVIRONMENTAL POLICIES:

- 7.1 **Environmentally Significant Areas** – Wetlands and Environmentally Significant Areas of local and provincial significance have been identified within Map 3.
- 7.2 **Environmental Reserve** – Both Counties shall follow Provincial regulations as it pertains to the dedication, classification and use of Environmental Reserve, Municipal Reserve, and Conservation Reserve in an effort to maintain the integrity of the systems identified in Map 3.
- 7.3 **Setbacks from Natural Areas and Hazardous Landscapes** – Through respective Land Use Bylaws, both municipalities shall enforce appropriate development setbacks from the North Saskatchewan River, waterbodies, watercourses, and hazardous landscapes. The governing municipality may require the applicant to supply recommendations, prepared by a qualified professional, regarding development setbacks and/or other required mitigation measures.
- 7.4 **Ecosystem Health** – Both municipalities will promote environmental stewardship and the health of the regional ecosystem, watersheds, wetlands, and environmentally significant areas within the Plan Area.
- 7.5 **Connectivity** – Where appropriate, both municipalities may collaborate on the establishment of wildlife corridors and planned trail network(s) for passive and recreational enjoyment.
- 7.6 **Open Space** – Both municipalities recognize the wide diversity of open spaces within the Plan Area and may seek to identify future open space opportunities.
- 7.7 **Watershed Management** – Both municipalities shall recognize the importance of wetlands, riparian areas, watercourses and waterbodies, and will collaborate when reviewing proposals which may impact watershed(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.



MAP 3 – Environmental Features



8 ECONOMIC AND SOCIAL DEVELOPMENTS:

- 8.1 **Economic Diversification** – Both municipalities encourage opportunities for a diversified local economy and understand the role it plays in enhancing regional competitiveness.
- 8.2 **Tourism and Recreation** – Where appropriate within the Plan Area, both municipalities will endeavour to collaborate in good faith to encourage opportunities for tourism and regional recreation use.

9 COORDINATION OF INTERMUNICIPAL PROGRAMS:

- 9.1 **Community Programs** – 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 activities which may affect the Plan Area.

10 IMPLEMENTATION AND ADMINISTRATION:

- 10.1 **Adoption:**
 - a) The Intermunicipal Development Plan shall be adopted by Bylaws of both Parkland County and Brazeau County in accordance with the Municipal Government Act.
- 10.2 **Plan review and amendments:**
 - a) The Plan shall be reviewed at minimum every 5 years after the adoption of the IDP.
 - 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.
 - c) An IDPC shall be comprised of eight (8) members. The IDPC shall have an even number of members from each municipality. Two (2) members of Council, two (2) CAOs and four (4) members of Administration. An alternate member shall be assigned if any committee member cannot be in attendance.
- 10.3 **Dispute Resolution:**
 1. In the event that a dispute is identified, it is required that written notice be given to the adjacent municipality.
 2. Administration from each municipality shall meet and attempt to resolve the dispute. If unable, the CAO's may attempt to resolve the dispute.
 3. In cases where Administration and the CAO's cannot resolve the dispute an Intermunicipal Development Plan Committee (IDPC) shall be established to review the dispute and attempt to negotiate a resolution.
 4. In the event a resolution is not achieved by the 30th day 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 Counties.
 5. The identified dispute must be resolved within 6 months after written notice is given.
 6. If the dispute has not been resolved within 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.

