

BYLAW 1637-20

A BYLAW of the County of Stettler No. 6, in the Province of Alberta, in accordance with the Municipal Government Act Chapter M-26 Revised Statutes of Alberta 2000 and amendments thereto, to provide for the amendment of the Buffalo Lake Intermunicipal Development Plan 1550-15.

WHEREAS Section 631 (1) of the *Municipal Government Act*, being Chapter M-26 of the Revised Statutes of Alberta 2000, and amendments thereto, provides that every municipality that have common boundaries and 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.

WHEREAS the Municipal Council deems it necessary and expedient to revise Buffalo Lake Inter-Municipal Development Plan 1550-15, in order to provide for the updates brought forward from the BLIDP steering committee's minor review of the statutory document.

NOW THEREFORE BE IT RESOLVED that the Council of the County of Stettler No. 6 in the Province of Alberta enacts as follows:

1. Add definitions for: density, development unit, home business, and unsubdivided quarter section.
2. Change all references to 'dwelling unit' to 'development unit' to distinguish from the definition of dwelling unit in the member's Land Use Bylaws.
3. Change all 'shall' and 'must' to 'must' to provide consistency.
4. Extends the plan vision from 2035 to 2045.
5. Clarifies that the BLIDP does not regulate the water right-of-way but it is important to read the BLIDP along with the BLISMP since they influence each other.
6. Allows home-based businesses in accessory structures, if permitted in the governing municipalities LUB; previously the IDP said home based businesses were allowed in the primary structure only, though member municipalities allowed them in accessory structures.
7. Clarifies that a sewage discharge point must be 800m from the lake ROW, or must be self- contained.
8. Clarifies the drainage and stormwater management requirements. The previous IDP talked about 'treatment' with no definition, the proposal gives context for what 'treatment' means.
9. In the Limited Development Area the previous IDP does not give a maximum number of units per unsubdivided quarter section, the proposed Bylaw specifies a maximum of 20 units.
10. The existing Rochon Sands Heights Public Access Point was added to the list of access points.
11. The requirement for the Committee to meet changes from semi-annually to annually, additional meetings can still be called when necessary, but annually is more in line with current practice.
12. Clarifies what applications must be circulated to member municipalities:
commercial/industrial

excluding home-based business, and multi-lot subdivision, any application for multiple development units (excluded 2nd RVs).

13. Provides timelines for circulating notifications and response times based on the type of application. Also provides for digital circulation to reduce mailing time.
14. Clarifies that a review should be conducted every 4 years and the Committee will determine at that time if a major review is required, rather than requiring a major review every 8 years.
15. Requires municipalities provide 6 months notice of intent to withdraw from the plan, the current IDP does not require notice.
16. The following sections move from the beginning of the IDP to the appendixes: Capacity and Development Limits, "Lifesyle" Calculations for Growth Nodes, Final Unit Calculations for Growth Nodes, Need for an Update, Enabling Legislation, and Preparation Process and Public Participation. These were moved to the appendix to focus on the IDP policies, rather than background information.
17. Updates to the 'Need for an Update' section to reflect the reason for the 2020 update.
18. Updates the 'Enabling Legislation' section to align with the current MGA wording.
19. Updates the 'Preparation Process and Public Participation' section to discuss the 2020 update.
20. The November 17, 2017 Memorandum of Understanding regarding determining the number of units on a quarter was added the appendix. The new Development Unit definition addresses these definitions, but the MOU provides context and history.
21. All of the maps were relocated to the end of the document for ease of reference and updated to include new parcel boundaries.

READ A FIRST TIME this 8th day of July, 2020 on a motion of Councillor Nixon
Carried

PUBLIC HEARING scheduled for the 12th day of August, 2020 A.D.

NOTICE OF INTENTION published in the July 30, 2020 and August 6, 2020 A.D. issues of the Stettler Independent.

READ A SECOND TIME this day A.D. on a motion of Councillor
Carried

READ A THIRD TIME this day of A.D. on a motion of Councillor

DATED this day, 2020 A.D.
Carried

Reeve

Chief Administrative Officer