

# APPENDIX - B

## BYLAW NO. 1405


BEING A BYLAW OF THE MUNICIPAL DISTRICT OF BONNYVILLE NO. 87, IN THE PROVINCE OF ALBERTA, TO ADOPT THE INTER-MUNICIPAL DEVELOPMENT PLAN FOR THE CITY OF COLD LAKE AND THE MUNICIPAL DISTRICT OF BONNYVILLE NO. 87

**WHEREAS** Section 631 of the Municipal Government Act, 2000 as amended, provides that a Council may, by bylaw, adopt an Inter-municipal Development Plan for the purpose of providing a framework for the future land use of an area of land;

**NOW THEREFORE** under the authority and subject to the provisions of the Municipal Government Act, and by virtue of all other powers enabling it, the Council of The Municipal District of Bonnyville No. 87 hereby assembled enacts as follows:

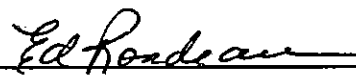
1. Bylaw No. 1405, adopting this document as the Inter-municipal Development Plan, insofar as it affects lands as described by Inter-municipal Development Plan, Map 7, in the Municipal District of Bonnyville, is hereby adopted.
2. This bylaw takes effect on the date upon final reading thereof.

READ A FIRST TIME IN COUNCIL THIS 22<sup>ND</sup> DAY OF OCTOBER, 2008:

  
REEVE

  
CHIEF ADMINISTRATIVE OFFICER

READ A SECOND TIME IN COUNCIL THIS 22<sup>ND</sup> DAY OF July , 2008.9

  
REEVE

  
CHIEF ADMINISTRATIVE OFFICER

READ A THIRD TIME IN COUNCIL THIS 23<sup>RD</sup> DAY OF July , 2008.9

  
REEVE

  
CHIEF ADMINISTRATIVE OFFICER

# Intermunicipal Development Plan



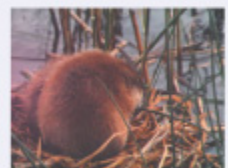
Prepared by

ARMIN A. PREIKSAITIS  
& ASSOCIATES LTD.

In association with



February 2009





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### Council Members

<b>City of Cold Lake</b>	<b>M.D. of Bonnyville # 87</b>
Craig Copeland, Mayor	Ed Rondeau, Reeve
Debra Pelechovsky, Councillor	Andy Wakaruk, Councillor
Duane Lay, Councillor	Barry Kalinsk, Councillor
Hubert Rodden, Councillor	David Fox, Councillor
Kelvin Plain, Councillor	Delano Tolley, Councillor
Jean-Yves Taschereau, Councillor	Donald Sinclair, Councillor
Robert Buckle, Councillor	Mike Krywiak, Councillor

### IDP Steering Committee Members

<b>City of Cold Lake</b>	<b>M.D. of Bonnyville # 87</b>
Craig Copeland, Mayor	Andy Wakaruk, Councillor
Kelvin Plain, Councillor	Delano Tolley, Councillor
Doug Parrish, Director of Planning & Development	John Foy, Director of Planning and Development

### Consulting Team

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Blair Birch, Senior Project Manager, Associated Engineering



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## 1.0 INTRODUCTION

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### 1.1 Plan Purpose

The neighbouring municipalities of the Municipal District of Bonnyville #87, herein known as the M.D. of Bonnyville, and the City of Cold Lake herein known as the City, have agreed to enter a joint process of developing an Intermunicipal Development Plan (IDP).

The IDP will ensure that a coordinated and cooperative framework is established for managing the use and development of lands adjacent to the boundary of the City of Cold Lake within the M.D. of Bonnyville. An IDP would ensure orderly and efficient urban expansion, coordination of land uses, transportation, utilities, parks, recreation and open space, and trail connections.

Terms of Reference for the City of Cold Lake and M.D. of Bonnyville IDP were prepared by the consultant, Armin A. Preiksaitis & Associates, Ltd. and approved by Cold Lake City Council on September 26, 2006 and M.D. of Bonnyville Council on November 20, 2006. Both Municipalities agreed that a negotiated Intermunicipal Development Plan is the preferred means of addressing intermunicipal issues within the IDP area and that it represents the best opportunity for a continuing cooperative working relationship between the two Municipalities.

The Provincial Land Use Regulations pursuant to the *Municipal Government Act (the Act)* encourages *"adjoining municipalities to cooperate in the planning of future land uses in the vicinity of boundaries (fringe areas) respecting the interests of both municipalities and in a manner that does not inhibit or preclude appropriate long term use or unduly interfere with the continuation of existing uses."*

The municipal policy framework for the preparation of an Intermunicipal Development Plan is contained in the City of Cold Lake and M.D. of Bonnyville Municipal Development Plans (MDPs). The City of Cold Lake's MDP contains policies regarding intermunicipal planning and regional cooperation. The M.D. of Bonnyville's Municipal Development Plan contains intermunicipal planning policies and defines a half mile urban fringe area around the City of Cold Lake.

This IDP process included a comprehensive data collection of features of the Plan area and input from affected landowners, which were presented for discussion with the M.D. of Bonnyville and City of Cold Lake IDP Committee.

## 1.2 Goals of the IDP

The overall goals of the IDP are to:

- develop and maintain mutually beneficial policies and relationships between the M.D. of Bonnyville and City of Cold Lake;
- provide for effective coordination of land uses, growth management, environmental management, transportation systems and economic development;
- provide opportunities for cost-sharing and joint use agreements for municipal servicing, infrastructure and utilities; and
- put in place mechanisms to develop and maintain open lines of communication to resolve problems and seize mutually beneficial opportunities.

## 1.3 Enactment

The policies contained in the M.D. of Bonnyville and City of Cold Lake IDP Bylaw come into force once the M.D. and the City of Cold Lake have given Third Reading to this IDP Bylaw. It is intended that policies in the IDP Bylaw not be applied retroactively to subdivisions and / or development applications already in progress.

## 1.4 Duration

The IDP sets forth in general terms the strategic patterns for land uses, service extensions, transportation improvements and mutually agreed to policy directions from its adoption to the year 2027. While the IDP is meant to be a long range planning document, it is intended that regular monitoring, review and periodic amendments be undertaken for IDP policies to remain current with changing trends, technologies and growth in the region. The IDP will provide for an amendment process when it is in the mutual interests of the M.D. of Bonnyville and City of Cold Lake to do so.

A systematic review of the IDP shall be undertaken every five (5) years from the date on which the IDP comes into effect.

## 1.5 Plan Area

*Map 1 - Regional Context* on the next page shows the IDP area within its sub-regional context. The IDP area is comprised of approximately 5,121 hectares (12,673 acres) of land, which completely encompasses the present corporate limits of the City of Cold Lake, as shown on *Map 2 - Plan Area*.

## 1.6 Enabling Legislation

The contents of an IDP are outlined in Section 631 of the Act, which reads:

*“(1) Two or more councils may, 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.*

*(2) An intermunicipal development plan*

*a) may provide for*

- i. the future land use within the area,*
- ii. the manner of and the proposals for future development in the area, and*
- iii. any other matter relating to the physical, social or economic development of the area that the councils consider necessary,*

*and*

*b) must include*

- i. a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan.*
- ii. a procedure to be used, by one or more municipalities, to amend or repeal the plan, and*
- iii. provisions relating to the administration of the plan”.*
- iv. The procedure for adopting an IDP is described in Section 692 of the Act.*

## 1.7 Guiding Principles

When approving the Detailed Terms of Reference, the M.D. of Bonnyville and City of Cold Lake Councils agreed to the following guiding principles:

1. Maintain open, fair and honest communication between the two Municipalities and affected stakeholders.
2. Recognize the need for urban expansion of the City of Cold Lake and the need for orderly, timely and agreed upon annexation within the proposed IDP boundary.
3. Determine compatible and complementary land uses within the IDP Plan Area while ensuring proposed land uses and development do not unduly interfere or conflict with future urban expansion of the City of Cold Lake or growth of the M.D. of Bonnyville.
4. Continue to pursue regional economic and tourism development initiatives that would attract investment and create employment opportunities for the area.

5. Cooperate in the reasonable preservation and protection of natural areas such as natural water bodies, wetlands, water courses and treed areas. Wherever possible, integrate them with future development as greenways that can be used for passive recreation purposes, wildlife corridors, and stormwater management.
6. Work in consultation with Alberta Infrastructure and Transportation to plan and develop a regional transportation network of roadways, truck and dangerous goods routes that are safe, efficient and economic.
7. Establish strategies and standards for stormwater management that reflect the best management practices to control peak flow rates and water quality.
8. Identify ways of linking and integrating parks, trails and open spaces between the two Municipalities.
9. Provide for effective plan administration and implementation mechanisms as part of the IDP that could include referrals of development, subdivision, redistricting applications, and amendments to statutory plans.
10. Establish strategies and sequences for the extension of water distribution and sanitary sewer collection networks into the IDP area.
11. Provide timelines for plan review and amendment to ensure relevance.
12. Provide mechanisms for dispute resolution.
13. Provide mechanisms for plan implementation and enforcement.

## **1.8 Planning and Community Consultation Process**

In accordance with *Section 692* of the *Act*, Councils must take appropriate measures to involve the public prior to adopting an IDP. Several opportunities and methods have been used to carry out effective public information and community consultation. In summary they include:

### **Community Consultation / Information Program**

- Media releases to facilitate project awareness and advice of project team contact details.
- Mailings to affected property owners, adjacent residents and other stakeholders.
- All affected property owners within the Plan area were contacted via mailing of an information package and where possible, by telephone.
- Adjacent residents within the City of Cold Lake were contacted via mailing of an information package; approximately 95 packages were sent to potentially affected residents.



### **Landowner Involvement**

- Two Open Houses on the Future Land Use Concept were held on July 18, 2007 in the M.D. of Bonnyville and July 19, 2007 in the City of Cold Lake.
- The IDP process, project objectives and the Future Land Use Concept were conveyed to Open House attendees.

### **Landowner, Stakeholder and Public Review of Draft Plan**

- Presentation of the Draft IDP at one Open House held by the City of Cold Lake and the M.D. of Bonnyville on December 8, 2008 at the Kinsmen Hall at Harbourview Community Centre - 1301 – 8 Ave, Cold Lake.
- Copies of the Draft IDP were made available to the public at Municipal Offices, various facilities and websites of each Municipality.
- Comment sheets were provided to encourage feedback on the Draft IDP.

### **Public Hearing**

- A Public Hearing was held by the City of Cold Lake and the M.D. of Bonnyville on February 3, 2009 at the Kinsmen Hall at Harbourview Community Centre - 1301 – 8 Ave, Cold Lake.

## **1.9 Definitions**

All the terms and meanings in this IDP shall carry their normal definitions unless otherwise defined herein.

**“Act”** means the *Municipal Government Act* as amended.

**“Adjacent Municipality”** means a Municipality that shares a common boundary with any other municipality.

**“Agricultural Land Use”** means the use of lands, buildings or structures for the raising of non-domestic animals and/or the growing of plants for food or other production.

**“Alternate Dispute Resolution”** means interest-based dispute resolution processes outside of formal appeal or court settings.

**“Area Structure Plan (ASP)”** means a plan adopted by Council as an area structure plan bylaw pursuant to the Act that provides a framework of future subdivisions and development of an area.

**“Buffer”** means an area of land belonging to industry and within their fence line that is a separation distance.

**“Business / Industrial Park”** means two or more lots designed and districted for industrial / commercial uses.

**“Commercial”** means development that includes those activities that are principally for either the sale of goods or the provision of services, or both.

**“Cost Sharing”** means the sharing of capital and operating costs for projects and services amongst municipalities and other public or private partners.

**“Councils”** means the Municipal Councils of the City of Cold Lake and the Municipal District of Bonnyville # 87.

**“Country Residential”** means a lots larger than 2 acres usually serviced by a well or cistern and private sewage disposal system, used principally as a site for a private single detached dwelling or manufactured home, where permitted in a rural setting and in respect of which the Land Use Bylaw may allow other accessory uses of the dwelling of lot to be made.

**“Deferred Reserve Caveat”** means a caveat filed with the Land Titles office deferring the transfer of lands for municipal reserve, school reserve or municipal and school reserve. Refer to Section 669 of the *Act*.

**“Developer”** means an owner, agent, or any person, firm, or company who applies for a plan of subdivision, rezoning, development application or generally improves land through the land development process.

**“Development Permit”** means a certificate or document permitting a specified development and includes, where applicable a plan or drawing, or a set of plans or drawings, specifications or other documents.

**“Environmental Reserve”** means land dedicated (given) to a municipality during the subdivision process because it is considered undevelopable for environmental reasons in accordance with the *Act*.

**“Environmentally Sensitive Areas”** means an undisturbed or relatively undisturbed site that because of its natural features has value to society and ecosystems worth protecting, but is susceptible to further disturbance.

**“Estate Residential”** means fully serviced multi-parcel country residential subdivisions with parcel sizes between 0.2 ha (0.5 ac) and a maximum lot size of 0.4 ha (1 ac).

**“Farmstead”** means a dwelling, which is used in connection with the raising or production of crops, livestock or poultry and is situated in connection with such farming operations. A farmstead may include a single detached dwelling, modular home or a mobile home.

**“First Parcel Out”** means subdividing a quarter section into two parcels, one containing the agricultural land, the other the residential building.

**“Flood Plain”** means the area of land bordering a watercourse or water body that would be inundated by a 1 in 100 year flood (i.e. a flood that has a 1% chance of occurring in any given year).

**“Gateway”** means a prominent and valued area that integrates existing natural and urban built form and introduces common language components to enhance, symbolize, celebrate and announce entry into urban areas and each of their distinct neighbourhood districts.

**“Industrial”** means the following activities:

- a) the processing of raw or finished materials;
- b) the manufacturing or assembling of goods, products or equipment;

- c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial uses;
- d) the storage or transshipping of materials, goods, equipment, including petro-chemical products and supplies; and
- e) the training of personnel in industrial operations.

Industrial uses may include indoor display, office, technical or administrative support areas or any sales operation accessory to the industrial uses. Industrial uses may have some negative effect on the use, amenity and enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards or dangerous goods.

**“Greenway”** means open space linkages that include environmental preservation areas, ravines, municipal and environmental reserves, farm trails, abandoned railways, wildlife habitats, and woodlands.

**“Hamlet”** means an unincorporated community designated as a hamlet by council pursuant to the *Act*.

**“Historic Site”** means a building, work, relic, tree or place which has been designated as having historic, scientific, cultural, social, architectural, archaeological, natural or aesthetic significance.

**“Infrastructure”** means the services and facilities in which the municipality has capital investment and maintenance responsibilities, including roadways, sidewalks, bridges, street lights and traffic signals, transit buses, solid waste management systems, potable water distribution system, storm sewers, sanitary sewers, sports fields, playgrounds, arenas, pools, police and emergency response stations, vehicle and equipment, civic buildings, parks, boulevard trees and computer and telecommunications equipment.

**“Institutional Use”** means the development of a public facility including governmental, religious, educational, social and cultural facilities having a close affinity with public services to a municipality, area or region.

**“Landscaping”** means to preserving, enhancing or incorporation of vegetative and other materials in a development and includes combining new or existing vegetative materials with architectural elements, existing site features or other development features including fences, walls or decorative walks.

**“Land Use Bylaw (LUB)”** means the bylaw that divides the municipality into land use districts and establishes procedures for processing and deciding upon development applications. It sets out rules that affect how each parcel of land can be used and developed and includes a zoning map.

**“Municipal Development Plan (MDP)”** means a plan adopted by Council as a municipal development plan pursuant to the *Act*.

**“Municipal Reserve”** means land provided as part of a subdivision by the developer without compensation for park and school purposes in accordance with the provisions of the *Act*.

**“Natural Area”** means remnant or self-sustaining areas with native vegetation, water, or natural features.

**“Residential”** means development that includes all manner of dwellings intended for habitation by person and their associated ancillary uses.

**“Residential Mobile / Modular Home Subdivision”** means a development on a lot under single ownership and managed by a park operator that is designed to accommodate numerous manufactured homes on leased sites in a community setting. This does not include industrial and construction camps of a temporary nature.

**“Resource Extraction”** means the mining of extractive material or an undertaking that, for its operations, depends on the mining of extractive material from the land upon which it is carried on, and includes any washing, crushing grinding milling, or separating into different sizes of that extractive material on that land.

**“Rural Industrial”** means to provide for agricultural and rural-related services, storage, repair, processing and minor manufacturing uses on isolated sites outside established business industrial parks, requiring minimal servicing, to serve primarily rural residents.

**“Serviced Land”** means land that has been serviced with municipal sewer and/or water services.

**“Setback”** means the distance that a development must be set back from a property line or any other features of a site.

**“Statutory Plan”** means a Municipal Development Plan, Area Structure Plan, Area Redevelopment Plan or Inter-Municipal Development Plan adopted by Municipal Council pursuant to the Act.

**“Water Body”** means the bed and shore of a river, stream, lake, creek, lagoon, swamp, marsh other natural body of water whether it contains or conveys water continuously or intermittently.

**“Wetland”** means areas in the landscape where water is the primary factor controlling the environment and associated plant and animal life. Wetlands are transitional habitats between upland and aquatic environments where the water table is at or near the surface of the land, or where the land is permanently or temporarily inundated by water.

## 1.10 Plan Organization

The Report is organized into five Sections.

- Section 1.0 INTRODUCTION** provides an overview of the purpose of the IDP, description of the Plan area, enabling legislation, guiding principles, a description of the planning and community consultation process, and a summary of the results of the Open Houses.
- Section 2.0 INVENTORY AND ANALYSIS** provides an existing snapshot of the IDP area, including an historical overview, natural features, population growth forecasts, description of existing land uses and zoning, manmade development constraints, land ownership patterns, and a brief description of relevant area structure plans.
- Section 3.0 POLICY FRAMEWEORK** contains a series of objectives and policies adopted by the M.D. of Bonnyville and the City of Cold Lake relating to economic development, environmental management, public and institutional uses, parks, open space and trails, transportation network, servicing and infrastructure are described in Section 3.0.
- Section 4.0 POLICY AREAS** organizes the IDP area into five (5) geographical planning areas and provides land use and policy recommendations for each.
- Section 5.0 IMPLEMENTATION** establishes the Intermunicipal Committee as an oversight group for the implementation of the IDP, outlines requirements for area structure plans within the IDP area, describes the Plan administration, review, amend and repeal policies, confirms a circulation and referral process; outlines a process for resolving intermunicipal disputes, and lastly, sets out policies related to establishing urban growth boundaries.



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## 2.0 INVENTORY AND ANALYSIS

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### 2.1 Historical Overview

The M.D. of Bonnyville is approximately two hours north east of Edmonton on Highway 28 and extends to the Alberta-Saskatchewan border and is approximately 75 miles north of Lloydminster. Neighbouring municipalities are Lakeland County to the north and the County of St. Paul to the west and south.

Incorporated in 1955, the M.D. of Bonnyville experienced fairly static growth until January of 1995, when it annexed all the land from the former Improvement District 18 South. Prior to July 1, 1998, the M.D. of Bonnyville encompassed all territory in both the newly formed Lakeland County (formerly improvement district 18 South) and the current M.D. of Bonnyville boundaries, making it one of the largest municipal districts in the province.

