

# GULL LAKE INTERMUNICIPAL DEVELOPMENT PLAN

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# Table of Contents

<b>1.0 - INTRODUCTION .....</b>	<b>5</b>
1.1 Background .....	5
1.2 Purpose .....	5
1.3 Provincial Legislation .....	6
1.4 Relationship to Other Plans .....	8
1.5 Plan Exemptions .....	8
1.6 Plan Area .....	8
1.7 Time Frame .....	8
1.8 Interpretations .....	8
<b>2.0 - PLANNING PROCESS .....</b>	<b>10</b>
2.1 Plan Committee .....	10
2.2 Public Involvement .....	10
2.3 Plan Vision .....	10
2.4 Plan Objectives .....	11
<b>3.0 - EXISTING CONDITIONS .....</b>	<b>13</b>
3.1 Land Use .....	13
3.2 Natural Environment .....	16
<b>4.0 - LAND USE POLICIES .....</b>	<b>20</b>
4.1 Agriculture .....	20
4.2 Rezoning and Multi-lot Subdivision Applications .....	22
<b>5.0 - ENVIRONMENTAL AND LAKE MANAGEMENT .....</b>	<b>25</b>
<b>6.0 - PUBLIC RECREATION .....</b>	<b>29</b>
<b>7.0 - INFRASTRUCTURE .....</b>	<b>32</b>
7.1 Water and Wastewater Servicing .....	32
7.2 Stormwater Management .....	33
7.3 Roads and Transportation .....	34
7.4 Fire Protection .....	35
7.5 Utility Servicing .....	35
<b>8.0 - PLAN IMPLEMENTATION .....</b>	<b>37</b>
8.1 Interpretation of the Plan .....	37
8.2 Plan Administration .....	38
8.3 Referrals .....	38
8.4 Dispute Resolution Mechanism .....	39
8.5 Plan Amendments .....	41
8.6 Plan Review .....	41
8.7 Plan Termination .....	41
<b>LIST OF MAPS</b>	
MAP 1 - Plan Area .....	43
MAP 2 - Environmental Context .....	44
MAP 3 - Development Potential .....	45





1.0

# INTRODUCTION

## 1.1 BACKGROUND

Gull Lake is a large, shallow lake covering approximately 80.6 square kilometres situated between Edmonton and Calgary. The lake is known for its sandy beaches, a provincial park located on the southern portion of the lake, and its sport fishing. It supports many recreational activities such as boating, swimming, fishing, and sailing as well as providing a rich natural environment for both aquatic and terrestrial species. The current Gull Lake Intermunicipal Development Plan was adopted in July 2010 and has guided development for more than a decade around the lake; however, many of its policies now require updating to ensure continued compliance with other statutory documents of the cooperating municipalities. Additionally, the recent changes to the *Municipal Government Act* also necessitates this review of the Intermunicipal Development Plan to ensure compliance with those provincial changes. Through the strong collaborative governance guided by the comprehensive policies of this updated Intermunicipal Development Plan the Gull Lake region can continue to grow and prosper in a strong, responsible and sustainable manner.

## 1.2 PURPOSE

The Gull Lake Intermunicipal Development Plan Committee, in consultation with local community members, stakeholders, and provincial government departments have reviewed and updated this plan to ensure it meets the requirements of the *Municipal Government Act* changes and is consistent with the plans and policies of the municipalities. The Gull Lake Intermunicipal Development Plan provides direction and guidance on land use decisions within the Gull Lake watershed area. The development decisions made in this area will affect the lake and therefore there must be consistency and a common vision between municipalities to ensure that Gull Lake is a healthy and well-maintained asset to the Central Alberta region. The Intermunicipal Development Plan area covers approximately 206 square kilometres and requires the cooperation and coordination of four municipalities: Lacombe County, Ponoka County, the Summer Village of Gull Lake, and the Summer Village of Parkland Beach ([Map 1 – Plan Area](#)). The plan serves as a tool for controlling future land uses and development within the Gull Lake area. Once approved, all future development within the Gull Lake Intermunicipal Development Plan area will abide by the policies outlined in this Intermunicipal Development Plan.



## 1.3 PROVINCIAL LEGISLATION

This Intermunicipal Development Plan is a statutory plan prepared in accordance with Section 631 of the *Municipal Government Act*, which states that:

- 631(1) *Two or more councils of municipalities that have common boundaries that are not members of a growth region as defined in section 708.01 must, 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.*
- (1.1) *Despite subsection (1), the Minister may, by order, exempt one or more councils from the requirement to adopt an intermunicipal development plan, and the order may contain any terms and conditions that the Minister considers necessary.*
- (1.2) *Two or more councils of municipalities that are not otherwise required to adopt an intermunicipal development plan under subsection (1) 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) *An intermunicipal development plan*
- (a) *must address*
- (i) *the future land use within the area,*
- (ii) *the manner of and the proposals for future development in the area,*
- (iii) *the provision of transportation systems for the area, either generally or specifically,*
- (iv) *the co-ordination of intermunicipal programs relating to the physical, social and economic development of the area,*
- (v) *environmental matters within the area, either generally or specifically, and*
- (vi) *any other matter related to the physical, social or economic development of the area that the councils consider necessary,*
- and*
- (b) *must include*
- (i) *A procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan;*
- (ii) *A procedure to be used, by one or more municipalities, to amend or repeal the plan; and*
- (iii) *Provisions relating to the administration of the plan."*
- (3) *The council of a municipality that is required under this section to adopt an intermunicipal development plan must have an intermunicipal development plan that provides for all of the matters referred to in subsection (2) within two (2) years from the date this subsection comes into force.*
- (4) *Subject to the regulations, if municipalities that are required to create an intermunicipal development plan are not able to agree on a plan, sections 708.33 to 708.43 apply as if the intermunicipal development plan were an intermunicipal collaboration framework.*
- (5) *In creating an intermunicipal development plan, the municipalities must negotiate in good faith.*



## 1.4 RELATIONSHIP TO OTHER PLANS

All municipal planning documents must comply with the requirements and regulations detailed in the *Municipal Government Act*. The *Municipal Government Act* also stipulates the requirements and authority of the hierarchy of planning documents that guide municipal planning and development in Alberta.

These documents provide a framework for land use and development decisions for all municipalities within the province.

The Intermunicipal Development Plan, being prepared cooperatively and adopted by Bylaw by each of the participating municipalities, is a high-level statutory land use planning document.

Municipal Development Plans and Area Structure Plans provide more detailed and specific policy guidance for decisions on land use and development within their respective municipality. Intermunicipal Development Plans, Municipal Development Plans and Area Structure Plans must be consistent with one another. The policy direction outlined in these statutory plans informs the regulations and rules regarding appropriate land uses, subdivision and development criteria detailed in the Land Use Bylaw of each municipality.

### MUNICIPAL DEVELOPMENT PLANS

The Municipal Development Plans of all the municipalities support first and foremost the health of the lake and its environment while also recognizing the recreation and development opportunities that it provides for their residents. The respective Municipal Development Plan of each municipality provides the detailed direction to achieve those goals while the Intermunicipal Development Plan provides a cohesive collaborative vision. That said, the Summer Villages of Parkland Beach and Gull Lake do not intend to grow outside of their boundaries, but instead, aspire to maintain their populations and accommodate any growth on existing vacant lots or lot redevelopment.

### EAST & WEST GULL LAKE OVERVIEW PLANS (APRIL 2010)

Ponoka County commissioned the completion of the *East Gull Lake Overview Plan* (adopted in 2009) and the *West Gull Lake Overview Plan* (adopted July 2010). The plans cover lands in the north portion of the lake within Ponoka County. As a majority of the shoreline in the northern portion of the lake has been developed, the overview plans concentrate on upland areas away from the lake, but still within the Gull Lake watershed boundary. The overview plans look at possible conflicts with farming and other existing land uses, consider water supply and sewage disposal, propose necessary road improvements, and set out a method by which developers pay for offsite costs such as road construction. The plans define general development areas which will require more detailed plans to be accepted by Ponoka County Council before development occurs. This Intermunicipal Development Plan is consistent with these overview plans. Both plans can be found on the Ponoka County website.

## 1.5 PLAN EXEMPTIONS

If a development has received first reading to a rezoning bylaw prior to the adoption of this Intermunicipal Development Plan, the development shall instead be subject to the recommendations of the plan in effect at the time.

## 1.6 PLAN AREA

[Map 1 – Plan Area](#) illustrates the Gull Lake Intermunicipal Development Plan area boundary. It includes the entire Gull Lake watershed area, as did the 1979 Gull Lake Management Plan. The watershed boundary includes lands with varying distances from the lakeshore, with areas in the north reaching approximately 6 kilometres from the lakeshore and lands in the southeast shore situated a few hundred metres from the lakeshore. The plan boundary includes the entire watershed area, as land use in the drainage basin will affect lake water quality. There is also now a significant market for lots away from the lake which have views of the lake.

