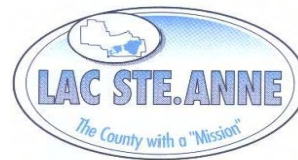


**ALBERTA BEACH
REGIONAL
INTER-MUNICIPAL DEVELOPMENT PLAN**



AUGUST 1st, 2008

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PART ONE: PREAMBLE

1.1) INTRODUCTION

This Inter-municipal Development Plan has been prepared to assist with the coordination of land use near the south-east portion of Lac Ste. Anne with a focus on the future growth of the Alberta Beach area. This Plan will provide a framework for future urban growth, provision of inter-municipal services, growth within an urban expansion area and conflict management. This Plan shall be known as the Alberta Beach Regional Inter-municipal Development Plan.

Decision making on all subdivision and development applications within the plan area shall conform with the spirit and intent of the goals, objectives and policies contained in this plan. The goals, objectives and policies contained in this plan should be considered as additional or complementary to those which exist within the plan partners own municipal development plans. Where a conflict exists between this plan and a municipal development plan, the goals, objectives and policies of this plan shall take precedence.

1.2) PLAN PARTNERS

The Alberta Beach Regional Inter-Municipal Development Plan is the result of the cooperative efforts of four area municipalities:

- Alberta Beach,
- Lac Ste. Anne County,
- Summer Village of Sunset Point, and
- Summer Village of Val Quentin.

An IDP committee comprised of representatives of Alberta Beach and Lac Ste. Anne County was initiated in 2005. The committee was expanded in 2006 with the addition of Sunset Point and Val Quentin. Each partner in this IDP has based its decision making on the ideal of consensus building inter-municipal cooperation.

1.3) LOCATION & PLAN AREA

The geographical location of each municipal partner and Plan Boundary is described on Figure No. 1: Location Map. The Plan area consists of land that is currently (January 2007) exclusively within the corporate boundary of Lac Ste. Anne County. Specific policies for issues such as drainage and land use will have impacts beyond the formal Plan boundary.

The land area not including road allowances is 1,736 hectares (4,290 acres) and includes approximately 200 separate lots and parcels.

Approximately 12.5 kilometres (7.7 miles) of roads are included within the Plan boundary¹. Figure No. 2, Plan Area Map graphically describes the area within the Alberta Beach Regional Inter-Municipal Development Plan.

1.4) RELEVANT LEGISLATION & BYLAWS

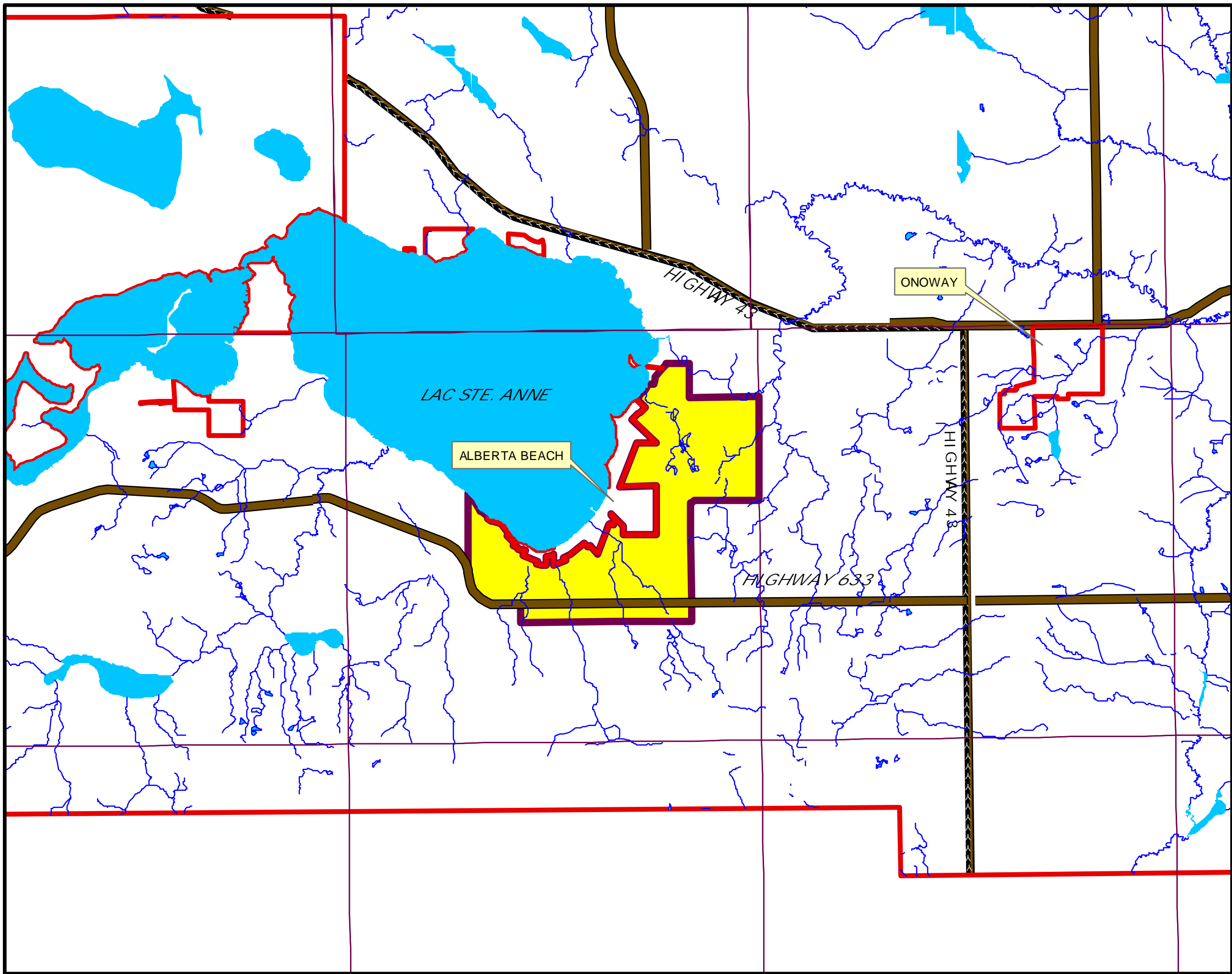
This Plan has been prepared in accordance with the requirements of the following documents as applicable:

- *Municipal Government Act, R.S.A. 2000, Land Use Policies and Subdivision and Development Regulation, hereinafter referred to as "the Act".*

Section 631(1) of the Act sets out the requirements for an Inter-municipal Development Plan. The basic requirements of the Act are adhered to in this Plan. Further, this Plan has been prepared to conform to the policy directions of the Provincial Land Use Policy. Future subdivision and development will be in accordance with the requirements of the provincial regulation.

In addition to the basic requirements, this Plan also contains policies that encourage innovative development, conservation of potable water, environmental preservation, inter-municipal service coordination and a basis for the consideration of future annexation.




¹ Distance does not include internal roads within Lakeview Estates or Highway No. 633.



**ALBERTA BEACH
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**FIGURE NO.1
 LOCATION MAP**

Legend

-  HIGHWAY
-  HIGHWAY (DIVIDED)
-  IDP_Bdry

JUNE, 2007

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- *Lac Ste. Anne Municipal Development Plan, 1998*

This Plan has been prepared in accordance with the applicable policy directions described in the County's MDP. Certain policies within the County's Municipal Development Plan will have to be amended in order to achieve consistency as required under Section 648 of the Municipal Government Act, specific amendments as described in this Plan will have to be considered and implemented by Lac Ste. Anne County.

- *Lac Ste. Anne Area Structure Plan*

Lac Ste. Anne County rescinded all provisions of the Lac Ste. Anne Area Structure Plan as it applied to lands within the County. As part of the implementation of this Plan, Alberta Beach, Val Quentin and Sunset Point will be rescinding the Area Structure Plan as it applies within their corporate boundary.

1.5) DEFINITIONS

"Core Area" means the area that is anticipated to be the primary focus of development and urbanization within the Plan Area.

"Date of Passage" means the date upon which all municipal partners have adopted through Bylaw this plan, or any amendments thereto.

