

APPENDIX C



Cold Lake IDP Update

Public Hearing Presentation – February 28, 2023



Background

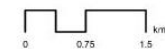
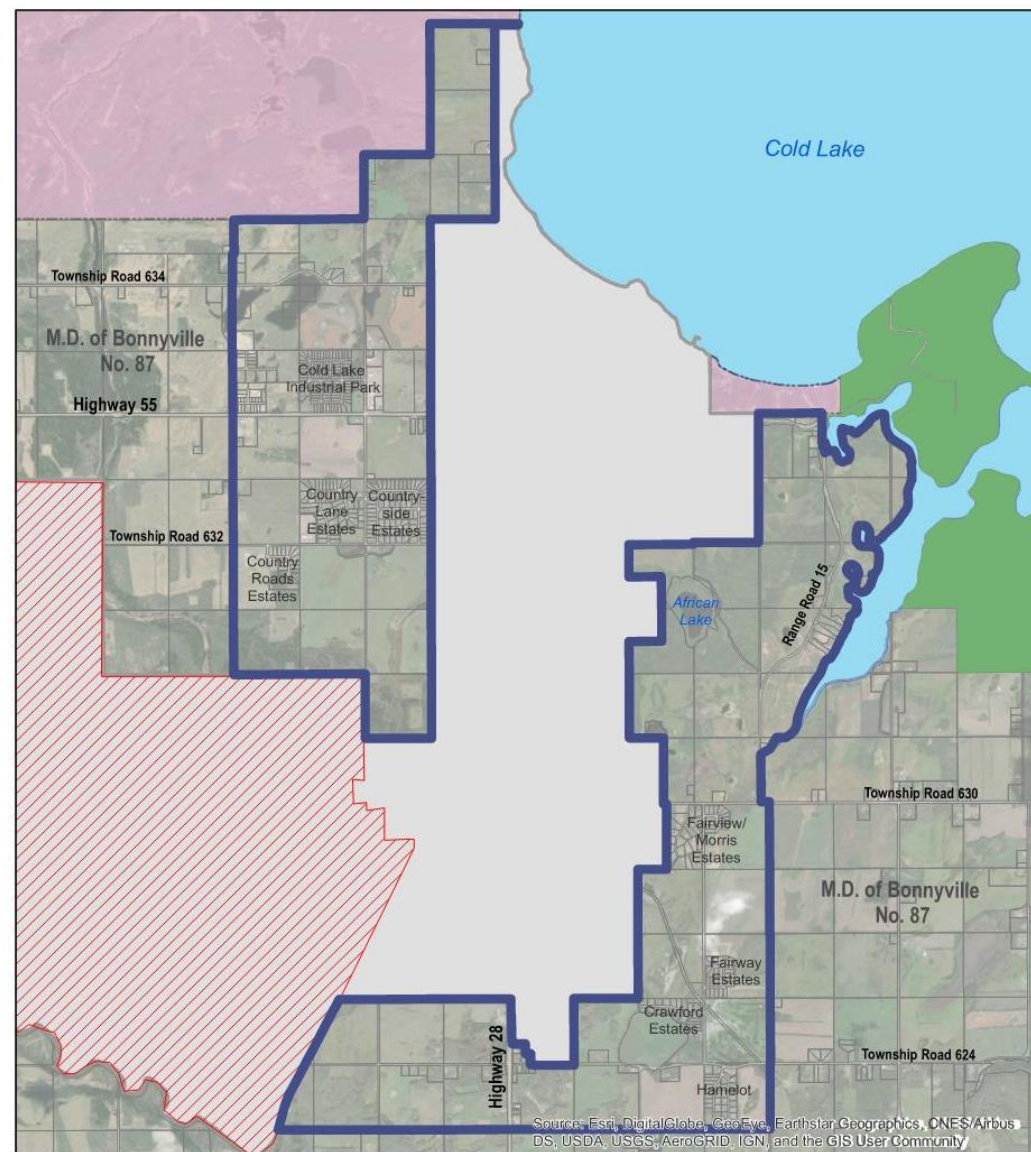
- Current Intermunicipal Development Plan (IDP) adopted in 2009.
- Update required to meet new requirements of Municipal Government Act.
- Review and update existing and future land use areas.
- Reflect the 2019 Cold Lake annexation and update long-term Future Growth Areas for the City.
- Identify and protect future development opportunities for the M.D. of Bonnyville.
- Update the administrative provisions and dispute resolution process.
- Consistency with the Cold Lake Municipal Development Plan (MDP) (approved in 2020), the M.D. of Bonnyville MDP (currently under review), and previously approved Area Structure Plans.

