

Beaver County Village of Holden

INTERMUNICIPAL DEVELOPMENT PLAN



BEAVER COUNTY
Bylaw 08-933

VILLAGE OF HOLDEN
Bylaw 1-2008



Prepared by:

Austrom Consulting Ltd. 2008

A. INTRODUCTION

- 1) The Village and the County have agreed to undertake the process for preparing and adopting, by bylaw, an Inter-municipal Development Plan (IDP) which will address the principles, policies and considerations outlined in this document.
- 2) The Village and the County recognize that all municipalities are equals and have the right to growth and development.
- 3) The purpose of the IDP is to:
 - a) Ensure orderly development, while protecting the area surrounding the Village for future expansion;
 - b) Establish a framework for attracting economic opportunities;
 - c) Improve opportunities to secure a long-term economic base for the region;
 - d) Ensure the municipalities are development ready and future oriented in their efforts to attract economic activity;
 - e) Ensure that the municipalities are developed in a manner that is equitable and fair to the residents of the municipalities; and
 - f) To identify areas for County growth and development.
- 4) The IDP and the various cost sharing agreements together form the basis of cooperative effort between the Village and the County to work together to serve the needs of their communities.
- 5) The Town and the County have agreed to enter into a Memorandum of Agreement relating to the sharing of costs for the provision of services by the Town to the residents of the County and for the sharing of revenue in exchange for the extension of water and wastewater services by the Town into the County.
- 6) Nothing contained within this Agreement is intended to nor shall be interpreted as fettering either Council's discretion.

B. GOALS

- 1) Identification of the Urban Fringe Area. This is the area surrounding the Village that will be protected for the future growth of the Village.
- 2) Identification of the Referral Area. This is the area in the County to be protected for the long term growth of the Village, while ensuring appropriate uses may be developed.
- 3) Identification of the County Development Area. This is the area of the County in close proximity to the Village which is not identified for village expansion, which can be developed for rural purposes as either serviced or unserved developments.

- 4) Development of land use policies to provide for and in support of economic development that will benefit the two municipality's economically and socially.
- 5) Development of a Plan for the provision of utility corridors to provide for future growth and development of the IDP area, and to ensure oil and gas development/pipelines do not inhibit or restrict the future development of the region.
- 6) Effective coordination of transportation systems and protection of required land for future road and trail network developments.
- 7) Development of land use policies to ensure that future sites for schools and recreation areas are protected.
- 8) Identification and protection of physical features and environmentally sensitive areas.
- 9) Effective referral mechanisms and dispute resolution mechanisms.
- 10) Plan administration and implementation.

C. URBAN FRINGE AREA

- 1) The Urban Fringe Area will be those lands within the County identified as the Urban Fringe Area on Map 1 Plan Area Boundaries.
- 2) The Urban Fringe Area will, where growth patterns remain as anticipated, be the primary urban expansion area and the priority area for future annexations by the Village.
- 3) All subdivision and discretionary use development permit applications, Land Use Bylaw amendments and Area Structure Plans within the Urban Fringe Area will be referred to the Village for comment.
- 4) Confined feeding operations requiring registrations or approvals and manure storage facilities requiring authorization under the Agricultural Operations Practices Act shall not be allowed within the Urban Fringe Area.
- 5) The planning process in the Urban Fringe Area will be a cooperative effort between the Village and the County. Developers will be required to work with the Village and County planning departments to ensure that the development is compatible with the future growth patterns of the Village.
- 6) Farmstead subdivisions will be permitted within the Urban Fringe Area pursuant to the County's Municipal Development Plan. An area structure plan will be required for any multi-lot subdivisions in the Urban Fringe Area. A multi-lot subdivision shall be considered to be any subdivision which will create two or more lots on a quarter

section, excluding quarter sections containing both a farmstead/undeveloped country residential site and fragmented parcel.

