



PLANNING REPORT
Public Hearing, 1st 2nd, & 3rd Reading – COUNCIL
March 3, 2020

BYLAW #: 2020-08	File No: Drumheller / Wheatland IDP
LOCATION: Parcels 1.6-2.0 kilometres on either side of the shared municipal border	AFFECTED AREA: 9,765 hectares (24,129 acres)
EXISTING DOCUMENT: N/A	PROPOSED DOCUMENT: Town of Drumheller and Wheatland County Intermunicipal Development Plan (IDP)

LOCATION:

The Intermunicipal Development Plan Area covers approximately 6,747 hectares (16,664 acres) in total. The Town of Drumheller is located on the northeast border of the County. The closest community in the County is the Hamlet of Dalum, and is approximately 9.5 km to the southwest of the Plan Area. Within Drumheller there are four communities: Cambria, Lehigh, East Coulee, and Wayne

BACKGROUND INFORMATION:

Municipalities that shared a border were required to enter into an Intermunicipal Development Plan (IDP) as of the April 1st, 2018 amendments to the *Municipal Government Act (MGA)*. The purpose and intent of an IDP is to foster intermunicipal relations by addressing:

- The future land use within the area,
- The manner of and the proposals for future development in the area,
- The provision of transportation systems for the area, either generally or specifically,
- The co-ordination of intermunicipal programs relating to the physical, social and economic development of the area,
- Environmental matters within the area, either generally or specifically,
- Any other matter related to the physical, social or economic development of the area that the councils consider necessary,
- A procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,
- A procedure to be used, by one or more municipalities, to amend or repeal the plan, and
- Provisions relating to the administration of the plan.

The Town of Drumheller and Wheatland County currently do not have an IDP, so in order to meet the MGA requirements, Wheatland County retained B&A Planning Group to assist in preparing the IDP. Both municipalities were provided an opportunity for input, review, and make changes throughout the process. Once a final draft was completed, the document was presented to the Intermunicipal Committee (IMC) for review and feedback. The draft Drumheller / Wheatland IDP was accepted by IMC.

An open house was hosted in Drumheller on November 11, 2019. B&A presented to those who attended, and they explained the document was meant to solidify an existing positive relationship between the two municipalities and to supply a dispute resolution process should one be needed.



At this time Wheatland County Staff is proposing that the public hearing be opened, followed by 1st reading, with further motions if no major amendments or changes to the IDP document are requested.

Overview of the IDP:

The IDP's land use goals and objectives focus on retaining agriculture and grazing as primary land uses, and that non-agricultural development shall be permitted when appropriate. It also acknowledges the environmentally significant areas and high potential for historic resources. The IDP acknowledges Drumheller's Tourism Corridor Bylaw. It does not require Wheatland County residents to adhere to it, but encourages residents and landowners within the vicinity to maintain their properties to a high standard and to minimize unsightly properties that may deter tourism. The Drumheller Flood Mitigation and Climate Adaptation System Plan is incomplete at this time, one of the IDP policies states a review of the IDP is to take place once the Plan has been completed.

The IDP's policies are high-level, focusing on when to notify the other municipality of new developments and encouraging collaboration. The policies address all of the above noted topics while allowing each municipality to retain control within their respective jurisdictions.

The portion of Wheatland County that is within the Calgary Metropolitan Regional Board (CMRB) is not within the Plan area, and so the IDP does not contain policies referencing the CMRB.

As per the planning document hierarchy below, the IDP is required to comply with the *Alberta Land Stewardship Act*, the *Municipal Government Act*, the *Subdivision and Development Regulations*, and the *Provincial Land Use Policies*. The municipal statutory plans are required to comply with the IDP, and at this time they are aligned.

CIRCULATION COMMENTS:

There were concerns raised during the Open House that the IDP would impact developers and application approval timelines, or that one municipality would be able to enforce their policies on the other. It was explained that policies in the IDP were high level, that each municipality would retain their own jurisdiction, and that the approval timelines were not likely to be impacted.

Staff circulated landowners within the Plan Area regarding the public hearing for the Drumheller /Wheatland IDP and received no written comments at the time of writing this report.

Circulation to agencies resulted in no concerns. Circulation to County departments resulted in no concerns.

OPTIONS:

Option #1 THAT Council Approve Bylaw 2020-08.

Resolution 1: That Council move First Reading of Bylaw 2020-08, this being a bylaw for the purpose of adopting the Wheatland County and the Town of Drumheller Intermunicipal Development Plan in accordance with Sections 230, 606, 631 and 692 of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

Resolution 2: That Council move Second Reading of Bylaw 2020-08, this being a bylaw for the purpose of adopting the Wheatland County and the Town of Drumheller Intermunicipal Development Plan in accordance with Sections 230, 606, 631 and 692 of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended.



Resolution 3: That Council move approval to proceed with Third and Final Reading of Bylaw 2020-08.

Resolution 4: That Council move Third and Final Reading of Bylaw 2020-08, this being a bylaw for the purpose of adopting the Wheatland County and the Town of Drumheller Intermunicipal Development Plan in accordance with Sections 230, 606, 631 and 692 of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

Option #2 THAT Bylaw 2020-08 be refused.