The Cold Lake area has been continuously occupied by First Nations people for 10,000 years. The Beaver River was crucial to the native peoples as a method of fur transportation. This made the Beaver River an excellent location for Hudson's Bay Company fur traders and Northwest Company surveyors who were attempting to map the Athabasca region. It acted as a trade route for both companies. Catholic missionaries added Cold Lake to their visitation route in 1844, and between 1845 and 1882 many priests traveled to Cold Lake. A permanent mission, St. Raphael's, was built in 1882 and contained a chapel and house on the south side of the lake.

Settlers, primarily of French Canadian origin, began to arrive in the Cold Lake area around 1905. This is likely due to encouragement from the Catholic Church and the proximity of St. Raphael's and its ability to act as a cultural anchor for the newcomers. Settlers continued to be predominantly French Canadian until 1910.

The origins of the hamlet of Cold Lake can be traced back to a stopping house, opened in 1907 to assist tired travelers. The first general store and post office opened in Cold Lake in 1912. In 1915, the hamlet grew considerably with the construction of a several small stores, a Catholic Church, community hall, the Bank of Hochelaga and a one-room school house. This allowed the hamlet to become a trade center for farmers, ranchers, trappers and fishermen.

In the 1920s and 1930s Cold Lake became a popular tourist destination hosting hundreds of visitors each summer. This era saw the construction of hotels containing cafes and beer parlours to accommodate the multitude of tourists. However, Cold Lake's tourism industry began to dwindle in the 1940s, though settlers continued to arrive in Cold Lake seeking relief from the Depression. Many of these settlers were arriving from all over Canada, the United States and Europe resulting in the loss of French Canadian culture in the area. This population boom led to the creation of a second commercial hub, known historically as Grand Centre and currently as Cold Lake South.

## 2.2 Policy Context

A review was undertaken on goals, objectives and policies identified in the City of Cold Lake Municipal Development Plan Bylaw #291-LU-07 and in the Municipal District of Bonnyville #87 Municipal Development Plan, 2007. The following is a summary of relevant priorities to the IDP.

### 2.2.1 City of Cold Lake Intermunicipal Planning and Regional Cooperation

#### Goal:

*"Maintain mutually beneficial relationships with M.D. of Bonnyville #87, authorities and other agencies in the region.*

#### Objectives:

*The intermunicipal planning and regional co-operation objectives are to:*

- prepare and adopt an intermunicipal plan with the M.D. of Bonnyville #87 with respect to the development of the fringe area;*
- enhance regional cooperation and partnerships by investigating and pursuing shared services and resources;*
- maintain open lines of communication to resolve problems and seize opportunities; and*
- provide for reciprocal referrals and notification.*

#### Policies:

	<b>Key Phrases</b>	<b>Policy Statements</b>
15.1	<b>Intermunicipal Development Plan with the M.D. of Bonnyville #87</b>	<i>The City of Cold Lake shall prepare and adopt in cooperation with the M.D. of Bonnyville #87 an Intermunicipal Development Plan.</i>
15.4	<b>Shared Services</b>	<i>The City of Cold Lake should continue to investigate potential regional cost-sharing arrangements for services such as fire protection, economic development, tourism promotions, recreation, water and sewer services.</i>
15.5	<b>Referrals to the M.D. of Bonnyville #87</b>	<i>The City of Cold Lake shall refer to the M.D. of Bonnyville #87 for comment on land use applications within the proposed urban expansion area and/or within 0.80 kilometres of the City's existing or future municipal boundaries as shown on Map 2: Future Land Use Concept. The following specific items are to be referred to MD of Bonnyville # 87 for an opportunity for review and comment for a period of 21 consecutive days:</i>

- a) proposed bylaws to adopt, amend or repeal any statutory plan;
- b) proposed bylaws to amend the City's Land Use Bylaw;
- c) applications for subdivision;
- d) applications for discretionary use development permits; and
- e) any other matter which in the opinion of the City, should be referred for information or comment.

*With regards to the preparation of any statutory plans within the referred areas, the City of Cold Lake will endeavour to provide an opportunity for input by M.D. of Bonnyville #87 during the discussion and/or preparation stage of the document.*

**15.6 Conflict Resolution**

*The City of Cold Lake should seek to resolve issues and concerns to the mutual benefit of each municipality through the use of alternative dispute resolution mechanisms if and as required.*

**15.7 Statutory Appeals**

*The City of Cold Lake shall regard the filing of statutory appeals to deal with an intermunicipal planning dispute with an adjacent municipality as a last resort, and shall endeavour to resolve the matter through negotiations, mediation or other alternative dispute mechanisms with adjacent municipalities".*

## **2.2.2 M.D. of Bonnyville Fringe Area Development**

**Goal:**

*"To promote joint planning and co-operation in urban and rural fringe areas.*

**Objectives:**

- *Establish reciprocal planning frameworks that respect the interests of the Municipal District and its municipal neighbours.*
- *Create opportunities to jointly plan fringe land uses with each of the Municipal District's rural and urban neighbours.*
- *Promote compatible land use patterns in fringe areas.*

**Policies:**

1) *Promote Compatible Land Use Patterns*

*The Municipal District shall promote compatible land use patterns in the fringe areas through joint planning initiatives.*

2) *Intermunicipal Cooperation*

a) *The Municipal District shall create opportunities to negotiate transportation and servicing agreements with the adjacent urban and rural municipalities.*

b) *The Municipal District shall use the combination of joint planning and incremental annexation (on an as required basis) to keep pace with urban growth and optimize rural development in fringe areas.*

c) *The Municipal District shall establish joint-use agreements with urban neighbours to provide the economies of scale necessary to develop and operate major recreational and other mutually beneficial facilities.*

d) *The Municipal District may undertake joint planning and negotiate intermunicipal agreements with Cold Lake, Glendon and the Municipal District's rural neighbours, as required."*

**Summation:**

The City of Cold Lake and the M.D. of Bonnyville have declared, in their respective municipal development plans, their intentions to cooperate with each other for matters of intermunicipal importance, and their commitment to sound purpose and planning principles to avoid development patterns that would have negative impact on the adjacent municipality.

## **2.3 Natural Features**

The IDP area falls into the Eastern Alberta Plains region of the Third Prairie Steppe. Most of the IDP area is part of the Mixed-wood Natural Sub-region of the Boreal Forest Natural Region (Strong & Thompson, 1995).

### **2.3.1 Topography**

The IDP area overlays the Lea Park formation and is dominated by rough topography characterized by coarse glacial sediments and lumpy, irregular terrain. Ground moraine is covered with a thin veneer of glacial clay till. Deposits of sand, silt and clay are found in some portions of the region and are probably supraglacial in origin. To the south of Cold Lake the underlying bedrock is contorted with a relatively thin till overlay. The elevation of the IDP area ranges from 502 m to 594 m above mean sea level, with the lowest elevations occurring along the Beaver River.



### 2.3.2 Soil and Land Capability

Data on Soils in the IDP area was last collected in 1975, and published in the Soil Survey of the Sand River Area as part of the Alberta Soil Survey 1975. The agricultural capability of soils within the IDP area are rated as Class 3 or 4 due to severe limitations such as poor soil structure, low permeability, excessive water at all times, and a limited number of frost free days. Limiting factors may also include irregular changing slope pattern. The characteristics of each order of soil class are briefly described as follows:

- Orthic Grey Luvisol – more than half of the area has soils in this order. They are predominantly brown in colour, and are found on fine-loamy, moderately to strongly calcareous glacial till material. Many of the Orthic Grey Luvisol soils have been placed in Capability Class 4 or 5.
- Dark Grey Luvisol -- this group of soils is found throughout the area on fine-clayey, moderately to strongly calcareous glacial till material. They are brown to dark grayish brown in color and are generally considered to be in Capability Class 3 or 4.
- The remaining three orders found in this area are Chernozemic, Gleysol, and Organic. They are scattered throughout, generally in association with other soils. (Soil Survey of the Sand River Area, Alberta Soil Survey, 1975). Many of the agricultural constraints in the area centre on topography, climate, excess water and undesirable soil structure or low soil permeability.

### 2.3.3 Vegetation

Some of the area surrounding Cold Lake has been either cleared or disturbed from agriculture, summer cottages and country residences. The existing tree stands are dominated by trembling aspen (*Populus tremuloides*). Smaller quantities of balsam poplar (*Populus balsamifera*), white spruce (*Picea glauca*), and black spruce (*Picea mariana*) are found in the low-lying areas (Alberta Municipal Affairs, 1982). Shrubs and forbs are also present.

### 2.3.4 Environmentally Sensitive Areas

There are two Environmentally Sensitive Areas (ESA) identified within the IDP area: Beaver River, a provincially significant ESA (limited, unique or the best example of their kind in the province), and Cold Lake, a nationally significant ESA (limited, unique or the best example of their kind in the nation). Cold Lake is also a popular staging and nesting area for numerous waterfowl and bird species. No other ESA has been specifically designated within the IDP area.

### 2.3.5 Historic Sites

Alberta Culture and Community Spirit (ACCS) classifies Heritage Resource Sites into one of six categories: archaeological, cultural, geological, historic period, natural and palaeontological. Within these classifications, the sites are given a Historical Resource Value (HRV). The highest level of protection (HRV 1) is afforded to lands that have been designated under the *Historical Resources Act* as Provincial Historic Resources. An HRV of 1 is also used to identify lands owned by ACCS for historic resource protection and promotion purposes.

Based on the inventory provided by the Historic Resource Management Branch at Alberta Community Development, there are four known archaeological sites within the in the IDP area and many areas of high archaeological resource sensitivity. The Historic Resource Management Branch maintain a listing of historic resources that is updated twice a year on our website:

<http://culture.alberta.ca/heritage/resourcemanagement/landuseplanning/default.aspx>.

## 2.4 Population and Growth Forecasts

In order to forecast the demand for land for expansion of existing usages and to accommodate proposed usages within the IDP area, a population projection was prepared. A high, moderate and low growth rates were assumed as shown in *Figure 1 - M.D. of Bonnyville # 87 Population Projection Chart based on 2006 Population Census* and *Figure 2 - City of Cold Lake Population Projection Chart based on 2006 Population Census*. Current population contained within the M.D. of Bonnyville (excluding the Town of Bonnyville) is approximately 22,200 people.

### 2.4.1 M.D. of Bonnyville # 87

The M.D. of Bonnyville grew from 8,977 to 9,473 between 1996 and 2001, a growth rate of 5.5% in five years. According to the Federal Census, in 2006 the M.D. of Bonnyville had a population of 10,194. Three population projections have been prepared for the M.D. of Bonnyville. The high projection assumes a 2.5% annual growth rate, envisions the population rising to 17,122 by 2027. The moderate projection assumes a 1.5% annual growth rate resulting in a 2027 population of 13,936. The low projection for the IDP area assumes a 0.5% annual growth rate. This projection would result in a 2027 population of 11,320.

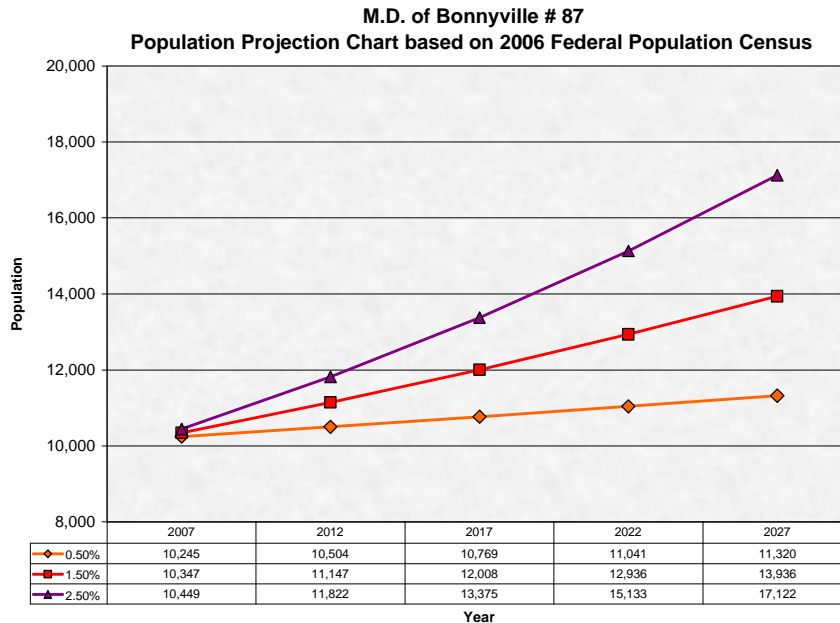


Figure 1 - M.D. of Bonnyville # 87 Population Projection Chart based on 2006 Federal Population Census

Based on the 2006 Federal Community Profile, the IDP area had an estimated population of 1% of the M.D. of Bonnyville total population. Without urban expansion of the City of Cold Lake, the population within the IDP area is likely to experience no significant increase in the short-term.

## 2.4.2 City of Cold Lake

The City of Cold Lake has experienced considerable growth in the past fifteen years, the average growth being 1.5 %. Three population projections have been prepared for the 20-year period ending in 2037. The high projection of 3% annual growth is consistent with the Cold Lake MDP. In this instance, the population is projected to rise to 22,307 by 2027, an increase of 9,956 people. The moderate projection assumes a growth rate of 2%. With this assumption the City's population is projected to increase to 18,174, an increase of 5,943. The low projection assumes an annual growth rate of 1%. Based on this assumption the City's population is projected to be 14,778 in 2027, an increase of 2,667.

It is likely that the IDP area growth rate would tend to be close to the City of Cold Lake's projections given its proximity to the City of Cold Lake.

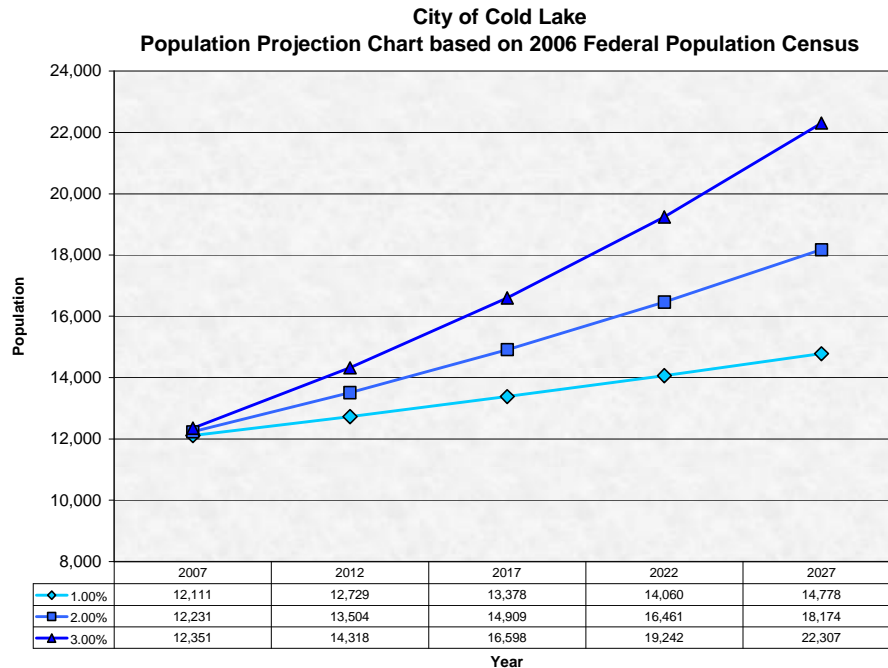


Figure 2 - City of Cold Lake Population Projection Chart based on 2006 Federal Population Census.

### 2.4.3 Demand for Land to Accommodate Residential Growth

Land requirements need to assume a factor for grossing up the lot size to accommodate the need for roadways and municipal and environmental reserve requirements. Lots in the M.D. of Bonnyville will tend to be larger than in the City of Cold Lake. The resulting additional land required to accommodate residential growth within the IDP area will depend on urban expansion of the City of Cold Lake.

## 2.5 Existing Zoning

*Map 4 – Existing Land Use* shows land use within the IDP area as of June, 2006. They are summarized as follows.

### 2.5.1 City of Cold Lake Land Use Bylaw 301-LU-07

There are several land uses within the City of Cold Lake bordering the IDP boundary. *Map 4 - Existing Land Use* shows current land uses within the IDP area. The most important one is the Arterial Commercial (C2) for its location, primarily along Highway 28.

## Arterial Commercial (C2)

The purpose of this district is to provide for commercial uses along major arterial roads, particularly Highway 28. Arterial commercial exists along Highway 28 and along major roadways in Cold Lake, such as 34, 47, 52 and 55 Avenues.

## Other Districts

Other districts bordering the IDP area are either zoned Urban Reserve or low density residential (RE – Residential Estate District and R1A – Residential District (Single Detached)).

### 2.5.2 M.D. of Bonnyville # 87 Land Use Bylaw No. 1207

Several Land Use Bylaw Districts exist within the IDP Area. The lands within the IDP study area are designated as:

- A – Agricultural;
- CR – Country Residential (Resort);
- CR1- Country Residential;
- RC – Rural Commercial; and
- RI – Rural Industrial.
- CUD- Controlled Urban Development

In addition, Cold Lake Provincial Park does not have Land Use Bylaw designation. The following is a brief description of each district.

**A – Agricultural:** *"The general purpose of this district is to protect and enhance the Municipal District's valuable agricultural land resource, the agri-based economy and the rural lifestyle, while still accommodating appropriate non-agricultural land uses."*

**CR - Country Residential (Resort):** *"The general purpose of this district is to provide opportunities for multi-lot country residential living adjacent lakeshores in a manner that reduces potential land use conflicts and protects the integrity of the environment."*

**CR1 - Country Residential:** *"The general purpose of this district is to provide for multi-lot country residential living in a manner that reduces potential land use conflicts and protects the integrity of the environment."*

**RC - Rural Commercial:** *"The purpose of this district is to provide for the development of a wide variety of retail and service commercial uses which will meet the needs of area residents."*

**RI - Rural Industrial:** *"The purpose of this district is to support the types of industrial development best suited to a rural area".*

**CUD Controlled Urban Development:** *"The purpose of this district is to provide for the coordinated management of areas in transition from rural to urban uses with adjacent incorporated towns and villages."*  
The following uses are found within this district:

- Industrial
- Public / Institutional
- Recreation / Commercial
- Recreation – Public

## 2.6 Land Ownership Patterns

*Map 5 – Land Ownership* illustrates property ownership patterns within the IDP area based upon data obtained from M.D.'s of Bonnyville records. Detailed information for individual multi-lot subdivisions is not shown. Crown land, some of which are leased to private interests, is shown in green.

## 2.7 Man-Made Constraints

*Map 3 – Natural and Man-Made Constraints* shows constraints that would influence land use and development patterns within the IDP area. They are summarized as follows.

### 2.7.1 Cold Lake Airport – 4 Wing Air Force

The Cold Lake Regional Airport is located in the Cold Lake North area north of Highway 55 and west of the City of Cold Lake.

To the southwest, there is the 4 Wing Air Force Base which is also used as a main airport within the region. Development near this airport is restricted according to the *Aeronautics Act* and *Cold Lake Airport Zoning Regulations*. It is recommended that anyone planning subdivision or development within the IDP area contact the 4 Wing Air Force Base as it pertains to the Airport Zoning Regulations.

Construction of buildings located within the Noise Exposure Forecast (NEF) Contours, as shown in *Map 12: Noise Exposure Forecast (N.E.F.) Contours*, shall conform to Canada Mortgage and Housing Corporation standards for noise insulation. In addition, height restrictions vary depending on location. The area has height restrictions from the airport zoning reference point; which is 539 m above sea level. Take-off and approach surfaces and transitional surfaces have varying and more restrictive limitations, according to the Cold Lake Airport Zoning Plan No. E.1898 dated February 5, 1986, shown in *Map 13 – C.F.B. Cold Lake 4 Airport Zoning Index Plan*.

