



# LAC CARDINAL

## INTERMUNICIPAL DEVELOPMENT PLAN

Village of Berwyn Bylaw No. 624  
Town of Grimshaw Bylaw No. 1163  
Municipal District of Peace No. 135 Bylaw No. 6/2015

February 2016

Prepared by:



**BYLAW NO. 624**  
**BEING A BYLAW OF THE VILLAGE OF BERWYN, IN THE PROVINCE OF ALBERTA**  
**FOR THE PURPOSE OF ADOPTING THE VILLAGE OF BERWYN,**  
**THE TOWN OF GRIMSHAW, AND THE MUNICIPAL DISTRICT OF PEACE NO. 135,**  
**LAC CARDINAL INTERMUNICIPAL DEVELOPMENT PLAN**

**WHEREAS;** Section 631 of the Municipal Government Act, Chapter M-26 empowers Council to adopt an Intermunicipal Development Plan, in cooperation with the Town of Grimshaw and the Municipal District of Peace No. 135; and

**WHEREAS;** the Council of the Village of Berwyn in the Province of Alberta, deems it desirable to adopt an Intermunicipal Development Plan; and


**WHEREAS;** the Council of the Village of Berwyn in the Province of Alberta, views the adoption of an Intermunicipal Development Plan as a positive measure in relation to working with its municipal neighbours, the Town of Grimshaw and the Municipal District of Peace No. 135; and

**WHEREAS;** the Council of the Village of Berwyn has held public hearings pursuant to Section 230 of the Municipal Government Act;

**NOW THEREFORE, THE COUNCIL OF THE VILLAGE OF BERWYN, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS THE FOLLOWING:**

1. That a joint public hearing was advertised within the Mile Zero News on February 10 and February 17, 2016 as required under S. 692 (3) (b) and S. 606 of the Municipal Government Act and the joint public hearing is to be held/was held with the Town of Grimshaw and the Municipal District of Peace No. 135 on February 22, 2016 as required under S. 692 (3) (a) of the Municipal Government Act;
2. That this bylaw shall be known as the Village of Berwyn, Lac Cardinal Intermunicipal Development Plan bylaw;
3. That the Village of Berwyn, Lac Cardinal Intermunicipal Development Plan, as attached is hereby adopted;
4. That the attached Schedule A is hereby adopted as the Village of Berwyn, Lac Cardinal Intermunicipal Development Plan;
5. That the provisions of this bylaw apply to all lands and buildings within the areas surrounding the Village of Berwyn and the Town of Grimshaw as outlined on the Lac Cardinal Intermunicipal Development Plan Schedule A;
6. That Bylaw No. 624 shall take effect on the date of its final passage by Council.

First reading given on the 28<sup>th</sup> day of January, 2016.

  
\_\_\_\_\_  
Harry Vanderklok, Deputy Mayor

  
\_\_\_\_\_  
Olive Toews, Chief Administrative Officer

Second reading given on the 25<sup>th</sup> day of February, 2016.

  
\_\_\_\_\_  
Harry Vanderklok, Deputy Mayor

  
\_\_\_\_\_  
Olive Toews, Chief Administrative Officer

Third reading given on the 25<sup>th</sup> day of February, 2016.

  
\_\_\_\_\_  
Harry Vanderklok, Deputy Mayor

  
\_\_\_\_\_  
Olive Toews, Chief Administrative Officer

BYLAW NO. 1163, A BYLAW OF THE  
TOWN OF GRIMSHAW, IN THE PROVINCE OF ALBERTA

FOR THE PURPOSE OF ADOPTING THE TOWN OF GRIMSHAW, THE VILLAGE OF  
BERWYN, AND THE MUNICIPAL DISTRICT OF PEACE NO. 135, LAC CARDINAL  
INTERMUNICIPAL DEVELOPMENT PLAN

WHEREAS; Section 631 of the Municipal Government Act, Chapter M-26 empowers Council to adopt an Intermunicipal Development Plan, in cooperation with the Village of Berwyn and the Municipal District of Peace No. 135; and

WHEREAS; the Council of the Town Grimshaw in the Province of Alberta, deems it desirable to adopt an Intermunicipal Development Plan; and


WHEREAS; the Council of the Town of Grimshaw in the Province of Alberta, views the adoption of an Intermunicipal Development Plan as a positive measure in relation to working with its municipal neighbours, the Village of Berwyn and the Municipal District of Peace No. 135; and

WHEREAS; the Council of the Town of Grimshaw has held a public hearing pursuant to Section 230 of the Municipal Government Act;

NOW THEREFORE, THE COUNCIL OF THE TOWN OF GRIMSHAW, DULY ASSEMBLED, HEREBY ENACTS THE FOLLOWING:

1. That a joint public hearing was advertised within the Mile Zero News on February 10 and February 17, 2016 as required under S. 692 (3) (b) and S. 606 of the Municipal Government Act and the public hearing is to be held/was held with the Village of Berwyn and the Municipal District of Peace No. 135 on February 22, 2016 as required under S. 692 (3) (a) of the Municipal Government Act;
2. That this bylaw shall be known as the Town of Grimshaw, Lac Cardinal Intermunicipal Development Plan bylaw;
3. That the Town of Grimshaw, Lac Cardinal Intermunicipal Development Plan, as attached is hereby adopted;
4. That the attached Schedule A is hereby adopted as the Town of Grimshaw, Lac Cardinal Intermunicipal Development Plan;
5. That the provisions of this bylaw apply to all lands and buildings within the areas surrounding the Village of Berwyn and the Town of Grimshaw as outlined on the Lac Cardinal Intermunicipal Development Plan Schedule A;
6. That Bylaw No. 1163 shall take effect on the date of its final passage by Council.

First reading given on the 13th day of January, 2016.

  
Dirk Thompson, Deputy Mayor

  
Brian Allen, Chief Administrative Officer

Second reading given on the 24 day of February, 2016.

  
Bob Regal, Mayor

  
Brian Allen, Chief Administrative Officer

Third reading given on the 24 day of February, 2016.

  
Bob Regal, Mayor

  
Brian Allen, Chief Administrative Officer

BYLAW NO. 6/2015

BEING A BYLAW OF THE MUNICIPAL DISTRICT OF PEACE NO. 135  
IN THE PROVINCE OF ALBERTA

FOR THE PURPOSE OF ADOPTING THE MUNICIPAL DISTRICT OF PEACE NO. 135,  
THE TOWN OF GRIMSHAW AND THE VILLAGE OF BERWYN,  
LAC CARDINAL INTERMUNICIPAL DEVELOPMENT PLAN

WHEREAS; Section 631 of the Municipal Government Act, Chapter M-26 empowers Council to adopt an Intermunicipal Development Plan, in cooperation with the Town of Grimshaw and the Village of Berwyn; and

WHEREAS; the Council of the Municipal District of Peace No. 135 in the Province of Alberta, deems it desirable to adopt an Intermunicipal Development Plan; and

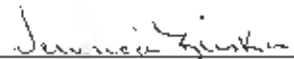
WHEREAS; the Council of the Municipal District of Peace No. 135 in the Province of Alberta, views the adoption of an Intermunicipal Development Plan as a positive measure in relation to working with its municipal neighbours, the Town of Grimshaw and the Village of Berwyn; and

WHEREAS; the Council of the Municipal District of Peace No. 135 has held public hearings pursuant to Section 230 of the Municipal Government Act;

NOW THEREFORE, THE COUNCIL OF THE MUNICIPAL DISTRICT OF PEACE NO. 135, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:


1. That a joint public hearing was advertised within the Mile Zero News on February 10 and February 17, 2016 as required under S. 692 (3) (b) and S. 606 of the Municipal Government Act and the joint public hearing is to be held/was held with the Village of Berwyn and the Town of Grimshaw on February 22, 2016 as required under S. 692 (3) (a) of the Municipal Government Act;
2. That this bylaw shall be known as the Municipal District of Peace No. 135, Lac Cardinal Intermunicipal Development Plan bylaw;
3. That the Municipal District of Peace No. 135, Lac Cardinal Intermunicipal Development Plan, as attached is hereby adopted;
4. That the attached Schedule A is hereby adopted as the Municipal District of Peace No. 135, Lac Cardinal Intermunicipal Development Plan;
5. That the provisions of this bylaw apply to all lands and buildings within the areas surrounding the Village of Berwyn and the Town of Grimshaw as outlined on the Lac Cardinal Intermunicipal Development Plan Schedule A;
6. That Bylaw No. 6/2015 shall take effect on the date of its final passage by Council.

First reading given on the 12<sup>th</sup> day of January, 2016.

  
Veronica Bliska, Reeve


  
Lyle Mcken, Chief Administrative Officer

Second reading given on the 8<sup>th</sup> day of March, 2016.

  
Robert Willing, Deputy Reeve

  
Lyle Mcken, Chief Administrative Officer

Third reading given on the 8<sup>th</sup> day of March, 2016.

  
Robert Willing, Deputy Reeve

  
Lyle Mcken, Chief Administrative Officer

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## SECTION 1: INTRODUCTION

## 1 INTRODUCTION

### 1.1 BACKGROUND AND HISTORY

- (1) The Lac Cardinal Intermunicipal Development Plan (IDP) evolved from a series of meetings with many stakeholders representing the three (3) IDP municipalities. This plan has been prepared with the cooperation of all three municipal Councils and in accordance with Section 631 of the Alberta Municipal Government Act (Act). Section 631 of the Act states:

“Two or more councils may, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.”

- (2) The Municipal District of Peace No. 135 (Municipal District) and the Town of Grimshaw currently include policies regarding intermunicipal cooperation within their Municipal Development Plans (MDPs) and the Municipal District includes goals and objectives for intermunicipal cooperation within their MDP. Revisions and/or additions to these policies, goals and objectives, to the IDP municipalities MDP’s are expected outcomes of the implementation of this IDP. The Municipal District of Peace No. 135’s MDP was adopted in 2009, the Town of Grimshaw’s MDP was adopted in 2011 and the Village of Berwyn’s MDP was adopted in 2012. Goals, objectives and policies are identified within the Lac Cardinal IDP to support intermunicipal cooperation between the municipalities.
- (3) A major objective of intermunicipal cooperation has been the coordinated development of the urban fringe areas around the Town of Grimshaw and the Village of Berwyn, initiated through referencing the Municipal District’s “Urban Fringe” area schedules within the MDP. See Schedules A-D.
- (4) Furthermore, the Municipal District of Peace No. 135’s MDP recognizes the importance for supporting cooperative development options in order to achieve a long-term balanced growth of the adjoining urban municipalities’ fringe areas prior to examining annexation proposals.
- (5) As such, and recognizing the need for a cooperative approach to future land use planning, the merits of an intermunicipal development plan between all three municipalities was realized and pursued in the winter of 2014.

## 1.2 PURPOSE

- (1) The purpose of the Lac Cardinal IDP is to establish a regional framework for managing future land use, subdivision, and development within this area. The Village of Berwyn, Town of Grimshaw, and the Municipal District of Peace No. 135 will work together to improve consistency in land development in the plan area, and enhance intermunicipal efficiency and communication through the adoption of this plan.
- (2) Furthermore, the IDP municipalities seek to enhance economic and environmental sustainability, stewardship and growth in the IDP areas.

## 1.3 GEOGRAPHIC CONTEXT

The geographic context of the IDP includes the area within the Municipal District of Peace No. 135 surrounding the Village of Berwyn and the Town of Grimshaw. See schedules A to D at the end of section 1 for a context map of the IDP area as well as district maps of the IDP area, and urban fringe areas surrounding the Town and Village.

## 1.4 GUIDING PRINCIPLES

- (1) The principles which guide the IDP are as follows:
  - (a) Trust: The municipalities agree to trust that municipalities within the IDP area will consult and/or share relevant information/issues that may have an impact within the IDP area.
  - (b) Respect: The municipalities will be considerate and respect differences of opinion when working through issues related to the IDP area.
  - (c) Understanding: The municipalities understand there may be conflicting priorities when working through issues related to the IDP area.
  - (d) Equity: The municipalities have equal decision making power related to developing and amending the IDP.
  - (e) Cooperation: The municipalities will cooperate regarding issues related to the IDP and the IDP area and work towards consensus whenever possible.
  - (f) Collaboration: The municipalities will work collaboratively through issues related to the IDP and the IDP area.

- (g) Coordination: The municipalities will coordinate with each other in the sharing of information that impacts the IDP and the IDP area.
- (h) Ongoing communication: The municipalities agree to maintain ongoing communication to avoid misunderstandings and share relevant information that impacts the IDP, the IDP area and the municipalities.

## 1.5 DEFINITIONS

All terms and meanings in the Intermunicipal Development Plan shall carry their normal definitions unless otherwise defined.

**“ACT”** means the Municipal Government Act.

**“AGRICULTURAL LAND USE”** means the use of lands, buildings or structures for the raising of livestock, fur-bearing animals, birds or fish and/or the production of agricultural field crops, the production of fruit, vegetables, sod, trees, shrubs and other specialty horticulture crops, as well as the production of eggs, milk and honey for food production and sale. Agricultural land use also includes value-added activities including food processing, food storage, agricultural machinery sales and service, and the sale of agricultural products and farm supplies, but does not include the storage of solid and liquid fertilizers.

**“ALTERNATIVE DISPUTE RESOLUTION”** means methods of resolving legal disputes which does not involve going to court.

**“BUFFER”** means a restriction made in the form of trees, shrubs, berming, fencing, or other similar means to provide screening and separation between sites, incompatible land uses, roadways or districts.

**“COMMERCIAL”** means development and activity connected with the buying and selling of goods and services.

**“COUNCILS”** means the Municipal Councils of the Village of Berwyn, the Town of Grimshaw, and the Municipal District of Peace No. 135.

**“DENSITY”** means the relative number of people, structures, jobs or some other attribute per a unit of measure, for example, per acre or hectare of land.

