



# **Brazeau County and Town of Drayton Valley Intermunicipal Development Plan**

*Submitted by*



*May 2011*

**Brazeau County and Town of Drayton Valley  
Intermunicipal Development Plan  
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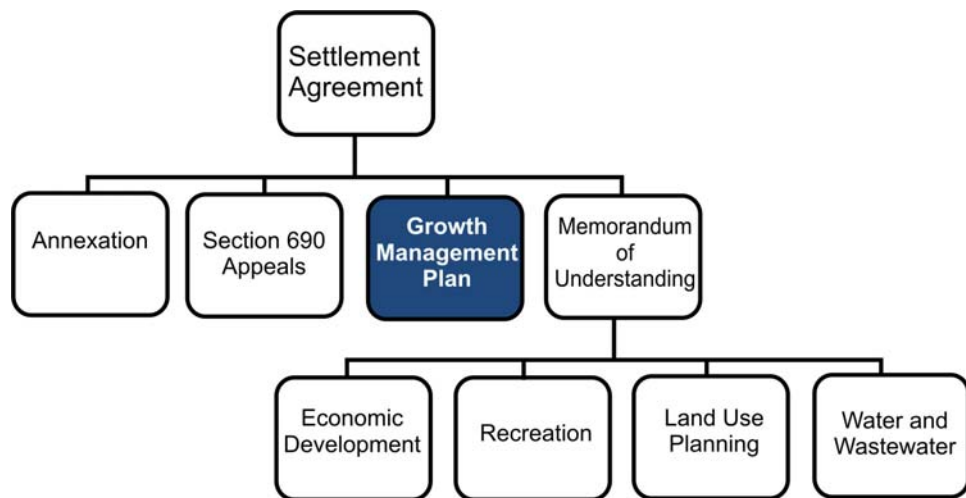
# 1 INTRODUCTION

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## 1.1 Background

Brazeau County and the Town of Drayton Valley have recently completed negotiations on the growth potential of the region that culminated in an Annexation Settlement Agreement (ASA) to extend the Town boundary and laying the groundwork for cooperative development of a long term land use strategy and Growth Management Plan. A Memorandum of Understanding (MOU) Implementation Plan has been adopted to successfully implement the ASA. The Growth Management Plan planning horizon is 2059.

Graphic 1 - MOU Implementation Plan



The County and the Town have agreed to commit to collaboration, first on the matters contained within the MOU Implementation Plan; and second, on all other matters that come before the two Councils from this point forward.

## 1.2 Purpose

The Growth Management Plan provides a framework for the long-term growth and development of the lands surrounding the Town of Drayton Valley. It does not deal with day-to-day development. It describes the magnitude and distribution of the various land use types to satisfy the region's long term needs.

The purpose of the Growth Management Plan stems from the ASA and the MOU. The ASA requires that *the Town and County complete a Growth Management Plan to be presented by both Councils for approval and that the boundary of the Growth Management Plan shall extend from the Town's boundary after the addition of the 2010 Annexation Area and 2011 Annexation Area.*

The MOU includes a provision that the Town and County will work *co-operatively to develop a complementary land use planning strategy to manage growth in the Drayton Valley/Brazeau County region, which will mutually benefit and optimize growth opportunities for both municipalities; and promote regional sustainability.*

### **1.3 Plan Area**

The Plan area is shown on Figure 1. It extends ½ mile to 1½ miles from the Town boundary as set out in the ASA except to the east where it extends to the North Saskatchewan River. It includes the Riverview residential community located east of Town and Poplar Ridge on the west side of Town.

Agriculture is the predominant land use in much of the Plan area with clusters of country residential subdivisions and the Drayton Valley Golf and Country Club.

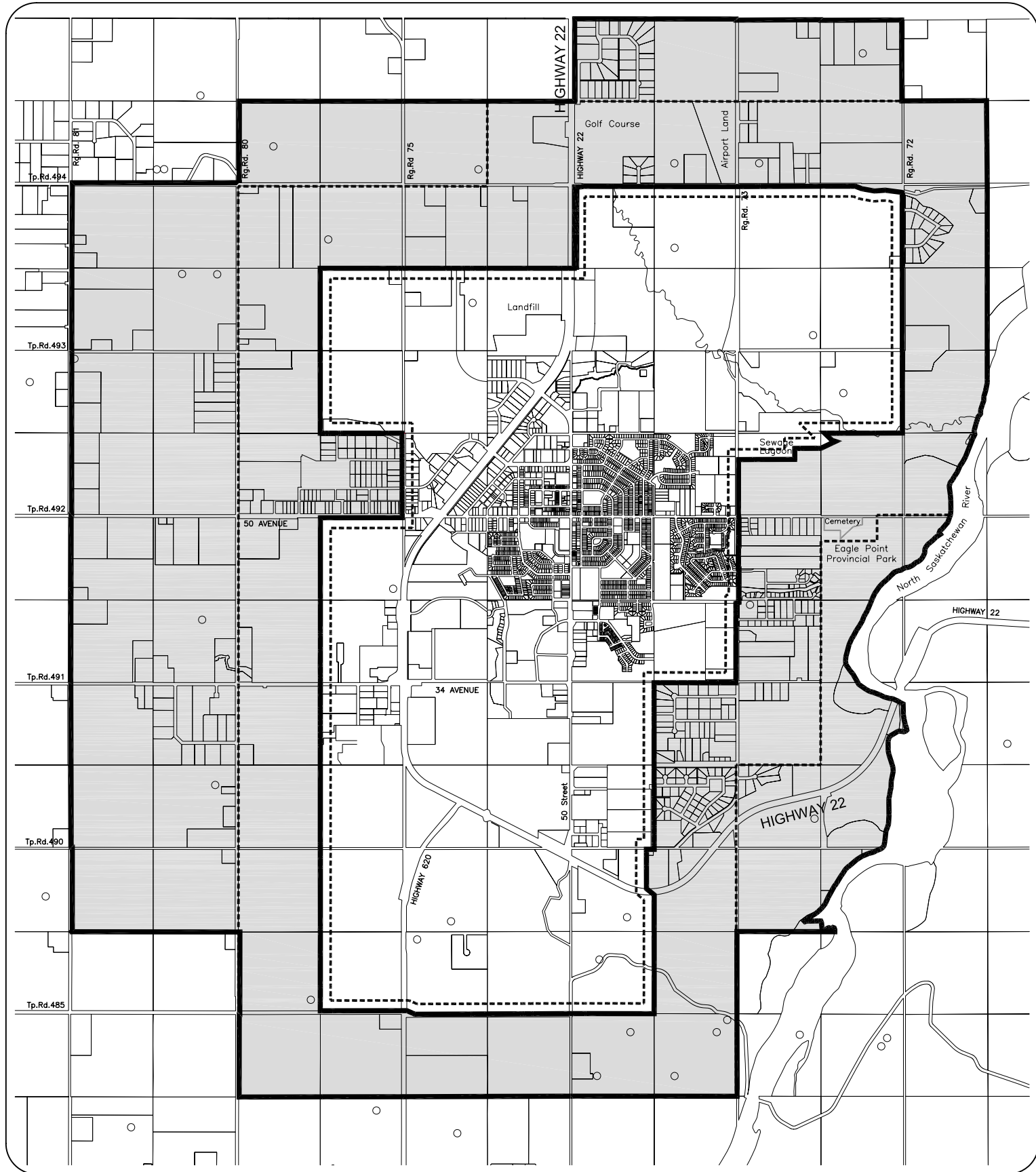
The Plan area also includes a 100 metres strip of land inside the Town boundary for referral purposes only.

