



# **STRATHCONA COUNTY AND BEAVER COUNTY INTERMUNICIPAL DEVELOPMENT PLAN**

BYLAW XX-2020

DRAFT NOVEMBER, 2019



## 1. Introduction

An Intermunicipal Development Plan (IDP) is a high-level statutory plan jointly developed by two or more neighbouring municipalities, and where at least one member is not part of a growth region. An IDP ensures that land use decisions are coordinated between municipalities.

This IDP has been developed in accordance with Section 631 of the Municipal Government Act. Strathcona County and Beaver County have agreed to engage in an IDP to allow for collaborative and cooperative long range planning for land identified within the IDP Area. The IDP will ensure that potential land use conflicts are minimized and that a framework is established for communication and coordination between the municipalities.

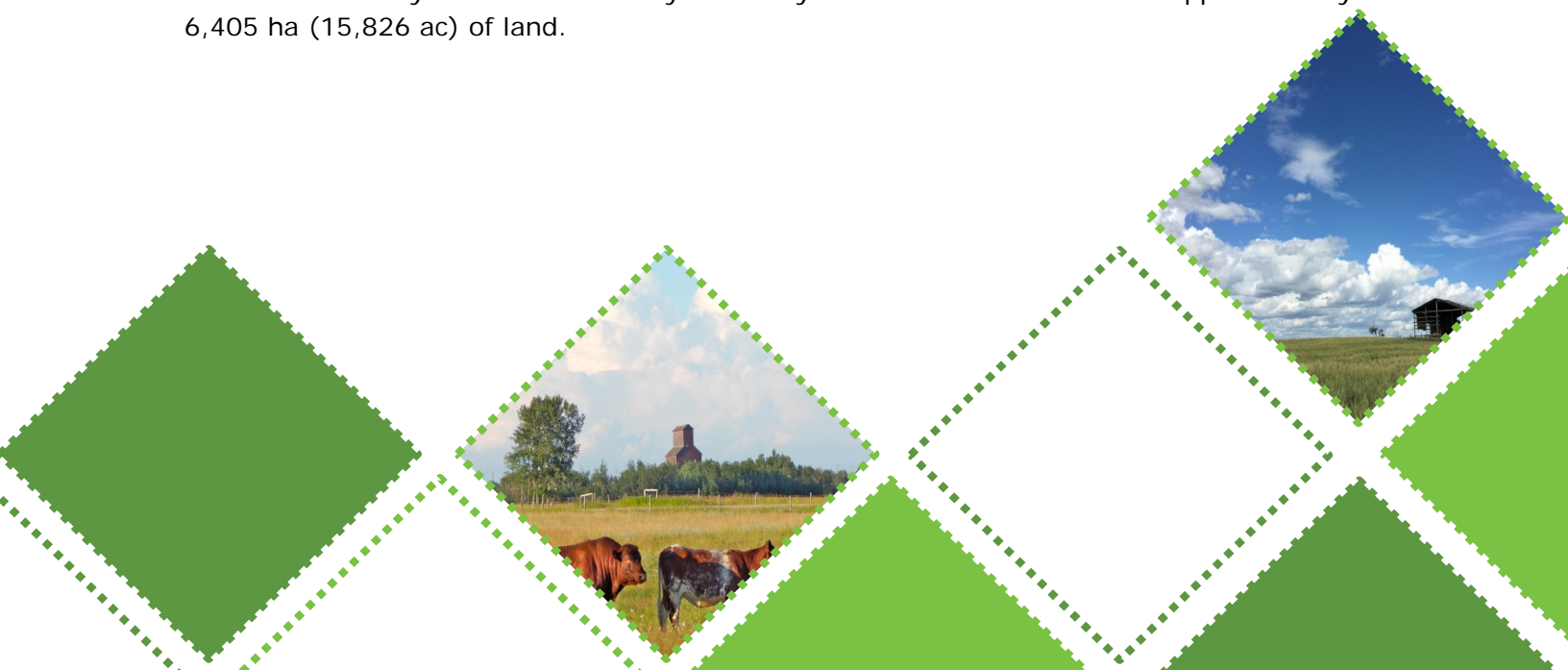
## 2. Purpose

The purpose of the IDP is to ensure that land use decisions within the IDP Area are thoughtfully considered through a cooperative planning approach to support the long-term interests of both municipalities. The Plan shall contain policies for:



## 3. Plan Area

As identified on Map 1 – IDP Area, the IDP Area extends approximately 800 metres from the Strathcona County and Beaver County boundary lines. The IDP Area covers approximately 6,405 ha (15,826 ac) of land.



## 4. Policy Structure

This document uses specific terminology within policies, as outlined in Table 1, to ensure that they have clear intentions that are designed to be achieved through actions. All policies must contain one of the following actions:

**REQUIRE** - these policies are compulsory and must be met in order to receive municipal administration support for a proposal. *Require* policies are always paired with *ensure*. *Require* is the compulsory obligation and *ensure* explains the result that is to be achieved.