**“INTERMUNICIPAL DEVELOPMENT PLAN (IDP)”** means the Lac Cardinal Intermunicipal Development Plan adopted by Councils and pursuant to the Act.

**“MUNICIPAL DEVELOPMENT PLAN (MDP)”** means a plan adopted by council as a municipal development plan pursuant to the Act.

**“MUNICIPAL RESERVE”** means land provided as part of a subdivision by the developer without compensation for park and/or school purposes in accordance with the provisions of the Municipal Government Act.

**“NET PRODUCTIVITY RATING (NPR)”** means the point rating assigned to a soil type based on its ability to produce crops taking into account the soil quality, surface depth, subsoil, surface texture and other miscellaneous items. The rating system varies with poor soil rated as low as zero and the best as high as 100 points. For purposes of this document, the net productivity rating that determines the productivity level of agricultural land within the IDP area is either more or less than 40 points.

**“PRODUCTIVE AGRICULTURAL LAND”** shall mean land currently under agricultural cultivation with a Net Productivity Rating of 40 or higher, which should encompass better agricultural land.

**“RESIDENTIAL”** means any building, structure, manufactured home or mobile home, or part thereof, used and occupied for human habitation or intended to be so used.

**“STATUTORY PLAN”** means an intermunicipal development plan, a municipal development plan, an area structure plan or an area development plan adopted by a municipality under division 4 of the Act.

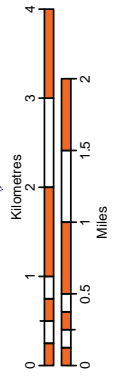
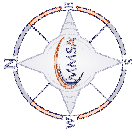


# Intermunicipal Development Plan

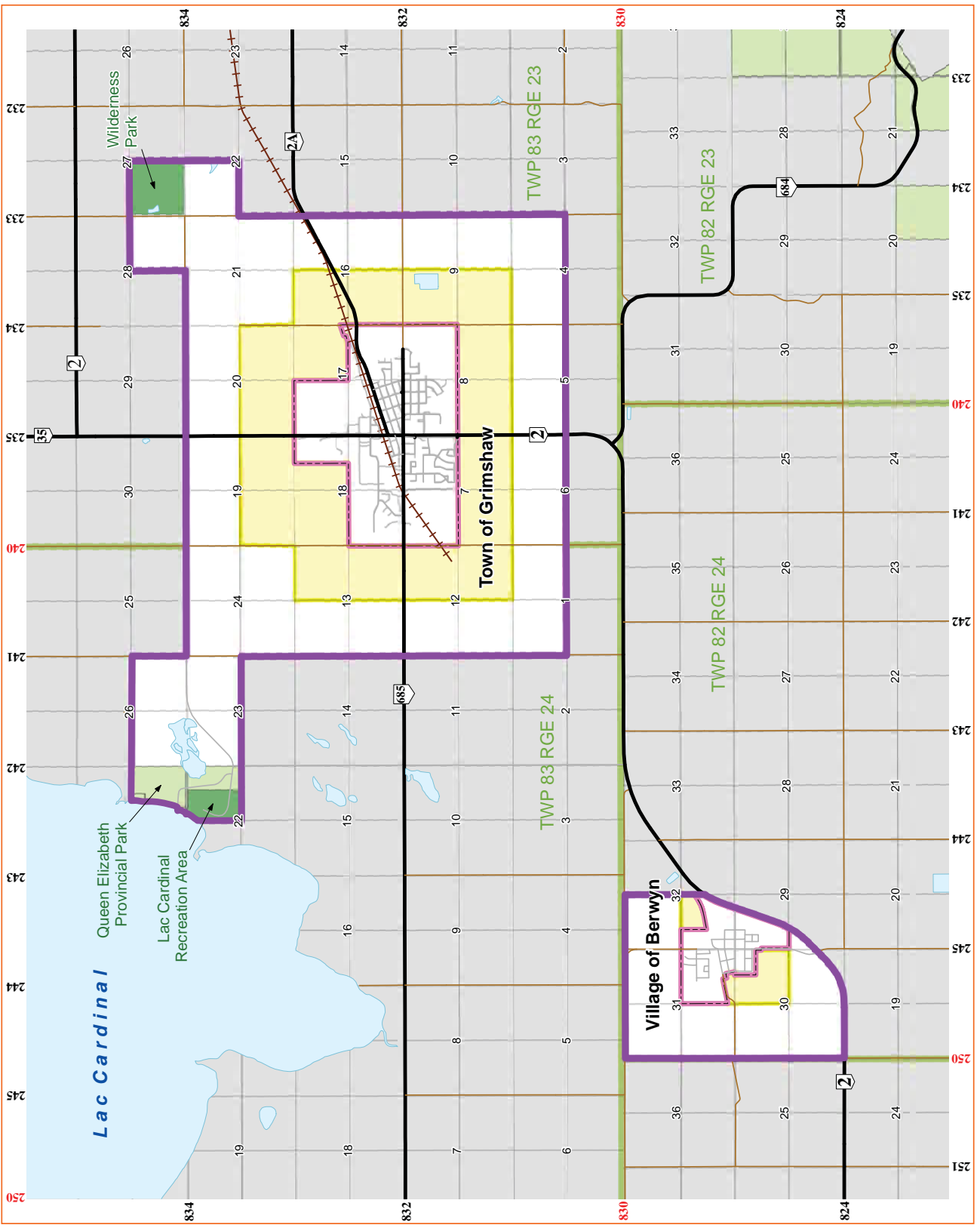
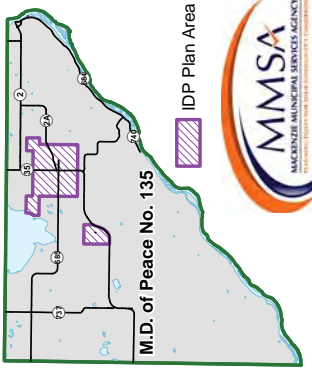
## Schedule A:

### Plan Area

- IDP Plan Area
- Urban Fringe
- Town/Village
- Highway
- Municipal Paved Road
- Municipal Unpaved Road
- Railway
- MD 135 Parkland
- Crown Land
- Water Feature
- Township Line
- Quarter Section Line



Map Projection: UTM Zone 11N - NAD 83  
 Data Source: Ahtai, US Ltd.  
 Adopted: February 2016

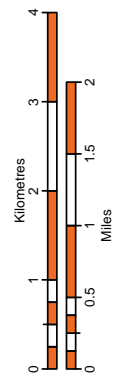
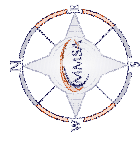




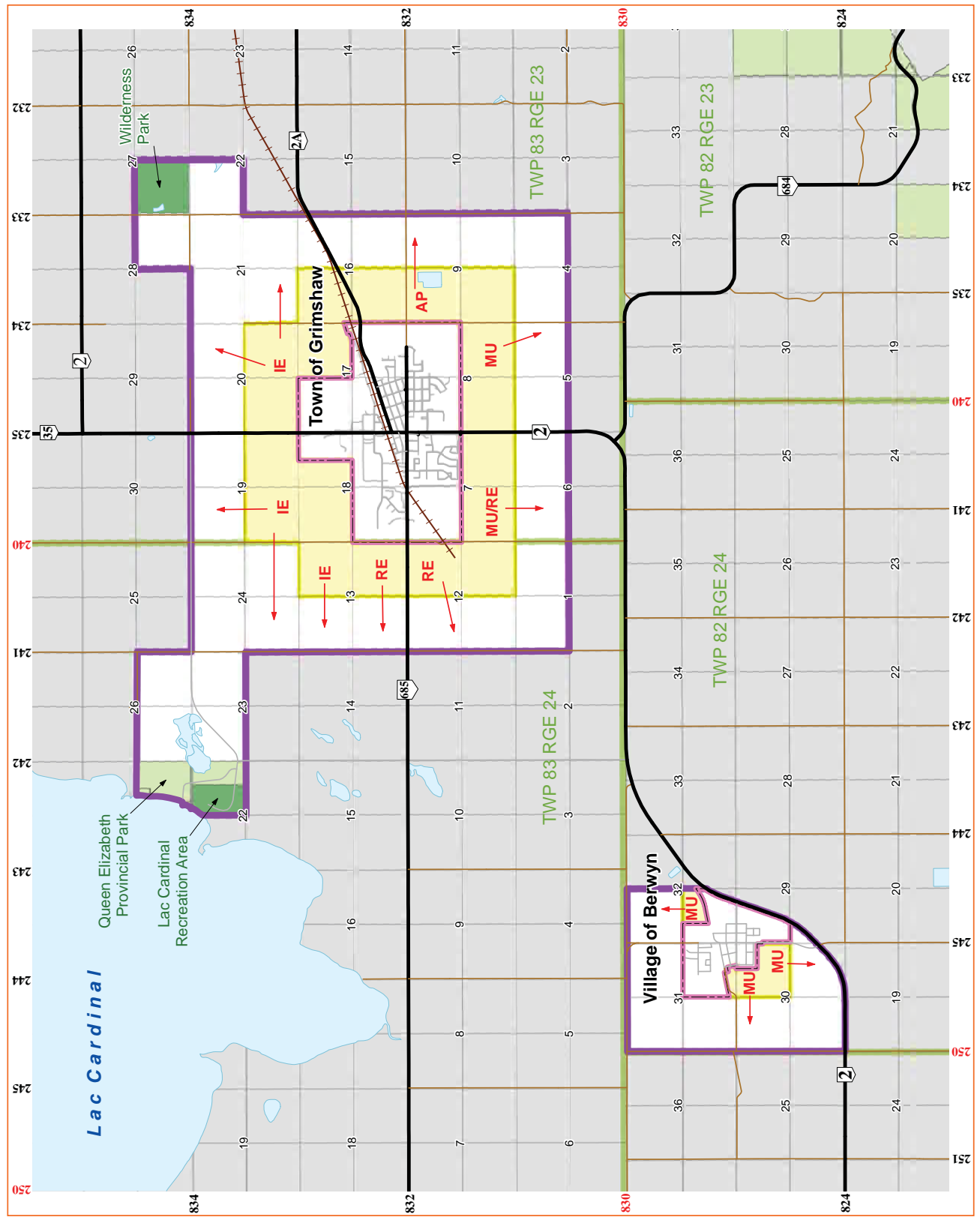
# Intermunicipal Development Plan

## Schedule B: Proposed Land Use Districts

- IDP Plan Area
- Urban Fringe
- Town/Village
- Agricultural Preserved
- Mixed-Use Expansion
- Industrial Expansion
- Residential Expansion
- Growth Direction
- Highway
- Municipal Paved Road
- Municipal Unpaved Road
- Railway
- MD 135 Parkland
- Crown Land
- Water Feature
- Township Line
- Quarter Section Line



Map Projection: UTM Zone 11N - NAD 83  
 Data Source: AltaLIS Ltd.  
 Adopted: February 2016

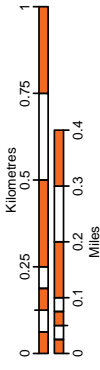
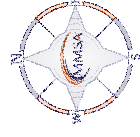




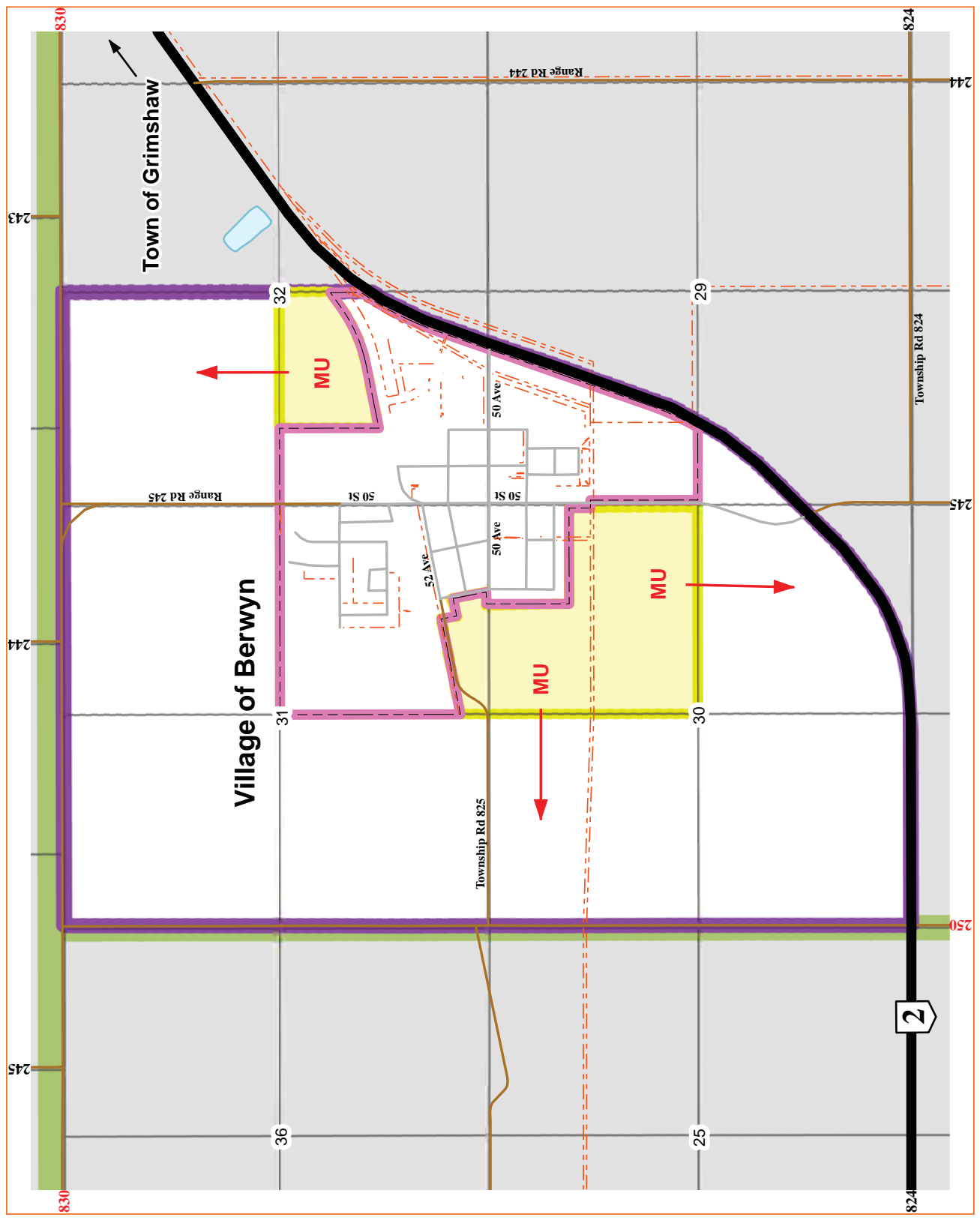
# Intermunicipal Development Plan Schedule C: Village of Berwyn

