

Brazeau County and Town of Drayton Valley

Intermunicipal Development Plan

Brazeau County Bylaw: 1084-21

Town of Drayton Valley Bylaw: 2021/09/D



Table of Contents

| | |
|--|-----------|
| TABLE OF CONTENTS | 2 |
| 1.0 INTRODUCTION AND BACKGROUND | 3 |
| 2.0 PURPOSE OF THE PLAN | 3 |
| 3.0 GOALS | 3 |
| 4.0 PLAN AREA | 4 |
| 5.0 LAND USE POLICIES | 4 |
| 5.1 REFERRAL(S) / CONSISTENCY OF PLANNING | 4 |
| 5.2 AGRICULTURAL PRESERVATION | 6 |
| 5.3 RESIDENTIAL | 6 |
| 5.4 UTILITIES | 6 |
| 5.5 COMMERCIAL AND INDUSTRIAL DEVELOPMENT | 8 |
| 6.0 TRANSPORTATION | 8 |
| 7.0 ENVIRONMENTAL POLICIES | 8 |
| 8.0 ECONOMIC AND SOCIAL DEVELOPMENT | 10 |
| 9.0 IMPLEMENTATION AND ADMINISTRATION | 10 |
| 9.1 ADOPTION:..... | 10 |
| 9.2 PLAN REVIEW AND AMENDMENTS: | 10 |
| 9.3 DISPUTE RESOLUTION: | 11 |
| APPENDIX A – DEFINITIONS | 13 |

LIST OF FIGURES:

| | |
|--|---|
| FIGURE 1 – PLAN AND REFERRAL AREA | 5 |
| FIGURE 2 – RESIDENTIAL AREAS | 7 |
| FIGURE 3 – OPEN SPACES, CROWN LAND AND ESA | 9 |

LIST OF ACRONYMS:

ASP – Area Structure Plan
CAO – Chief Administrative Officer
ESA – Environmentally Sensitive Areas
IDP – Intermunicipal Development Plan
IDPC – Intermunicipal Development Plan Committee
LPRT – Land and Property Rights Tribunal
LUB – Land Use Bylaw
MGA – *Municipal Government Act*
MDP – Municipal Development Plan

1.0 INTRODUCTION AND BACKGROUND

Brazeau County (hereafter referred to as the County) and the Town of Drayton Valley (hereafter referred to as the Town) work collaboratively. The original Intermunicipal Development Plan (IDP) was written to enhance collaborative working processes following annexation in 2011. The purpose of this revised IDP is to update the methodology for intermunicipal planning for the next five (5) years, as required by Government of Alberta regulations

Brazeau County and the Town of Drayton Valley as per section 631 of the *Municipal Government Act* have agreed to jointly update their existing IDP to have a cooperative approach for the purpose of land use and development, managing growth, the environment, infrastructure, dispute resolution and other vital community services along their shared borders.

2.0 PURPOSE OF THE PLAN

The purpose of the IDP is to have a co-operative approach for the process of land use and development, managing growth, environmental matters, infrastructure and dispute resolution along the borders of the Town of Drayton Valley and Brazeau County.

The plan will contain policies for:

- Land use
- Environment
- Infrastructure
- Intermunicipal Programs
- Economic and Social Development

3.0 GOALS

The Town and the County recognize and respect the autonomy and mandate of each municipality and acknowledge the need to establish common plans and policies that seek:

- a) To collaboratively plan and confirm future land uses, infrastructure, transportation and development within the Plan Area;
- b) To establish a logical and orderly development for each municipality, while seeking the advancement and promotion of the region as a whole;
- c) To reduce the potential for future conflict(s) through communication and encourage understanding;
- d) To identify and conserve environmental features, recreation and open space;
- e) To provide a process and procedure for dispute resolution, amendments and administration of the plan; and

- f) To enhance opportunities for increased quality of life through a diversified local economy and quality community services.