### **1.4 Regional Context**

Brazeau County surrounds the Town of Drayton Valley. Highway 22 is a major transportation route that bypasses the core area of the Town and bisects portions of the Plan area. The North Saskatchewan River and its tributaries are important geographic features. The core economic activities in the area include the oil and gas industry, along with agriculture and forestry activity. The Drayton Valley area plays an important role as a service centre and hub of economic activity for the region.

### **1.5 Planning Process**

A comprehensive landowner and public consultation program was undertaken as part of the Plan preparation process. The initial stages of planning included a Situational Analysis of the Plan Area that examined the potential for growth and proposed two development scenarios. Landowners in the Plan area were contacted to provide initial input on the development scenarios. The comments received and direction from Council developed a third and preferred scenario. This scenario was presented to landowners and the public for their comment. Stakeholder input and considerations from Council resulted in the Growth Management Strategy (Figure 5) that is reflected in the Future Land Use Concept (Figure 6).



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Plan Area

Referral Area

## Brazeau County Town of Drayton Valley Growth Management Plan

**Figure 1**  
**Plan Area**

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## 2 PLAN CONTEXT

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The elements considered to provide an understanding of current and projected conditions in the Plan area are described below. These elements influence future growth and development in the Growth Management Plan area.

### 2.1 Existing Land Use and Zoning

Figure 2 shows current zoning within the Plan Area as per in the County's Land Use Bylaw (LUB). Figure 2 also shows zoning within the Town boundary as per Drayton Valley's LUB District Map.

For that portion of the Town affected by the 2010/2011 Annexation Areas that is located beyond the boundary of the Town's Existing Land Use District Map, the County's LUB zoning is assumed. Current zoning in both municipalities generally reflects existing land uses.

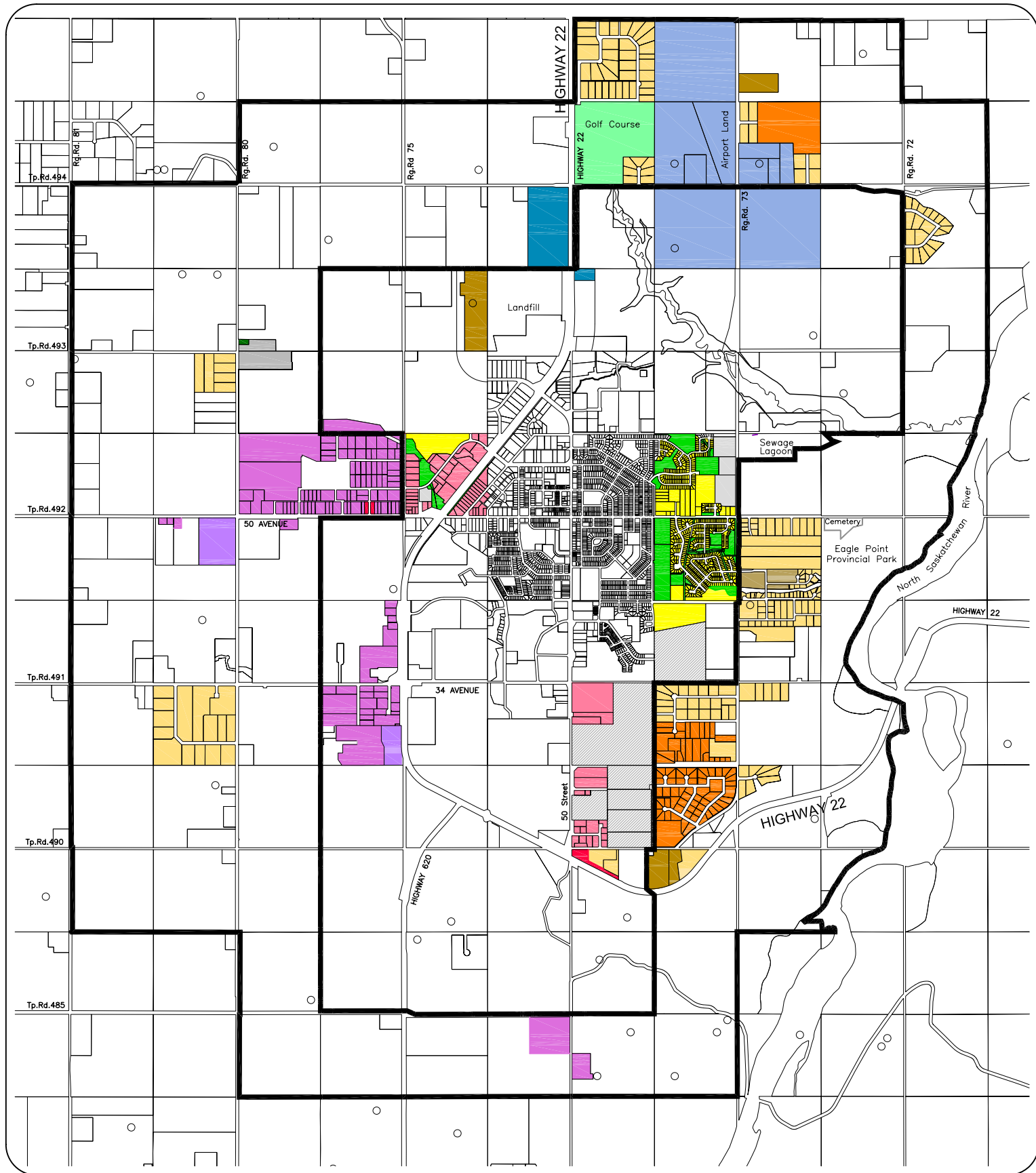
The purpose for considering existing zoning, particularly along the interface between the Town and the County, is to identify where land uses are compatible and where they differ so that potential opportunities can be explored and conflicts can be reconciled. Most lands along the interface are zoned Agriculture so that the opportunity exists to propose compatible future land uses.

Based on existing zoning which, as is noted above, generally reflects existing land use, two areas of potential conflict exist in terms of future land use.

**First**, the future use of the undeveloped R3 Medium Residential site located within the Drayton Valley Power Centre ASP Plan area needs to be reconciled with the Rural Industrial District development located in Poplar Ridge. Either a change in future land use or stringent buffering techniques should be considered. Given the substantial land area contained in the 2011 Annexation Area that may be suitable for future urban residential growth, a change in the proposed residential land use may be feasible.

**Second**, some form of transitional land use between Rural and Light Industrial and Country Residential areas may be required in the west portion of the Growth Management Plan area.

Although not a compatibility issue, future development in the Town will need to respect the Airport Vicinity Protection District.



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#### Brazeau County

- Country Residential
- Medium Residential
- Country Suburban Estates
- Hamlet Residential
- Manufactured Home Park
- Rural Industrial
- Industrial

- Commercial
- Recreation
- Public Institution
- Airport Vicinity
- Direct Control
- Agriculture
- Plan Area

#### Town of Drayton Valley

- Urban Residential
- Commercial
- Public Uses
- Urban Expansion
- Agriculture

## Brazeau County Town of Drayton Valley Growth Management Plan

**Figure 2**  
**Existing**  
**Zoning**



## 2.2 Existing and Future Water and Wastewater Lines

Existing water and wastewater lines within the rural and urban fringe areas are shown on Figure 3. Water lines currently extend into Poplar Ridge and then for a short distance west along Township Road 492. The water system within Poplar Ridge is a looped system that may allow for future tie-ins.

Although piped water is not available in Riverview, the South Waste Water Transmission Trunk Line extends through this area and much of the existing country and suburban estate residential development in the County is serviced off the South Trunk. Local sewer lines that generally follow water line alignments also extend into Poplar Ridge. A sewer line extends to the north to service the new Brazeau County Building.

Future water and wastewater system upgrades will relate to the pace of growth and will also direct growth with initial systems expansions occurring to existing systems in the Riverview and Poplar Ridge areas. Associated Engineering has provided information on future wastewater system extensions.