## 1.7 TIME FRAME

The Alberta Municipal Government Board generally deals with a planning horizon of 25 to 30 years when considering applications for annexation. It has become common practice in Intermunicipal Development Plans to adopt this horizon for general land use planning purposes. However, this does not mean that Intermunicipal Development Plans should only apply to areas in which urban growth is anticipated within that time horizon. The purpose of an Intermunicipal Development Plan is not only to guide future urban growth but also to help ensure that development in either municipality does not have an unacceptable negative impact on the other municipality. For this reason, an Intermunicipal Development Plan boundary need not be limited to the area of land required to accommodate 25 or 30 years of urban growth.

## 1.8 INTERPRETATIONS

Readers are advised that all text not specifically identified as a policy statement is provided for information and clarification only and that, should there be any inconsistency between a policy statement and other text within this document, the policy will take precedence.

Also, unless specifically identified within this plan, all land use boundaries and/or symbols shown on the various figures included in the plan are meant to be approximate and should be interpreted as such.





# **2.0**

# **PLANNING PROCESS**

## 2.1 PLAN COMMITTEE

An Intermunicipal Development Plan Committee was initially appointed by the four municipal councils to develop the new plan. The Committee consisted of four elected officials and was supported by administrative staff from each municipality. This Committee remains in place to monitor how the plan is working and to recommend changes that may be necessary to reflect changing needs and conditions.

The Gull Lake Intermunicipal Development Plan focuses on setting criteria for development, including detailed site investigations at the time of application, letting the market decide what uses to allocate. The Intermunicipal Development Plan identifies lands within the Gull Lake watershed boundary which will be considered for development. This strategy offers a longer-term solution to development that gives the plan flexibility to change with current market demand and municipal needs.

## 2.2 PUBLIC INVOLVEMENT

The Intermunicipal Development Plan planning process included consultation and engagement opportunities with the community at large. Public support for the Intermunicipal Development Plan is essential to its long-term success.

Statutory Public Hearing – September 3, 2019.

The purpose of the meeting will be to present the draft plan.

Statutory second Public Hearing – October 10, 2019.

As required by the *Municipal Government Act*, a statutory public hearing must be held prior to third reading of the Intermunicipal Development Plan bylaw by all the municipal councils. The public hearing provides stakeholders and interested public the opportunity to comment on the Intermunicipal Development Plan prior to the vote by the municipal councils to adopt the Intermunicipal Development Plan bylaw.

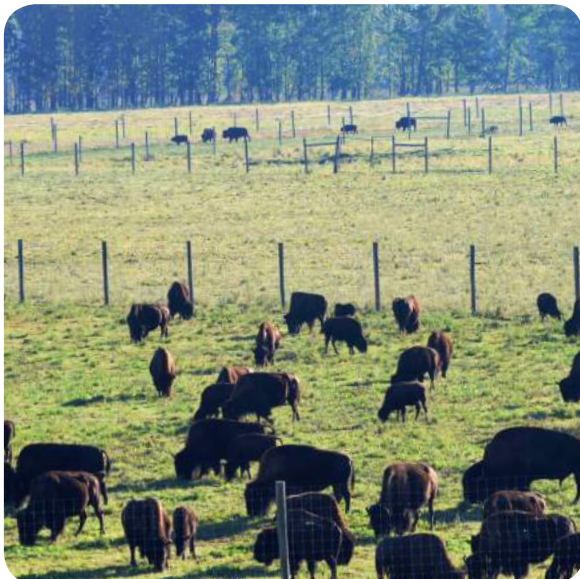
As the Intermunicipal Development Plan Committee monitors how the plan is working, changes will inevitably be necessary to keep pace with the growth that is occurring in the area and to respond to future growth prospects. Any proposed amendments to the plan will require that all the municipal councils to hold public hearings before any changes can be passed by the respective councils.

## 2.3 PLAN VISION

The Gull Lake Intermunicipal Development Plan will provide a collaborative framework that will guide land use and development within the plan area, while ensuring that the ecological health, recreational capacity, and scenic qualities of the lake are respected and enhanced. This shared vision is achieved by a number of guiding objectives which underpin the success of the plan.

## 2.4 PLAN OBJECTIVES

1. To establish a plan area within which planning and development decisions are coordinated to ensure development compatibility.
2. To establish effective mechanisms for communication, coordination and cooperation between the municipalities.
3. To cooperate in the protection and preservation of the lake and lake health.
4. To cooperate in the preservation and protection of the natural environment and wherever feasible integrating these areas with future development for passive recreation uses.
5. To acknowledge the importance of the agricultural community and provide policy to protect agricultural land uses.
6. To promote effectiveness and efficiency in the delivery of services, including such things as coordinating the provision of infrastructure, emergency services, and the development of public recreational opportunities.
7. To develop proposals for the financing and programming of intermunicipal infrastructure of the Intermunicipal Development Plan area.
8. To coordinate intermunicipal programs relating to the physical, social and economic development of the area.
9. To address *Municipal Government Act* requirements with respect to intermunicipal conflict resolution procedures, plan administration, and plan amendment and repeal procedures.





A landscape photograph of a green field with a teal arrow-shaped overlay containing text.

# **3.0**

## **EXISTING CONDITIONS**



## 3.1 LAND USE

### RESIDENTIAL AND RECREATIONAL

The land use around the lake comprises of a diverse residential component including lake cottage development, the two summer villages, large lot and cluster lot residential, and RV development. Aspen Beach Provincial Park is located at the southwest shore of the lake and contains two campgrounds, a boat launch, beaches, and day use areas. There are marinas and boat launches located in various subdivisions around the lakeshore. The majority of the remainder of the watershed is used for agricultural activities and cattle production.

A number of new subdivisions have been approved since the adoption of the last Intermunicipal Development Plan. Sandy Point RV Resort provides for a number of recreational facilities including a beach, playground and a proposed golf course. Wilsons Beach Estates, a residential subdivision, has also been approved since the adoption of the last plan. In terms of residential changes there have been expansions to Meridian Beach, and Twin Creek Acres. Lacombe County also developed Anderson Park on the east side of Gull Lake which provides walking trails, basketball courts, a playground and frisbee golf.

### AGRICULTURE

Many of the residents within the Gull Lake watershed make their living from farming. The Intermunicipal Development Plan restricts the creation of new confined feeding operations within the Gull Lake watershed, as runoff from intensive agricultural operations within the watershed tend to have a negative effect on lake water quality, adding substances such as phosphorous, nitrogen, and fecal coliforms to the water. The Intermunicipal Development Plan takes Canada Land Inventory soil class ratings into consideration during the creation of [Map 3 - Development Potential](#). Ponoka County does not allow development on lands with a rating of more than 30%, and Lacombe County examines the impact on agriculture of all new proposals for development. This generally means Canada Land Inventory classes 1 to 4 are protected. The south end of the lake contains soils favourable to agriculture production, and as such, the Intermunicipal Development Plan intends to protect these areas which are further from the lake ([Map 3 - Development Potential](#)).



## TRANSPORTATION

[Map 1 – Plan Area](#) illustrates the major existing transportation features in and around the plan area. These transportation features are listed below.

- Highway 12 and Highway 12A run east-west to the south of Gull Lake.
- Highway 771 runs north-south to the west of the lake.
- Highway 53 runs east-west to the north of the lake.
- Highway 792 runs north-south to the east of the lake.

As substantial development in new areas within the watershed occurs, the upgrading of local roads will be required. It is expected that the details of alignments and construction of these roads will be determined at the Area Structure Plan/Outline Plan stage. Site-specific studies for new developments will determine road upgrade requirements.



## WATER AND WASTEWATER SERVICING

In terms of wastewater servicing, the majority of the area currently uses private sewage systems. There are currently a number of developments on the lake which use or propose to use communal systems and onsite treatment plants. Although current fecal coliform levels in Gull Lake are not entirely the result of private sewage systems, these private systems do not efficiently handle wastewater in a sustainable manner. While there are currently no plans for a regional wastewater system, new multi-lot development will have communal systems which will make for an easy transition to a regional system in the event one becomes available.

Water servicing within the majority of the Gull Lake watershed is supplied by individual wells. The *Water Act* states that if a multiple lot residential subdivision is to use groundwater, the developer must provide an engineering report to prove that there is sufficient water onsite to service the development without depleting the supply to existing farms and residences. These studies, however, are site-specific and do not consider the cumulative effects on the Gull Lake watershed.

Ponoka County commissioned regional groundwater studies for the north end of Gull Lake to determine whether a sufficient quantity of groundwater is available for future development in

this area (Hydrogeological Consultants Ltd., Groundwater Supply at Gull Lake, 2010, found on the Ponoka County website). The studies aimed to answer three questions:

- How much groundwater is available, on a sustainable basis, to supply residential development in the study area, without depleting the supply to existing households, licensees, and traditional agricultural users?
- Will the extraction of this much groundwater affect natural systems such as the state of wetlands, and the quality and quantity of inflows to the lake?
- Will the change from agriculture to residential use affect infiltration rates, either positively or negatively, and is it possible or desirable to increase infiltration through surface engineering measures, or by control of land cover?