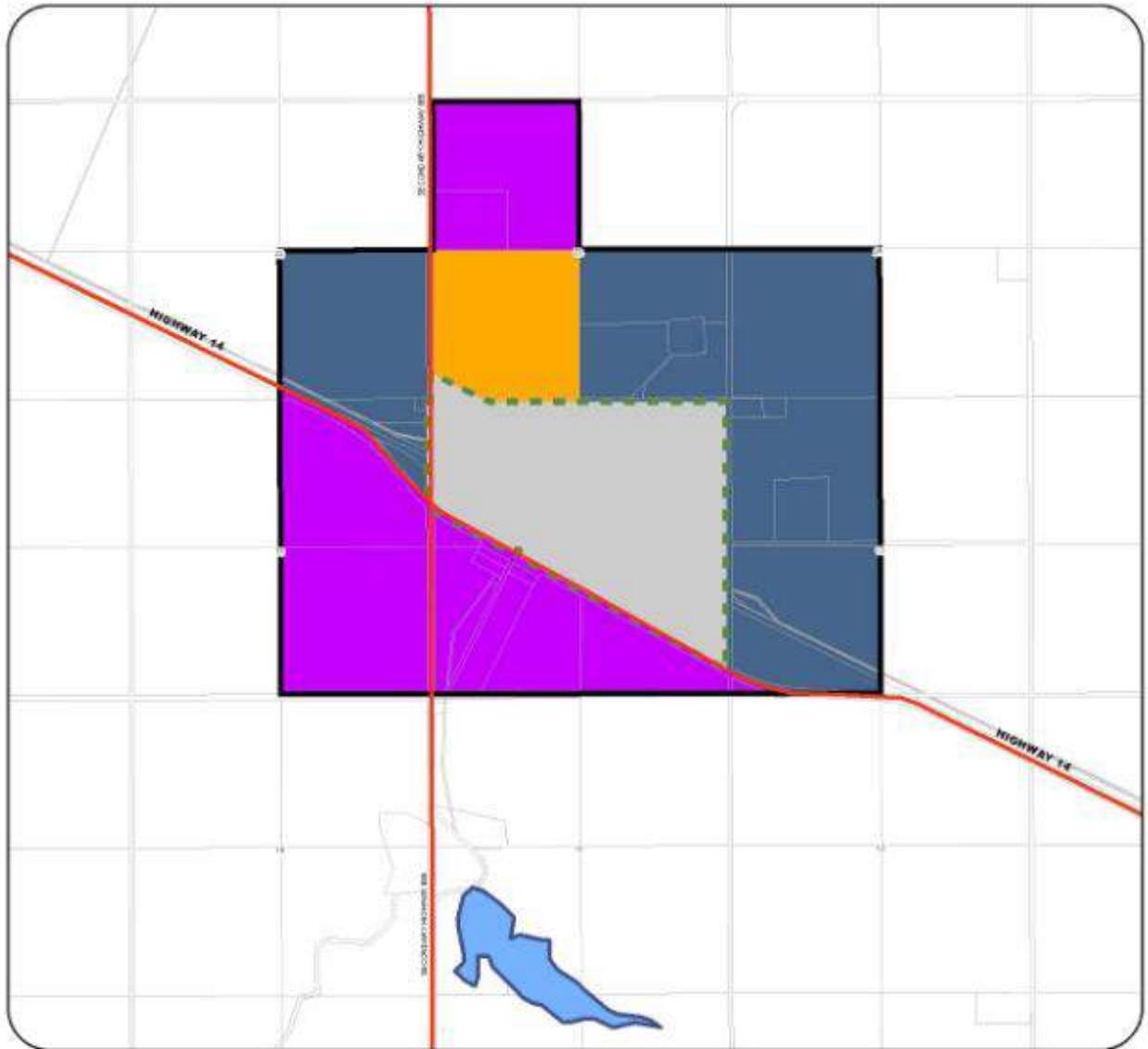
D. REFERRAL AREA

- 1) The Referral Area is those lands within the County identified as the Referral Area on Map 1 Plan Area & Referral Area Boundaries. These lands are intended to identify future long term growth areas for the eventual growth of the Village, while still permitting compatible development to occur.
- 2) All subdivision and discretionary use development permit applications, Land Use Bylaw amendments and Area Structure Plans within the Referral Area will be referred to the Village for comment.
- 3) Development standards will be applied by the County that will ensure that orderly redevelopment of the Referral Area can occur.
- 4) Confined feeding operations requiring registrations or approvals and manure storage facilities requiring authorization under the Agricultural Operations Practices Act shall not be allowed within the Referral Area.

