

Parkland County/
Summer Village of Seba Beach
Intermunicipal Development Plan
DRAFT Bylaw 2019-09 (Parkland County)
DRAFT Bylaw 5-2019 (Summer Village of Seba Beach)



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 Seba Beach (the “Summer Village”), under the direction of Section 631 of the Municipal Government Act (MGA), have agreed to jointly engage in an IDP. This Plan has been developed to reduce potential conflicts between municipalities and to ensure the relationship remains strong, transparent, and collaborative in the future.



2 GOAL:

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 border of Parkland County and the Summer Village of Seba Beach. The Plan shall contain:

a. Policies for:



b. Policies for administration and implementation which includes:

- IDP Committee
- Review Process
- Referral Requirements
- Amendment Process
- Dispute Resolution
- Repealing Process

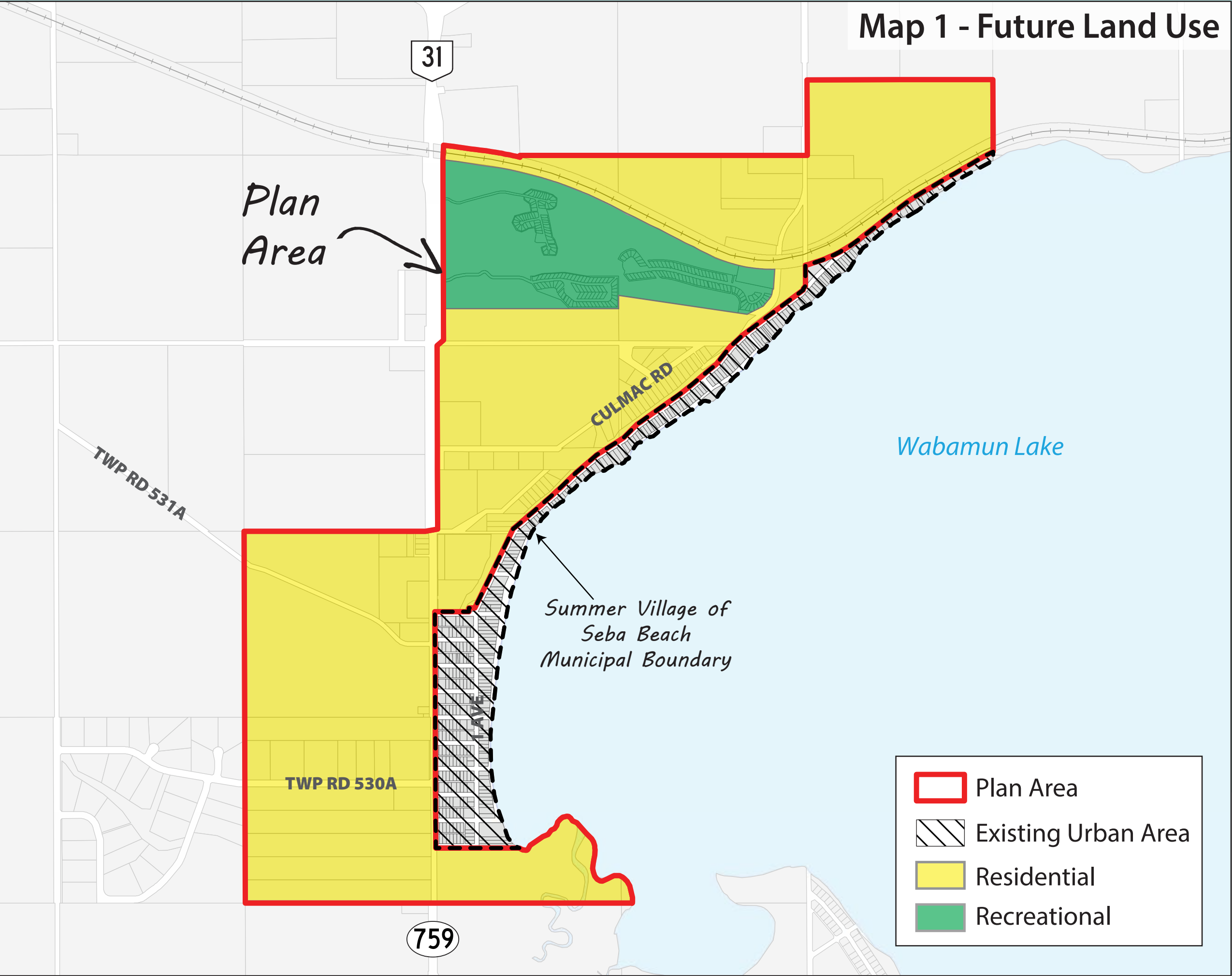


3 OBJECTIVES:

- To establish in good faith a method for collaboration between both municipalities on land use matters, including a dispute resolution process.
- To identify and conserve environmental features, recreation and open space.
- To harmonize and confirm future land uses, infrastructure, transportation, and development within the Plan Area.
- To coordinate opportunities for increased quality-of-life through a diversified local economy and quality community services.
- 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:

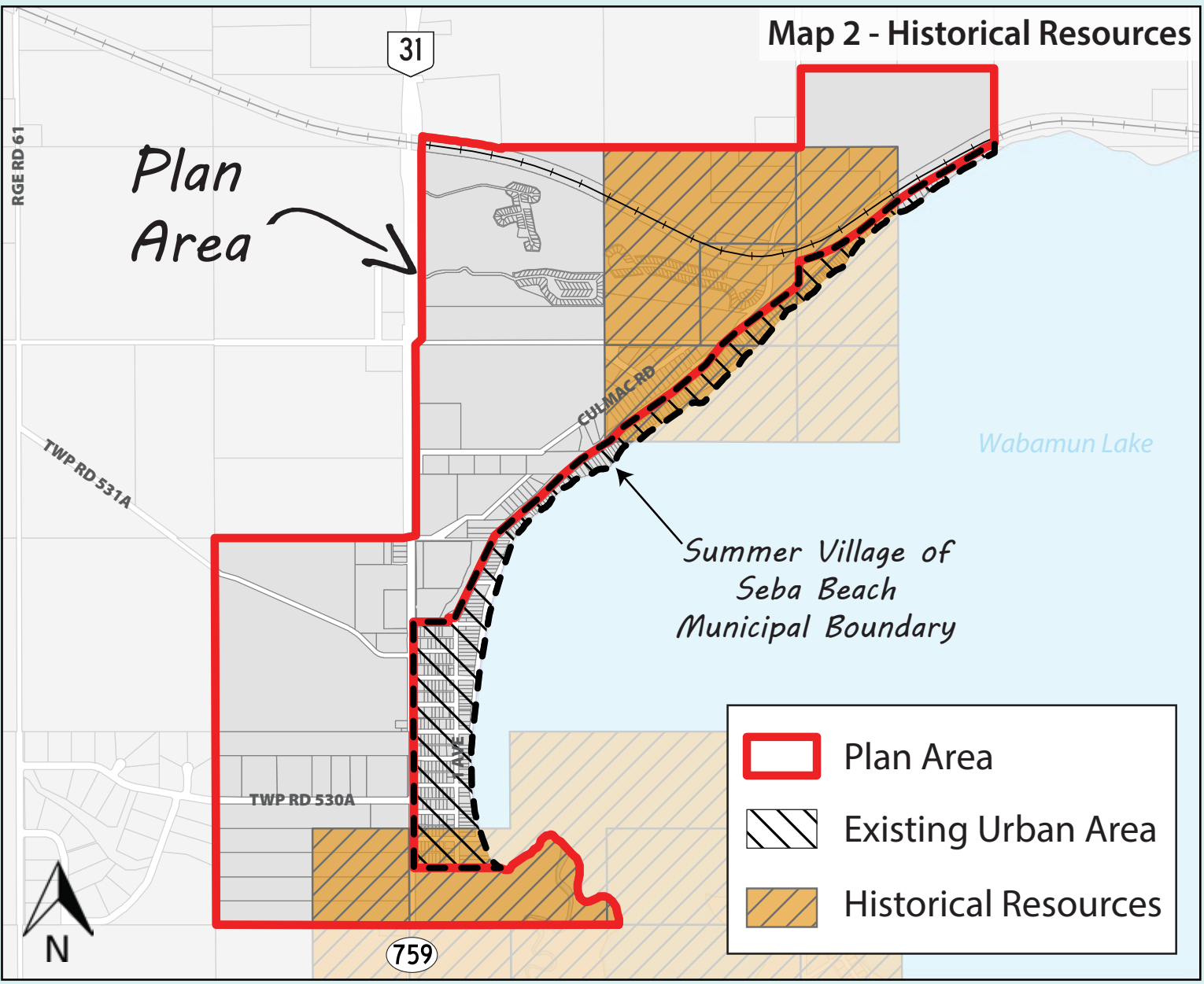
The Plan Area extends to the west, north and south from the Summer Village’s corporate boundary and incorporates approximately 396 ha (980 ac) of land. The Plan Area is defined by the nearest quarter section line and/or parcel line as identified on Map 1: Future Land Use and excludes the corporate boundary of the Summer Village. Policies contained in this IDP apply to both the Summer Village and Plan Area unless otherwise specified. For a detailed review of the Plan Area and future land uses, refer to Map 1 – Future Land Use.



