

INTERMUNICIPAL DEVELOPMENT PLAN



Summer Village of Parkland Beach Bylaw #2018-06
Ponoka County Bylaw #20-18-IDP

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A. INTRODUCTION

- 1) The Summer Village of Parkland Beach (Summer Village) and Ponoka County (County) have agreed to undertake the process for preparing and adopting an Intermunicipal Development Plan (IDP).
- 2) The Summer 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 accomplish the following within the Plan Area:
 - a) Ensure orderly development, while protecting the area surrounding the Summer 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; and
 - e) Ensure that the municipalities are developed in a manner that is equitable and fair to the residents of the municipalities.

B. MUNICIPAL PROFILES

Summer Village of Parkland Beach

The Summer Village covers an area of approximately 100 hectares (247 acres), with a population of 153 (Federal Census, 2016). Parkland Beach is a Summer Village located on the shores of Gull Lake at the intersection of Secondary Highway 771 running north and south and Township Road 422 running east and west. The Summer Village is located 14.5 km east of Rimbey. Parkland Beach has a combination of permanent and recreational homes and limited commercial development.



Ponoka County

Ponoka County covers an area of approximately 279,807 hectares (691,418 acres), with a population of 9,806 (Federal Census, 2016). In addition to the Summer Village of Parkland Beach, Ponoka County surrounds two urban municipalities. The County also contains four hamlets, and is bordered by four rural municipalities. The economy of Ponoka County has traditionally centered on agriculture, with some oil and gas developments, and recreation developments around the lakes, including Gull Lake.



