

Intermunicipal Development Plan



Bylaw 545/20

November 17, 2020

Motion: C-15-441-2020

Any Amendments in this document are consolidated for convenience only. The official Bylaw and all amendments thereto are available from Woodlands County and/or County of Barrhead Administration and should be consulted in interpreting and applying this Bylaw.

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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.

Woodlands County and County of Barrhead, 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 Woodlands County and County of Barrhead. The Plan shall contain policies for environment, infrastructure, land use, intermunicipal programs and economic/social development. The plan shall contain policies for administration and implementation which include 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 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 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).

4. PLAN AREA

The Plan Area extends 800 metres from the Woodlands County and County of Barrhead boundary lines or from the top of bank of a body of water or watercourse. The joint Plan Area covers approximately 14,341.47 hectares (35,438.55 acres) of land. For a detailed review of the Plan Area and future land uses, refer to Map 1 and 2 – Location Map and Future Land Use Map see Appendix.

5. LAND USE POLICIES

Woodlands County and County of Barrhead will engage and communicate in good faith on land matters within and outside of the Plan Area. Any disputes shall be addressed through Section 11 of this Plan. Each County will maintain their autonomy within their current boundaries. Within the Plan Area:

A. Referral(s)

Both Counties shall send the following application(s) to the adjacent municipality for review:

1. A proposed Municipal Development Plan (MDP) and/or amendment to a MDP that directly impacts the Plan Area;
2. A proposed Land Use Bylaw (LUB) and/or amendment to a LUB that impacts the Plan Area or a land use district within the Plan Area;
3. A proposed Area Structure Plan (ASP) and/or amendment to any ASP established within the Plan Area; and,
4. Any subdivision application within the Plan Area or adjacent lands and/or any discretionary development permit application or Natural Resource Extraction Development 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 should 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.

B. Crown Land

Large portions of Woodlands County and County of Barrhead include land under Provincial jurisdiction. The counties shall pursue relationships with provincial bodies to resolve issues of mutual interest and to work cooperatively in provincial approval processes.

C. 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.

D. Residential

New residential development within agricultural areas should minimize impacts on agricultural lands and sensitive environmental features, maintaining the rural character of Woodlands and Barrhead Counties, whenever possible.



E. Confined Feeding Operations (CFO)

Any new or expanding CFOs within the Plan Area shall follow the Agricultural Operations Practices Act and policies in the applicable municipality's Municipal Development Plan and Land Use Bylaw. Applications shall be referred to the adjacent County for review and comment.

F. Natural Resource Extraction (NRE)

Any new or expanding NREs within the Plan Area shall follow the Alberta Environmental Protection & Enhancement Act & Water Act and policies in the applicable municipality's Municipal Development Plan and Land Use Bylaw and Area Structure Plans. Applications shall be referred to the adjacent County for review and comment.

6. TRANSPORTATION AND INFRASTRUCTURE POLICIES

A. Transportation Network Referral(s)

Any proposed changes or expansion, that effects both municipalities, 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 3 - Transportation Corridors).

B. Alberta Transportation

Where applicable, the Counties will work together with Alberta Transportation to maintain a safe and effective transportation network within the Plan Area.

C. 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 networks.



D. Cost Sharing

Municipalities may enter into a cost sharing agreement on agreed infrastructure that benefits both Counties.

E. Development Requirements for Sites with Roadways

Developers shall construct all roads and linkages to the current respective county's standards.

F. Maintaining Networks

Each County is responsible for the construction and maintenance of their transportation infrastructure within the Plan Area.

G. Servicing and Utilities

Both Woodlands County and the County of Barrhead shall ensure any new or expanding development(s) within the Plan Area provide servicing, if required, to the satisfaction of the respective county's standards.

H. Haul Routes

Map 3 – Transportation Corridors see Appendix. 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.

I. Natural Resource Extraction

Woodlands County and County of Barrhead 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 that transportation networks are not unduly restricted within the Plan Area.