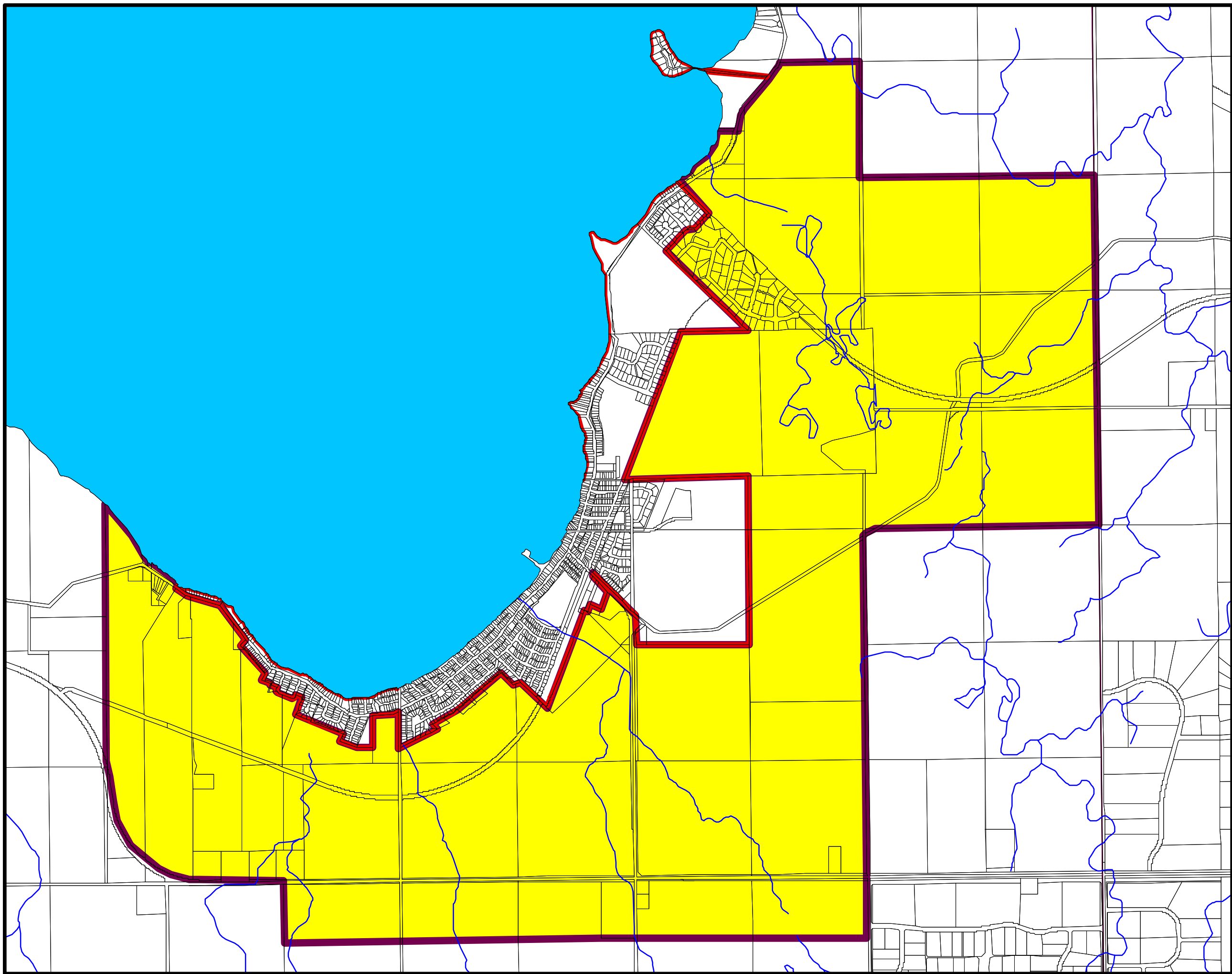
"Inter-Municipal Development Plan" means the Alberta Beach Regional Inter-Municipal Development Plan.

"Municipal Partner" or "Plan Partner" means the four municipalities participating in this plan, either individually or collectively

"May" means that the action is discretionary; these actions will be based upon the planning goals of this plan and sound land use planning principles.

"Manufactured Home" means the definition for a manufactured home as defined within the Land Use Bylaw for the applicable municipality.

"Plan area" means the area subject to the goals, objectives and policies of this plan.



**ALBERTA BEACH
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**FIGURE NO. 2
PLAN AREA**

Legend

 IDP_Bndry

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SCALE: 1:25,000

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“Rural Residential” means larger non-urban type residential lots more commonly associated with “country residential” development as described in the *Lac Ste. Anne County Municipal Development Plan*, as amended.

“Shall” means the action is mandatory.

“Should” as in “*the County should*” or “*Alberta Beach should*” or “*Sunset Point should*” or “*Val Quentin Should*”, which precede some policies in this Plan, means that the statement is an expression of desire by the municipality. It refers to what the municipality would like to achieve, but does not make the action mandatory.

“Urban Expansion Area” means an area that is contemplated for annexation from Lac Ste. Anne County in accordance with this plan.

1.6) GENERAL PLAN GOALS

The following are the primary goals and objectives for future development within the plan area, as desired by the plan partners signatory to this Inter-Municipal Development Plan.

- To plan for the orderly , economic and beneficial use of land in the Plan Area.
- To identify areas where plan partners can cooperatively plan for future development in a manner that is consistent with proper land use planning principles.
- To maintain a high quality transportation system which will allow for the safe and efficient movement of traffic through the Plan Area.
- To maintain land use planning standards which will minimize adverse impacts on the natural environment.
- To encourage development which will be sustainable and benefit area residents.
- To provide neighbourhood commercial and highway commercial development opportunities in an orderly manner that will not detract from the existing downtown Alberta Beach commercial area.
- To promote the creation and maintenance of regional recreational areas.
- To establish inter-municipal walking trails and pedestrian corridors to link communities, parks and recreational facilities.
- To cooperate and coordinate future growth outside of the Plan Area.
- To support the urbanization (residential, commercial and industrial) within the Plan Area.

- To identify opportunities for further growth and establish policies which will assist in making the plan area one that residents will enjoy for work, recreation and a place to live.
- To prevent the over-extension of use on existing potable water supplies.
- To encourage the incorporation of green technologies into future subdivision and development.
- To encourage a reasonable utilization of land that is converted from rural to urban use.

PART TWO: ENVIRONMENTAL CONSTRAINTS

2.1) INTRODUCTION

In the background study prepared as part of this Plan, a variety of environmental constraints were identified. In particular, three environmental issues require cooperation and coordination from all four municipal partners.

- *Issues related to drainage within the Plan Area,*
- *An inter-municipal waste water lagoon, compost site and three reclaimed/abandoned landfills within the Plan Area, and*
- *Availability of potable water to support long term growth.*

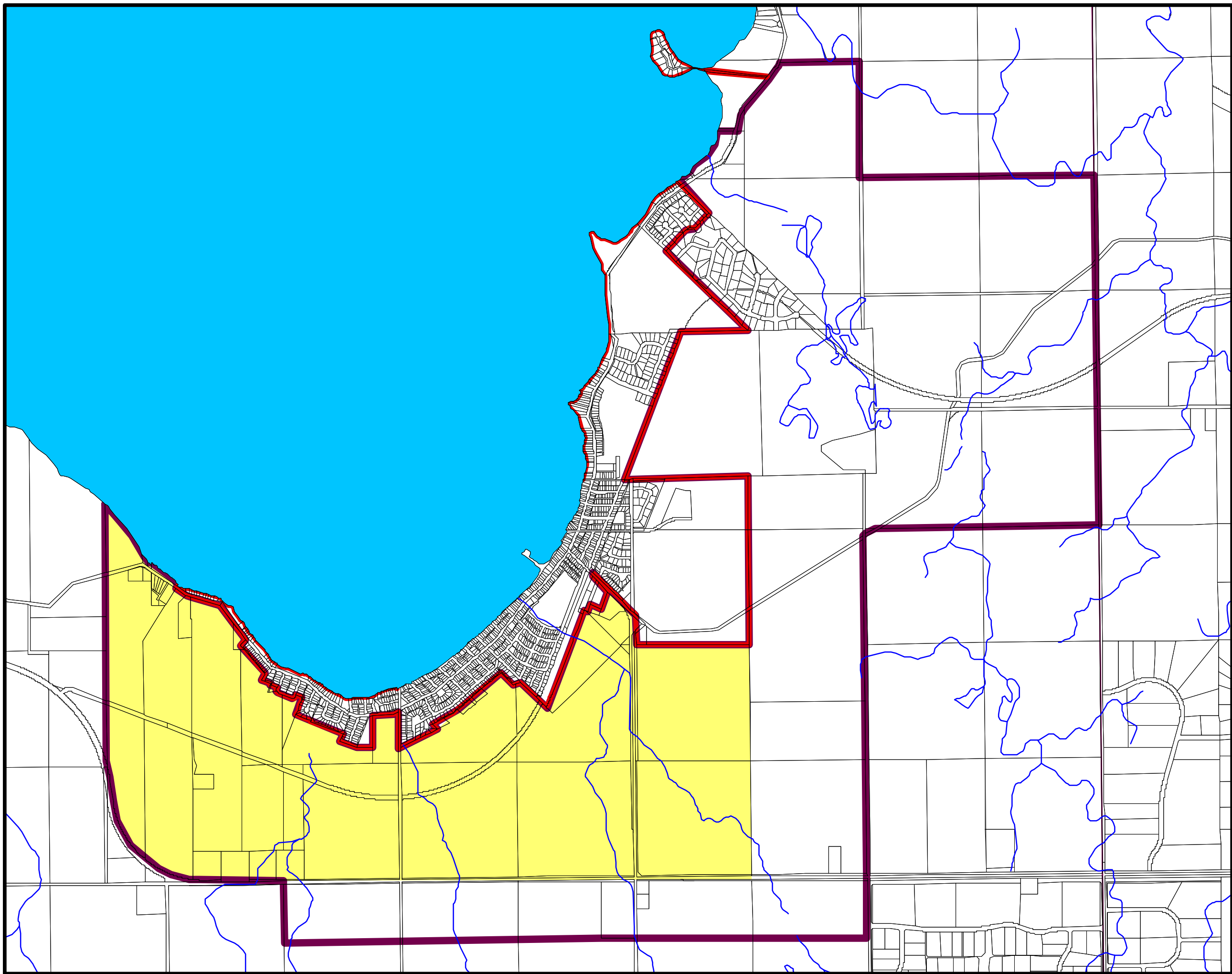
These issues are explored in this Plan and are addressed in the policy section of this document. Though other environmental constraints exist, it is the position of the municipal partners in this plan that they can be addressed through the application of the policies contained in this Plan and the development process.

A core area for development was identified by the IDP committee and is described on Figure No. 3: Core Area. This area has been the focus of environmental review due to a consensus by the municipal partners that the focus of future growth pressure will be in this area.