### **2.7.2 Pipeline Setbacks**

Future development will be constrained by a network of existing pipelines. Prior to development, the owners of these facilities will need to be consulted with respect to their legal access, crossing requirements, etcetera.

Pipelines within the IDP area include natural gas, water, power, sewer and fibre optics. The Alberta Municipal Affairs document titled *"Advisory Land Use Planning Notes on the Pipeline-Urban Encroachment Problem"* recommends a 200 m setback distance from High Vapour Pressure and Large Diameter/High Pressure Hydrocarbon Pipelines to any buildings housing social service functions or that provides emergency services and essential infrastructure in the event of a pipeline failure or rupture. This recommendation applies to the entire province.

The Alberta Energy and Utility Board (EUB) document titled *"General Bulletin GB 99-4"* recommends anyone planning subdivision or development within 200 m of any pipeline under jurisdiction of the EUB contact the pipeline licensee at the earliest stage of planning.

### **2.7.3 Active Landfill**

The active landfill lagoon is located at the southeast portion of Cold Lake close to city limits. The *Subdivision and Development Regulation* of the *Act* prohibits the development of any residential land uses, food establishments, schools or hospitals within 300 m of an active landfill.

## **2.8 Relevant Area Structure Plans (ASP)**

Within the City of Cold Lake limits and areas of the M.D. of Bonnyville included in the IDP area there are currently five areas covered by area structure plans relevant to the IDP area due to their encroachment to it. *Map 6 – Location of Area Structure Plans* illustrates the boundaries of each ASP within the IDP area. The following is a brief description of each.

### **City of Cold Lake**

#### **2.8.1 Northshore Area Structure Plan, Bylaw # 283-LU-07, 2007**

The Northshore ASP was developed to provide a long term vision and outline for future development in the ASP area that will positively contribute to North Cold Lake. It contains approximately 244 hectares of land and is located at the northwest corner of Highways 28 and 55, south of 1<sup>st</sup> Avenue and east of the City of Cold Lake municipal boundary. Current land uses in the area include farmsteads, industrial, religious assembly, hospital and school.

Most of the plan area is covered by natural vegetation such as trees, shrubs and grasses. The western half of the plan area plays an important ecological role, providing habitat to a wide range of species and is also believed to be an important drainage basin for the region.

The goal of the Northshore ASP is to create a residential community that integrates the natural environment, thereby preserving existing wildlife corridors and providing character to the community. The community will provide housing options for each stage of life and include predominantly low density residential, some medium density residential, mixed use commercial and a highway commercial district. A natural area runs through the west side of the property and a number of parks are located along the outer periphery in the low density residential areas. The plan also seeks to provide a community centered design, walkability, and safe residential environments and provide for a density balance.

### **2.8.2 Forest Heights Area Structure Plan, Bylaw # 280-LU-07, 2007**

The ASP area incorporates about 64 hectares, (46 undeveloped, 18 developed) of land and is located on the edge of the City of Cold Lake, legally described as NW ¼ Section 13-63-2-4. The initial plan for the area was created in the 1980s. This plan outlined a land use pattern for the area but did not address future growth.

Current residential development is designated for low density residential, R1A – Residential District (Single Detached) with a school site, Public Service (PS), exiting in the northeast portion of the property according to the City of Cold Lake Land Use Bylaw No. 301-LU-07. Remaining lands, to the south and west are zoned as urban reserve and are currently undeveloped.

The ASP allocates space for some low density residential and low density multi-family, but the plan predominantly allocates for medium density multi-family residential. Two sites for mixed use commercial have been identified as well as a system of trail linkages. The plan also ensures that future development will not be in conflict with current land uses. A greenbelt stretches diagonally across the ASP area providing natural public open space for residents of the community.

### **2.8.3 Neighbourhood Area Structure Plan for site on the corner of 8<sup>th</sup> Avenue and 16<sup>th</sup> Street (Lot 2, Plan 982 1024) owned by 101056628 Saskatchewan Ltd., Bylaw # 289-LU- 07, 2007**

The Neighbourhood Area Structure Plan (NASP) for Lot 2, Plan 982 1024 applies specifically to a 1.81 hectare vacant parcel at the Northeast corner of SE 23-63-2W4. The NASP was undertaken at the request of the City of Cold Lake prior to development of this parcel, on behalf of the landowners specifically wishing to develop it.

Though the 1.81 hectare parcel is the primary focus of the NASP, the final part of the document also provides a land use plan for the remaining 52 acres of vacant land that comprise SE 23-63-2W4, an area defined to the east by 16<sup>th</sup> Street, to the south by 16<sup>th</sup> Avenue, by the western quarter section line to the west and by 8<sup>th</sup> Avenue to the north.



The majority of this plan area has been zoned for residential development, however the exact density and mixture of housing types is not described. The NASP does provide details about the development on the 1.81 hectare subject property, which will be developed as a higher density mixed use zone on the northern corner of the lot bordered by Highway 28 and 16<sup>th</sup> Street.

The NASP defines areas suitable for commercial development along Highway 28. In addition, the NASP provides for 10% open space as well as a linear walkway/park along the southern edge of edge of the commercial district. This is intended to provide a buffer between commercial and residential land uses and be an important part of the pedestrian network. Finally, it describes in detail the servicing requirements for the 1.81 hectare subject lands, but requires that landowners of the balance of the 52 hectare vacant lands produce a servicing plan prior to development.

#### **2.8.4 Cold Lake Central Area Structure Plan, Bylaw # 288-LU-07, 2007**

The original area structure plan was adopted in 1989 by the former Town of Grand Centre. Since the amalgamation of the Towns of Grand Centre and Cold Lake, it has been incorporated into the planning framework for this part of Cold Lake.

The ASP area is located on the west side of Highway 28 and the east side of the boundary of the City of Cold Lake. To the north the area is bounded by 75<sup>th</sup> Avenue and to the south by 54<sup>th</sup> Avenue and comprises 248 hectares.

According to the City of Cold Lake Land Use Bylaw No. 301-LU-07, much of the ASP area is currently zoned as Urban Reserve (UR), however, the westerly portion of the south quarter section of the property is zoned as Arterial Commercial (C2) and a small portion on the southern edge of the property is zoned R1A – Residential District (Single Detached) and Residential Mobile Home Subdivision (RMHS).

The ASP provides that future residential housing will be comprised of 75% single detached units and at least 15% multifamily units with a buffering system offering transition between low density and high density residential.

### **M.D. of Bonnyville**

#### **2.8.5 Highway 55 Area Structure Plan, Bylaw # 1239, 2001**

The Highway 55 Area Structure Plan (ASP) outlines a plan for the future subdivision and development of lands located within 0.8 km of either side of Highway 55 extending from the west boundary of the City of Cold Lake to 0.8 km west of the intersection of the intersection with Highway 892. All lands are located within the M.D. of Bonnyville. The plan was prepared in response to increased interest in commercial, industrial and residential development along Highway 55 and the desire to protect Highway integrity.

The ASP accommodates future growth and development while still acknowledging the adjacent 4 Wing Air Force Base and potential impacts on agriculture and environmentally sensitive areas.

The ASP area is divided into 5 sub-areas, however only sub-area 1 is relevant to this IDP. Sub-area 1 extends from the west boundary of the City of Cold Lake to Marie Creek. Land uses in sub-area 1 are predominantly agricultural in use with some residential, rural industrial and rural commercial. Most quarters in sub-area 1 are under multiple ownership, further reducing agricultural viability in this sub-area.

With two exceptions, the land in the Highway 55 ASP is zoned for agricultural use. A 1.6 km fringe extending west from the boundary of the City of Cold Lake zoned as Controlled Urban Development District (CUD) and the Cold Lake Industrial Park, which is currently zoned for Rural Industrial (RU) use.

The Municipal District's Municipal Development Plan encourages agricultural activity to continue for as long as possible and as such the Highway 55 ASP recommends that all future land uses in the area be considered on a ¼ section basis to avoid premature fragmentation of agricultural lands.

### 3.0 POLICY FRAMEWORK

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#### *Overview*

The formation of regional partnerships amongst municipalities to develop and promote tourism is a growing trend. Alberta Municipal Affairs, through its Regional Partnership Initiative, encourages intermunicipal co-operation and partnership. Strategically located within Alberta and close to Saskatchewan, the M.D. of Bonnyville and the City of Cold Lake will continue to face strong growth pressures. This growth will bring both opportunities and challenges, which reinforces the need for a long-range growth management strategy that optimizes use of land and minimizes land use conflicts.

A process to accommodating growth and change while directing the location and pattern of development is required not only to address sound land use planning practices, but also to consider the values important to the M.D. of Bonnyville, the City of Cold Lake, and their ratepayers.

The Future Land Use Concept will act as a guide in determining future land use patterns in the IDP area. *Map 7: Future Land Use Concept* is conceptual with detailed land uses to be confirmed through existing and future area structure and redevelopment plans. The objectives of the Land Use Concept include:

- to provide a gradual transition from urban to rural land use patterns;
- to protect water courses and natural areas;
- to maintain a reasonable stock of agricultural land;
- to maintain required buffers from landfill areas;
- to consider economic development opportunities as providing for a wider range of usages and forms of development.

*Map 7: Future Land Use Concept* depicts conceptually desirable future land use patterns within the IDP area. This concept addresses compatibility of land uses, man-made and natural constraints, existing roadway networks, and potential future expansion of piped water distribution and sanitary sewage collection systems. An important aspect of the Future Land Use Concept is to ensure that any future subdivision or development within the immediate urban fringe area does not constrain or conflict with the future urban expansion needs of the City of Cold Lake.

### 3.1 Economic Development and Tourism

#### *Overview*

A strong regional infrastructure and transportation system, healthcare services, affordable recreation, high speed Internet, the 4 Wing Air Force Base, and affiliations with regional post secondary institutions are seen as strengths in the region. To attract more people to the area, the region should undertake strong lifestyle marketing highlighting the strengths of the region, as well as promote employment security and job decentralization. Emphasis should be placed on business and technology growth that would allow for the development of technical based businesses in the area. Addressing the region's dependence on the oil industry and heavy reliance on other natural resources and these effects on the region's economy, prior to further development, will ensure a strong economy in the future.

#### *Objectives:*

The economic development objectives are to:

- promote a pattern of orderly, economical and compatible land use within the IDP area;
- coordinate land uses and control subdivision in a manner that does not adversely affect orderly, efficient economic growth of both the M.D. of Bonnyville and the City of Cold Lake;
- provide the necessary infrastructure to retain, expand and attract business and industry;
- provide for an adequate supply of well placed lots for industrial and commercial development; and
- avoid conflict between industrial and commercial uses and other land uses.

#### *Policies:*

	<i>Key Phrases</i>	<i>Policy Statement</i>
3.1.1	<b>Location of Industrial and Commercial Development</b>	Industrial and commercial development should be directed to areas conceptually identified for this purpose on <i>Map 7 – Future Land Use Concept</i> .
3.1.2	<b>Isolated Industrial Developments</b>	Isolated rural industrial development may be approved if the following criteria are met: <ul style="list-style-type: none"><li>a) only be permitted if the applicant can demonstrate that an isolated site, as opposed to an industrial park site, is required;</li><li>b) avoid, to the extent possible, locating in predominantly agricultural areas;</li><li>c) locate along, or near, a major transportation route such as a primary or secondary highway;</li><li>d) be compatible with adjacent land uses;</li></ul>

		<ul style="list-style-type: none"> <li>e) require minimal on-site municipal services, improvements and public amenities;</li> <li>f) demonstrate to the Development Authority's satisfaction that on-site water and sewage disposal capacity is available</li> </ul>
<b>3.1.3</b>	<b>Sufficient Industrial Land Supply and Infrastructure</b>	The M.D. of Bonnyville will work with the City of Cold Lake to ensure there is sufficient supply of serviced and partially serviced land available to attract industries servicing northern resource development. Fully serviced land will have both piped sewer and water developed to full municipal standard. Partially serviced land could include a dry industrial park or one with either sewer or water but not both.
<b>3.1.4</b>	<b>Regional Partnerships for Economic Development</b>	The M.D. of Bonnyville and the City of Cold Lake should work with Community Futures Lakeland (formerly Lakeland Community Development Corporation) and other stakeholders to promote economic development and tourism.
<b>3.1.5</b>	<b>Business Recruitment Strategy</b>	The M.D. of Bonnyville and the City of Cold Lake should request the Community Futures Lakeland (formerly Lakeland Community Development Corporation) to develop and implement a business recruitment strategy to encourage industries involved in resource development to locate in the M.D. of Bonnyville and the City of Cold Lake.
<b>3.1.6</b>	<b>Intermunicipal Gateways</b>	Design and develop a series of community gateways at key entrances on major highway corridors to provide a sense of "entry", showcase local history and improve "wayfinding" signage to local attractions and services. Refer to <i>Policy 3.4.3 – Design Guidelines Along Major Highway Corridors</i> .
<b>3.1.7</b>	<b>Tourism Development</b>	The M.D. of Bonnyville and the City of Cold Lake shall encourage and facilitate development of tourism attractions, services and infrastructure by private and nonprofit groups through opportunities provided by expanded uses allowed in their Land Use Bylaws.
<b>3.1.8</b>	<b>Home Based Businesses</b>	The M.D of Bonnyville and the City of Cold Lake shall continue to recognize home based business as a

viable lifestyle and economic opportunity option, which is appropriate in both residential and agricultural areas in accordance with the provisions of their Land Use Bylaws.

## 3.2 Environmental Management

### *Overview*

Environmental management has been identified as a priority by both the M.D. and the City of Cold Lake. Clear and consistent policies should be developed and agreed to regarding setbacks and environmental buffers along watercourses, environmentally sound stormwater management, and methods for protecting and integrating environmentally significant natural areas into future subdivisions and development meeting the M.D. of Bonnyville, the City of Cold Lake, and 4 Wing Force Base requirements as well. Given the importance of tourism and recreation to the local economy, special attention needs to be paid to natural features such as lakes, streams, wetlands and wildlife in the IDP area.

### *Objectives:*

The environmental management objectives are to:

- contribute to the maintenance of a healthy natural environment;
- identify and protect environmentally sensitive and significant areas;
- regulate subdivision and development in order to mitigate against environmental degradation and risks from natural or man-made hazards;
- contribute to the protection and sustainable utilization of water resources; and
- protect and enhance wildlife habitats.

### *Policies:*

	<i>Key Phrases</i>	<i>Policy Statement</i>
3.2.1	<b>Environmentally Sensitive Areas Study</b>	The M.D. of Bonnyville and the City of Cold Lake shall cooperatively undertake an Environmentally Sensitive Areas Study for the IDP area to identify significant natural areas and management strategies for their protection and enhancement.

3.2.2	<b>Hazard Lands</b>	In areas prone to flooding, erosion or instability hazards (hazard lands) within the IDP area, unless subject to the specific approval of all Approving Authorities, no development shall be allowed on such hazard lands except for extensive agriculture use, passive recreational uses or interim resource extraction.
3.2.3	<b>Geotechnical Assessment</b>	In order to obtain an approval as required by Section 3.2.2 (Hazard lands), a proponent for a development on hazard lands must provide a geotechnical assessment conducted by a qualified professional engineer demonstrating to the Approving Authorities' satisfaction that the proposed development may be safely carried out on the hazard lands together with any mitigation or preventative steps required.
3.2.4	<b>Setbacks from Water Bodies</b>	Setback requirements from water bodies shall be consistent with the applicable Land Use Bylaw requirements of the City or the M.D. of Bonnyville, and shall not be less than 30 metres (100 feet).
3.2.5	<b>Environmental Reserve Dedication</b>	The M.D. of Bonnyville and the City of Cold Lake shall require subdivision applicants to dedicate as environmental reserve, all lands in an area to be subdivided that can be defined as environmental reserve in accordance with the provisions of the Act.
3.2.6	<b>1:100 Year Flood Plain</b>	The M.D. of Bonnyville and the City of Cold Lake shall not allow any permanent residential structures to be built within the 1:100 year flood plan of any river, stream or lakeshore, unless flood-proofing techniques are applied. A certificate from a qualified, professional engineer or architect shall be required by both municipalities to confirm that development has been properly flood-proofed.

**3.2.7 Environmental Impact Assessment**

The M.D. of Bonnyville and the City of Cold Lake may require an environmental impact assessment conducted by a qualified professional for any proposed development that may have detrimental environmental effects. An environmental impact assessment must include, but not necessarily limited to:

- a) a description of the proposed development, including its purpose, alternatives and staging requirements;
- b) a description of the biophysical environment that would be affected;
- c) a prediction of the effects (positive and negative) that the proposed undertaking may have upon the biophysical environment;
- d) an indication of the limitations of the study, criteria used in predicting effects, and interests consulted;
- e) recommended measures to mitigate any effects identified; and
- f) presentation of the results in a framework that can assist decision-makers in determining the final course of action.

**3.2.8 Groundwater Protection**

To protect the quality and quantity of surface and groundwater, the M.D. of Bonnyville shall require that Alberta Environmental Protection's "Guidelines for Evaluation of Groundwater Supply for Unserved Residential Subdivisions" and the groundwater licensing requirements of the Water Act be applied.

**3.2.9 Development of Environmental Reserve Land**

Development shall be allowed on Environmental Reserve lands only if it serves the interests of the general public.



### 3.3 Historical / Cultural Resources

#### *Overview*

Alberta Community Development's mandate is preserving, protecting and presenting Alberta's unique cultural and natural history. Currently, there are no historic sites found in the IDP area.

#### *Policies*

	<i>Key Phrases</i>	<i>Policy Statements</i>
3.3.1	<b>Historical Resources Protection</b>	The M.D. of Bonnyville and the City of Cold Lake shall not support resource extraction development proposals in areas within the IDP plan area which are known to possess unique historical features which would be disturbed or destroyed by resource extraction.
3.3.2	<b>Historical Resources Impact Assessment</b>	The M.D. of Bonnyville and City of Cold Lake shall refer any rezoning, subdivision or development applications for review and comment to Alberta Tourism, Parks, Recreation and Culture, provided that this agency has not already seen a non-conflicting proposal. Where deemed necessary, a Historical Resources Impact Assessment would be required as part of the application submission.

### 3.4 General Land Uses

#### *Overview*

Demand for expansion development will inevitably increase, putting pressure on the City of Cold Lake to expand opportunities for residential development. Residential development in the IDP area is largely restricted to single-detached homes on relatively large lots, and single-detached homes are expected to remain the dominant housing type. Higher density development, however, will be encouraged to create more efficient land use patterns, which will be easier to service. As the M.D. of Bonnyville grows, preserving environmental qualities and enhancing opportunities for outdoor recreation and nature appreciation will also be important to maintaining a high quality of life for residents.

#### *Objectives:*

Objectives with regard to future land uses are to:

- provide a gradual transition from urban to rural land use patterns;

- protect water courses and natural areas;
- maintain a reasonable stock of agricultural land to limit premature subdivision and fragmentation of agricultural land;
- maintain required buffers from landfill areas; and
- neither inhibit nor preclude long term land uses, nor unduly interfere with the continuation of existing uses.