4.0 PLAN AREA

The Plan Area is shown on Figure 1. It extends into the County 0.4 kilometers to 1.2 kilometers from the Town border except to the east where it extends to the top of the North Saskatchewan River valley. The Plan Area extends into the Town 0.1 kilometre from the Town border. The Plan Area includes the entire parcel located, wholly or partially, within the Plan Area buffer. The joint Plan Area covers approximately 2,681 hectares (6,624 acres) of land.

Agriculture is the predominant land use in much of the Plan Area with clusters of country residential subdivisions and the Drayton Valley Golf and Country Club.

5.0 LAND USE POLICIES

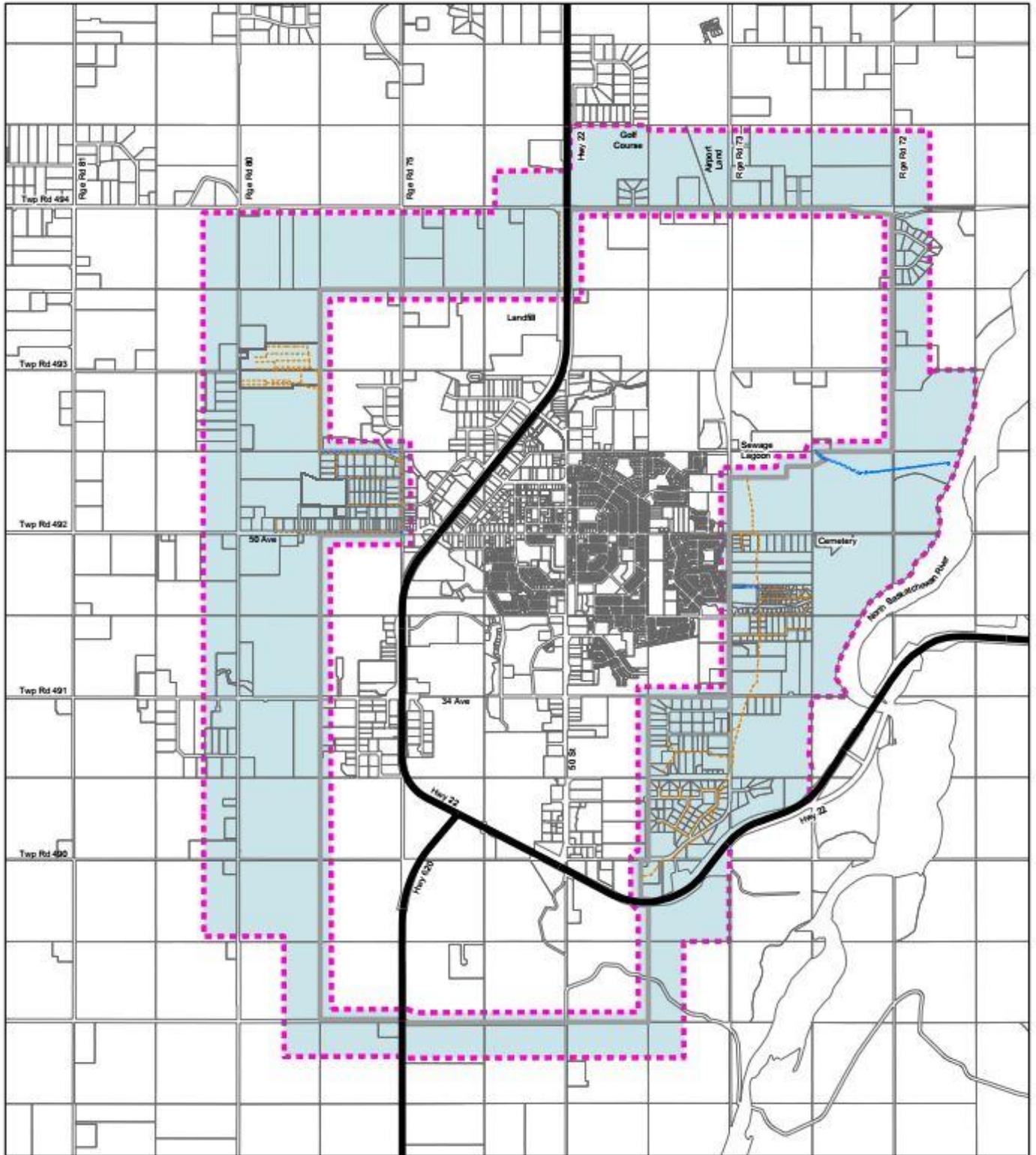
Brazeau County and the Town of Drayton Valley will communicate in good faith on land matters within the Plan Area. Any disputes will be addressed through section 9 of this plan. Each municipality will maintain their autonomy within their current boundaries and within the Plan Area.