Major findings of the groundwater reports are summarized below.

### **Northwest Gull Lake Study Area**

*(Townships 41 to 43, Range 28 W4, & Townships 41 to 43, Ranges 1 & 2 W5)*

The study concludes that there is sufficient groundwater to supply an additional 1,400 lots in the plan area without depleting the supply to existing households, licensees, and traditional agricultural users. Whether this will affect natural systems depends on which aquifer is used. Hydrogeological Consultants Ltd. identified four distinct aquifers in the area. The lowest one, which they call Geo-unit 1, is below the level of Gull Lake and the Blindman River, and extracting water from it will not have any effect on the lake or river. Geo-unit 2, which lies at a higher elevation, feeds Gull Lake. Geo-unit 3 feeds the Blindman River. Geo-unit 4, the highest of the four, does not connect to the lake or river. To avoid reducing the flow of groundwater into the lake and the river, Hydrogeological Consultants Ltd. recommends that new wells in the Gull Lake drainage basin utilize Geo-units 1 and 3, while new wells in the Blindman River drainage basin should utilize Geo-units 1 and 2. Finally, Hydrogeological Consultants Ltd. concluded that infiltration rates (and thus groundwater recharge) will not be adversely affected by residential subdivision. In fact, residential lots tend to have higher infiltration rates than farmland. These studies will be taken into account when approving new multi-lot subdivisions. In particular, high-yield wells (such as those supplying a communal water system) will be required to use an aquifer that does not feed Gull Lake or the Blindman River.

### **Northeast Gull Lake Study Area**

*(Townships 41 & 42 Range 28 W4, & Townships 41 & 42, Ranges 1 & 2 W5)*

Hydrogeological Consultants Ltd. constructed a water balance model which estimated precipitation, infiltration rates, evapotranspiration, aquifer replenishment, and human consumption. They concluded that there is ample water to service 1700 lots within the plan area without depleting the supply to existing users, and without affecting natural systems or lake levels. Further, the conversion of land from crops to grass should have no adverse effect on groundwater recharge. This Intermunicipal Development Plan addresses groundwater use in an attempt to protect the environmental integrity of the Gull Lake watershed.

## 3.2 NATURAL ENVIRONMENT

Gull Lake is large and shallow with an area of 80.6 square kilometres and a drainage basin area of 206 square kilometres. The mean depth of the lake is 5.4 metres and the maximum depth is 8 metres. Gull Lake is classified as a eutrophic lake based on nutrient, chlorophyll and transparency criteria. The lake experiences occasional blooms of noxious algae, and low winter dissolved oxygen concentrations (Alberta Lake Management Society, 2006). The level of the lake has declined since it was first recorded in 1924, and as a result, there is now no outflow stream. The decreasing lake level has exposed large areas of former lake bottom around the entire lake.

In 1976 a diversion was constructed to pump water from the Blindman River into Gull Lake through a pipeline and canal system to supplement inflow. Pumping began in the spring of 1977. Diversion from the Blindman River has not been allowed to proceed for several years because the Red Deer River watershed has been affected by the introduction of invasive Prussian Carp. To protect the lake from this invasive species, Alberta Environment and Parks has banned pumping from the Blindman River into Gull Lake. In addition, there is ample reason to avoid supplementation from the Blindman River; concentrations of total nitrogen, phosphorus, and bacteria have historically been elevated in the river compared to Gull Lake ("2009 State of the Watershed Report: Blindman Subwatershed", RDRWA, 2009, <https://www.rdrwa.ca/node/59>). No viable alternatives for water supplementation have yet been identified."



### SHORELINE/RIPARIAN AREAS

Riparian areas are transition areas, providing connectivity between aquatic and upland vegetation areas. They are an important target for protection of the lake. Riparian areas act as natural filters to trap sediments, nutrients, and contaminants within runoff, protecting the lake. These areas also provide a buffer between the lake and development, provide an area for wildlife habitat, contain high bio-diversity, reduce erosion, and assist with groundwater storage and recharge. A healthy shoreline contains much of its natural riparian vegetation, including woody plants and emergent vegetation, and shows little signs of human-caused removal or alteration of vegetation. A poor quality shoreline (impaired) is one which may show visible signs of human-caused removal or alteration of riparian vegetation, including the conversion of vegetation to lawn grass and cutting and/or clearing of woody vegetation. Many of these impaired areas are the result of a combination of factors including certain agricultural activities, shoreline clearing, and off-road vehicle use.



## FORMER LAKE BOTTOM LANDS

The water level has been declining in Gull Lake since it was first recorded in 1924. There is currently no outlet and only minor inlet streams. There is now, in some areas, up to 400 metres of former lake bottom exposed, measured perpendicular to the present shoreline. The gradient is very low, and the water table is close to the surface, which makes it attractive for waterfowl and wildlife. As noted in the 1979 and 2000 Gull Lake Management Plans, this feature is unique to Gull Lake. This former lake bottom has become a vital part of the lake environment. It provides a buffer between development and the shoreline and provides an appealing environment for waterfowl and other wildlife habitat. These lands also provide the opportunity for continuous public access to the lakeshore. A majority of the old lake bottom remains non-titled crown land, but under provincial law, a permanent change in vegetation from aquatic to upland areas allow it to be added to adjacent titles. As such it is subject to reserve dedication if the land is subdivided, which will then be used for general public use and to ensure that public lake access is maintained. This plan like the previous plans governing development around the lake restricts the development or expansion of habitable buildings within the 1: 100-year flood plain to protect these lands.

## WATER QUALITY

Excessive nutrients such as nitrogen and phosphorus can lead to eutrophication of the lake, which leads to an excessive amount of aquatic plant and phytoplankton growth. The main sources of phosphorous to the lake are from agriculture activities in the watershed and internally derived nutrients stored in bottom water sediments, which increase over the summer (Alberta Lake Management Society, 2006). The 2003 document “An Assessment of Water Quality in Gull Lake” (Patricia Mitchell Environmental Consulting, 2003) concluded that there was no decline in the water quality of the lake from 1989-2001. Levels of total phosphorous and chlorophyll-a did not increase since monitoring began in the 1970s. Continued monitoring by the Alberta Lake Management Society found that nutrient levels have remained consistent up to 2016 (“Gull Lake Report,” Alberta Lake Management Society, <https://alms.ca/reports/>, 2016). Elemental analysis has also found that Gull Lake has acceptable concentrations of most heavy metals, with the exception of arsenic concentrations at 1.2-1.4 x guidelines for the protection of aquatic life (“Gull Lake Report,” Alberta Lake Management Society, <https://alms.ca/reports/>, 2016). The Mitchell report also states that certain pesticides were present in all of the monitored streams, however, levels were well below the Canadian Environmental Quality Guidelines for the protection of aquatic life. Total nitrogen concentrations in the lake have decreased over the past 30 years, however, they have consistently been above the ASWQG PAL limit of 1.0 mg/L (“2009 State of the Watershed Report: Blindman Subwatershed”, RDRWA, 2009, <https://www.rdrwa.ca/node/59>).

Coliform bacteria concentrations in Gull Lake have always remained fairly low; however, sampling has been sparse. Fecal coliform bacteria counts were very high in streams surrounding the lake. Typical sources of coliform bacteria include agricultural and municipal runoff, wildlife, faulty septic systems and septic fields.

**VEGETATION**

Gull Lake is located in the Aspen Parkland and Boreal Mixedwood ecoregions. The dominant trees are trembling aspen, balsam poplar, white spruce and willow. The preservation of this natural vegetation can assist with recharge and decrease surface water runoff of pollutants into the lake. Although municipal control over the clearing of vegetation on private land is limited, this Intermunicipal Development Plan provides policy for the protection and enhancement of natural vegetation during the subdivision and development process.

**FISH HABITAT, WATERFOWL & UNGULATE WILDLIFE**

Gull Lake has an active sport fishery and is specifically known for its winter fishery. The lake contains several spawning, rearing and overwintering areas for various fish species, including whitefish, northern pike, burbot, and walleye. Protecting the lake water quality will help to ensure that the fish population will be maintained. The Red Deer River State of the Watershed Report also identifies Gull Lake as one of the largest and most productive water bird lakes in the Dry Mixedwood Natural Subregion of Alberta. The area contains significant staging and production wetlands for waterfowl, marsh birds and shorebirds. The Gull Lake area also contains foraging and loafing habitat for the American white pelican. Site-specific studies will be required prior to developing or rezoning to ensure significant habitat and wildlife are identified and protected.