***Policies:***

	<b><i>Key Phrases</i></b>	<b><i>Policy Statements</i></b>
<b>3.4.1</b>	<b>Future Land Use Concept</b>	<i>Map 7 – Future Land Use Concept</i> will act as a guide in determining future land use patterns in the IDP area. The map is conceptual with detailed land uses to be confirmed through existing and future area structure and redevelopment plans.
<b>3.4.2</b>	<b>Institutional Uses – General</b>	Public and institutional uses, where possible, will be identified as part of the area structure plan process and integrated into the planning area in a manner that is compatible with the surrounding land uses and minimized impacts related to parking, traffic and noise.
<b>3.4.3</b>	<b>Design Guidelines Along Major Highways Corridors</b>	Within the IDP area, Highway 55 serves as present and future intermunicipal gateways to the City of Cold Lake. Both municipalities agree to the principle of design guidelines to ensure that development along the highway is high quality and aesthetically pleasing. These design guidelines should address architectural treatment of buildings, setbacks, berming, landscaping, and screening of parking and storage areas, access management, landscaping and signage.
<b>3.4.5</b>	<b>Provincial Approving Authorities</b>	The M.D. of Bonnyville and the City of Cold Lake will actively participate and assist, Alberta Energy and Utilities Board and Alberta Environmental Protection in approving and monitoring natural resource extraction and processing developments and will apply Alberta Energy and Utilities Board regulations and guidelines respecting sour gas, and other oil and gas facilities, including pipelines, when considering subdivision and/or development applications.

## 3.5 Parks, Open Spaces, and Trails Connections

### *Overview*

The goal regarding parks, open spaces and trails in the City of Cold Lake's MDP is to *"develop and maintain a city-wide integrated system of parks, open space, trails and recreation facilities in order to satisfy the present and future active and passive needs of local residents."* This goal is also appropriate for the M.D. of Bonnyville given the area's range of opportunities to both local residents and tourists. Development in the Plan area should consider the enhancement of these opportunities through the creation of an intermunicipal system of parks and open spaces linked with a trail system as conceptually illustrated on *Map 8 – Parks, Open Spaces and Trails Connections*.

### *Objectives:*

The parks, open spaces trails connections objectives are to:

- provide residents within the IDP area with varied recreation opportunities;
- preserve and maintain recreation spaces for the enjoyment of present and future generations;
- encourage private and community involvement in the development and operation of parks and open space;
- link parks and open spaces through greenway corridors and trail development; and
- continue to cooperate through intermunicipal agreements to provide recreation spaces.

### *Policies:*

	<i>Key Phrases</i>	<i>Policy Statements</i>
3.5.1	<b>Intermunicipal Parks and Trail Development</b>	The M.D. of Bonnyville shall work with the City of Cold Lake to plan and implement a linked intermunicipal park and trail system as shown conceptually on <i>Map 8 – Parks, Open Spaces and Trails Connections</i> .
3.5.2	<b>Trail Development</b>	The M.D. of Bonnyville and the City of Cold Lake should determine trail alignments through the ASP process. Trail development standards should also be established.
3.5.3	<b>Municipal Reserve</b>	In order to have adequate, well-located parks and school sites in areas that potentially may be annexed to the City of Cold Lake to accommodate future urban growth, reserve dedication may be deferred through a deferred reserve caveat until after an area structure plan is prepared and adopted and/or the area(s) are annexed by the City of Cold Lake.

- |              |                                 |  |
|--------------|---------------------------------|--|
| <b>3.5.4</b> | <b>Environmental Protection</b> | The M.D. of Bonnyville and the City of Cold Lake shall not support resource extraction development proposals in areas which are known to possess unique scientific or environmental features which would be disturbed or destroyed by resource extraction. |
|--------------|---------------------------------|--|

### 3.6 Transportation Network

#### *Overview*

The IDP provides the opportunity to better coordinate transportation networks and future improvements within the area. Key Components of the existing road network in the IDP area include Highways 55 and 28 as shown on *Map 11 – Transportation Network*. In addition, potential future roadways identified in the City of Cold Lake's MDP are also conceptually illustrated in the same map.

#### *Objectives:*

Objectives related to transportation are to:

- identify a roadway hierarchy and design standards to guide the preparation of future area structure plans and functional planning studies;
- maintain a transportation system that allows for the safe and efficient movement of goods and people;
- provide efficient, effective and functional links that provide for the present and future transportation needs of the IDP area; and
- provide an appropriate mechanism to regulate land use in the vicinity of the City of Cold Lake.

#### *Policies:*

	<i>Key Phrases</i>	<i>Policy Statement</i>
<b>3.6.1</b>	<b>Hierarchical Roadway Systems</b>	Development within the IDP area shall recognize a road classification system that establishes a hierarchy of roads based on service function, traffic volumes, flow characteristics, running speed, vehicle type and connections. Existing and recommended access points in the IDP area are conceptually shown on <i>Map 11 – Transportation Network</i> . Specific alignments will be determined through more detailed roadway area structure plans and functional planning studies.

3.6.2	<b>Roadway Design Standards</b>	Utilize, where possible, roadway design standards consistent with the M.D. of Bonnyville and the City of Cold Lake engineering/development standards. Existing engineering/development standards shall defer to or be supplemented by, as required, the current edition of the Transportation Association of Canada's Geometric Design Guide for Canadian Roads.
3.6.3	<b>Future Trail Development</b>	Alberta Transportation retains control over the highway system including Highways 28 and 55. As Alberta Transportation Standards do not allow for the accommodation of trail / pathway development within the highway right-of-way, new trail / path alignments and right-of-ways shall be secured within the adjacent subdivisions. Refer to <i>Policy 3.5.2 – Trail Development</i> .
3.6.4	<b>Access Management Guidelines</b>	Development proposals along the provincial highways shall utilize where possible, exiting and proposed access points as illustrated on <i>Map 11 - Transportation Network</i> . New development shall provide internal circulation roadways to connect to existing and proposed highways access points, and shall provide protection of the right-of-ways for long-term roadway expansion. Any new highway access points or modifications to existing highway access points will require the approval of the M.D. of Bonnyville and the City of Cold Lake and Alberta Transportation, and may require a Traffic Impact Assessment to supplement the development application.
3.6.5	<b>Role of Alberta Transportation</b>	The IDP recognizes that Alberta Transportation retains control over the provincial highway system and that existing Alberta Transportation policies and agreements with the M.D. of Bonnyville and the City of Cold Lake will continue in force. As part of the approval of the IDP, endorsement from Alberta Transportation as a key stakeholder shall be sought.

### **3.6.6 Cold Lake Airport**

To ensure that current operation and future expansion for the Cold Lake Airport is maintained, the AVPA regulations will be respected. Refer to *Map 11 – Transportation Network*.

## **3.7 Servicing and Infrastructure**

### ***Overview***

As of 2007, the City of Cold Lake and the M.D. of Bonnyville have submitted a grant application under the Municipal Sponsorship Program. The project is being called an Inter-Municipal Servicing Plan that will complement the Intermunicipal Development Plan. The plan will evaluate and provide recommendations with regards to extending municipal services to areas outside the City of Cold Lake limits. The following major elements would be considered in the Inter-Municipal Servicing Plan throughout the IDP area:

- Sanitary Sewer extension concepts and impacts to existing systems;
- Watermain extension concepts and impacts to existing systems;
- Stormwater management concepts.

### **Stormwater Management**

Stormwater management is also an important concern in meeting Alberta Environment's Stormwater Management Guidelines for water quantity and quality. Alberta Environment requires stormwater discharges from new development to be restricted to predevelopment flows. This is usually achieved by designing stormwater management ponds and other similar retention facilities into area structure plans and plans of subdivision. Future stormwater management system will have to be designed based on the primary drainage basins within the IDP area which are Palm Creek, Marie Creek, Cold Lake, African Lake, Fontaine Lake, Lake No. 2 and the Beaver River.

The majority of the developed lands within Cold Lake North drain to Cold Lake., however, Palm Creek is the receiving basin for the majority of the lands within Cold Lake North, Cold Lake South and 4 Wing Force Base (as well as Marie Creek and Beaver River). It drains from the west/southwest side of Cold Lake North southward, roughly parallel to and west of the City Boundary until it enters the westerly side of Cold Lake South, just east of the former border with Medley. From there Palm Creek turns and drains westward to connect with Marie Creek. Marie Creek drains from south to north, around the northwest end of the 4 Wing Force Base runways, to discharge into the Beaver River.

The Beaver River drains from west to east, along the southwest boundary of Medley, eventually extending into Saskatchewan where it becomes tributary to the North Saskatchewan River.

A small undeveloped area in southeast Cold Lake drains to Lake No. 2 southeast of the City. This lake has no defined outlet, if it was to overtop its banks, the drainage overflow would find its way eventually to the Beaver River.

African Lake receives some drainage from undeveloped lands in the southeast corner of Cold Lake North. African Lake does not have an outlet; if it was to overtop, the overflow would be to Fontaine Lake.

Fontaine Lake outlet drains to Cold Lake. There is no direct drainage from within the City of Cold Lake boundaries to Fontaine Lake.

Given the community's focus as a waterfront settlement and the value of the waterfront to the community, the people of the IDP area also have a vested interest in protecting and preserving the quality of their water bodies and in controlling the runoff quality discharges to those water bodies.

### **Sanitary Collection**

The City of Cold Lake has a community wide, sanitary collection system. The collection system consists, of primary and secondary trunk mains, lift stations and forcemains. The City of Cold Lake has conducted several studies regarding the capacity of the system; in the previous studies, areas of concern or bottle necks were identified. The City has taken steps to monitor or improve identified areas to increase the capacity and the performance of the system.

North and South Cold Lake's sanitary sewer system is independent of 4 Wing Force Base. 4 Wing Force Base has its own sanitary sewer system and wastewater treatment facility on the Base. Treated effluent discharges to Marie Creek. North and South Cold Lake's sewage is transmitted to a wastewater treatment facility located southeast of the City. Treated effluent discharges to the Beaver River. This sanitary sewer system is owned and operated by the Cold Lake Regional Utilities Commission.

As future development is proposed, the City will have to be aware of the capacity constraints of the current infrastructure. To expand the system to the IDP area, additional system capacity will be required.

### **Water Distribution**

The Cold Lake water treatment plant currently serves the City of Cold Lake, Cold Lake First Nations and the Hamlets of Ardmore and Fort Kent in the M.D. of Bonnyville.

The water distribution system in Cold Lake North consists of a single, 4,500 m<sup>3</sup> potable water reservoir with pumphouse; Water Reservoir, Building #5. This reservoir has a dedicated supply pipeline from the water treatment plant. The pumphouse contains two electric motor driven, vertical turbine pumps and a standby, engine driven pump, serving the distribution system in Cold Lake North. The water distribution system in Cold Lake South consists of two potable water reservoirs. Reservoir No. 533 (Building #7) has a capacity of 2,273 m<sup>3</sup>. This reservoir has a direct supply line from the water treatment plant. This reservoir is located in the westerly part of Cold Lake South.

Reservoir 563 (Building #10) has a capacity of 6,800 m<sup>3</sup>. This reservoir is located on the easterly part of Cold Lake South. The reservoir is filled from the distribution system. Reservoir 533 has two electric motor driven, vertical turbine pumps and one standby, engine driven pump. Reservoir 563 has three electric motor driven, vertical turbine pumps and one standby, engine driven pump. The two pumphouses at the reservoirs noted above share the supply of water to the distribution systems in Cold Lake South.

4 Wing Force Base has its own water distribution system. Water is delivered to a reservoir on Base, by a direct supply line from the CLRUC water treatment plant. This is the same pipeline (twin pipes), serving Cold Lake South, Reservoir No. 533. A lateral line off these twin pipelines serves Cold Lake First Nations.

A regional transmission pipeline off the south end of the distribution system in South Cold Lake also provides water to the M.D. of Bonnyville, delivering water into reservoirs at Ardmore and Fort Kent.

As future development is proposed, the City will have to be aware of the capacity constraints of the current infrastructure.

### ***Objectives:***

Objectives related to servicing and infrastructures are to:

- provide the appropriate servicing level within the IDP area;
- provide, where feasible, the orderly and cost-effective extension of servicing into the IDP area; and
- identify potential strategies and standards for stormwater management to reflect best management practices to control peak flows and water quality.

### ***Policies:***

	<b><i>Key Phrases</i></b>	<b><i>Policy Statement</i></b>
<b>3.7.1</b>	<b>Servicing Standards</b>	Engineering standards will be developed and implemented to govern minimum servicing requirements for subdivision in the IDP area.
<b>3.7.2</b>	<b>Extension to the Sanitary Sewer Collection System</b>	The M.D. of Bonnyville and the City of Cold Lake will continue to investigate the feasibility of connecting to City of Cold Lake Sanitary Sewer systems. Sanitary Sewer will be provided at an appropriate level considering impacts to existing systems and based upon the outcome of the Inter-Municipal Servicing Plan.



3.7.3	<b>Extension of the Water Transmission System</b>	Water Servicing will be provided at an appropriate level based upon the outcome of the Inter-Municipal Servicing Plan.
3.7.4	<b>Stormwater Management</b>	<ul style="list-style-type: none"> <li>a) Within residential subdivisions, best management practices will be utilized to control runoff and water quality;</li> <li>b) Since industrial areas have the greatest potential for increasing runoff and discharging pollutants, a detention pond should be considered to ensure containment, removal and treatment of any runoff of contaminants from this area prior to discharging to the City of Cold Lake.</li> <li>c) On lands subject to the Cold Lake Airport Zoning Regulations, stormwater management practices should be directed toward the minimization of bird hazards to aircraft operations.</li> </ul>
3.7.5	<b>Franchise Utilities</b>	Private service companies can provide franchise utilities (gas, power, telephone and cable) to the IDP area. Franchise service providers should be notified of long term planning to ensure continuity of services.
3.7.6	<b>Utility and Pipeline Corridors</b>	When considering applications for subdivision and development, the Alberta Energy and Utilities Board (AEUB) will be consulted regarding setbacks. Energy and utility companies should be encouraged to combine pipe and utility lines into single corridors to protect public health and safety, and avoid fragmentation of land.

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## 4.0 POLICY AREAS

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### *Overview*

*Map 9 - Policy Areas* depicts the desired future land uses and other considerations for the preparation of new area structure plans and area redevelopment plans, as well as the review and update of existing ones. Future land use designations for residential development and associated commercial and institutional uses apply to lands that may be annexed to the City of Cold Lake. Country residential, estate residential, agricultural and greenway usages apply to lands within the M.D. of Bonnyville. A new Industrial Policy Area is also proposed. These proposed future land uses are not intended to be land use districts (zoning) under the respective Land Use Bylaws of the two municipalities. The future for potential annexation is discussed as a separate Policy 5.7 - Criteria for Annexation and in *Map 10- Potential Urban Expansion Areas*.

### 4.1 A - Future Urban Expansion Policy Area

These areas are immediately east and west of the existing boundaries of the City of Cold Lake and make logical urban expansion areas to accommodate the long-term growth needs of the City of Cold Lake. As market demand warrants, the intent is to have the area developed for urban uses at urban densities, providing a range of residential and commercial uses and support amenities such as parks, open space, and school sites. Any limitation on development proposed by the operation and potential expansion of the Cold Lake Airport needs to be considered.

#### *Policies:*

	<i>Key Phrases</i>	<i>Policy Statements</i>
4.1.1	<b>Urban Expansion Areas</b>	Areas suitable for urban, commercial and industrial expansion at urban densities are shown on <i>Map 7 - Future Land Concept</i> . Urban residential development shall be connected to sewer, water and storm systems developed to an urban standard acceptable to the M.D. of Bonnyville and the City of Cold Lake.
4.1.2	<b>Multi-lot Subdivision</b>	Prior to the approval of any multi-lot subdivision (four (4) parcels or more) or rezoning application, a developer(s) must prepare and have approved an area structure plan acceptable to both municipalities. To avoid land use conflict and development that may be detrimental to the economical, efficient expansion of urban development, any application for multi-lot subdivision or rezoning shall be able to provide full urban services with the support from the City of Cold Lake.

<b>4.1.3</b>	<b>Commercial Development Along the Highways 28 Corridor</b>	Nodal, rather than strip development, for arterial commercial will be encouraged based on criteria in the City of Cold Lake MDP and the access management requirements of Alberta Transportation. Suitable locations for future arterial commercial development will be identified in area structure plans.
<b>4.1.4</b>	<b>Highway Commercial Zoning District</b>	The M.D. of Bonnyville Land Use Bylaw should be reviewed to allow for a new Arterial Commercial District along the west side of Highway 28, providing for a range of permitted and discretionary commercial and service uses to serve the travelling public and local residents. Design Guidelines should be included to regulate landscaping, signage and yard storage to ensure an attractive visual appearance adjacent to the highway corridor.

## 4.2 B - Estate Residential Policy Areas

Estate residential is serviced with piped sewer and water to full municipal standards. Estate Residential Policy Areas are identified for areas adjacent to the City of Cold Lake municipal limits and future urban expansion areas.

### *Policies:*

	<i>Key Phrases</i>	<i>Policy Statements</i>
<b>4.2.1</b>	<b>Future Subdivision and Development</b>	Provided that an area structure plan has previously been approved by either the M.D. or the City of Cold Lake, future subdivision and development within this area will be governed through the provisions of the M.D. of Bonnyville LUB.
<b>4.2.2</b>	<b>Estate Residential</b>	New lots created for servicing with piped sewer and water should be regarded as estate residential and should have a minimum lot size of 0.20 ha (0.5 ac) and a maximum lot size of .0.40 ha (1.0 ac).

### 4.3 C - Country Residential Policy Area

This policy area includes existing country residential development and small holdings development on larger parcels. Currently, this area does not have piped sewer and water to a full municipal standard and is being developed to a country residential standard. In existing subdivisions where intensification is to take place, an area redevelopment plan will be needed.

#### *Policies:*

	<i>Key Phrases</i>	<i>Policy Statements</i>
4.3.1	<b>Predominant Land Use</b>	The predominant future land use should be country residential.
4.3.2	<b>Natural Areas</b>	Natural greenways corridors should be maintained along the shoreline and around the water body/wetlands.
4.3.3	<b>Multi-lot Subdivision</b>	Prior to the approval of any multi-lot subdivision (five (5) parcels or more), a developer(s) must prepare and have approved an area structure plan. Notwithstanding, rezoning for residential purposes may only be considered in locations that meet the criteria contained in the M.D. of Bonnyville Municipal Development Plan.
4.3.4	<b>Multi-lot Bareland Condominiums</b>	Proposals to develop multi-lot bareland condominiums shall meet the location and development standards required for conventional country residential developments.
4.3.5	<b>Sewage Disposal Systems</b>	The M.D. of Bonnyville shall require that all private sewage disposal systems comply with the Private Sewage Systems Standards of Practice.
4.3.6	<b>Water Well Construction</b>	The M.D. of Bonnyville shall require that the water well construction comply with the installation and operational requirements of the Nuisance and General Sanitation Regulation of the Public Health Act and the licensing requirements of the Water Act.

## 4.4 D – Highway 55 Industrial Policy Area

This policy area should continue to accommodate business/industrial development in accordance with approved area structure plans. Buffers are proposed to mitigate against conflicts with industrial uses and existing and future residential uses.