1. Woodlands County and County of Barrhead support the responsible extraction of natural resources within the Plan Area. Any new or expanding gravel extraction proposal within the Plan Area shall:
 - a. be referred for review and comment;
 - b. Identify mitigation methods for off-site impacts, potential land use conflicts, environmental considerations, and best management practices; and,
 - c. Comply with all municipal, provincial, and federal regulations and permitting.
2. Prior to surface and sub-surface development, the applicable municipality shall ensure that applicants have provided and obtained permits for compliance with all municipal, provincial, and federal regulatory authorities.

7. ENVIRONMENTAL POLICIES

A. Environmentally Significant Areas

Environmentally Significant Areas of regional and provincial significance have been identified within Map 4 - Environmental Constraints see Appendix.

B. Environmental Reserve

Both Counties shall follow provincial regulations as it pertains to the dedication, classification, and use of Environmental Reserve, Municipal Reserve, Conservation Reserve and Environmental Reserve Easement in an effort to maintain the integrity of the systems identified in Map 4. At time of development and/or subdivision, both Counties

will require the dedication of Environmental Reserve lands along the shoreline of the Athabasca River, and any other major watercourse or wetlands in the Plan Area.

C. Setbacks from Natural Areas

Through respective Land Use Bylaws, both municipalities shall enforce appropriate development setbacks from bodies of water, 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.

D. 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.

E. Connectivity

Where appropriate, both municipalities may collaborate on the establishment of planned trail network(s) for passive and recreational enjoyment.

F. Open Space

Both municipalities recognize the wide diversity of open spaces within the Plan Area and may seek to identify future open space opportunities.

G. Watershed Management

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



8. ECONOMIC AND SOCIAL DEVELOPMENTS

A. Economic Diversification

Both municipalities encourage opportunities for a diversified local economy and understand the role it plays in enhancing regional competitiveness.

B. Tourism and Recreation

Where appropriate within the Plan Area, both municipalities will collaborate in good faith to encourage opportunities for tourism and regional recreation use. Any new recreational development shall demonstrate compliance to the applicable policies and regulations in the governing municipality's Municipal Development Plan and Land Use Bylaw.

