

County of Stettler No. 6

PLANNING AND DEVELOPMENT SERVICES

Jacinta Donovan, Development Officer

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With a three person team of a GIS Coordinator and Development Officers, the department provides a range of planning, development and mapping services to County Administration, Public Works, Agricultural Services, Council, the Development and Subdivision Authorities, developers, contractors and ratepayers, including the following:

- Land use and development policies
- Inter-municipal development
- Area structure planning
- Development project planning and site planning
- Administration of the land use bylaw
- Zoning and subdivision advice
- Research and studies
- Grader beat maps
- County landownership maps
- Weed control maps
- Crop production maps

Major Projects

The County's Planning and Development Services has undertaken several major projects for Council. These include:

- Town of Stettler and County of Stettler No. 6 Inter-municipal Development Plan (adopted 2009, under review)
- Town and County of Stettler Joint Master Servicing Study (2014 and ongoing)
- Buffalo Lake Inter-municipal Development Plan (2010 and 2015) with Camrose County, Lacombe County, the Summer Village of White Sands and the Summer Village of Rochon Sands
- Buffalo Lake South Shore Inter-municipal Development Plan (2013) with the Summer Village of Rochon Sands and the Summer Village of White Sands
- County of Stettler Municipal Development Plan (2009 and 2014)
- County of Stettler Land Use Bylaw (2011 and 2014)
- Planning and Subdivision Guidelines for the County of Stettler (2009)
- An overhaul of policies relative to approaches, road construction standards and development agreements/engineering design guidelines for multi-lot subdivisions
- A policy for the implementation and enforcement of the Safety Codes Act (ultimately a policy to terminate accreditation for the purpose of the Safety Codes Act)
- Policies relative to rural addressing and community and road naming
- Several area structure plans
- Commercial and Industrial Design Guidelines for the Town of Stettler and County of Stettler gateway areas

For 2018/19 the department will be looking to undertake the following projects:

- Town of Stettler and County of Stettler Inter-municipal Development Plan review, including a review of the land use concept and policies as well as the preparation of a joint servicing plan for infrastructure provision in the growth areas.
- The preparation of a new Southeast Stettler Major Area Structure Plan.
- A Shoreline Management Plan for the lakeshore adjacent to County-owned Environmental Reserve at Buffalo Lake will be prepared in consultation with community associations and landowners. This plan will address more details regarding lake access at Scenic Sands, Buffalo Lake Meadows and Buffalo View Estates. It will include aspects such as the type of improvements that are required at these access points (e.g. public washrooms, picnic tables, garbage receptacles), the use and maintenance of trails and pathways leading to and between the lake accesses and the regulation of seasonal docks/boat lifts/piers.
- Improvements to Highway 835 and Highway 601 and the intersections of County roads onto these highways may be required by Alberta Transportation as new subdivisions are approved in the Buffalo Lake South Shore IDP plan area. More details will be discussed with Alberta Transportation regarding when these improvements will be triggered, who will pay for which type of improvements and how the three municipalities could recollect the cost of these improvements from developers.
- Business plans will be prepared for bringing regional water and regional sanitary sewer systems to the Buffalo Lake South Shore IDP plan area. This will include aspects such as the level of service required or expected by the three municipalities, the cost of delivering these services, and route options. It is also important to devise strategies of how these services will be financed.
- The need and timing to develop a stormwater master plan for the Buffalo Lake South Shore IDP plan area will be investigated. Such a plan will ensure that stormwater management facilities are constructed by developers to comply with the objectives and standards of the master plan and will assist in the review and approval of individual subdivisions.
- Installation of urban style street addressing in all hamlets and multi-lot subdivisions.
- Prepare intermunicipal development plans with all neighbouring rural and urban municipalities.

Development Permits and Subdivisions

Tables 1 and 2 respectively compare the number of development permits and subdivision applications processed each year from 2007 to the present.

Table 1: Development Permits Processed

2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Average
175	131	112	106	92	108	85	106	125	97	82	107
\$19M	\$14M	\$11M	\$9M	\$16M	\$14M	\$12M	\$14M	\$19M	\$22M	\$11M	\$15M

Table 2: Subdivision Applications Processed

2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Average
55	44	26	25	29	17	26	29	28	20	23	28