**ENCOURAGE** - proposals should be consistent with all applicable *encourage* policies in order to be supported by municipal administration. Proposals which do not meet an applicable *encourage* policy must provide justification to the satisfaction of municipal administration as to why the applicable encourage policy cannot be met. *Encourage* policies are always paired with *promote*. *Encourage* is what is expected and *promote* shows active municipal encouragement for the result that is to be achieved.

**CONSIDER** - proposals that fall under a *consider* policy will be evaluated on a case-by-case basis and may or may not be supported or enacted by municipal administration based on the specifics of the proposal and how it aligns with the goals and objectives of this plan. Consider policies are always paired with *support*. *Consider* is followed by criteria for when an action may be suitable, and *support* shows passive municipal support through the conditional consideration of the result that is to be achieved.

TABLE 1: POLICY TERMS

ACTION		INTENTION	
Require	Is a compulsory obligation	Ensure	To make sure of a result through a requirement
Encourage	Provides direction for what is expected	Promote	Shows active municipal encouragement
Consider	Provides criteria for when actions may be suitable	Support	Shows passive municipal support through conditional consideration



## 5. Current and Future Land Use

As identified on Map 3 – Current and Future Land Uses, the Strathcona County portion of the IDP Area includes the Beaver Hills Policy Area and the Beaver County portion of the IDP Area includes the Country Residential Area.

The IDP Area also includes the Ministik Lake Game Bird Sanctuary and the Cooking Lake-Blackfoot Provincial Recreation Area, which are identified as Special Status Wildlife Areas. In these areas, wildlife and their habitat are protected through provincial legislation and special land use controls which are outside of municipal jurisdiction. Developments proposed within Special Status Wildlife Areas should be referred to the appropriate Provincial agencies.

Agricultural, conservation, and country residential uses have been identified as being the current and future land uses within the IDP Area.

Each municipality will maintain autonomy within their current municipal boundaries.





### 5.1 Beaver Hills Policy Area (Strathcona County)

Conservation of the Beaver Hills Moraine is the primary intent of the Beaver Hills Policy Area. The area is also intended to support agricultural operations, recreation, tourism, and limited rural residential.

In 2016, the Beaver Hills Moraine was recognized as a United Nations Educational, Scientific and Cultural Organization (UNESCO) Biosphere Reserve. The Beaver Hills Biosphere encourages working together for a sustainable region, through shared initiatives and collaborative actions.

#### Goal

Conservation of the Beaver Hills Moraine while providing opportunities to live, work and play in harmony with nature.

#### Objectives

Strathcona County's objectives are to ensure that the Beaver Hills Policy Area:

1. Provides for the conservation of the Beaver Hills Moraine; and
2. Provides opportunities for agricultural operations.

#### Policies

##### **Agriculture**

1. **Ensure** conservation of the Beaver Hills Moraine by **requiring** that subdivision of agricultural lands is limited.
2. **Promote** opportunities for agricultural operations by **encouraging** the development of agricultural and livestock operations, as well as equine and equestrian facilities.
3. **Support** opportunities for agricultural operations by **considering** agricultural operations such as small and medium scale indoor agriculture and confined feeding operations where directed within applicable statutory plans.

##### **Residential**

4. **Ensure** conservation of the Beaver Hills Moraine by **requiring** that subdivision for residential purposes is limited.



## 5.2 Country Residential Area (Beaver County)

The intent of the Country Residential Area is to allow country residential development in such a manner as to limit the removal of higher capability agricultural land, emphasize the residential use and development of land, and not cause unacceptable adverse effects on the agricultural economy and community, or the natural environment. In addition, the Country Residential Area recognizes the Beaver Hills Moraine for its significant and sensitive environmental features.

While country residential development will be allowed in this area, environmental sensitivities will be a higher priority and development will take into consideration the conservation, protection, and restoration of natural areas.

### Goal

Beaver County will balance providing opportunities for country residential living while respecting agricultural land and the natural environment.

### Objectives

Beaver County's objectives are to ensure that the Country Residential Area:

1. Provides opportunities for country residential development; and
2. Respects agricultural land and the natural environment.

### Policies

#### **Agriculture**

1. **Promote** opportunities for country residential development by **encouraging** the reduction of conflicts between agricultural and non-agricultural land uses.

#### **Residential**

2. **Promote** opportunities for country residential development by **encouraging** lifestyle options and development opportunities for current and future residents, while retaining the character, amenities and quality of life of existing country residential subdivisions.
3. **Promote** respect for agricultural land and the natural environment by **encouraging** development within existing subdivided areas.
4. **Promote** respect for agricultural land and the natural environment by **encouraging** country residential development to have consideration for environmentally significant areas.
5. **Promote** opportunities for country residential development by **encouraging** appropriate safety measures adjacent to rail lines.



## 6. Transportation and Infrastructure

Highway 630, Highway 14, the CN Rail Wainwright Subdivision Mainline, as well as a number of Range Roads and Township Roads cross through the Strathcona County and Beaver County IDP Area, as identified on Map 4 - Transportation and Infrastructure.