### *Policies:*

	<i>Key Phrases</i>	<i>Policy Statements</i>
4.4.1	<b>Industrial Development</b>	The Industrial land use designation shall allow for industrial development as shown on <i>Map 7 - Future Land Use Concept</i> .
4.4.2	<b>Future Subdivision Development</b>	Future subdivision and development would be governed by area structure plans that shall be to the satisfaction of both municipalities.
4.4.3	<b>Definitions for Different Types of Industrial Development in the LUB</b>	The M.D. of Bonnyville LUB should be reviewed to allow for a new zoning district for a comprehensively planned Industrial land use designation along Highway 55 within the IDP area, providing for a range of permitted and discretionary usages. Design Guidelines should be included to regulate nuisance effects and standards of development, landscaping, signage and yard storage to ensure an attractive visual appearance adjacent to the highway corridor.
4.4.4	<b>Industrial Buffering Requirements</b>	Through provisions in their Land Use Bylaw, the M.D. of Bonnyville and the City of Cold Lake shall ensure that adequate buffers or transitional land uses are maintained between industrial and non industrial uses when the potential exists for significant land use conflicts with regard to noise, vibration, dust, odour, environmental hazards or other safety risks.
4.4.5	<b>Adjacent land uses</b>	New subdivision and development, particularly residential, shall be directed away from active and potential non-renewable resources so as not to conflict or constrain, the extraction of the resource.

## 4.5 E – Agricultural Policy Area

These policy areas are intended to remain agricultural / rural. Applications for multi-lot subdivisions will not be considered by the M.D. of Bonnyville within these areas.

### *Policies:*

	<i>Key Phrases</i>	<i>Policy Statements</i>
4.5.1	<b>Agriculture/Rural Policy Areas</b>	Areas shown as agriculture/rural on <i>Map 7 - Future Land Use Concept</i> are intended to be maintained primarily for agricultural purposes consistent with policies in the M.D. of Bonnyville MDP. Applications for multi-lot country residential subdivisions will not be allowed by the M.D. of Bonnyville within these areas
4.5.2	<b>Subdivision of Agricultural Quarter Sections</b>	<p>A maximum of five parcels are allowed per quarter section including:</p> <ul style="list-style-type: none"><li>a) Two 80 acre parcels;</li><li>b) Four residential parcels (20 acres total) per quarter section with a minimum parcel size of 0.6 hectares (1.5 acres);</li><li>c) Fragmented parcels, public use lots and institutional lots will be allowed in addition to the four residential parcels without the need for an area structure plan;</li><li>d) One parcel for a small agricultural holding will also be allowed per quarter section in addition to the four residential parcels without the need for an area structure plan.</li></ul>
4.5.3	<b>Agricultural Operations Practices Amendments Act</b>	Pursuant to the <i>Agricultural Operations Practises Amendment Act</i> , the M.D. of Bonnyville shall provide notice to applicants for non-agricultural subdivision and development within the Agricultural Policy Area that the primary purpose of the Area is to support agriculture and agricultural operations have precedence over other forms of land use.

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## 5.0 IMPLEMENTATION

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### 5.1 Intermunicipal Development Plan Committee

The *Act* requires IDPs to include:

- i. *“a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan;*
- ii. *a procedure to be used by one or more municipalities to amend or repeal the plan; and*
- iii. *provisions relating to the administration of the plan.”*

#### **Overview**

With the adoption of the IDP, it is important that an IDP committee oversees its implementation and serve as a forum to resolve any intermunicipal disputes as they arise. The IDP Committee has proven to be a successful model for implementing IDPs in other municipal jurisdictions in Alberta.

#### **Policies:**

	<b>Key Phrases</b>	<b>Policy Statements</b>
5.1.1	<b>Composition of the IDP Committee</b>	The IDP Committee is comprised of two elected officials from each Municipality, one of which will be the Chief Elected Official (CAO). The CAOs or their designate(s) will provide support to the Committee. Only the elected officials will have voting rights.
5.1.2	<b>Responsibilities of the IDP Committee</b>	<p>The mandate of the IDP Committee is to facilitate the on-going sharing of information between elected officials and staff and provide a forum for review and comment on a range of topics identified within the IDP. Responsibilities of the IDP Committee may include, but not necessarily be limited to, the following:</p> <ol style="list-style-type: none"><li>a) make recommendations on intermunicipal matters to their respective councils;</li><li>b) monitor the progress of the IDP, including overseeing implementation actions identified in the IDP;</li><li>c) review any proposed applications for annexations and make recommendations to their respective Councils;</li></ol>

- d) review any proposed amendments to the IDP and make recommendations to their respective Councils;
- e) act as an informal review body for any amendment, proposed area structure plan, subdivision or development application that may have a significant impact upon the IDP area or a detrimental effect on one of the municipalities; and
- f) provide a forum to develop and recommend for approval to their respective Councils economic development initiatives within the IDP area.

### **5.1.3 Administrative Procedures**

The administration of the IDP Committee will alternate between the two municipalities on an annual basis. Administrative procedures will include:

- a) establishing meeting dates and locations, producing agendas, and other matters as deemed necessary;
- b) keeping minutes of the IDP Committee meetings;
- c) convening meetings at least once every six months and/or at the request of each municipality to complete the tasks assigned to the Committee; and
- d) alternating the chairmanship of the IDP committee between the Reeve of the M.D. of Bonnyville and the Mayor of the City of Cold Lake.

## 5.2 Cost and Revenue Sharing Agreements

The two municipalities may enter into cost and revenue sharing agreements. As indicated in *Section 1.7 Guiding Principles*, any cost and revenue sharing initiatives undertaken between the M.D. of Bonnyville and the City of Cold Lake must be fair, equitable and beneficial to both municipalities.

### *Policy*

	<i>Key Phrases</i>	<i>Policy Statements</i>
5.2.1	<b>Cost and Revenue Sharing Agreements</b>	The M.D. of Bonnyville and the City of Cold Lake may enter into cost and revenue sharing agreements that are deemed to be beneficial to both municipalities.
5.2.2	<b>Inter-municipal Projects</b>	The M.D. of Bonnyville and the City of Cold Lake will continue to pursue regional community development by undertaking Revenue Sharing Agreements to provide services to municipal district residents, encourage sustainable development, and promote environmental stewardship and high quality of life.
5.2.3	<b>Framework for Agreements to Service the Area</b>	<p>The City of Cold Lake agrees to provide water and wastewater services to residential, commercial and industrial developments within the IDP area subject to:</p> <ul style="list-style-type: none"><li>a) the payment of the appropriate water and wastewater facility expansion costs to the City of Cold Lake;</li><li>b) The M.D. of Bonnyville remains responsible for all costs associated with the infrastructure and over sizing required to connect into the City of Cold Lake water and wastewater systems. The City of Cold Lake acknowledges that the M.D. of Bonnyville will cover these costs and will eventually recover their costs as new developments connect into the system.</li><li>c) In recognition of providing water and wastewater services to properties in the M.D. of Bonnyville, it is agreed that the M.D. of Bonnyville will pay to the City of Cold</li></ul>

Lake 10% of the municipal taxes collected for any developments serviced with city water and 10% for any developments served by city wastewater services from the time of service connection until the end of the Agreement, for a maximum of 20% of property taxes.

- d) The City of Cold Lake responsibility for water / wastewater line maintenance shall end at the outlet of the meter vaults servicing the M.D. of Bonnyville or at the point that water or wastewater lines cross the City of Cold Lake boundary.
- e) The City of Cold Lake shall establish water and wastewater rates based upon the Utility Method as recognized by the Alberta Energy and Utilities Board, with rates similar to the rate charged within the city, but allowing for recovery of capital costs for servicing the development in the M.D. of Bonnyville.
- f) The City of Cold Lake shall provide the M.D. of Bonnyville with notice of any annual changes to the water and wastewater rates charged to the M.D. of Bonnyville by December 31 of each year for rate change implementation by April 1 of the following year.
- g) The M.D. of Bonnyville shall provide "as-built" drawings of all existing water system lines connected to the City of Cold Lake system, and shall provide, in a timely manner, drawings of any changes that might be subsequently be carried out.
- h) The M.D. of Bonnyville shall on a annual basis provide a listing of all "M.D. of Bonnyville" customers supplied by the City of Cold Lake, so that the City may determine its testing requirements in accordance with its "Approval to Operate"

- i) The City of Cold Lake shall have the right to review and approve the design of any new M.D. of Bonnyville services connecting to its system.
- j) The City of Cold Lake shall contact the M.D. of Bonnyville in the event of any service disruption, and the M.D. Bonnyville shall be responsible for notifying its customers. The M.D. of Bonnyville shall be responsible for any precautionary start-up procedures required following such disruption of service.
- k) The M.D. of Bonnyville agrees to administer the water and wastewater systems in accordance with the same standards, policies and bylaws as applicable to the users in the City of Cold Lake.
- l) In the event of any dispute concerning the accuracy of meters within the meter vaults, the City of Cold Lake shall ensure that any meter in question shall be tested in a timely manner. Should the meter be found to be accurate, the M.D. of Bonnyville shall pay all costs incurred for meter testing. Should the meter be found to be inaccurate, the City of Cold Lake shall pay all costs incurred for meter testing and repair.
- m) The City of Cold Lake agrees to enter into an agreement to administer, service and maintain the water and wastewater systems in the M.D. of Bonnyville based on the full recovery of costs, plus 10% for administration.

## 5.3 Requirements for Area Structure Plans

### *Overview*

The IDP is intended to be a broad policy framework regarding land use, transportation, municipal services, environmental management, parks and open space. More detailed planning in the form of area structure plans or area redevelopment plans is needed where re-subdivision or intensification of existing residential subdivisions is being considered in accordance with the provisions of the Act. The M.D. of Bonnyville and the City of Cold Lake have agreed that future multi-lot (five parcels or more) subdivisions will require an area structure plan or area redevelopment plan adopted by the Approving Authority.

### *Policies:*

	<i>Key Phrases</i>	<i>Policy Statement</i>
5.3.1	<b>Area Structure Plan Requirements</b>	<p>As the M.D. of Bonnyville and the City of Cold Lake have varying content requirements for area structure plans, the two municipalities have agreed that the following items need to be addressed in area structure plans or amendments to area structure plans within the IDP area:</p> <ul style="list-style-type: none"><li>a) the general location and type of land uses proposed;</li><li>b) the impact on adjacent uses and the environment and provisions for setbacks and buffers;</li><li>c) information on proposed density and housing types if residential uses are proposed;</li><li>d) major physical topographic features;</li><li>e) identification of remedial measures relating to environmental hazards on or near the site which may include but are not limited to contaminated soils, landfill sites, sewage lagoons, flood plains, high water tables, sour gas sites, rail rights-of-way, slopes over 15% and unstable slopes;</li><li>f) internal and external circulation, including the impact on the surrounding transportation system;</li><li>g) groundwater supply, water table conditions and soil percolation rates;</li><li>h) soil conditions as they pertain to sewage disposal</li></ul>

systems and the construction of roads and building foundations;

- i) provisions for stormwater management;
- j) provisions for potable water and where appropriate a water distribution concept;
- k) methods of sewage disposal and where appropriate a sanitary sewage collection concept;
- l) consideration for servicing adjacent developments
- m) location of public utility lots and corridors wherever possible and utility provider;
- n) proposed location of parks, schools, linear parks and trail connections;
- o) provision of and impact on community services, especially fire and police protection;
- p) provision of municipal and environmental reserve, including buffers and /or screening to mitigate potential land use conflicts
- q) protection and integration of natural areas;
- r) proposed phasing of development; and
- s) other information that Councils deem as necessary.

## 5.4 Plan Administration, Review, Amendment and Repeal

### *Overview*

The *Act* requires IDPs to have “provisions relating to the administration of the plan” and a “procedure to be used by one or more municipalities to amend or repeal the plan.”

### *Policies:*

	<i>Key Phrases</i>	<i>Policy Statement</i>
5.4.1	<b>Administration of the IDP</b>	The M.D. of Bonnyville and the City of Cold Lake will administer provisions of the IDP for lands within each respective jurisdiction and act as the Approving Authority and will determine what authority should be delegated to the IDP Committee.
5.4.2	<b>Review and Update of the IDP</b>	At the end of five years of the date of final approval (i.e. date of final bylaw adoption by both Councils), both the M.D. of Bonnyville and the City of Cold Lake agree to a mandatory review, update and amendment if necessary. The review and update will be conducted by both Councils.
5.4.3	<b>Plan Amendments</b>	The IDP may be amended from time to time subject to the agreement of both Municipal Councils. Amendments could include change to policy (textual amendments), boundaries, and other matters as may be determined. IDP amendments may be initiated by either municipality or a third party by submitting an application to the M.D. of Bonnyville or City of Cold Lake along with a supporting technical report describing the proposed amendment, rationale for the amendment and compliance with the guiding principles, goals and objectives of the IDP. After technical review and circulation of the proposed amendments, in order to make operative any agreed upon amendment, both municipalities will be required to pass bylaws to amend the IDP in accordance with the requirements of the <i>Act</i> .
5.4.4	<b>Repeal of the IDP</b>	If one or both municipalities deem the IDP no longer workable, both municipalities will be required to pass bylaws to repeal the Intermunicipal Development Plan Bylaw. The procedure for passage of the



repealing bylaws will be provided in the Act. In addition, the following procedures should be followed prior to the final actions of repealing the bylaws:

- a) One municipality will give six (6) months written notice, along with reasons to the other municipality of the intention to repeal its bylaw adopting the plan.
- b) Within sixty (60) days of the date of the notice provided under subsection (a), a meeting of the two Councils shall be held to review the concerns raised. Following the joint Council meeting, the municipality filing the notice may either withdraw its notice by providing a letter in writing to the other municipality, or proceed to give First Reading to a bylaw to repeal the Plan.
- c) In the event first reading is given to a bylaw to repeal the plan, a process of mediation shall be engaged in an effort to resolve the matter prior to the Council considering second reading of the re-appealed bylaw.
- d) If mediation is not successful, the municipalities may proceed to pass bylaws to repeal the Plan following a Public Hearing held in accordance with the *Act*.
- e) The IDP will be considered repealed upon one municipality passing the necessary bylaw.
- f) In the event that the plan is terminated, the two municipalities shall amend their Municipal Development Plans to address intermunicipal issues in accordance with the *Act*. In the event that the required amendments, in the opinion of the neighbouring municipality, have or may have a detrimental effect on it, the matter may be appealed to the Municipal Government Board in accordance with the provisions of the *Act*.

## 5.5 Circulation and Referral Process

### Overview

There is currently a reciprocal referral and notification process in place between the M.D. of Bonnyville and the City of Cold Lake. The continued referral of applications for subdivision, development approval, statutory plans, amendments and other studies and documents is essential to maintain open communications and resolve intermunicipal issues on an ongoing basis.

### Policies

	Key Phrases	Policy Statements
5.5.1	<b>Intermunicipal Circulation and Referrals</b>	The M.D. of Bonnyville and the City of Cold Lake will continue the reciprocal referral of planning and land use proposals, adhering to the minimum requirements shown in <i>Table 1- Intermunicipal Circulation and Referrals</i> .
5.5.2	<b>Circulation Time Periods</b>	In the event that either municipality does not reply within, or request an extension to, the maximum response time specified in <i>Table 1- Intermunicipal Circulation and Referrals</i> , it is assumed that the responding municipality has no comment or objection to the referred planning document.

Table 1 - Intermunicipal Circulation and Referrals

Type of Notification	Scope	Response Time (Consecutive Days)
Statutory Plans and Amendments	Within the IDP area	21 days except for MDPs or amendments to MDPs which are 28 days
Areas not covered under an Area Structure Plan, Area Redevelopment Plan or Developed Area	Within the IDP area	21
Road Closure Bylaw	Areas within 1.6 km of adjacent municipality boundary	21
Development Applications with Discretionary Uses	Areas within 1.6 km of adjacent municipality boundary	21

## 5.6 Intermunicipal Dispute Resolution

### *Overview*

Alberta Municipal Affairs has been promoting and acting as a resource in Alternative Dispute Resolution as a process for resolving intermunicipal planning issues.

The implementation of an intermunicipal dispute resolution mechanism is a requirement of all IDPs pursuant to the *Act*. In order to satisfy this requirement and to ensure the principles of fairness and due process are respected, a dispute resolution process consisting of the following five stages has been established:

<b>Stage I</b>	Administrative Review
<b>Stage II</b>	Intermunicipal Committee Review
<b>Stage III</b>	Municipal Councils
<b>Stage IV</b>	Mediation
<b>Stage V</b>	Appeal

The process is designed to maximize opportunities for discussion and review with the goal of resolving any disagreements early in the approval process, thereby minimizing delays. It is important to note that this process only applies to those areas where the Municipal Government Board has jurisdiction.

For the purposes of this Plan, "initiating municipality" means the municipality in which the land subject to a proposal is located. "Proposal" means a land use redesignation, an area structure plan, an area structure plan amendment or an IDP amendment. "Responding municipality" means the other municipality. Section 5.5 of this Plan outlines the circulation and referral process that would apply to such proposals.

### *Policies*

	<b>Key Phrases</b>	<b>Policy Statements</b>
<b>5.6.1</b>	<b>Dispute Resolution Process</b>	<p>The Following are the dispute resolution procedures agreed to by both the M.D. of Bonnyville and the City of Cold Lake:</p> <p><b>Stage I: Administrative Review</b></p> <ol style="list-style-type: none"><li>1. The initiating municipality will ensure that complete information addressing relevant criteria is provided in the IDP in support of all site-specific applications or that all statutory plan processes are sufficiently documented.</li><li>2. Upon circulation of a proposal, the administration of the</li></ol>

responding municipality will undertake a technical evaluation of the proposal and will provide any necessary comments to the initiating municipality.

3. Both municipalities will determine whether a proposal can be processed without being referred to the IDP Committee.
4. In the event that a proposal cannot be processed at the administrative level, either municipality may refer that proposal to the IDP Committee for review or pursue mediation.

*Note: Each municipality will be responsible for determining the degree of discretion to be delegated to each respective administration in the review of proposal.*

#### **Stage II: Intermunicipal Committee Review**

1. In the event that a proposal is referred to the IDP Committee, a Committee meeting will be scheduled and the administrations of both municipalities will present their positions on the proposal.
2. After consideration of a proposal the Committee may:
  - a) provide suggestions back to both administrations with respect to revisions to the proposal that should be considered to make it more acceptable to both municipalities;
  - b) if possible, agree on a consensus position in support or in opposition to the proposal, to be presented to both Councils; or
  - c) conclude that no initial agreement can be reached and that a consensus position of the Committee will not be presented to both Councils.
3. If agreed to by both municipalities, a facilitator may be employed to help the Committee work toward a consensus position.

If a proposal cannot be satisfactorily processed following a Committee review, then that proposal will be referred to both Councils or the municipalities may choose to pursue mediation.

### **Stage III: Municipal Councils**

1. After receiving the recommendations of the IDP Committee with respect to a particular proposal, each Council will establish a position on the proposal.
2. If both municipal Councils support a proposal, then the approval and IDP amendment processes can be completed. If neither Council supports the proposal, then no further return will be required.
3. If both Councils cannot agree on a proposal, then the matter may be referred to a mediation process.
4. In the event that the two municipalities agree to mediation, the initiating municipality will not give approval in the form of second and third readings to appropriate bylaws until mediation has been pursued.

### **Stage IV: Mediation Process**

1. The following will be required before a mediation process can proceed:
  - a) agreement by both Councils of an equal number of elected officials to participate in a mediation process;
  - b) appointment by both Councils of an equal number of elected officials to participate in a mediation process;
  - c) engagement, at equal cost to both municipalities, of an impartial and independent mediator agreed to by both municipalities; and
  - d) approval by both municipalities of a mediation schedule, including the time and location of meetings and a deadline for completion of the mediation process.
2. If agreed to by both municipalities, any members of the Intermunicipal Committee or administrative staff from either municipality who are not participating directly in the mediation process may act as information resources either inside or outside the mediation room.