E. COUNTY DEVELOPMENT AREA

- 1) The County Development Area is those lands within the County identified as the County Development Area on Map 1 Plan Area Boundaries. These lands are not identified for future village expansion, and can be developed as either serviced or unserviced developments.
- 2) All subdivision and discretionary use development permit applications, Land Use Bylaw amendments and Area Structure Plans within the County Development Area will be referred to the Village for comment.
- 3) New or the expansion of confined feeding operations requiring registrations or approvals and manure storage facilities requiring authorization under the Agricultural Operations Practices Act shall not be allowed within the County Development Area.

Map 1 – Plan Area Boundaries



**BEAVER COUNTY & VILLAGE OF HOLDEN
INTER-MUNICIPAL DEVELOPMENT PLAN
MAP 1 - PLAN AREA BOUNDARIES**

Map Legend

-  HIGHWAY
-  TITLED PARCELS
-  MUNICIPAL BOUNDARY
-  URBAN FRINGE AREA
-  REFERRAL AREA
-  COUNTY DEVELOPMENT AREA
-  PLAN AREA



APRIL 2007
Prepared by:
KUTYON CONSULTING
237 WARDEN AVENUE

F. INTER-MUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD

- 1) Beaver County, the Towns of Tofield and Viking and the Villages of Holden and Ryley have entered into an agreement to form an Inter-municipal Subdivision and Development Appeal Board that deals with all subdivision and development appeals within the region.
- 2) All appeals of developments and subdivisions within the plan area will be considered by the Beaver Inter-municipal Subdivision and Development Appeal Board.

G. LAND USE POLICIES

- 1) Beaver County agrees that all development within the Urban Fringe Area will be planned to minimize the impact on the growth of the Village.
- 2) Beaver County agrees that all multi-lot subdivisions within the Urban Fringe Area will be serviced with water and wastewater services from the Village.
- 3) In considering subdivision and development proposals in the Urban Fringe Area, the County Subdivision and Development Authority will ensure the proposed subdivision and/or development conforms to the intent of the Map 2 Future Land Use Concept and the land use policies contained herein.
- 4) The following land use provisions will apply to all new development within the Urban Fringe Area:
 - a) The residential area identified in Map 2 shall be used predominantly for this purpose over the long term. Agricultural, local commercial (within the residential area), open space, recreational, institutional and resource extraction industrial uses may also be present based on the detailed land use concept of an approved area structure plan. Unless otherwise agreed to in writing by the Village, subdivision and development within the Urban Fringe Area in a manner more intensely than the first parcel out subdivisions and farmstead removals, may be allowed where the following conditions are met:
 - i) Subdivision and development of residential areas will meet or exceed a density of development of three (3) units per gross developable acre (7.4 units per hectare), and include those uses and districts identified within the Village of Holden Land Use Bylaw, as shown in Schedule “A” forming part of this Bylaw. For the purposes of this Plan, the term “gross developable acre/hectare” includes all land in title less those lands to be dedicated as environmental reserve, open space in excess of the 10% Municipal Reserve mandated by the Municipal Government Act, and lands that will remain in agricultural use.

- 5) In considering subdivision and development permit applications in the Referral Area, the County Subdivision and Development Authority will ensure the proposed development is compatible with the adjacent uses within the Village and Urban Fringe Area.
- 6) In considering subdivision and development permit applications in the County Growth Area, the County Subdivision and Development Authority will ensure the proposed development is compatible with the adjacent uses within the Referral Area.