# 4.0

## LAND USE POLICIES

## 4.1 AGRICULTURE

In their Municipal Development Plans, both Lacombe County and Ponoka County reserve good quality soil for agriculture. Ponoka County protects land with a farmland assessment rating of more than 30%. That includes most land in Canada Land Inventory classes 1 to 4, leaving classes 5 and 6 available for non-farm use. Lacombe County has a similar policy but does not use exact numbers to define good farmland.

Agriculture has a significant effect on water quality. Land clearance results in more runoff and less groundwater infiltration, and gives more fluctuations in streamflow. Runoff from farmland is richer in nutrients than from tree-covered land, resulting in more plant and algae growth in the lake. However, agriculture is the backbone of the economy in both Lacombe and Ponoka Counties, and farming pre-dates the recreational use of the lake.

### POLICIES

#### Recognize the Right to Farm

- 4.1.1 The Counties will not demand any changes in accepted, legal farming practices. Any desired changes must be achieved by education and incentive, not compulsion. This policy is backed by section 2 of the *Agricultural Operations Practices Act*.
- 4.1.2 The Counties recognize the importance of agriculture to the local, regional and provincial economy. In making decisions on development issues in the agricultural area, both municipalities will respect the right of agricultural operators to pursue normal activities associated with extensive agricultural without interference or restriction based on their impact on adjacent uses.
- 4.1.3 When making a decision on development, the Counties shall take into consideration the impact of the development on adjacent agricultural uses.

#### Preserve Good Farm Land

As a general principle, and being consistent with their municipal development plans, the Counties will continue to reserve good quality farmland for agriculture. However, if in Councils' opinion the recreational and residential value of the land justifies its loss to agriculture, they may allow recreational and residential development on better quality land within half a mile of lake, or further away on land with views of the lake.

- 4.1.4 The Counties may also allow recreational and residential development on small areas of better quality land which are surrounded by poor land and are too small to farm with modern equipment.



- 4.1.5 Conversion of agricultural land to other non-agricultural uses must be considered carefully to assess the benefit of the proposed use in relation to the loss of agricultural land.

### **Confined Feeding Operations**

- 4.1.6 The Counties will continue to co-operate with the Natural Resources Conservation Board on the location of confined feeding operations. These facilities are outside municipal jurisdiction, but the Natural Resources Conservation Board always seeks municipal input regarding location and potential land use conflicts.
- 4.1.7 The Counties will recommend to the Natural Resources Conservation Board that no new confined feeding operations are allowed within one mile of any land shown on Map 3 – Development Potential as intended for residential or recreation development.
- 4.1.8 The Counties will not object to the expansion of existing confined feeding operations in the watershed provided it is satisfied that the proposed expansion would not interfere with the development of the lands shown on Map 3 – Development Potential for residential or recreation use, or otherwise conflict with other surrounding land uses.
- 4.1.9 The Counties will provide technical assistance to livestock producers to improve their manure handling systems so as to contain all nutrients on site. The existing Agricultural Service Boards will provide this advice.



## 4.2 REZONING AND MULTI-LOT SUBDIVISION APPLICATIONS

This Intermunicipal Development Plan allocates land uses through a two-stage process. The first stage is to identify general areas for development. If a parcel of land is inside one of the areas where development is acceptable, landowners are invited to create plans that are consistent with the policies of the Intermunicipal Development and respective County's plans and policies. **Figure 1 - Residential Design** provides an example of a quarter section which has been developed using many of the goals and policies within this Intermunicipal Development Plan.

**FIGURE 1 - RESIDENTIAL DESIGN**



### POLICIES

#### No Discrimination Between Uses

4.2.1 Permitted development within the plan area may take the form of private residential and recreational lots, municipally or provincially operated campsites and parks, or privately owned day use and camping facilities. The Intermunicipal Development Plan does not specify which of these land uses should be allowed on any given parcel of land. That decision will be made by the market.

#### Use of Other Land in the Watershed

4.2.2 Most of the land outside the development areas will be reserved for farming. However, small scale residential or recreational development may be allowed if the owner can show that:

- the soil is poor, using that municipality's definition, and
- development will not interfere with farming operations in the neighbourhood.

#### Area Structure Plans

4.2.3 Developers, at the discretion of the municipality, will be required to prepare an Area Structure Plan or Outline Plan before land in the watershed is rezoned or subdivided for multi-lot development purposes to allow residential or recreational use to the standard of the affected municipality.

- 4.2.4 Area Structure Plans or Outline Plans must contain all the information on the land use concept, supporting studies, compliance with the relevant plans and policies of the affected municipality, compliance with the policies of the Intermunicipal Development Plan, and phasing of the development.
- 4.2.5 Technical information accompanying an Area Structure Plan or Outline Plan will be referred to the relevant provincial government departments for analysis and recommendations before the plan is considered by Council.

### Design of Development

- 4.2.6 Multi-lot development shall be designed to foster a healthy living environment.
- 4.2.7 Multi-lot development shall have a conservation/cluster design to protect the rural character, environmentally sensitive areas and natural features. **Figure 1 - Residential Design** illustrates the layout of a traditionally designed subdivision versus a conservation/cluster designed subdivision.
- 4.2.8 In new developments, no more than ten percent of the shoreline length should be cleared of natural vegetation (onshore and off-shore). Boat launches, beaches, etc should be confined to that ten percent, leaving ninety percent of the shoreline length in its natural state. Where it is essential to clear more shoreline, the loss must be offset elsewhere. Note, this will not require any existing public beaches to be abandoned and revegetated.
- 4.2.9 Multi-lot development that will be visible from the lake may be required to complete a visual impact assessment at the discretion of the municipality if it is determined that it will have a negative impact on the lake area vista.

### Commercial Centres

- 4.2.10 Large scale commercial development will be directed to urban centres (Lacombe, Bentley, and Rimbey), the existing rural commercial nodes, and the single location identified in Ponoka County's *East Gull Lake Overview Plan*.

### Golf Courses

Golf courses are a valuable addition to a recreational area, but the use of fertilizers may add large quantities of nutrients to the lake. This is of most concern when the golf course is close to the lake or a watercourse.

- 4.2.11 As part a golf course's development application, the municipalities will require a nutrient budget and a stormwater management plan, prepared by a qualified professional, to ensure that runoff water will not damage the lake.





**5.0**

**ENVIRONMENTAL  
& LAKE  
MANAGEMENT**



## 5.0 ENVIRONMENTAL AND LAKE MANAGEMENT

The lands with the Intermunicipal Development Plan area contain numerous environmental features. [Map 2 – Environmental Context](#) identifies the local wetland inventory, tree canopy, and lake depth; all of which contribute to wildlife habitat. The municipalities will work together cooperatively to ensure that these natural areas are protected and conserved. The most important single way to preserve the fishery is to protect and enhance the rooted offshore vegetation which is prime fish spawning and feeding habitat. The municipalities have no jurisdiction over the bed and shore of the lake, but their land use policies affect it. The policies outlined in this section contribute to the protection of the offshore vegetation.

The preservation of tree cover and the protection of wetlands, waterbodies and watercourses in the plan area is also important. Providing for healthy riparian and woodland areas ensures that runoff that flows into wetlands, creeks and streams does not contain high levels of nutrients and contaminants that in turn protects the lake itself. The following policies ensure the identification and protection of important environmental features at a site-specific level prior to development.

### POLICIES

#### Biophysical Assessment

- 5.1 For multi-lot and rezoning development applications proposed near natural features, the municipalities will require a biophysical assessment prepared by a qualified professional to determine how the features can be preserved and any development impacts mitigated.
- 5.2 Based on findings of the biophysical assessment, developments shall be designed to preserve large areas of trees, ridgelines, and the natural landscape character wherever possible.
- 5.3 Should development occur in treed areas, Area Structure Plans or Outline Plans must outline how both the construction work and the design of the development will result in minimal loss of tree cover. Where loss is inevitable, developers shall be required to augment the existing vegetation to the satisfaction of the municipality with jurisdiction so there is no net loss of tree cover. The offset trees may be on other quarter sections but must be within the Gull Lake watershed boundary.

#### Wetland Assessment Impact Report

- 5.4 Multi-lot and rezoning development applications that contain a wetland(s) on the land of the proposed development will require a Wetland Assessment Impact Report to be conducted by a qualified professional.
- 5.5 As a condition of subdivision approval and/or development approval, environmental reserve or an environmental reserve easement, not less than 30 metres in width from the edge of the wetland shall be required.