The IDP Area includes a sewage lagoon, a portion of the Strathcona County wastewater pressurized main, and a portion of the Highway 14 Water Services Commission water pressurized main, as identified on Map 4 – Transportation and Infrastructure.

Strathcona County and Beaver County will continue to accommodate infrastructure and the movement of people and commodities in a safe, reliable, and efficient manner.

### Goal

Maintain safe, reliable, and efficient transportation and infrastructure within the IDP Area.

### Objectives

Strathcona County's and Beaver County's transportation and infrastructure objectives are to ensure:

1. Safe, reliable and efficient infrastructure; and
2. Safe, reliable and efficient transportation systems.

### Policies

#### Transportation

1. **Promote** safe, reliable, and efficient transportation systems by **encouraging** that each municipality maintains their own transportation infrastructure or maintains transportation infrastructure in accordance with an agreement.
2. **Promote** safe, reliable, and efficient transportation systems by **encouraging** that each municipality plans for the maintenance and upgrading of roads to the engineering standards of the municipality.
3. **Promote** safe, reliable, and efficient transportation systems by **encouraging** the coordination and integration of transportation networks and facilities.
4. **Promote** safe, reliable, and efficient transportation systems by **encouraging** cooperation and consultation between municipal, provincial and federal governments, where applicable.
5. **Promote** safe, reliable, and efficient transportation systems by **encouraging** that long-term transportation corridors are secured with new and expanding developments within the IDP Area, where necessary.

#### Infrastructure

6. **Promote** safe, reliable, and efficient infrastructure by **encouraging** developments within the IDP Area to provide water servicing, wastewater servicing, drainage corridors and infrastructure to the satisfaction of the municipality(s).
7. **Promote** safe, reliable, and efficient infrastructure by **encouraging** cooperation and consultation between municipal, provincial, and federal governments, as well as commissions and the oil and gas industry, where applicable.



## 7. Environment

As identified on Map 5, Environmental Features include the Beaver Hills Biosphere, Crown Land, and Provincial environmentally significant areas. The entire IDP Area is located within the Beaver Hills Moraine, which is a Biosphere Reserve designated by the United Nations Educational, Scientific and Cultural Organization (UNESCO) that demonstrates excellence in the conservation of biodiversity and sustainable development practices through people living and working in harmony with nature at a regional scale.

Both Strathcona County and Beaver County have been working together as members of the Beaver Hills Initiative (BHI) since 2002. The Beaver Hills Initiative is a multi-stakeholder organization, governed by a board that works collaboratively to support the region, its natural beauty and quality of life. This is achieved through supporting cooperative efforts to sustain the quality of water, land, air, natural resources and community development. The Beaver Hills Initiative, a non-legally binding collaborative, will soon become the Beaver Hills Biosphere Association, a registered non-for profit Society under the Societies Act. Both municipalities will continue to be members of the society.

The majority of the Crown Lands identified within the IDP Area consist of the Cooking Lake-Blackfoot Provincial Recreation Area, located within the north of the IDP Area, and the Ministik Lake Game Bird Sanctuary, located within the south of the IDP Area.

Environmentally significant areas, as defined by the Province, are landscape elements or areas with important and/or unique environmental characteristics essential to the long-term maintenance of biological diversity, soil, water or other natural processes, both within the environmentally significant area and in a regional context. Environmentally significant areas are identified by the Government of Alberta with the intention to inform land-use planning processes and prioritize special management considerations due to their conservation needs.

The IDP Area also includes Strathcona County reserves and Beaver County reserves.





### Goal

Conserve the natural landscape, the Beaver Hills Moraine, environmentally significant areas, and Crown Lands within the IDP Area.

