

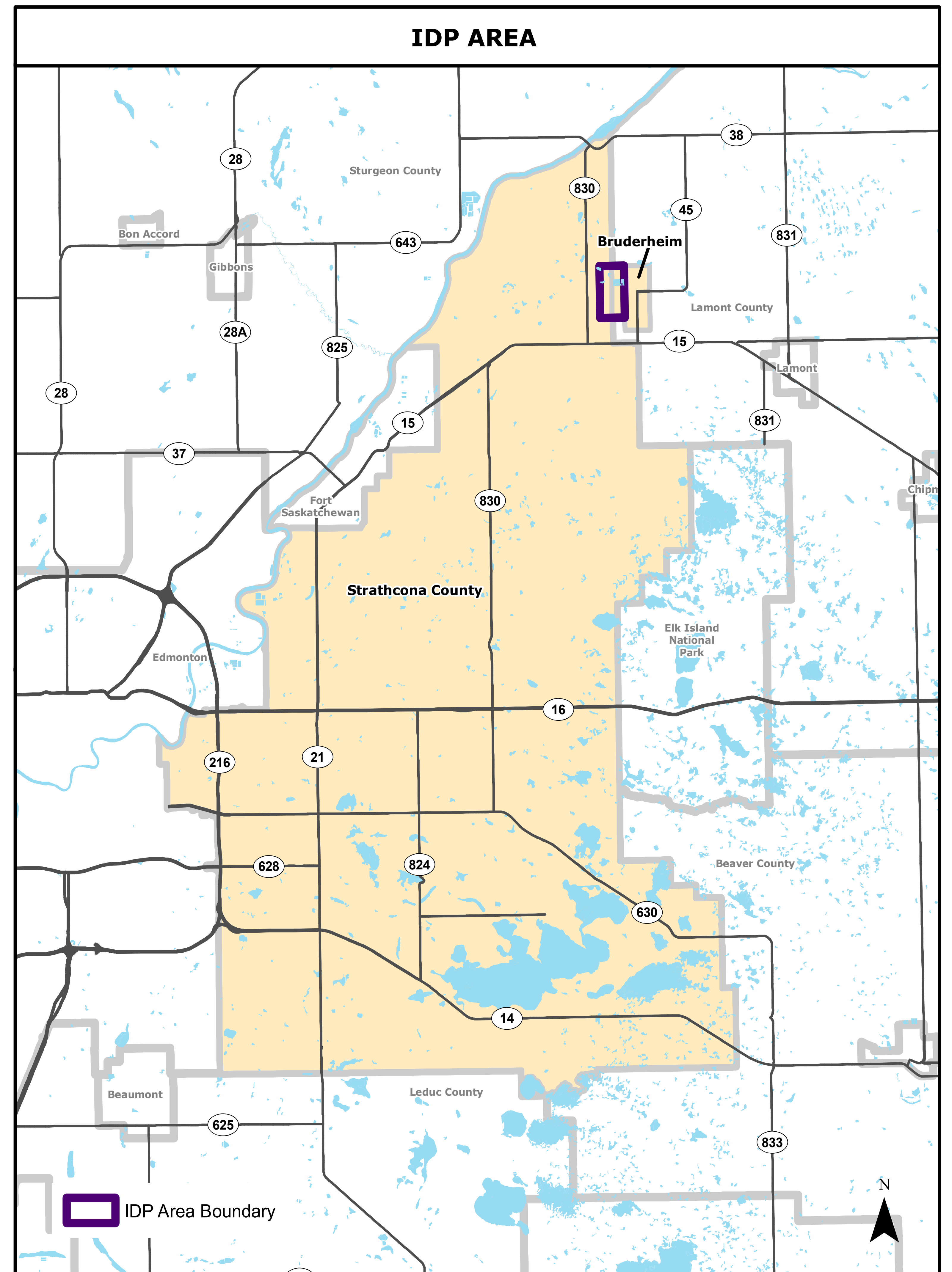
WELCOME

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