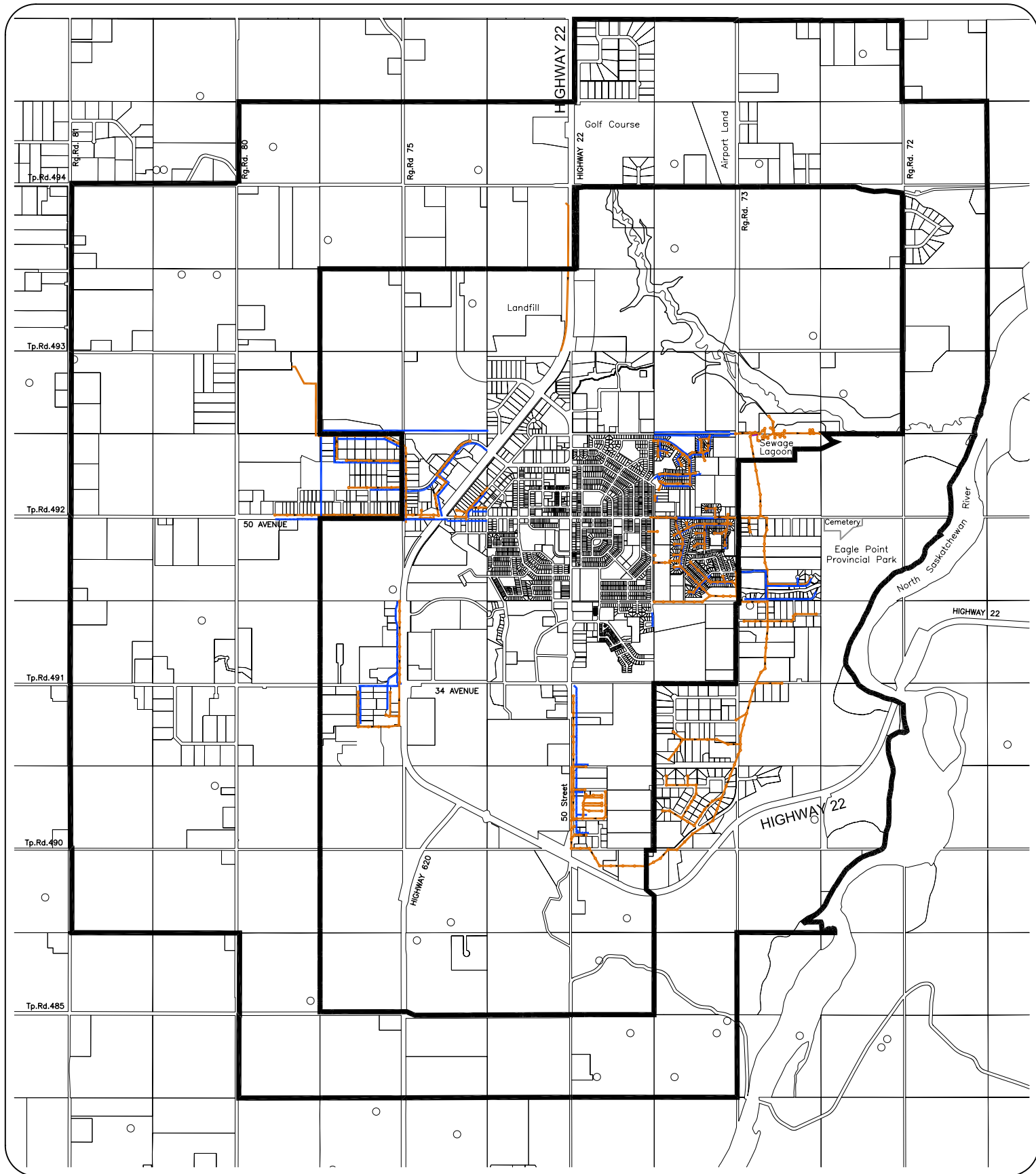
Figure 4 illustrates the alignments of future sanitary trunks which will direct where new serviced development may occur. A future sanitary trunk is proposed along the east side of Riverview above the top-of-the-bank of the North Saskatchewan River. A lift station will be required to pump the wastewater to the Town's wastewater treatment plant. This means that additional serviced residential development may potentially occur in Riverview.

An area within the northwest portion of the Plan area has been identified as having the greatest potential for being serviced economically by gravity sewer. This area which is located west of the new County Building is one of the few locations where, because of topography, gravity sewers can be extended without the added expense of installing and operating lift stations and/or force mains. A force main would need to be constructed north along Range Road 73 towards Rocky Rapids and is not being considered because of cost implications.

## 2.3 Existing Roads

Highway 22 and Highway 620 link the Brazeau/Drayton Valley region to the provincial Highway grid system. Range Road 73 serves an arterial road function for the residential development located in the County. This road is also referred to as the *Ring Road*. The northerly portion that extends through the Town is referred to as the *East Coulee Road*.

To the west, Range Road 80 provides an opportunity to function as an arterial road for new industrial development in the County with connections via Township Roads 491 and 492 to signalized intersection at Highway 22. This road is developed only as far north as Township Road 493. A large area of muskeg located between Range Road 80 and Township Road 494 restricts further extension to the north. Range Road 81 extends along the entire westerly perimeter of the urban fringe area with access to Highway 22 to the north via Township Road 494.



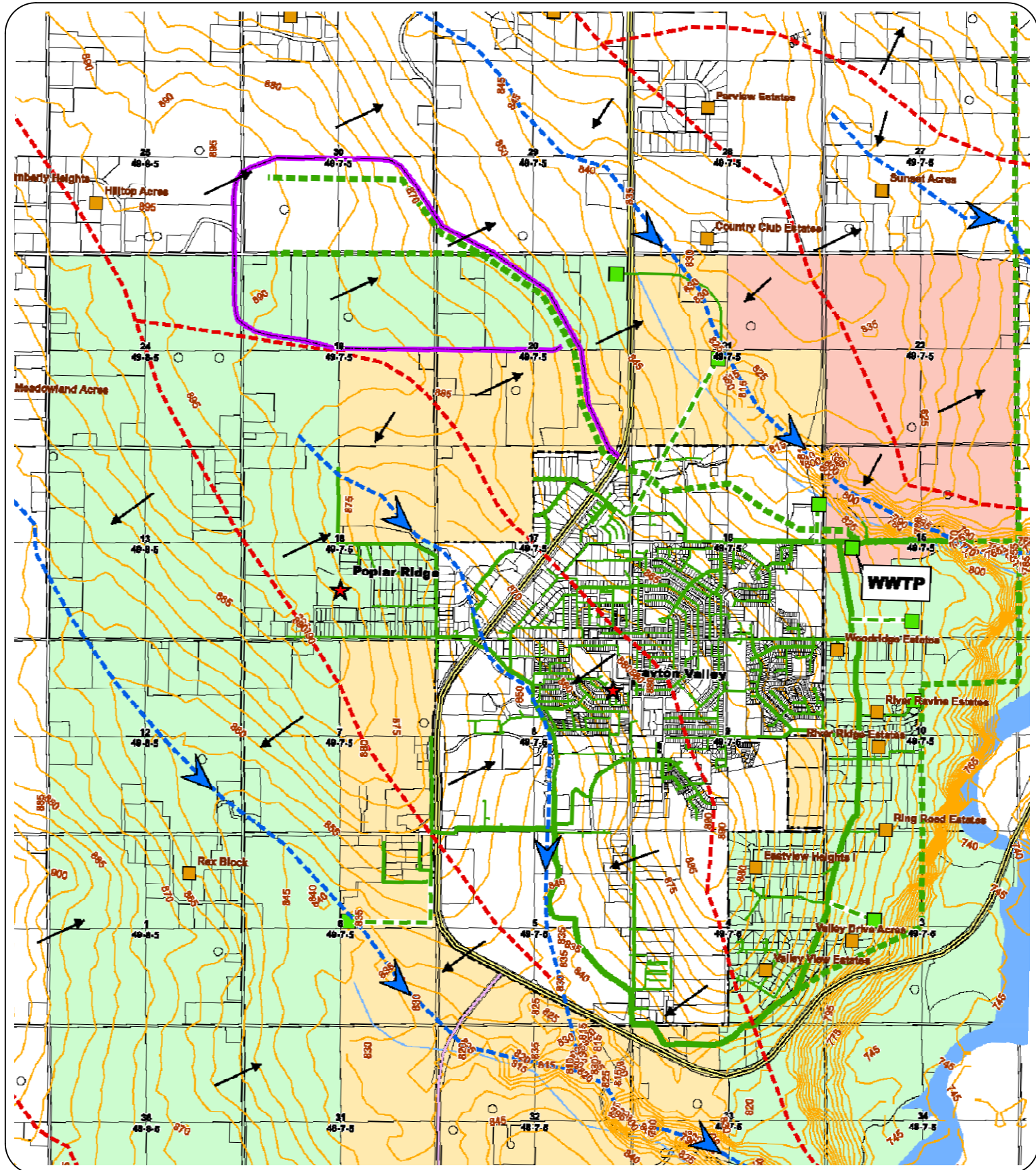
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- Existing Water Line
- Existing Waste Water Line

