

# THE TOWN OF BRUDHERHEIM AND STRATHCONA COUNTY

## INTERMUNICIPAL DEVELOPMENT PLAN

Public Engagement Summary

November – December 2019



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## INTRODUCTION

The Strathcona County and Town of Bruderheim IDP Area extends 800 metres from the Strathcona County and Town of Bruderheim municipal boundary line. The IDP Area covers approximately 618 hectares (1,280 acres) of land.

The IDP has been developed in accordance with Section 631 of the *Municipal Government Act (MGA)*. The purpose of the IDP is to ensure that land use decisions within the IDP Area are thoughtfully considered through a cooperative planning approach to support the long-term interests of both municipalities. The IDP contains policies on land use, transportation and infrastructure, the environment, economic and social development, and responsible intermunicipal coordination.

The Town of Bruderheim and Strathcona County IDP project included one phase of public engagement. Public engagement included an open house and comment sheets, which provided the opportunity for residents to review information on the draft IDP and provide comments and feedback.

## ENGAGEMENT

### SUMMARY

Engagement occurred between November 4, 2019 and December 2, 2019 and included the following activities:

- 1 Newspaper advertisements, posters, and landowner letter mail-outs advertising the project information and engagements
- 2 A mail-out comment sheet was enclosed with the landowner letter mail-out
- 3 A public open house on November 18, 2019 with opportunities for written comments and the completion of comment sheets

### ADVERTISEMENTS

The open house was advertised through the distribution of 13 landowner letters to Strathcona County residents and 6 landowner letters to The Town of Bruderheim residents, which were sent on November 4, 2019. The open house was also advertised through both Strathcona County and The Town of Bruderheim's project webpages, Sherwood Park newspaper advertisements, Lamont Leader newspaper advertisements, and a poster posted at the Strathcona County Fire Station 4 and Heartland Rural Contact Office.

### COMMENT SHEET

Comment sheets were enclosed with the landowner letter mail-outs that were distributed on November 4, 2019 and they were also posted on both the Strathcona County and the Town of Bruderheim IDP project webpages on November 4, 2019. Comment sheets were also available at the open house. A total of 8 comment sheets were received through the open house. The comment sheet is in Appendix A.

## OPEN HOUSE

The open house took place on November 18, 2019 at the Bruderheim Fire Station from 6:30 to 8:30 pm. Four members of the public attended, and 8 comment sheets were filled out. Post it notes were available at the open house for attendees to provide additional comments and feedback on the information boards. Staff from both Strathcona County and the Town of Bruderheim were in attendance to answer questions and take notes. The draft IDP was available for review and information boards were displayed, which provided information on current and future land uses (taken from existing policy areas within each municipalities Municipal Development Plan (MDP)), as well as information on transportation and infrastructure, the environment, economic and social development, and responsible intermunicipal coordination. The information boards were posted on each of the municipalities IDP webpages following the open house. The complete open house information boards are in Appendix B.



*November 18, 2019  
Open House at the  
Bruderheim Fire  
Station*



**4**  
OPEN  
HOUSE  
ATTENDEES



**8**  
COMMENT  
SHEETS





## NEXT STEPS

The finalized IDP is proposed to be presented to both municipalities Councils and have public hearings take place between February and March, 2020.



## ENGAGEMENT FEEDBACK

### COMMENT SHEET RESULTS

The comment sheet was intended to provide residents with the opportunity to provide comments and feedback on the draft IDP. Residents were given opportunities to provide feedback on the following topics through comment sheets that were sent out with the landowner letter mail-outs, posted on the municipalities webpages, and available at the open house:

- 1 **CURRENT AND FUTURE LAND USE**
- 2 **TRANSPORTATION AND INFRASTRUCTURE**
- 3 **ENVIRONMENT**
- 4 **ECONOMIC AND SOCIAL DEVELOPMENTS**
- 5 **RESPONSIBLE INTERMUNICIPAL COORDINATION**

### CURRENT AND FUTURE LAND USE

The Strathcona County portion of the IDP Area includes the Heartland Policy Area and the Town of Bruderheim portion of the IDP Area includes the Residential Use Area, the Public Utility Area, the Recreation and Open Space Use Area, and the Industrial Use Area.

**The comment sheets asked the following question:**

**Do you have any comments on Map 3 – Current and Future Land Uses, which identifies different land uses for the IDP Area? Please be advised that these land uses are taken from the existing Municipal Development Plans for each municipality and will likely not change through this process.**

**The respondents provided the following comments:**

- *MDP's are in place and should not change much, if at all.*
- *No – have been involved with Strathcona County Ec. Dev. so have been familiar with the work up to the IDP.*
- *Would there be anything worthwhile to mention – common water drainage Beaverhill Creek + NSWA*

## TRANSPORTATION AND INFRASTRUCTURE

Township Road 560 runs east to west through the Strathcona County portion of the IDP Area, while 52 Avenue runs east to west through the Town of Bruderheim portion of the IDP Area, and Range Road 205 runs north to south along the municipal boundary line.

A water line runs along a portion of Range Road 205 and through the Town of Bruderheim portion of the IDP Area. There is also a wastewater treatment facility located within the Town of Bruderheim.