3. All participants in the mediation process will be required to keep details of the mediation confidential until the conclusion of the mediation
4. At the conclusion of the mediation, the mediator will assist the parties draft their own memorandum of understanding that forms the basis of their agreement.
5. If a mediated agreement is reached, then that agreement will be referred to both Councils for action. Both Councils will also consider the mediator's report and respective position of the municipal administrations with respect to the mediated agreement. Any mediated agreement will not be binding on either municipality and will be subject to the formal approval of both Councils.
6. If a mediated agreement cannot be reached or if both Councils do not approve a mediated agreement, then the appeal process may be initiated.

#### **Stage V: Appeal Process**

1. In the event that the mediation process fails, the initiating municipality may pass a bylaw to implement the proposal (e.g. a Land Use Bylaw amendment or an area structure plan).
2. If the initiating municipality passes a bylaw to implement the proposal, then the responding municipality may appeal that action to the Municipal Government Board under the provisions of Section 690 of the *Act*.

The responding municipality must file a notice of appeal with the Municipal Government Board and give a copy of the notice of appeal to the initiating municipality within thirty (30) days of the passage of the disputed bylaw.

## 5.7 Annexation

### *Overview*

Both the M.D. of Bonnyville and the City of Cold Lake agree that in order for the City of Cold Lake to meet the demand for commercial, industrial and residential growth beyond its existing borders, land will need to be annexed from the M.D. of Bonnyville by the City of Cold Lake at some point in the future. The two municipalities have established the following principles regarding future annexation:

### *Policies*

	<i>Key Phrases</i>	<i>Policy Statement</i>
5.7.1	<b>Future Growth Concept</b>	Both the M.D. of Bonnyville and the City of Cold Lake agree that the generalized land use concepts presented on <i>Map 7</i> will be used as a framework for determining future land uses and direction of future urban growth by the City of Cold Lake.
5.7.2	<b>Incremental Annexation</b>	Incremental annexation as the City of Cold Lake needs land for future urban development is preferred to large-scale land banking as agreed to by the M.D. of Bonnyville and the City of Cold Lake.
5.7.3	<b>Criteria for Annexation.</b>	<p>In determining timing, size and location of lands to be annexed to the City of Cold Lake, the following criteria are to be used:</p> <ul style="list-style-type: none"><li>a) a common agreed to rate of growth forecast for land needed to meet the future demands for residential, commercial and industrial purposes within the City of Cold Lake;</li><li>b) logical and cost-effective extensions of municipal services and roadway extensions and improvements;</li><li>c) areas to be annexed should follow logical patterns of land ownership and proposed area structure plan boundaries;</li><li>d) timing of annexation should take into account lead times necessary to have lands planned, serviced and available for development;</li><li>e) any matters both Councils consider necessary.</li></ul>

- |       |                                |  |
|-------|--------------------------------|--|
| 5.7.4 | <b>Annexation Process</b>      | The M.D. and the City of Cold Lake will follow the annexation procedure in accordance with the provisions of the Act.  |
| 5.7.5 | <b>Agricultural Mill Rates</b> | Annexation should not drastically increase taxes collected from agricultural lands as a result of annexation. The two municipalities should look at harmonizing their agriculture mill rates to minimize the impact on affected rate payers. |



## 6.0 REFERENCES

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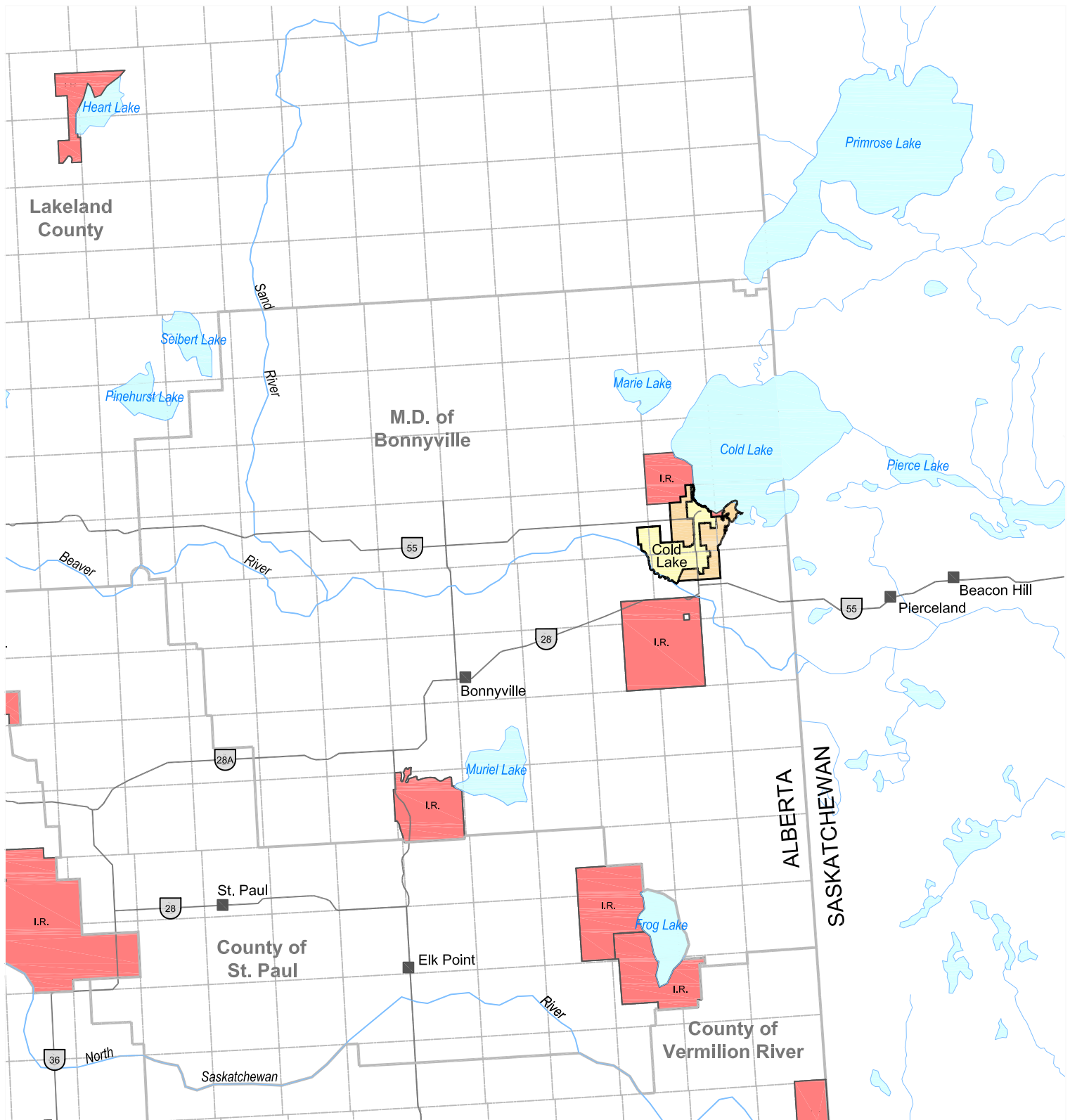
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## Legend

- IDP Area
- City of Cold Lake
- City / Village / Hamlet
- Indian Reserve
- County / MD Boundary
- 36 Highway

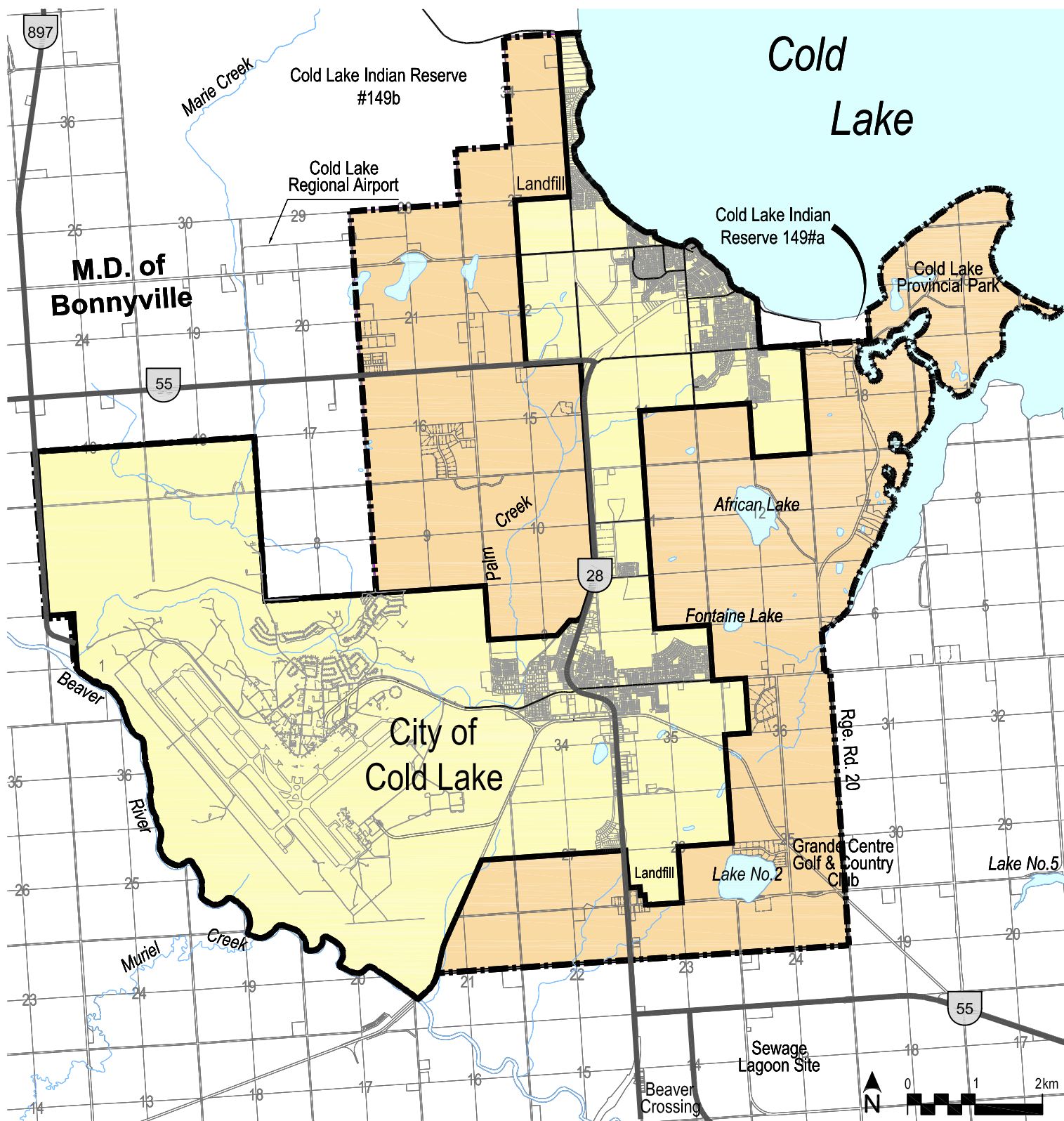
**Map 1: Regional Context**  
**City of Cold Lake and M.D. of Bonnyville No. 87**  
**Intermunicipal Development Plan**



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## Legend

- IDP Area
- City of Cold Lake
- Roadway
- Provincial Highway

**Map 2: IDP Area**  
City of Cold Lake and M.D. of Bonnyville No. 87  
Intermunicipal Development Plan

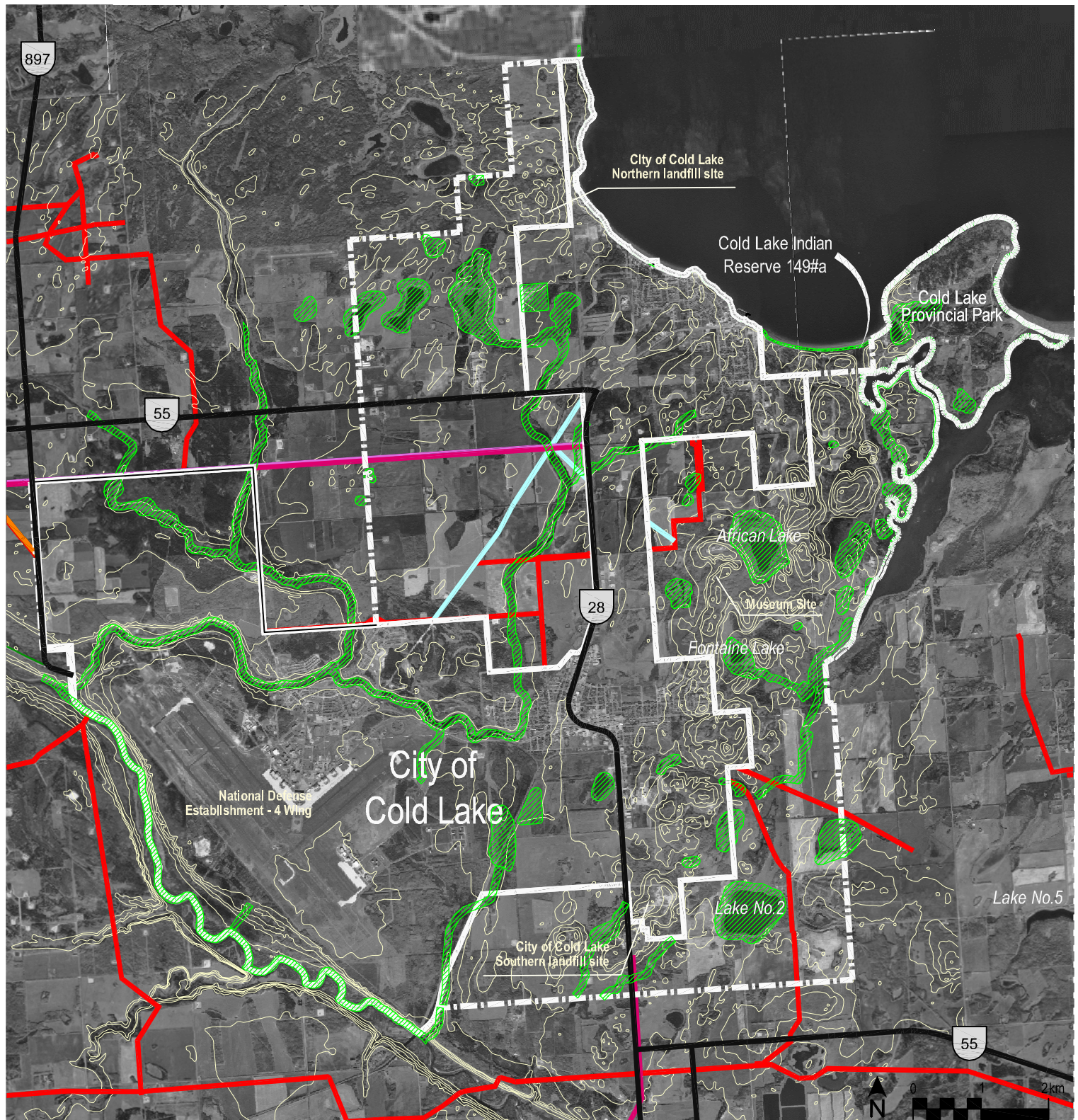


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## Legend

- |  |  |
|--|--|
|  Natural Areas               |  Provincial Highway         |
|  Water Bodies                |  IDP Area Boundary          |
|  Existing Power Line         |  City of Cold Lake Boundary |
|  Existing Gas Pipeline       |  |
|  Existing Pipeline - Unknown |  |
|  Existing Water Pipeline     |  |
|  Existing Fibre Optics Cable |  |
|  Existing Natural Gas Line   |  |

**Map 3: Natural and Man-Made Constraints**  
City of Cold Lake and M.D. of Bonnyville No. 87  
Intermunicipal Development Plan

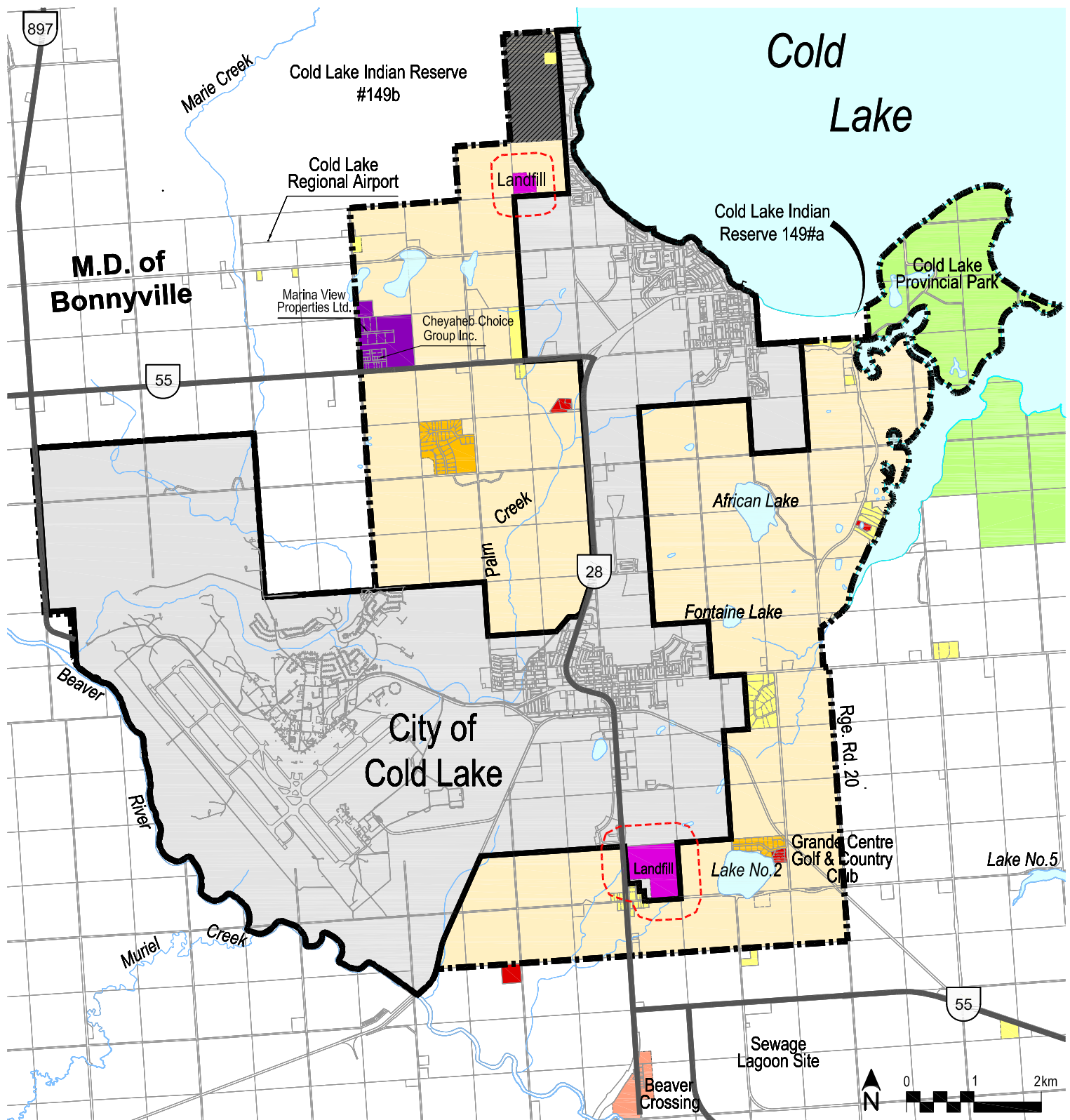


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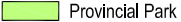
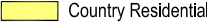