## Brazeau County Town of Drayton Valley Growth Management Plan

**Figure 3**  
**Existing Water &  
Waste Water Lines**



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- Sanitary Facility
- Subdivisions
- Intermittent Drainage Course
- Ridge
- Catchment Boundary
- Future Sanitary Sewers
- Future SAN Trunks
- Collection System
- SAN Sewer Mains
- SAN Trunks

#### Drayton Valley Annexation

- 2007
- 2010
- 2011

Source:  
Associated Engineering

## Brazeau County Town of Drayton Valley Growth Management Plan

**Figure 4**  
**Potential Gravity  
Sanitary Sewer**



## 2.4 Approved and Proposed Statutory and Other Plans

Brazeau County's Municipal Development Plan (MDP) that identifies a Fringe Area boundary around the Town and a generalized land use pattern within this Fringe Area. Any subdivision and development applications proposed for lands within the Fringe Area are to be referred to the Town for comment. The current MDP should be amended to reflect the new Town boundary and concomitant proposed changes to the land use pattern

Three ASPs have been adopted by the County that apply to the Growth Management Plan area. These ASPs provide a more detailed level of land use planning than the MDP and are listed and described below.

- 1 **South Rocky Rapids Area Structure Plan:** Residential is the predominant land use being proposed by this ASP that applies to lands located east of Highway 22 and north of the Town. Suburban county residential which allows for a minimum lot size of 0.5 acres is proposed along both sides of Range Road 73. The ASP assumes that these lands will be serviced with piped water and sewer systems linked to trunk lines extending along the Range Road. However, as is noted in Section 2.2, recent municipal servicing investigations have confirmed that the cost of extending a sanitary line along the Range Road would be prohibitive for accommodating development at suburban estate densities. Lands located more than 0.5 miles east of Range Road 73 are designated county residential.
- 2 **Riverview Area Structure Plan:** This plan applies to the existing residential subdivisions and small holdings located between the Town boundary and the North Saskatchewan River. Eagle Point Provincial Park is recognized and all lands located below the top of the bank of the River are designated as open space. Two commercial sites are proposed: one fronting onto Range Road 73 (East Coulee Road) within the 300 metre setback of the Town's sewage lagoons; and the second along Highway 22. The commercially designated lands along the Highway will be accessed off the extension of Range Road 73 near its intersection with 50<sup>th</sup> Street. The proposed east sanitary sewer trunk will allow for further serviced residential development.
- 3 **Poplar Ridge Area Structure Plan:** This ASP applies to all County lands within the fringe area located west of Highway 22. It comprises a mix of existing and future residential, commercial and industrial land uses and includes the Hamlet of Poplar Ridge. It also includes a portion of the lands located west of the new County office identified as being serviceable.

The County's current LUB provides for most of the uses and densities proposed by the three ASPs described above. Specifically, the LUB allows for:

- Country Residential (CR) District to accommodate residential development with a minimum lot size of 4.0 acres;
- Country Residential Suburban Estate (CRSE) District to accommodate residential development with a minimum lot size of 0.5 acres;
- Commercial (C) District to provide for uses catering to the travelling public and to accommodate commercial uses in Brazeau County;

- Rural Industrial (RI) District to accommodate a range of general industrial and heavy industrial land uses appropriate for rural locations; and,
- Industrial (I) District to accommodate a variety of general industrial and commercial land uses not requiring large tracts of land within accessible locations.

Amendments to the LUB will be required to accommodate:

- The compact country residential form of development as contemplated by the Riverview ASP; and,
- Country residential development with a minimum lot size of 1.2 acres as contemplated by the Poplar Ridge ASP.

The County's LUB includes a Medium Residential District (MDR) that allows for single-detached dwellings as a permitted use with a minimum lot size of 7,000 square feet. However, the District does not allow for townhouses or specialized care facilities as contemplated by the Riverview ASP.

## 2.5 Population and Employment Forecast

The population and employment forecasts to 2059 prepared by Applications Management Consulting Ltd. for the annexation project are assumed to apply to the Plan area. For long term planning purposes, the high forecast scenario that will result in maximum build out is assumed. The forecast data provides a basis for determining land demand over the 50 year plan period and allows for the development of a Growth Management Strategy. The strategy in turn will allow for planning of infrastructure and other community service needs including recreational facilities.

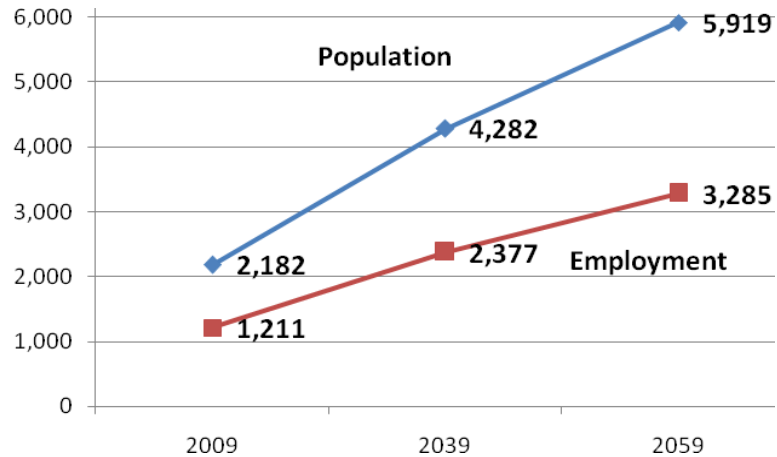
The population growth forecast for the Plan area means that some 3,700 new residents will need to be accommodated in the Plan area to the year 2059. Population forecasts are shown on Table 1.

**Table 1 - Population and Employment Forecast**

	2009	2039	2059
Population	2,182	4,282	5,919
Employment	1,211	2,377	3,285

**Source:** Applications Management Consulting Ltd., Drayton Valley/Brazeau County Population and Employment Forecast, September 2010.

**Graphic 2 - Population and Employment Forecast**



Employment forecasts for the Growth Management Plan area are also shown on Table 1 and illustrated in Graphic 1 above. Some 2,074 new employees will be generated by the increase in population in the Plan area.

## 2.6 Land Demand

The amount of land required to support the residential and non residential (industrial and commercial) needs demanded by the forecast population and employment and the parameters used to estimate the amounts of land required are shown in Table 2 below.