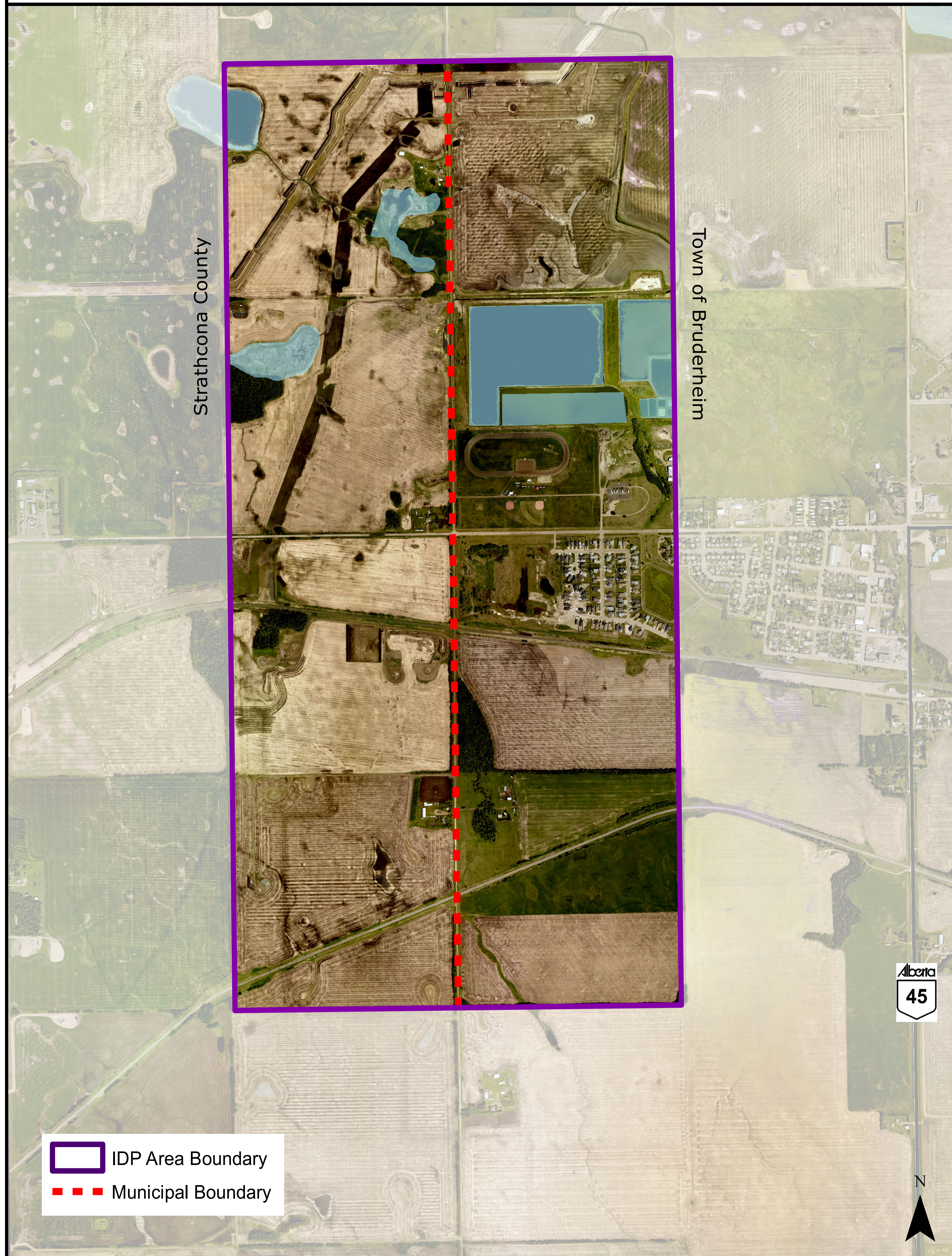
Do you have any questions?

