



PLANNING REPORT

Public Hearing, 1st 2nd, & 3rd Reading – COUNCIL
March 24, 2020

BYLAW #: 2020-14	File No: Special Areas Board / Wheatland IDP
LOCATION: Parcels 1.6-2.0 kilometres on either side of the shared municipal border	AFFECTED AREA: 9,216 hectares (22,773 acres)
EXISTING DOCUMENT: N/A	PROPOSED DOCUMENT: Special Areas Board and Wheatland County Intermunicipal Development Plan (IDP)

LOCATION:

The Intermunicipal Development Plan Area covers approximately 9,216 hectares (22,773 acres) in total. The Special Areas Board is located on the northeast border of the County. The Red Deer River delineates the intermunicipal boundary. The closest community in the County is the Hamlet of Dalum, and is approximately 13 km to the east of the northern Plan Area boundary. The only community in the plan area is Dorothy.

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)*. With recent amendments to the MGA, if both municipalities agree they do not require an IDP, they are no longer required to enter into one. However with the IDP nearly complete, staff from both municipalities chose to continue the process. 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 Special Areas Board 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. Due to time constraints and the political structure of the Special Areas Board, an Intermunicipal Committee Meeting was not held. As there are few residents within the Plan Area, it was decided that an open house would not be necessary nor an effective way to communicate with the landowners.



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 land uses should be limited in size and scale and considered only in such areas where they will not result in significant negative impacts to agricultural lands or environmentally/historically sensitive areas. The majority of this plan area has been identified as having a high potential to contain a historic resource. As the Red Deer River flows through the plan area, it was identified that the flood risk and environmentally sensitive areas needed to be addressed in policy as well. These items are addressed in Section 3.7 Natural and Historical Environment.

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:

Staff circulated landowners within the Plan Area regarding the public hearing for the Special Areas Board /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 2020-14.

Resolution 1: That Council move First Reading of Bylaw 2020-14, this being a bylaw for the purpose of adopting the Wheatland County and the Special Areas Board 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 2020-14, this being a bylaw for the purpose of adopting the Wheatland County and the Special Areas Board 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 2020-14.

Resolution 4: That Council move Third and Final Reading of Bylaw 2020-14, this being a bylaw for the purpose of adopting the Wheatland County and the Special Areas Board 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 2020-14 be refused.

Resolution 1: That Council move to Refuse Bylaw 2020-14, this being a bylaw for the purpose of adopting the Wheatland County and the Special Areas Board 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:

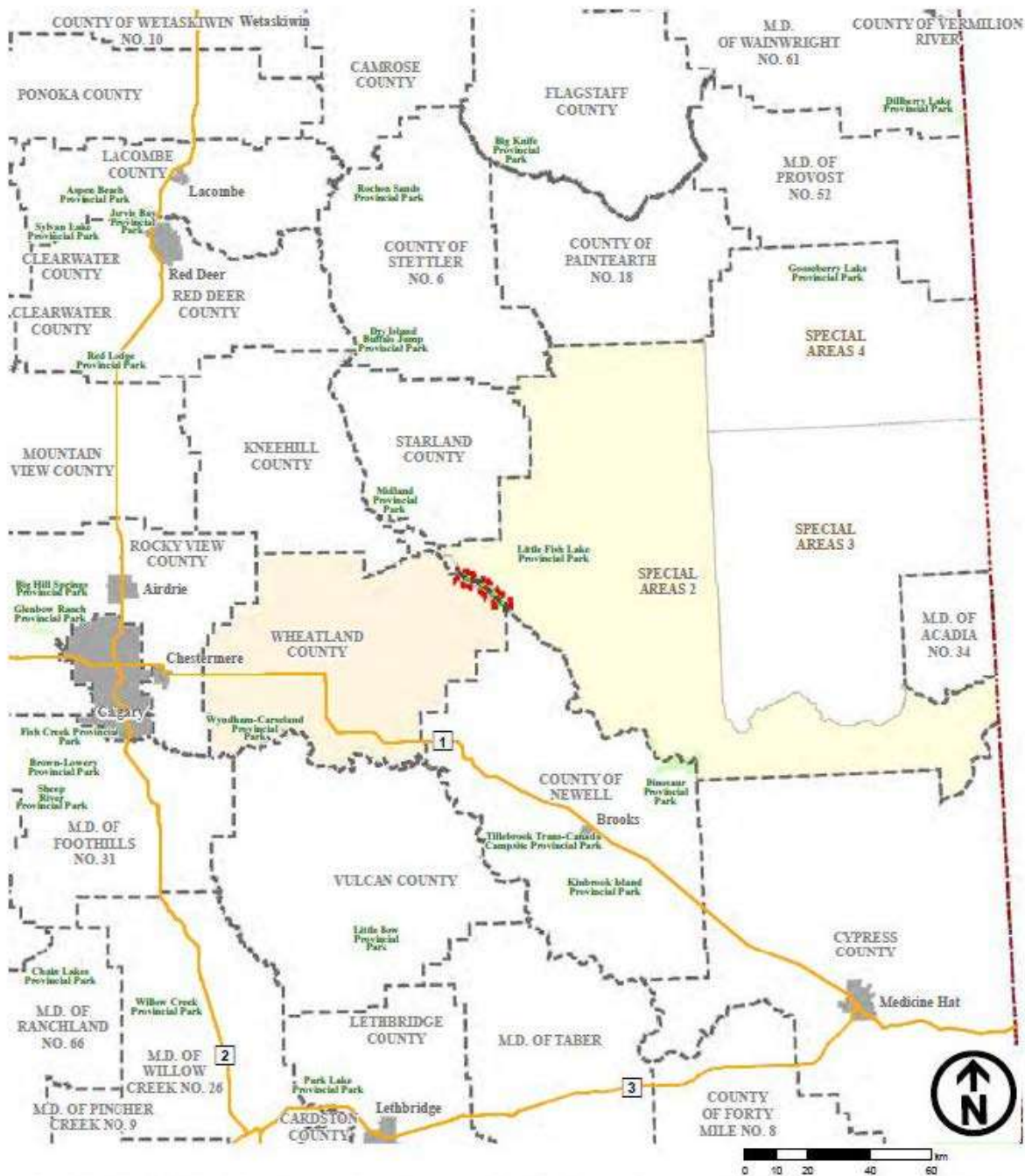
- The proposed IDP meets all the requirements of the *Municipal Government Act (MGA)*;
- The proposed IDP meets all the objectives and goals of the SSRP.

Respectfully submitted,

Megan Williams, Planner II
Planning and Development Department



REGIONAL CONTEXT



Feb 10, 2020 - 15:11 PM W:\G2170 Wheatland IDPs 2018\Apr1918.0 Technical\5.1 Technical Production\5.1.2 GIS\Maps\Wheatland_SpecialArea2_IDP\G2170_Map_1_Wheatland_SAZ_Regional_Context.mxd



Special Areas Board

Legend

- Intermunicipal Development Plan Shared Boundary
- Intermunicipal Development Plan Area
- CMRB Boundary
- Municipal Boundary
- Special Areas Boundary
- Special Areas
- Wheatland County