## Village of Berwyn

- IDP Plan Area
- Urban Fringe
- Town/Village
- AP Agricultural Preserved
- MU Mixed-Use Expansion
- IE Industrial Expansion
- RE Residential Expansion
- Growth Direction
- Highway
- Paved Municipal Road
- Unpaved Municipal Road
- Railway
- Municipal Parkland
- Crown Land
- Water Feature
- Right of Way (Electric, Water Line or Pipeline)
- Township Line
- Quarter Section Line



Map Projection: UTM Zone 11N - NAD 83  
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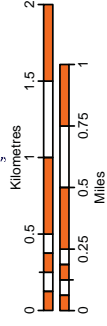


# Intermunicipal Development Plan

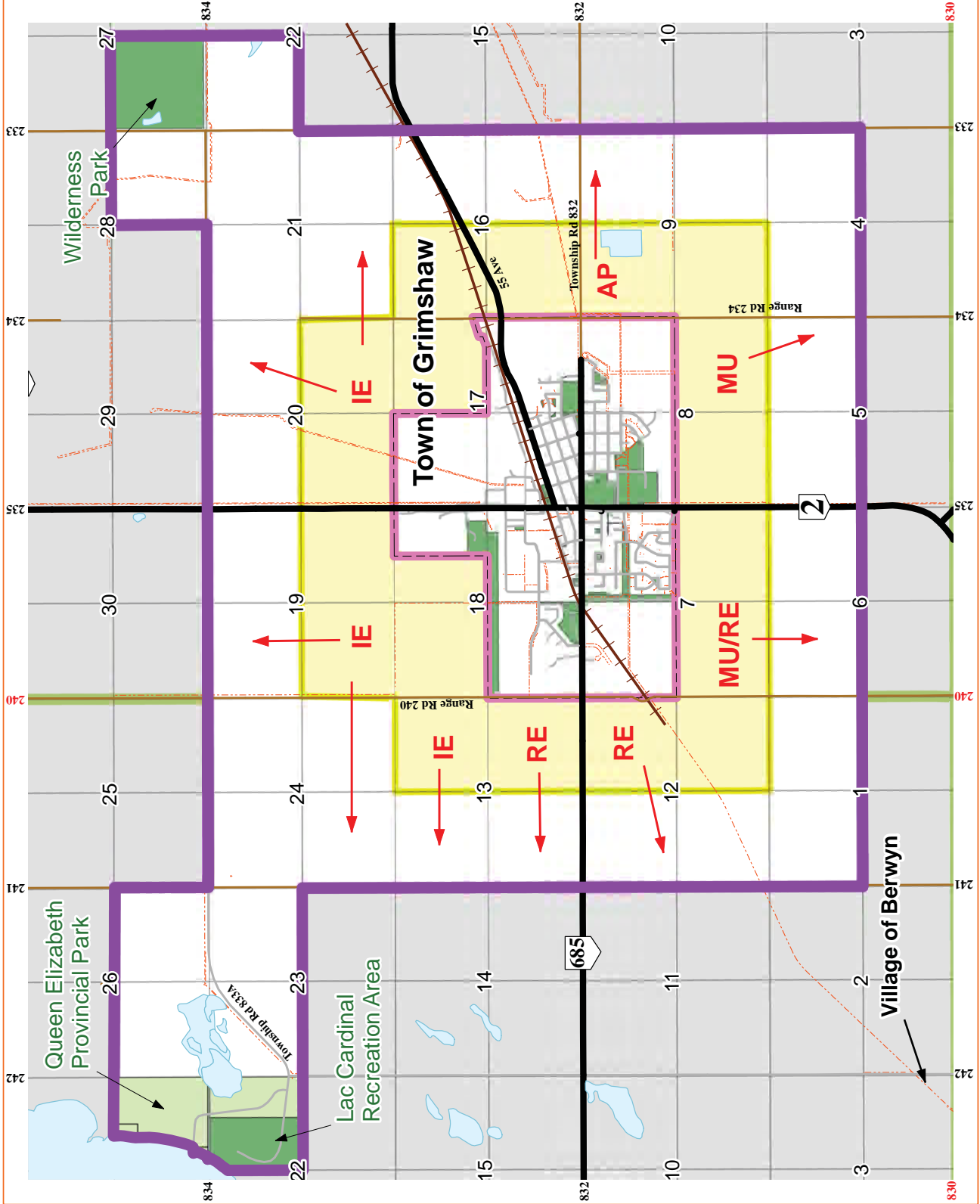
## Schedule D:

### Town of Grimshaw

- IDP Plan Area
- Urban Fringe
- Town/Village
- Agricultural Preserved
- Mixed-Use Expansion
- Industrial Expansion
- Residential Expansion
- Growth Direction
- Highway
- Municipal Paved Road
- Municipal Unpaved Road
- Railway
- Municipal Parkland
- Crown Land
- Water Feature
- Right of Way (Electric, Water Line or Pipeline)
- Township Line
- Quarter Section Line



Map Projection: UTM Zone 11N - NAD 83  
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 Adopted: February 2016





## SECTION 2: PLANNING CONTEXT

## 2 PLANNING CONTEXT

### 2.1 LOCATION

The three municipalities involved in this plan are located within the “Peace Country” of northwest Alberta, located 161 km (100 mi) northeast of the City of Grande Prairie to Berwyn and 172 km (107 mi) to Grimshaw and 522 km (324 mi) northwest of the City of Edmonton to Berwyn and 510 km (317 mi) to Grimshaw. These municipalities are located within the Upper Peace Region of the province. The Upper Peace Region includes an area of approximately 7,427,032 square hectares (18,351,944 square miles) as identified by the Province of Alberta. See Figure 2 in the appendices for the Upper Peace Region Map.

### 2.2 AGRICULTURAL CONTEXT

- (1) Agriculture has been identified as the most important activity in the Municipal District of Peace No. 135, comprising approximately 75 percent of the total land use. The growing of grain and animal husbandry are the most common agricultural industries. These operations are located close to the boundaries of the Village of Berwyn and the Town of Grimshaw.
- (2) Statistics Canada data indicates that the number of individuals employed by the agriculture sector in the Town of Grimshaw increased from 160 persons to 190 persons between 2001 and 2006, a 19 percent increase over this time period. The MDP for the Municipal District of Peace No. 135 also identifies agriculture as a major employment sector.

### 2.3 RESIDENTIAL CONTEXT

- (1) Residential development is of significant importance in the IDP area. The Village of Berwyn has become a bedroom community over the past couple of decades with the consolidation of farms into larger businesses and the removal of the railway line through the Village. The Town of Grimshaw’s housing development is growing with a mix of housing densities that can accommodate a variety of housing needs for renters and homeowners throughout the life cycle. Recent residential development in Grimshaw may be attributed to job increases near the Town of Peace River, higher housing costs in the Town of Peace River and the close proximity of the Town of Grimshaw to the Peace River area.
- (2) The IDP areas immediately north of the Village of Berwyn areas within the north and west sections of Berwyn, as well as areas within the southwest and west sections of the Town of Grimshaw, are adjacent to existing and future proposed residential expansions.

These proposed developments are cited in the Municipal Development Plans for the Village of Berwyn and the Town of Grimshaw.

- (3) Furthermore, the Municipal Development Plans (MDPs) of all three municipalities have identified the importance of encouraging more diverse housing options, within the urban areas as well as along transportation corridors on low agricultural productivity lands. A range of densities, from low to higher density is encouraged within the urban centres, concentrating lower density country residential developments within the Municipal District. The ability to attract additional residents to the IDP area is possible by providing a range of affordable rental and owned housing options throughout the IDP area.

## 2.4 RECREATIONAL CONTEXT

There are a number of recreational opportunities within the region in the form of parks, trails, open spaces, and indoor facilities. Wilderness Park, located to the northeast of the Town of Grimshaw, is a recreational outdoor area in the region, stocked with fish yearly, frequented by anglers, joggers and dog walkers. The Lac Cardinal Recreation Area, located adjacent to Lac Cardinal is a large recreational area well utilized throughout the year. It includes a hall, an outdoor rodeo arena, campsites, as well as the Lac Cardinal Pioneer Village Museum. In winter, a pond hockey tournament is held on Lac Cardinal. Adjacent to this park is the Queen Elizabeth Provincial Park. The Town of Grimshaw's facilities include an outdoor ice rink, several parks and play grounds, the Mackenzie Mile Zero Park and the Tom Baldwin Memorial Arboretum as well as the Mile Zero Regional Multiplex. The Multiplex includes an indoor ice facility, a field house, a running track, a fitness centre, offices, a boardroom and a food concession. The Village of Berwyn's facilities include an outdoor park for skateboarding and baseball, a playground, and an indoor ice rink. These facilities provide space for a range of uses and activities within the IDP area.

## 2.5 COMMERCIAL CONTEXT

Commercial activities are targeted along the Mackenzie Highway 35 - Highway 2 and Highway 2A corridors through the Town of Grimshaw and the Municipal District of Peace No. 135, as well as the main streets through both the Town of Grimshaw and the Village of Berwyn. These areas have been identified within the Municipal Development Plans of Berwyn and Grimshaw as vital for maintaining and enhancing commercial activities as well as attracting new businesses within the IDP area.

## 2.6 INDUSTRIAL CONTEXT

Industrial developments within the Municipal District of Peace No. 135 are located close to provincial highways as well as urban fringe area and outskirts of the Town of Grimshaw and the

Village of Berwyn. Industries within the Municipal District include resource extraction and supporting industries, as well as a grain terminal. The Town of Grimshaw includes large industrial areas in the northwest and northeast sections of the town. Current industries include light manufacturing, and machinery and vehicle repair shops. The Village of Berwyn’s industrial sector includes; a manufactured home - sales and assembly business, welding, and a helicopter service business. The Industrial sector is an important business component of the IDP area.

## 2.7 POPULATION TRENDS

All of the municipalities have experienced both growth and decline within the last 20 years as identified in the table below. It is challenging to predict future growth based on past trends, but it is anticipated the municipalities will grow over the long term, based on recent industrial growth in the region, including the grain terminal, and anticipated growth in the resource extraction industries including sand and gravel and oil and gas.

**Table 1: Comparative Demographic Changes in All Three Municipalities between 1991 and 2011**

Year	Village of Berwyn Population	Rate of Change (%)	Town of Grimshaw Population	Rate of Change (%)	Municipal District of Peace No. 135 Population	Rate of Change (%)
1991	581	-	2,812	-	1,481	-
1996	606	+4.3	2,661	-5	1,562	+5.5
2001	546	-9.9	2,435	-8	1,495	-4.3
2006	516	-5.5	2,537	+4	1,496	+0.07
2011	526	+1.9	2,515	-0.01	1,446	-3.3
Average Growth Rate	-	-2.3	-	-2.6	-	-5.2

### 2.7.1 VILLAGE OF BERWYN

The population of the Village of Berwyn declined between 1996 and 2006, but has shown some growth since 2006, as indicated in Table 1. Moving forward, it is anticipated the population of the Village of Berwyn will increase due to growth in the industrial sector in the region, expected growth in the resource industries, increased residential units with the development of additional mobile home units in the Village, people commuting to work in the Peace River and Fairview

areas looking for lower housing prices, and retirees from the agriculture sector moving to the Village.

### **2.7.2 TOWN OF GRIMSHAW**

The population of the Town of Grimshaw has declined since 1991 as indicated in Table 1. Moving forward, it is anticipated the population of the Town of Grimshaw will increase due to growth in the industrial sector in the region including the opening of the grain terminal, expected growth in the resource industries, the development of additional multiple family dwellings over the last several years, new businesses establishing in the Town over the last several years, people commuting to work in the Peace River and Fairview areas looking for lower housing prices, and retirees from the agriculture sector moving to the Town.

### **2.7.3 MUNICIPAL DISTRICT OF PEACE NO. 135**

The population of the Municipal District grew from 1991 to 1996, but has slowly declined since 1996. The Municipal Development Plan for the Municipal District of Peace No. 135 provides three growth scenarios based on high, moderate and negative growth as the current economic uncertainty in Alberta and Canada makes it difficult to provide reliable population projections. Refer to Table 1 for the Municipal District population trends from 1991. There are opportunities for growth and development in the urban fringe areas adjacent to the Village of Berwyn and the Town of Grimshaw and the need to develop land use policies to encourage growth and development. It is anticipated the population of the Municipal District of Peace No. 135 will increase due to industrial sector growth in the region including the opening of the grain terminal, expected growth in the resource industries, as well as people commuting to work in the Peace River and Fairview areas from rural acreages and hamlets, for those that prefer a rural lifestyle.



## SECTION 3: GOALS AND OBJECTIVES

### 3 GOALS AND OBJECTIVES

The IDP Committee for the Village of Berwyn, the Town of Grimshaw and the Municipal District of Peace No. 135 have established the following goals and objectives for the Intermunicipal Development Plan. They are grouped into the following nine (9) sections: Cooperation, Growth, Economic Development, Infrastructure, Annexation, Circulation and Referrals, Intermunicipal Development Plan Committee and Dispute Resolution.