### Objectives

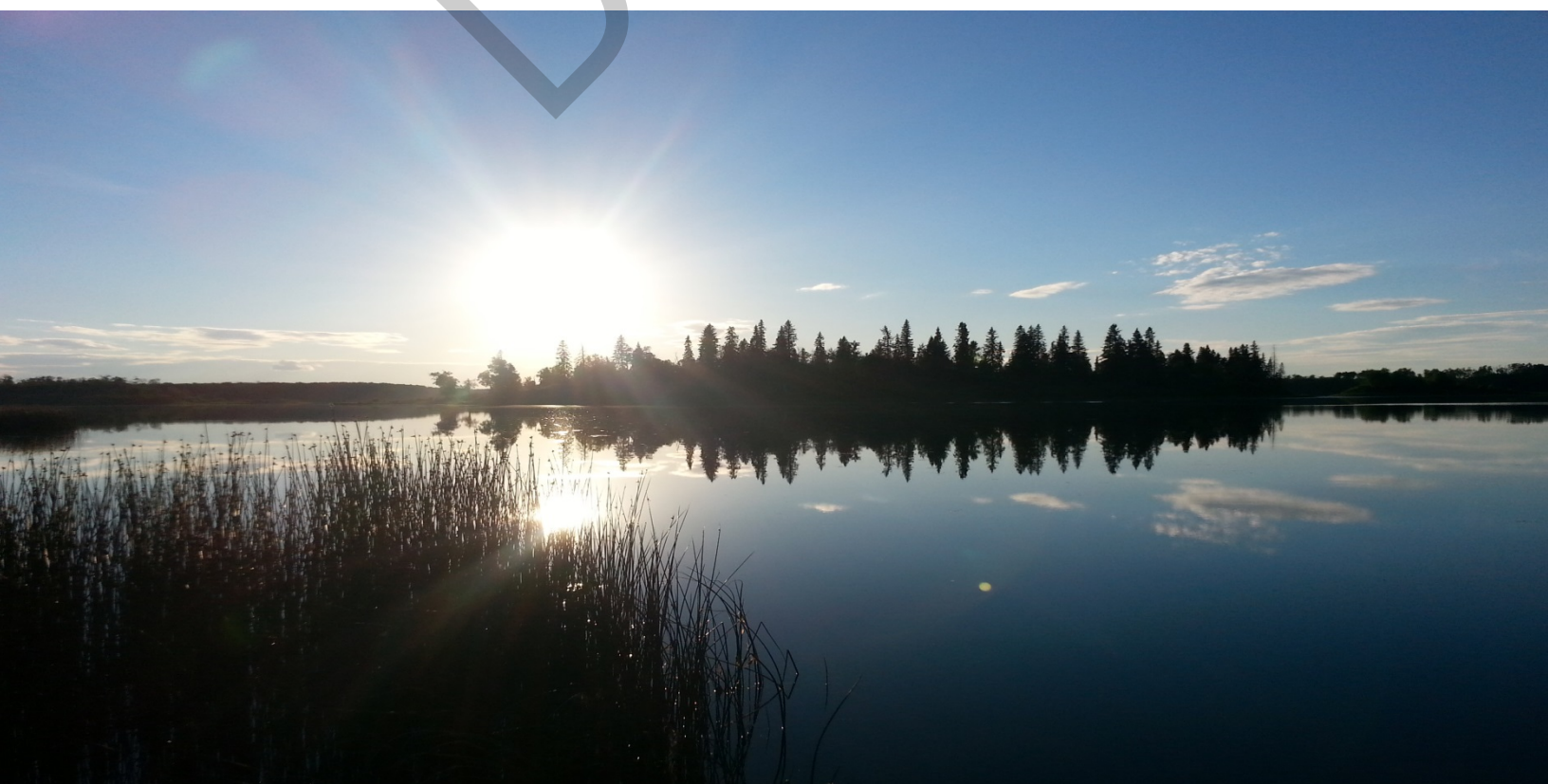
Strathcona County's and Beaver County's environmental objectives are to ensure:

1. Conservation of the natural landscape;
2. Conservation of the Beaver Hills Moraine;
3. Conservation of environmentally significant areas; and
4. Conservation of Crown Lands.

### Policies

#### **Conservation**

1. **Ensure** the conservation of the natural landscape by **requiring** that any development is regulated in accordance with municipal policy and provincial legislation including the Water Act and the Public Lands Act.
2. **Ensure** conservation of the Beaver Hills Moraine by **requiring** the continued recognition of the Beaver Hills Moraine as a UNESCO Biosphere.
3. **Promote** conservation of environmentally significant areas by **encouraging** regard for these sensitive areas when making development decisions.
4. **Promote** conservation of environmentally significant areas by **encouraging** the dedication of reserves in accordance with provincial regulations and subject to environmental studies.
5. **Ensure** conservation of Crown Lands by **requiring** that any land use matters on Crown Lands are referred to the Province of Alberta.



## 8. Economic and Social Developments

The IDP Area is intended to support the diversification of the economy, as well as opportunities for recreation and tourism.

Tourism and recreation development shall be located in areas where it does not unduly affect the agricultural economy and community, or components of the natural environment.

The IDP Area includes portions of the Beaver Hills Moraine, the Cooking Lake-Blackfoot Provincial Recreation Area, and the Ministik Lake Game Bird Sanctuary.

### Goal

Diversify the economy and provide opportunities for tourism and recreation within the IDP Area.

### Objectives

Strathcona County's and Beaver County's objectives are to ensure:

1. Opportunities for recreation and tourism; and
2. A strong, diversified and sustainable economy.

### Policies

#### Recreation and Tourism

1. **Support** opportunities for recreation and tourism by **considering** Seasonal Recreation Resorts within the Strathcona County portion of the IDP Area, where they have minimal impacts that are mitigated, and where the required approvals are completed.
2. **Promote** opportunities for recreation and tourism by **encouraging** tourism that has minimal onsite environmental impacts which are mitigated.
3. **Promote** opportunities for recreation and tourism by **encouraging** nature based tourism within the Beaver Hills Biosphere, where environmental impacts are mitigated.