Strathcona County and the Town of Bruderheim will continue to accommodate infrastructure and the movement of people and commodities in a safe, reliable, and efficient manner.

**The comment sheets asked the following question:**

**General Transportation and Infrastructure for the IDP Area is identified on Map 4 – Transportation and Infrastructure. Please provide any comments or general information related to transportation and infrastructure within the IDP Area.**

**The respondents provided the following comments:**

- *Looks good.*
- *Being connected ends up affecting 'both sides'.*
- *Utility corridors – South of Bruderheim + North of Highway #15 is a concern.*

## ENVIRONMENT

Environmentally significant areas of provincial significance are located within the northern portion of the IDP Area, which have been identified by the Province of Alberta because of soil and drainage characteristics.

The intent of the IDP is to conserve environmentally significant areas and the natural landscape within the IDP Area.

**The comment sheets asked the following question:**

**Provincial Environmentally Significant Areas are identified on Map 5 – Environmental Features. Please provide any comments or general information related to the environment within the IDP Area.**

**The respondents provided the following comments:**

- *Strong protection must continue*
- *All have to adhere in the environmental scope and in regards to legislation (prov/fed) in effect.*
- *There are wildlife corridors within area – have these been looked at yet.*
- *I understand protection of environmentally sensitive areas – however – what is allowed for any improvements?*

## ECONOMIC AND SOCIAL DEVELOPMENTS

The intent of the IDP is to support diversification of the economy through light and medium industrial developments, and the Town of Bruderheim portion of the IDP Area is intended to support opportunities for recreation and tourism within the Recreation and Open Space Use Area.

**The comment sheets asked the following question:**

**The IDP Area is intended to support the diversification of the economy and provide employment opportunities, as well as provide opportunities for recreation and tourism within the Recreation and Open Space Use Area of the Town of Bruderheim, identified on Map 3– Current and Future Land Uses. Please provide any comments or general information related to economic and social development within the IDP Area.**

**The respondents provided the following comments:**

- *We must allow.*
- *Plan works on both sides to the benefit when it comes to recreation.*
- *Many residents of Bruderheim ask to have ATV trails from Bruderheim to the Bruderheim Natural area.*

## RESPONSIBLE INTERMUNICIPAL COORDINATION

Strathcona County and the Town of Bruderheim will facilitate responsible intermunicipal coordination by referring applications to one another, coordinating the development of Intermunicipal programs, implementing and administering the IDP, as well as following a dispute process.

Strathcona County and the Town of Bruderheim believe that it is important to avoid any dispute by ensuring that the goals, objectives, and policies of the IDP are followed. Should a dispute arise between the municipalities, the intent of the dispute resolution process is to facilitate mediation and resolution at the municipal level, prior to an appeal to the Municipal Government Board (MGB).

**The comment sheets asked the following question:**

**The Strathcona County and Town of Bruderheim IDP will facilitate coordination and communication on land use matters. Please provide any comments or general information related to responsible intermunicipal coordination.**

**The respondents provided the following comments:**

- *Regular emails to impacted residents, social media, and snail mail for non-technofiles is best. Open Houses are of limited effectiveness at this point.*
- *Since Strathcona County Heavy Industrial Area is nearby, as well as the IDP area, Strathcona can help with, and support Bruderheim economic development.*
- *What format will this facilitated coordination + communication take - + here is the kicker to be effective to reach Residents.*

## ADDITIONAL GENERAL COMMENTS

The following additional general comments were provided through the comment sheets:

- *Great to see existing plans reinforced in an easy and efficient manner.*
- *Looks solid.*
- *With some contracts in place, which are beneficial and mutual in showing that co-ordinating and existing in a neighbourly fashion enhances the optics to surrounding areas and people.*
- *Odors from industry as prevailing wind comes mainly from W/NW.*
- *Thank you for hosting this open house.*

### **Sticky Notes**

The following note was captured on sticky notes that were available for posting on the open house information boards:

- *Add the range road to the map through the middle.*

## APPENDIX A – COMMENT SHEET



# Strathcona County and the Town of Bruderheim

## Intermunicipal Development Plan (IDP)

Open House: November 18, 2019

Thank you for attending tonight's open house. What did you think?

Please do not include any personally identifying information.

### Open House Comments (Please circle yes, no or somewhat)

1. Did you find the Open House informative?	Yes	No	Somewhat
2. Was the date/time/location/venue convenient?	Yes	No	Somewhat
3. Were the staff attending approachable and helpful?	Yes	No	Somewhat
4. Were the story boards informative?	Yes	No	Somewhat

### Comments about the Strathcona County and the Town of Bruderheim Intermunicipal Development Plan:

5. Where do you live?

- |  |  |
|--|--|
| <input type="checkbox"/> Rural Strathcona County (IDP Area)    | <input type="checkbox"/> The Town of Bruderheim (IDP Area)                       |
| <input type="checkbox"/> Rural Strathcona County (elsewhere)   | <input type="checkbox"/> The Town of Bruderheim (elsewhere)                      |
| <input type="checkbox"/> Sherwood Park                         | <input type="checkbox"/> Outside of Strathcona County and the Town of Bruderheim |
| <input type="checkbox"/> Country Residential Strathcona County |  |
| <input type="checkbox"/> A Hamlet in Strathcona County         |  |

### Current and Future Land Use

6. Do you have any comments on Map 3 – Current and Future Land Uses, which identifies different land uses for the IDP Area? Please be advised that these land uses are taken from the existing Municipal Development Plans for each municipality and will likely not change through this process.