### Geotechnical Report

- 5.6 The governing municipality shall require the developer to carry out a geotechnical report and supply recommendations, prepared by a qualified professional, regarding the establishment of appropriate development setbacks and/or other required mitigation measures.
- 5.7 Notwithstanding Policy 5.6, the municipality may require a greater setback based on the recommendations of a geotechnical study undertaken by a qualified professional.
- 5.8 As a condition of subdivision approval and/or development approval, environmental reserve or an environmental reserve easement, not less than 30 metres in width from the high water mark of waterbodies and/or the top of bank of watercourses to the lot line shall be required.
- 5.9 When land crossed by a creek is subdivided, the municipalities will take the valley as an environmental reserve or municipal reserve, or will register an environmental reserve, environmental reserve easement or conservation easement. This will guarantee that the land remains undeveloped and natural vegetation is re-established.

### Hazard Lands

- 5.10 No incompatible development will be permitted on unstable slopes or within areas that may be prone to flooding, such as along wetlands and other waterbodies.
- 5.11 Flood prone lands are defined as those lying below the 1:100 year flood level as defined by Alberta Environment and Parks, or by independent studies acceptable to them. When such lands are subdivided, the municipalities may require that the lands be dedicated as an environmental reserve and/or municipal reserve, or allow parts to remain in private ownership, subject to an environmental reserve easement, restrictive covenant or other encumbrance on title that provides for the long term protection of these sensitive lands.

## Former Lake Bottom

- 5.12 Before allowing significant changes to land on the former lake bottom, or within 200 metres of the original lake shoreline, the municipalities will require developers to provide independent studies to assess the likely effect on the lake. If these studies show that the development will reduce or degrade fish habitat, developers will be required to create or upgrade shoreline elsewhere on the lake so there is no net loss of habitat. This may be done by restoring the damaged shoreline, or by constructing new bays and inlets, as was done successfully at Sunset Harbour on Pigeon Lake.
- 5.13 Development will be required to maintain a ring of natural vegetation around the lake: When a lake recedes permanently, provincial law gives the owners of adjacent land the right to add the old lake bottom to their titles. However, once that is done, the old lake bottom (the 'accrued land') becomes subject to municipal bylaws. The municipalities will use this power to maintain natural vegetation along the lakeshore, and any loss of shoreline habitat must be replaced as required by Policy 5.12.
- 5.14 Former lake bottom lands which are above the 1:100 year flood level, and therefore have no value as fish habitat, may be approved for development at the discretion of the municipality with jurisdiction.
- 5.15 Municipalities will work with Alberta Environment and Parks to help maintain lake level which may include pumping water into Gull Lake from the Blindman River.

*Former lake bottom lands will be considered all lands excluded from private title at the time of any historical survey, or all lands identified by a qualified professional as being below the 1:100-year flood plain level.*







# 6.0

## PUBLIC RECREATION



## 6.0 PUBLIC RECREATION

People come to Gull Lake for fishing, swimming, boating, and to enjoy a clean natural environment. Gull Lake is a public resource, and reasonable public access must be maintained for both residents and non-residents. Municipalities have many tools through the subdivision and development process to ensure that public access and public recreation facilities are developed and maintained. The municipalities will work cooperatively to ensure development maintains existing public access to the lake and provides for new public access and recreational opportunities.

6.0

### POLICIES

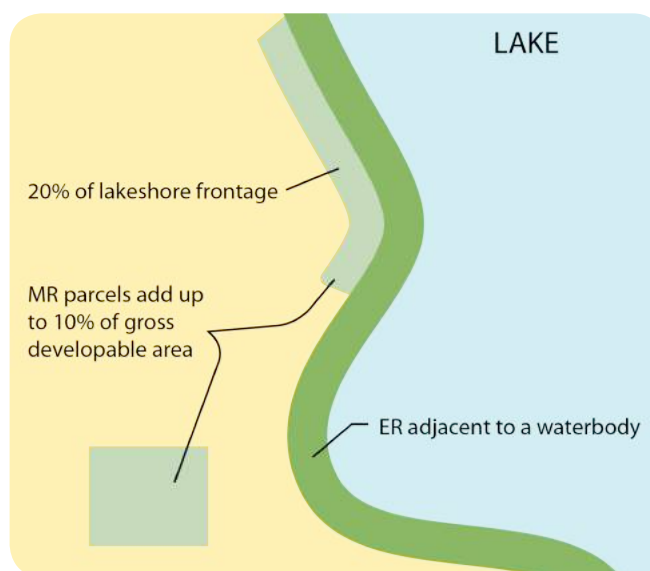
#### Municipal Reserves (see **Figure 2 - Municipal Reserves**)

- 6.1 All multi-lot development will provide full municipal reserve dedication of 10%.
- 6.2 Municipal reserve must be developable land.
- 6.3 Municipal reserve where possible should be integrated (i.e. physically linked) with the shoreline environmental reserve to create a public access site suitable for day use. The length of the municipal reserve parcel must be not less than 20% of the total length of the shoreline frontage of the parcel of land proposed to be developed. This dedication shall be a single contiguous area and not fragmented into several parcels.
- 6.4 A municipal reserve strip not less than 5 metres wide will be dedicated adjoining the entire length of the shoreline environmental reserve. This reserve is designed to accommodate a trail along the top of the bank. However, it is also meant to stop private encroachments from lakefront lots onto environmental reserves.
- 6.5 The developer will improve municipal reserve lands to the satisfaction of the respective municipality. The developer will undertake the “improvements” to these reserves in accordance with conceptual plan drawings that the respective municipalities have endorsed at the rezoning stage. “Improvements” may include trails, picnic sites, waste receptacles, washrooms, parking and tree planting.

#### Lake Access

- 6.6 Municipalities will not close public lands or roads which now give public access to the lake. This does not mean the public should have unrestricted access; municipalities have the right and the responsibility to regulate the use of park areas for public safety, to protect the environment, and to control nuisances.

**FIGURE 2 - MUNICIPAL RESERVES**



- 6.7 Public lands are for the use of all people, not just local residents. Restrictions which may limit their use by non-residents, such as unreasonable parking controls, will be prohibited.
- 6.8 Lacombe County will continue to levy a per-lot contribution (Public Lake Access Levy) from developers at the time of subdivision and/or rezoning to pay for the creation of lake access.
- 6.9 The municipalities recognize the shortage of public boat launches, and will jointly develop a long-range plan to provide a sufficient number.

### **Trails**

- 6.10 The municipalities agree that a round-the-lake regional trail system would provide benefits to residents and visitors. They will require all new lakeshore developments to build a trail parallel with the shore for non-motorized users. In existing developments, they will work with residents groups and other interested parties to define routes and assemble right-of-way.
- 6.11 Trail system(s) will be designed to ensure connection to possible future trails on adjacent lands and adjacent municipalities.
- 6.12 New developments will be required to provide internal trail systems regardless of lake access.
- 6.13 The municipalities will try to educate people about the value of shoreline vegetation so they do not damage it with vehicles. They will also prohibit the use of public lands within the old lake bottom for off-highway vehicle use.



**7.0**

# INFRASTRUCTURE

## 7.1 WATER AND WASTEWATER SERVICING

The municipalities have discussed the possibility of regional servicing however there has been no proposed action to date. To ensure the continued health of the lake there have to be proper standards in place for development within the Gull Lake watershed for the treatment of wastewater and the provision of water.

### POLICIES

#### Wastewater

- 7.1.1 The municipalities will continue to examine the feasibility of the development of a regional sanitary sewer system.
- 7.1.2 The municipalities will investigate ways of improving sewage handling in existing multi-lot residential and recreational developments which now use individual wastewater systems. Bearing in mind the high cost of retrofitting these older residences, the municipalities will try to maximize grants from senior levels of governments.
- 7.1.3 Unless otherwise identified in an Area Structure Plan or Outline Plan, all multi-lot development will be required to have a communal wastewater system with the capability of connecting to the regional line once available.
- 7.1.4 Where individual self-contained systems are permitted as per the policies of the municipality with jurisdiction, those systems must comply with the National Sanitation Foundation International Standard for Wastewater Technology, NSF40 Standard for Residential Wastewater Treatment Systems or the CAN/BNQ 3680-910 Standard for Stand Alone Wastewater Treatment Systems.
  - (i) A holding tank may be permitted on a lot if the municipality is satisfied that site conditions require an alternate method of sewage treatment and disposal.

#### Water

Groundwater provides a large part of the inflow to the lake, and agriculture and residences depend on it completely. A reduction of available groundwater, or its contamination, jeopardizes the long-term sustainability of the watershed as a residential and recreational lake. The municipalities will do the following to protect the quantity and quality of groundwater.

- 7.1.5 The municipalities will continue to examine the feasibility of further development of the existing regional water system.



- 7.1.6 Unless otherwise identified in an Area Structure Plan or Outline Plan, all multi-lot development will be required to have a communal water system with the capability of connecting to the regional line once available.
- 7.1.7 Private systems, where properties have their own water well systems, will generally be restricted to subdivision and development opportunities available within the bylaws and policies of the municipality with jurisdiction.
- 7.1.8 If a proposed development is to use wells, the municipalities will require developers to prove that there is sufficient groundwater to serve new users on a sustainable basis without depleting the supply available to agriculture and to existing users.
- 7.1.9 Area Structure Plans and Outline Plans should identify groundwater recharge areas, and either designate them as an environmental reserve or offer to protect them through conservation easements.