2.2) DRAINAGE

The development core area was flown for the purpose of creating detailed aerial photography and contour elevations. It is acknowledged by all municipal partners that a goal of this Plan will be to minimize the speed and volume of drainage from outlying lands through existing urban areas and to contain surface run-off on-site through the utilization of wet ponds and existing wetland habitats.



Four significant drainage routes into existing urban areas were identified as potentially suitable for the direction of surface run-off from the core area to Lac Ste. Anne. Each proposed route and recommended sites for storm water management facilities are described on Figure No. 4: Environmental Constraints.



**ALBERTA BEACH
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**FIGURE NO. 3
CORE AREA**

Legend

-  IDP_Bndry
-  CORE_AREA

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The west portion of the Plan area will be drained through two drainage courses that utilize the ditch network of Lac Ste. Anne Trail and access points to Lac Ste. Anne within River Lot 16 (Lac Ste. Anne) and Lot 13 MR, Plan 832-0729 (Val Quentin).

The central portion of the Plan Area has drainage opportunities through a municipal park (Val Quentin) within NE 16 TWP 54 RGE. 3 W5MER. This area has existing wetland areas which will facilitate storm water drainage. A drainage course extends southwards from the corporate boundary of Val Quentin to lands south of Highway No. 633.

The southeastern portion of the Plan Area also features a natural drainage system that extends from Lac Ste. Anne within SE 24 TWP 54 RGE 3 W5M (Alberta Beach) to Highway No. 633 within SE 15 and SW 14 TWP 54 RGE 3 W5M.

The eastern portion of the Plan Area drains in part through the Alberta Beach Golf Course and into the Summer Village of Sunset Point. This drainage course has been problematic in the past. Efforts in the last few years have generally mitigated flooding and drainage problems with this route.

Prior to any significant subdivision and development taking place within the Plan Area, a drainage plan is required which adequately addresses the issues highlighted in this plan. Drainage plans shall be prepared for the entire drainage basin that contains the subject property.

2.3) MUNICIPAL LANDFILLS AND LAGOONS

The Plan Area features three reclaimed/abandoned landfills, an inter-municipal waste-water lagoon and a composting site. In the future, a municipal services yard may also be located within the Plan Area. Provincially mandated buffers for the areas are described below:

Site	Development Setback*	Water Well Setback**
Sewage Lagoon	300	100
Composting Site	300	300
Transfer Station	300	300
Abandoned/Reclaimed Landfill	300	450

* MGA – Subdivision and Development Regulation

** Public Health Act and Interpretations

The presence of these sites present a variety of constraints and potential opportunities for the Alberta Beach area. Specifically:

- a) The Tri-Village lagoon site currently utilizes a portion of the total land area of the quarter-section that it is located within: SW Sec. 25 Twp. 54 Rge. 3 W5M. Much of the land surrounding the lagoon site is undeveloped. A few properties are within the housing and well buffer for the existing lagoon. One residence is located within the housing and well buffer and is grandfathered as a building site. Under these conditions, an expansion opportunity exists for the Tri-Village site.

It is recommended that all development proposals within the area marked "Extended Buffer" (Figure No. 4) be reviewed with consideration to future lagoon expansion. As part of the implementation plan for this objective, private lands within buffer areas may be purchased or dedicated as part of the subdivision and development process.

- b) The Alberta Beach Landfill (originally within Lac Ste. Anne County) located within SW Sec. 23 Twp. 54 Rg. 2 W5M was closed approximately in 1970. No records exist on the exact closure date, area of extent or type of materials disposed within the site. Three existing building sites are located within the housing and well buffer (*caution, buffer areas depicted within this document are approximate and are not defined by formal survey*). Existing residential sites are considered grandfathered subject to filing of new subdivision and/or development permit applications.

It is recommended that this site either be reclaimed or that consideration be given to entering the process with future Developer(s) to reduce the setback distance to 100 metres.

- c) The Val Quentin Landfill (located within Lac Ste. Anne County): Part of River Lot 18. has an approved operation permit from Lac Ste. Anne County which has lapsed due to lack of use. The Landfill was not generally used for landfill purposes. The buffer area for the landfill overlaps in part the buffer area for the Alberta Beach Composting Site.

It is recommended that upon receipt of a subdivision or development proposal within the buffer zone, a Phase I assessment be conducted to determine if the site may be withdrawn as a landfill and its associated setbacks be amended accordingly. Further actions would be determined by the results of the initial study.

- d) The Alberta Beach Landfill located within River Lot 17 ceased operation in 1995. A portion of the land is now being utilized as a composting site.

The site poses a constraint for surrounding lands as the buffer area is very large and extends onto what would be considered very valuable land for future development. It is the goal of the Plan Partners to maintain the entire buffer distance around this facility to minimize conflicts with future development.

Opportunities exist with this land and include:

- a. Using the site for a municipal services yard to service the growing population in the local area. This could be accomplished without extending the provincial buffer areas onto lands that are not currently subject to development restrictions,
- b. Using a portion of the lands for a regional recreational site, and
- c. The issuance of a call for proposals that would develop the land in a manner that would be compatible with surrounding land uses while maintaining compliance with provincial regulation.

It is recognized that the desired long term use or approach to remediation may change with time to reflect current needs and constraints of the plan partners.

2.4) POTABLE WATER SUPPLY

To prepare an initial assessment for sustainable quantities of potable water within the Plan Area, Hemmera was commissioned by the municipal partners in the summer of 2006 to examine water supply within the core area of this Inter-municipal Development Plan. A report was provided on August 23, 2006 along with extensive consultation regarding the reports' conclusions.

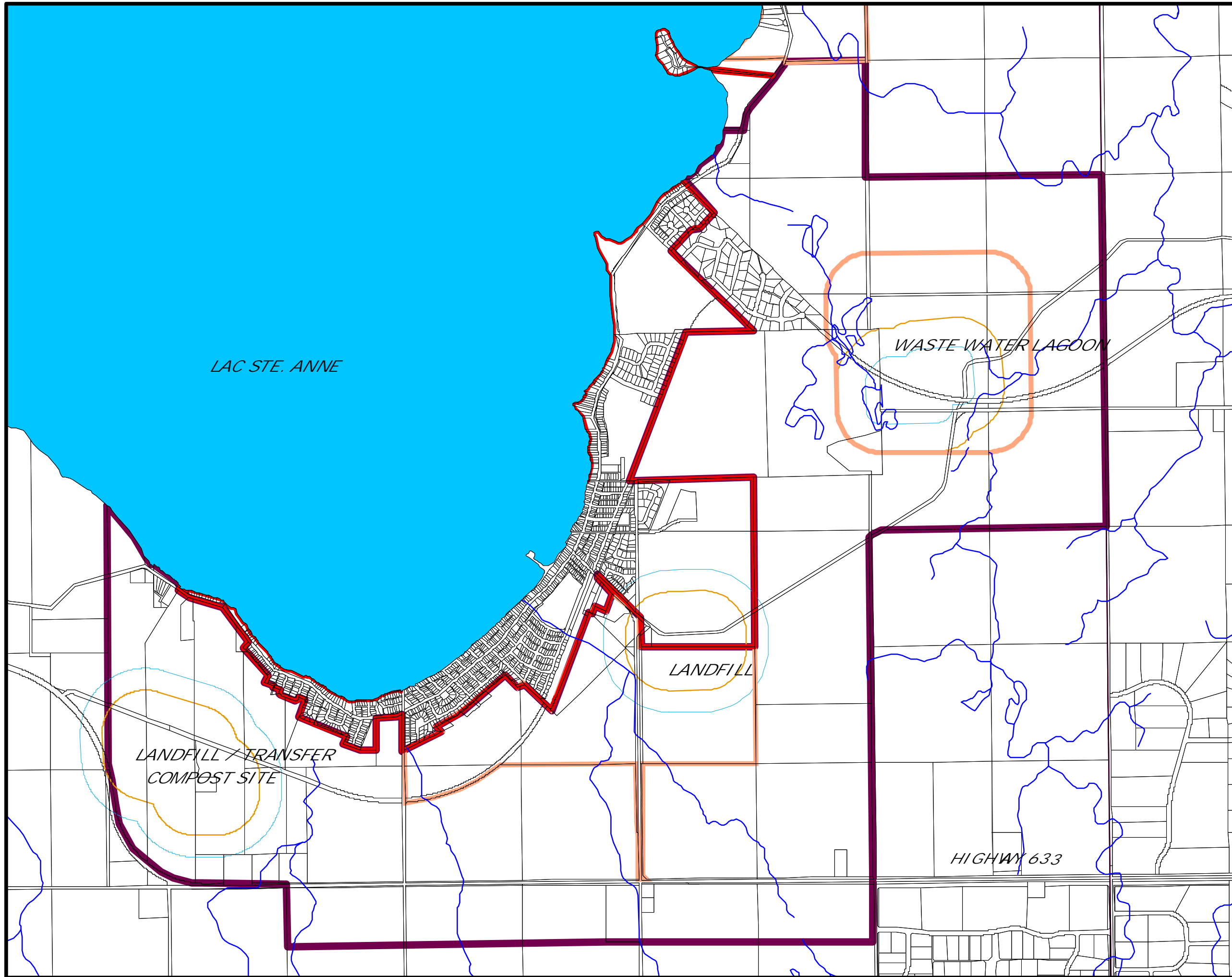
As anticipated, there is not sufficient water supply to support an urban environment throughout the core area through the use of conventional water wells or even with communal well systems. A typical flow rate in the area of 6 to 10 gallons per minute is anticipated throughout the plan area.