### Transportation and Infrastructure

7. General Transportation and Infrastructure for the IDP Area is identified on the Map 4 - Transportation and Infrastructure. Please provide any comments or general information related to transportation and infrastructure within the IDP Area.

### Environment

8. Provincial Environmentally Significant Areas are identified on Map 5 – Environmental Features. Please provide any comments or general information related to the environment within the IDP Area.

# Strathcona County and the Town of Bruderheim

## Intermunicipal Development Plan (IDP)

Open House: November 18, 2019

### Economic and Social Developments

9. The IDP Area is intended to support the diversification of the economy and provide employment opportunities, as well as provide opportunities for recreation and tourism within the Recreation and Open Space Use Area of the Town of Bruderheim, identified on Map 3 – Current and Future Land Uses. Please provide any comments or general information related to economic and social development within the IDP Area.

### Responsible Intermunicipal Coordination

10. The Strathcona County and the Town of Bruderheim IDP will facilitate coordination and communication on land use matters. Please provide any comments or general information related to responsible intermunicipal coordination.

### General Comments

11. Do you have any additional comments related to the Strathcona County and the Town of Bruderheim Intermunicipal Development Plan?

Feel free to complete these questions at home and either submit your responses at the open house, email, or mail them in by December 2, 2019 to:

Brooke Hoeven, Strathcona County  
Planning and Development Services  
2001 Sherwood Drive  
Sherwood Park, AB T8A 3W7  
780-464-8073  
[brooke.hoeven@strathcona.ca](mailto:brooke.hoeven@strathcona.ca)

Sherry Cote, The Town of Bruderheim  
Planning and Legislative Services  
Box 280  
Bruderheim, AB T0B 0S0  
780-796-3731  
[sherry.cote@bruderheim.ca](mailto:sherry.cote@bruderheim.ca)

For more information visit our websites at [www.strathcona.ca/IDPs](http://www.strathcona.ca/IDPs) and [www.bruderheim.ca/government/intermunicipal-development-plan](http://www.bruderheim.ca/government/intermunicipal-development-plan)