H. WATER AND WASTEWATER SERVICES

- 1) Beaver County agrees to require all new developments in the Urban Fringe Area to be developed with water and wastewater services to the same standards as the Village.
- 2) The Village agrees that all development within the Urban Fringe Area will be permitted to connect to the Village's wastewater services based on conditions of the Memorandum of Agreement, and subject to the Memorandum of Agreement being executed.
- 3) For developments located within the Urban Fringe Area or Referral Area requiring or proposed to require water and wastewater services from the Village and CU Water, the County will submit the relevant portions of the development agreement, including full details on the water and wastewater servicing standards and anticipated volumes, for the Village's and CU Water's approval.
- 4) For developments requiring wastewater services, the Village and County agree to enter into a joint servicing agreement for said services.
- 5) The Village, subject to available capacity, payment of the user fees and Alberta Environment approval, agrees to continue to accept, from County residents and developments, wastewater from holding tanks that complies with the standards set by the Village.

Map 2 – Land Use Concept



**BEAVER COUNTY & VILLAGE OF HOLDEN
INTER-MUNICIPAL DEVELOPMENT PLAN
MAP 2 - FUTURE LAND USE CONCEPT**

Map Legend	<ul style="list-style-type: none"> ● OIL AND GAS WELL ▲ OIL AND GAS FACILITY — HIGH PRESSURE PIPELINE 	<table border="1"> <tr> <th align="left" colspan="2">FUTURE LAND USE</th> </tr> <tr> <td style="background-color: #90EE90; width: 20px; height: 10px;"></td> <td>RECREATIONAL RESIDENTIAL</td> </tr> <tr> <td style="background-color: #FFFF00; width: 20px; height: 10px;"></td> <td>RESIDENTIAL</td> </tr> </table>	FUTURE LAND USE			RECREATIONAL RESIDENTIAL		RESIDENTIAL	 Scale: 1:25,000
FUTURE LAND USE									
	RECREATIONAL RESIDENTIAL								
	RESIDENTIAL								
<ul style="list-style-type: none"> PLAN AREA TITLED PARCELS HIGHWAY MUNICIPAL BOUNDARY 			April 2014 Prepared By: ASTRO CONSULTING 104 HARTING DRIVE						

I. TRANSPORTATION SYSTEMS

- 1) The Village and County will work together to ensure a safe and efficient transportation network is developed and maintained to service the residents and businesses within the IDP area. The Village and County will also cooperate on the development of all future Transportation Master Plans.
- 2) When subdivisions are approved in the Plan area, all right-of-way requirements will be secured to ensure that long-term transportation and road plans can be implemented when warranted.
- 3) As a condition of development approval in the Urban Fringe Area, all internal roads shall be developed to Village standards.

J. UTILITY CORRIDORS

- 1) The Village and County acknowledge that the future development within the plan area is dependent on access to water and wastewater services, and the Village and County agree to work together to ensure the corridors for these services are protected.
- 2) The Village and County also acknowledge that the development of the oil and gas industry has played an integral part in the development of the region. The Village and County will work with the oil and gas industry to ensure that the orderly development of the Plan area is not unduly restricted by the development of oil and gas infrastructure, including pipelines.

K. ECONOMIC DEVELOPMENT

- 1) The municipalities have agreed to work together to promote and support economic development that is good for both municipalities. Land use policies will be developed that will support and encourage a cooperative effort in support of economic development.

L. PLAN ADMINISTRATION AND IMPLEMENTATION

Adoption Process

- 1) The Inter-municipal Development Plan shall be adopted by bylaw by the Village and the County in accordance with the Municipal Government Act.
- 2) The Village's adopting bylaw will specify that although the Village adopts the policies and objectives of the plan, the Village has no legal jurisdiction for lands in the Plan area which are outside of the boundaries of the Village.

- 3) Any amendments to the Municipal Development Plans and Land Use Bylaws of the Village and County required to implement the policies of the Inter-municipal Development Plan should occur simultaneously with the adoption of the plan.

Approving Authorities

- 1) In the hierarchy of statutory plans, the Inter-municipal Development Plan shall take precedence over the other municipal statutory plans and documents.
- 2) The County shall be responsible for the administration and decisions on all statutory plans, land use bylaws, and amendments thereto.

Plan Amendments

- 1) An amendment to this Plan may be proposed by either municipality. An amendment to the Plan proposed by a landowner shall be made to the municipality in which the subject land is located.
- 2) An amendment to this Plan has no effect unless adopted by both municipalities by bylaw in accordance with the Municipal Government Act.