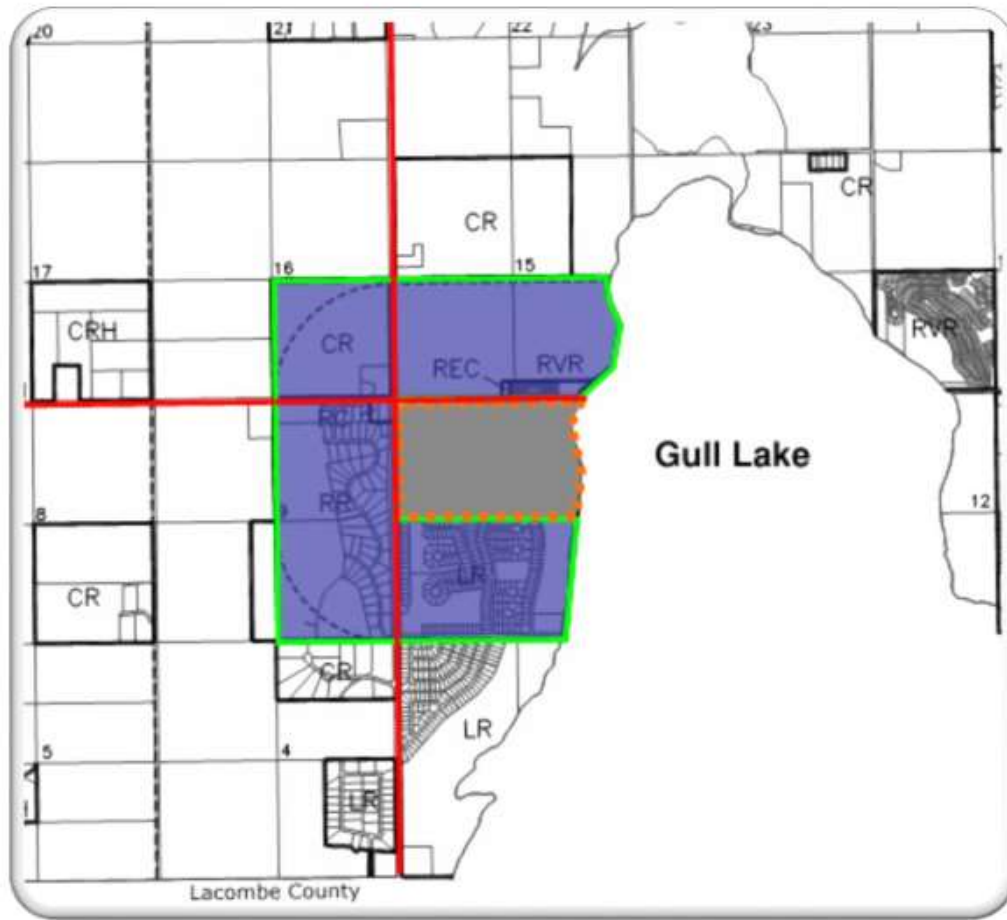
C. LEGISLATIVE REQUIREMENTS

- 1) The MGA identifies the following as matters to be addressed for lands within the boundary of the IDP:
 - Future land use;
 - Proposals for and the manner of future development;
 - Conflict resolution procedures;
 - Procedures to amend or repeal the plan; and
 - Provisions relating to the administration of the plan.

D. PLAN AREA

- 1) The Intermunicipal Development Plan Area (the Plan Area) are the lands surrounding the Summer Village of Parkland Beach, as shown on Map 1.

Map 1 – Plan Area Boundaries



Summer Village of Parkland Beach & Ponoka County

Intermunicipal Development Plan
Map 1: Plan Area Boundaries & Referral Area

Map Legend

- Road
- Titled Parcels
- - - Municipal Boundary
- Plan Area & Referral Area



Not to Scale
Prepared: September 2018

E. GOALS

- 1) The following are goals that have been identified by the Summer Village and the County for the Plan Area. Some of the goals are of an on-going nature while some may be seen as more time specific.
 - a) Identification of the Referral Area. This is the area in the County, within one half (0.5) mile of the Summer Village, where the County will refer proposed developments and subdivisions to the Summer Village for review and comment.
 - b) Development of land use policies to provide for and in support of economic development that will benefit the two municipalities economically and socially.
 - c) Development of land use polices to protect prime agricultural lands from premature designation, subdivision and non-farm development.
 - d) Effective coordination of transportation systems and protection of required land for future road and trail network developments.
 - e) Development of land use policies to ensure that future sites for recreation areas are protected.
 - f) Identification and protection of physical features and environmentally sensitive areas.
 - g) Effective referral mechanisms and dispute resolution mechanisms.
 - h) Plan administration and implementation.

F. REFERRAL AREA

- 1) The Referral Area is those lands within the County identified as the Referral Area on Map 1 Plan Area Boundaries. These lands are intended to be developed in a manner that is compatible with the growth of the Summer Village, while still permitting agricultural and residential development in the County.
- 2) All subdivision applications, Land Use Bylaw amendments and Area Structure Plans within the Referral Area will be referred to the Summer Village for comment. All development permit applications approved by the County Development Authority shall be in accordance with the provisions of this Plan. Any disputes shall be dealt with through the procedure outlined within Section P of this document.
- 3) Development standards will be applied by the County that will ensure that orderly redevelopment of the Referral Area can occur.
- 4) Farmstead subdivisions will be permitted within the Referral Area pursuant to the County's Municipal Development Plan. An Area Structure Plan will be required for any multi-lot subdivisions in the Referral Area. Multi-lot subdivisions shall be considered to be any subdivision which will create two or more lots in addition to the remnant parcel, on a quarter section, excluding quarter sections containing both a farmstead/undeveloped country residential site and fragmented parcel.

G. LAND USE POLICIES

- 1) Both Municipalities shall strive to engage in effective dialogue when considering land use in the Plan Area, while maintaining complete jurisdiction on lands within their own boundaries.
- 2) All subdivision applications, Land Use Bylaw amendments, and Area Structure Plans within the Plan Area will be referred to the Summer Village for comment. All development permit applications approved by either municipality's Development Authority shall be in accordance with the provisions of this Plan. Any disputes shall be dealt with through the procedure outlined within Section P of this document.
- 3) The Summer Village and County agree to jointly discuss ways to cooperate with provincial and federal agencies and utility providers to help facilitate the efficient delivery of infrastructure and services that are of a mutual benefit.
- 4) Both the Summer Village and County shall strive, to the best of their ability and knowledge, to refer all notices of government projects within the Plan Area.
- 5) Within the Plan Area both municipalities are encouraged to share with the other the results of all publicly available technical analysis, submitted as part of development applications, where there is potential for impacts on land in the other municipality and on Gull Lake.
- 6) Both municipalities shall support watershed management and protection best practices.