## 7.2 STORMWATER MANAGEMENT

It shall be the responsibility of development to show how stormwater will be managed. Stormwater is managed on-site by controlling the amount of water released into the overall system. The stormwater management plan for all development shall meet the Alberta Environment and Parks' release rate ensuring pre and post-development stormwater runoff rates are the same. The use of constructed wetland systems and best management practices allows for the greater filtration of contaminants and nutrient loads prior to it being discharged into the watershed.

### POLICIES

- 7.2.1. Stormwater management plans shall be required, as necessary, to define the regulation of stormwater discharge and water quality according to Alberta Environment and Parks, and any municipal standards.
- 7.2.2. Developments shall be required to integrate best management practices. These may include the use of constructed wetlands and existing wetlands in the design of stormwater systems that improve water quality.
- 7.2.3. Stormwater management systems shall not be accepted as a municipal reserve. Environmental reserve may be accepted if it applies to an existing wetland which has been altered to accommodate a stormwater management system.
- 7.2.4. Existing drainage patterns shall not be altered unless approved by the Alberta Environment and Parks.

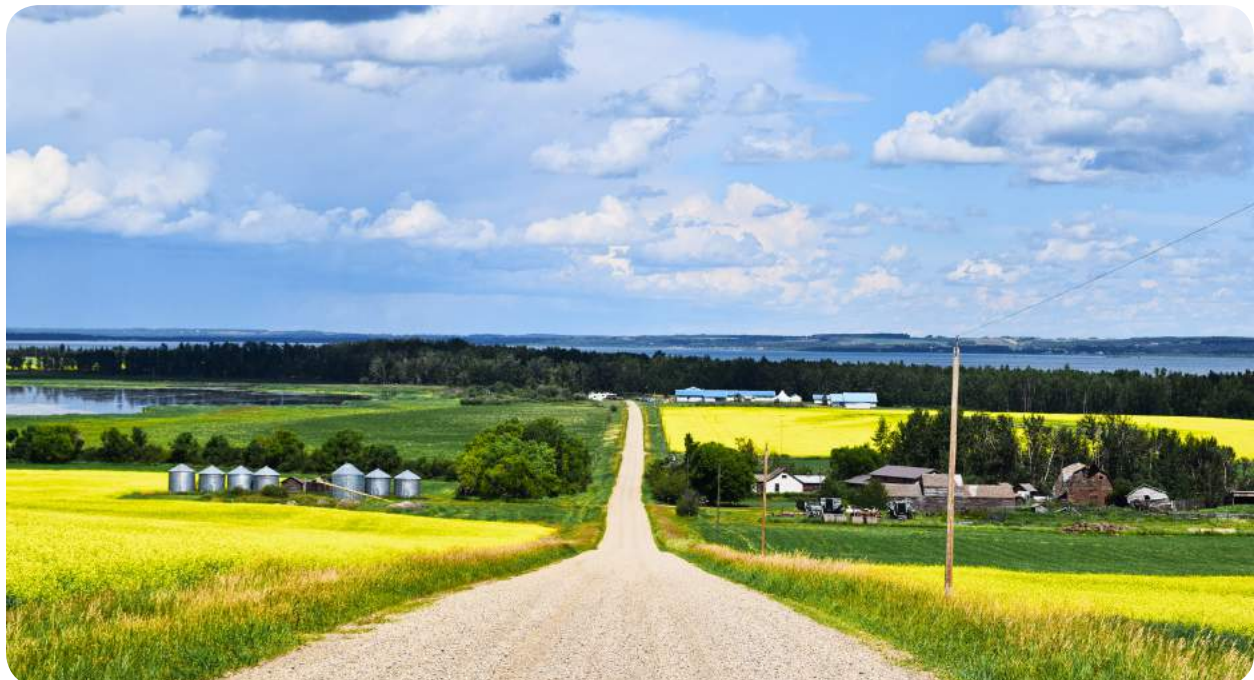
## 7.3 ROADS AND TRANSPORTATION

The municipalities acknowledge that development in one municipality frequently has implications for road upgrading in the other municipality.

### POLICIES

- 7.3.1 Multi-lot developments and/or rezoning shall be required, at the discretion of the municipality with jurisdiction, to complete a Traffic Impact Assessment to be carried out by a qualified engineer to determine the impact on the surrounding infrastructure and if any upgrades are required.
- 7.3.2 Where access is shared across municipal boundaries, the municipalities will address requirements for road upgrading jointly, with agreements for cost-sharing to reflect consideration of the sources of the traffic to be accommodated on the upgraded roads.
- 7.3.3 The municipalities agree to work together on a major road network to serve future growth in the plan area. Specific road alignments will be addressed through the development of Area Structure Plans or Outline Plans.
- 7.3.4 The municipalities will work with developers and Alberta Transportation to address any road improvements which are required as a result of increased traffic from development.

7.0



## 7.4 FIRE PROTECTION

Fire protection and emergency response are important considerations for development. Within Lacombe County the Gull Lake area is separated into two response districts; the east side of the lake is covered by the Lacombe Fire Department and the south and west sides of the lake are covered by Bentley Fire Department. Responses on the lake in the summer are responded to by Lacombe Fire Department with support from Bentley and in the winter responses are from Bentley with support from Lacombe. Lacombe County Fire Service also has a standing mutual aid agreement with Ponoka County Regional Fire Rescue that extends through the Gull Lake area and is utilized as needed by both parties. Lacombe County also has an agreement in place with the Summer Village of Gull Lake that sees the Bentley Fire Department providing fire services within the Summer Village. Ponoka County provides fire services to the Summer Village of Parkland Beach.

7.0

### POLICIES

- 7.4.1 Municipalities will continue to work cooperatively to ensure that adequate fire protection is provided to the Gull Lake region.
- 7.4.2 New multi-lot developments shall prepare a fire protection plan to the satisfaction of the Fire Chief with jurisdiction outlining how they will provide adequate fire protection services.
- 7.4.3 Developers will incorporate fire safe principles into the design of their development.
- 7.4.4 Lacombe County requires that all multi-lot development provide full fire flow (hydrant) protection. This requirement may be waived at Lacombe County's discretion if sprinklers are provided in combination with other fire protection methods which can be demonstrated to achieve an appropriate level of fire protection to Lacombe County's satisfaction.

## 7.5 UTILITY SERVICING

It is acknowledged that development and upgrading of major servicing infrastructure in one municipality may have implications on services in the other.

### POLICIES

- 7.5.1 Early notice of major servicing infrastructure proposed by one municipality shall be provided to the other municipality, to allow for collaboration and coordinated planning.

A close-up photograph of sage leaves, showing their characteristic silvery-green color and serrated edges. The leaves are layered, with some in sharp focus and others blurred in the background.

# **8.0**

## **PLAN IMPLEMENTATION**



## 8.1 INTERPRETATION OF THE PLAN

### 8.1.1 Intermunicipal Development Plan Provisions

[Map 3 – Development Potential](#) shows areas where development will be considered.

These are:

- land within half a mile of the lakeshore in Lacombe County,
- land identified as suitable for development in Ponoka County's *East Gull Lake Overview Plan* and *West Gull Lake Overview Plan*, and
- land inside the Summer Villages.

Lacombe County may investigate further development possibilities elsewhere in the Gull Lake watershed area when it prepares the South Gull Lake Area Structure Plan with further public input.

### 8.1.2 Area Structure Plans

This Intermunicipal Development Plan and the Municipal Development Plans for the participating municipalities, require the preparation of an Area Structure Plan as a prerequisite to rezoning or multi-lot subdivision. Such plans are required to ensure that issues relating to future land use, servicing, phasing, buffering, transitional treatments, etc. are addressed in a manner that ensures compatibility with existing or proposed development in the vicinity.

This Intermunicipal Development Plan envisions two types of Area Structure Plans. The first relates to the broader scale Area Structure Plan that Lacombe County may undertake to identify further development opportunities in other parts of the watershed within its jurisdiction. This document would define developable land, consider the effect of development on farming and other adjacent land uses, investigate water supply, and consider necessary road improvements, and other servicing requirements.

The second type of Area Structure Plan usually applies to a quarter section or other block of land owned by a developer. It sets out, in a broad-brush manner, the future use of the entire parcel, even if it is going to be developed in stages, and how this relates to surrounding lands. Once adopted, an Area Structure Plan is an 'approval in principle' which gives the developer assurance that they are not wasting their time and money preparing a detailed subdivision plan.