5 LAND USE POLICIES:

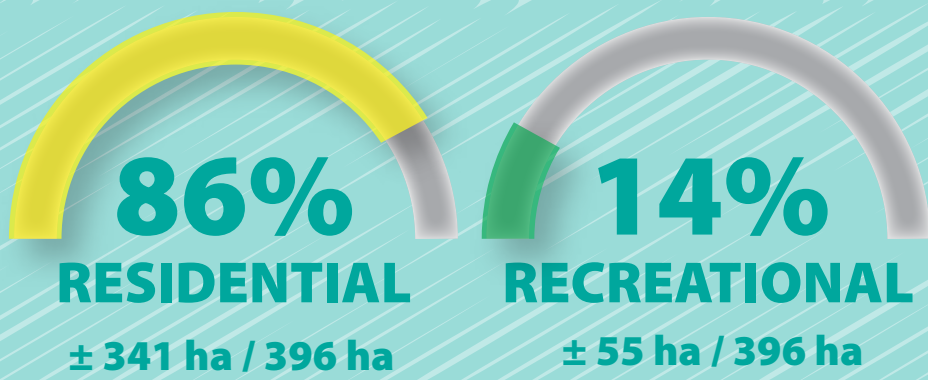
Parkland County and the Summer Village of Seba Beach will engage and communicate in good faith on land matters within the Plan Area. Any disputes shall be addressed through Section 10 of this Plan. Each municipality will maintain their autonomy within their current boundaries.

- 5.1 **Planning Referrals - Parkland County and the Summer Village of Seba Beach** – Both municipalities shall send the following application(s) located within the Plan Area and/or the Summer Village to the adjacent municipality for review:
- A proposed Municipal Development Plan or amendments thereto;
 - A proposed Land Use Bylaw or amendments thereto;
 - A proposed Area Structure Plan or amendments thereto;
 - Any subdivision application within the Plan Area or adjacent lands; and
 - 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**
- Residential uses are generally supported along lake-fronts and riparian areas where the health of the water-body and watershed can be maintained;
 - Any new 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;
 - Proposals for new Lakefront Residential should consider opportunities to enhance public access to the lake for water-based recreational activities;
 - Four season residential development may occur on lands designated recreational as identified on Map 1 - Future Land Use. Any future development or expansion within this area must be in accordance with the County’s Municipal Development Plan, Land Use Bylaw and any other applicable federal, provincial, and municipal regulations and policies; and
 - A proposed multi-parcel residential subdivision within the Plan Area resulting in more than four (4) lots per quarter section shall require the submission and approval of a conceptual scheme that is in accordance with all applicable federal, provincial and municipal regulations and policies.