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

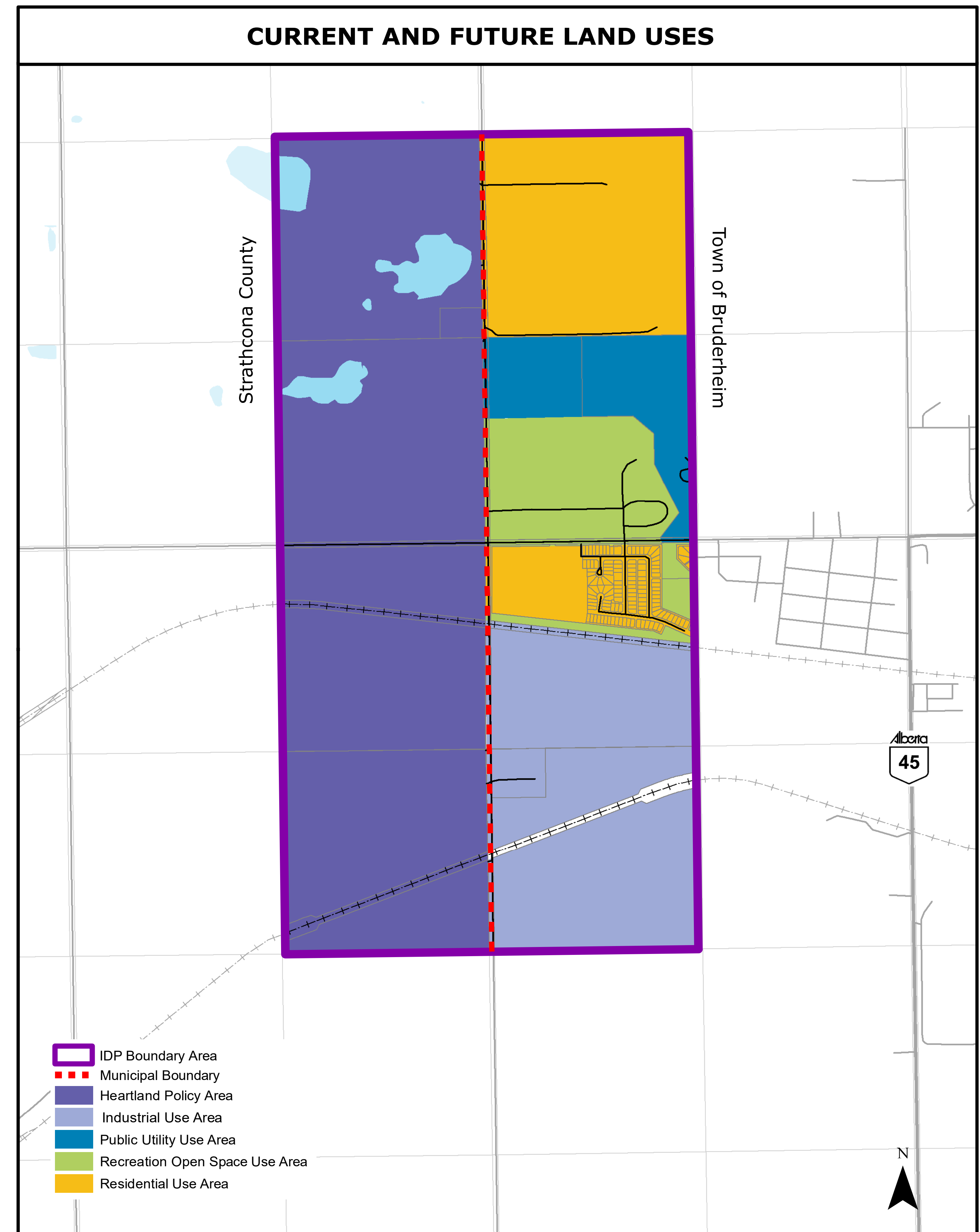
- Maintain and upgrade utility services
- Includes a wastewater treatment facility