**Table 2 - Residential Land Demand**

	2039	2059	Total
Population Growth	2,100	1637	3,737
Dwelling Units (2.2 persons/DU)	955	744	1,699
Number of Compact Residential Units	95	0	95
Compact Residential Net Acres (4.6 DUs/ac)	21	0	21
Compact Residential Gross Acres (Net Acres X 1.33)	<b>27</b>	<b>0</b>	<b>27</b>
Suburban Estates Dwellings ( 2/3 of DUs)	567	558	1,125
Suburban Estates Net Acres (2.0 DUs/ac)	284	372	656
Suburban Estates Gross Acres (Net Acres X 1.33)	<b>377</b>	<b>495</b>	<b>872</b>
Country Residential Dwellings (1/3 of DUs)	284	186	470
Country Residential Net Acres (2.0 Acre Units)	567	372	939
Country Residential Gross Acres (Net Acres X 1.33)	<b>755</b>	<b>495</b>	<b>1,250</b>
Total Gross Acres	<b>1,159</b>	<b>990</b>	<b>2,149</b>

Demand for residential land is generated for three density types.

**1. Compact Residential** development represents the highest residential density (4.6 units/acre) within the Plan area. However, this land use type is relegated to a small area in Riverview currently districted for medium density development. Detached dwellings are the only permitted use. The LUB will need to be amended to allow for multi-family (seniors/disabled housing) housing as contemplated by the Area Structure Plan. The medium density site can be serviced with municipal sewer and water services and will accommodate about 210 of the 3,700 plus new residents.

**2. Suburban Estate** residential development is assumed to accommodate two thirds of the remaining population growth forecast for the Plan area. This type of development assumes ½ minimum lot size with full municipal services. The distribution of suburban estates dwelling therefore is limited to those areas where piped water and sewer systems already exist or can be economically extended in future.

The population forecast and rate of growth suggest that the Riverview area with existing and planned upgrades to sewer and water services will provide sufficient suburban residential land to 2039.

Expansion of suburban estates residential areas beyond 2039 should be directed to the area northwest of the Town. Piped water and sewer extended to these lands located west of the new County Building will optimize infrastructure efficiency.

Opportunities for extension of gravity type sewers elsewhere are limited by topography. Extending gravity sewer systems to the northwest provides the greatest benefit at the least cost. The feasibility of economically extending services to this area and the implications on density will need to be determined by an Area Structure Plan closer to the time of development.

**3. Country Residential** development is assumed to accommodate the remaining one third of projected residential land demand. This type of development is projected to require considerably more land than compact and suburban estates residential combined. On-site sewer and water facilities mean that country residential developments may locate anywhere in the Plan area but should be encouraged to cluster to the extent possible.

For purposes of developing commercial and industrial land use scenario options in the urban fringe area, the net acre per job factor of 0.252 applied by Applications Management in forecasting the Town's non-residential land requirements can be applied to the Plan area.

By applying this factor to the employment forecasts, some 653 gross acres of non-residential industrial/commercial land may be developed over the 50 year forecast period (Table 3 below).

**Table 3 – Commercial and Industrial Land Demand**

	2039	2059	Total
Employment Growth	1,166	908	2,074
Net Acres (0.252 Job/acre)	293	229	523
Gross acres (Net Acres X 1.25)	367	286	653

The gross acreage for the preceding land use categories for two time horizons are summarized in Table 4 below.

**Table 4 - Summary of Land Demand**

Year	Compact Residential	Suburban Estates	Country Residential	Non Residential
2039	28	754	377	367
2059		495	495	286
Total	28	1,249	872	653
	<b>2,149</b>			<b>653</b>

## 2.7 Proposed Growth Management Strategy

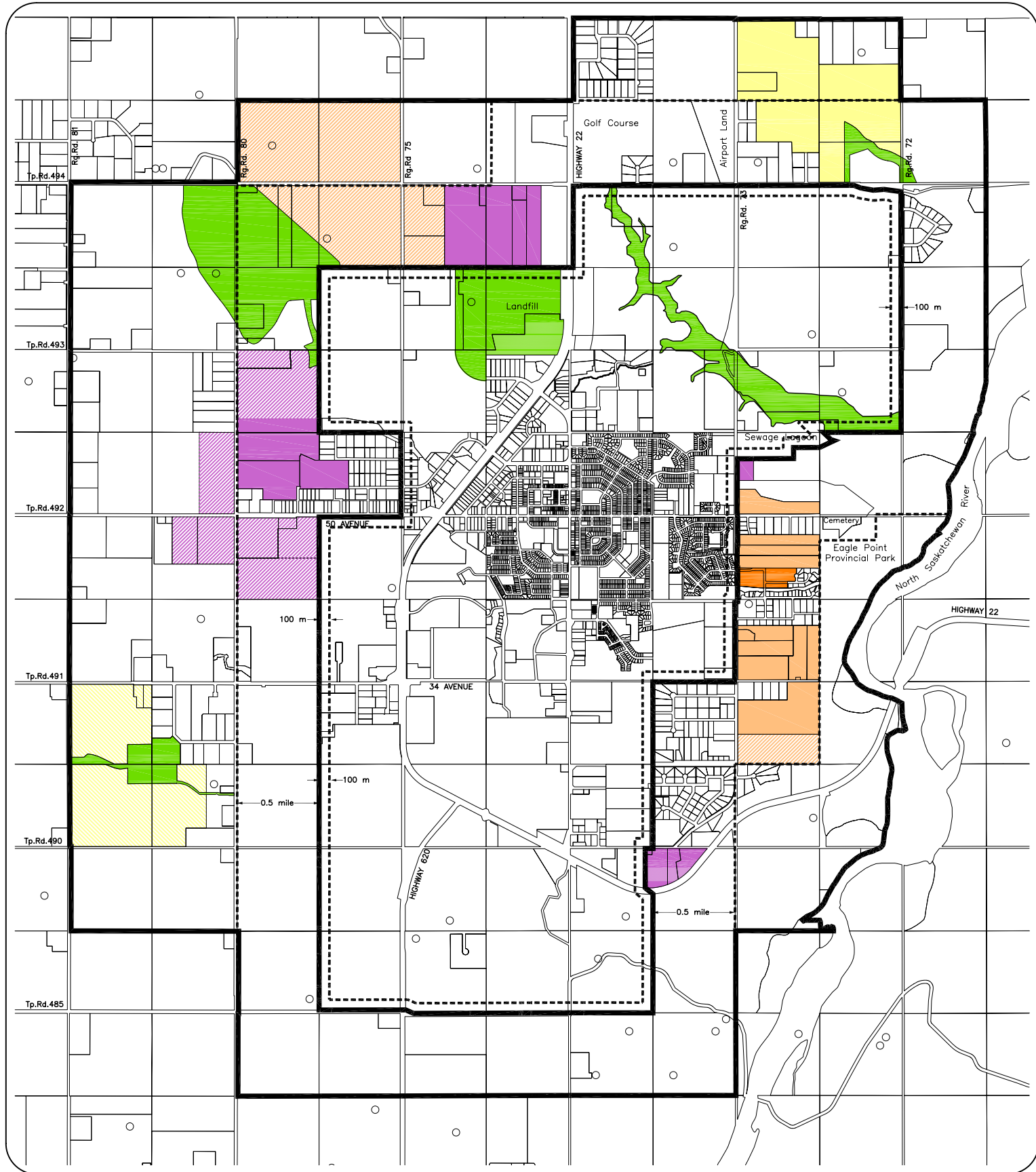
The Proposed Growth Management Strategy for the Plan Area is shown on Figure 5. The strategy supports sustainable principles with respect for existing developments and the desires of residents. The strategy assigns the majority of population to relatively compact serviced residential communities with emphasis on optimizing existing developed areas before establishing new ones.

The strategy designates suburban estates residential lands in the Riverview ASP area to satisfy the demand for this land use to the 2039 time horizon. The area west of the County Building is designated for suburban estates residential development to 2059 and beyond.