## APPENDIX B – OPEN HOUSE INFORMATION BOARDS

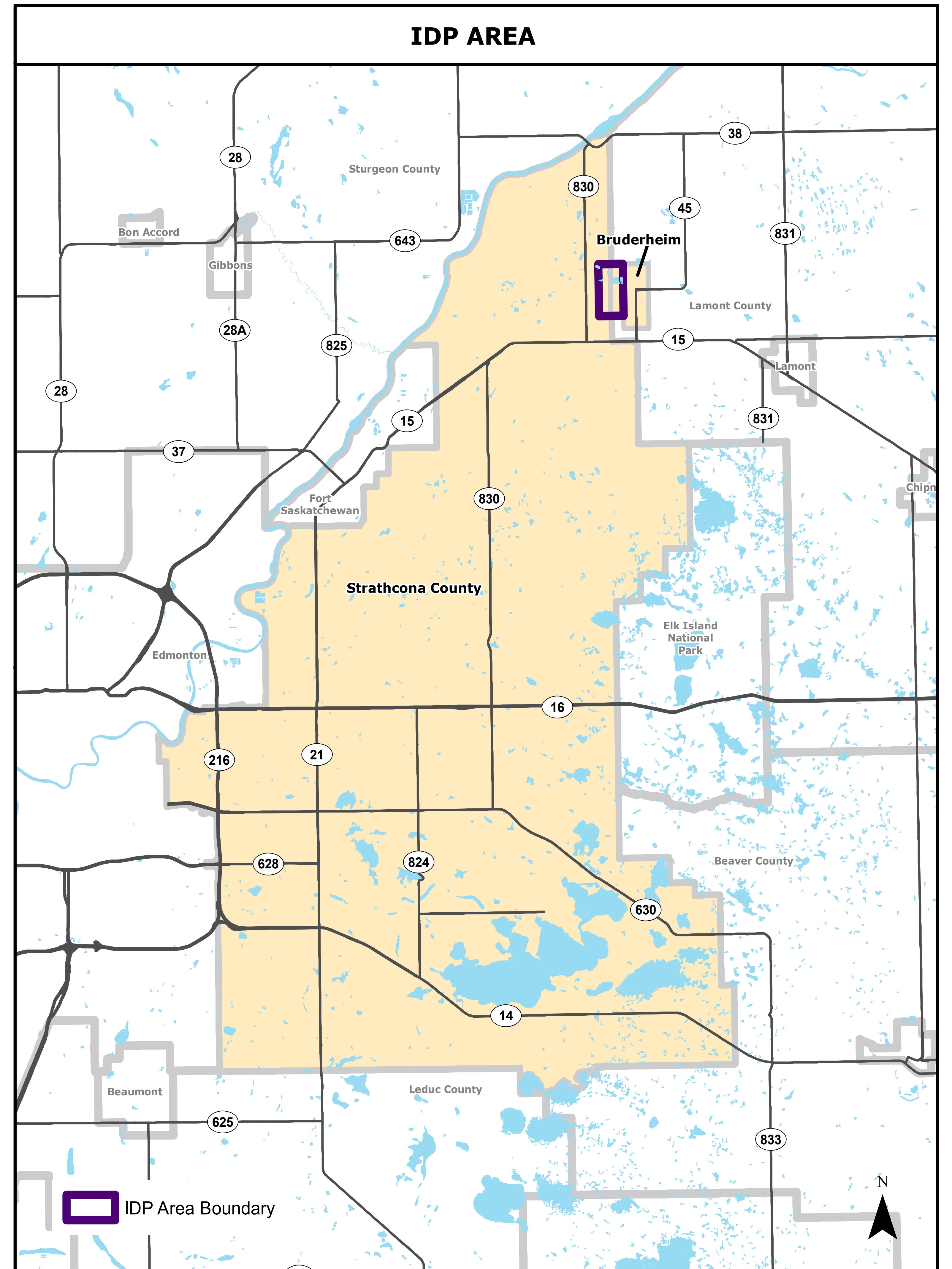
# WELCOME

The purpose of this open house is to provide information on the draft Strathcona County and Town of Bruderheim Intermunicipal Development Plan

Do you have any questions?

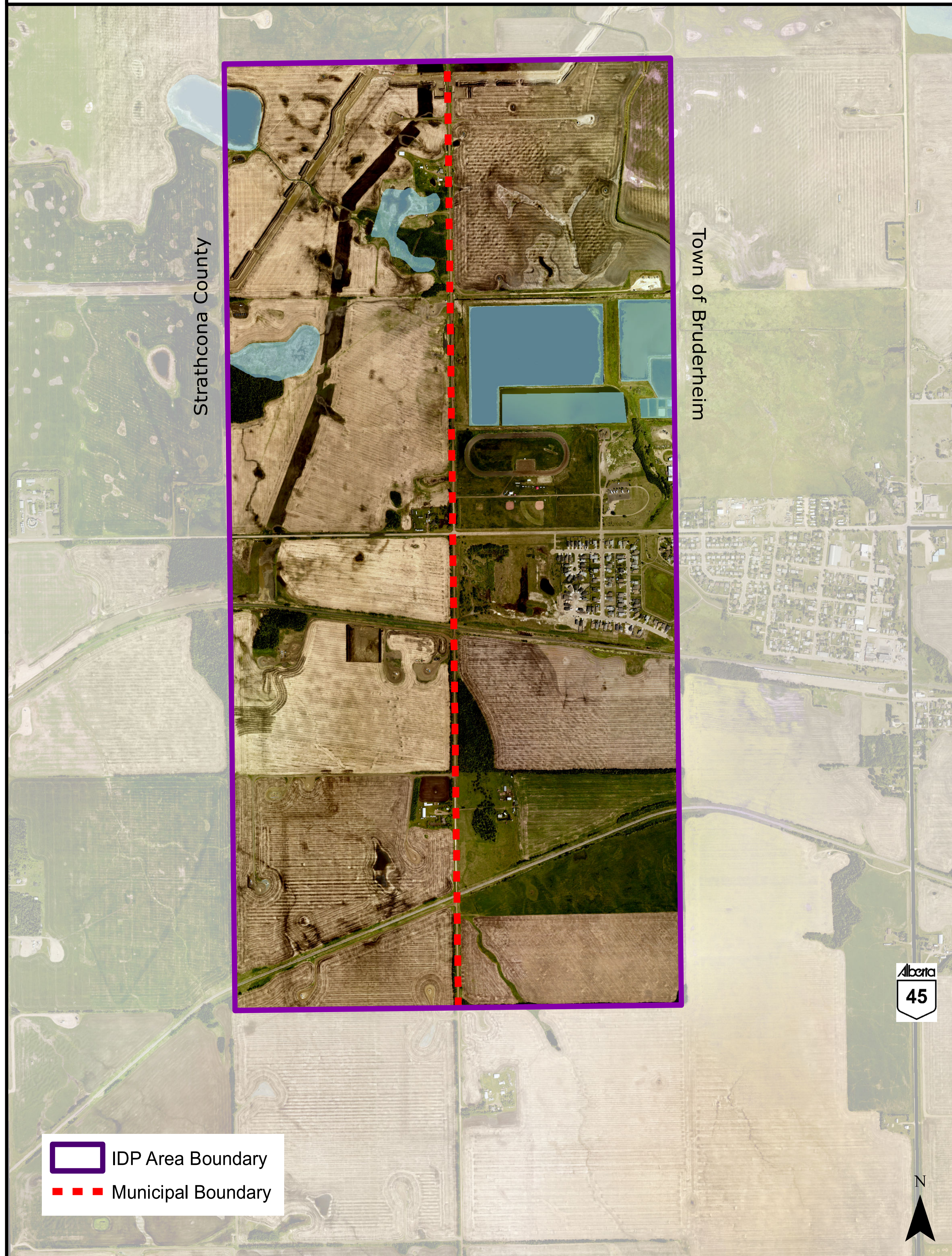
Our project team members from Strathcona County and the Town of Bruderheim are here to answer your questions about the project.