- 5.3 **Agriculture** – Agricultural practices are an integral part of Parkland County’s economic and community life. Recognizing Parkland County residents’ Right to Farm, agricultural uses adjacent to the Plan Area and the Summer Village 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, CFOs will be prohibited within the Plan Area due to the proximity of the Wabamun Lake Environmentally Significant Area and applicable policies identified in the Parkland County Municipal Development Plan Bylaw 2017-14.
- 5.5 **Historical Resources** - The Plan Area contains, or has high potential to contain, historical resources. Any new subdivision or development application within the Plan Area and Summer Village shall be referred to Alberta Culture and Tourism.
- 5.6 **Urban Growth** – The IDP Plan Area in no way constitutes a future urban expansion boundary for the Summer Village.

FUTURE LAND USE



6 COORDINATION OF INTERMUNICIPAL INITIATIVES:

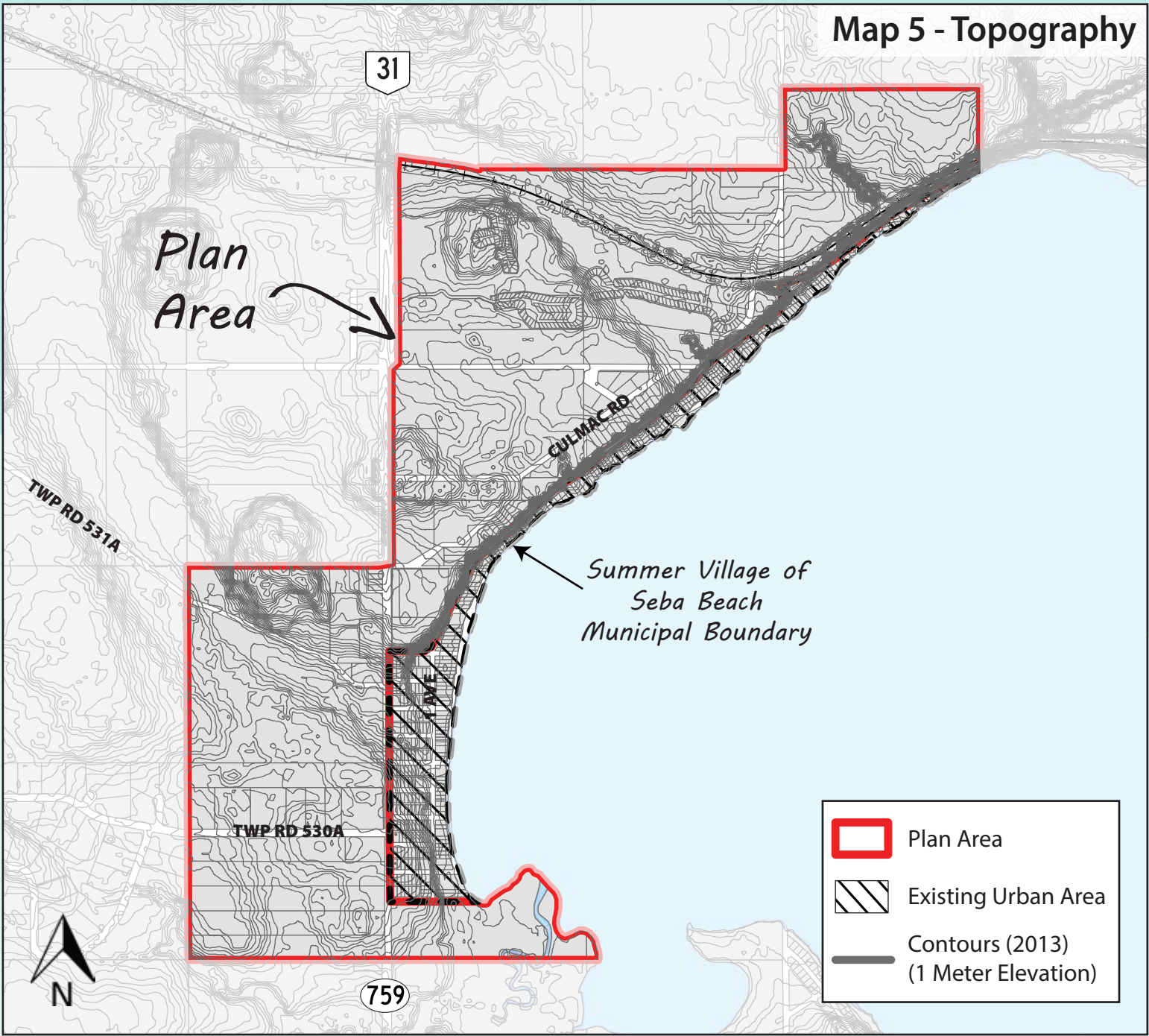
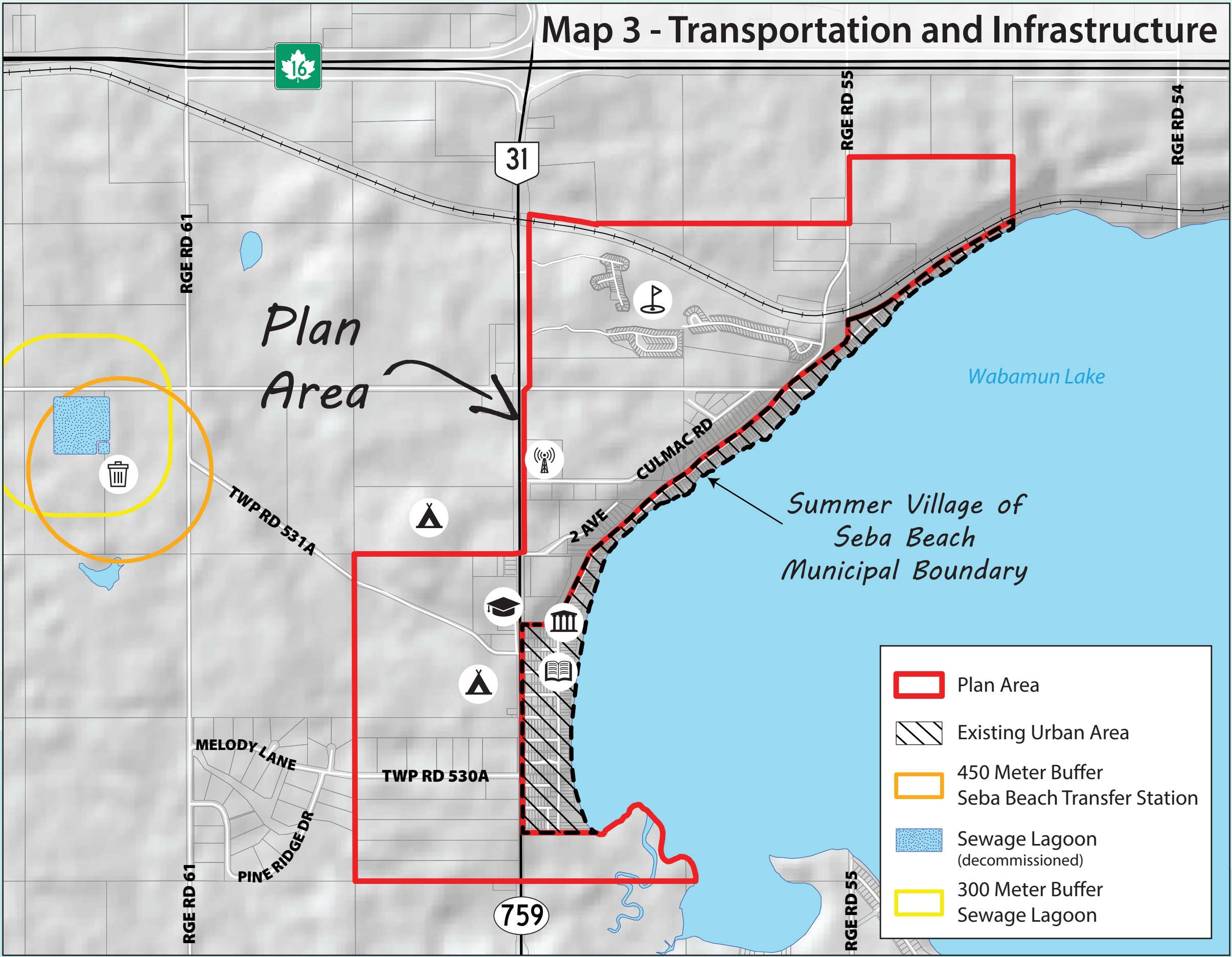
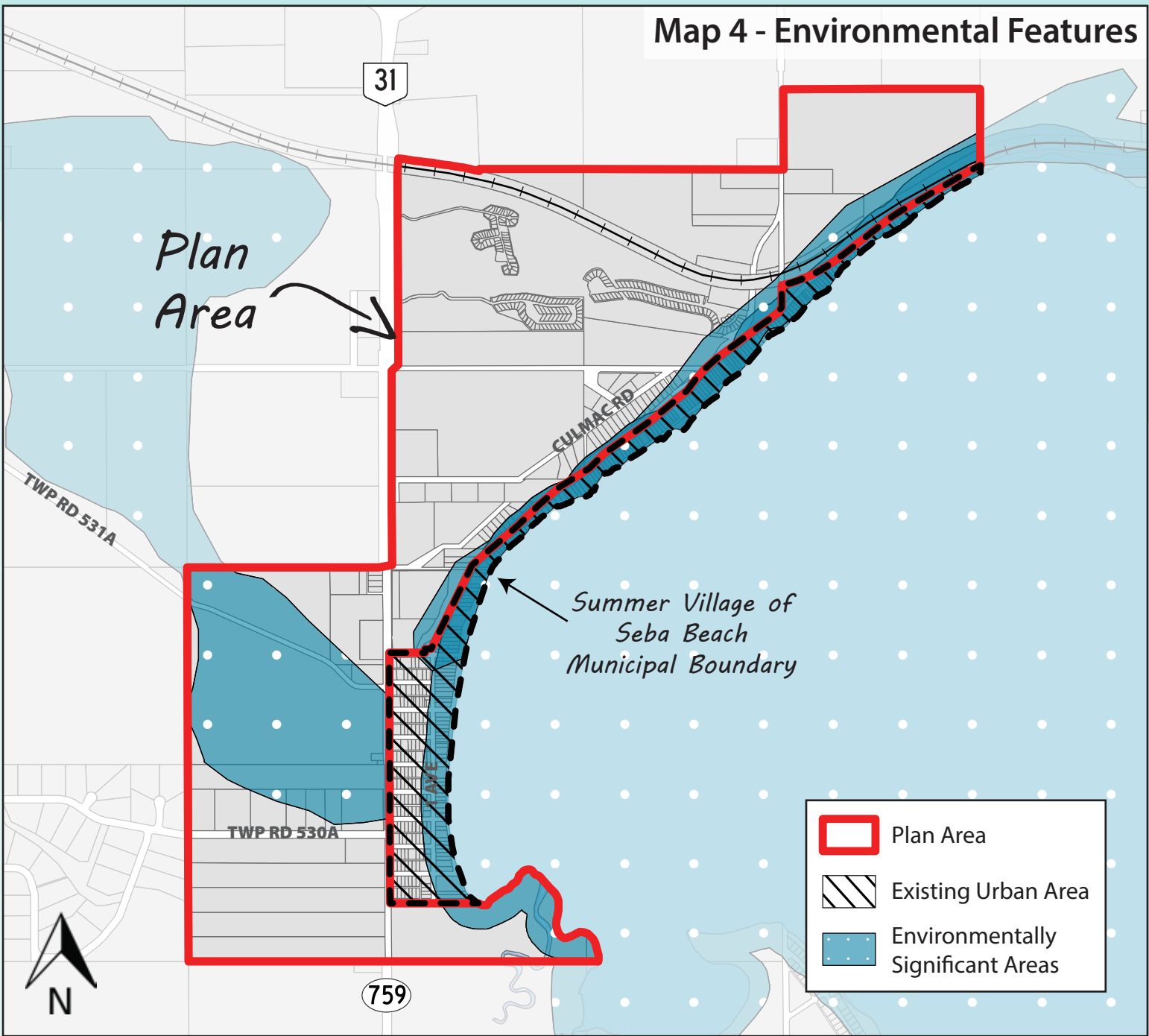
Recognizing the Summer Village and surrounding rural area as one diverse, mutually supporting community, each municipality shall consider opportunities that support a high quality of life for residents including;