9. COORDINATION OF INTERMUNICIPAL PROGRAMS

A. 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 opportunities which may impact the Plan Area.

10. IMPLEMENTATION AND ADMINISTRATION

A. Adoption:

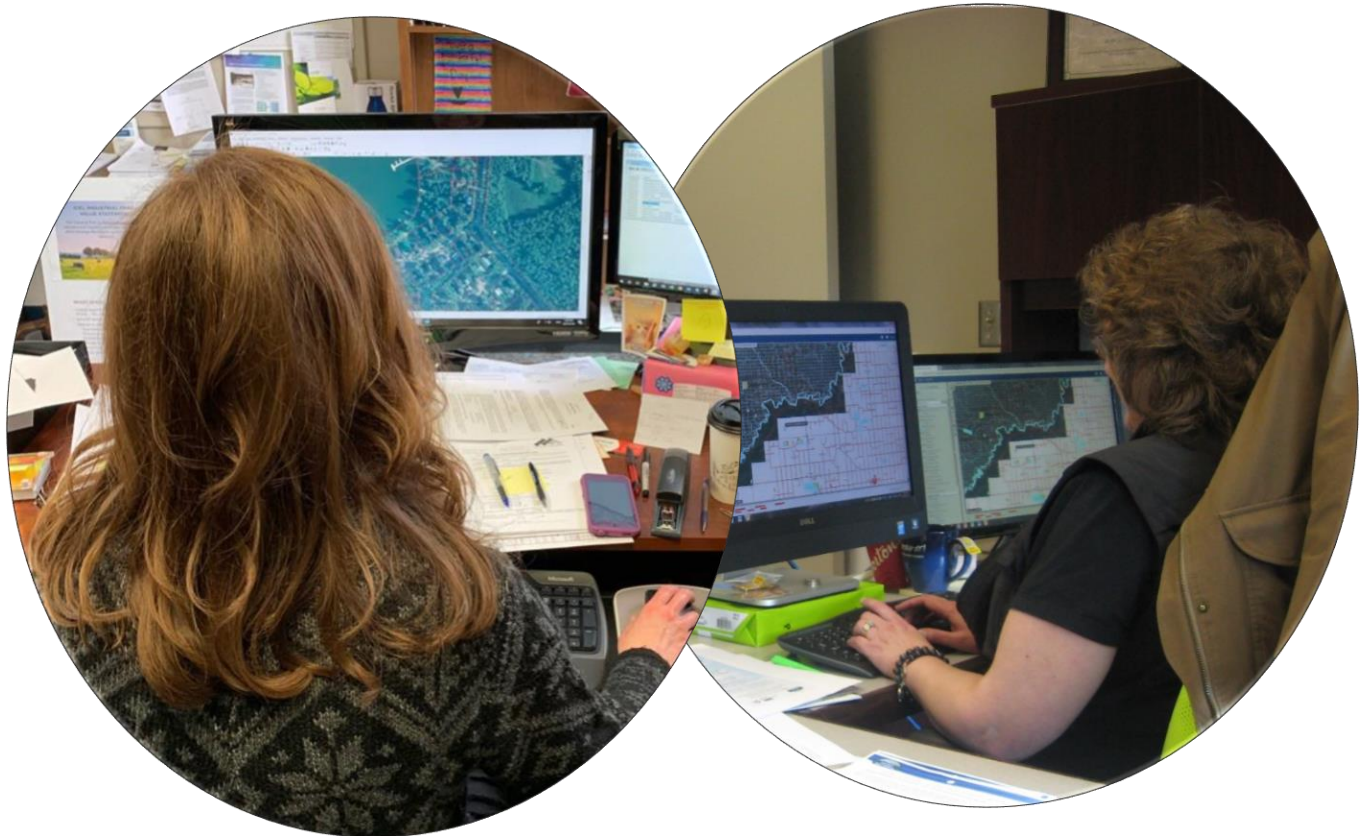
1. The Intermunicipal Development Plan shall be adopted by Bylaws of both Woodlands County and County of Barrhead in accordance with the Municipal Government Act.
2. If the Plan requires amendments or if there is an objection to the Plan by either municipality, an Intermunicipal Development Plan Committee (IDPC) shall be established to review and discuss changes to the Bylaw.
3. An IDPC shall be comprised of six (6) members in total and shall have an even number of members from each municipality. The IDPC will be comprised of two (2) members of Council, one (1) CAO from each municipality, and Administration staff will be at the discretion of each respective CAO. An alternate member shall be assigned if any committee member cannot be in attendance.



11. 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 CAOs 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 within thirty (30) days following the first meeting of the IDPC, the thirty (30) days can be extended if agreed upon by the committee or CAO; 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.