- 7) Both municipalities agree that development of lands that are within the Plan Area may contain a historically significant site. Should an area be deemed to have some historical significance, the developer may be required to conduct a Historical Resource Impact Assessment (HRIA) and should contact the appropriate Provincial Government Department regarding the development.
- 8) The County agrees that all development within the Referral Area will be planned to minimize the impact on the growth of the Summer Village.
- 9) The following land use provisions will apply to all new development within the Referral Areas:
 - a) In considering subdivision and development proposals in the Referral 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.
 - b) Residential, and commercial areas identified in Map 2 shall be used predominantly for these purposes over the long term. Agricultural, open space, recreational and institutional uses may also be present based on the detailed land use concept of an approved Area Structure Plan.
 - c) 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 adjacent uses.
- 10) Within two miles of the Summer Village, or one and a half (1.5) mile beyond the Plan Area, no new or expanding Confined Feeding Operations requiring registrations or approvals, or manure storage facilities requiring authorization under the Agricultural Operations Practices Act shall be permitted within the Referral Area.
- 11) Existing developments that were approved through a subdivision or development process prior to the approval of this Intermunicipal Development Plan shall remain in place.
- 12) All appeals of subdivisions and developments within the Plan Area will be considered by the governing municipality's Subdivision and Development Appeal Board.
- 13) The County agrees that all development permit and subdivisions applications within the Referral Area will be evaluated in accordance with the West Gull Lake Overview Plan.

H. ENVIRONMENTAL MATTERS

- 1) All agricultural operators and other users are encouraged to continue best efforts to maintain high standards of water quality.
- 2) Land use and development in flood prone areas are generally discouraged, but where it is considered by the host municipality, it shall be carefully regulated such that there is no negative effect on the adjacent municipality.

- 3) Landowners and residents are encouraged to follow water conservation practices, as established by their respective municipality.
- 4) Both municipalities will endeavour to ensure all sources of potable water supplies within their respective jurisdictions are protected and meet provincial guidelines for water quality.
- 5) The Summer Village and County agree that development of lands within the Plan Area may impact environmentally significant sites. Development in these areas may be required to:
 - a. conduct an environmental impact assessment (EIA); and,
 - b. contact Alberta Environment and Parks regarding the development.
- 6) The Summer Village and County support the environmental clauses contained within the Gull Lake Intermunicipal Development Plan prepared in 2010 for Lacombe County, Ponoka County, Summer Village of Gull Lake and Summer Village of Parkland Beach.

I. WATER AND WASTEWATER SERVICES

- 1) The Summer Village and County both utilize private water and wastewater systems and support the continued use of private systems.
- 2) Both municipalities support investigating the creation of regional utility options and associated grant funding options available to serve residents of the Summer Village and surrounding region.

J. TRANSPORTATION SYSTEMS

- 1) The Summer 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 Summer 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.