Provide your comments! Talk to one of our team members or fill out a comment sheet.





## OVERVIEW MAP



## What is an Intermunicipal Development Plan (IDP)?

An IDP is a high-level statutory plan jointly developed by two or more neighbouring municipalities, and where at least one member is not part of a growth region. An IDP ensures that land use decisions within the IDP Area are thoughtfully considered through a cooperative planning approach to support the long-term interests of both municipalities.

## Why are we doing an IDP?

Recent changes to the *Municipal Government Act (MGA)* require that municipalities with a shared boundary must complete and adopt an IDP.

## Will the IDP affect my zoning?

The draft IDP has been developed using the existing policy areas of both municipalities' Municipal Development Plans (MDP), and as a result the proposed IDP will not affect existing land use zoning.

## The Plan Area

The IDP Area extends 800 metres from the Strathcona County and the Town of Bruderheim boundary lines. The IDP Area covers approximately 618 ha (1,280 ac) of land.



# Current and Future Land Uses

## Heartland Policy Area

- Transition between heavy industrial land uses and non-industrial land uses
- Facilitate synergies and minimize land use conflicts
- Encourage light and medium industrial uses, agricultural product processing, agricultural support services, and indoor agriculture

## Industrial Use Area

- Provide land for a range of medium and light industrial development that is compatible with surrounding uses

## Public Utility Use Area

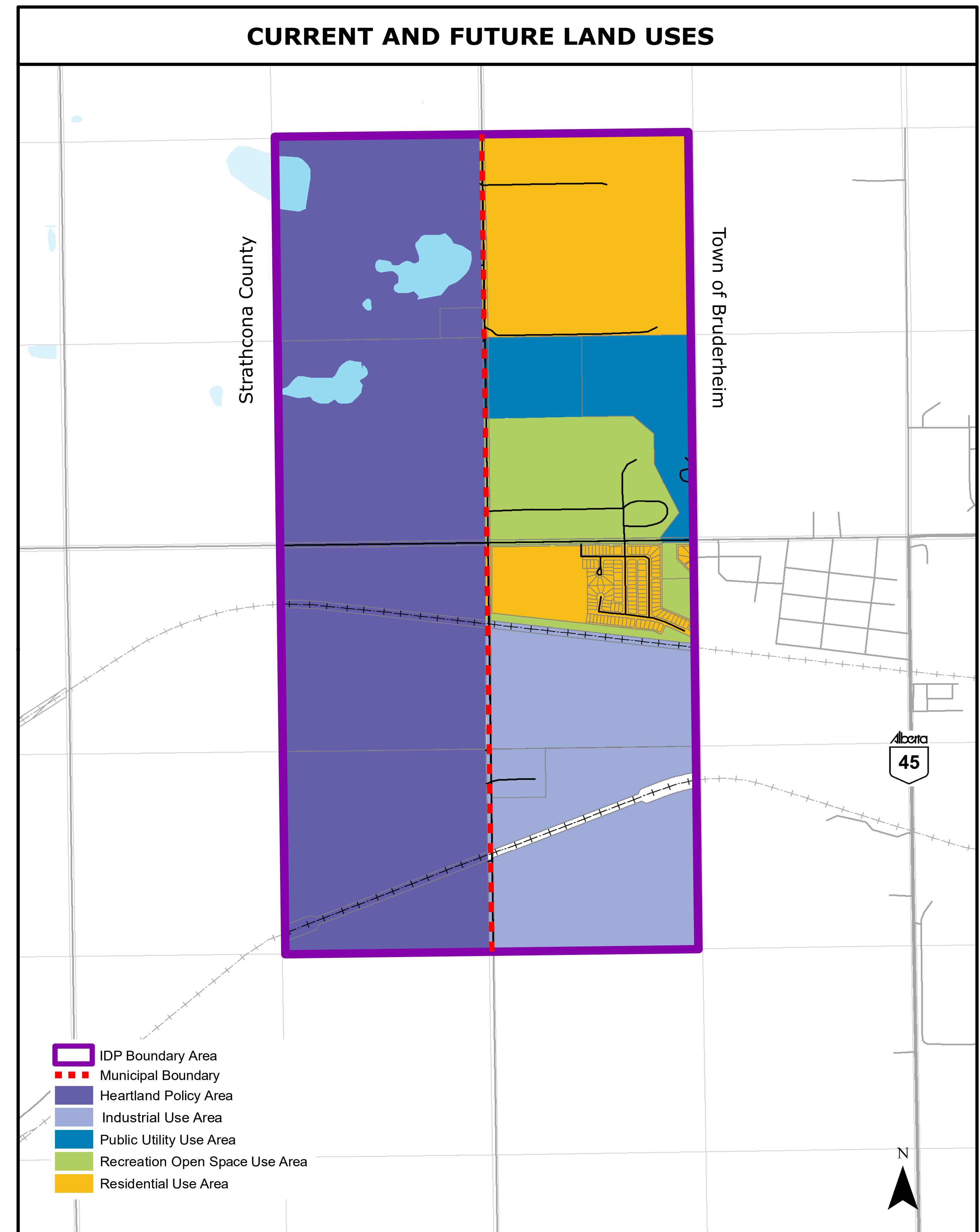
- Maintain and upgrade utility services
- Includes a wastewater treatment facility