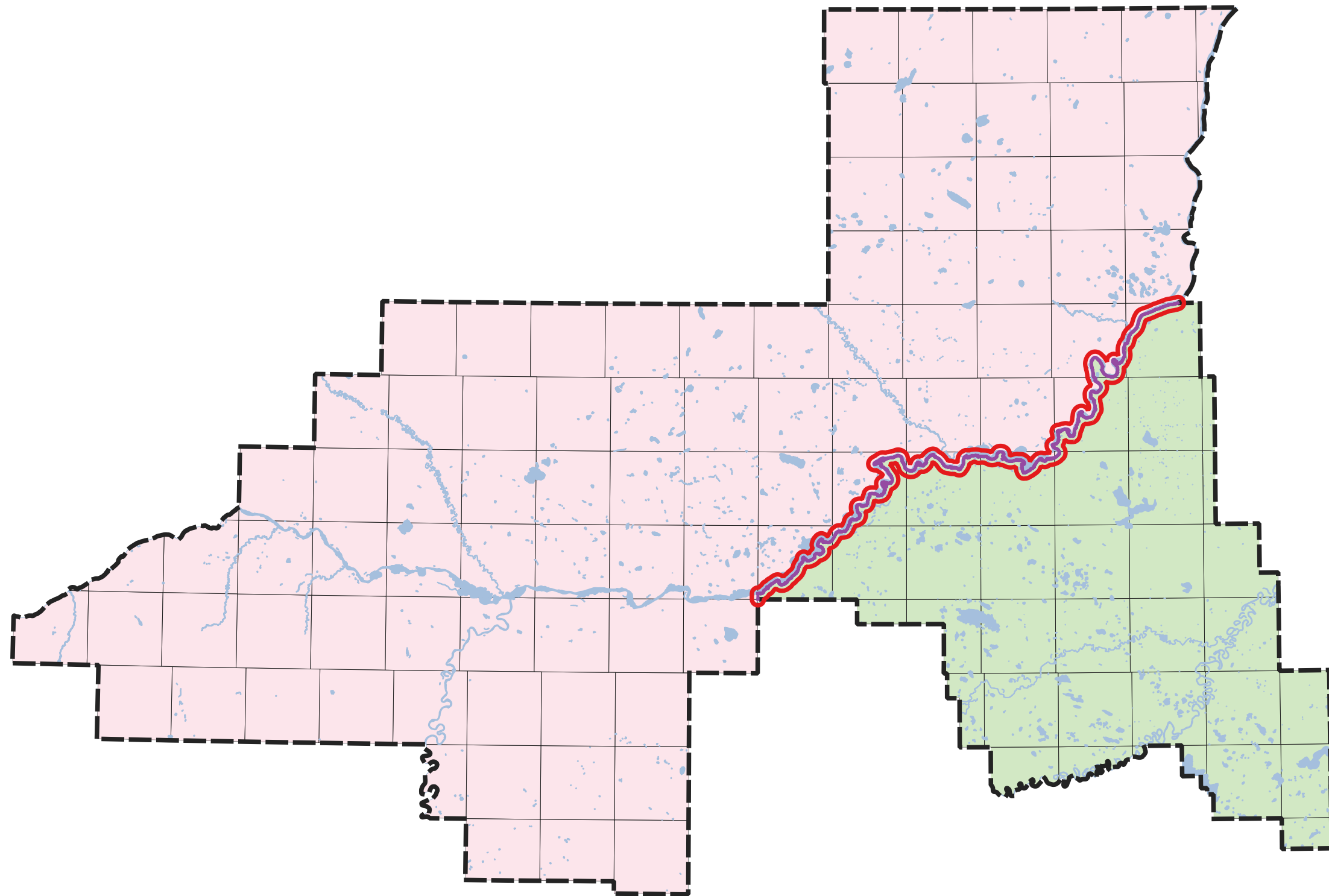
5. The identified dispute must be resolved within six (6) months after written notice is given or after mediation has started.
6. If the dispute has not been resolved within six (6) months after the notice is given or after mediation has started, the municipality may proceed to adopt the Bylaw and, in accordance with the MGA, the other municipality will have the right to appeal to the MGB.



12. APPENDIX

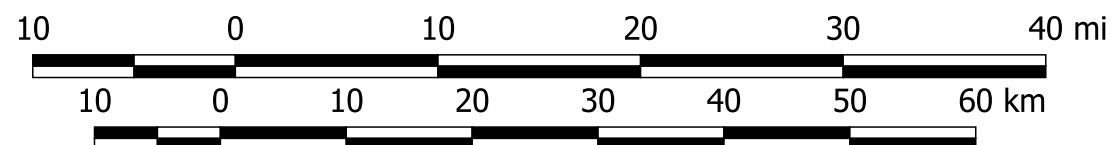
Maps

- Map 1 – Location Map
- Map 2 – IDP – Future Land Use
- Map 3 – IDP – Transportation Corridors
- Map 4 – Environmental Constraint



Location Map

Woodlands County
County of Barrhead



Legend

- 800m Buffered Area
- Water Body
- County Boundary
- Boundary Intersection
- Barrhead Township Grid
- Woodlands Township Grid