Plan Review

- 1) The Plan will be formally reviewed by an Inter-municipal Development Committee once every three years, beginning in 2011 in order to confirm or recommend amendment of any particular policy contained herein. The Committee will prepare recommendations for consideration by the municipal councils.

Plan Termination/Repeal

- 1) After ten years from the date of the final approval of the Inter-municipal Development Plan, either municipality may initiate the process to terminate/repeal the plan.
- 2) The following procedure to the repeal the Plan shall be followed:
 - a) The Village or County may give the other municipality written notice of its intention to repeal the plan.
 - b) Within thirty days of the written notice, an Inter-municipal Development Committee meeting shall be convened.
 - c) Following the Inter-municipal Committee meeting, the municipality initiating the repeal procedure may either withdraw its intention to repeal the Plan by giving written notice to the other municipality or proceed to consider a bylaw in accordance with the Municipal Government Act to repeal the plan.
 - d) Once one municipality has passed a bylaw to repeal the Plan the other municipality shall also proceed to pass a bylaw repealing the plan.

- e) In the event the Plan is repealed, the Village and County shall amend their Municipal Development Plan to address the inter-municipal issues in accordance with the Municipal Government Act. Should these required amendments not satisfy the neighbouring municipality the matter may be appealed to the Municipal Government Board.
- f) Should the Plan be repealed all other agreements relating to developments in the plan area will continue to be in force, unless otherwise stipulated in the agreements.

M. ANNEXATION

- 1) The County recognizes and agrees that the Village will need additional land to grow and will support annexations that will provide for 20 years of projected growth within the boundaries of the Village.
- 2) The annexation process may be initiated by the Village through the preparation of a Growth Study and in accordance with the Municipal Government Act.
- 3) The Village and County will endeavour to reach an inter-municipal agreement on the annexation prior to submitting the annexation to the Municipal Government Board.

N. DISPUTE RESOLUTION

- 1) The Village and County agree that disputes relating to the Inter-municipal Development Plan shall be restricted to the following:
 - a) Lack of agreement on proposed amendments to the plan;
 - b) Lack of agreement on any proposed statutory plan, land use bylaw or amendment to either located within or affecting the Plan area; or
 - c) Lack of agreement on an interpretation of this plan.
- 2) Lack of agreement pursuant to s. N(1)(a) or (b) is defined as a statutory plan, land use bylaw or amendment to either which is given first reading by a Council which the other Council deems to be inconsistent with the policies of this Plan or detrimental to their planning interests as a municipality.
- 3) A dispute shall be limited to the decisions on the matters listed in N(1). Any other appeal shall be made to the appropriate approving authority or appeal board that deals with that issue.
- 4) The dispute resolution process may only be initiated by Village or County Councils.
- 5) Identification of a dispute and the desire to go through the dispute resolution process may occur at any time regarding an N(1)(c) dispute matter and may only occur within 30 calendar days of a decision made pursuant to N(2) and N(3). Once either

municipality has received written notice of a dispute, the dispute resolution process must be started within 15 calendar days of the date the written notice was received, unless both Chief Administrative Officers agree otherwise.

- 6) In the event the dispute resolution process is initiated the municipality having authority over the matter shall not give any further approval in any way until the dispute has been resolved or the mediation process has been concluded.
- 7) In the event mediation does not resolve the dispute, the Municipality may proceed to adopt the bylaw and in accordance with the Municipal Government Act, the other municipality will have the right to appeal to the Municipal Government Board.

Dispute Resolution Process

Stage 1 Administrative Review - The Chief Administrative Officers of both municipalities will meet in an attempt to resolve the issue first. Failing resolution, the dispute will then be referred to the Inter-municipal Committee.

Stage 2 Inter-municipal Development Committee Review – The Committee will convene to consider and attempt to resolve the dispute. Failing resolution, the dispute will then be referred to mediation.

Stage 3 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 split equally between the Village and County.

Stage 4 Municipal Government Board – In the event the mediation process does not resolve the dispute, the Municipality may proceed to adopt the bylaw and in accordance with the Municipal Government Act, the other municipality will have the right to appeal to the Municipal Government Board.