## Recreation Open Space Use Area

- Provide opportunities for recreation, parks, and community uses
- Conserve significant environmental features

## Residential Use Area

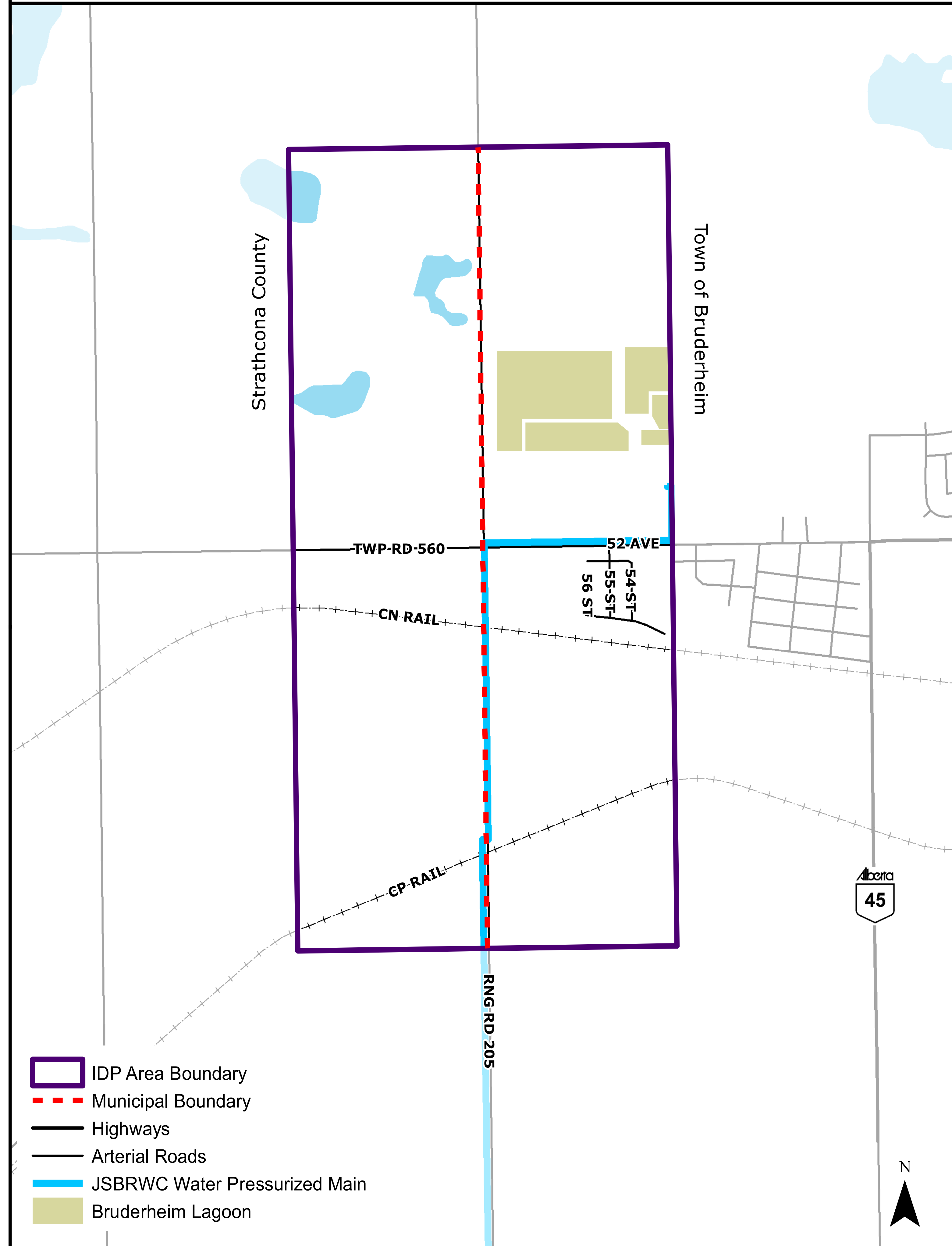
- Opportunities for a mix of residential development that supports and preserves the existing community and physical environment
- Provide residential development that is orderly, planned and efficient
- Encourage appropriate safety measures and setbacks adjacent to rail lines and pipelines



The Current and Future Land Uses are from the existing areas identified within each municipalities' Municipal Development Plan (MDP).