#### 3.1 COOPERATION

##### 3.1.1 GOAL

To work cooperatively in creating and implementing the policies of the Lac Cardinal Intermunicipal Development Plan Area.

##### 3.1.2 OBJECTIVES

- (1) To develop an administrative structure to support cooperation and communication between the three municipalities.
- (2) To establish a planning area where the municipalities agree to cooperate on land use planning issues.
- (3) To provide flexibility in land use planning directions, standards and options.
- (4) To reduce the potential for incompatible uses, adversely impacting the adjacent municipality.
- (5) To address any significant issues that may be identified through the public engagement process.
- (6) To establish principles so the municipalities may apply planning policies and land use bylaws within their respective jurisdictions, while maintaining and enhancing mutually beneficial policies and relationships between the municipalities.
- (7) To establish principles addressing existing and dominant land uses in the IDP area (i.e. Wilderness Park, agriculture, industry, urban residential, commercial).
- (8) To address requirements of the Act regarding intermunicipal conflict resolution procedures, plan administration and plan amendment or repeal procedures.



## **3.2 GROWTH**

### **3.2.1 GOAL**

To develop policies to effectively balance growth and development, limiting land use conflicts and ensuring the efficient use and stewardship of the lands within the Lac Cardinal Intermunicipal Plan area.

### **3.2.2 OBJECTIVES**

- (1) To encourage growth based on land use patterns that will benefit both the rural and urban residents of the area, while promoting the compatibility of land use and development.
- (2) To encourage the development and yearly review of a regional growth strategy that is adopted by the municipalities through Council resolutions.

## **3.3 ENVIRONMENTAL PROTECTION AND AGRICULTURAL PRESERVATION**

The IDP embodies a long term land use strategy for cooperative development within the IDP area. A portion of the IDP area is identified as protected, to retain existing environmentally sensitive lands and agricultural uses into the future. In addition, future proposed development near and/or adjacent to areas of recreational and agricultural value, are to have minimal impact(s).

### **3.3.1 WILDERNESS PARK**

Wilderness Park, located to the northeast of the Town of Grimshaw and within the Municipal District of Peace No. 135, is to remain intact to protect its current recreational and outdoor amenities. This area is a recreational asset to the region. Accordingly, potential industrial expansion to the northeast of the Town of Grimshaw is to be of a lesser density closer to the Park. Industrial developments near Wilderness Park are to require environmental assessments to protect the park's ecological attributes.

### **3.3.2 GRIMSHAW GRAVELS AQUIFER**

The Grimshaw Gravels Aquifer Central Lobe, located to the north of the Town of Grimshaw, is a source of fresh water for many residents in the region. This source of subsurface water is to be protected. All proposed developments on or near the aquifer are required to meet provincial and local standards to mitigate potential negative impacts. See Schedule H for information on the "Grimshaw Gravels Aquifer Central Lobe."

### 3.3.3 ENVIRONMENTALLY SENSITIVE AREAS

Environmentally Sensitive Areas are to be protected from development. The exact boundaries are to be determined at the time of subdivision or development by a qualified professional engineer at the developer's expense. Detailed environmental policies are included in the Appendices. See Schedule I for the "Environmentally Sensitive Areas" within the IDP area.

### 3.3.4 NET PRODUCTIVITY RATING

The Municipal District of Peace No. 135 utilizes the Net Productivity Rating (NPR) to determine the productivity level of agricultural land. The lands outside the "urban fringe" area of the Village of Berwyn, within the IDP area are rated as having a high NPR >40, meaning the lands are considered to be better agricultural land. The lands outside the "urban fringe" area of the Town of Grimshaw, within the IDP area are mostly rated as having a high NPR >40, but there are two areas with a Low NPR <40, meaning these lands are not considered better agricultural land. These are located east and northeast of the "urban fringe" area. See Schedule J for the "Net Productivity Rating (NPR) Distribution" areas within the IDP area. Future proposed development within the IDP area may be required to submit a soil study (geo-technical report) that identifies the agricultural productivity of the land.

### 3.3.5 STUDIES, REPORTS AND OTHER DOCUMENTS

When considering industrial or commercial development, the developer may be required to submit the following types of studies, reports and documents:

- (1) Geo-technical Report
- (2) Environmental Impact Assessment
- (3) Traffic Impact Assessment
- (4) Storm Water Management Plan

## 3.4 ECONOMIC DEVELOPMENT

### 3.4.1 GOAL

To establish a land use and policy framework that will allow the Lac Cardinal Intermunicipal Development Plan area to continue to develop as a commercial, industrial, recreational, institutional, tourism and residential community in a manner that respects and balances the needs of all uses and user throughout the area.

### 3.4.2 OBJECTIVE

To identify land areas within the IDP area suitable for diverse urban and rural uses for industry, commerce, residents, institutions, recreation and tourism, and additional land use categories.

## 3.5 INFRASTRUCTURE

### 3.5.1 GOAL

To collaborate on sustainable regional land use, including master planning for transportation, storm water management, utilities, watersheds, recreation and the environment.

### 3.5.2 OBJECTIVES

- (1) The municipalities shall ensure the extension of services is provided in an orderly, economic manner, to protect future servicing and transportation corridors, and infrastructure facilities.
- (2) To negotiate new and expanded infrastructure cost sharing when the IDP municipalities are to benefit.
- (3) The IDP Municipalities shall co-ordinate the development and/or extension of infrastructure services with adjacent municipalities.
- (4) To encourage carpooling and other modes of shared transportation.

## 3.6 ANNEXATION

### 3.6.1 GOAL

The municipalities will plan the annexation of lands from the Municipal District collaboratively.

### 3.6.2 OBJECTIVES

- (1) The Municipal District and the annexing municipality will collaborate to reach an intermunicipal agreement before an application for annexation is submitted to the Municipal Government Board.
- (2) The municipalities are committed to the development of sustainable communities, respecting the rural urban lifestyle of the urban areas as well as the carrying capacities of the Peace River watershed and water source thresholds from the Grimshaw Gravels Aquifer and the Peace River.
- (3) Annexation applications will be based on technical analysis and public consultation.

### **3.7 CIRCULATION AND REFERRALS**

#### **3.7.1 GOAL**

To establish and regulate the development referral process, options and feedback.

#### **3.7.2 OBJECTIVE**

To resolve issues related to circulation and referral procedures, including equality of municipal status regarding referrals, degree of intervention and dispute resolution procedures.

### **3.8 INTERMUNICIPAL DEVELOPMENT PLAN COMMITTEE (IDPC)**

#### **3.8.1 GOAL**

To establish and regulate the functions, duties, processes and protocols of the Intermunicipal Development Plan Committee.

#### **3.8.2 OBJECTIVES**

- (1) To ensure adherence to the processes as defined in the bylaw establishing the IDPC.
- (2) To ensure the functions, duties and protocols are followed as required by the MGA and the IDPC bylaw.

### **3.9 DISPUTE RESOLUTION**

#### **3.9.1 GOAL**

To establish and regulate dispute resolution options, processes and protocols.

#### **3.9.2 OBJECTIVES**

- (1) To emphasize the importance of utilizing dispute resolution option to resolve disagreements and issues between the IDP municipalities.
- (2) To avoid litigation between the IDP municipalities to resolve disagreements and issues between the IDP municipalities.



## **SECTION 4: DISTRICTS AND LAND USE POLICIES**

## 4 DISTRICTS AND LAND USE POLICIES

### 4.1 DISTRICTS

- (1) The districts for the Intermunicipal Development Plan area include industrial, residential, mixed-use, greening/buffering, and environmental protection/agricultural preservation.
- (2) The district areas are shown in Schedule (Maps) B “Proposed Land Use Districts,” Schedule C “Village of Berwyn” and Schedule D “Town of Grimshaw” at the end of Section 1 (pages 6-9).

### 4.2 AGRICULTURE USES

#### 4.2.1 GOAL

The IDP municipalities shall strive to conserve the IDP area agricultural land base and rural character by protecting productive agricultural land and promoting agricultural practices in their various forms throughout the IDP area.

#### 4.2.2 OBJECTIVES

- (1) To conserve agricultural land by minimizing the removal of land from agricultural use.
- (2) To identify areas where agricultural based activities are promoted and non-agricultural based activities are limited.
- (3) To minimize potential conflict between agricultural and non-agricultural used by accommodating future growth in more concentrated and efficient development patterns.

#### 4.2.3 POLICIES

- (1) The IDP municipalities recognize the right to farm and encourage agricultural operations in all agricultural districts of the IDP area.
- (2) The IDP municipalities shall encourage the protection of agricultural lands with higher soil classification for agricultural and agricultural related uses within the IDP area.
- (3) All lands outside the urban and urban fringe areas as identified on Schedule C “Village of Berwyn” and Schedule D “Town of Grimshaw” shall be designated for agricultural and agricultural based uses.

- (4) All non-agricultural uses developed on agricultural lands shall respect the existing agricultural operations, including their hours of operation, the odour and noise emanating from an agricultural operation and traffic movements.
- (5) Intensive agricultural operations or value added agricultural industries shall be permitted to develop in areas where the impact on existing transportation infrastructure and services are minimized.

#### 4.2.4 AGRICULTURE SUBDIVISIONS

Agricultural subdivisions are to be processed by the subdivision authority and circulated to the IDP municipalities as required by the IDP review and referral policies.

### 4.3 RESIDENTIAL USES

#### 4.3.1 GOALS

- (1) Promote residential development in an orderly and sustainable manner that is compatible with different land uses.
- (2) Offer a variety of residential densities that are cost effective relative to the provision of services.
- (3) Encourage the development of attractive residential neighbourhoods, utilizing concepts of smart growth.

#### 4.3.2 OBJECTIVES

- (1) To promote a mix of low, medium and higher density development within the urban municipalities.
- (2) To promote mixed use development within a residential neighbourhood including supporting commercial and recreational uses and services.
- (3) To promote higher standards of residential development to minimize the consumption of land and create environmental friendly developments.
- (4) Residential expansion is encouraged within the Municipal District adjacent to the northwest boundary of the Village of Berwyn, areas adjacent to the Agriculture Urban Reserve District in the Village of Berwyn's Land Use Bylaw, and identified for residential development and agricultural urban reserve in the Village of Berwyn's Municipal Development Plan.
- (5) Residential expansion is encouraged adjacent to the Town of Grimshaw at the south area, west of Hwy 2 (adjacent to the south town boundary) and the west town boundary

(south of Hwy 685, adjacent to the West Grimshaw Area Structure Plan) as identified for further residential development in the Town's Municipal Development Plan.

- (6) Residential expansion within the urban municipalities as identified in subsections 4 and 5 above will provide additional housing opportunities to meet the demands of future growth. Residential growth will provide additional economic growth opportunities for the urban areas and the Municipal District.

### 4.3.3 POLICIES

- (1) The IDP municipalities shall promote the planning and development of a variety housing types and styles including single detached, semi-detached, duplexes, tri-plexes, townhouses, row dwellings, apartments, manufactured and modular homes including additional retirement and supportive living housing in the IDP area.
- (2) Residential uses, where possible, shall be separated from incompatible land uses, and where not possible, shall be separate by a proper landscaped buffer.
- (3) Residential neighbourhoods shall be developed in areas that are in close proximity to school and community facilities, where possible. The capacity of these types of facilities will be considered by the Town and/or Village when reviewing residential development proposals.
- (4) Higher density residential development, such as apartments, townhouses and row dwellings, shall locate in areas:
  - (a) accessible to an arterial road or a major residential road;
  - (b) accessible to schools and community facilities; and
  - (c) where the visual amenity of an existing residential neighbourhood is not adversely affected.

## 4.4 MIXED-USE USES

### 4.4.1 GOALS

- (1) Promote mixed-use development in an orderly and sustainable manner that is compatible with different land uses.
- (2) Offer a variety of mixed-use densities that are cost effective relative to the provision of services.



- (3) Encourage the development of attractive mixed-use neighbourhoods, utilizing concepts of sustainable development.

#### 4.4.2 OBJECTIVES

- (1) To promote a mix of low, medium and higher density development within the urban municipalities.
- (2) The intensity of mixed-use development is to decrease moving away from the urban area boundaries.
- (3) Mixed-use development (non-industrial) is encouraged along the southern boundaries of the Village of Berwyn. Mixed-use developments include a mix of residential and commercial and/or recreational opportunities. These types of developments will help the region's economic, social, and environmental viability.
- (4) Mixed-use developments are to be encouraged adjacent to the Town of Grimshaw within east, south, and southwest corners of the Town. These proposed land uses are shown on Schedule B "Proposed Land Use Districts" in Section 1.
- (5) To promote mixed use development that supports existing residential, commercial, industrial and institutional uses and services.
- (6) To promote high standards of development to minimize the consumption of land and create environmentally friendly developments.
- (7) The IDP municipalities shall promote the planning and development of mixed-uses including commercial/residential, commercial/industrial, commercial/recreational within the urban fringe areas and adjacent to the Town and Village:
  - (a) to take advantage of existing infrastructure;
  - (b) as more appropriate locations for higher density commercial/industrial/residential/recreational development within the IDP area;
  - (c) to preserve agricultural land for agricultural uses;
  - (d) to support the economic sustainability of the urban areas;
  - (e) to promote infill and/or the development or reuse of existing and vacant or under-utilized sites; and
  - (f) to target mixed-use development at appropriate locations, scales and designs.

#### 4.4.3 POLICIES

- (1) Mixed-use development, where possible, shall be separated from incompatible land uses, and where not possible, shall be separate by a proper landscaped buffer.
- (2) Mixed-used development shall be located in areas that are similar in use and density, to service the local and surrounding communities. The capacity of these types of facilities will be considered by the affected municipality when reviewing proposals.
- (3) When the integration of mixed-use development is proposed, the municipality shall consider the following:
  - (a) the visual impact of the new development on the established neighbourhood;
  - (b) the buffering and landscaping of new development is in a manner suitable to the character and appearance of the established neighbourhood; and
  - (c) the availability of suitable on-site parking for the development as specified in the municipal land use bylaw districts.