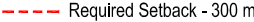




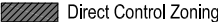
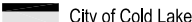

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## Legend

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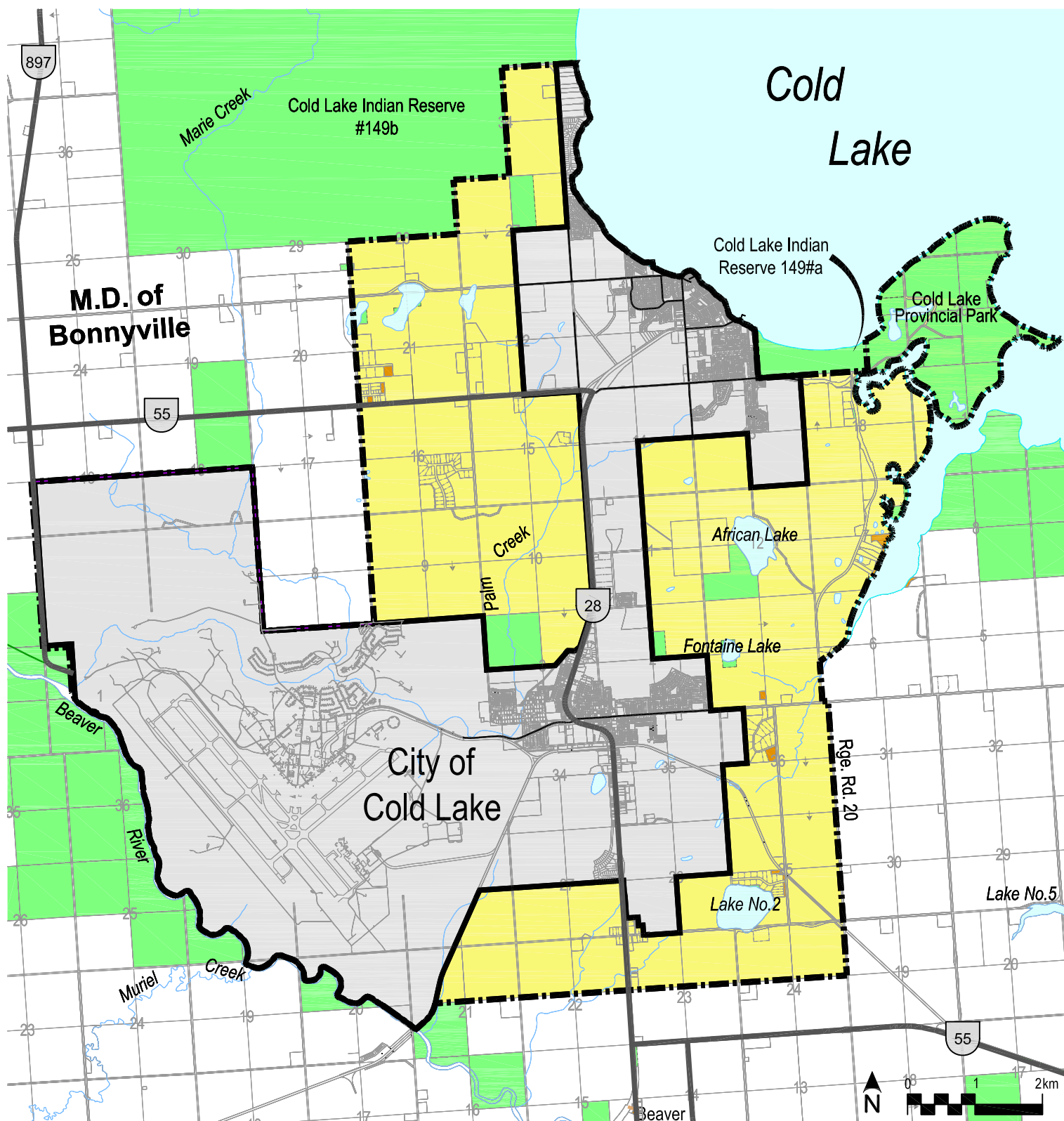
**Map 4: Existing Land Use**  
City of Cold Lake and M.D. of Bonnyville No. 87  
Intermunicipal Development Plan



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## Legend

- Privately-Owned Land within IDP Boundary
- Crown Land
- County Land
- Provincial Highway
- Roadway
- City of Cold Lake

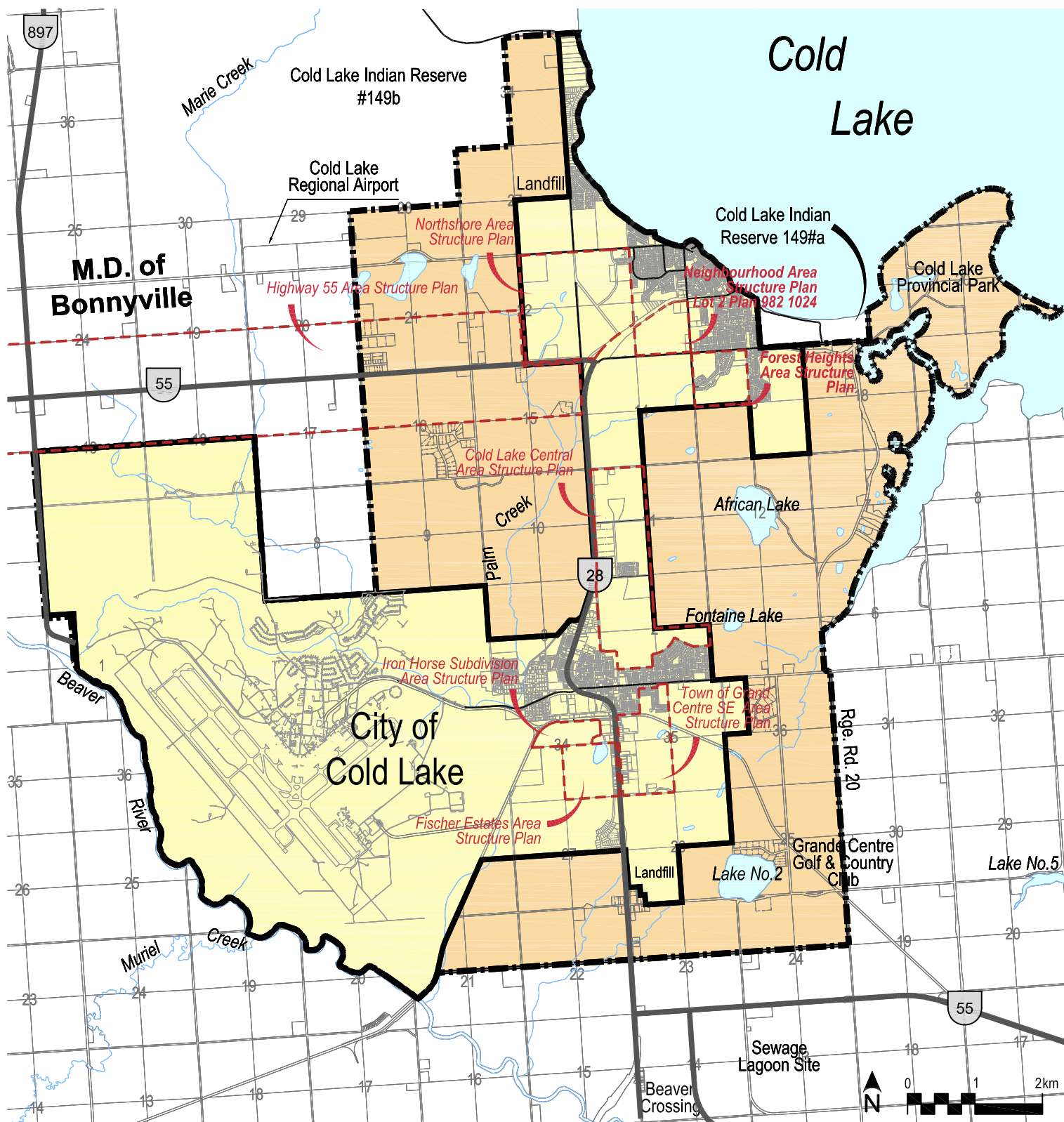
**Map 5: Land Ownership**  
City of Cold Lake and M.D. of Bonnyville No. 87  
Intermunicipal Development Plan



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## Legend

- ASP boundary
- Roadway
- 28 Provincial Highway
- IDP Area
- City of Cold Lake

**Map 6: Location of Area Structure Plans**  
City of Cold Lake and M.D. of Bonnyville No. 87  
Intermunicipal Development Plan

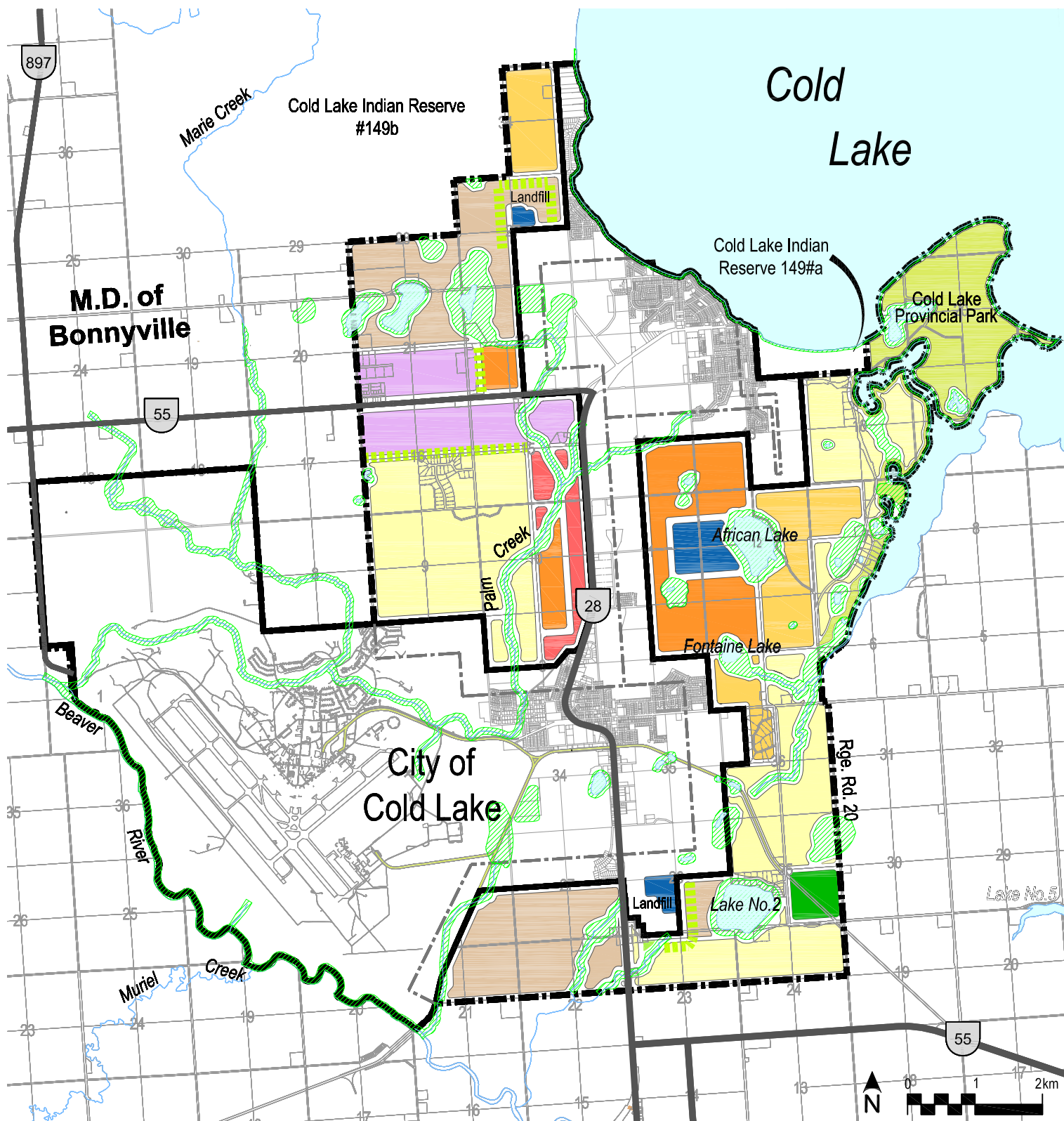


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## Legend

- |   |                            |
|---|----------------------------|
| Country Residential ( 2 acre + lots)          | Public Services            |
| Estate Residential ( 1/2 acre - 1 acre lots)  | Agricultural / Rural       |
| Urban Residential (small lots / multi-family) | Airport                    |
| Commercial                                    | Provincial Highway         |
| Industrial                                    | IDP Area Boundary          |
| Natural Areas                                 | IDP Inner Boundary         |
| Recreation -- Private                         | City of Cold Lake Boundary |
| Recreation -- Public                          |                            |
| Buffer  |                            |

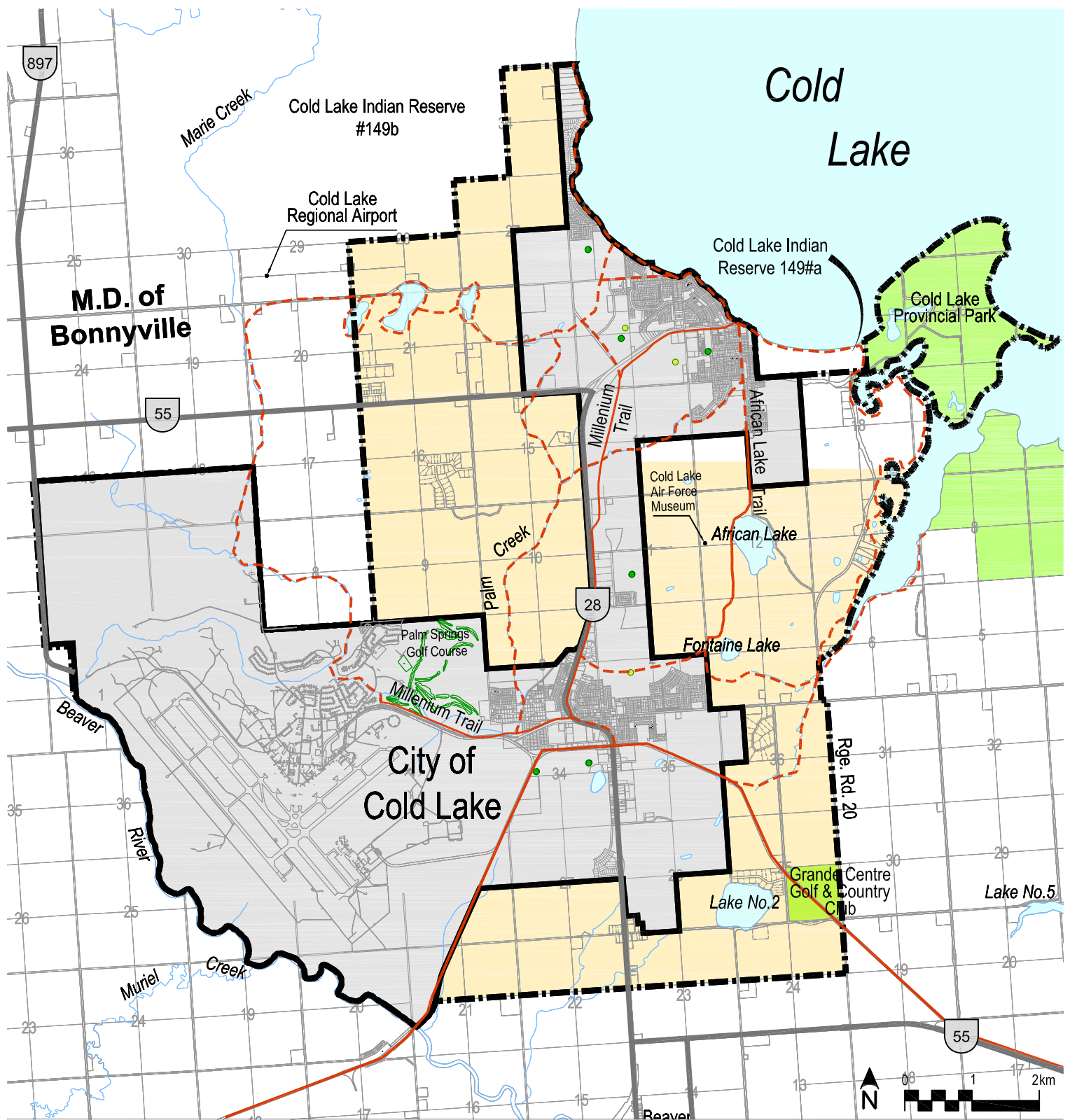
**Map 7: Future Land Use Concept**  
**City of Cold Lake and M.D. of Bonnyville No. 87**  
**Intermunicipal Development Plan**



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**Map 8: Parks, Open Space and Trail Connections**  
**City of Cold Lake and M.D. of Bonnyville No. 87**  
**Intermunicipal Development Plan**

## Legend

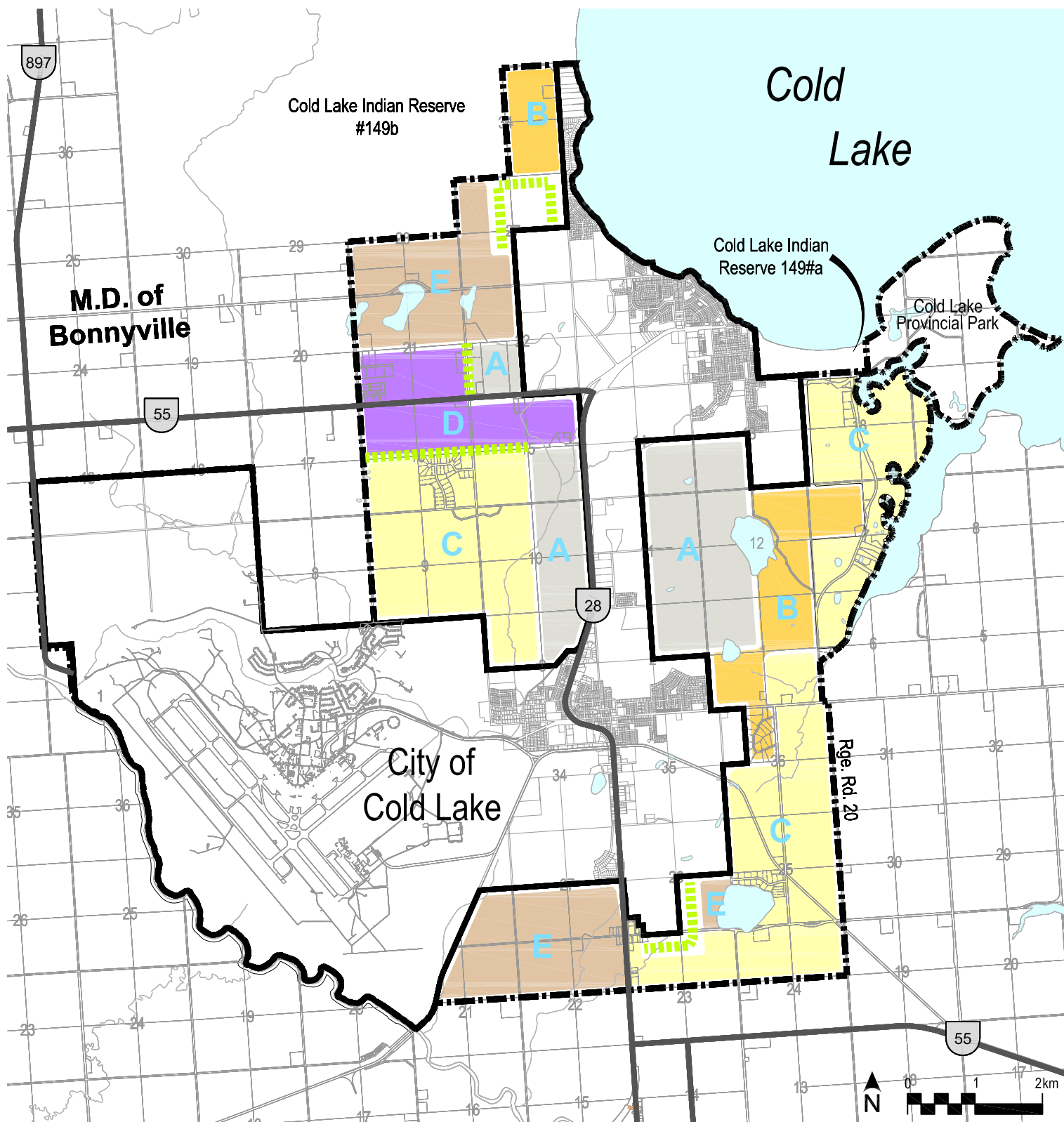
- Provincial Park
- Regional Park
- Neighbourhood Park
- Open Space
- Recreational Facilities
- Future Open Space
- Future Neighbourhood Park
- Existing Trails
- Proposed Trails
- Provincial Highway
- IDP Area
- City of Cold Lake