Woodlands County County of Barrhead

Projection: NAD83 / Alberta 10-TM

Date: November 9th, 2019

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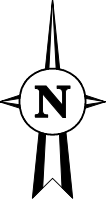
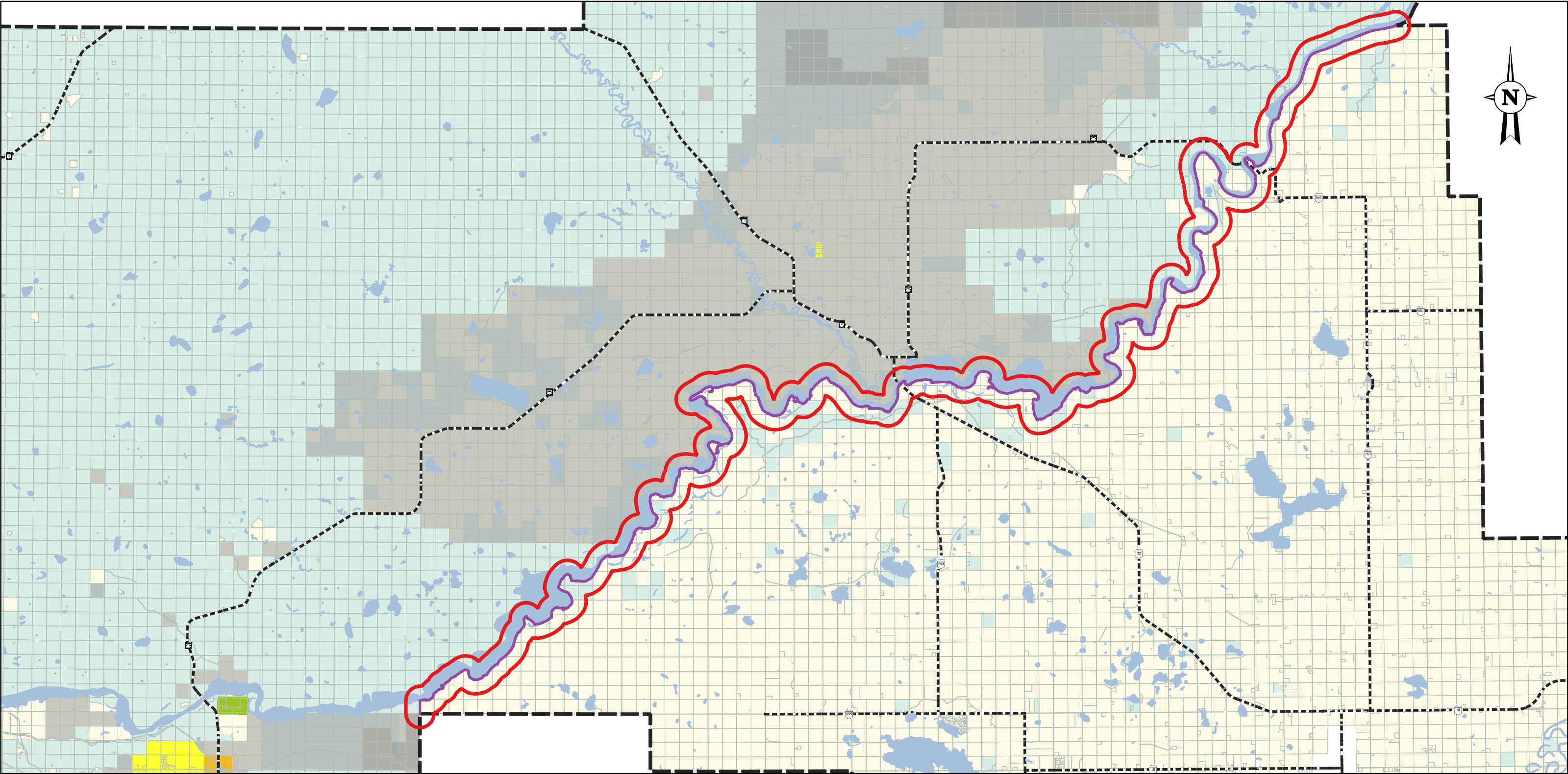
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Future Land Use Map



Woodlands County
County of Barrhead



Legend

Base

- 800m Buffered Area
- Boundary Intersection
- Highway
- Water Body
- County Boundary