#### 4.5 INDUSTRIAL USES

##### 4.5.1 GOALS

- (1) Promote industrial development in an orderly and sustainable manner.
- (2) Encourage the development of attractive industrial neighbourhoods, where possible.

##### 4.5.2 OBJECTIVES

- (1) The intensity of industrial development is to decrease moving away from the urban area boundaries.
- (2) Industrial development within the Village of Berwyn is encouraged within the existing industrial area adjacent to Hwy. 2.
- (3) Industrial development is encouraged to the northeast and northwest boundaries of the Town of Grimshaw as identified in the Town of Grimshaw's Municipal Development Plan, as well as the west boundary north of Highway 685, as identified within Schedules B and D.
- (4) To promote high standards of industrial development to minimize the consumption of land and create environmentally friendly developments.

- (5) The IDP municipalities shall work together to encourage and attract industrial projects that are:
  - (a) low risk in terms of explosion and fire potential;
  - (b) clean air industries; and
  - (c) low in noise, dust and traffic generation.

#### 4.5.3 POLICIES

- (1) The IDP municipalities shall promote the planning and development of industrial uses adjacent to similar existing uses and densities within the urban areas and where appropriate, within the urban fringe areas, and adjacent to the Town and Village boundaries to take advantage of existing infrastructure;
  - (a) as more appropriate locations for higher density industrial development within the IDP area;
  - (b) to preserve agricultural land for agricultural uses;
  - (c) to support the economic sustainability of the urban areas;
  - (d) to promote infill and/or the development or reuse of existing and vacant or under-utilized sites; and
  - (e) to target industrial development at appropriate locations, scales and designs.
- (2) Industrial development, where possible, shall be separated from incompatible land uses, and where not possible, shall be separated by a proper landscaped buffer.
- (3) When industrial development is proposed, the municipality shall consider the following:
  - (a) the visual impact of the new development on the established neighbourhood;
  - (b) the buffering and landscaping of new development is in a manner suitable to the character and appearance of the established neighbourhood; and
  - (c) the availability of suitable on-site parking for the development as specified in the municipal land use bylaw districts.

## 4.6 TRANSPORTATION

### 4.6.1 GOAL

Encourage the efficient movement of people and goods.

### 4.6.2 OBJECTIVES

- (1) Transportation improvements are to be planned and developed cooperatively between the IDP municipalities to ensure:
  - (a) Transportation corridors are sited for the efficient movement of people and goods;
  - (b) Impacts on adjacent uses and users are minimized; and
  - (c) Capital improvement and maintenance costs are allocated to the appropriate jurisdiction including:
    - (i) IDP municipalities in accordance with agreements;
    - (ii) Provincial or federal government on their lands; and
    - (iii) By private developer(s)/users on their lands.

### 4.6.3 POLICIES

- (1) The IDP municipalities shall promote the development and improvement of transportation corridors in efficient and orderly patterns.
  - (a) The development and/or improvement of roads are to adhere to provincial policies and regulations, including setback requirements from highways in accordance with Alberta Transportation permitting requirements.
- (2) The IDP municipalities shall enforce setbacks from rail corridors for proposed new development in accordance with Federal Guidelines.<sup>1</sup>
- (3) The IDP municipalities shall meet with and discuss rail corridor development and expansion plans with rail companies that will:
  - (a) facilitate the efficient movements of goods; and

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<sup>1</sup> The Railway Association of Canada and the Federation of Canadian Municipalities. [Guidelines for New Development in Proximity to Railway Operations](#). May 2013.

- (b) support viable infrastructure improvements.

## **4.7 GREENING/BUFFERING**

### **4.7.1 GOAL**

Encourage the development of attractive, safe communities.

### **4.7.2 OBJECTIVES**

- (1) Development proposals in the IDP area are to use native landscaping and buffering for all residential, commercial and industrial projects, whenever possible.
- (2) Buffering, including landscaping is strongly encouraged to protect important ecological and environmental functions, and to mitigate potential air pollution, noise, dust, odour and traffic from industrial and commercial activities from proposed incompatible development within the IDP area.

### **4.7.3 POLICY**

The IDP municipalities shall promote greening/buffering within the IDP area to mitigate impacts from incompatible uses.

## **4.8 ANNEXATION**

The annexation of lands by the Village of Berwyn and/or the Town of Grimshaw is to be undertaken with full disclosure and discussion with the Municipal District of Peace No. 135. Annexations are to be considered only after the municipalities are fully developed, including infilling and redevelopment of vacant or underutilized lands, and development pressures occurring in the fringe areas surrounding the urban municipality(ies).



## **SECTION 5: ADMINISTRATION AND IMPLEMENTATION**

## 5 ADMINISTRATION AND IMPLEMENTATION

The implementation of strategies and policies, as well as the dispute resolution process to be followed between the IDP municipalities, is to be through the detailed directives for action by staff through Council. The IDP document will inevitably require amendments over time, with policy implementation likely generating revisions.

### 5.1 OBJECTIVES

The objectives to implement the land use policy goals of the IDP include the following:

- (1) Establish the function of the IDP as a communications tool as well as a policy tool;
- (2) Establish the Intermunicipal Development Plan Committee (IDPC) to oversee the administration of this IDP;
- (3) Establish an intermunicipal referral process;
- (4) Establish a process for the administration and repeal of this plan;
- (5) Allow for the resolution of intermunicipal issues;
- (6) Establish the relationship between this plan and other statutory and non-statutory plans; and
- (7) Recognize that changes to the IDP will occur as the municipalities implement new ways of operating in a cooperative, regional capacity.

### 5.2 INTERMUNICIPAL DEVELOPMENT PLAN COMMITTEE (IDPC)

The municipalities agree to establish an Intermunicipal Development Plan Committee, in order to foster cooperation between the IDP municipalities and to provide a forum to discuss and make recommendations regarding concerns, issues and disputes. This body will also serve as the Joint Implementation Committee for the IDP.

#### 5.2.1 IDPC ESTABLISHMENT

- (1) The Intermunicipal Development Plan Committee (IDPC) will come into effect upon the adoption of the IDP bylaws.
  - (a) The composition of the IDPC shall be two Council representatives and the Chief Administrative Officer (CAO) from each municipality.

- (b) The IDPC shall determine operational procedures, record keeping and reporting.
- (2) Administration of the IDPC and the coordination of meetings shall be the responsibility of the Municipal District of Peace No. 135.

### 5.2.2 IDPC FUNCTIONS

- (1) The IDPC has the following functions:
  - (a) To clarify the intent and interpretation of the IDP;
  - (b) Where necessary, to refine processes to review applications for subdivision/development and/or examine draft infrastructure studies and agreements (See Schedule F “Infrastructure”);
  - (c) To develop specific strategies related to the provision of infrastructure, provision of service levels, etc. for proposed planning documents, subdivision and development in the IDP area that reflect the policies and guidelines set out in the IDP;
  - (d) To monitor the progress of implementing the IDP, including but not limited to an annual review of all ASP and LUB amendments, and all subdivision and development permits occurring in the IDP area. By reviewing the volume and nature of development activity, the IDPC should better understand the pressures for development in the IDP area;
  - (e) To serve as a steering committee for the development of Area Structure Plans relevant to this IDP;
  - (f) To review proposed amendments to the IDP and make recommendations to the Councils on those amendments;
  - (g) To review proposed amendments to statutory plans and LUBs within the IDP area and formulate a recommendation to the amending Council;
  - (h) To act as an informal review body for any amendment, subdivision or development permit which may have significant land use implications in the IDP area;
  - (i) To review proposed annexations by the Town and/or Village and to formulate a recommendation to the IDP Councils; and
  - (j) To undertake other matters as referred to the IDPC by any of the IDP Councils.
- (2) It is intended that this Committee will not have any formal decision making powers. Its primary role is to provide an opportunity to meet and discuss issues of mutual interest.



- (3) A meeting of the IDPC may be convened as required at the request of any of the IDP municipalities.

### 5.2.3 NOTIFICATION

- (1) The IDP municipalities agree that each municipality's subdivision authority or development authority will notify the IDPC of:
  - (a) Proposed development applications within the "urban fringe" area; and
  - (b) Commencement of any municipal engineering studies that affect the IDP area.

### 5.2.4 IDPC MEETING SCHEDULE

- (1) The IDPC shall meet:
  - (a) Through a prescribed schedule identified by the municipalities, if agreed; or
  - (b) Through Council resolution to review the IDP policies, intermunicipal agreements, implementation processes, and any recommendations for changes to the above;
  - (c) When requested to review and comment on development proposals; but
  - (d) Not less than once yearly.
- (2) The IDPC shall meet upon request by one of the municipalities in an effort to define and resolve concerns before they become disputes.

## 5.3 ADMINISTRATION

- (1) The IDPC will administer the IDP for the duration of its lifetime. Administration will commence after the passing of each municipality's IDP bylaw. The IDPC will submit its recommendations to the relevant Councils and strive for consensus.
- (2) The IDPC shall undertake the following functions:
  - (a) Monitor the ongoing implementation and effectiveness of the IDP;
  - (b) Review and comment on applications to amend the IDP and refer recommendations to the respective municipalities (ensure review includes environmental protection and agricultural preservation);

- (c) Participate in the dispute resolution process as identified in this plan;
- (d) Where requested, review referrals regarding applications for planning bylaws, conceptual schemes, subdivision and development applications for the purpose of assisting Administration or Councils; and
- (e) Undertaking such other matters as are referred to it by the Lac Cardinal IDP Councils.

#### 5.4 REPEAL AND AMENDMENT

- (1) The IDP municipalities agree the Intermunicipal Development Plan may be amended as mutually agreed upon through the following processes:
  - (a) Any of the IDP municipalities may request an amendment to the IDP at any time. Amendments are to be discussed through the IDPC and recommendations brought forward to the IDP Councils for review and consideration. If there is a dispute regarding a proposed amendment, the dispute resolution process will be initiated. The IDP will remain in effect in perpetuity. The IDP is to be reviewed by the Intermunicipal Development Plan Committee (IDPC) every year, or as required, but not more than every three years. A comprehensive review is to be undertaken every five years, or at the discretion of the Intermunicipal Development Plan Committee (IDPC), but not more that every seven years.
- (2) The IDP may be amended from time to time, subject to the agreement of all three Municipal Councils. Amendments could include changes to the textual content, schedules (maps), tables and figures, or other revisions as requested. Refer to Section 4.8 Annexation for the annexation policy.

#### 5.5 CONFORMITY

- (1) The Village of Berwyn, the Town of Grimshaw and the Municipal District of Peace No. 135 shall amend their Municipal Development Plans to be in alignment with the policies of the IDP. These amendments shall create consistency regarding the processes, policies and intent of the IDP including:
  - (a) Districts, policies and objectives within the MDP to recognize the primacy of the IDP within the designated Plan boundary, including the accompanying schedules (maps);
  - (b) The requirement and functions of the Intermunicipal Development Plan Committee (IDPC); and

- (c) A dispute resolution process to address issues, concerns and to avoid litigation when possible.

## 5.6 CIRCULATION AND REFERRAL REQUIREMENTS

- (1) When a proposed development is partially or wholly located within the IDP “fringe areas,” the application shall be circulated to the adjacent municipality to review and comment on (see Figure 1 in the appendices):
  - (a) Statutory and non-statutory documents within the IDP Area, as well as proposed amendments to these documents; and
  - (b) Subdivision applications;
    - (i) A subdivision submitted in accordance with an approved Area Structure Plan need not be recirculated, to commenting agencies already having the opportunity to comment, prior to approval; and
    - (ii) Notwithstanding the above, a subdivision of land which occurs after the adoption of an Area Structure Plan shall be judged to be in conformity with the Area Structure Plan provided that:
      1. The overall land use pattern does not change; and
      2. The amount of land devoted to each major land use is not altered; and
      3. The overall density of the plan does not change significantly; and
      4. The overall road pattern and status of roads and rails is maintained; and
      5. The overall utility pattern is maintained; and
      6. Minor variations in parcel sizes and lot line locations will not trigger a requirement to update the plan; and
  - (c) Disposition of environmental reserves, municipal reserves, environmental easements, public utility lots and/or road allowances (See Schedule E “Road Hierarchy”); and
  - (d) Emergency response plans for natural resource extraction activities; and
  - (e) Development permit(s), when deemed relevant to the adjacent municipality, at the discretion of the Development Authority.
- (2) When an Area Structure Plan, Area Development Plan, or an Outline Plan is being developed within the IDP policy area, it is encouraged that the adjacent municipality’s residents be consulted and the IDPC is to be involved.

- (3) If one of the IDP municipalities requests an IDPC meeting with regard to a referral, the meeting shall be convened and hosted by the municipality requesting the meeting.
  - (a) The IDPC will draft recommendations regarding the issue to be presented to the Councils for official comment.
  - (b) The Municipal Councils, unless an extension is requested, shall have thirty (30) days to reply to any intermunicipal correspondence received.
- (4) The IDPC may refine the 30 day referral review timeframe from time to time without the need for an amendment to this IDP. This is to encourage a reply when deemed beneficial, valuable or useful by the Development Authority for a particular proposal.
- (5) The IDPC may refine the referral process from time to time without the need for an amendment to this IDP.