- 6.1 **Tourism and Recreation**
- Parkland County and the Summer Village of Seba 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;
 - 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;
 - Both municipalities will strive to ensure proper lake access management through the proper design and management of subdivisions and development adjacent to water-bodies; and
 - Both municipalities will strive to support and strengthen education and awareness regarding lake health and recreation activities.
- 6.2 **Municipal and Community Programs and Services**
- Both municipalities may choose to collaborate on mutually beneficial social development opportunities; and
 - Both municipalities will strive to support and strengthen education and awareness regarding the responsible use of municipal facilities and services within the Plan Area; and
 - Both municipalities will continue to enforce their respective Municipal Development Plans, Land Use Bylaws and any other applicable bylaws, policies and procedures.
- 6.3 **Economic Development**
- Both municipalities may choose to collaborate on any economic development opportunities which may impact the Summer Village and lands within the Plan Area.
- 6.4 **Environmental Stewardship**
- Both municipalities will improve public education and awareness regarding the integrity and preservation of natural features such as water-bodies and riparian areas, flood prone areas, and unstable slopes. Where applicable the municipalities may develop bylaws, policies or procedures for these areas.

7 TRANSPORTATION AND INFRASTRUCTURE POLICIES:

Parkland County and the Summer Village of Seba Beach will work collaboratively to ensure safe, reliable transportation networks and utility infrastructure exist within and through the plan area.

- 7.1 **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.
- 7.2 **Alberta Transportation** – Where applicable, the municipalities shall refer applications to Alberta Transportation. Each municipality will work together with Alberta Transportation to maintain a safe and effective regional transportation network.
- 7.3 **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.
- 7.4 **Cost Sharing** – The County and the Summer Village may enter into a cost sharing agreement on agreed infrastructure that benefits both jurisdictions.
- 7.5 **Development Requirements for Sites with Roadways** – Developers shall construct all roads and linkages within the Plan Area to Parkland County engineering standards.
- 7.6 **Maintaining Networks** – Each municipality is responsible for the construction and maintenance of their transportation infrastructure.
- 7.7 **Servicing and Utilities** – Parkland County and the Summer Village of Seba Beach shall ensure that any new or expanding development(s) provide servicing to the satisfaction of the governing municipality.
- 7.8 **Rail Infrastructure** – Parkland County and the Summer Village of Seba Beach shall ensure appropriate safety measures be included for proposed developments adjacent to rail lines, such as setbacks, berms, and security fencing. Any development in proximity to rail lines shall comply with the applicable policies and regulations of the governing municipality.
- 7.9 **CN Referral(s)** – Both municipalities shall refer any new development application within close proximity of a rail line to CN Railway for comment.
- 7.10 **Storm Water Management and Drainage** - Multi-parcel and/or non-residential development within the Plan area shall address storm water management and drainage planning as outlined in Parkland County’s Municipal Development Plan and Parkland County’s Engineering Design Standards. Potential flooding, subsidence, erosion and storm water management shall be considered in accordance with Section 7 of the Subdivision and Development Regulations and meet Alberta Environment and Parks requirements.