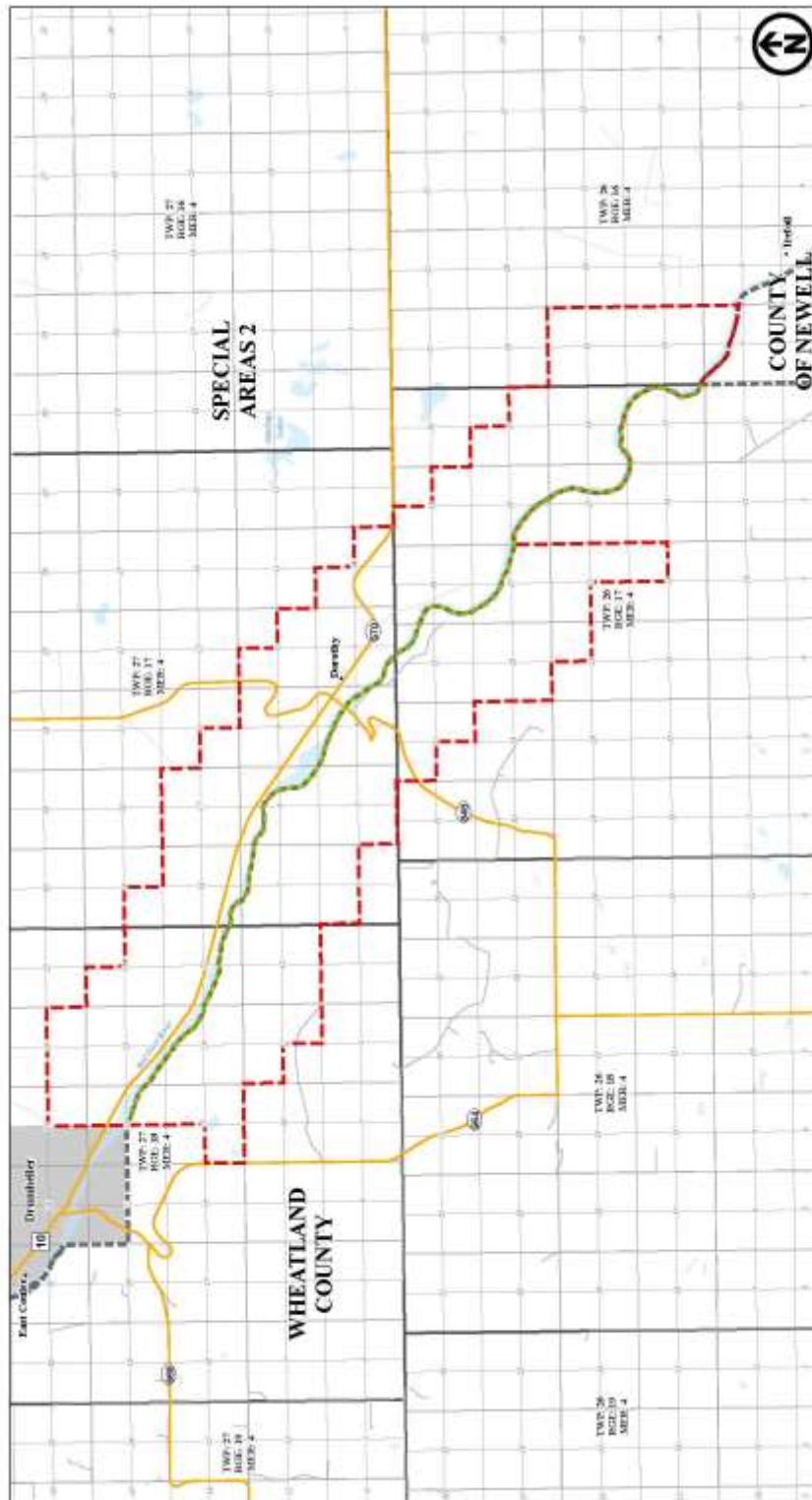
Map 1: Regional Context Wheatland County - Special Areas 2 Intermunicipal Development Plan

February 2020

Map and data for information and planning purposes only.



PLAN AREA



Map 2: IDP Plan Area 2
Wheatland County - Special Areas 2
Intermunicipal Development Plan
February 2020

INTERMUNICIPAL DEVELOPMENT PLAN AREAS
Wheatland County 4572.85 ha (11266.75 ac)
Special Areas 27883.73 ha (19005.83 ac)
Total 12456.58 ha (30872.58 ac)

Legend
Intermunicipal Development Plan Shared Boundary
Intermunicipal Development Plan Area Boundary
Municipal Boundary

Special Areas Board