## 5.7 DISPUTE RESOLUTION

- (1) The dispute resolution steps, described in Division 11, Part 17 of the Municipal Government Act, are outlined below. The purpose of the dispute resolution process is mediation at the municipal level prior to an appeal to the Municipal Government Board (MGB). This process is based on the assumption that the municipalities which are parties to this IDP have significant differences of opinion and that third party assistance is necessary to resolve the disputes.
- (2) A principle of dispute resolution is the consideration of the rights of landowners whose development or subdivision application may prompt an intermunicipal dispute. Therefore, throughout the various processes and procedures outlined below, it is imperative that the municipalities as well as all parties engaged to resolve intermunicipal disputes are mindful of and respect the rights of the private interests involved.
- (3) The dispute resolution steps are:
  - (a) Administrative review
  - (b) IDPC review
  - (c) Municipal Council review
  - (d) Mediation
  - (e) Municipal Government Board appeal process
  - (f) Litigation

### 5.7.1 ADMINISTRATIVE REVIEW

- (1) If a municipality chooses to initiate a dispute, it will promptly notify the municipality(ies) that sent the proposed development referral. The municipality(ies) circulating the proposed development for review and comment will provide complete information concerning the disputed matter to the municipality filing the dispute. The municipality filing the dispute will undertake an evaluation of the matter and provide comments to the administration of the municipality being disputed.
  - (a) The two or three Administrators shall meet to discuss the issue and attempt to resolve the matter.
  - (b) If the administrative staff resolves the issue, the municipality filing the dispute will formally notify the other municipality(ies) regarding the withdrawal of their dispute. Appropriate action will occur to address the issue.
  - (c) In the event that the dispute cannot be resolved at the administrative level, either Administration can refer the matter to the Intermunicipal Development Plan Committee (IDPC).

### 5.7.2 IDPC REVIEW

- (1) The IDPC will meet within fourteen (14) days of the referral of a dispute, and the administrative staff of the municipalities involved, will present their positions on the matter to the IDPC.
- (2) After consideration of the issue(s) and positions regarding a development or subdivision proposal(s), the IDPC may:
  - (a) Provide suggestions back to the disputing Administrations with revisions to the proposal in order to make it more acceptable to the municipalities involved;
  - (b) If possible, agree on a position of the Committee, in support of or in opposition to the proposal, to be presented to the Councils party to the dispute; or
  - (c) Conclude that no initial agreement can be reached and that a consensus position of the Committee will not be presented to the Councils.
- (3) The Municipalities party to the dispute can also agree to appoint a facilitator who would help the IDPC work toward a consensus position.

- (4) If a dispute is not satisfactorily resolved at the Committee review level, the dispute will be referred to the Councils party to the dispute.

### 5.7.3 MUNICIPAL COUNCIL REVIEW

- (1) Within 30 days of receiving the IDPC recommendation regarding a disputed development, each Council party to the dispute will issue a clarification of their respective concerns and determine if they support the proposed development or not.
- (2) If the municipal Councils party to the dispute support the proposed development, then the approval and/or amendment can be processed.
- (3) If the municipal Councils cannot agree on a proposed development or subdivision then the dispute may be referred to mediation.
- (4) If mediation is initiated, the proposed development application will be put on hold.

### 5.7.4 MEDIATION

- (1) A mediation process may be initiated within 14 days of the Council(s) decision. The following items will be required before the process can commence:
  - (a) Agreement by two or more Councils that mediation is necessary;
  - (b) Appointment by the disputing Council(s) of an equal number of elected officials to participate in the mediation process;
  - (c) Engagement at equal cost to the involved municipalities, of an impartial and independent mediator agreed to by the municipalities party to the dispute; and
  - (d) Approval by the municipalities of a mediation schedule, including the time and location of meetings and a deadline for the completion of the mediation process.
- (2) The municipalities, party to the dispute can agree to have any members of the IDPC or administrative staff from a municipality that might not be directly involved in the dispute act as information resources either inside or outside of the mediation room.
- (3) All participants in the mediation process will be required to keep details of the process confidential until the conclusion of mediation.
- (4) At the conclusion of mediation, the mediator will submit a report to the Councils involved.

- (5) If a mediated agreement is reached, then that agreement will be referred to the respective Councils for action. The Councils will consider the mediator's report and the positions of the municipal administrations with regard to the agreement. Any mediated agreement will not be binding on any of the municipalities until formally adopted by the Councils.
- (6) In the event that no mediated agreement can be reached, then the Municipal Government Board appeal process will be initiated.

#### **5.7.5 MUNICIPAL GOVERNMENT BOARD (MGB) APPEAL PROCESS**

- (1) In the event that the mediation process fails to produce consensus, the initiating municipality(ies) may pass a bylaw to implement the proposal (e.g. a bylaw amending the land use bylaw).
- (2) If the initiating municipality(ies) adopts 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.
- (3) The responding municipality(ies) 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.
- (4) When appealing a matter to the Municipal Government Board, the municipality must state the reasons in the "notice of appeal" why a provision of the statutory plan, amendment, land use bylaw, or amendment has a detrimental effect and provide a statutory declaration stating:
  - (a) The reasons why mediation was not possible; or
  - (b) That mediation was undertaken and the reasons why it was not successful; or
  - (c) That mediation is ongoing and that the appeal is being filed to preserve the right of appeal.

#### **5.7.6 PROVINCIAL COURT OF APPEAL - LITIGATION**

- (1) Resolving disputes through litigation is to be avoided if possible, and undertaken only after all other methods of dispute resolution have been exhausted.
- (2) An appeal to the Court of Appeal can be made to a decision of the MGB on a question of law or jurisdiction.

- (3) As stipulated in Section 688 (2) of the MGA, an application for leave to appeal must be filed and served within 30 days after the issue of the decision sought to be appealed, and notice of the application for leave to appeal must be given to:
  - (a) The Municipal Government Board or the Subdivision and Development Appeal Board as the case may be; and
  - (b) Any other persons that the judge directs.





## SECTION 6: SCHEDULES (MAPS)

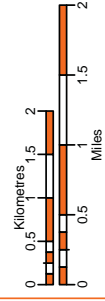


# Intermunicipal Development Plan

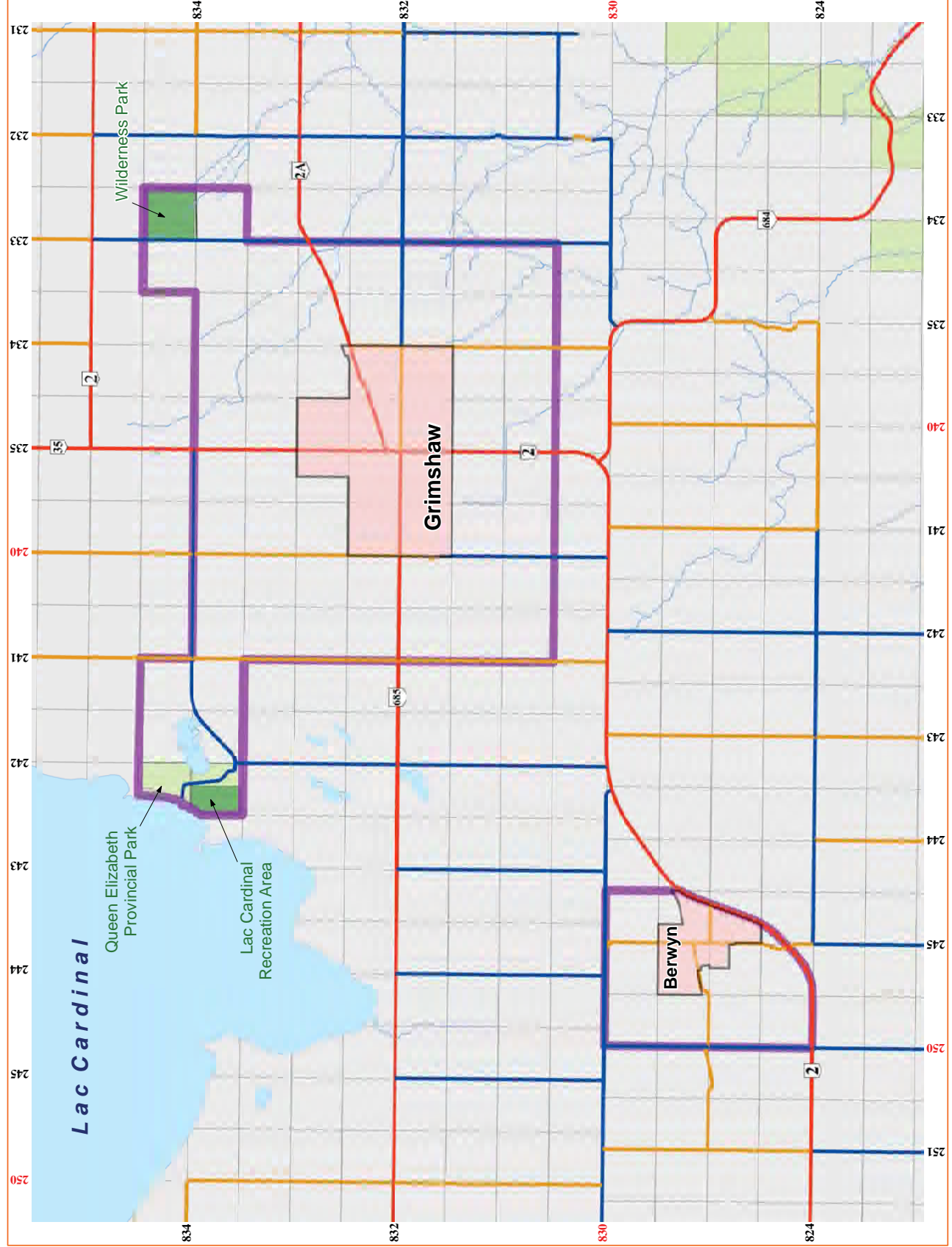
## Schedule E:

### Road Hierarchy

- Highway
- Arterial / Collector Road
- Local Road
- IDP Plan Area
- Town/Village Boundary
- MD 135 Parkland
- Crown Land
- Water Feature
- Watercourse
- Quarter Section Line



Map Projection: UTM Zone 11N - NAD 83  
 Data Source: AtlasUS Ltd.  
 Adopted: February 2016

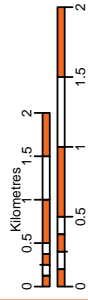




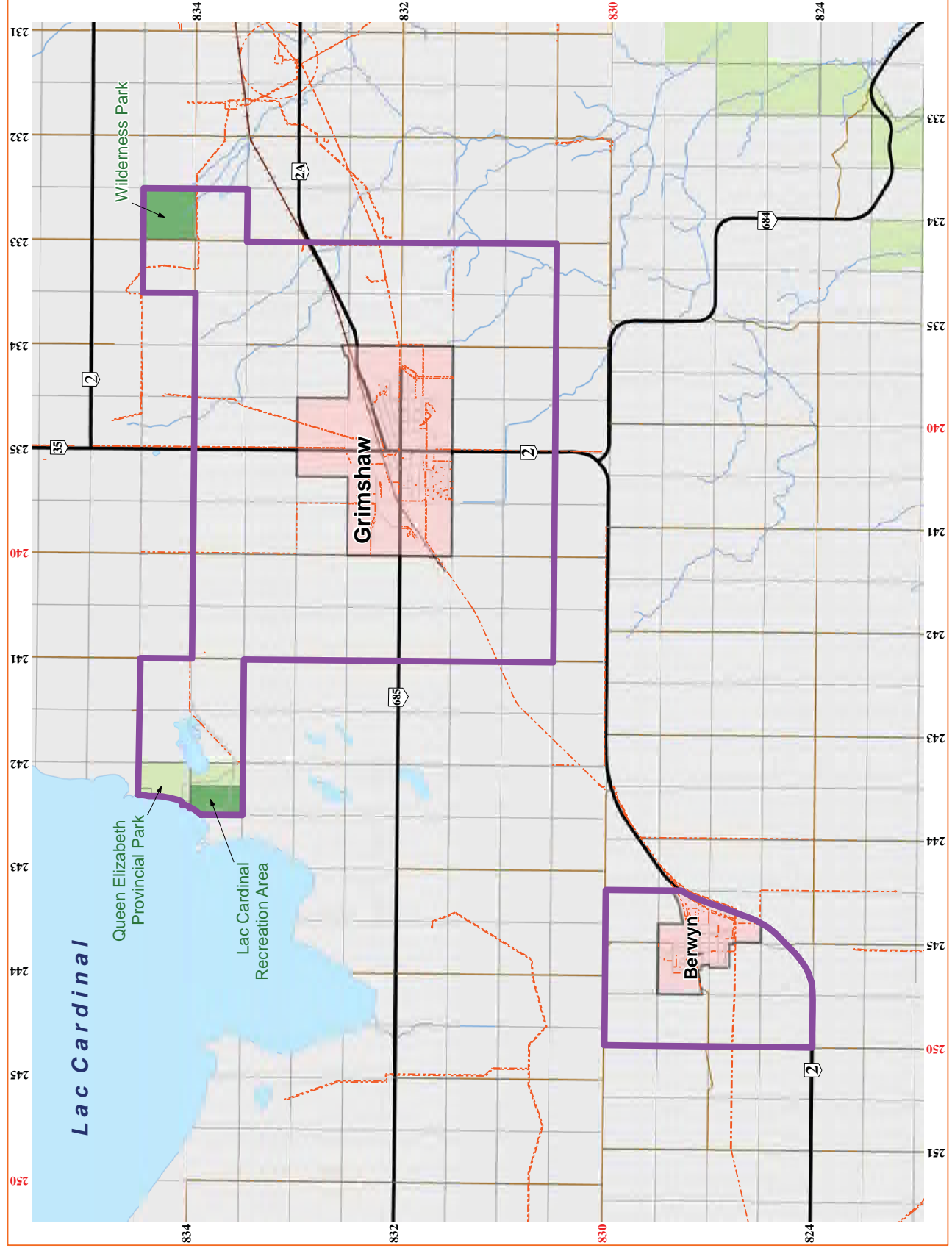
# Intermunicipal Development Plan

## Schedule F:

- Infrastructure**
- Right of Way (Electric, Water Line or Pipeline)
  - Highway
  - Municipal Paved Road
  - Municipal Unpaved Road
  - Railway
  - IDP Plan
  - Town/Village Boundary
  - MD 135 Parkland
  - Crown Land
  - Water Feature
  - Watercourse
  - Quarter Section Line