To more accurately assess the potential of the groundwater supply within the Plan Area further study will be required. This could include a general aquifer study and shall include the review of Section 23 Water Act reports on an individual subdivision basis. At this time, the sustainable yield of both the near surface aquifer or the deeper aquifers is not known. Further, the potential exists that over-drawing on the near surface aquifer could result in additional lake water

being drawn into the near surface aquifer since the water body and the aquifer are hydraulically linked.

To meet the future water needs of a growing community, it is recommended that the following be implemented:





- 1) That the conclusions of the Hemmera Report be used in support of efforts by the municipal partners to realize a regional water service.
- 2) That all future multi-parcel subdivisions within the plan area be designed to connect into a future regional water service once that becomes available.
- 3) That water conservation measures be encouraged where it can be shown that the said measures will not create disproportionate costs to the receiving municipalities.



**ALBERTA BEACH
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**FIGURE NO. 4
ENVIRONMENTAL
CONSTRAINTS**

Legend

-  Housing_Buffer
-  Well Buffer
-  IDP_Bndry
-  Extended Buffer

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PART THREE: LAND USE POLICIES

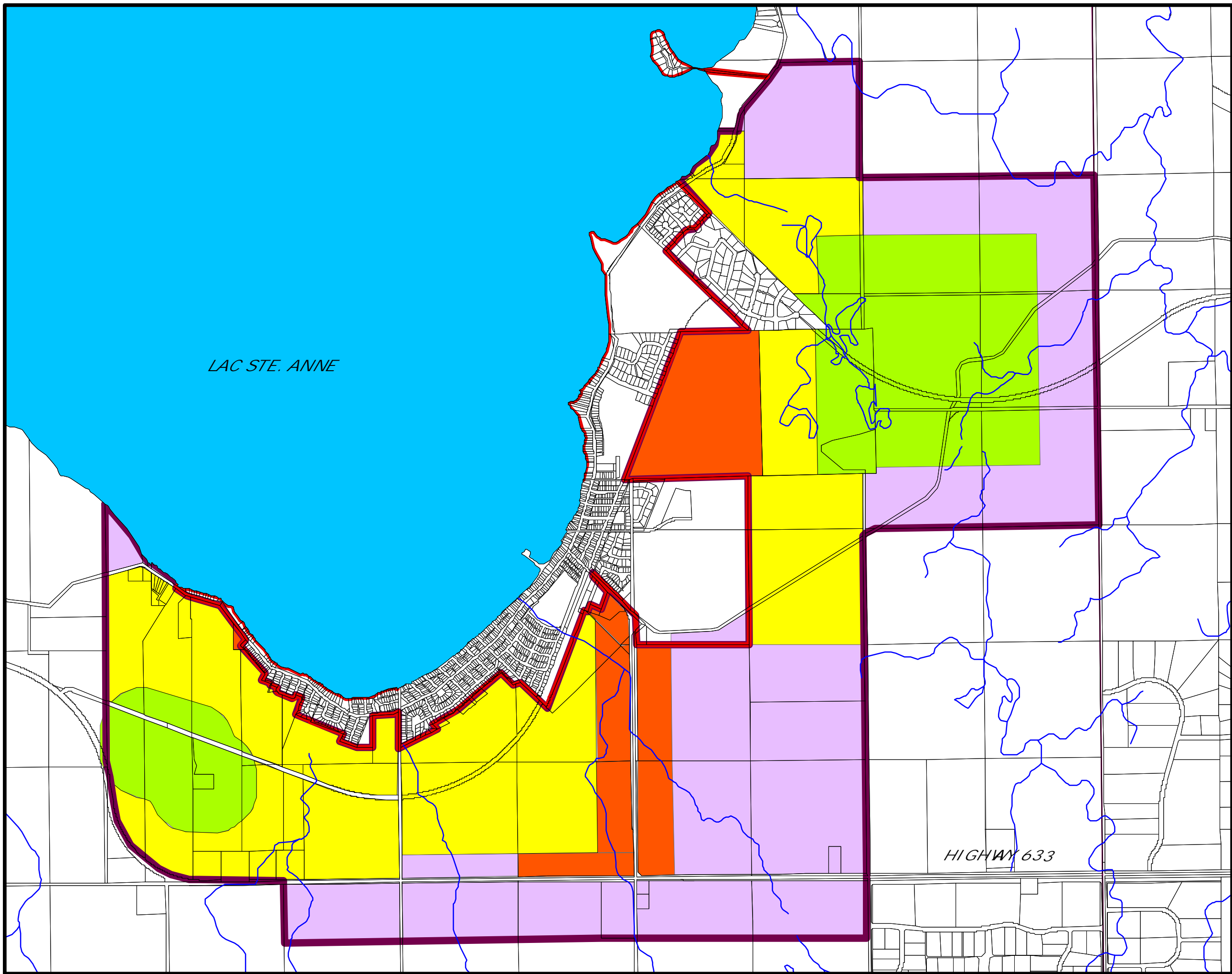
A core component of the Alberta Beach Regional Inter-Municipal Development Plan is a description of the intended future land use for the Plan Area. The policies below in conjunction with Figure No. 5, Future Land Use Mpa, outlines a common approach by all Plan Partners for the future development of the Alberta Beach Region.

3.1) RESIDENTIAL

The objectives and policies contained in this section outline the desire of the plan partners to facilitate the creation of attractive and efficient residential communities. Residential Development shall be in accordance with the Future Land Use Map included as part of this Plan.

1) To minimize the loss of agricultural land through residential development and urban expansion.

- a) Developed rural residential subdivisions and farmstead separations shall be kept to the minimum size required to accommodate the proposed use.
- b) Requests for larger lots solely to accommodate on-site sewage systems may only be allowed where the parcel can be further subdivided to smaller lots that conform to the recommended parcel size for the neighbourhood.
- c) The development of contiguous residential areas is encouraged as a means to achieve compact communities and to minimise servicing costs.
- d) Urban residential neighbourhood expansion shall include a variety of housing densities. A recommended housing mix for new residential areas is:
 - A minimum of 65% of the housing shall be for single detached housing.
 - A maximum of 25% shall be for multi-unit housing up to a maximum of two storey structures with a maximum of six residential units.
 - A maximum of 15% shall be for medium density dwellings up to a maximum of 3 stories and 35 residential units.



LAC STE. ANNE






HIGHWAY 633



**ALBERTA BEACH
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DEVELOPMENT PLAN**

**FIGURE NO. 5
FUTURE LAND USE**

Legend

-  IDP_Bdry
-  FUTURE LAND USE
-  RESIDENTIAL
-  OPEN SPACE
-  COMM_IND

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ALL DISTANCES ARE IN METRES

2) To create innovative and attractive neighbourhoods.

- a) Developers will be encouraged to develop themes for all residential neighbourhoods based upon the recreational lake environment and historical characteristics of the Alberta Beach area.
- b) To encourage innovation in housing and neighbourhood design:
 - i. Developers should apply development standards in a flexible manner to allow for use of innovative design techniques that may include, but not necessarily be limited to:
 - Energy efficient housing construction standards,
 - Reduction of water usage through water conservation or recycling waste-water treatment systems,
 - Reduced front yard setbacks and separation spaces between curb and sidewalks,
 - Neighbourhood collection areas for solid waste,
 - Postal Service Collection areas,
 - Neighbourhood school bus collection areas, and
 - Communal well sites.

3.2) COMMERCIAL

The objectives and policies contained in this section outline the desire of the plan partners to facilitate the creation of attractive and efficient commercial community on designated lands and within residential communities. Commercial growth shall be in accordance with the Future Land Use Map contained in this Plan and the following policies:

1) To provide for efficient and compact commercial areas.

- a) Existing commercial developments within the plan area may be permitted to expand provided impacts on surrounding lands is reduced to a reasonable level.
- b) New commercial developments within the plan area shall be encouraged to locate in cluster subdivisions such as rural/industrial parks or highway commercial areas.
- c) Neighbourhood commercial (i.e., convenience store, gas bar, video store) development may be established within residential neighbourhoods in accordance with site specific development plans and where it can be

shown that the development will complement the surrounding residential neighbourhood.

- d) Commercial subdivision and development intensification which is determined to have impacts of an inter-municipal nature shall be determined in accordance with Part IV: Implementation.

3.3) RECREATION & OPEN SPACE

The plan partners cooperate on a range of recreational uses and facilities for area residents and visitors to the community. The following policies outline the plan partners intent regarding recreation development within the plan area.

- a) No development shall be permitted in proximity to recreation facilities that may adversely impact the operation or integrity of the recreational site.
- b) The plan partners should identify future sites for recreation facilities within the plan area and secure recreation lands through the subdivision process.
- c) An inter-municipal trail system shall be established through the subdivision process to allow for connection of park areas to the Lake and recreational lands.
- d) As part of the subdivision process, the plan partners shall identify suitable areas for future cemetery site(s).
- e) Allocation of reserves in the form of land shall be the desired form in all residential communities.
- f) Connectivity to a regional trail network shall be included as part of any applicable land use plan or subdivision.

