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**PARKLAND COUNTY AND SUMMER VILLAGE OF BETULA BEACH  
*DRAFT* INTERMUNICIPAL DEVELOPMENT PLAN**

PRESENTATION TO THE COMMITTEE OF THE WHOLE

# PURPOSE OF PRESENTATION

- Present draft Parkland County and Summer Village of Betula Beach IDP

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

**1 INTRODUCTION:**

An Intermunicipal Development Plan (IDP) is a statutory document prepared with two or more municipalities that share a common border, and which is a part of a growth management regime. An IDP ensures future development and land use policy is coordinated between municipalities.

Parkland County and the Summer Village of Betula Beach (the "Summer Village"), under direction of Subsection 2(1) of the Municipal Government Act, have agreed to jointly engage in an IDP. The 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 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 Betula Beach. The plan shall ensure:

- a. Policies for:
- b. Policies for administration and implementation which includes:

**3 GOALS:**

- a. To establish a good faith method for collaboration between both municipalities on land use matters.
- b. To reduce potential for future conflicts and encourage understanding.
- c. To identify and conserve environmental features, resources and open space.
- d. To harmonize and confirm future land use, 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 ensure opportunities for increased quality of life through a shared land use and development vision.
- g. To meet the requirements established in the Municipal Government Act (MGA), the Intermunicipal Cooperation Regulator (ICR) and any other applicable requirements.

**4 PLAN AREA:**

The Plan Area extends from the Summer Village corporate boundary to the west boundary of the Bowhead Park subdivision, the east boundary of the Marina Drive Estate subdivision, the nearest quarter section from the Summer Village of Betula Beach on the south boundary, and the Summer Village of Betula Beach on the north boundary. The Plan Area covers approximately 20 to 25% of land. For a detailed review of the Plan Area and future land use, 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 use matters within the Plan Area. Any dispute shall be addressed through Section 11 of the MGA. Each municipality will maintain their autonomy within their current boundaries, within the Plan Area.

**6 COORDINATION OF INTERMUNICIPAL PROGRAMS:**

**6.1 System and Resilience**

- 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 use related to tourism and recreation provided that any appropriate transportation and other infrastructure, integrate with surrounding land use, and appropriate signage are off-site impacts.
- c. Both municipalities shall ensure that any new tourism and recreational development along Mahanah Lake are designed to minimize impacts on the local watershed through consultation for low impact development for water management, appropriate natural landscaping and adherence to applicable development setbacks.
- d. Both municipalities will strive to ensure proper lake access management through the proper design and management of subdivisions and development adjacent to waterbodies. Progress to new Laharum Subdivision shall consider opportunities to enhance public access to the lake for water based recreational activities.

**6.2 Community Progress and Economic Development:** The provision of quality community services and programming 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 Features:** The County shall follow Provincial regulations or programs to the Fisheries, Conservation, and use of Environmental Features, Municipal Parks and Conservation Reserve and any other applicable municipal policy in an effort to maintain ecosystem health.

**7.3 Aquatic Features:** Both municipalities will support environmental stewardship and the health of the riparian resources, 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 networks for passive and recreational enjoyment connecting the Summer Village to lands within the Plan Area.

**7.5 Watershed Management:** Both municipalities shall recognize the importance of watersheds, riparian areas, wetlands, and waterbodies and will collaborate when reviewing proposals which may impact watersheds within the Plan Area. Participation by both municipalities in riparian watershed management groups will be encouraged, and information and recommendations provided may be considered in future planning, consultation, or development applications.

**7.6 Setbacks from Natural Areas:** Through the County Municipal Development Plan, Land Use Bylaws, and other applicable policies, appropriate setbacks from watersheds, waterbodies, and other sensitive natural areas shall be followed. Recommendations for development setbacks shall be provided by other municipalities. Such recommendations shall be provided by a qualified professional representing an applicant/developer. Recommendations shall be considered in future planning, consultation, or development applications.

**8 TRANSPORTATION AND INFRASTRUCTURE POLICIES:**

**8.1 Transportation Network (Roadways):** 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 change being initiated.

**8.2 Transportation Networks:** All new and expanding development proposed within the Plan Area shall ensure that long-term transportation corridors are secured in order to maintain safe, convenient, and efficient 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 that construct roads and bridges within the Plan Area in Parkland County or neighboring networks.

**8.5 Public Development:** Any future expansion of transportation networks within the Plan Area shall be approved by both municipalities by Council resolution.

**8.6 Servicing and Utilities:** Parkland County and the Summer Village shall ensure that any new or expanding development provides servicing to the satisfaction of the governing municipality.

**9 TRANSALTA LANDS:**

**9.1 Transalta Motor Lands:**

- a. Lands located south of Township Road 531 (Landscape Road) are currently owned by Transalta Corporation. Future locations are outlined in the Highway Area Structure Plan 2016-12.
- b. Any application, identified in Policy 2.1, shall be referred to Transalta Corporation for comment.

**10 IMPLEMENTATION AND ADMINISTRATION:**

**10.1 Adoption:** The Intermunicipal Development Plan shall be adopted by 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 there is a change in circumstances, 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 Plan.
- c. An IDPC shall be comprised of five (5) members. The IDPC shall have an even number of members from each municipality: two (2) members of Council from Parkland County, and two (2) members of Council from the Summer Village. If any committee member cannot be a substantive member.