Map Projection: UTM Zone 11N - NAD 83  
 Data Source: AIALUS Ltd.  
 Adopted: February 2016



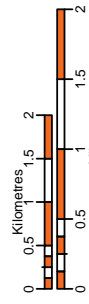


# Intermunicipal Development Plan

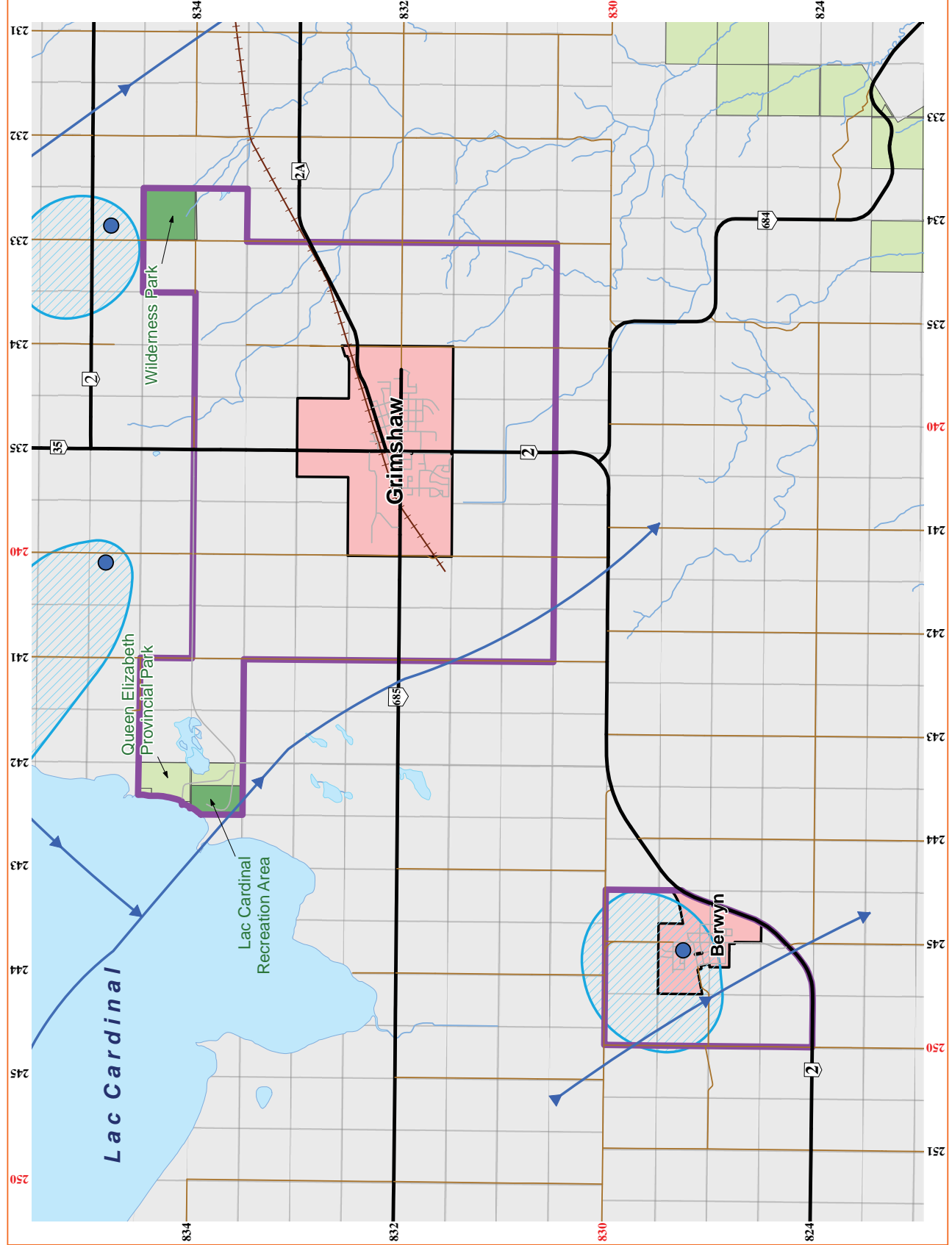
## Schedule G:

### Municipal Well Capture Zones

- Municipal Well
- Preliminary Well Capture Zone
- Approximate Groundwater Flow Direction
- Water Feature
- Watercourse
- IDP Plan Area
- Town/Village Boundary
- Highway
- Municipal Paved Road
- Municipal Unpaved Road
- Railway
- MD 135 Parkland
- Crown Land
- Quarter Section Line



Map Projection: UTM Zone 11N - NAD 83  
 Data Source: Altalis Ltd. & Earth Sciences Division - Regina, Sask.  
 Prairie Farm Rehabilitation Administration (PFRA)  
 Agriculture and Agri-food Canada  
 Adopted: February 2016





# Intermunicipal Development Plan

## Schedule H: Grimshaw Gravels Aquifer Central Lobe

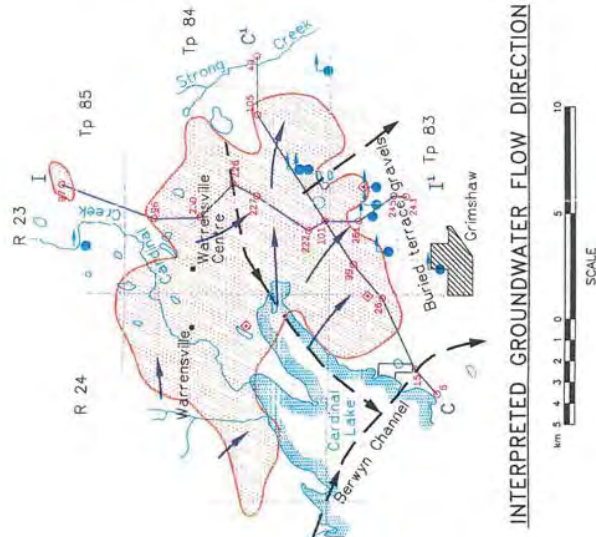
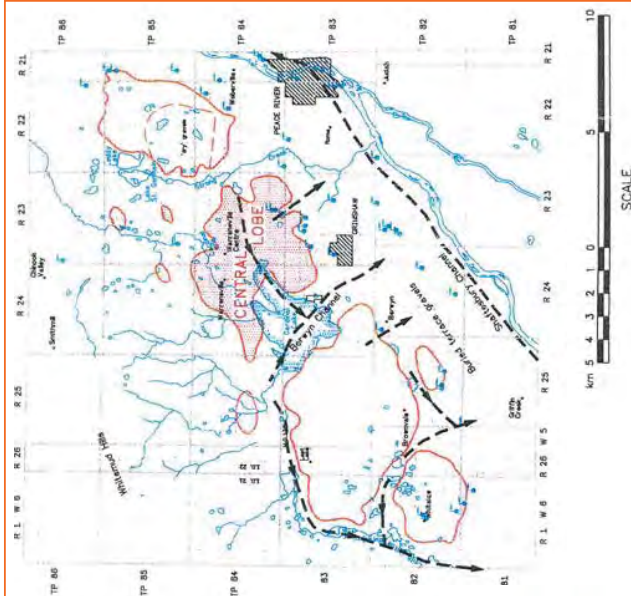
- Approximate extent of Grimshaw Gravels Aquifer
- Approximate buried valley location
- Approximate groundwater flow direction
- Aquifer saturated thickness (Contour Interval = 2m)
- Spring area
- Test hole/ well site
- Municipal well



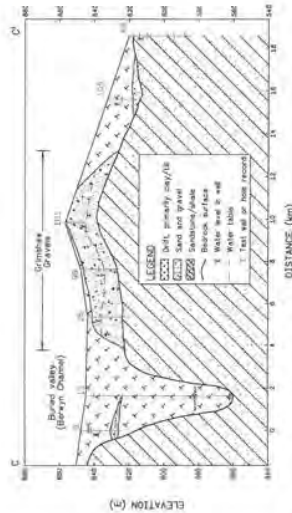
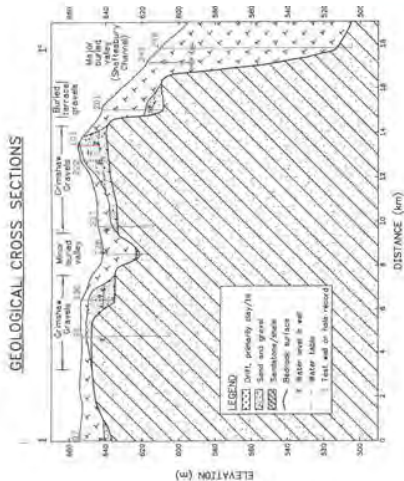
Scale: As shown on drawings

Source: Proposed Community-Focused Management Strategy for the Grimshaw Gravels Aquifer, Technical Report Prepared by: Earth Sciences Division - Regina, Sask. Prairie Farm Rehabilitation Administration (PFRA) Agriculture and Agri-food Canada. April 9, 1998

Adopted: February 2016



INTERPRETED GROUNDWATER FLOW DIRECTION



Note: The above preliminary maps and cross sections were prepared from selected drillers' logs filed with the Saskatchewan Provincial Office of the Geological Survey of Canada from June 1995. Considerable geological interpretation was required to produce these figures and additional test drilling and/or field surveying would be required to confirm that the geological conditions, groundwater levels and flow directions are as shown.

INTERPRETED SATURATED THICKNESS

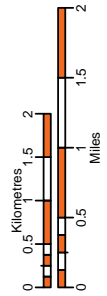


# Intermunicipal Development Plan

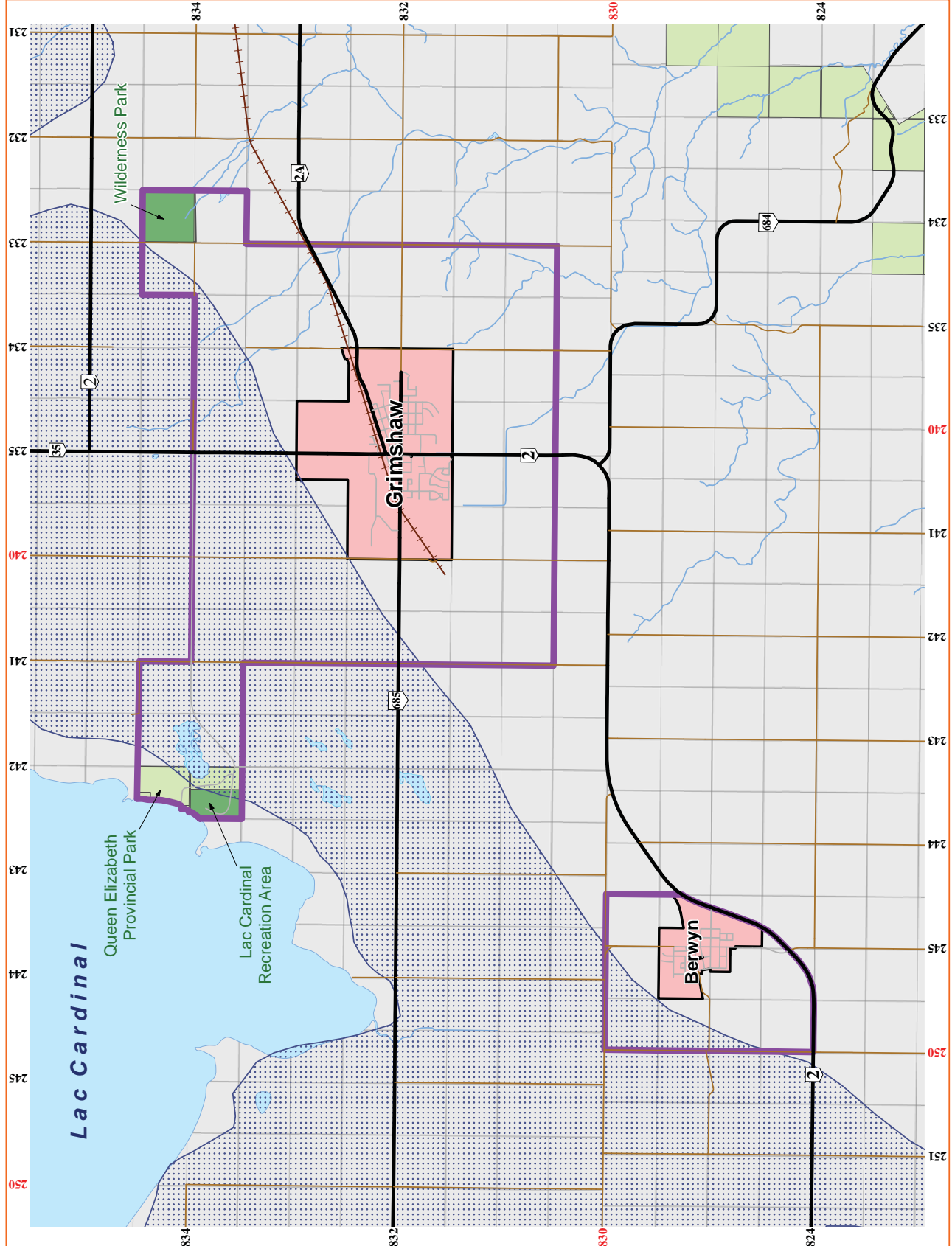
## Schedule I: Environmentally Sensitive Areas\*

- IDP Plan Area
- Crown Land
- Grimshaw Gravel Aquifer
- Water Feature
- Watercourse
- Town/Village Boundary
- Highway
- Municipal Paved Road
- Municipal Unpaved Road
- Railway
- Quarter Section Line

\*This schedule does not represent all Environmentally Sensitive Areas in the Municipal District of Peace No. 135 and is subject to change.