Once an Area Structure Plan has been prepared, it is submitted to the municipality. Developers usually apply for the appropriate zoning at the same time. The municipality will advertise the Area Structure Plan and rezoning request, and send it to nearby municipalities and may also send it to local stakeholder groups for their comments. The Council with jurisdiction will then hold a public hearing at which any person claiming to be affected may

Speak, ask questions, or make recommendations. Following the public hearing, the Council may adopt the Area Structure Plan (as submitted, or with changes) or reject it. The rezoning will be dealt with as soon as the Area Structure Plan has been adopted, possibly at the same council meeting.

As noted above, Council's adoption of an Area Structure Plan and zoning amounts to approval in principle for the development, and the developer can proceed to a subdivision and/or development application with reasonable assurance that it will quickly be approved.

#### 8.1.3 Existing Statutory Plans and Bylaws

Both municipalities will ensure that other local statutory plans, outline plans or bylaws are consistent with this Plan.

8.0

## 8.2 PLAN ADMINISTRATION

8.2.1 The municipalities have established an Intermunicipal Development Plan Committee as follows:

- a) the Intermunicipal Development Plan Committee will consist of one of each participating Council;
- b) the Committee will convene at least once a year to review the policies and performance of this plan;
- c) at the request of a participating municipality, the Committee may convene to discuss a relevant issue; and
- d) the Committee may convene to discuss/review applications, as discussed in Section 8.3.3, which are subject to objections or concerns during staff review.

## 8.3 REFERRALS

8.3.1 Each municipality will consult the other during the preparation or amendment of Municipal Development Plans, Area Structure Plans, Outline Plans and Land Use Bylaws that relate to lands within the plan area.

8.3.2 Statutory plans and land use bylaws, or amendments to either, must be circulated prior to second reading. Non-statutory plans must be circulated prior to Council's consideration of final approval.

8.3.3 Each municipality will refer for comment every application for multi-lot subdivision or rezoning received for lands within the plan area.

- 8.3.4 Each municipality will endeavour to inform the other of any new development initiatives as soon as it is clear that the initiative is likely to become a formal application.
- 8.3.5 Referrals made under this subsection shall be processed in accordance with the following:
- a) each municipality is to be provided with twenty-one (21) days to review and comment on referrals;
  - b) if comments are not received from the responding municipality within the stated time period, it may be assumed that there is no objection to the proposal, but this should be confirmed with the responding municipality. A time extension may be granted by the municipality circulating the application; and
  - c) if a request for a time extension is denied, the denial does not constitute a dispute as defined under Section 8.4.1.

## 8.4 DISPUTE RESOLUTION MECHANISM

- 8.4.1 The following matters will activate the dispute resolution process:
- a) if an agreement has not been reached on any proposed amendment to this plan; or
  - b) if an agreement has not been reached on any proposed statutory or non-statutory plan, Land Use Bylaw, or amendment thereto located within or affecting the plan area.
- 8.4.2 A dispute is defined as any statutory plan (in whole or in part), Land Use Bylaw, or amendment thereto, which is given first reading by a Council, or non-statutory plan that has been presented to Council for consideration, and which the other Council deems to be inconsistent with the goals, objectives and policies of this plan.
- 8.4.3 The dispute resolution process is as follows:
- a) Staff Review and Discussion

Upon receipt of a proposed statutory or non-statutory plan, Land Use Bylaw, or amendment to either, staff will undertake a review of the proposal and provide comments to the approving municipality. Issues of concern, if any, will be identified in writing to the other municipality. Every attempt will be made to discuss the issue with the intent of arriving at a mutually agreeable solution. If no agreement can be reached, the objecting municipality shall refer the application to the Intermunicipal Development Plan Committee.



b) Intermunicipal Development Plan Committee Review

If an issue of concern cannot be resolved at the staff level, it shall be referred to the Intermunicipal Development Plan Committee for discussion and resolution. They will attempt to resolve the issue and decide whether or not the proposal can proceed without mediation.

The committee will have fourteen (14) days from the time of referral to deliberate.

c) Mediation

Assuming that an agreement is not reached through the Intermunicipal Development Plan Committee, a mediation process shall be employed as a means of resolving the matter.

Prior to the initiation of the mediation process, the municipalities shall:

- Appoint an equal number of representatives to participate in the mediation process;
- Engage a mediator agreed to by the municipalities at equal cost to each municipality; and
- Approve a mediation process and schedule.

At the conclusion of the mediation process, the mediator will submit a report to both Councils for consideration. With respect to statutory plans, Land Use Bylaws, and amendments thereto, the mediator's report and recommendations are not binding on the municipalities and would be subject to the approval of both Councils.

If the Councils agree to the mediation report, then the applicant municipality would take the appropriate actions to address the disputed matter.

A mediator's report on non-statutory plans is binding on the municipalities.

d) Appeal

In the event that mediation proves unsuccessful regarding statutory plan or Land Use Bylaw issues, the affected municipality may appeal the matter to the Municipal Government Board for resolution in accordance with the *Municipal Government Act*.

## 8.5 PLAN AMENDMENTS

- 8.5.1 Any amendment to this plan must receive the agreement of the municipalities following public hearing(s) held in accordance with the *Municipal Government Act*. No amendment shall come into force until such time as all municipalities give third reading to their respective bylaws. Any disagreement respecting a proposed amendment would trigger the dispute resolution mechanism.
- 8.5.2 Each municipality or a stakeholder in the plan area may initiate an amendment to this plan.

## 8.6 PLAN REVIEW

- 8.6.1 This Intermunicipal Development Plan should be reviewed on a regular basis to ensure that it remains current and is effectively fulfilling its purpose.

## 8.7 PLAN TERMINATION

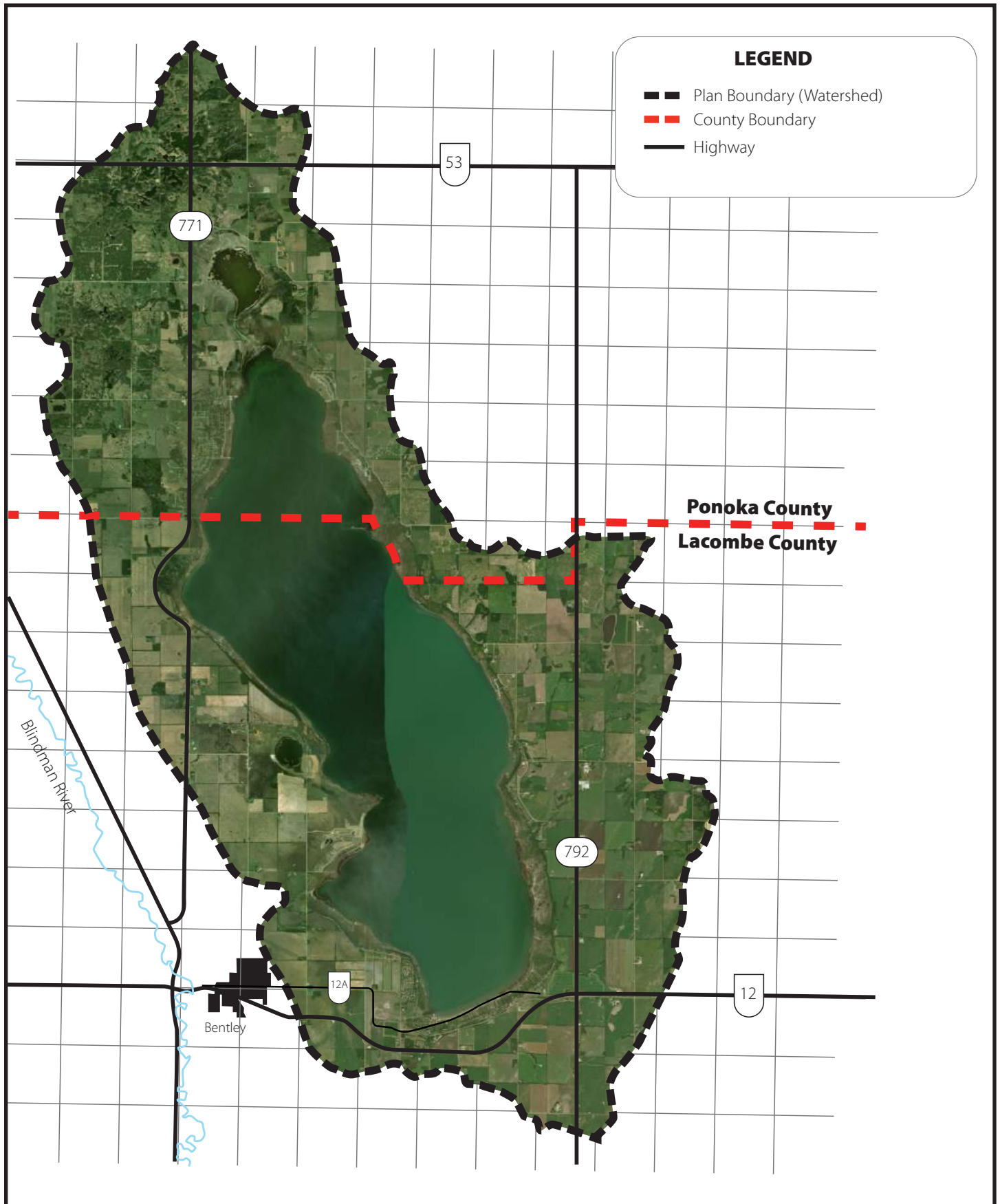
- 8.7.1 A municipality will give three (3) months written notice, along with reasons, to the other municipalities of the intention to repeal its bylaw adopting the plan; or if in mutual agreement the Councils may repeal their adopting bylaws together and forego the three months.
- 8.7.2 The Intermunicipal Development Plan is terminated when one or all of the municipalities repeal their respective adopting bylaw.
- 8.7.3 In the event the Intermunicipal Development Plan is terminated it must be replaced by a new agreed upon Intermunicipal Development Plan as per Section 631 of the *Municipal Government Act*.