3.4) Future Development Areas

A future development area has been established for certain lands within the plan area. Future development options and considerations for those lands are described below:

- a) Land south of Highway No. 633 is to be developed to a rural residential standard. All lands shall be developed with an internal road network that does not require a service road adjoining the highway. Land required for intersection improvements shall be reserved as part of any subdivision adjoining Highway No. 633.
- b) The land legally known as Part River Lot 16 north of Lac Ste. Anne Trail and known locally as "Gone Fish-In" in the northwest corner of the plan area may be developed or re-developed for a variety of land uses. Future development of this land should be determined with regard to the natural environmental qualities of the location and the land uses featured in the surrounding neighbourhood.
- c) The land within the northeast and south half of Section 14-54-3-5 would be suitable for a range of land uses that include, but are not limited to: agricultural, recreational and residential. A proposal for the development of any of the parts of this section shall consider the future land use and opportunities within the remainder of the section. Where required, service roads should be off-set by a full lot from Highway No. 633 within this area.
- d) The land surrounding the south, east and north boundaries of the Tri-Village lagoon facility may be developed provided the long term viability of the lagoon facility is not infringed upon.

3.5) TRANSPORTATION & UTILITIES

The objectives and policies contained in this section outline the desire of the plan partners to facilitate the creation of safe, attractive and efficient transportation and utility system(s). Figure No. 6, Transportation Network Map outlines the proposed future transportation map for the Plan Area.

1) To provide for a consistent road standard, the following road design standards are recommended:

- ARTERIAL:** Arterial roads shall have a right of way of 30 metres (98.4 ft.) and a road top width of 11 metres (36 ft.)
- COLLECTOR:** Collector roads shall have a right of way of 25 metres (82 ft.) and a road top width of 9 metres (29.5 ft.)
- LOCAL:** Local roads shall have a right of way of 20 metres and a road top width of 7.9 metres (25.9 ft.).
- Industrial:** Industrial roads shall have a right of way of 30 metres (98.4 ft.) and a road top width of 11 width (36 ft.).

2) To provide an efficient transportation network.

- a) All residential subdivisions of an urban nature shall include public laneways except where approved as part of an innovative residential proposal.
- b) All roads within the residential and commercial areas shall be hard surfaced.
- c) Service roads adjacent to arterial and public highways shall be off-set one full lot from the said arterial and public highway.
- d) Traffic calming design, proper access management and road design shall be used to promote traffic and pedestrian safety.

3) To provide for consistent road construction standards.

- a) All local roads constructed within future urban expansion areas shall be hard surfaced to the standard required by the future receiving municipality.
- b) All roads in an urban area shall be designed with curb and gutter should that be a requirement of the servicing urban community.
- c) Where a road is to be constructed in more than one municipality, each respective municipality shall agree on a common construction standard.

4) To ensure a consistent utility service network.

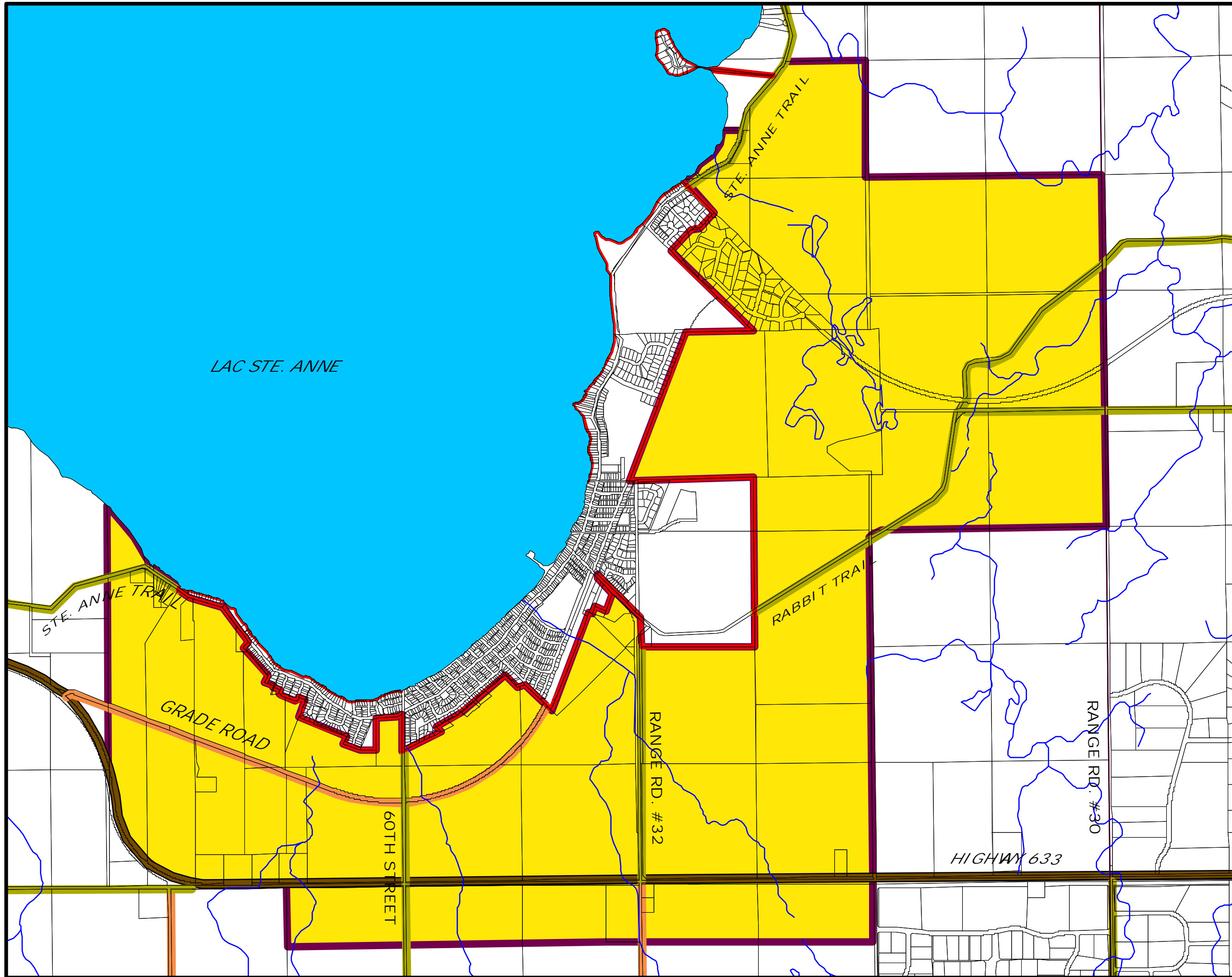
- a) The plan partners shall work with regional and provincial utility providers to identify future linkages for utility corridors.
- b) Encourage the development of water and waste-water utility services within the plan area.
- c) Require underground electrical service within all subdivisions that have an average residential parcel size of less than 0.3 hectares (0.75 acres) and within all multi-unit residential neighbourhoods.
- d) To minimize conflicts between land use and the Tri-Village lagoon site, all subdivision and development proposals within 300 metres of the legal boundary of the land described as SW ¼ Sec. 25 Twp. 54 Rge. 3 W5Mer. shall be determined with consideration to its impacts on future lagoon expansion.

3.6) SUBDIVISION AND DEVELOPMENT REQUIREMENTS

To allow for proper pre-planning of all undeveloped lands, the partners to this plan require the following standards as part of any subdivision and/or large scale development proposal.

1) To encourage the orderly and efficient development of residential development.






- a) An area structure plan, conceptual scheme or outline plan shall be prepared for multi-parcel development for the entire quarter-section, river lot, or portion thereof.
- b) Money-in-lieu of reserve shall be applied towards improvements within the plan area or a designated regional park and recreation facility.
- c) As part of an initial subdivision on undeveloped lands, land required for collector and arterial road right of ways shall be dedicated in a manner satisfactory to the Subdivision Approving Authority.
- d) Land required for wetland areas shall be dedicated as part of any subdivision where the parcel to be created is less than 16.2 hectares (40 ac.) in area.
- e) Land identified and required for drainage works shall be dedicated and/or protected during the initial subdivision of the subject parcel.
- f) Within the core area, all area structure plans, conceptual scheme and outline plans shall include a shadow plan that allow for reasonable re-subdivision of lands into a higher urban density.
- g) Phasing schedules of future land use plans should encourage a contiguous and progressive urbanization of agricultural lands and minimize the creation of agricultural parcels that are bounded on several sides by urbanized lands.
- h) Within the core area, the planning area required for an area structure plan, outline plan or conceptual scheme may be expanded by the Development Authority to include surrounding lands to an equal or lesser extent of detail should the subject property be previously fragmented or the proposed development be anticipated to have significant impacts on surrounding lands.
- i) Area structure plans, outline plans and conceptual schemes that address surface drainage issues within the core area shall also address the impact of the proposed development within the entire drainage basin of the subject property.
- j) The initial drainage plan for land within the core area shall include the entire drainage basin.



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REGIONAL
INTER-MUNICIPAL
DEVELOPMENT PLAN**

**FIGURE NO. 6
TRANSPORTATION**

Legend

-  ARTERIAL ROADS
-  COLLECTOR ROAD
-  HIGHWAY
-  HIGHWAY (DIVIDED)
-  IDP_Bndry

JUNE, 2007

SCALE: 1:25,000

NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.
DATA SUPPLIED BY LAC STE. ANNE COUNTY, ALBERTA
ENVIRONMENT, P.F.R.A., AND LOCALS WHERE APPLICABLE.
ALL DISTANCES ARE IN METRES

2) To encourage the development of compact, efficient and more environmentally friendly urban residential communities.

- a) An area structure plan or outline plan shall be prepared for all multi-parcel subdivisions within the plan area that may become part of an urban municipality.
- b) The preparation of an area structure plan or outline plan may be required for single-parcel subdivisions within an identified urban expansion area.