The strategy illustrates the amount of country residential lands required for the 30 year and 50 year time horizons. Although the clustering of some of these developments is anticipated, the distribution of this type of development will be less predictable than other residential land uses.

The strategy assumes similar sustainability principles in locating the majority of lands proposed for commercial and industrial developments on lands capable of being serviced or proximate to existing developments such as those in the Poplar Ridge ASP area. Locating new commercial and light industrial area at the northern gateway leverages the attraction provided by the County Building and ancillary facilities.

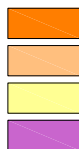




May 2011



2039



2059



Compact Residential  
Suburban Estates  
Country Residential  
Non Residential  
Referral Area

## Brazeau County Town of Drayton Valley Growth Management Plan

Figure 5

## Proposed Growth Management Strategy

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### 3 GOALS AND GUIDING PRINCIPLES

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The Goals of this Growth Management Plan are to:

- Provide a Growth Management Plan that results in a land use planning framework which ensures a co-operative approach to the orderly development of the Plan area, and benefits the residents of both municipalities.
- Recognize existing Area Structure Plans and the need to amend these plans to reflect the Growth Management Plan.
- Provide for the effective coordination of future land uses and growth management, economic development, transportation systems and municipal infrastructure.
- Develop and maintain mutually beneficial policies and relationships between Brazeau County and the Town of Dayton Valley.
- Continue to develop and maintain effective open communication to resolve issues and embrace opportunities to enhance the local economy and quality of life of area residents.

The following guiding principles have been applied in preparing the policies contained in this Growth Management Plan. These principles have been agreed to by both municipalities.

- 1 Cooperate in pursuing mutually beneficial economic development initiatives that would attract investment and create employment opportunities.
- 2 Determine compatible and complementary land uses within the Growth Management Plan area and adjacent lands
- 3 Cooperate in the protection of the North Saskatchewan River and tributary streams located in both municipalities.
- 4 Ensure proper measures are taken to protect the integrity of the natural environment in considering new development that may result in contamination and hazardous conditions.
- 5 Evaluate potential for strategies and standards for the orderly, efficient and economical extension of piped wastewater collection and water distribution systems within the Growth Management Plan Area as per the Growth Management Plan.
- 6 Ensure that any cost and revenue sharing initiatives undertaken between Brazeau County and the Town of Drayton Valley are fair, equitable, and beneficial to both parties.

- 7 Provide for effective plan administration and implementation provisions as part of the Growth Management Plan which could include referrals, subdivision and development appeals, plan amendments and review procedure and dispute resolution mechanisms, amongst other items.
- 8 Recognize and comply with the growth and development provision of the Annexation Settlement Agreement and the Memorandum of Understanding signed by both municipalities

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## 4 PLAN POLICIES

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### 4.1 The Growth Management Plan Area

The Plan area is shown on Figure 1 and has been determined by applying the following factors:

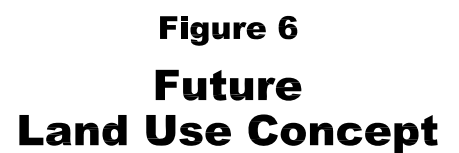
- The Annexation Settlement Agreement;
- Existing Area Structure Plan boundaries;
- Potential wastewater servicing areas as identified by Associated Engineering; and
- Referral areas.

For purposes of administering the Growth Management Plan therefore the following policy shall apply.

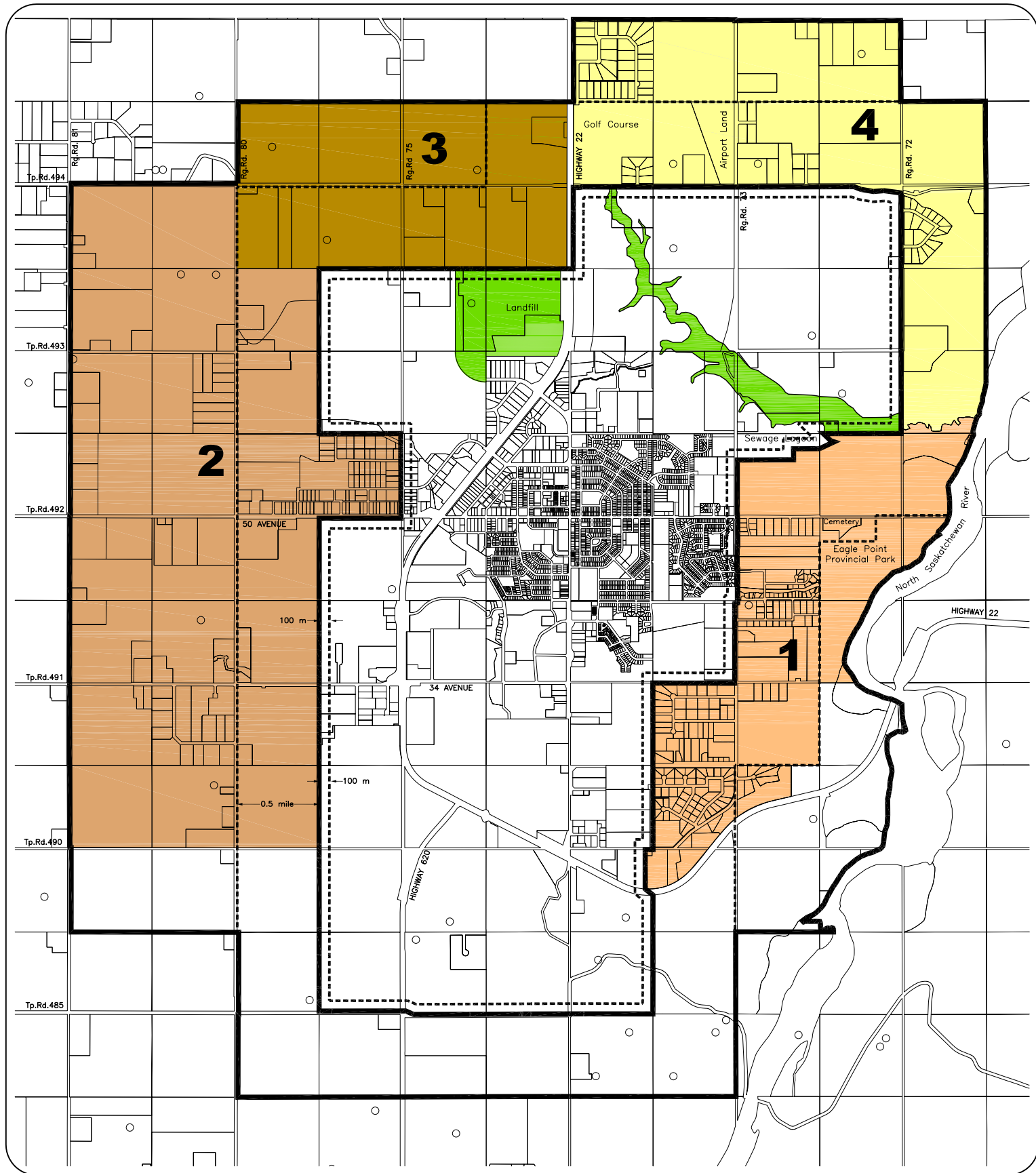
<b>Plan Area</b>	4.1.1	The Growth Management Plan area shall be as shown on Figure 1. The boundary of the Growth Management Plan shall extend from the Town boundary after the 2010 Annexation Area and the 2011 Annexation Area.
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### 4.2 Growth Management Strategy Policies

<b>Development Staging</b>	4.2.1	New development in the Growth Management Plan area shall be staged to the extent possible as shown on Figure 5.
<b>Country Residential Location</b>	4.2.2	Country residential developments shall be encouraged to locate in cluster form as per Figure 6 adjacent to or in close proximity to existing clusters of country residential land uses. Although the two areas shown as being most appropriate for country residential uses assume staging based on land demand over the 50 year period of the Growth Management Strategy, development may occur in either depending on landowner objectives.
<b>Country Residential Lot Size</b>	4.2.3	The minimum lot size for country residential development shall be 2.0 acres (0.81 hectares) to encourage more compact sustainable development.



