

**Camrose County
Town of Bashaw**

**INTERMUNICIPAL
DEVELOPMENT PLAN**

CAMROSE COUNTY

Bylaw # 1160

TOWN OF BASHAW

Bylaw # 715-2009

Prepared by:

Austrom Consulting Ltd.

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A. INTRODUCTION

- 1) The Town 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 Town 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 Town 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.
- 4) The IDP and the various cost sharing agreements together form the basis of cooperative effort between the Town and the County to work together to serve the needs of their communities.
- 5) 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 Town that will be protected for the future growth of the Town.
- 2) Identification of the Referral Area. This is the area in the County to be protected for the long term growth of the Town, while ensuring appropriate uses may be developed.
- 3) Development of land use policies to provide for and in support of economic development that will benefit the two municipality's economically and socially.
- 4) Development of a Plan for the provision of utility corridors within the Plan Area to provide for future growth and development of the IDP area, and to ensure oil and gas

development/pipelines and/or gravel extraction facilities do not inhibit or restrict the future development of the region.

- 5) Effective coordination of transportation systems and protection of required land for future road and trail network developments.
- 6) Development of land use policies to ensure that future sites for schools and recreation areas are protected.
- 7) Identification and protection of physical features and environmentally sensitive areas.
- 8) Effective referral mechanisms and dispute resolution mechanisms.
- 9) Plan administration and implementation.

C. URBAN FRINGE AREA

- 1) The Urban Fringe Area will be those lands within the County identified as 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 Town.
- 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 Town for comment. Any disputes shall be dealt with through the procedure outlined within Section L of this plan.
- 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) A Wind Energy Conversion System (WECS), with the exception of a small WECS consisting of one structure designed to generate electricity primarily for the property owner's use, shall not be allowed within the Urban Fringe area. For the purposes of interpreting this Plan, a WECS is one or more structures designed to convert wind energy into mechanical or electrical energy within a parcel or lot.
- 6) The planning process in the Urban Fringe Area will be a cooperative effort between the Town and the County. Developers will be required to work with the Town and County planning departments to ensure that the development is compatible with the future growth patterns of the Town.

- 7) 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. 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.

D. 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 identify future long term growth areas for the eventual growth of the Town, while still permitting compatible development to occur prior to annexation.
- 2) All subdivision applications, Land Use Bylaw amendments and Area Structure Plans within the Referral Area will be referred to the Town for comment. All development permit applications approved by the Camrose 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 M 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) 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.
- 5) A Wind Energy Conversion System (WECS), with the exception of a small WECS consisting of one structure designed to generate electricity primarily for the property owner's use, shall not be allowed within the Referral area. For the purposes of interpreting this Plan, a WECS is one or more structures designed to convert wind energy into mechanical or electrical energy within a parcel or lot.