Resolution 1: That Council move to Refuse Bylaw 2020-08, this being a bylaw for the purpose of adopting the Wheatland County and the Town of Drumheller Intermunicipal Development Plan in accordance with Sections 230, 606, 631 and 692 of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

Option #3 THAT Council approve an alternate recommendation.

RECOMMENDATION

Staff is recommending Option #1 - Approval for the following reasons:

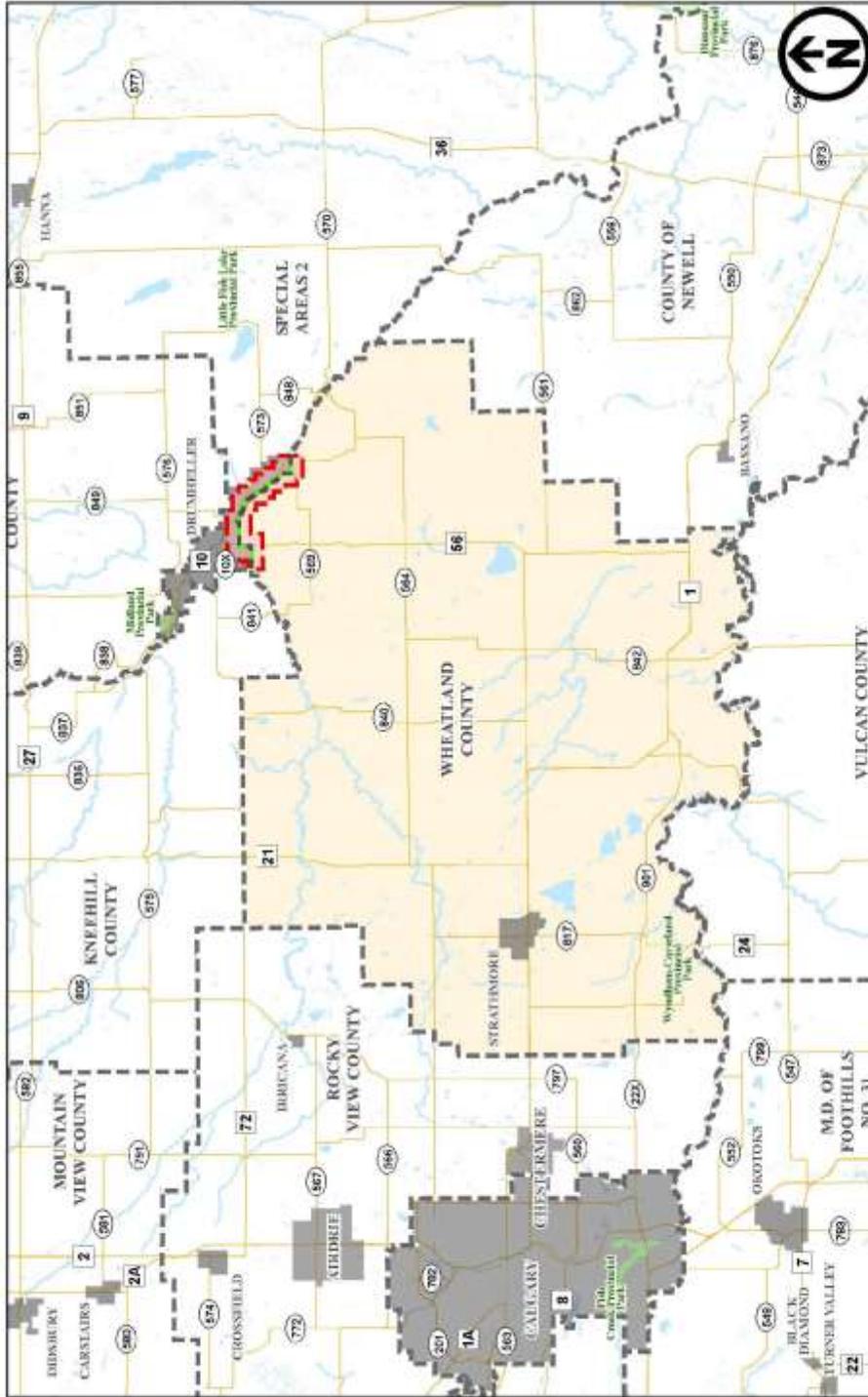
- The proposed IDP meets all the requirements of the *Municipal Government Act (MGA)*;
- The proposed IDP meets all the objectives and goals of the SSRP.

Respectfully submitted,

Megan Williams, Planner II
Planning and Development Department



LOCATION MAP



Map 1: Regional Context
Wheatland County - Town of Drumheller
Intermunicipal Development Plan
July 2019

Legend

- Intermunicipal Development Plan Shared Boundary
- IDP Plan Area Boundary
- Municipal Boundary
- Wheatland County
- Watercourse
- Provincial Park
- Urban Area
- Waterbody

Scale: 1:750,000

Map 1: Regional Context
Wheatland County - Town of Drumheller
Intermunicipal Development Plan
July 2019



PLAN AREA