O. CORRESPONDENCE

- 1) Written notice under this Plan shall be addressed as follows:
 - a. In the case of Beaver County to:

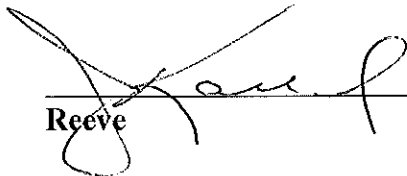
Beaver County
c/o Chief Administrative Officer
P.O. Box 140
Ryley, AB T0B 4A0

b. In the case of the Village of Holden to:

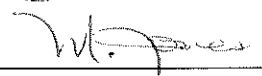
Village of Holden
c/o Chief Administrative Officer
P.O. Box 357
Holden, AB T0B 2C0

IN WITNESS WHEREOF the parties have affixed their corporate seals as attested by the duly authorized signing officers of the parties as of the first day above written.

BEAVER COUNTY




Reeve



Chief Administrative Officer

VILLAGE OF HOLDEN



Mayor



Chief Administrative Officer

“Schedule A” – Village of Holden Land Use Bylaw Residential Districts

3.1 RESIDENTIAL DISTRICT - R

The General Purpose of this District is to permit development of a variety of low to medium density dwellings and accessory uses.

1. Permitted Uses

- (a) One family dwellings
- (b) Day homes
- (c) Minor home occupations
- (d) Accessory buildings and uses

2. Discretionary Uses

- (a) Apartments
- (b) Boarding and lodging houses
- (c) Churches
- (d) Duplexes
- (e) Family care facilities
- (f) Group care facilities
- (g) Major home occupations
- (h) Manufactured homes
- (i) Public or quasi-public buildings and uses required to serve the immediate area
- (j) Public utilities required to serve the immediate area
- (k) Row housing
- (l) Small parks and playgrounds
- (m) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses

3. Regulations

(a) Relating to One Family Dwellings

- (i) Minimum lot area - 5000.0 sq. ft.
- (ii) Minimum front yard - 25.0 ft.
- (iii) Minimum rear yard - 25.0 ft.
- (iv) Minimum side yard - the lesser of 10% of lot width or 5.0 ft.; except, in laneless subdivisions where no attached garage is provided - 10 ft. on one side, the lesser of 10% of the lot width or 5.0 ft. on the other side

- (v) Minimum floor area
 - Corner lot - 15.0 ft. abutting road
 - 900 sq. ft. (74.3 sq. m) for 1 storey
 - 1200 sq. ft. for 1 ½ storeys or split level
 - 1400 sq. ft. for 2 storeys
 - (vi) Maximum lot coverage
 - dwellings - 23%
 - accessory buildings - 12%
- (b) Relating to Duplexes
- (i) Minimum lot area:
 - a. "Up and down" units - 6200.0 sq. ft.
 - b. "Side by side" or "Semi detached" units - 7200.0 sq. ft., or 8000.0 sq. ft. if on a corner lot
 - (ii) Minimum yards - same as for one family dwellings
 - (iii) Minimum floor area - 600.0 sq. ft. (55.7 sq. m) per dwelling unit
 - (iv) Maximum lot coverage - dwellings - 23%
 - accessory buildings - 12%
- (c) Relating to Row Housing
- (i) Maximum density - 16 dwellings per ac.
 - (ii) Minimum yards
 - a. Front - 25.0 ft.
 - b. Rear - 25.0 ft.
 - c. Side - 10.0 ft. where provided
 - Corner lots - 15.0 ft.
 - (iii) Outdoor living area

Each dwelling unit shall have an outdoor living area with a minimum depth of 25.0 ft. adjacent to it. A minimum of 15.0 ft. of this depth must be a privacy zone, contained by a fence at least 5.0 ft. in height.

(d) Relating to Apartments

(i) Maximum density and Minimum floor area

Type of Dwelling Unit	Minimum Floor Area in a Dwelling Unit	Minimum Lot Area Per Dwelling Unit
Bachelor	350.0 sq. ft.	800.0 sq. ft.
One Bedroom	500.0 sq. ft.	1050.0 sq. ft.
Two Bedrooms	600.0 sq. ft.	1450.0 sq. ft.
Three or more Bedrooms	700.0 sq. ft.	1450.0 sq. ft.