Map Projection: UTM Zone 11N - NAD 83  
Data Source: AlliaUIS Ltd.  
Adopted: February 2016



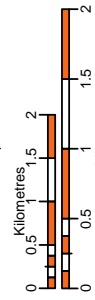


# Intermunicipal Development Plan

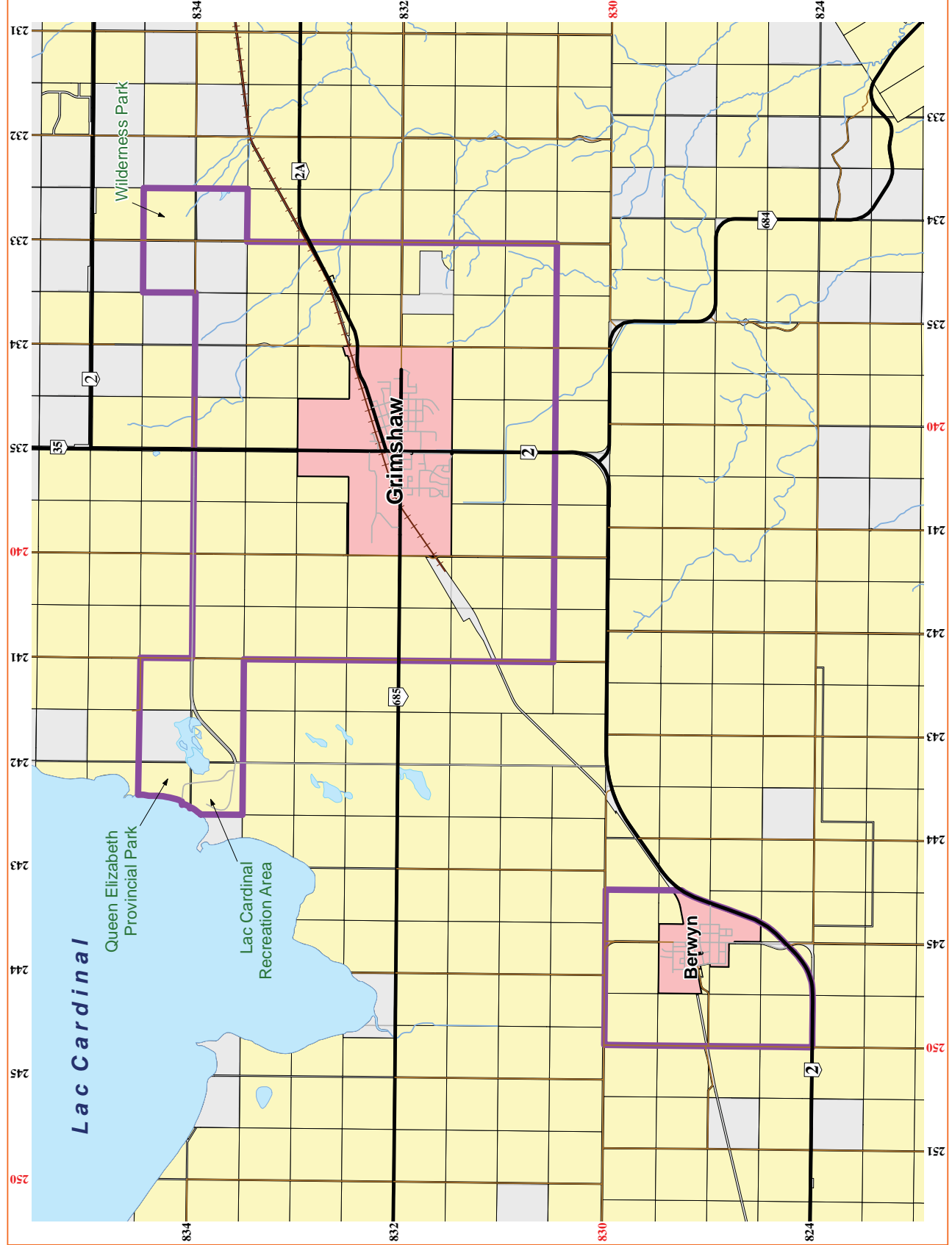
## Schedule J:

### NPR Distributions

- Low NPR (<40)
- High NPR (>40)
- IDP Plan Area
- Town/Village Boundary
- Water Feature
- Watercourse
- Highway
- Municipal Paved Road
- Municipal Unpaved Road
- Railway
- Quarter Section Line



Map Projection: UTM Zone 11N - NAD 83  
Data Source: Atlas US Ltd.  
Adopted: February 2016



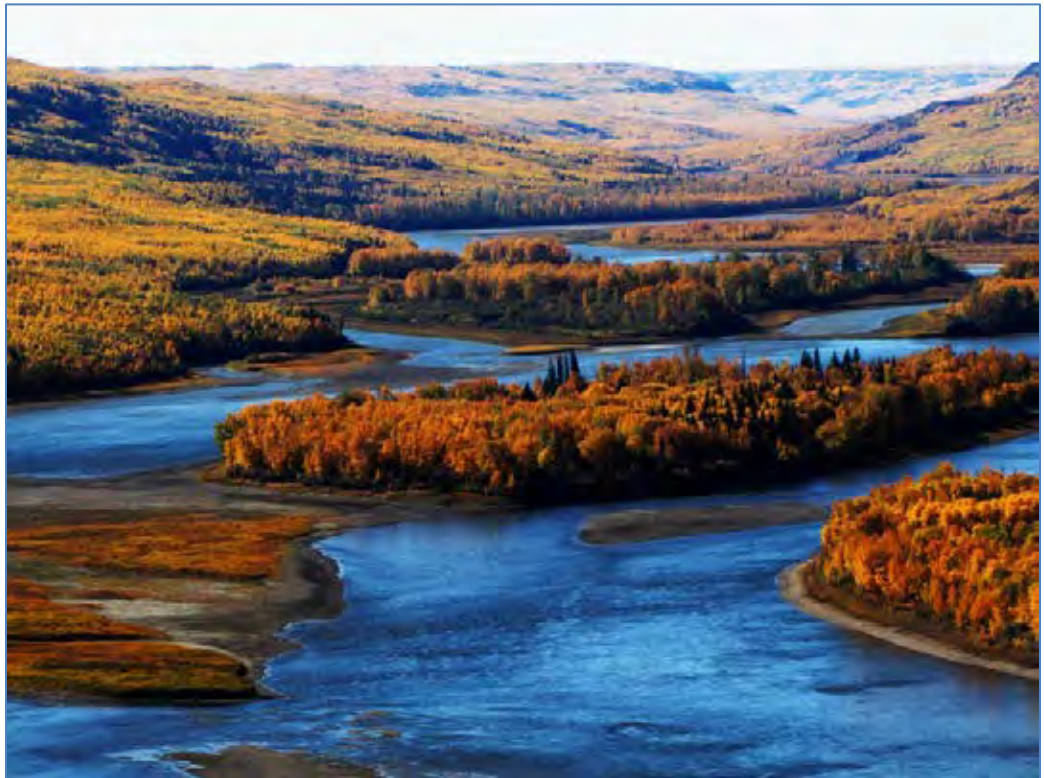


## SECTION 7: BIBLIOGRAPHY



## 7 BIBLIOGRAPHY

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## SECTION 8: APPENDICES

8 APPENDICES

GENERAL APPLICATION PROCESS

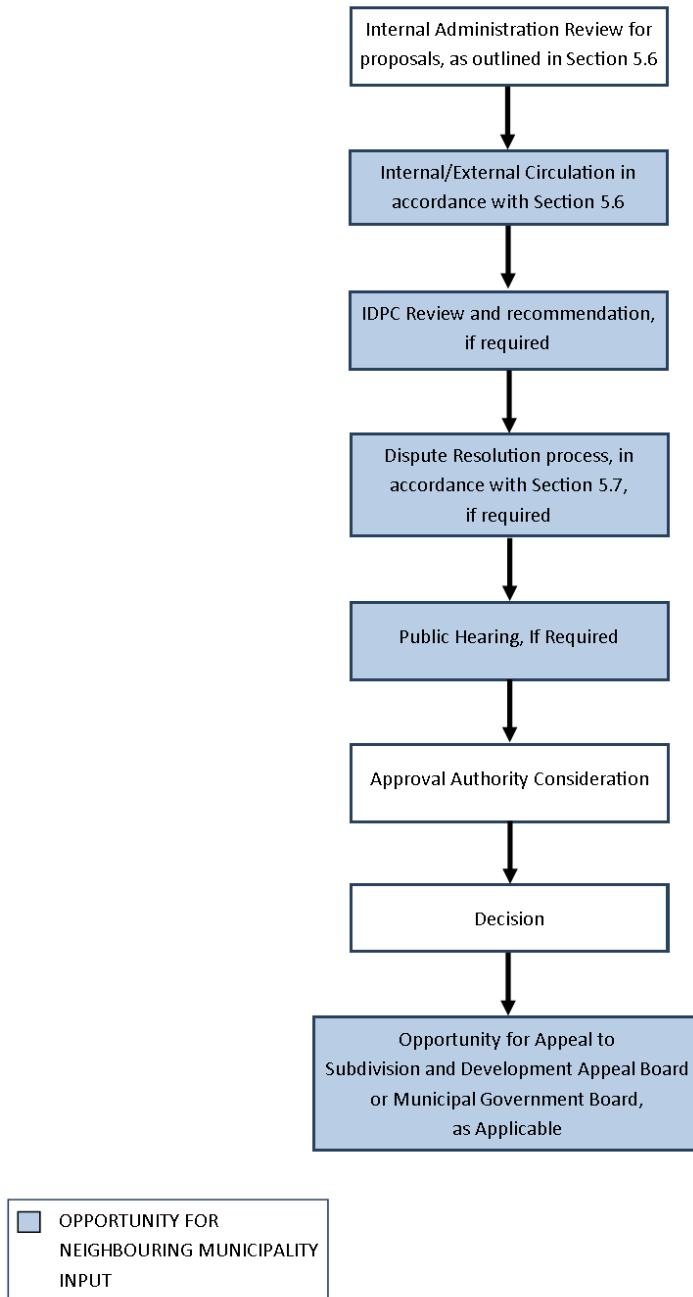


Figure 1: General Application Process

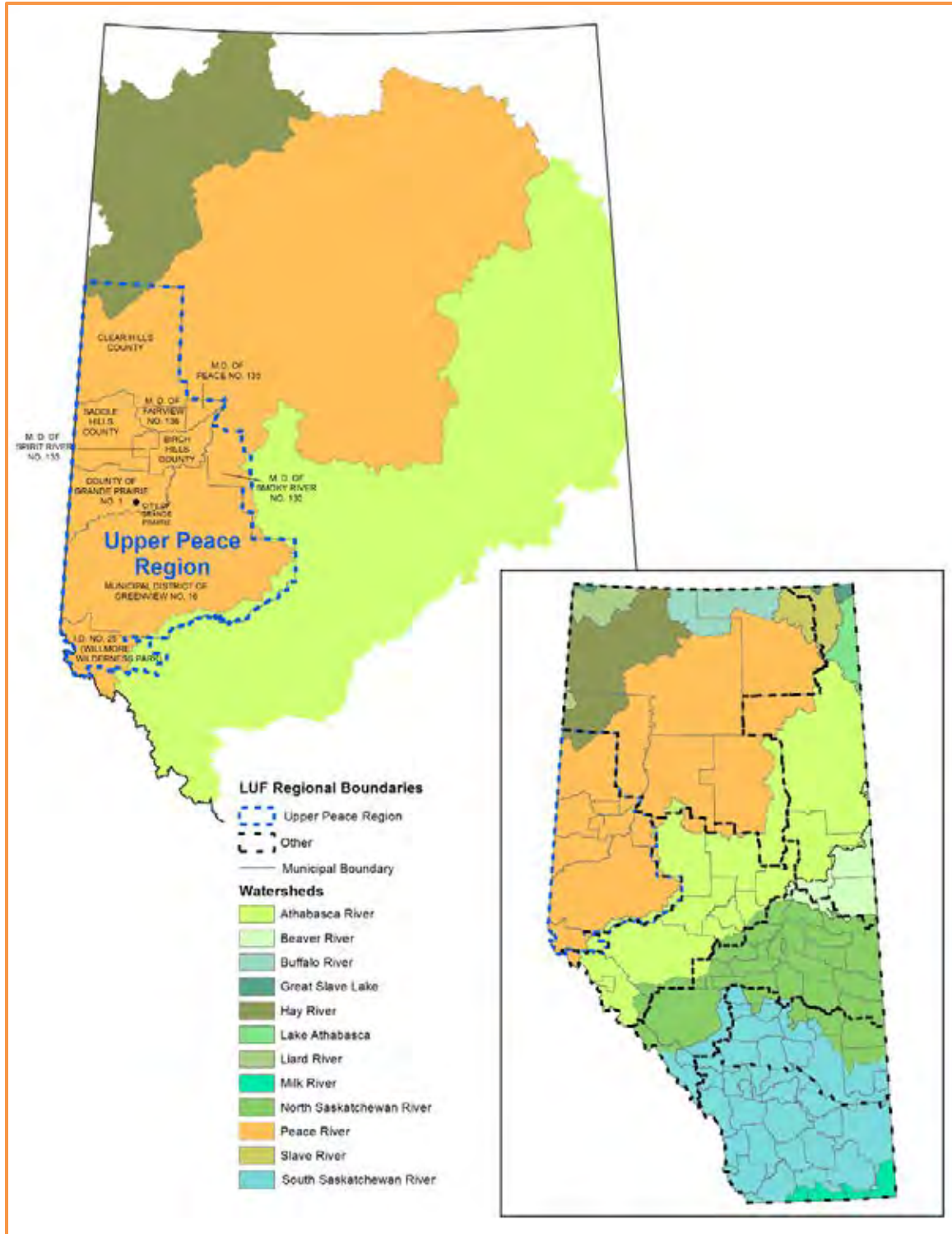


Figure 2: Upper Peace Region Map

