



County of Stettler No. 6

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March 11, 2020

Summer Village of White Sands
PO Box 119
Stettler, AB
T0C 2L0

Summer Village of Rochon Sands
1 Hall Street
Rochon Sands, AB
T0C 3B0

Dear Sir/Madam:

RE: Intention to Initiate Dispute Resolution Procedures outlined in the Buffalo Lake South Shore Inter-Municipal Development Plan (BLSSIDP)

The County of Stettler No. 6 (the "County") acknowledges letters received from the Summer Village of Rochon Sands dated February 13, 2020 and the Summer Village of White Sands dated February 10, 2020 opposing the County's request to amend the BLSSIDP to provide for an increase in the allowable density of dwelling units (from 168 dwelling units to 325 dwelling units) on the NE 20-40-20 W4M.

The County does not disagree with or disparage the judgments of the County of Stettler's Subdivision and Development Appeal Board or the province's Court of Appeal. The County's position is that its analysis of the density ratio calculation as outlined in Section 5.1.5 of the BLSSIDP is appropriate. However, we have identified the Plan could more explicitly address application to forms of development other than multi-lot type residential subdivisions (ie. campgrounds, hotels and other types of tourist accommodations).

In light of this dispute, the County wishes to pursue dispute resolution as outlined in Section 6.10 of the BLSSIDP. Stage One involves a meeting of the relevant members of administration of the County and the Summer Villages. If consensus cannot be reached, Stage Two proposes a meeting of the CAOs. If the CAOs cannot reach a consensus, the matter moves to Stage Three which is a meeting of the Planning Committee. We note the Planning Committee, as defined in Section 2.1 of the BLSSIDP, consists of the following:

- County – Two elected representatives and one appointed representative;
- Rochon Sands – One elected representative and one appointed representative; and
- White Sands – One elected representative.

Stage Three also provides the process and considerations the Committee should make (Section 6.10.3.3(b)). If consensus cannot be reached at Stage Three, the process moves to Stage Four which requires the appointment of a mediator and outlines specific timelines for meeting.

In light of the numerous discussions about this matter, the County proposes the formal dispute resolution begin at Stage Three or Stage Four, if the Summer Villages consent. Commencing at Stage

Three or Four may be more practical given the discussions that have already occurred. If the Summer Villages do not consent, the County is prepared to begin the dispute resolution process at Stage One and we propose the meeting of administration take place on or before March 30, 2020.

Further, in light of the potential need for a mediator, the County proposes to reach out to a mediator in advance in order to secure mediation in a timely fashion. In that regard, the County proposes Bill Sutherland or Bill Diepeveen from the MGB list of approved mediators.

If the issue of density cannot be resolved through the dispute resolution process, the County may consider exercising its option to withdraw from the BLSSIDP pursuant to Section 6.9. One alternative would be for the County to pursue withdrawal from the BLSSIDP and adoption of an Area Structure Plan. However, the County is hopeful that good faith participation in the dispute resolution process has the ability to lead to a positive resolution of the matter.

Sincerely,



Jacinta Donovan
Director of Planning Services