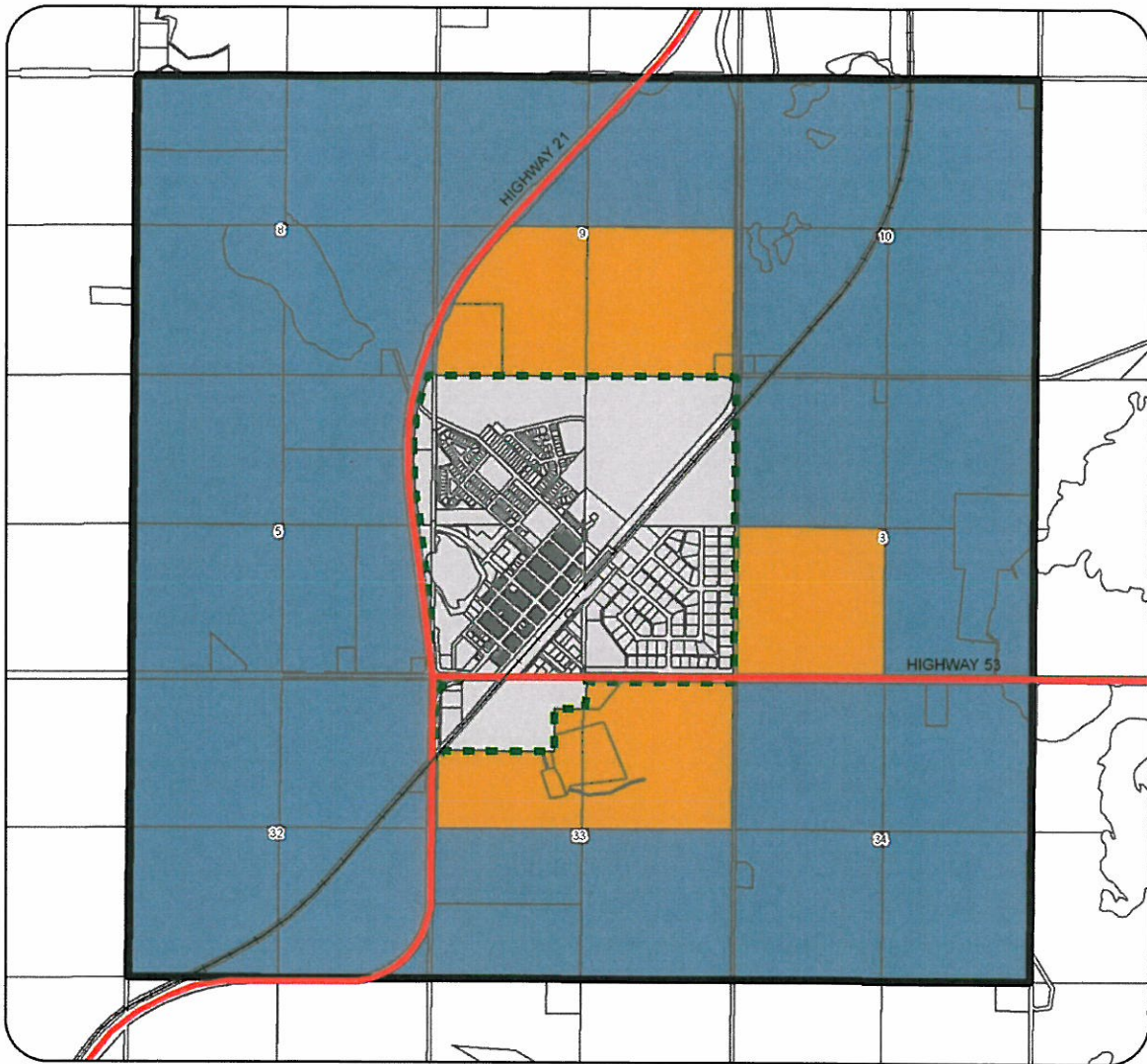
E. LAND USE POLICIES

- 1) Camrose County agrees that all development within the Urban Fringe Area will be planned to minimize the impact on the growth of the Town.
- 2) Camrose County agrees that all multi-lot subdivisions within the Urban Fringe Area be designed to be served by municipal water and wastewater infrastructure at the same standards as lands within the Town, for the eventual connection to Town water and wastewater services, such connection is at the property owner's cost.
- 3) In considering subdivision and development proposals in the Urban Fringe, 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) Residential, commercial and industrial areas identified in Map 2 shall be used predominantly for these purposes over the long term. Agricultural, local commercial (within residential areas), 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 Town, subdivision and development within the Urban Fringe Area in a manner more intensive 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 shall meet or exceed a density of development of five (5) units per gross developable acre (12 units per hectare), and include those uses and districts identified within the Town of Bashaw Land Use 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.
 - ii) Subdivision and development of commercial and industrial areas shall meet or exceed typical Town densities, and shall include those uses identified within the Highway Commercial or Industrial District of the Town of Bashaw.
- 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 Urban Fringe Area.