Purpose of Plan

- An Intermunicipal Development Plan (IDP) is a land use plan between two adjoining municipalities, adopted by both councils, to foster coordination of land use planning, economic development, servicing, and transportation needs on land that are of joint interest.
- Establishes and protects long-term future growth areas for the City.
- Provides growth and development opportunities for the M.D.
- Establishes a coordinated, collaborative approach to land use, transportation and municipal services.
- Confirms lines of communication and update administrative protocols between the M.D. and City.
- Provides an equitable and efficient dispute resolution process.
- Enhances the working relationship between the City and the M.D.

Key Themes of the Draft IDP

- The IDP plan area boundary remains unchanged.
- The Land Use Concept has been simplified.
- The policy content has been simplified, reorganized, and updated.
- Updated Future Growth Areas for the City based on the 2014 Growth Study prepared in support of the City's original annexation application.
- Future annexations are to be based on demonstrated growth needs, evidence-based analysis, and the long-term strategic needs of the City.
- Some policies have been adapted from the Town of Bonnyville IDP for consistency within the M.D.



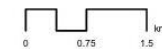
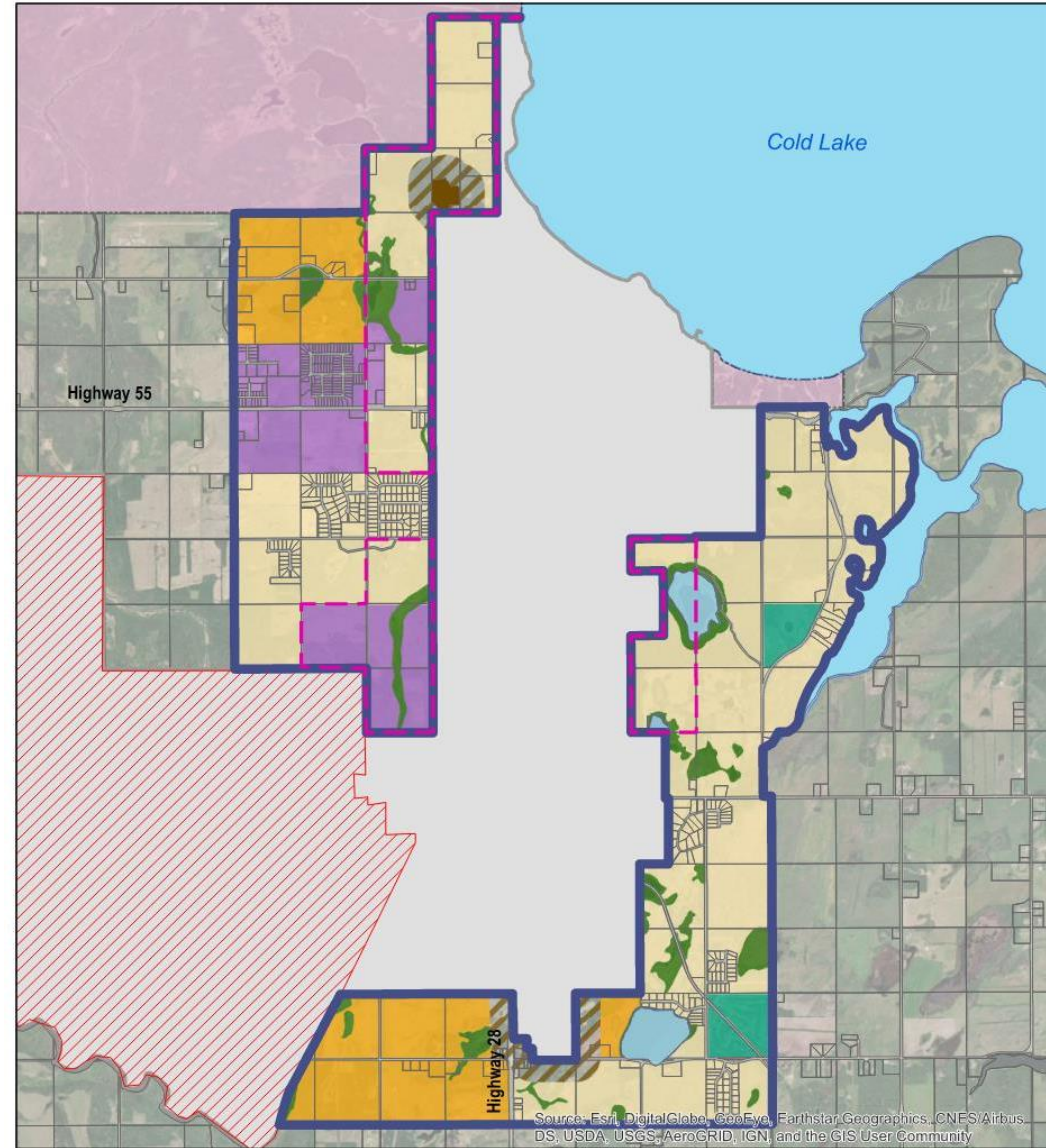
Integrated Expertise. Locally Delivered.