<b>Country Residential District Amendment</b>	4.2.4	Brazeau County shall amend Section 6.1 of Land Use Bylaw No. 474-04 to recognize the 2.0 acre (0.81 hectare) minimum lot size for a country residential use.
<b>Compact Residential Lot Size</b>	4.2.5	Compact residential development with minimum lot sizes of 7,000 ft <sup>2</sup> (464.5m <sup>2</sup> ) shall be permitted only in the Riverview Area Structure Plan as shown on Figure 5. Those uses listed in the Riverview Area Structure Plan as being compact may be considered in consultation with the Town to determine municipal servicing capacity.
<b>Suburban Estates Location</b>	4.2.6	Country Residential Suburban Estate development shall be encouraged to locate in the Riverview Area Structure Plan area to take advantage of existing and future municipal water and wastewater services.
<b>Suburban Estates Staging</b>	4.2.7	Suburban Estate development shall be directed to the northwest sanitary sewage catchment area as shown on Figure 5 after the year 2039 or when no further development opportunities exist in Riverview.
<b>Northwest Extension of Water and Wastewater Services</b>	4.2.8	The County shall consult with the Town in advance of any development in the northwest catchment area to determine the feasibility and timing of extending water and wastewater services to new Residential Suburban Estate development in the northwest catchment area.
<b>Northwest Area Structure Plan</b>	4.2.9	Pursuant to Policy 4.2.8, an Area Structure Plan shall be prepared for the Residential Suburban Estate development of the northwest catchment area that shall consider amongst other items deemed required by the County, rights-of-way alignments to accommodate water and wastewater trunk lines extending from the Town.
<b>Non-residential Location</b>	4.2.10	Non-residential uses which comprise rural industrial and industrial commercial development shall be encouraged to locate in a staged manner as shown in Figure 5. Such development will to the extent possible extend from existing such development in Poplar Ridge and west of the County office adjacent the Town's Aspen Waste Management Facility along Township Road 494.



May 2011



- 1** Amended Riverview ASP
- 2** Amended Poplar Ridge ASP
- 3** Future ASP
- 4** Future ASP

## Brazeau County Town of Drayton Valley Growth Management Plan

**Figure 7**  
**Existing and Future**  
**Area Structure Plans**



- Non-residential Staging**      4.2.11      After 2039, further non-residential development shall continue to be encouraged to extend from existing development in the Poplar Ridge area as shown on Figure 5. The County shall consult with the Town in advance of any development to determine the feasibility of extending water and wastewater services to some or all of the future non-residential development.

#### **4.3      Future Land Use Concept**

- Direct Growth**      4.3.1      Figure 6 - The Future Land Use Concept shall direct growth and land use in the Growth Management Plan area.
- Riverview Area Structure Plan Amendment**      4.3.2      The County shall amend the Riverview Area Structure Plan applying the boundary shown as Area 1 on Figure 7 - Existing and Future Area Structure Plans, to allow for compact residential development as shown on Figure 5 - Growth Management Strategy, and to recognize the new Town boundary.
- Poplar Ridge Area Structure Plan Amendment**      4.3.3      The County shall amend the Poplar Ridge Area Structure Plan by applying the boundary shown as Area 2 on Figure 7 - Existing and Future Area Structure Plans, to comply with the land uses as shown on Figure 5 - Growth Management Strategy, and to recognize the new Town boundary.
- Area Structure Plan Preparation**      4.3.4      The County shall prepare an Area Structure Plan for Area 3 as shown on Figure 7 – Existing and Future Area Structure Plans. The Area Structure Plan shall comply with the Growth Management Strategy and policies regarding the Country Residential Suburban Estate development and shall recognize the staging and relevant Growth Management Strategy policies contained in Section 4.2. Interface treatment to buffer the Country Residential Suburban Estate development from adjacent industrial uses proposed in the County and the Town will need to be considered by the Area Structure Plan.
- Area Structure Plan Preparation**      4.3.5      The County shall prepare an Area Structure Plan for Area 4 as shown on Figure 7 – Existing and Future Area Structure Plans. The Area Structure Plan shall comply with the Growth Management Strategy.



<b>Amended Area Structure Plan Policies Apply</b>	4.3.6	The policies of the Area Structure Plans amended and/or prepared pursuant to the policies of this Growth Management Plan shall apply to all new subdivision and development in the Plan areas.
<b>Neighbourhood Area Structure Plan</b>	4.3.7	<p>Applicants of multi-parcel subdivisions of more than four (4) parcels shall comply with the provisions of the applicable Area Structure Plan and, at the discretion of the County, prepare a more detailed Neighbourhood Area Structure Plans (NASP) that considers the following factors:</p> <ul style="list-style-type: none"> <li>a) A statement of compliance with the applicable Area Structure Plan;</li> <li>b) Identification and rationalization of the area to be subdivided;</li> <li>c) Proposed land use districting;</li> <li>d) The location, area and proposed dimensions of all parcels, roads and points of access to all the proposed parcels;</li> <li>e) The portions thereof which the applicant proposes to register and all subsequent stages;</li> <li>f) An examination of existing land uses and physical features, including vegetation, wetlands and dugouts, watercourses and topographic information (1 metre contours) showing excessive slopes and potential for slumping, erosion and flooding;</li> <li>g) Impact on the natural environment and measures for the protection of significant natural areas;</li> <li>h) Provision of municipal and/or environmental reserve;</li> <li>i) Regard to the effect of existing roadways, pipelines, oil/gas wells, utilities or existing industrial activity;</li> <li>j) Closeness and impact on schools, recreation facilities, utilities, employment centres and road access;</li> <li>k) Impact on other community services such as fire protection;</li> <li>l) A summary of land use areas, and population and student generation in tabular form;</li> </ul>

- m) The provision of water supply and sewage disposal by acceptable methods including compliance with existing servicing plans and design capacities for the area;
- n) Storm water surface drainage patterns including catchment areas and sub-basins, storm pond and outfall locations;
- o) Proposed shallow utility networks;
- p) Public utility lots and easement locations;
- q) Provisions for buffering from adjacent incompatible land uses including treatments such as noise attenuation devices, treed buffer strips, fencing or any combination thereof;
- r) Internal trail system and potential for integration with a regional trail system; and,
- s) Any other considerations identified by the County.

**NASP Approval**

- 4.3.8 Pursuant to Policy 4.3.7, all Neighbourhood Area Structure Plans shall be adopted by Bylaw.

**Development Permit  
Application  
Requirements**

- 4.3.9 Applicants for development permits shall comply with the applicable Area Structure Plan, and/or Neighbourhood Area Structure Plan and, at the discretion of the County, may be required to submit the following information in support of the development permit application:
- a) A statement of compliance with the applicable Area Structure Plan and/or Neighbourhood Area Structure Plan;
  - b) Proposed land use districting;
  - c) Physical characteristics and limitations of the land, including: excessive slopes and potential for slumping, erosion and flooding, vegetation, wetlands and dugouts, and watercourses and topographic information (1 meter contours);
  - d) Impact on the natural environment and measures for the protection of significant natural areas;
  - e) Regard to the effect of existing roadways, pipelines, oil/gas wells, utilities or existing industrial activity;

- f) Closeness and impact on schools, recreation facilities, utilities, employment centres and road access;
- g) Impact on other community services such as fire protection;
- h) The provision of water supply and sewage disposal by acceptable methods including compliance with existing servicing plans and design capacities for the area;
- i) Storm drainage;
- j) Public utility lots and easement locations;
- k) Provisions for buffering from adjacent incompatible land uses including treatments such as noise attenuation devices, treed buffer strips, fencing or any combination thereof;
- l) Integration with a regional trail system; and;
- m) Any other considerations identified by the County.