F. WATER AND WASTEWATER SERVICES

- 1) Camrose County agrees to require all new multi parcel developments in the Urban Fringe Area to be developed with water and wastewater services to the same standards as the Town. On an interim basis, developments within this area may be served via cistern and hauling (for water) and pump-out tanks (for wastewater), hauling to the Bashaw Wastewater Lagoon, until such time as water and wastewater transmission lines are extended to the area. Notwithstanding the above, internal water/wastewater distribution lines for all multi-parcel developments shall be constructed at the time of subdivision.
- 2) For developments located within the Urban Fringe Area requiring or proposed to require water and wastewater services from the Town, 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 Town's approval.
- 3) For developments requiring water and wastewater services in the Urban Fringe the Town and County agree to enter into a joint servicing agreement for said services.
- 4) The Town, 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 Town.

Map 1 – Plan Area Boundaries



**CAMROSE COUNTY & TOWN OF BASHAW
INTER-MUNICIPAL DEVELOPMENT PLAN**

MAP 1 - PLAN AREA BOUNDARIES

Map Legend

-  TITLED PARCELS
-  TOWN BOUNDARY
-  PLAN AREA
-  URBAN FRINGE AREA
-  REFERRAL AREA


Scale: 1:30,000

January, 2009
Prepared By:
METROA CONSULTING
& MUNICIPAL CONSULTING

G. TRANSPORTATION SYSTEMS

- 1) The Town 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 Town 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 subdivision or development approval in the Urban Fringe Area, all internal roads within residential subdivisions shall be paved to the Town standards.