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## Legend

- Future Urban Expansion Policy Area
- Estate Residential Policy Area
- Country Residential Policy Area
- Highway 55 Industrial Policy Area
- Agricultural Policy Area
- Buffer
- Provincial Highway
- IDP Area Boundary
- City of Cold Lake Boundary

**Map 9: Policy Areas**  
City of Cold Lake and M.D. of Bonnyville No. 87  
Intermunicipal Development Plan

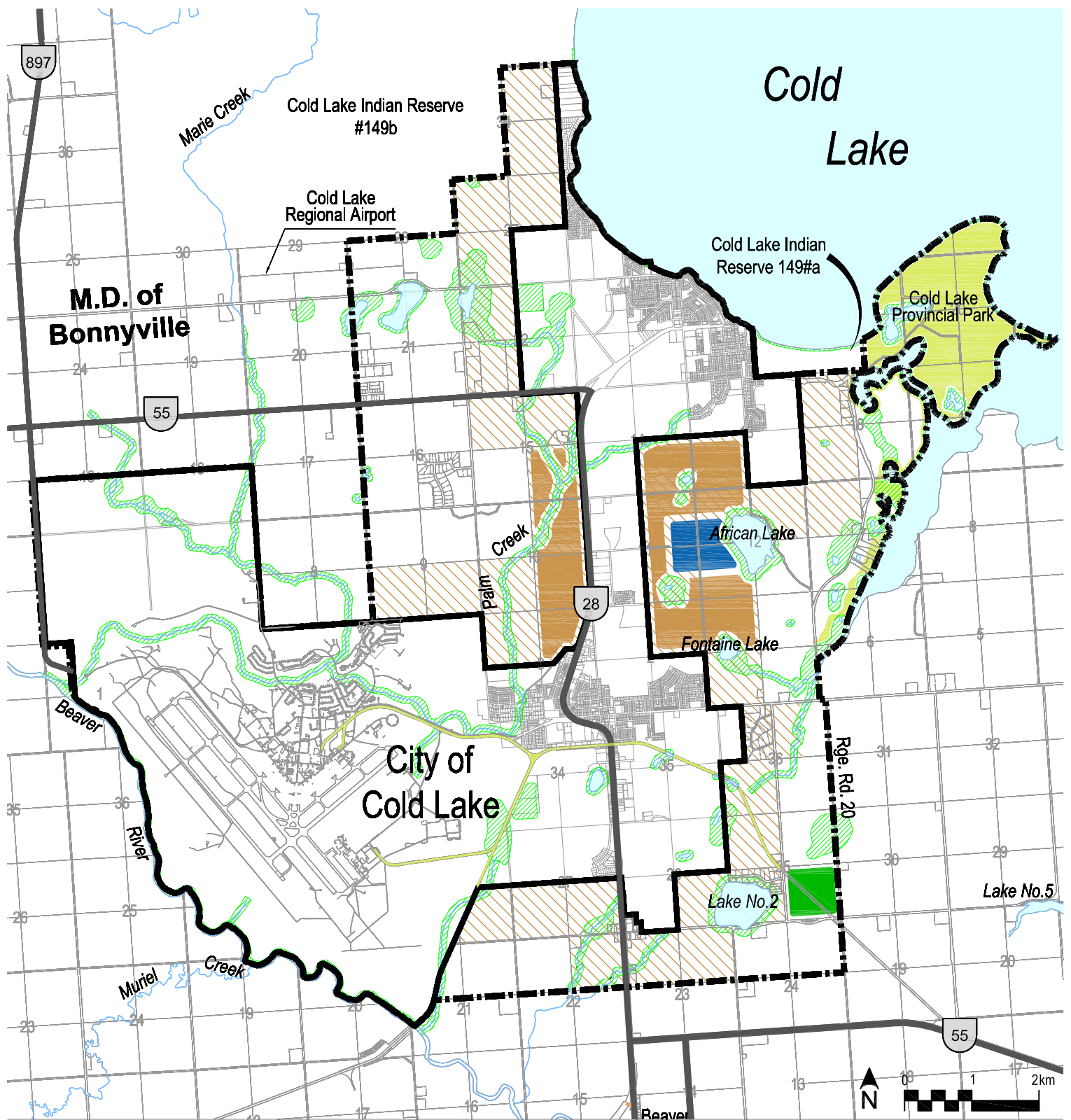


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## Legend

- Urban Expansion Area
- Fringe Area
- Natural Areas
- Recreation - Private
- Recreation - Public
- Public Services
- Provincial Highway
- IDP Area Boundary

City of Cold Lake Boundary

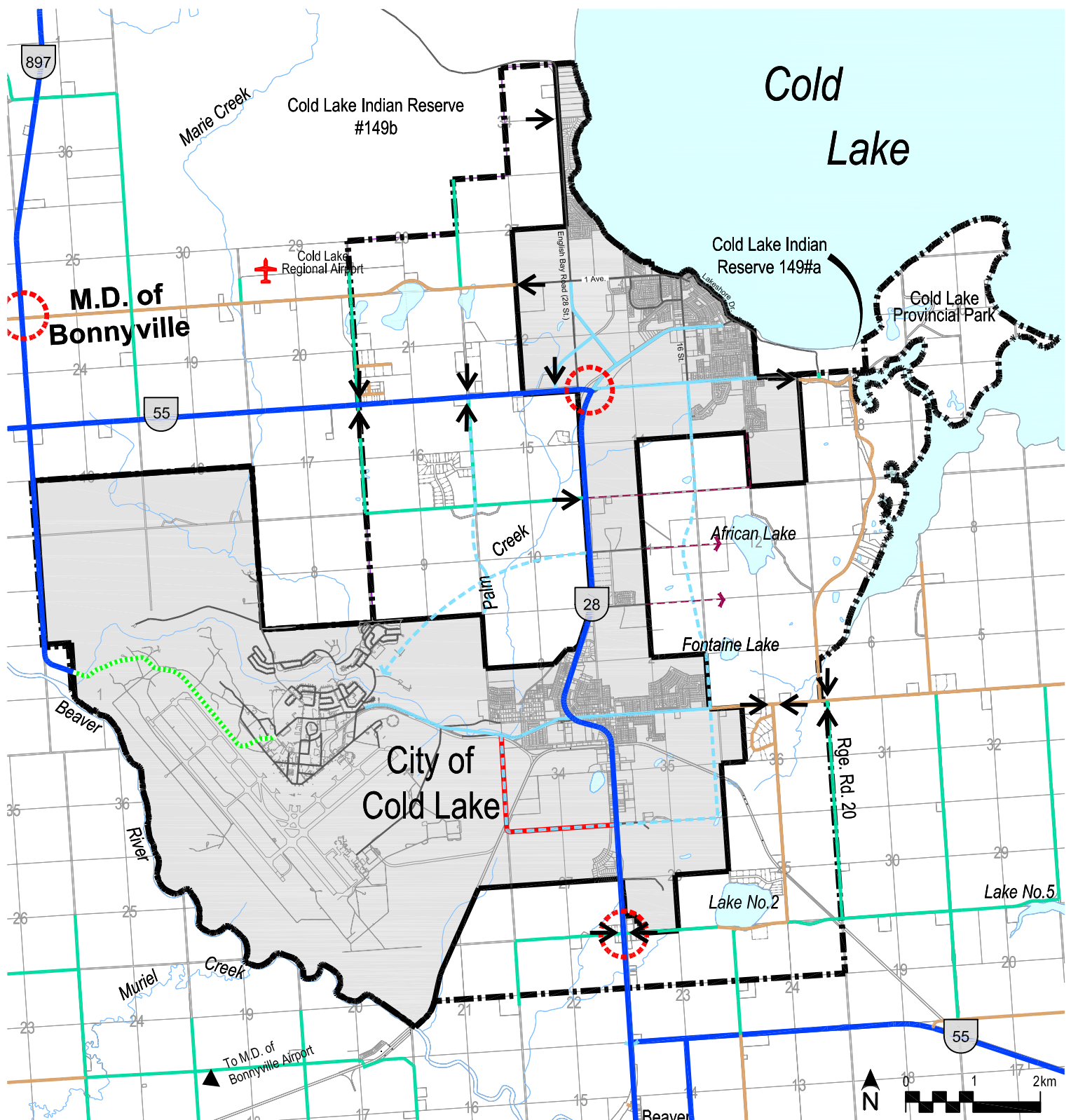
**Map 10: Potential Urban Expansion Areas**  
 City of Cold Lake and M.D. of Bonnyville No. 87  
 Intermunicipal Development Plan



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## Legend

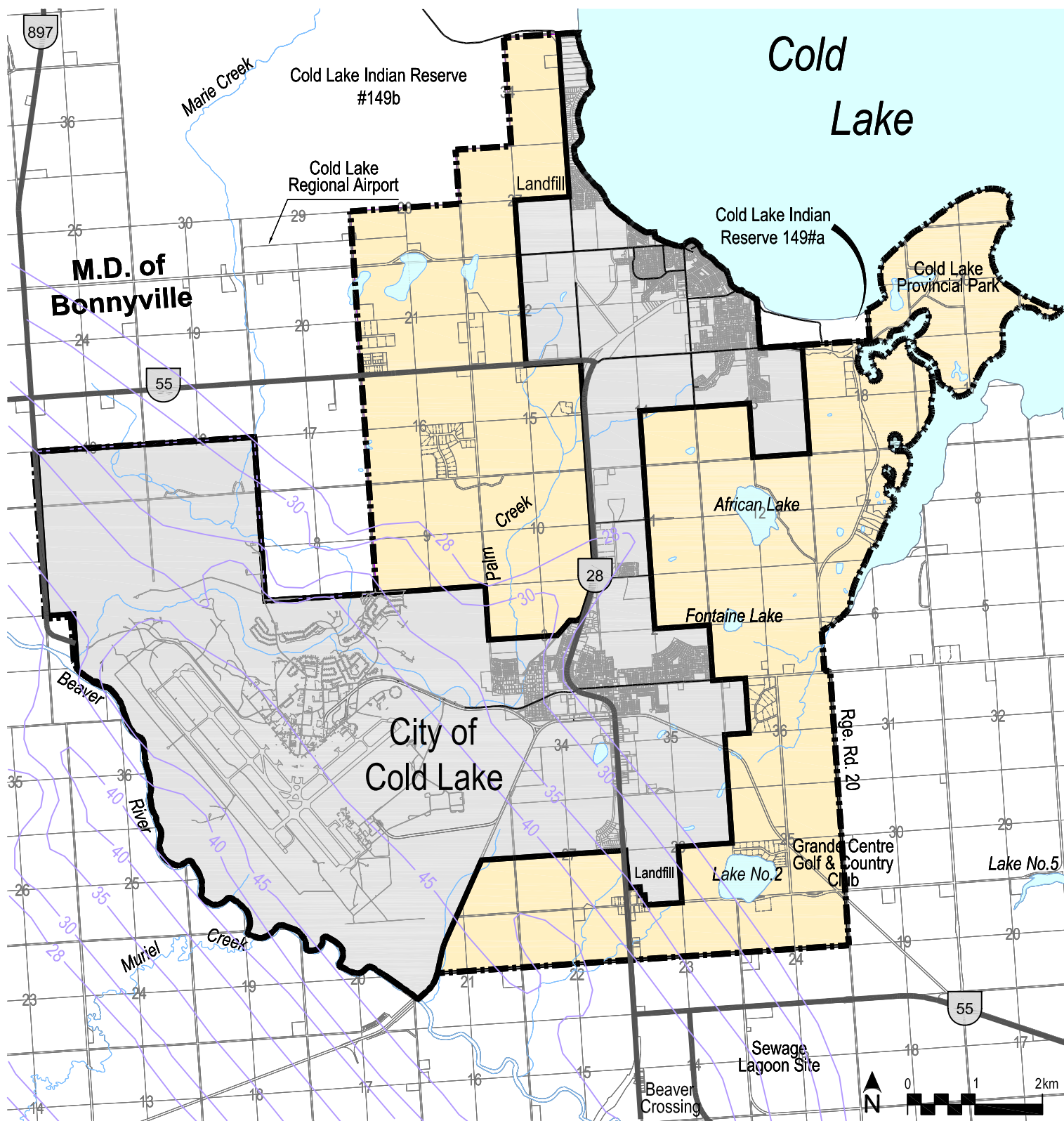
- |   |  |
|---|--|
| <span style="color: green;">.....</span> Highway (Unpaved)            | Potential Access Point   |
| <span style="color: brown;">———</span> Paved Road                     | <span style="color: red;">- - - - -</span> Potential Intermunicipal Gateways |
| <span style="color: green;">———</span> Gravel Road                    | Airport  |
| <span style="color: grey;">———</span> Roadway (Other Jurisdiction)    | <span style="color: black;">- - - - -</span> IDP Area Boundary               |
| <span style="color: red;">———</span> Dangerous Goods Route            | <span style="color: grey;">■</span> City of Cold Lake                        |
| <span style="color: blue;">———</span> Arterial Roadway                | <span style="color: blue;">■</span> Provincial Highway                       |
| <span style="color: blue;">- - - - -</span> Proposed Arterial Roadway |  |
| <span style="color: red;">- - - - -</span> Proposed Major Collector   |  |

**Map 11: Transportation Network**  
City of Cold Lake and M.D. of Bonnyville No. 87  
Intermunicipal Development Plan



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## Legend

- IDP Area
- City of Cold Lake
- N.E.F. Contour
- Roadway
- Provincial Highway

**Map 12: Noise Exposure Forecast (N.E.F.) Contours**  
**City of Cold Lake and M.D. of Bonnyville No. 87**  
**Intermunicipal Development Plan**

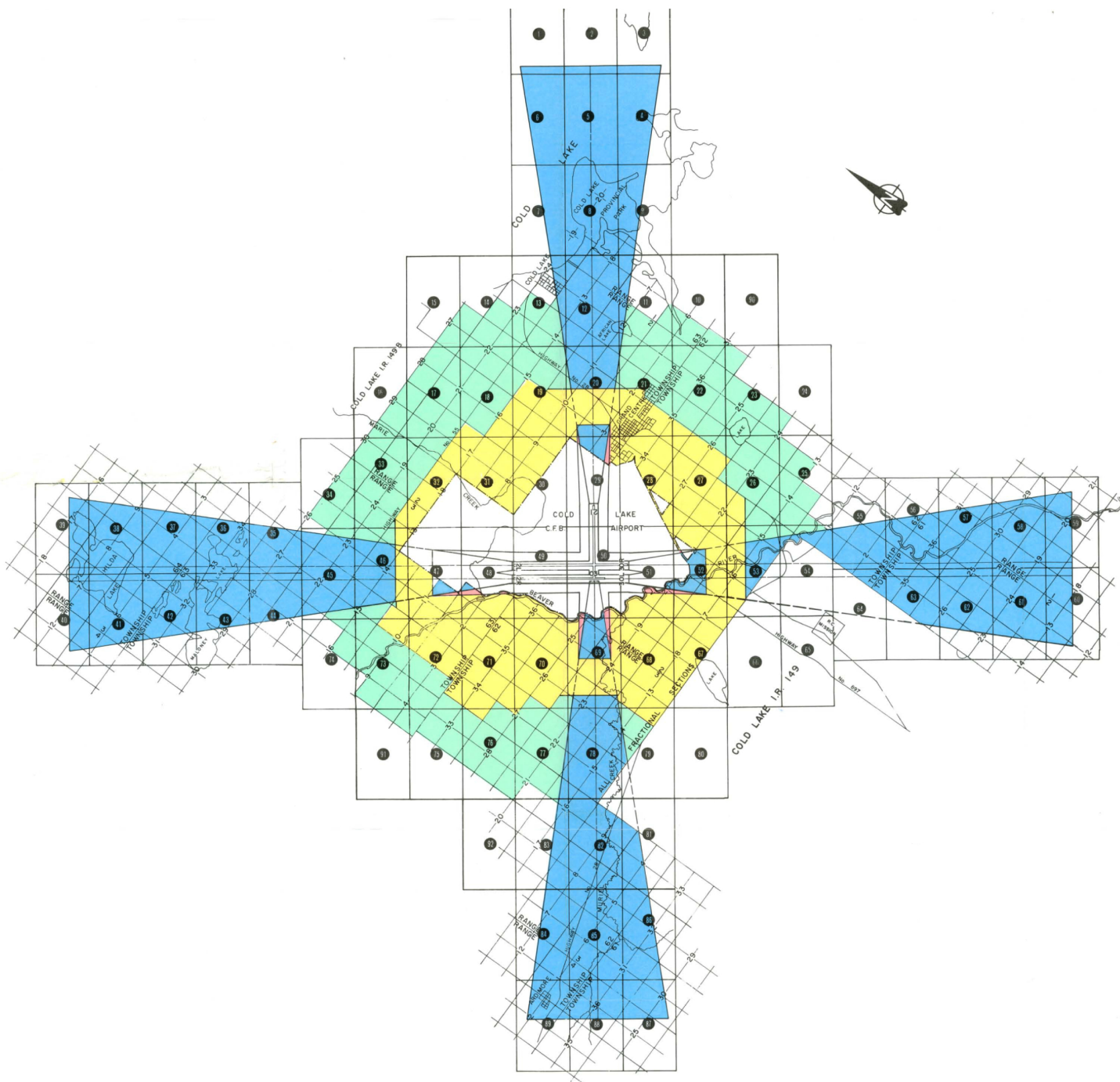


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Not To Scale

## Legend

- Approach Surface
- Transitional Surface
- Outer Surface
- Bird Hazard Zone
- Airport Boundary

**Map 13: Airport Zoning Index Plan**  
City of Cold Lake and M.D. of Bonnyville No. 87  
Intermunicipal Development Plan



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