5.1 Referral(s) / Consistency of Planning

The referral area includes all parcels of land located within the Plan Area (refer to Figure 1).

Major documents or applications, such as Area Structure Plans (ASPs), Municipal Development Plans (MDPs) and Land Use Bylaws (LUB) or their amendments, as well as subdivision and discretionary development permit applications, shall be referred to the adjacent municipality for review. Comments shall be provided to the referring municipality as outlined below. If no comments are received within the accepted timelines, the referring municipality will consider there are no objections, comments or concerns.








**Brazeau County and
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Intermunicipal Development Plan**

**Figure 1
Plan & Referral Area**

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July 2021

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It is based on data deemed reliable but Brazeau
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Projection: NAD 83 UTM 11N GCS80

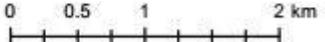
Wastewater Lines

Water Lines

Drayton Valley Boundary

Plan Area

Referral Area

5.2 Agricultural Preservation

Agricultural district is the most prevalent land use in the Plan Area. Brazeau County will consider both economic development, and quality of agricultural land when applications are received.

5.3 Residential

New residential development should be considered in currently serviced areas and in conjunction between the two municipalities.

Objectives:

- Identify areas that are suitable for residential growth and specify density targets within the overall Plan Area;
- Accommodate various land uses (commercial, recreational and institutional) that are compatible with existing and future residential uses;
- Mitigate conflicts between future residential uses and non-residential uses; and
- Mitigate existing conflicts between residential land uses and non-residential land uses.

Policies:

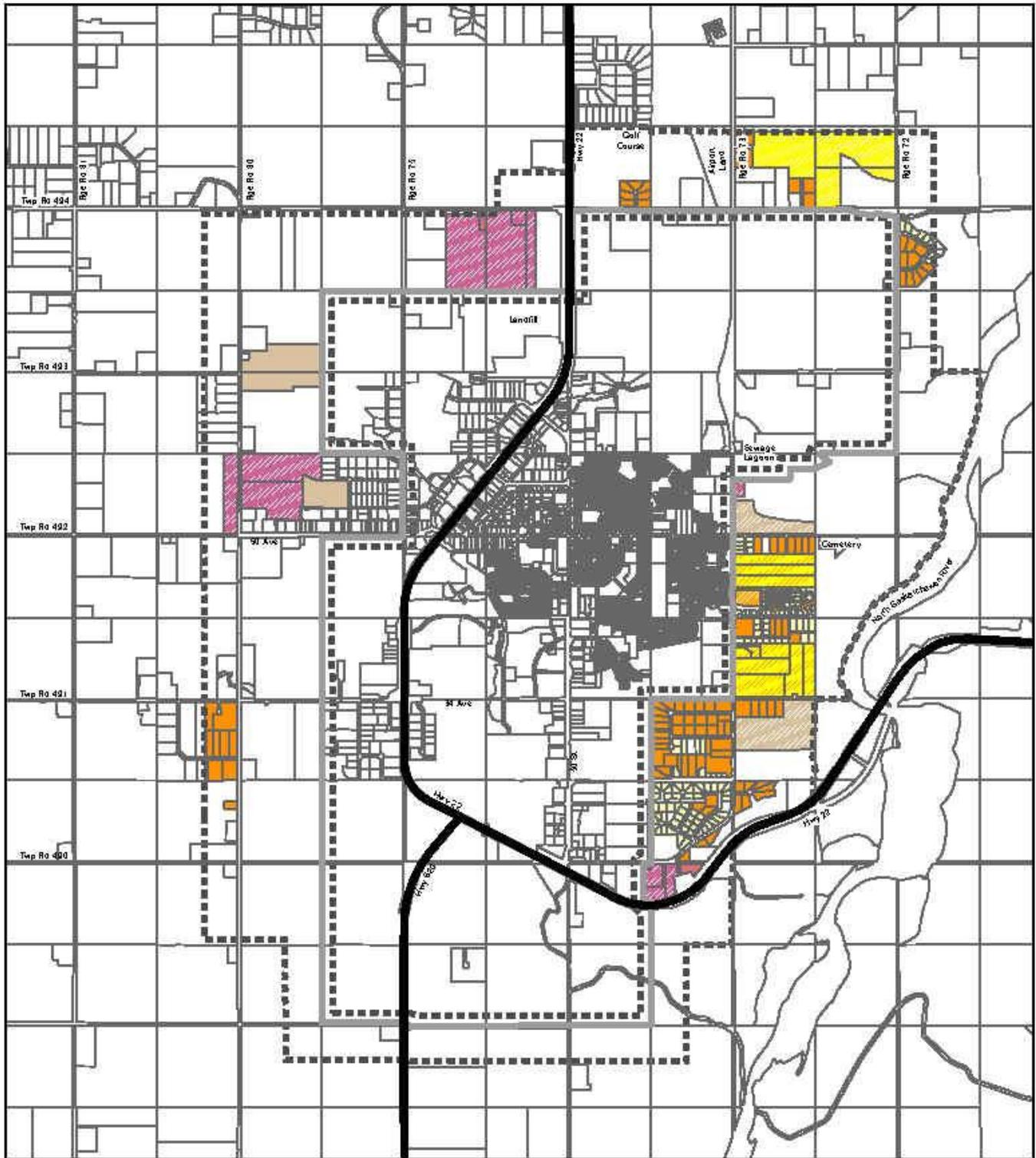
- Residential development within the Plan Area shall be generally consistent with the areas identified as residential in Figure 2.
- Residential subdivisions shall be designed so individual lots do not directly access highways or major arterial roadways.
- All new residential lots within the Plan Area shall be required to connect to a sewer and water infrastructure once it is made available.

5.4 Utilities

Utilities typically refers to natural gas, power, municipal water, stormwater and sewer systems. The provision of water and sewer service for existing and future development within the Town and for the broader IDP area will be critical for the growth of the area. The Town owns and operates its own water and sanitary sewer distribution and treatment system. Natural gas is supplied within the Plan Area by ATCO Gas Co-op and Evergreen Gas Co-op. Power is supplied by the Drayton Valley Rural Electrification Association.

Objectives:

- The Town and County should maintain current information about existing and proposed major utility corridor projects.
- Collaboration between the Town and the County to develop an effective water, stormwater and sewer management system.
- Future discussions about developments within the Plan Area should occur between the County and the Town to determine potential opportunities and areas of focus for the provision of municipal water, stormwater and sewer services.



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Intermunicipal Development Plan**

**Figure 2
Residential Areas**

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Current Residential Areas

- Compact Country Residential
- Country Residential
- Manufactured Home Park
- Plan Area

Proposed Residential Areas

- Compact Residential
- Suburban Estates
- Country Residential
- Non Residential

5.5 Commercial and Industrial Development

Both municipalities recognize that continued growth and development of commercial and industrial lands is vital for the economic success of the region.