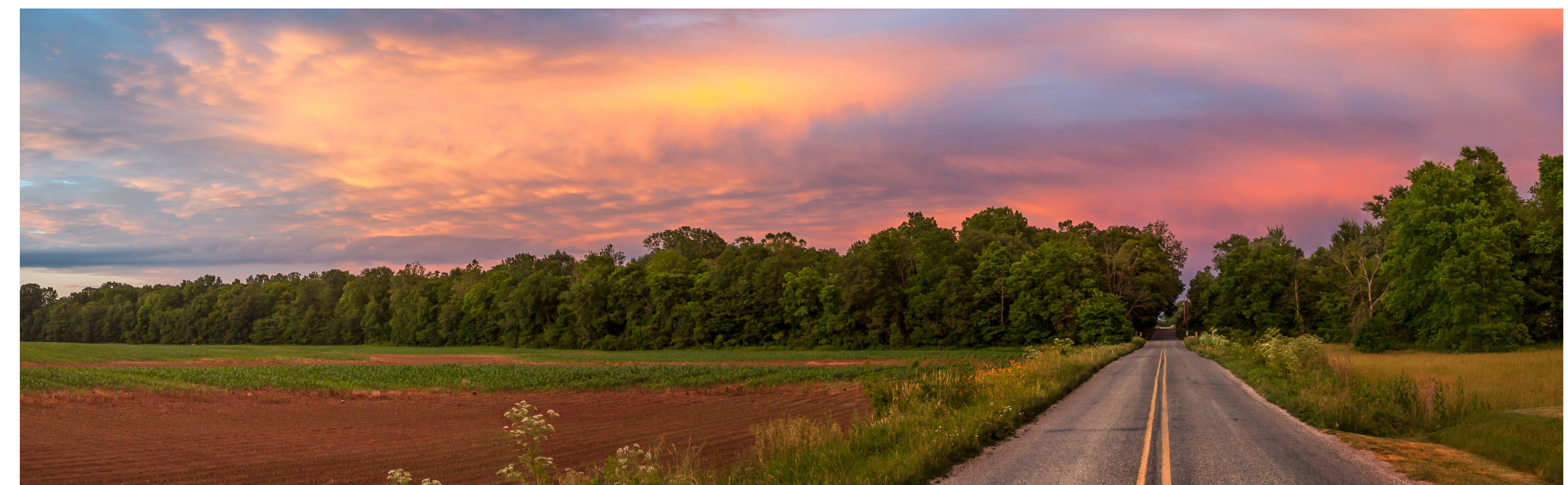
## TRANSPORTATION AND INFRASTRUCTURE



## Transportation and Infrastructure

The IDP intends to maintain safe, reliable, and efficient transportation and infrastructure through:

- Municipalities maintaining their own transportation infrastructure or in accordance with an agreement
- Municipalities planning for maintenance and upgrading of roads to engineering standards
- Coordination and integration of transportation networks and facilities
- Cooperation and consultation between municipal, provincial and federal governments, commissions, and the oil and gas industry, where applicable
- Securing long-term transportation corridors with new and expanding developments, where necessary
- Providing water servicing, wastewater servicing, drainage corridors and infrastructure to the satisfaction of the municipality(s)