Recreation Open Space Use Area

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

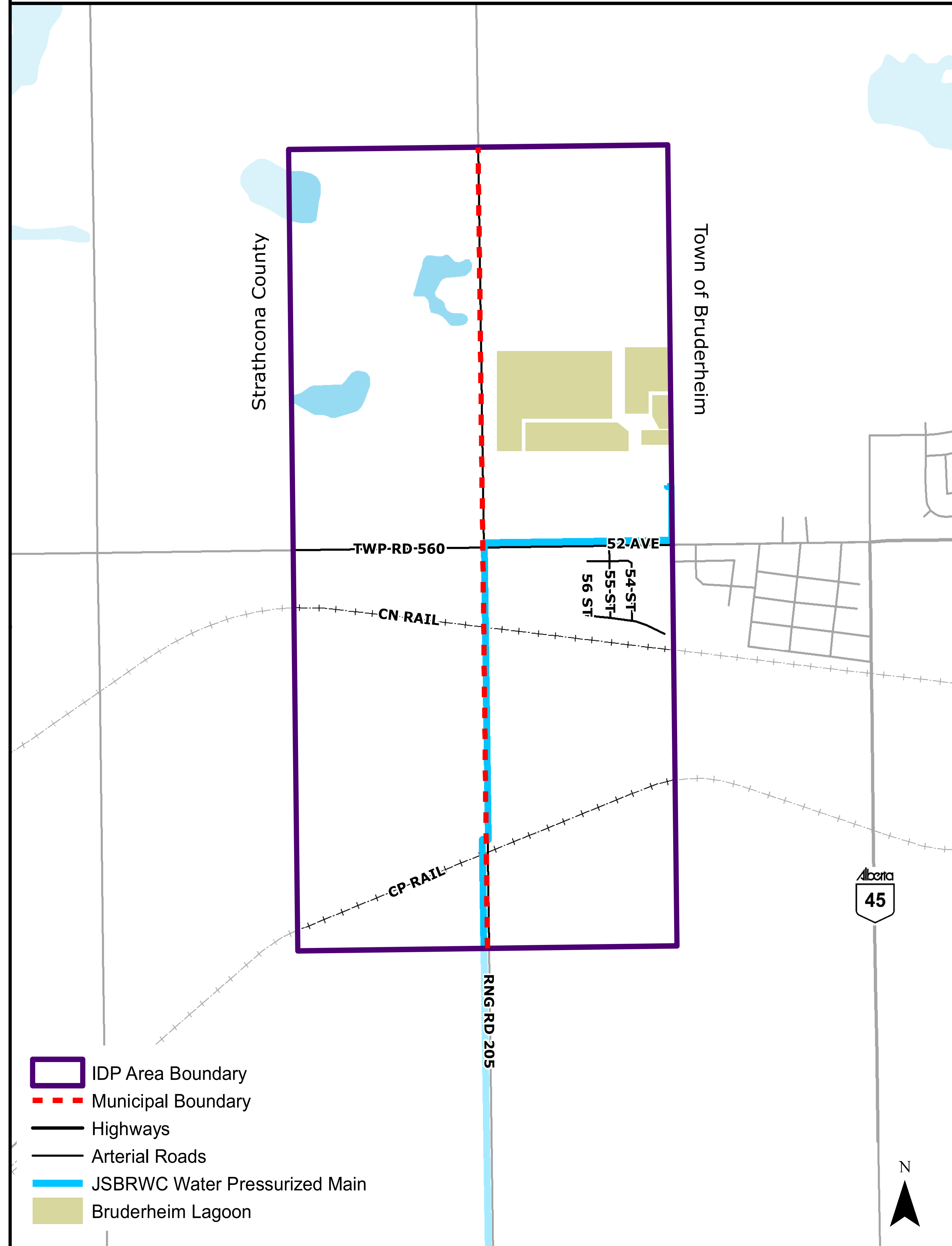
Residential Use Area

- 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).