Objectives:

- Identify lands within the Plan Area for Commercial and Industrial developments where sites have adequate access to road systems and in locations that minimize their impacts on surrounding land uses.
- Collaborate to mitigate impacts between Commercial and Industrial uses and non-Commercial and Industrial uses.

6.0 TRANSPORTATION

Transportation systems within the Plan Area are a critical component of ensuring economic development, and a high quality of life. Roadways must be provided in a manner that delivers an efficient method of travel for residents, visitors and businesses of both municipalities, and is cost-efficient for both municipalities. The shared transportation system must be designed in a manner that is safe for all road users, including motorists, cyclists and pedestrians.

Objectives:

- Provide a transportation system within the Plan Area that meets the needs of both municipalities, and is safe, efficient and effective for all road users.

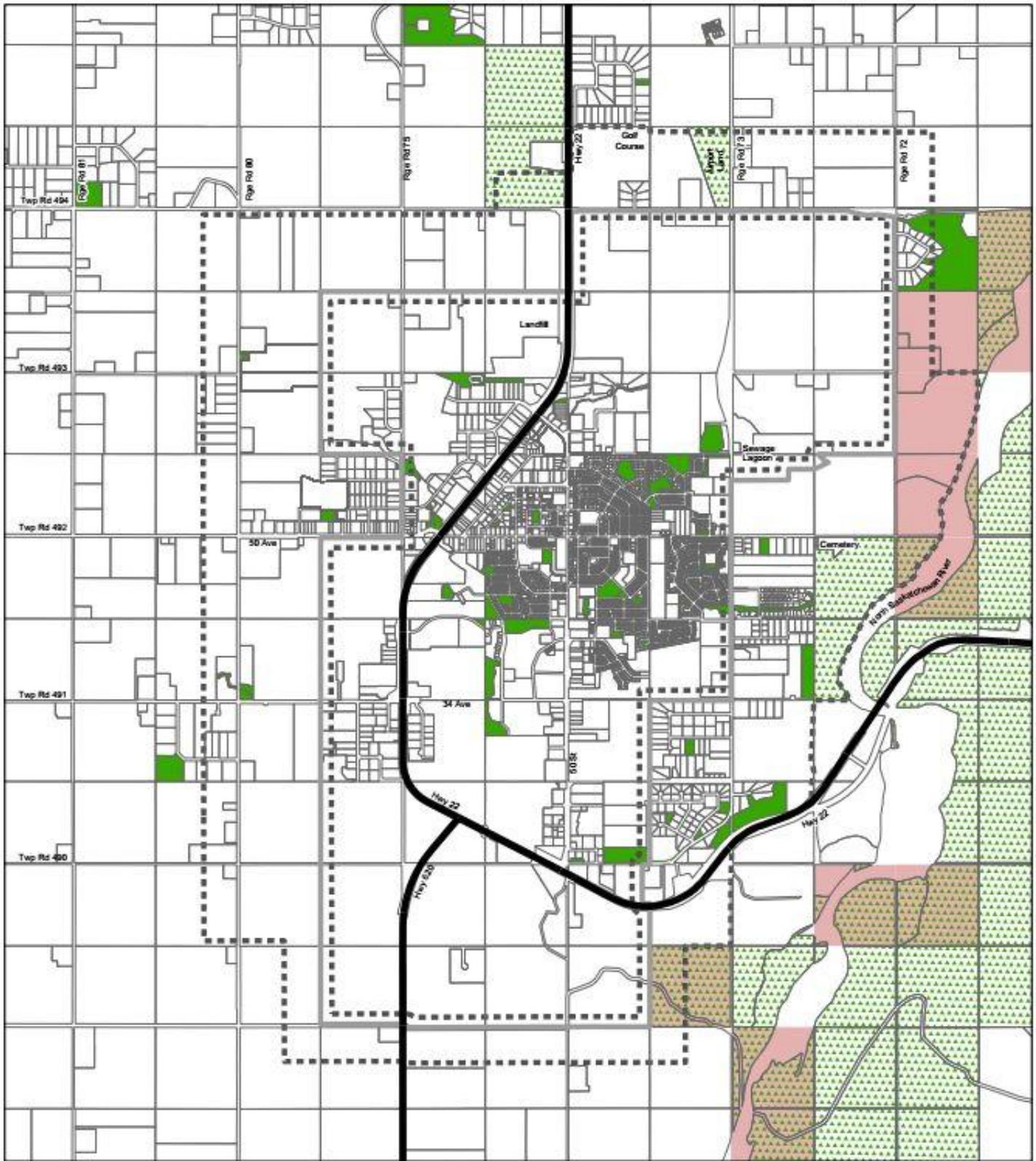
Policies:

- The Town and County shall collaborate on new and expanding development(s) within the Plan Area to ensure long-term transportation corridors are secured to maintain a safe, coordinated and efficient road network.
- The municipalities shall clearly define the responsibilities and standards for roadway design, construction, and maintenance within the Plan Area between Alberta Transportation, developers, the Town and the County.

7.0 ENVIRONMENTAL POLICIES

Brazeau County and the Town of Drayton Valley will promote environmental stewardship and the health of the regional ecosystem through the following policies.

- Open Space, Crown Land and Environmentally Significant Areas have been identified on Figure 3.
- Both Brazeau County and the Town of Drayton Valley shall follow Provincial Regulations as they pertain to the dedication or classification of Environmental Reserve, Municipal Reserve and Conservation Easements.






**Brazeau County and
Town of Drayton Valley
Intermunicipal Development Plan**

**Figure 3
Open Spaces, Crown Land,
and ESA's**

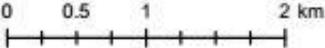
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N



0 0.5 1 2 km



Open Space



Crown Land



Environmentally Sensitive Areas



Plan Area

- Both municipalities shall recognize the importance of wetlands, riparian areas, watercourses and waterbodies, and will collaborate when reviewing proposals which may impact watershed(s) in the Plan Area.
- Through respective Land Use Bylaws, both municipalities shall enforce appropriate development setbacks from the North Saskatchewan River, waterbodies, watercourses, and hazardous landscapes.

8.0 ECONOMIC AND SOCIAL DEVELOPMENT

Brazeau County and the Town of Drayton Valley mutually encourage opportunities for a diversified economy and recognize the benefits it offers in enhancing regional competitiveness. The top industries in our local economies are:

- Oil and Gas;
- Forestry;
- Agriculture; and,
- Recreation.

The provision of quality community services and programming is recognized by both municipalities to enhance residents' quality of life. Both Municipalities may choose to collaborate on any social, recreational, economic development or tourism initiative which may affect the Plan Area.

9.0 IMPLEMENTATION AND ADMINISTRATION

The *Municipal Government Act* requires that an Intermunicipal Development Plan contain provisions related to the administration of the plan and a procedure to be used, by one or more of municipalities, to amend or repeal and replace the IDP.

9.1 Adoption:

The Intermunicipal Development Plan shall be adopted by Bylaws by Brazeau County and the Town of Drayton Valley in accordance with the *Municipal Government Act*.

Both Brazeau County and the Town of Drayton Valley shall administer the provisions of the Intermunicipal Development Plan.

9.2. Plan Review and Amendments:

The plan shall be reviewed every five (5) years following the adoption.