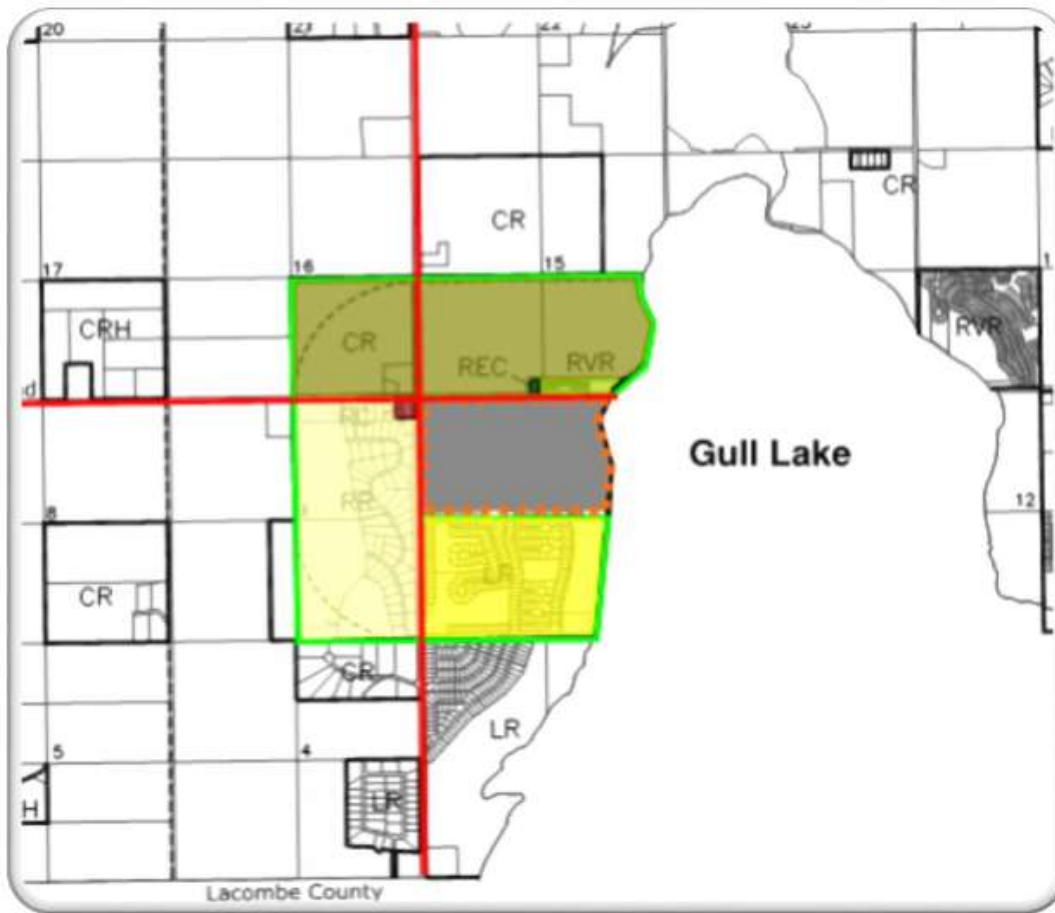
K. RESOURCE DEVELOPMENT & UTILITY CORRIDORS

- 1) The municipalities will work with representatives from the oil and gas industry to promote resource infrastructure development which does not negatively impact existing and/or future development within the Plan Area.
- 2) Both municipalities agree to refer all oil and gas infrastructure and telecommunication infrastructure related applications in the Plan Area to the neighbouring municipality for review and comment.

L. ECONOMIC DEVELOPMENT

- 1) The municipalities have agreed to work together to promote and support economic development that is beneficial for both municipalities and the Gull Lake region.
- 2) Both municipalities agree to encourage the development of businesses that support the needs of local residents and visitors to the region.

Map 2 – Land Use Concept



Summer Village of Parkland Beach & Ponoka County

Intermunicipal Development Plan
Map 2: Future Development Concept

Map Legend

- | | |
|--------------------|---------------------------|
| Road | Country Residential |
| Titled Parcels | Lake Resort |
| Municipal Boundary | Recreation Resort |
| Plan Area | Recreation Vehicle Resort |
| | Recreation |
| | Rural Commercial |



Not to Scale
Prepared: September 2018

M. PLAN ADMINISTRATION AND IMPLEMENTATION

Adoption Process

- 1) This IDP and any amendments shall be adopted by bylaw by the Summer Village and the County in accordance with the MGA.
- 2) Any amendments to the Municipal Development Plans and Land Use Bylaws of the Summer Village and County required to implement the policies of the Intermunicipal Development Plan should occur as soon as practicable following adoption of this IDP or any amendment to the IDP that establishes or amends policies within this IDP.

Relationship with Gull Lake Intermunicipal Development Plan

- 1) The Summer Village and County support the Gull Lake Intermunicipal Development Plan prepared in 2010 for Lacombe County, Ponoka County, Summer Village of Gull Lake and Summer Village of Parkland Beach.
- 2) In the case of a conflict between the Gull Lake Intermunicipal Development Plan and the Summer Village of Parkland Beach / Ponoka County Intermunicipal Development Plan, the Gull Lake Intermunicipal Development Plan shall take precedence.

Approving Authorities

- 1) In the hierarchy of statutory plans, the Intermunicipal Development Plan shall take precedence over the other municipal statutory plans.
- 2) Each municipality shall be responsible for the administration and decisions on all statutory plans, land use bylaws, and amendments thereto within their boundaries.