**11 DISPUTE RESOLUTION:**

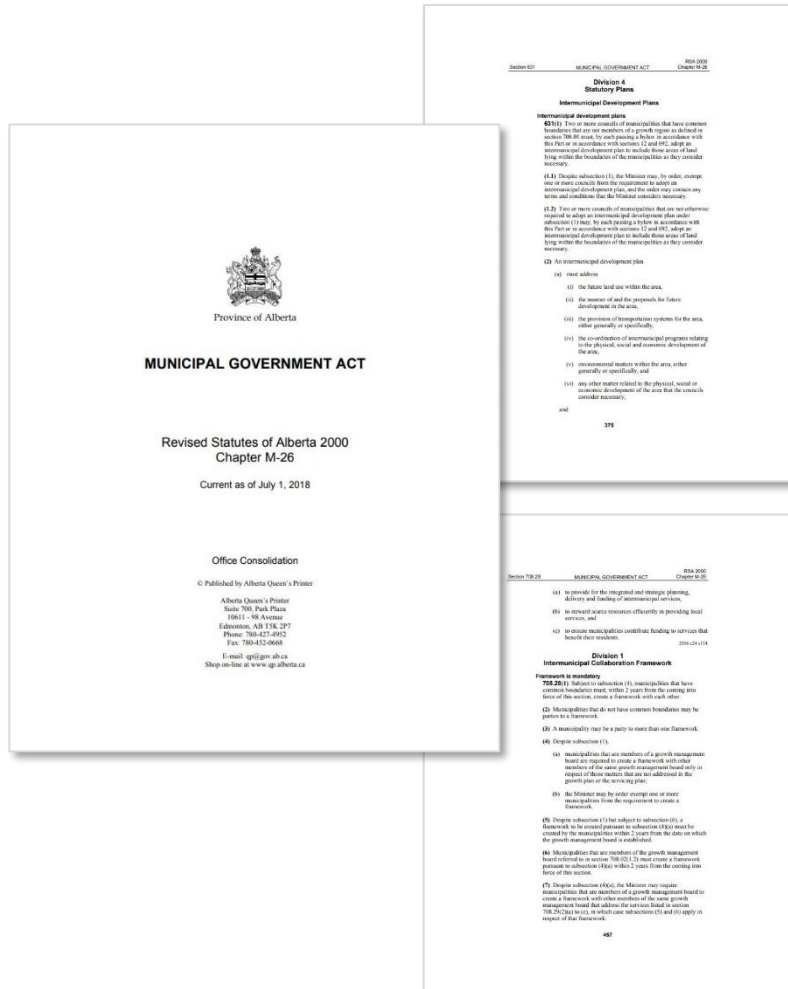
- 11.1 In the event that a dispute is identified, it is required that written notice be given to the adjacent municipality.
- 11.2 The City/City from each municipality shall must attempt to resolve the dispute.
- 11.3 In cases where the City/City cannot resolve the dispute, an Intermunicipal Development Plan Committee (IDPC) shall be established to review the dispute and attempt to resolve 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 engaged, 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 engage the Arbitrator, and in accordance with the MGA, the other municipality will have the right to appeal to the MGA.

**12 DISPUTE RESOLUTION PROCESS:**

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Draft Parkland County and Summer Village of Betula Beach IDP

# CHANGES TO THE MUNICIPAL GOVERNMENT ACT




- Requires the completion of IDPs and Intermunicipal Collaboration Frameworks (ICFs) with adjacent municipalities
- Non-member of growth management boards
- All IDPs and ICFs to be completed by April 2020
- To date, the following IDP's have been approved
  - Parkland County/Brazeau County IDP and ICF (approved July 10, 2018)
  - Parkland County/Yellowhead County IDP and ICF (approved October 9, 2018)
  - Parkland County/Lac Ste. Anne County IDP and ICF (approved October 23, 2018)
  - Parkland County/Village of Spring Lake IDP and ICF (approved November 13, 2018)

# PROJECT TIMELINE – S.V. BETULA BEACH

## Phase 1 – DRAFT IDP

- Meeting #1: August 30, 2018



## PHASE 2 –PUBLIC CONSULTATION

- Joint IDP/ICF Open House: JAN 2019 (Tentative)



## PHASE 3 – APPROVALS

- Anticipated FEB 2019 (Tentative)

# PARKLAND COUNTY / S.V. BETULA BEACH IDP



- Plan Area
  - From the Summer Village's corporate boundary to the west boundary of the Prowse Park subdivision, the east boundary of Marine Drive Estates subdivision, and to the nearest quarter section line from the Summer Village on the south boundary.
- Land Use Policies
  - Residential Development
  - Confined Feeding Operations
  - Urban Growth
- Tourism and Recreation
  - Minimize impacts on local watershed
- TransAlta Lands
  - Reaffirms land uses to the south under the Highvale ASP

# JOINT OPEN HOUSE

- Required under the MGA and Parkland County engagement policy C-AD51 for IDPs and ICFs
- Open House
  - Will be notified by direct mail-out to residents within Plan Area, however, open to all residents
  - Participants will be asked to review and comment on IDP policies
  - Findings will be presented in “What We Heard” Report at time of Council approval

## SCHEDULE

- Parkland County/S.V. of Betula Beach IDP and ICF Open House
  - Tentative: January 2019

# NEXT STEPS

## **December 11, 2018 – Council Meeting**

*Parkland County and Summer Village of Betula Beach ICF*

- 1<sup>st</sup> and 2<sup>nd</sup> Reading of ICF

## **February 2019 (Tentative) – Council Meeting**

*Parkland County and Summer Village of Betula Beach IDP*

- 1<sup>st</sup> Reading, Public Hearing, 2<sup>nd</sup> Reading, and 3<sup>rd</sup> and Final Reading;
- 3<sup>rd</sup> and Final Reading of Parkland County and S.V. of Betula Beach ICF

Questions  
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