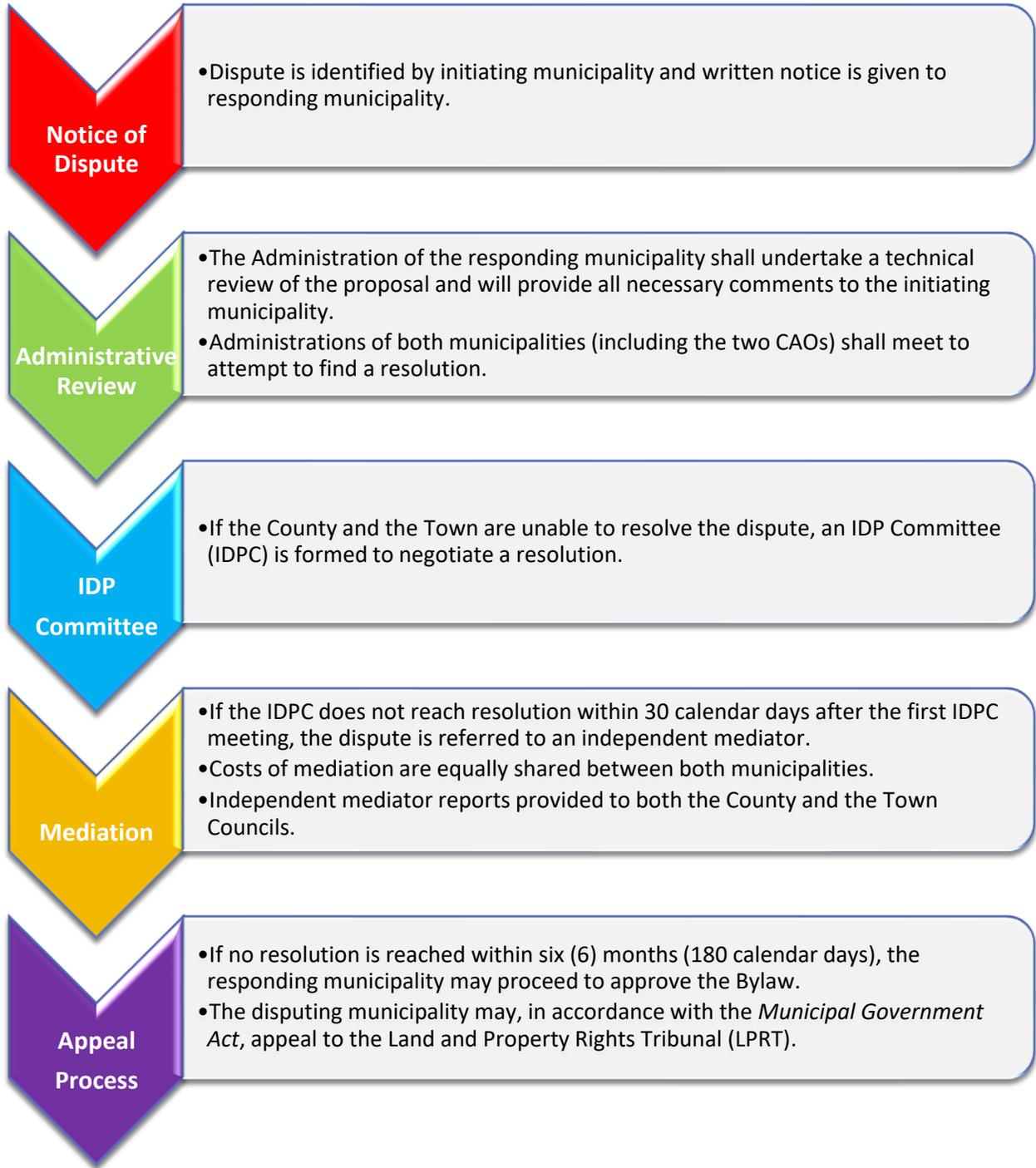
If there is objection to or amendments to the plan by either municipality an Intermunicipal Development Plan Committee (IDPC) shall be established to review and discuss any changes to the Bylaw.

9.3 Dispute Resolution:

The implementation of an intermunicipal dispute resolution mechanism is a requirement of all Intermunicipal Development Plans pursuant to the *Municipal Government Act*. In order to satisfy this requirement and to ensure that the principles of fairness and due process are respected, a dispute resolution process consisting of the six (6) stages is provided.