3) An Area Structure Plan shall be prepared in accordance with Section 633 of the Act and shall include, but not necessarily be limited to:

- a) the sequence of development proposed for the area,
- b) the land uses proposed for the area, either generally or with respect to specific parts of the area,
- c) the density of population proposed for the area either generally or with respect to specific parts of the area,
- d) the general location and design for transportation routes and public utilities,
- e) the general location and design for drainage works,
- f) the general location and design for school bus stops,
- g) the general location and design of post office box facilities,
- h) the general location and design for regional water service lines and water storage reservoirs,
- i) the general location of parklands and linear parks,
- j) the general location of neighbourhood waste collection areas, where applicable,
- k) a report in accordance with Section 23 of the Water Act where potable water is to be derived from a groundwater aquifer,
- l) a geotechnical report prepared by a professional engineer identifying and addressing environmental constraints that may be present within the plan area.
- m) An area structure plan is adopted through formal Bylaw.

4) An Outline Plan shall be prepared in accordance with Section 633 of the Act and may include, but not necessarily be limited to:

- a) all components contained within an area structure plan as described in (3) above.

- b) An outline plan shall be approved through Council resolution after a public process that meets the minimum requirements of a land use bylaw amendment for public review and hearing.

5) A Conceptual Scheme may be prepared by a Developer or one or more member municipalities to provide a concept for an area larger than a river lot or quarter-section and shall include, but not necessarily be limited to:

- a) A proposal on how the subject land could be subdivided in the future,
- b) An identification of key planning issues and recommendations on methods to address those issues,

PART FOUR: IMPLEMENTATION

4.1) INTRODUCTION

The purpose of this section of the Alberta Beach Regional Inter-municipal Development Plan is to establish a cooperative, efficient, and effective process for the review of issues related to the Plan Area, and to establish a process for further initiatives that may result from the implementation of this Plan.

Each Municipal Partner shall enter into an agreement for the purpose of outlining the method by which this Plan shall be implemented. The agreement will address the following matters:

- a) an adoption process for this Inter-municipal Development Plan,
- b) a framework to promote and encourage the principle of inter-municipal cooperation;
- c) to establish and outline the duties of an Inter-municipal Council Committee;
- d) to establish and outline the duties of an Inter-municipal Planning Commission and Inter-municipal Subdivision and Development Appeal Board;
- e) an approval mechanism for subdivision, development and safety codes applications;
- f) an arbitration mechanism;
- g) other matters considered necessary by the municipalities;
- h) include a provision for the cancellation of this agreement for each municipality.

4.2) ADOPTION PROCESS

The Alberta Beach Regional Inter-municipal Development Plan shall be adopted by Bylaws passed by each Council in accordance with the requirements of the Municipal Government Act and the Minister of Municipal Affairs Land Use Policies. The adopting bylaw for each municipality will clarify that each municipality has no jurisdiction for lands that are outside of the respective municipality except where described in this plan.

4.3) INTER-MUNICIPAL CO-OPERATION

Through the implementation of this agreement, Alberta Beach, the Summer Villages of Val Quentin and Sunset Point and Lac Ste. Anne County agree to further the cooperative and consensus based decision making shown in the preparation and adoption of this agreement. As part of the implementation of this agreement, each municipality agrees to the following:

- Subject to the arbitration provisions of this plan, respect all decisions made at the Council level for the implementation of this statutory plan.
- To facilitate the inter-municipal process described in this agreement for decision making; and facilitate the operation of an effective development and subdivision authority as described in appendix "B".
- To utilize the Inter-municipal Council Committee prior to the inter-municipal dispute mechanism described in the Municipal Government Act, R.S.A., 2000 for issues that cannot be resolved through standard approval processes.

4.4) IMPLEMENTATION COSTS

Unless stated otherwise, each municipality is responsible for its own costs for any matter related to this agreement of this Plan. Said costs include, but are not necessarily limited to: meeting attendance, advertising, material costs, etc.

Costs for studies, reports, public hearings, etc., shall be equally shared amongst each municipality where the said cost is to the benefit of all plan partners or of benefit to the implementation of this plan.

Fees and levies for redistricting and statutory plan applications, subdivision, development and safety codes matters shall be in accordance with those of the respective municipality.

4.5) COST-SHARING STRUCTURE

As part of the preparation process for this Inter-Municipal Development Plan, the Plan Partners prepared current aerial photography and contour elevation data for a majority of the Plan Area. Additional data will be required to determine stormwater drainage basins. Both aerial photography and

drainage basin reports will generally extend to land that is outside of the specific study area for any particular land development project.

In addition, infrastructure such as roads and municipal utilities (i.e., Tri-Village Sewer) may be required to be oversized or constructed in a fashion that services more than one parcel of land.

To allow for a fair distribution of developer costs and to minimize financial risk to the Plan Partners, a cost sharing structure for land development should be based upon the following principles. Section 651(1) of the Act shall be applied where applicable as a legislative enabling tool.

- Developers that access municipal aerial photography and contour data shall compensate the Plan Partners on a cost/per hectare basis,
- Developers that prepare drainage reports, environmental assessments and other background studies shall assume 100% of the preparation cost. Subsequent Developers that access this data shall compensate the original developer on a cost/per hectare basis,
- Developers that provide road access to adjoining lands may be compensated by subsequent developers for a portion of the development costs for the said road.
- Developers that oversize municipal utility lines shall be compensated by subsequent developers for the costs of the oversize.

Funds under this principle which are acquired by the Plan Partners shall be directed towards funding for a future joint recreational facility.

Plan Partners agree as part of this Plan to not implement an Off-Site levy Bylaw within the Plan Area without the consent of other Plan Partners.

4.6) INTER-MUNICIPAL COUNCIL COMMITTEE

The formation of a joint body responsible for the implementation of the transition requirements for this Plan is very important to ensure its success.

- a) The Inter-municipal Council Committee will be comprised of elected officials from each Council as a means to enhance communication between the four member municipalities at Council level. The purpose of the Committee will be to encourage inter-municipal cooperation and provide a means for coordination between the four Councils on matters of mutual concern in the Plan Area.

- b) The Committee will be responsible for the following tasks:
 - i. Monitoring the progress of the implementation of this Plan;
 - ii. Reviewing proposed amendments to this Plan;
 - iii. Providing recommendations to amendments to this Plan;
 - iv. Reviewing proposed annexation proposals and providing recommendations to affected Councils;
 - v. Review of other joint projects or issues of common concern to each municipality; and
 - vi. Provide a forum for the resolution of disputes that may occur through the implementation of this Plan.
- c) The Committee shall consist on one member of each municipality as established by their respective Council. Any respective member may call a meeting of the Committee which shall be held within 30 days of the call being made.
- d) Notwithstanding the above, the Committee shall convene no less than one year prior to the expiry of this agreement to review amendments or extensions to the term of this plan.
- e) The Inter-municipal Council Committee shall hold a meeting a minimum of one year prior to the expiry of this agreement to receive presentations and recommendations for amendments to the plan.

4.7) INTER-MUNICIPAL PLANNING COMMISSION

Alberta Beach, the Summer Villages of Sunset Point and Val Quentin and Lac Ste. Anne County hereby consent to enter into an agreement to establish an Inter-municipal Planning Commission (IMPC). The purpose of the Inter-municipal Planning Commission will be to carry out duties as described in Section 4.10 of this Plan.

The IMPC shall consist of 4 members, with a minimum of one member being appointed by each municipal partner. Quorum shall consist of 3 members. The detailed structure of the IMPC shall be established through separate bylaw.

4.8) IMPC – VOTING PROCEDURES

To provide for a balanced and transparent voting procedure for issues brought forward to the IMPC for decision, voting and areas of interest will be in accordance with the following:

- (a) The host municipality shall have one vote,
- (b) The adjoining municipality shall have one vote, and
- (c) A third vote shall be determined by the relative area of interest for the remaining two Plan Partners. The area of interest is graphically described on Figure No. 7: Area of Interest.

Where both non-host municipalities have indicated in writing that they no longer have an interest in the subdivision and/or development process for certain lands within the IMDP, the host municipality shall have sole approving authority over those lands in accordance with its own development authority and subdivision authority bylaw(s).