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 MGA.

Intermunicipal Cooperation

- 1) The Summer Village and County agree to create a recommending body known as the Intermunicipal Committee (hereinafter referred to as the Committee).

- 2) The Committee will meet on an as required basis and will develop recommendations to the Summer Village and County Councils on all matters of strategic direction and cooperation affecting residents, except matters where other current operating structures and mechanisms are operating successfully. The topics to be discussed will include:
 - a) Long-term strategic growth plans for the Municipalities as may be reflected in the Intermunicipal Development Plan, Municipal Development Plans, Area Structure Plans and other strategic studies.
 - b) Intermunicipal and regional transportation issues including the Transportation and Utility Corridors, truck routes.
 - c) Prompt circulation of major land use, subdivision and development proposals in either municipality which may impact the other municipality; and
 - d) The discussion of intermunicipal or multi-jurisdictional issues in lieu of a regional planning system.
- 3) The Committee shall consist of four members, being two Councillors from each municipality.
- 4) The Chief Administrative Officers will be advisory staff to the Committee, responsible to develop agendas and recommendations on all matters, and for forwarding all recommendations from the Committee to their respective Councils.

Plan Review

- 1) Once every four years, commencing no later than 2022, the IDP will be formally reviewed by the Committee in conjunction with the Intermunicipal Collaboration Framework in order to confirm or recommend amendment of any particular policy contained herein. The Committee will prepare recommendations for consideration by the municipal councils.

N. ANNEXATION

- 1) The Summer Village and the County do not anticipate future annexations. In the event that circumstances change and an annexation is considered, the annexation process may be initiated by the Summer Village through the preparation of a Growth Study and in accordance with the Municipal Government Act.
- 2) The Summer Village and County will endeavour to reach an intermunicipal agreement on the annexation prior to submitting the annexation to the Municipal Government Board.

O. CIRCULATION AND REFERRAL PROCESS

- 1) Summer Village of Parkland Beach & Ponoka County agree to refer the following planning proposals within the Plan Area as per the following chart:

Planning Proposal Type	Response Period
Municipal Development Plans and Municipal Development Plan amendments	28 days
Area Structure Plans, Area Redevelopment Plans and amendments	21 days
Land Use Redesignations	21 days
Subdivisions	21 days

P. DISPUTE RESOLUTION

- 1) The Summer Village and County agree that the following process shall be used to resolve or attempt to resolve disputes between the Municipalities arising from the following:
 - a) Lack of agreement on proposed amendments to the IDP;
 - b) Lack of agreement on any proposed statutory plan, land use bylaw or amendment thereto for lands located within or affecting the Plan Area; or
 - c) Lack of agreement on an interpretation of this IDP.
- 2) Lack of agreement pursuant to section P(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 section P(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 Summer 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 a section P(1)(c) dispute matter and may only occur within 30 calendar days of a decision made pursuant to section P(2). 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, as per the process outlined below, 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.
- 8) The Intermunicipal Committee formed under the Intermunicipal Collaboration Framework will be the forum used to in relation to any disputes.

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 Intermunicipal Committee. In the event a resolution is not achieved by the 30th day following the first meeting of the Chief Administrative Officers of both municipalities, either municipality may refer the dispute to the Intermunicipal Committee.

Stage 2 Intermunicipal Committee Review – The Committee will convene to consider and attempt to resolve the dispute. Failing resolution, the dispute will then be referred to mediation. In the event a resolution is not achieved by the 30th day following the first meeting of the Intermunicipal Committee, either municipality may refer the dispute to the 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 shared equally between the Summer 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.

Q. CORRESPONDENCE

1) Written notice under this Plan shall be addressed as follows:

a. In the case of the Ponoka County to:

**Ponoka County
c/o Chief Administrative Officer
4205 Highway 2A
Ponoka, AB, T4J 1V9**

b. In the case of the Summer Village of Parkland Beach to:

**Summer Village of Parkland Beach
c/o Chief Administrative Officer
PO Box 130
Rimbey, AB T0C 2J0**

2) In addition to Q(1), notices may be sent by electronic mail to the Chief Administrative Officer.