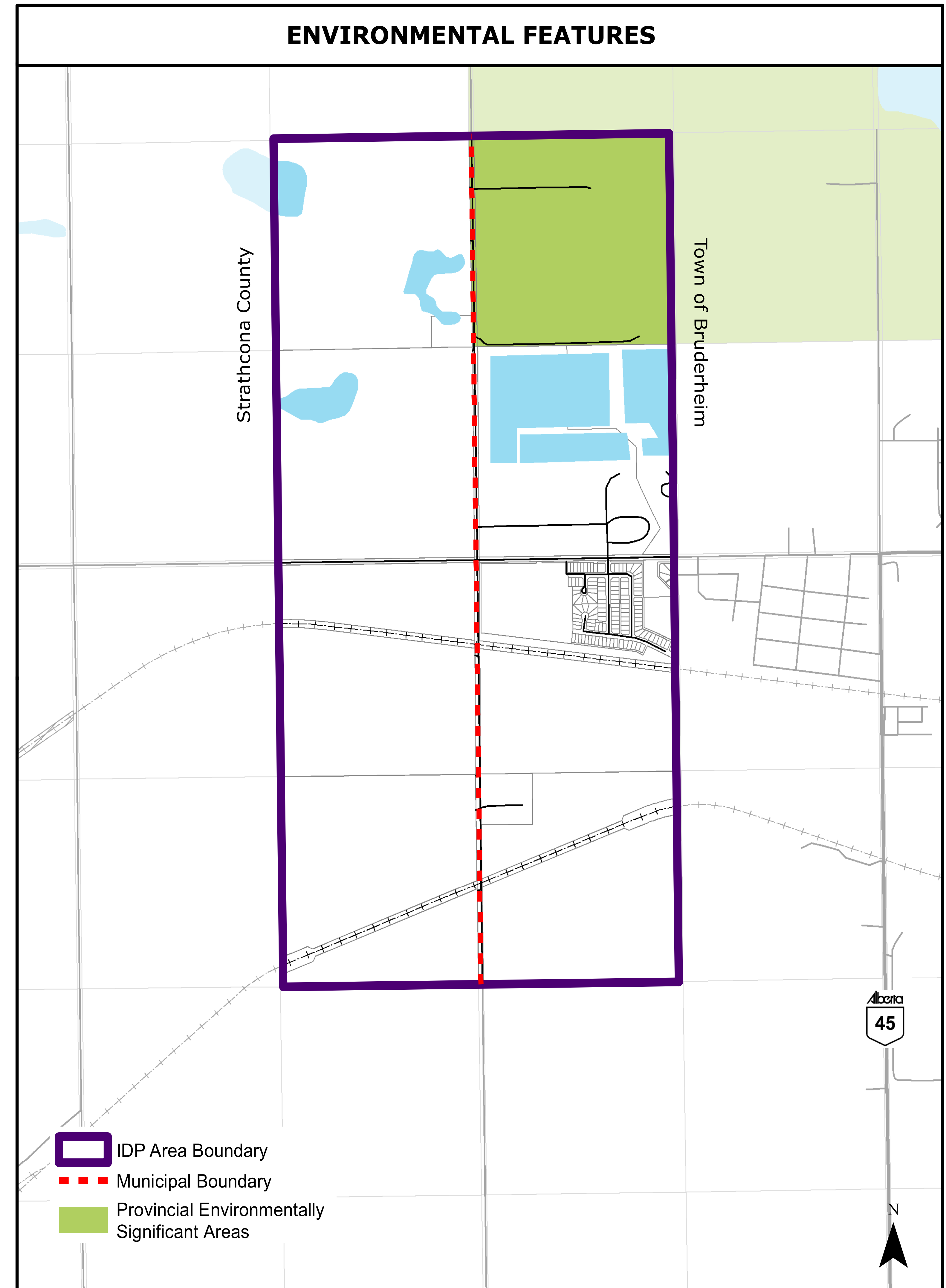




# Environment

The IDP intends to conserve environmentally significant areas and the natural landscape through:

- Regulating development in accordance with municipal policy and provincial legislation
- Regard for sensitive areas when making development decisions
- Dedication of reserves in accordance with provincial regulations and subject to environmental studies





## Economic and Social Developments

The IDP intends to facilitate a strong, diversified and sustainable economy within the IDP Area, as well as opportunities for recreation and tourism within the Recreation and Open Space Use Area through:

- Recreation and tourism where it does not adversely impact the community or natural environment
- Locating recreation and tourism outside of the Heartland Policy Area
- A diversity of industrial uses and employment opportunities

## Responsible Intermunicipal Coordination

The IDP intends to facilitate coordination and communication on land use matters and future growth and development within the IDP Area through:

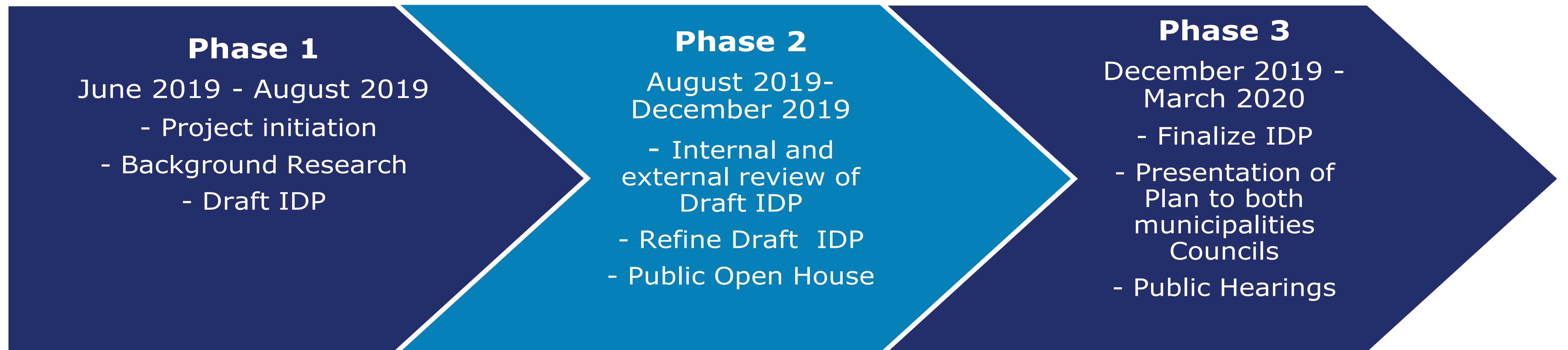
- Referrals between the municipalities
- The implementation of appropriate risk management protocols
- The coordination of intermunicipal programs
- Implementation and administration of the IDP
- A dispute resolution process





# Thank You for coming!

## Next Steps



**WE ARE HERE**

## Have Comments? Questions?

### Learn more

[www.strathcona.ca/IDPs](http://www.strathcona.ca/IDPs)

[www.bruderheim.ca/government/  
intermunicipal-development-plan](http://www.bruderheim.ca/government/intermunicipal-development-plan)

### Talk to our project team

Brooke Hoeven, Strathcona County  
phone: 780-464-8073 [Brooke.Hoeven@strathcona.ca](mailto:Brooke.Hoeven@strathcona.ca)

Sherry Cote, the Town of Bruderheim  
phone: 780-796-3731 [Sherry.Cote@bruderheim.ca](mailto:Sherry.Cote@bruderheim.ca)

### Fill out a comment sheet!