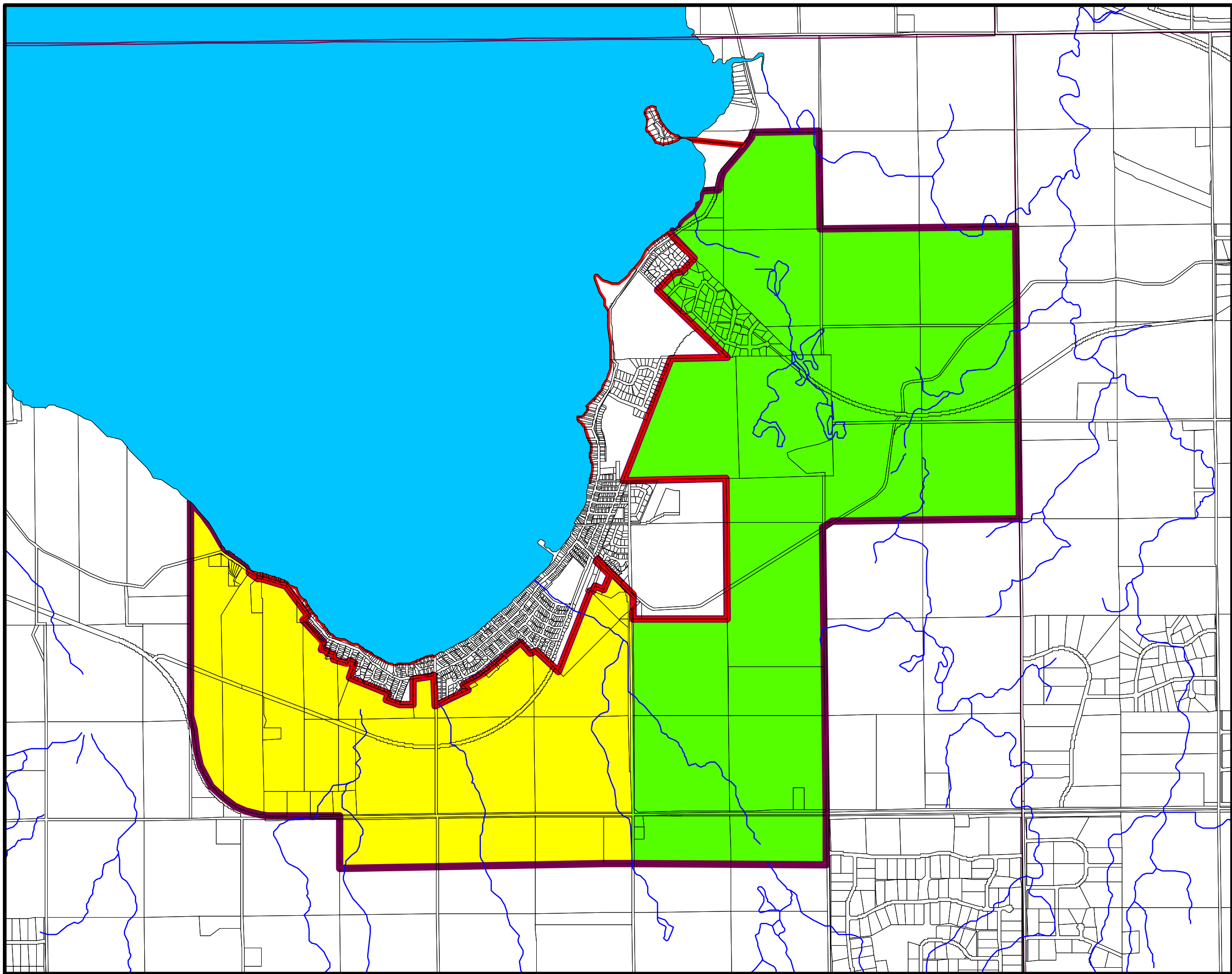
4.9) SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Alberta Beach, the Summer Villages of Sunset Point and Val Quentin and Lac Ste. Anne County hereby consent to enter into an agreement to establish an Inter-municipal Subdivision and Development Appeal Board (ISDAB). The jurisdiction of the ISDAB shall be limited to the lands within the plan boundary of the Alberta Beach Regional Inter-Municipal Development Plan, unless amended through mutual consent of all municipal partners.

The ISDAB shall consist of five (5) members, with a minimum of one member being appointed by each municipal partner. Quorum shall consist of a minimum of three (3) members.

Appeals shall be administered in the following manner:




- The host municipality for the appeal shall be responsible for all administrative duties costs for the appeal.
- Each Member of the ISDAB shall be obtained from the list of Subdivision and Development Appeal Board (SDAB) Members appointed by each municipal partner.
- Quorum shall require a minimum of one member from the SDAB membership list of the host municipality, and two (2) members from the SDAB list for host municipality should the appeal be heard by more than three (3) members.



**ALBERTA BEACH
REGIONAL
INTER-MUNICIPAL
DEVELOPMENT PLAN**

**FIGURE NO. 7
AREA OF
INTEREST**

Legend

-  IDP_Bndry
-  SUNSET POINT
-  VAL QUENTIN

JUNE, 2007

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NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.
DATA SUPPLIED BY LAC STE. ANNE COUNTY, ALBERTA
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4.10) SUBDIVISION, DEVELOPMENT AND SAFETY CODES PROCESS

Subdivision and Development issues shall be addressed in the following manner. A generalized flowchart for the planning process is provided on the following page:

- a) Each municipality shall have complete approving authority over subdivision and development matters which conform to this plan and are described as a permitted use under the respective land use district.
- b) Each municipality shall have complete authority within its mandate for all approvals and enforcement matters under the Safety Codes Act.
- c) Development proposals (structural development) which are discretionary under the respective land use district and are an accessory use to an existing permitted use on the same lot shall be determined by the applicable municipality.
- d) Subdivision applications, and development proposals which are discretionary under the respective land use Bylaw and are not subject to (c) above shall be referred to each member municipality's Subdivision and/or Development Authority. Based upon the referral, if a conditional approval is satisfactory the application shall be determined by the subject municipality, otherwise the matter shall be referred to the Inter-municipal Planning Commission for decision.
- e) A copy of the notice of decision for all subdivision and development decisions within the plan area shall be referred to each member municipality.
- f) All subdivision and development proposals which do not conform to this plan shall require an amendment to this plan prior to consideration of approval.
- g) Statutory plans, outline plans, conceptual schemes and land use bylaw amendments prepared for lands within the Plan Area shall be reviewed and commented on by the Inter-municipal Planning Commission. The Inter-municipal Planning Commission shall make recommendations to each respective Municipal Council with respect to the draft plan or bylaw proposal.
- h) In the event that one or more member municipalities is opposed to the a proposal under (i) the matter shall be referred to the Inter-Municipal Council Committee.
- i) All member municipalities shall comply with referral timelines of 21 days from the date of referral on all subdivision and development

matters unless a formal time extension request is sent to the respective municipality.

4.11) PLAN AMENDMENT PROCESS

- a) Amendments to this plan will be considered when determined required by the Inter-municipal Council Committee. Applications for amendments to this Plan shall be forwarded to each Council. Planning Authorities for each municipality will be requested to provide comments on the proposed amendment.
- b) All proposed amendments shall be processed in accordance with the Municipal Government Act, but shall not come into affect until adopted by all Councils.
- c) Amendments to this Plan shall be considered with respect to:
 - i. The proposed amendments conformance to the goals, objectives and policies of this plan,
 - ii. The need for the amendment,
 - iii. The implications for all municipalities in terms of the impact on agricultural land, housing, industry, parks and recreation, transportation and utilities, institutional facilities and environmental concerns.

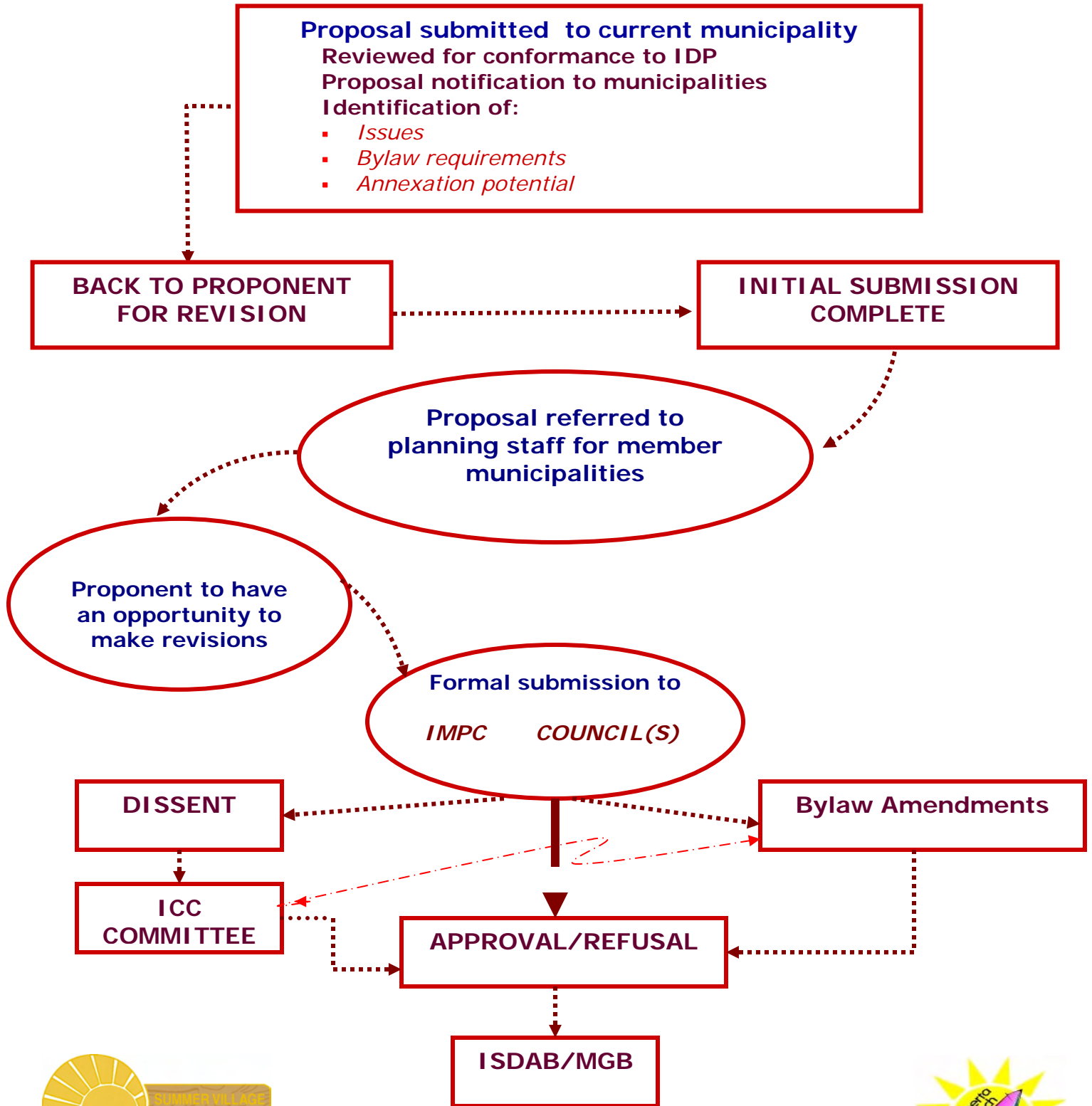
4.12) REQUIRED AMENDMENTS TO THE LOCAL BYLAWS AND STATUTORY PLANS.