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## 5 PLAN ADMINISTRATION AND REVIEW, AMENDMENT AND REPEAL

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Brazeau County and the Town of Drayton Valley have agreed that the Growth Management Plan shall be adopted as an Intermunicipal Development Plan pursuant to the Municipal Government Act. The Municipal Government Act requires that an Intermunicipal Development Plan contain provisions relating to the administration of the plan and a procedure to be used by one or more municipalities to amend or repeal the plan.

The Act also requires that a procedure be included to resolve any conflict between the municipalities. Brazeau County and the Town of Drayton Valley have reached consensus that an Intermunicipal Planning Commission is not required to administer the Intermunicipal Development Plan.

### 5.1 Plan Adoption, Administration, Review and Repeal

<b>Intermunicipal Development Plan Adoption</b>	5.1.1	The Growth Management Plan shall be adopted as an Intermunicipal Development Plan bylaw by Brazeau County and the Town of Drayton Valley.
<b>Intermunicipal Development Plan Compliance</b>	5.1.2	Any amendments required to the Municipal Development Plans and Land Use Bylaws to implement the policies of the Intermunicipal Development Plan shall be made concurrent with the adoption of the Intermunicipal Development Plan or at the appropriate time as determined by Brazeau County.
<b>Plan Administration</b>	5.1.3	Brazeau County shall administer the provisions of the Intermunicipal Development Plan.
<b>Plan Amendment</b>	5.1.4	The Intermunicipal Development Plan including the Growth Management Strategy may be amended from time to time subject to the agreement of both municipalities.
<b>Plan Update</b>	5.1.5	Brazeau County and the Town of Drayton Valley shall jointly undertake a review and update of the Intermunicipal Development Plan within five (5) years of the date of adoption.

## **Plan Repeal**

- 5.1.6 In the event that one or both municipalities deem the Intermunicipal Development Plan no longer to be relevant, the bylaws adopting the Intermunicipal Development Plan will need to be repealed by both municipalities. The procedure for repealing the bylaw is provided for in the Municipal Government Act. However, prior to repealing the bylaws, the following process shall be applied:
- a) one municipality will give the other municipality written notice stating the intent and reasons for repealing the Intermunicipal Development Plan bylaw;
  - b) within 60 days of the date of the written notice, the two municipalities shall meet to review the concerns listed in the written notice;
  - c) following the meeting of the Town and County representatives, the municipality filing the notice of repeal may either withdraw its notice by providing a letter to the other Municipality or proceed to repeal the Intermunicipal Development Plan;
  - d) upon repeal of the Intermunicipal Development Plan, each municipality must amend its own Municipal Development Plan to meet the requirements of the Municipal Government Act.

## **5.2 Circulation and Referral**

- |   |       |  |
|---|-------|--|
| <b>Brazeau County Referral Area</b>         | 5.2.1 | The referral area within Brazeau County shall be 0.5 miles (0.8 kilometres) from the new Town boundary.  |
| <b>Town of Drayton Valley Referral Area</b> | 5.2.2 | The referral areas with the Town of Drayton Valley shall be 328 feet (100 metres) within the new Town boundary.  |
| <b>Matters for Referral</b>                 | 5.2.3 | <p>The Municipalities agree to refer planning and development matters to each other for review and comment as follows:</p> <ul style="list-style-type: none"><li>a) all applications, requests, authorizations or proposals to amend this plan or any Municipal Development Plan, Area Structure Plan, Area Redevelopment Plan, Outline Plan and Statutory Plan Overlay affecting the Fringe referral area;</li><li>b) all land use redistricting or land use bylaw text amendments within the Plan referral area;</li></ul> |

- c) all road closures and reserve closures within the Plan referral area;
- d) all subdivision applications within the Plan referral area; and
- e) all discretionary development permit applications within the Plan referral area.

#### **Referral Timeline**

- 5.2.4 The maximum time to provide comment by each municipality shall be 21 days. In the event that either municipality does not reply within, or request an extension to, the maximum response time, it will be assumed that the responding municipality has no comment or objection to the referred planning document.

### **5.3 Dispute Resolution**

The implementation of an intermunicipal dispute resolution mechanism is a requirement of all Intermunicipal Development Plans pursuant to the Municipal Government Act. In order to satisfy this requirement and to ensure that the principles of fairness and due process are respected, a dispute resolution process consisting of the four stages is provided. A similar procedure is included in other Intermunicipal Development Plans. It is important to note that this process only applies to those areas where the Municipal Government Board has jurisdiction.

For the purposes of this Plan *initiating municipality* means the municipality in which the land that is the subject of a proposal is located. *Proposal* means a rezoning, an area structure plan, an area structure plan amendment or an Intermunicipal Development Plan amendment. *Responding municipality* means the other municipality.

#### **Stage 1: Administrative Review**

- 5.3.1 The initiating municipality will ensure that complete information addressing the relevant criteria as outlined in the Intermunicipal Development Plan is provided in support of all site-specific applications or that all statutory plan processes are sufficiently documented.
- 5.3.2 Upon circulation of a proposal, the administration of the responding municipality will undertake a technical evaluation of the proposal and will provide any necessary comments to the initiating municipality.
- 5.3.3 In the event that a proposal cannot be processed at the administrative level, the two municipalities shall meet to review the concerns listed in the written notice.

**Stage 2: Municipal  
Councils**

- 5.3.4 After receiving the recommendations following the meeting of the Town and County representatives with respect to a particular proposal, each Council will establish a position on the proposal.
- 5.3.5 If both Councils support a proposal, then the approval and Intermunicipal Development Plan amendment processes can be completed. If neither Council supports the proposal, then no further action will be required.
- 5.3.6 If both Councils cannot agree on a proposal, then the matter may be referred to a mediation process.
- 5.3.7 In the event that the two Municipalities resort to mediation the Initiating Municipality will not give approval in the form of second and third readings to appropriate bylaws until mediation has been pursued.

**Stage 3: Appropriate  
Dispute Resolution**

- 5.3.8 The following will be required before a mediation process can proceed:
  - a) agreement by both Councils that mediation is necessary;
  - b) appointment by both Councils of an equal number of elected officials to participate in a mediation process;
  - c) engagement, at equal cost to both municipalities, of an impartial and independent mediator agreed to by both municipalities; and
  - d) approval by both municipalities of a mediation schedule, including the time and location of meetings and a deadline for the completion of the mediation process.
- 5.3.9 All participants in the mediation process will be required to keep details of the mediation confidential until the conclusion of the mediation.
- 5.3.10 At the conclusion of the mediation, the mediator will submit a mediator's report to both Councils.
- 5.3.11 If a mediated agreement is reached, then that agreement will be referred to both Councils for action. Both Councils will also consider the mediator's report. Any mediated agreement will not be binding on either Municipality and will be subject to the formal approval of both Councils.

5.3.12 If no mediated agreement can be reached, or if both Councils do not approve a mediated agreement, then the appeal process may be initiated.

**Stage 4: Appeal Process**

5.3.13 In the event that the mediation process fails, the initiating municipality may pass a bylaw to implement the proposal.

5.3.14 If the initiating municipality passes a bylaw to implement the proposal, then the responding municipality may appeal that action to the Municipal Government Board under the provisions of Section 690 of the Municipal Government Act.

5.3.15 The responding municipality must file a notice of appeal with the Municipal Government Board and give a copy of the notice of appeal to the initiating municipality within thirty (30) days of the passage of the disputed bylaw.