#### Economy

4. **Promote** a strong, diversified and sustainable economy by **encouraging** agricultural opportunities and innovative agricultural support services, where the scale is appropriate for the area.



## 9. Responsible Intermunicipal Coordination

Strathcona County and Beaver County will facilitate responsible intermunicipal coordination by referring applications to one another, coordinating the development of intermunicipal programs, implementing and administering the IDP, as well as establishing a dispute process.

Strathcona County and Beaver County believe that it is important to avoid any dispute by ensuring that the goals, objectives, and policies of the IDP are followed. Should a dispute arise between the municipalities, the intent of the dispute resolution process is to facilitate mediation and resolution at the municipal level, prior to an appeal to the Municipal Government Board (MGB).

Strathcona County and Beaver County will continue to work together and with other municipalities and organizations, including as members of the Beaver Hills Biosphere, to share and develop tools and knowledge to balance sustainable economic and human development with environmental consideration.

### Goal

The Strathcona County and Beaver County IDP will facilitate coordination and communication on land use matters and future growth and development within the IDP Area.

### Objectives

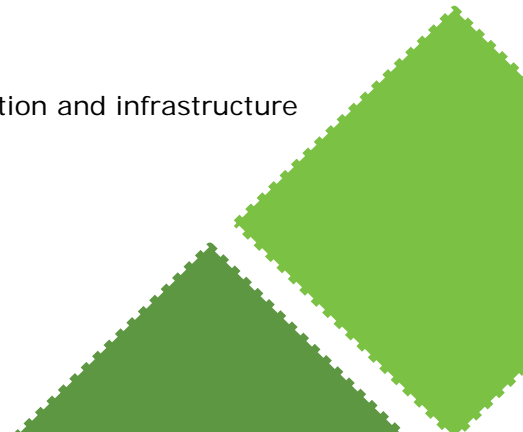
Strathcona County's and Beaver County's objectives are to ensure:

1. Referrals between the municipalities;
2. The coordination of intermunicipal programs;
3. Implementation and administration of the IDP; and
4. A dispute resolution process.

### Policies

#### Referrals

1. **Ensure** referrals between the municipalities by **requiring** that each municipality send referrals to the other for the following applications within the IDP Area:
  - a. A proposed Municipal Development Plan or amendments thereto;
  - b. A proposed Land Use Bylaw or amendments thereto;
  - c. A proposed Area Structure Plan or amendments thereto;
  - d. A subdivision application;
  - e. A discretionary development application;
  - f. A natural resource development;
  - g. A proposed Confined Feeding Operation (CFO); and
  - h. Any proposed changes or expansion to the transportation and infrastructure network.





2. **Promote** referrals between the municipalities by **encouraging** that comments are sent to the referring municipality within legislated decision time limit of 21 calendar days.

### Intermunicipal Programs

3. **Promote** the coordination of intermunicipal programs by **encouraging** both municipalities to collaborate on any social, environmental or economic development activities that may affect the IDP Area.

### Implementation and Administration

4. **Ensure** the implementation and administration of the IDP by **requiring** that the IDP be adopted by Bylaws by both municipalities in accordance with the Municipal Government Act.
5. **Promote** the implementation and administration of the IDP by **encouraging** that the IDP be reviewed a minimum of every (5) years following the adoption by both municipalities.
6. **Ensure** the implementation and administration of the IDP by **requiring** that if there is an objection to the IDP by either municipality, an Intermunicipal Development Plan Committee (IDPC) shall be established to review and discuss proposed changes to the Bylaw.
7. **Promote** the implementation and administration of the IDP by **encouraging** that if amendments are proposed by either municipality, an Intermunicipal Development Plan Committee (IDPC) shall be established to review and discuss proposed changes to the Bylaw.
8. **Promote** the implementation and administration of the IDP by **encouraging** that an IDPC is established through each municipality's process for establishing committees.
9. **Ensure** the implementation and administration of the IDP by **requiring** updates to environmentally significant areas in accordance with any future updates to the Regional Growth Plan.