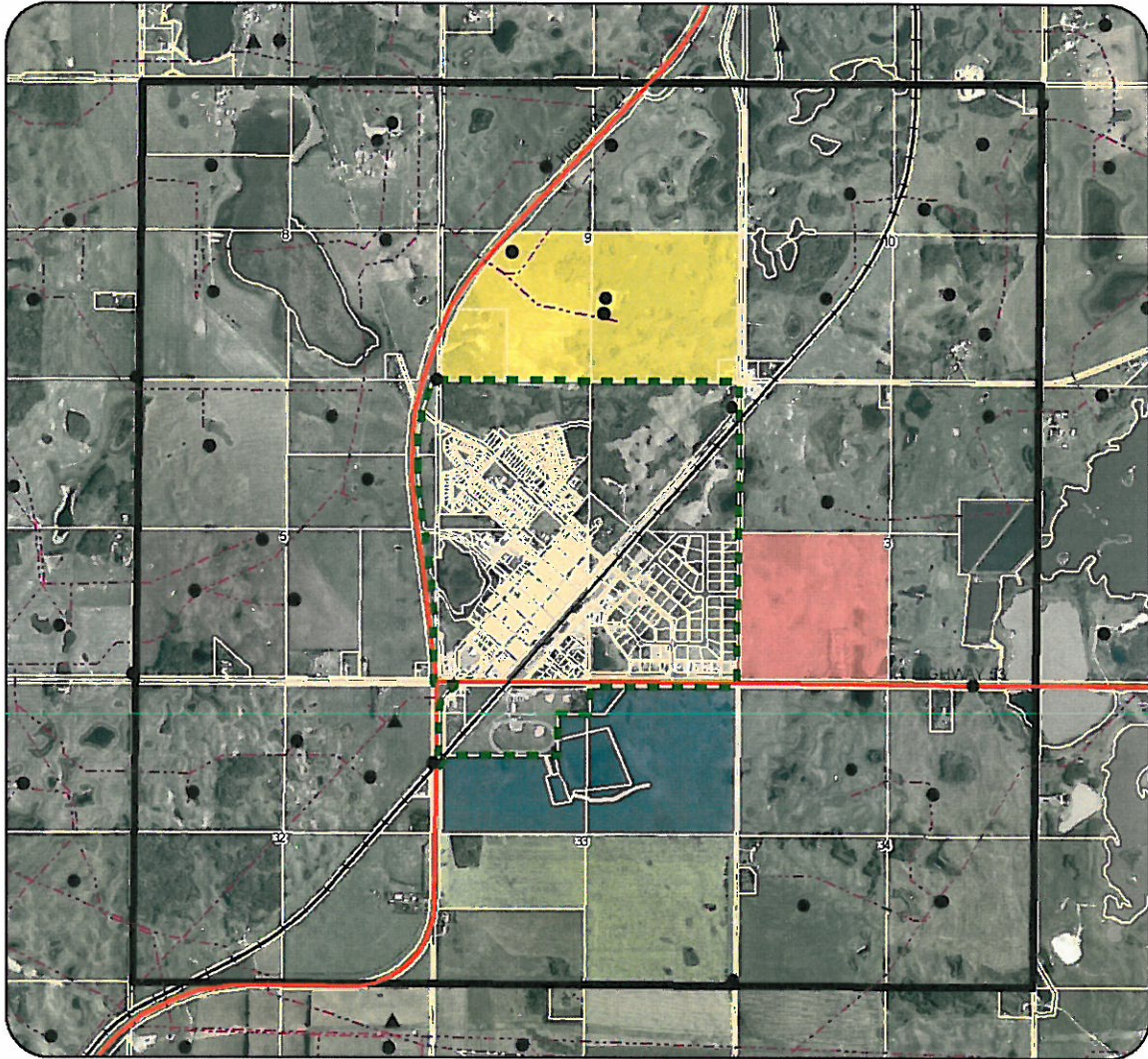
H. UTILITY CORRIDORS

- 1) The Town and County acknowledge that the future development within the plan area is dependent on access to water and wastewater services, and the Town and County agree to work together to ensure the corridors for these services are protected.
- 2) The Town 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 Town 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.

I. ECONOMIC DEVELOPMENT

1. The municipalities have agreed to prepare an inter-municipal development plan which provides a policy framework that will promote and support economic development that is good for both municipalities. Land use policies will support and encourage a cooperative planning effort in the Bashaw IDP area.

Map 2 – Land Use Concept



CAMROSE COUNTY & TOWN OF BASHAW
INTER-MUNICIPAL DEVELOPMENT PLAN

MAP 2 - FUTURE LAND USE CONCEPT

Map Legend

- HIGHWAY
- RAILWAY
- TOWN BOUNDARY
- PLAN AREA
- OIL AND GAS FACILITY
- OIL AND GAS WELL
- HIGH PRESSURE PIPELINE

FUTURE LAND USE

- RESIDENTIAL
 - COMMERCIAL/LIGHT INDUSTRIAL
 - FUTURE DEVELOPMENT AREA
- To be determined at the time of Area Structure Plan preparation.*

Scale 1:30,000

January, 2009
 Prepared by:
 MCTP INC. CONSULTING
 147 - 26A STREET, CAMROSE, ALBERTA

J. PLAN ADMINISTRATION AND IMPLEMENTATION

Adoption Process

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

Establishment of the Inter-municipal Committee

- 1) An Inter-municipal Committee consisting of one (1) Councilor and one (1) Staff member will be established to provide the following duties:
 - a) Plan Review;
 - b) Plan Termination/Repeal; and
 - c) Dispute Resolution.

Plan Review

- 1) The Plan will be formally reviewed by an Inter-municipal Committee once every three years, beginning in 2012 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 Town 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 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 Town and County shall amend their Municipal Development Plans respectively 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.

K. ANNEXATION

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

L. DISPUTE RESOLUTION

- 1) The Town 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. L(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 L(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 Town 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 L(1)(c) dispute matter and may only occur within 30 calendar days of a decision made pursuant to L(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, 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. In the event a resolution is not achieved by the 30th day following the first meeting of the Chief Administrative Officer of both Municipalities, either municipality may refer the dispute to the Inter-municipal Committee.

Stage 2 Inter-municipal 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 Inter-municipal 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 Town 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.

M. CORRESPONDENCE

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

a. In the case of Camrose County to:

**Camrose County
c/o Chief Administrative Officer
3755 – 43 Avenue, Camrose, AB T4V 3S8**

b. In the case of the Town of Bashaw to:

**Town of Bashaw
c/o Chief Administrative Officer
P.O. Box 510, Bashaw, AB T0B 0H0**

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.

CAMROSE COUNTY

TOWN OF BASHAW

Reeve

Mayor

Chief Administrative Officer

Chief Administrative Officer