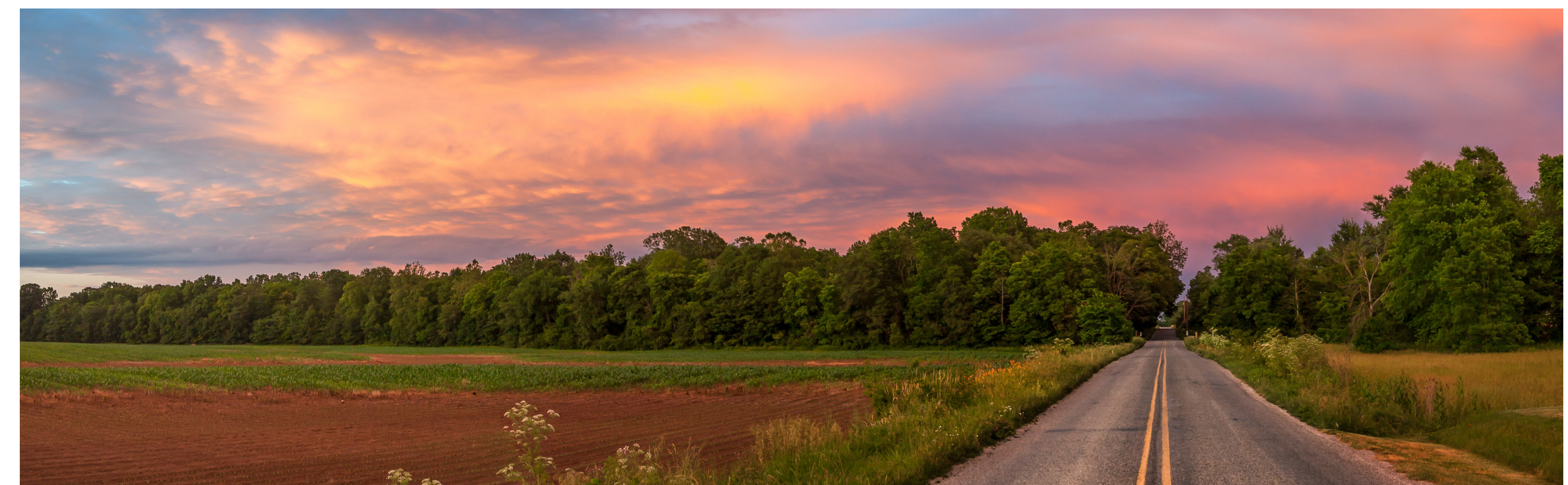
TRANSPORTATION AND INFRASTRUCTURE



Transportation and Infrastructure

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

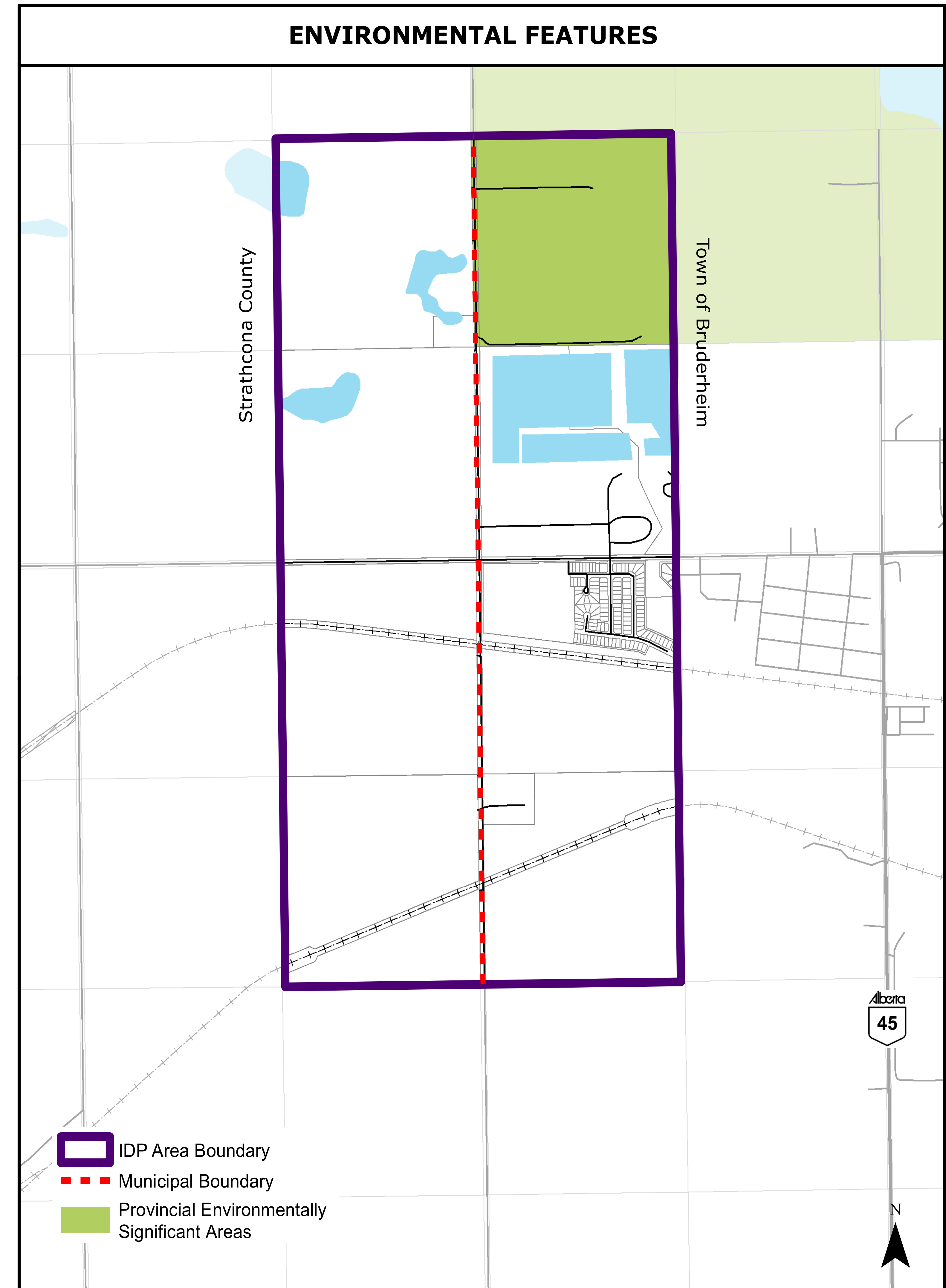
- Municipalities maintaining their own transportation infrastructure or in accordance with an agreement
- Municipalities planning for maintenance and upgrading of roads to engineering standards
- Coordination and integration of transportation networks and facilities