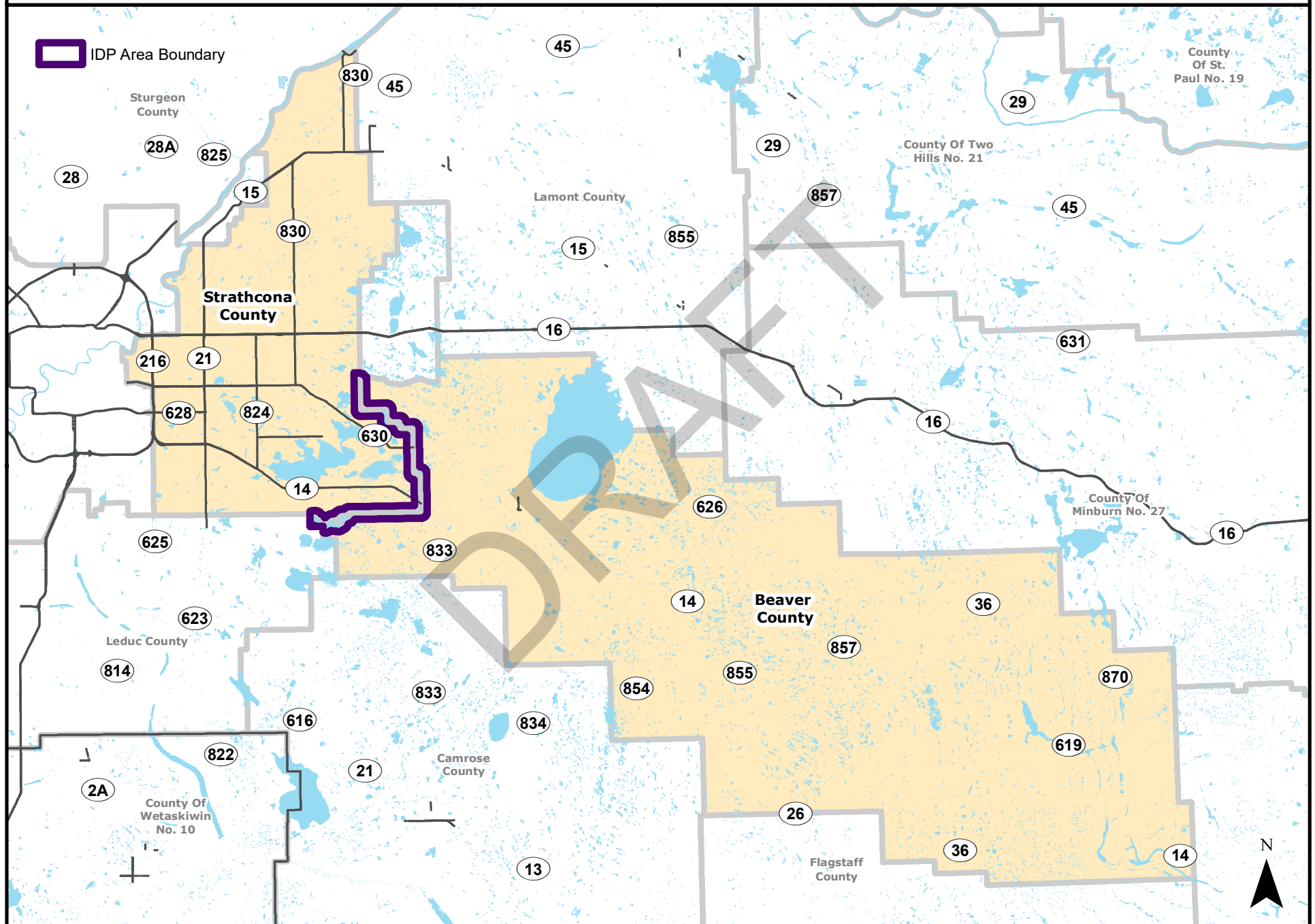
### Dispute Resolution

10. **Ensure** a dispute resolution process by **requiring** that the IDP follow the dispute resolution process as outlined within the Intermunicipal Collaboration Framework (ICF).