Land Parcel

- Titled Property
- Crown Land
- Agricultural

Woodlands Proposed Future Land Use

- Agricultural

Woodlands County County of Barrhead

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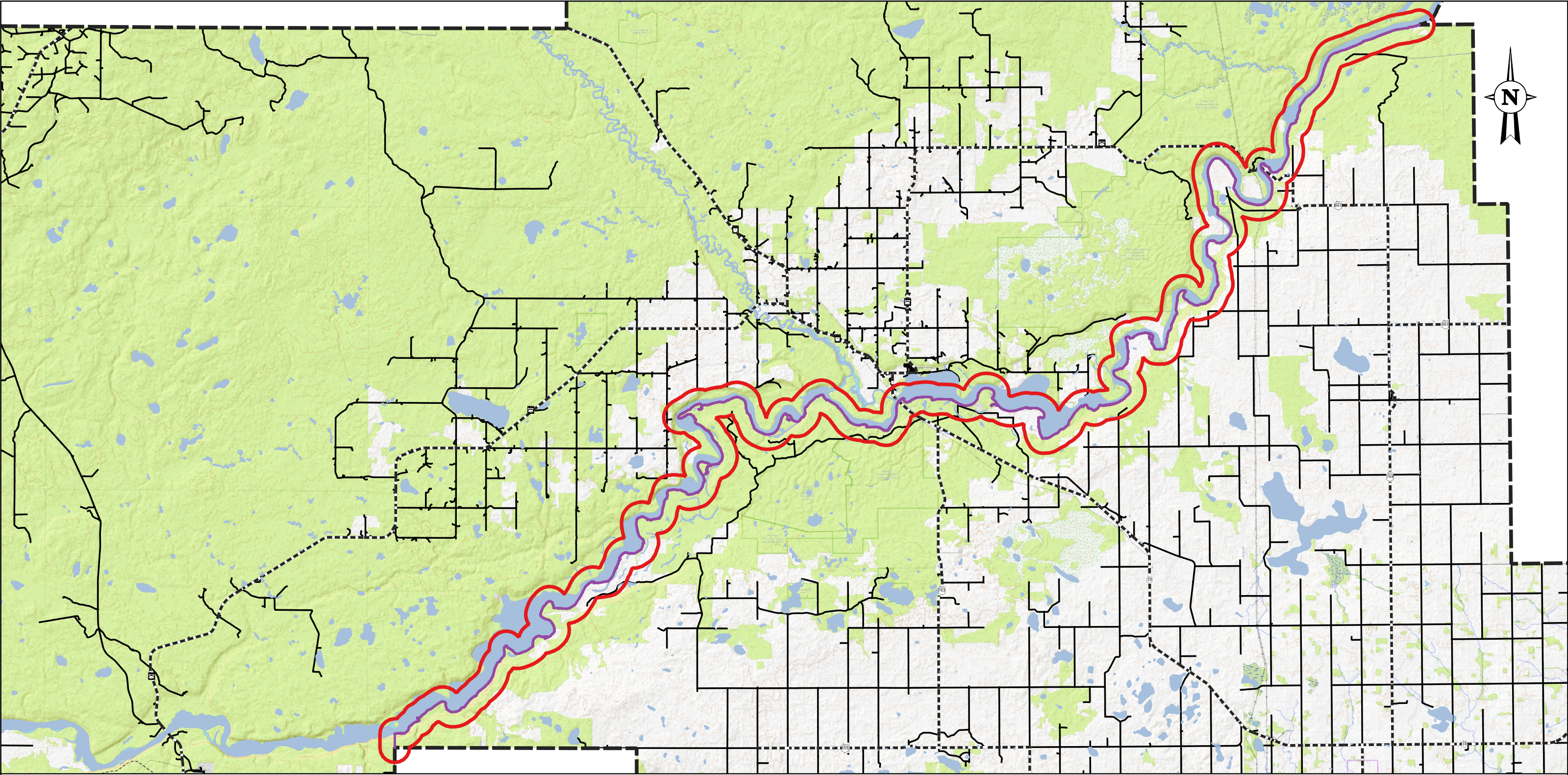
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Woodlands County
County of Barrhead