(ii) Minimum lot area - 8600.0 sq. ft.

(iii) Maximum building height - 35.0 ft.

(iv) Maximum lot coverage - 30%

(v) Minimum yards

a. Front- 30.0 ft.

b. Rear - 30.0 ft.

c. Side - 40% of the building height, or 15% of the lot width, whichever is greater

(vi) Minimum landscaped area - 10% of the lot area

(vii) Minimum amenity area

Type of Dwelling Unit	Minimum Amenity Area
Bachelor	200.0 sq. ft.
One Bedroom	300.0 sq. ft.
Two Bedrooms	750.0 sq. ft.
Three or more Bedrooms	1000.0 sq. ft.

(e) All other uses - as required by the Development Authority

3.2 RESIDENTIAL MANUFACTURED HOME SUBDIVISION DISTRICT - RMH1

The General Purpose of this District is to permit development of manufactured home subdivisions, in which each manufactured home is located on a separately registered lot.

1. Permitted Uses

- (a) Manufactured homes
- (b) Minor home occupations
- (c) Public parks and playgrounds
- (d) Accessory buildings and uses

2. Discretionary Uses

- (a) Major home occupations
- (b) One family dwellings
- (c) Public or quasi-public buildings and uses
- (d) Public utilities
- (e) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses

3. Regulations

- (a) Maximum building height
 - (i) Manufactured homes - 15.0 ft.
 - (ii) Accessory buildings - 15.0 ft.
 - (iii) Other uses - as determined by the Development Authority
- (b) Minimum floor area
 - (i) Manufactured homes - 500.0 sq. ft., excluding attached porches
 - (ii) Other uses - as required by the Development Authority
- (c) Minimum lot area
 - (i) Manufactured homes - 5000.0 sq. ft.
 - (ii) Other uses - as required by the Development Authority
- (d) Minimum lot width
 - (i) Manufactured homes - 50.0 ft., or as required by the Development Authority
 - (ii) Other uses - as required by the Development Authority
- (e) Minimum yards
 - (i) Front - 15.0 ft., or as required by the Development Authority
 - (ii) Side - 10.0 ft.
 - (iii) Rear - interior lot - 20.0 ft.

- corner lot - 15 ft.

- (f) Maximum lot coverage
 - (i) Manufactured home - 23%
 - (ii) Accessory buildings - 12%
 - (iii) Others uses- as determined by the Development Authority

3.3 RESIDENTIAL MANUFACTURED HOME PARK DISTRICT - RMH2

The General Purpose of this District is to permit and regulate manufactured home parks wherein stalls are provided on a rental basis.

1. Permitted Uses

- (a) Manufactured homes within manufactured home parks which have received a development permit
- (b) Minor home occupations
- (c) Public parks and playgrounds
- (d) Accessory buildings and uses

2. Discretionary Uses

- (a) Major home occupations
- (b) Manufactured home parks
- (c) One family dwellings
- (d) Public or quasi-public buildings and uses
- (e) Public utilities
- (f) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses

3. Regulations

- (a) Maximum building height
 - (i) Manufactured homes - 15.0 ft.
 - (ii) Accessory buildings - 15.0 ft.
 - (iii) Other uses - as determined by the Development Authority
- (b) Maximum density - 8 manufactured homes per acre at each stage of development
- (c) Minimum stall area
 - (i) Manufactured homes - 4000.0 sq. ft.
 - (ii) Other uses - as required by the Development Authority
- (d) Minimum lot area
 - (i) Manufactured home park - 5.0 ac.

- (ii) Other uses - as required by the Development Authority
- (e) Minimum yards for manufactured home stalls
 - (i) Front - 10.0 ft., or as required by the Development Authority
 - (ii) Side - 10.0 ft., or as required by the Development Authority
 - (iii) Rear - 10.0 ft., or as required by the Development Authority
- (f) Maximum stall coverage
 - (i) Manufactured home - 23%
 - (ii) Accessory buildings - 12%
 - (iii) Others uses- as determined by the Development Authority