The Municipal Development Plan, Land Use Bylaw and other statutory plans having jurisdiction within the plan area shall be in conformance with this Plan. Where possible, the amendment process should occur simultaneously to provide for a more effective public hearing process and to reduce a duplication in public hearing dates.

Proposed amendments to local plans and bylaws which affect land within the plan area shall be referred to each member municipality for review and comment.



ALBERTA BEACH REGIONAL INTER-MUNICIPAL DEVELOPMENT PLAN FOR LARGE SCALE SUBDIVISION AND DEVELOPMENT



Specific amendments to all relevant documents are described in Appendix "A" of this plan. Amendments to local plans, policies and bylaws for all municipal partners shall be completed by no later than December 31, 2007, unless otherwise agreed to by the municipal partners.

4.13) ARBITRATION.

Any conflicts regarding the implementation of this plan shall be referred by the Inter-municipal Council Committee to each municipality. If the conflict is unable to be resolved at the municipal level, the matter may be referred to the Alberta Municipal Affairs: Municipal Government Board in accordance with the Municipal Government Act.

4.14) PLAN RENEWAL, EXPIRY AND WITHDRAWAL.

This plan once adopted by each municipality, shall be in force until January 1, 2013. Extensions of this Plan shall be in accordance with the procedures described in Section 4.6 of this Plan.

A minimum of six months written notice to each municipal partner is required to initiate the bylaw process to withdraw from this plan.

4.15) TRANSITIONAL PROVISIONS.

To provide a consistent approach to planning initiatives that are in progress upon the date that this Plan is adopted through third reading of the enabling bylaw; all subdivision application approvals, land use bylaw amendment proposals, development permit applications and approvals, stop orders, unsightly yard orders and court actions related to same shall be addressed at the local level.

Notwithstanding the above, at the discretion of the subject municipality and upon acceptance of the other municipal plan partners, authority for determining any of the above matters may be delegated to the successor IMPC and ISDAB as applicable.

PART FIVE: ANNEXATION

Each municipal partner realize that to accommodate urban growth it may be practical and desirable to annex certain adjacent lands from one municipality to another. The following shall be considered in the review of an annexation proposal.

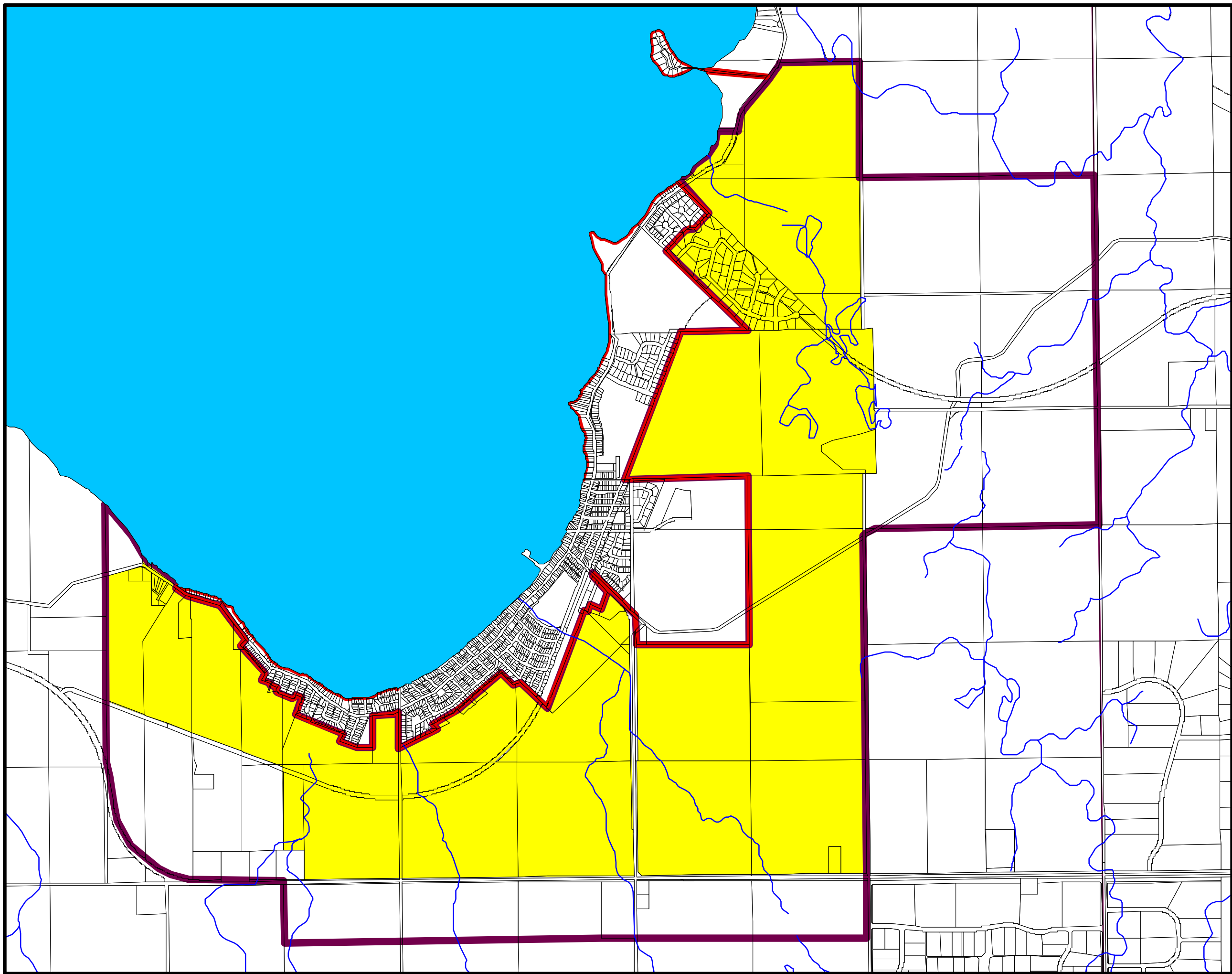
5.1) MUNICIPAL ANNEXATION POLICY

Proposed annexation/amalgamations shall be referred to the Inter-municipal Council Committee for initial review. Prior to making formal application to the Municipal Government Board, the affected municipalities should be in agreement with the spirit and intent of the proposed annexation/amalgamation.

5.2) URBAN EXPANSION AREA

A principal purpose of this plan is to encourage the development of the plan area in a manner that lands may be developed in a manner that would be compatible with an urban municipality were it to be annexed.



Figure No. 9: Urban Expansion Area describes the area within Lac Ste. Anne County that is of interest as an urban expansion area for each urban municipality.



**ALBERTA BEACH
REGIONAL
INTER-MUNICIPAL
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**FIGURE NO. 9
URBAN
EXPANSION AREA**

Legend

-  IDP_Bndry
-  Urban Expansion Area

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ENVIRONMENT, P.F.R.A., AND LOCALS WHERE APPLICABLE.
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APPENDIX "A" – REQUIRED STATUTORY PLAN AND BYLAWS

- **Lac Ste. Anne County**

- (1) Amend Municipal Development Plan and Land Use Bylaw to reflect amendments to referral procedures for bylaw amendments, subdivision and development permits.
- (2) Amend the future land use map of the Municipal Development Plan to identify the Alberta Beach Regional Inter-municipal Development Plan area.
- (3) Create an Inter-Municipal Agricultural Land Use District in accordance with this plan and to re-district (rezone) all agricultural lands within the plan area to the said district.
- (4) Prepare a Bylaw to establish an Inter-municipal Planning Commission.
- (5) Prepare a Bylaw to establish an Inter-municipal Subdivision and Development Appeal Board.
- (6) Prepare an agreement for the Inter-municipal Committee and implementation of this Plan.

- **Alberta Beach**

- (1) Prepare a Bylaw to establish an Inter-municipal Planning Commission.
- (2) Prepare a Bylaw to establish an Inter-municipal Subdivision and Development Appeal Board.
- (3) Prepare an agreement for the Inter-municipal Committee and implementation of this Plan

- **Summer Village of Sunset Point**

- (1) Prepare a Bylaw to establish an Inter-municipal Planning Commission.
- (2) Prepare a Bylaw to establish an Inter-municipal Subdivision and Development Appeal Board.
- (3) Prepare an agreement for the Inter-municipal Committee and implementation of this Plan.

- **Summer Village of Val Quentin**

- (1) Prepare a Bylaw to establish an Inter-municipal Planning Commission.
- (2) Prepare a Bylaw to establish an Inter-municipal Subdivision and Development Appeal Board.
- (3) Prepare an agreement for the Inter-municipal Committee and implementation of this Plan.