- 1) When a dispute is identified, written notice is required to be given to the adjacent municipality.
- 2) Administration from each municipality along with the two (2) Chief Administrative Officers (CAOs), shall meet and attempt to resolve the dispute
- 3) In cases where administration and the two (2) CAOs cannot resolve the dispute an IDPC shall be established to review the dispute and negotiate a resolution.
- 4) If the IDPC does not reach a resolution by the thirtieth (30th) calendar day following the first meeting the dispute will then be referred to mediation.
- 5) The services of an independent mediator will be retained and they will be required to present a written report with recommendations to both Councils. The cost of the mediation shall be shared equally by both Brazeau County and the Town of Drayton Valley.
- 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 the other municipality may, in accordance with the MGA, appeal to the Land and Property Rights Tribunal (LPRT).





Appendix A – Definitions

Annexation means the transfer of land from the jurisdiction of one municipality to another municipality. The *Municipal Government Act* defines the process through which annexation occurs.

Area Structure Plan (ASP) means a statutory plan that provides the framework for subdivision and development for an area of undeveloped land within the municipality. This document is prepared in accordance with the *Municipal Government Act* and adopted by Council.

Bylaw means a law made by a municipality in accordance with the powers delegated to it under the *Municipal Government Act*.

Conservation Easement means an interest, in a particular portion of land, is held by the municipality for the purpose of protecting and/or conserving the natural environment.

Development Permit means a document that is issued under a land use bylaw and authorizes a development.

Discretionary Use means a structure or use of land that may be allowed in a given district at the discretion of the Development Authority.

Environmentally Significant Areas means an area of land that generally has an important role in the long-term maintenance of: (1) biological diversity, (2) physical landscape features, (3) ecological services and function, and/or (4) other natural processes. A quarter section must have an overall ESA value of greater than 0.189 to be designated as an Environmentally Significant Area in the province of Alberta.

Environmental Reserve means land dedicated to a municipality where it is determined to be undevelopable due to environmental conditions, in accordance with section 664 of the *Municipal Government Act*.

Land and Property Rights Tribunal (LPRT) is an independent and impartial quasi-judicial board established under the *Land and Property Rights Tribunal Act* to make decisions about land planning, property assessment and compensation disputes involving land expropriations and surface leases.

Land Use means the manner in which the land may be used or occupied. Typically the information is provided in the municipality's Land Use Bylaw.

Land Use Bylaw (LUB) means a statutory document that divides a municipality into districts. The LUB establishes procedures for processing and deciding development, including subdivisions, within the municipality. The document has rules which affect how each parcel of land in the municipality may be used and developed.

Mediation means a process involving a neutral person as a mediator who may be engaged in order to assist municipalities in resolving a dispute. The purpose of a mediation would be to reach mutually acceptable recommendations by facilitating communication and identifying issues and interests of both municipalities.

Municipal Development Plan (MDP) means a statutory plan adopted by Council that outlines the current and future goals, objectives and policies to help guide a municipality's physical, social and economic development. The plan is used to provide direction and assist in managing growth and development.

Municipal Reserve means land that is owned by a municipality to provide for parks, recreation or school authority purposes.

Open Space means land owned by a municipality as municipal reserve or environmental reserve.

Riparian means the transitional area between upland and aquatic ecosystems bordering a watercourse.

Setback means the distance between a property line or feature and part of a site or development. Setbacks are governed through the Land Use Bylaw.

Statutory Plan means a plan adopted by Council as a municipal bylaw under the authority of the *Municipal Government Act*. Statutory Plans include; an intermunicipal development plan, a municipal development plan, an area structure plan and an area redevelopment plan.

Subdivision means the division or consolidation of land that creates a new titled parcel of land from an existing parcel of land.