8 ENVIRONMENTAL POLICIES:

Environmentally Significant Areas have been identified within Map 4 - Environmental Features. Understanding that the natural environment is not constrained by municipal boundaries Parkland County and the Summer Village will work collaboratively to identify hazards and ensure the health of natural features within and adjacent to the plan area.

- 8.1 **Environmental Reserve** – The County shall follow Provincial regulations and any other applicable municipal policy as they pertain to the dedication, classification, and use of Environmental Reserve, Municipal Reserve, and Conservation Reserve in an effort to maintain ecosystem health.
- 8.2 **Ecosystem Health** – Both municipalities will support environmental stewardship and the health of the regional ecosystem, watersheds, wetlands, and Environmentally Significant Areas within the Summer Village and the Plan Area.
- 8.3 **Connectivity** – Both municipalities may collaborate on the establishment of wildlife corridors and planned trail network(s) for passive recreational enjoyment connecting the Summer Village to lands within the Plan Area.
- 8.4 **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.
- 8.5 **Setbacks from Natural Areas** – Through the County’s Municipal Development Plan, Land Use Bylaw, and other appropriate management practices and setbacks from waterbodies, watercourses, slopes 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.
- 8.6 **Development Adjacent to Slopes**
- a. Both municipalities shall require a geotechnical assessment at subdivision stage, or prior to development permit issuance where unstable terrain or steep slopes (>15%) may be present. Recommendations including, but not limited to erosion mitigation, site suitability and building setbacks contained in the assessment shall be considered prior to issuance of subdivision and/or development approvals; and
 - b. The County shall continue to implement findings from the 2018 High-level Bank Stability Review.

POINTS OF INTEREST

- Seba Beach School
- Seba Beach Internet Tower
- Seba Beach Transfer Station
- Campgrounds
- Seba Beach Public Library
- Seba Beach Heritage Museum
- Pineridge Golf Resort



9 IMPLEMENTATION AND ADMINISTRATION:

This Intermunicipal Development Plan is a statutory planning document and will be monitored and reviewed regularly to ensure it remains an effective tool in achieving the identified goals and objectives.

- 9.1 **Adoption** – The Intermunicipal Development Plan shall be adopted by Bylaws of both Parkland County and the Summer Village of Seba Beach in accordance with the Municipal Government Act.
- 9.2 **Plan Review and Amendments**
- a. The Intermunicipal Development Plan shall be reviewed at minimum every five (5) years following adoption by both municipalities; and
 - 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.
- 9.3 **Intermunicipal Development Planning Committee** - 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 Chief Administrative Officer (CAO) from each municipality (advisory role). An alternate Council member shall be assigned if any committee member cannot be in attendance.

10 DISPUTE RESOLUTION:

If and when required the following process and procedure shall be used to ensure timely resolution of disputes between the County and the Summer Village.

- 10.1 In the event that a dispute is identified, it is required that written notice be given to the adjacent municipality.
- 10.2 The CAO from each municipality shall meet and attempt to resolve the dispute.
- 10.3 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.
- 10.4 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.
- 10.5 The identified dispute must be resolved within six (6) months after written notice is given.
- 10.6 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 Municipal Government Board (MGB).