Transportation Corridors Maps




Legend


 800m_buffer


 Boundary Intersection

 Water Body


 County Boundary

Transportation

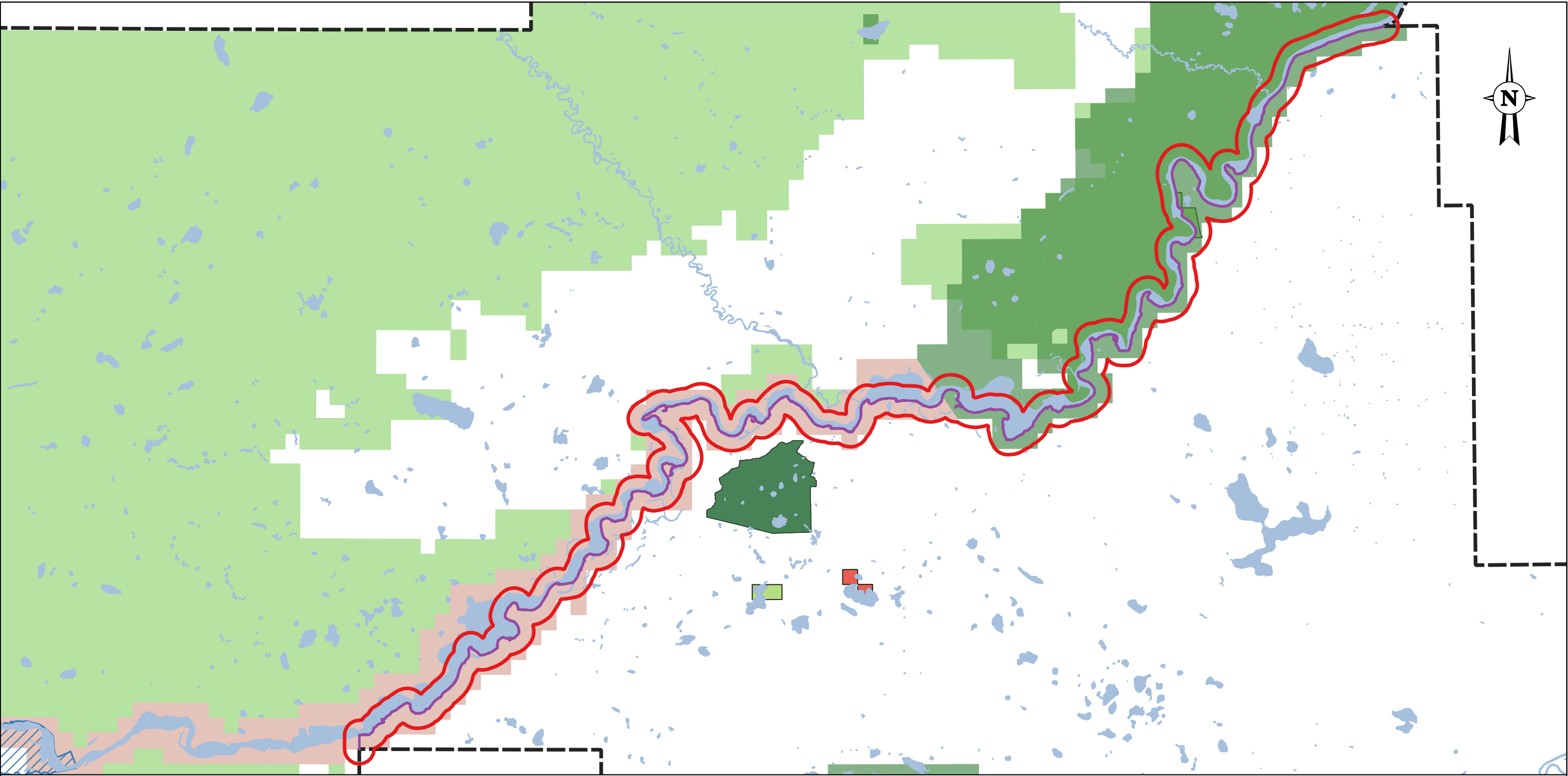
 Highway

 Gravel Roads

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Environmental Constraint Map



Woodlands County
County of Barrhead



2.5 0 2.5 5 7.5 10 mi



8 0 8 16 km



Legend

Base

- 800m Buffered Area
- Water Body
- County Boundary
- Boundary Intersection

Barrhead Protected Areas

- Other

Woodlands Environemnetal Areas

- Boreal
- Foothills

Barrhead Protected Areas

- Recreation
- Conservation

Woodlands Forest Production

- Green Area
- White Area

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