- Cooperation and consultation between 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

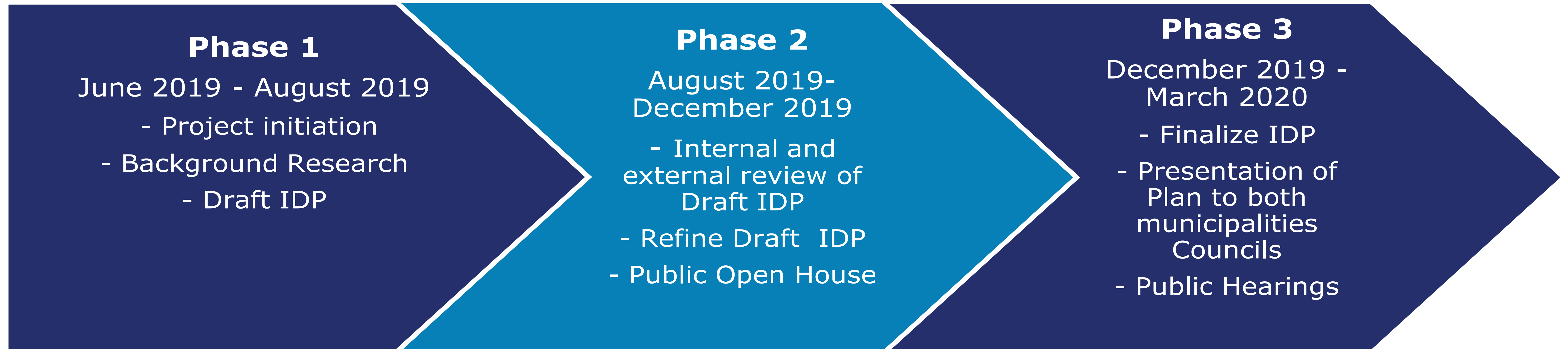
The IDP intends to facilitate coordination and communication on land use matters and future growth and development within the IDP Area through:

- 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

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

Talk to our project team

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Fill out a comment sheet!