# MAPS

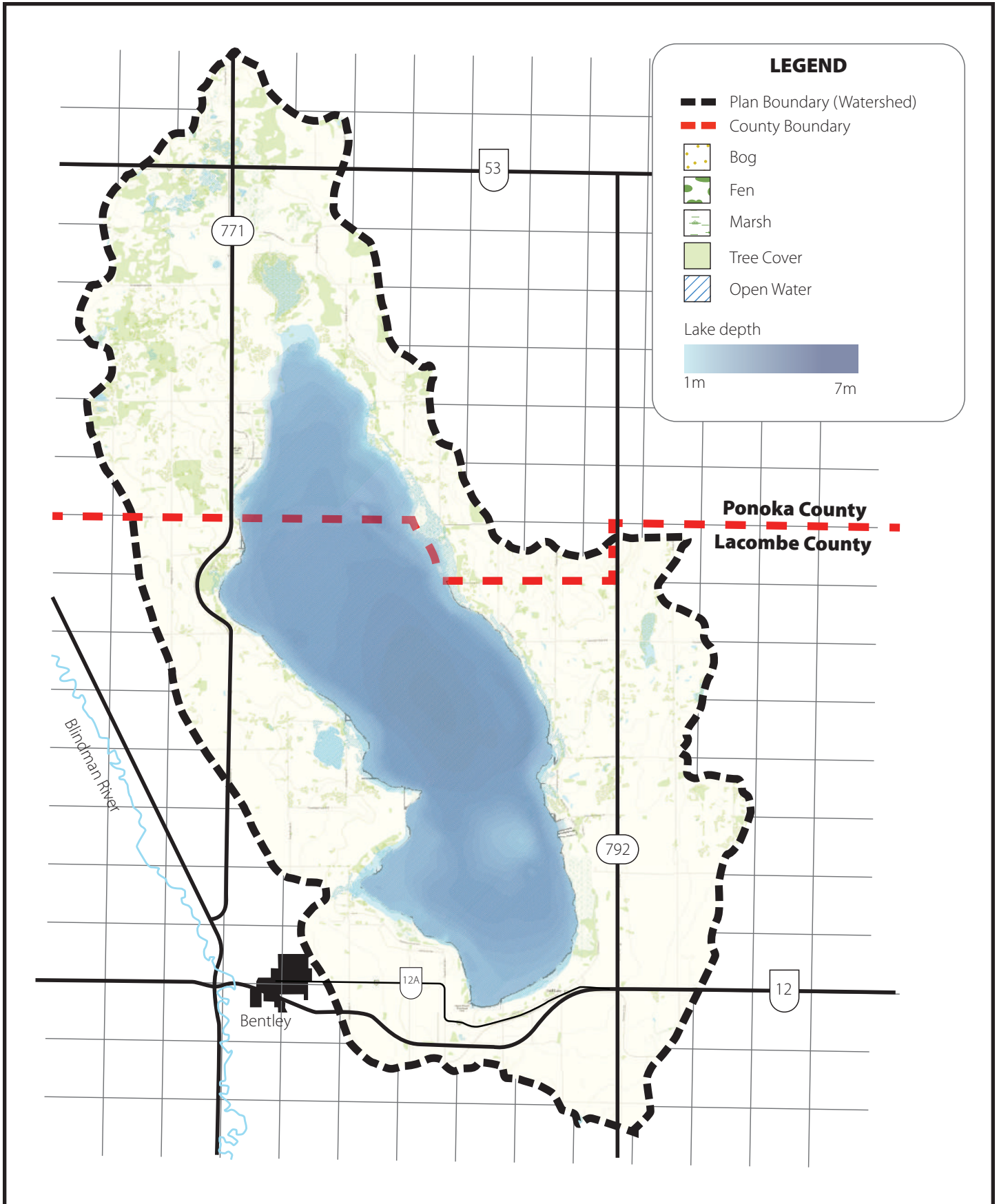


# MAP 1 - PLAN AREA

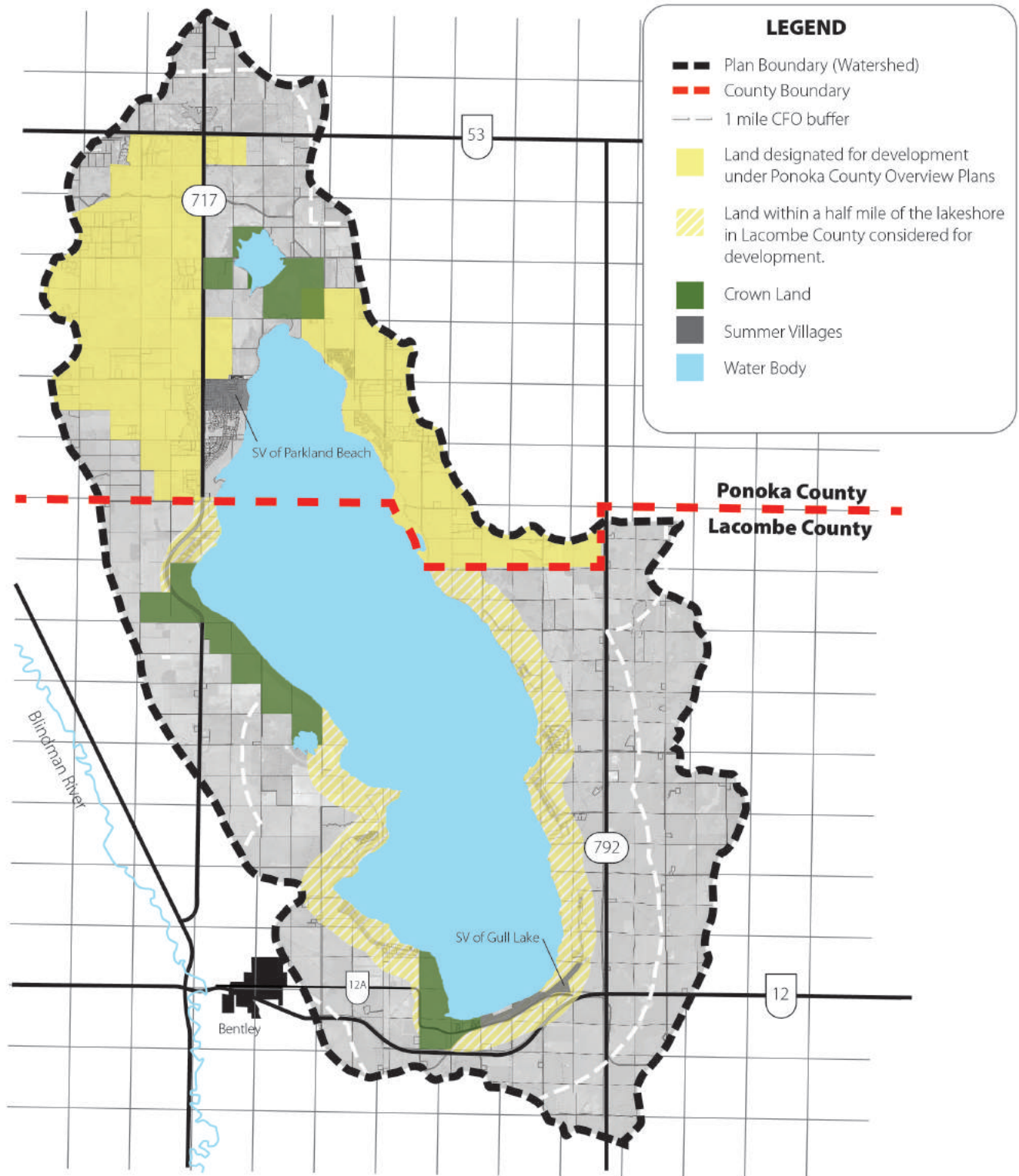




## MAP 2 - ENVIRONMENTAL CONTEXT



## MAP 3 - DEVELOPMENT POTENTIAL



MAPS