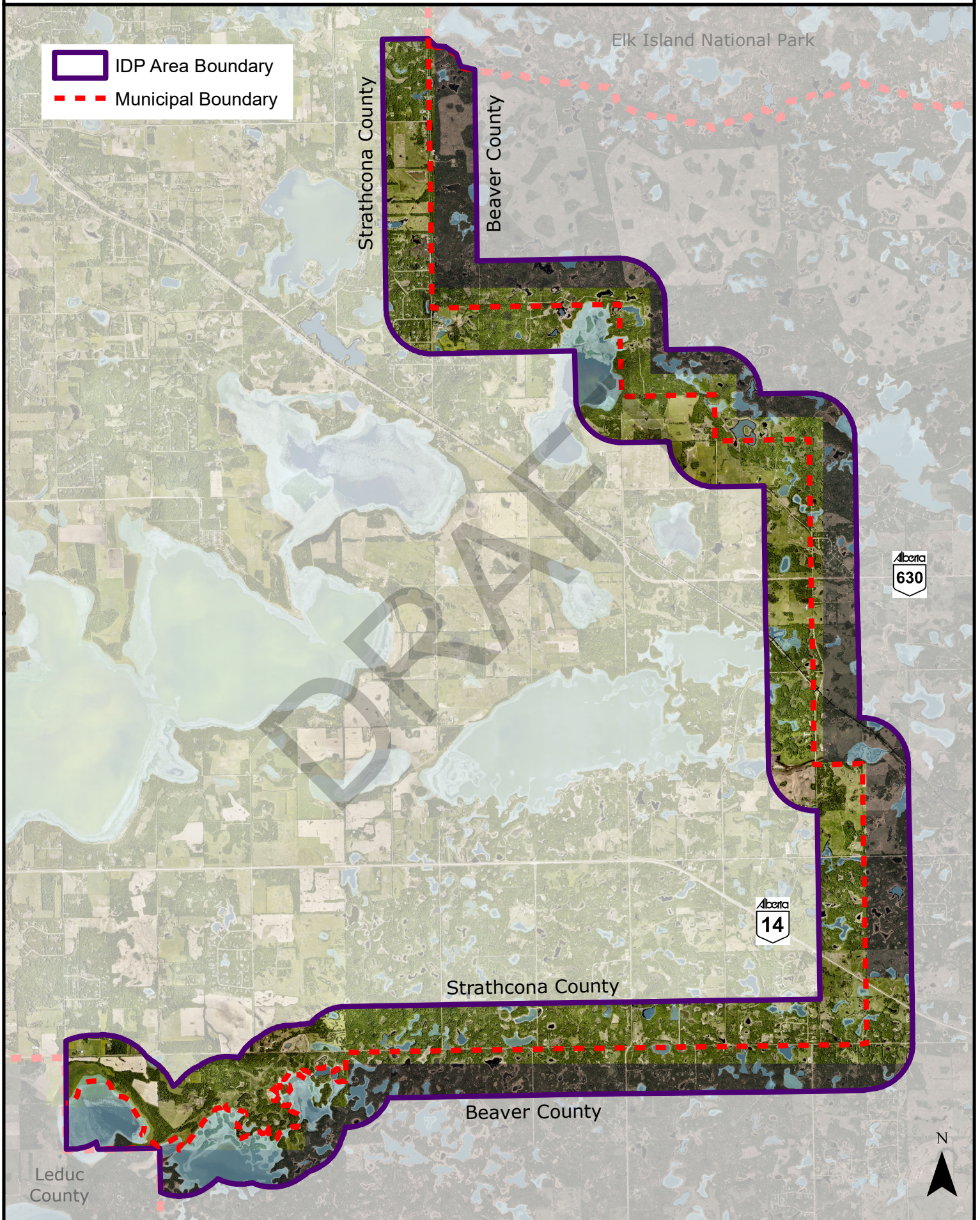


# MAP 1 - IDP AREA



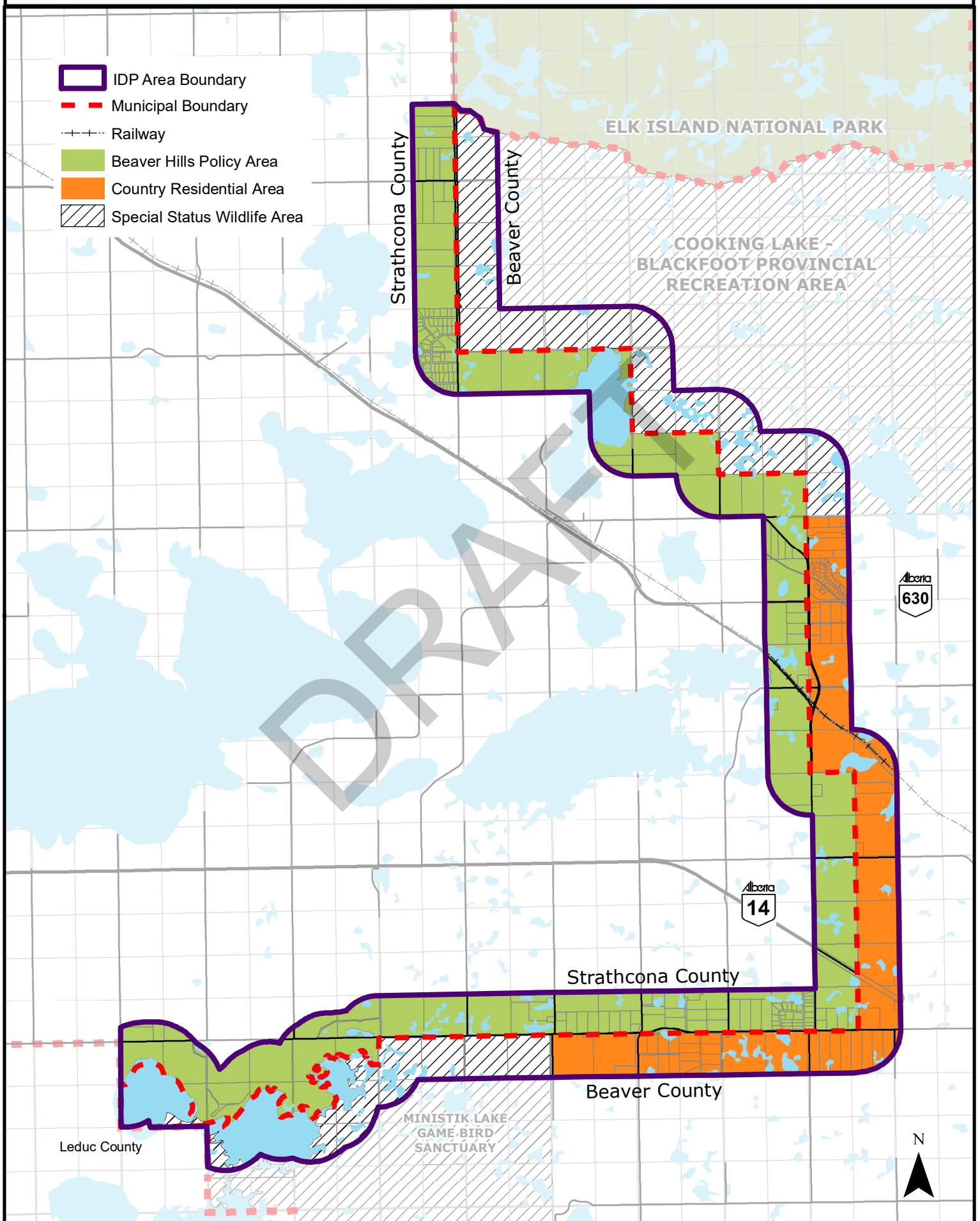


## MAP 2 - OVERVIEW MAP

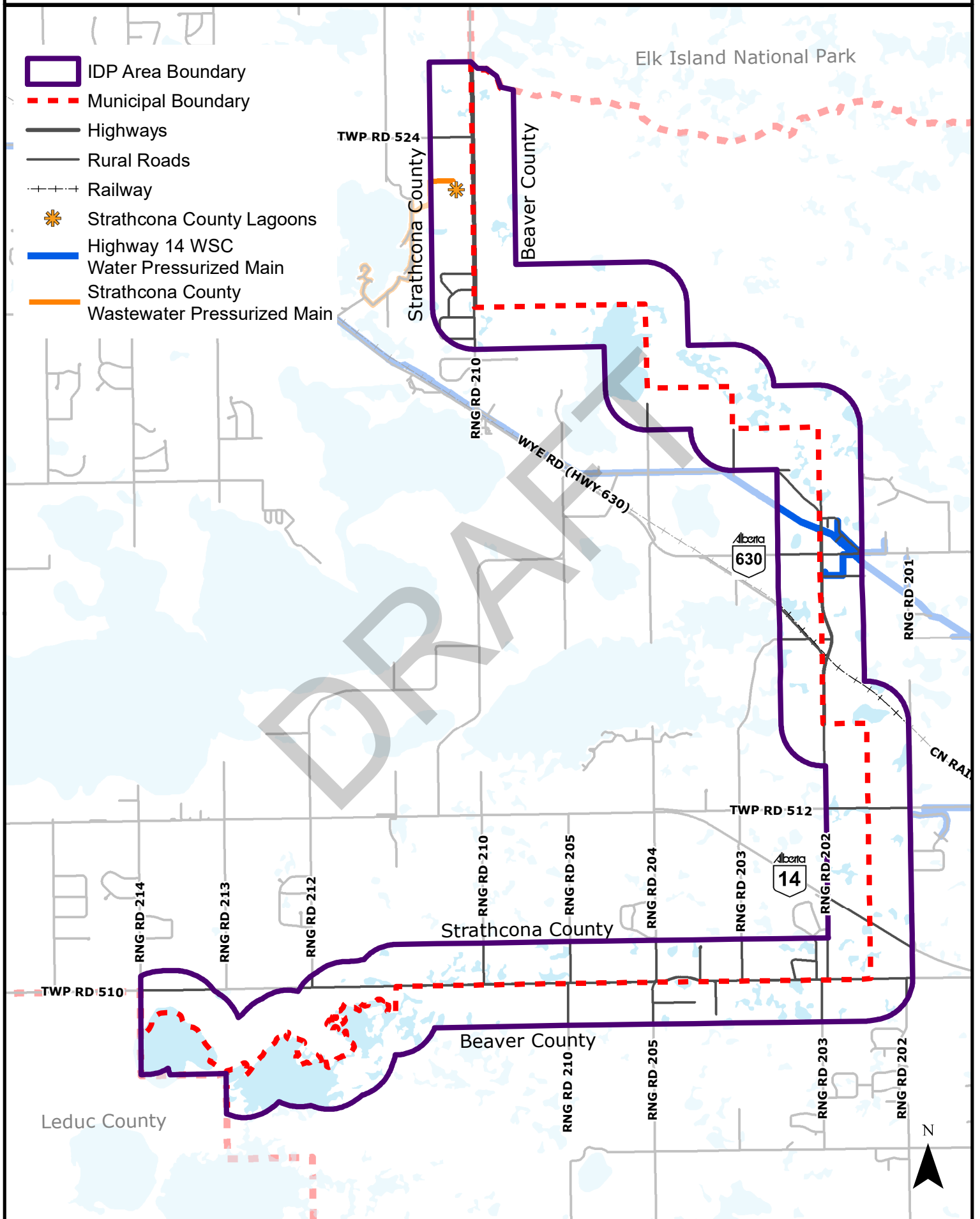




# MAP 3 - CURRENT AND FUTURE LAND USES



# MAP 4 - TRANSPORTATION AND INFRASTRUCTURE





## MAP 5 - ENVIRONMENTAL FEATURES