- IDP Boundary
- City of Cold Lake
- First Nation
- CFB 4 Wing
- Cold Lake Provincial Park



**CITY OF COLD LAKE AND
M.D. OF BONNYVILLE
INTERMUNICIPAL
DEVELOPMENT PLAN**

MAP 2:
PLAN AREA



- IDP Area
- Future Growth
- City of Cold Lake
- First Nation
- CFB 4 Wing

- Land Use Concept**
- Agricultural
 - Country Residential
 - Industrial
 - Recreation

- Environmentally Sensitive Area
- Circulation
- Former Landfill
- Landfill Buffer*
- Water Feature

* Landfill buffer of 300 m measured from property line.



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CITY OF COLD LAKE AND
M.D. OF BONNYVILLE
INTERMUNICIPAL
DEVELOPMENT PLAN

MAP 3:
FUTURE LAND USE CONCEPT

General Development Policies

- If a matter is not addressed in the IDP, the M.D.'s MDP and applicable ASPs will apply.
- If an ASP exists, the detailed policies of the applicable ASP take precedence.
- An ASP is required in the following cases:
 - Multi-lot subdivisions exceeding four (4) parcels and a total area of 8.0 ha (20 ac) located in a Future Growth Area or Industrial Area,
 - Multi-lot subdivision exceeding four (4) parcels in a Country Residential Area,
 - When subdivision is proposed adjacent to Highway 28 or 55 and is required by Alberta Transportation.
- ASP content requirements have been simplified and reflect the ASP guidelines in the M.D.'s MDP. Additional ASP requirements include:
 - ASPs located in a Future Growth Area are to provide for connection to municipal water and sewer systems,
 - ASPs required by Alberta Transportation need to address highway access requirements.

Future Growth Areas

- Future Growth Areas (FGA) are lands identified for future annexation by the City.
- The IDP protects FGAs from incompatible development.
- Some development and subdivision of land is permitted in FGAs in advance of annexation without impacting the ability of the City to grow.
- Development allowances not triggering annexation:
 - Low density subdivisions that do not initiate the requirement for an ASP,
 - Residences where permitted in the M.D.'s Land Use Bylaw,
 - Home based businesses,
 - Public uses and utilities,
 - Recreational uses, and
 - Other uses, such as unforeseen development that is mutually beneficial to the M.D. and City.
- Countryside Estates and other country residential subdivisions not included within Future Growth Areas for the City.

Country Residential

- New multi-lot country residential subdivisions may be considered within a Future Growth Area if:
 - ASP is prepared,
 - Development is connected to municipal water and sewer services consistent with the Country Residential Estate - CR3 District of the M.D.'s LUB or similar district as determined to be acceptable to both the M.D. and the City.
- Country residential development outside FGAs to follow M.D. MDP policy.
- Lot sizes in accordance with M.D.'s LUB, based on water and sewer services proposed.
- Development to be designed in cluster form for land use efficiency and minimize the fragmentation of land.
- Landscaped or treed buffers and/or fencing is to be provided along any boundaries located adjacent to agricultural or non-residential uses.

Industrial

- Lands identified for future industrial use based on local site conditions or are identified for industrial use in the M.D.'s MDP or the Highway 55 ASP.
- All industrial developments to shall meet requirements of the M.D.'s MDP and LUB prior to being rezoned.
- The M.D. and the City to ensure that adequate buffers or transitional land uses are maintained between industrial and non-industrial uses.
- New residential development to be directed away from active and potential resource extraction areas.

Agriculture

- Agricultural land located within the IDP area to be protected where possible and premature development of agricultural land avoided.
- Land in the Agricultural Policy Area to be maintained for agricultural purposes, future development to comply with the Agriculture (A) District in the M.D.'s LUB.
- Multi-lot country residential subdivisions in excess of four (4) lots not allowed in these areas.
- Existing agricultural operations to continue. If annexed, City to support continued agricultural uses until the land is converted to an urban use.
- Confined Feeding Operations not supported in the IDP area.

Annexation

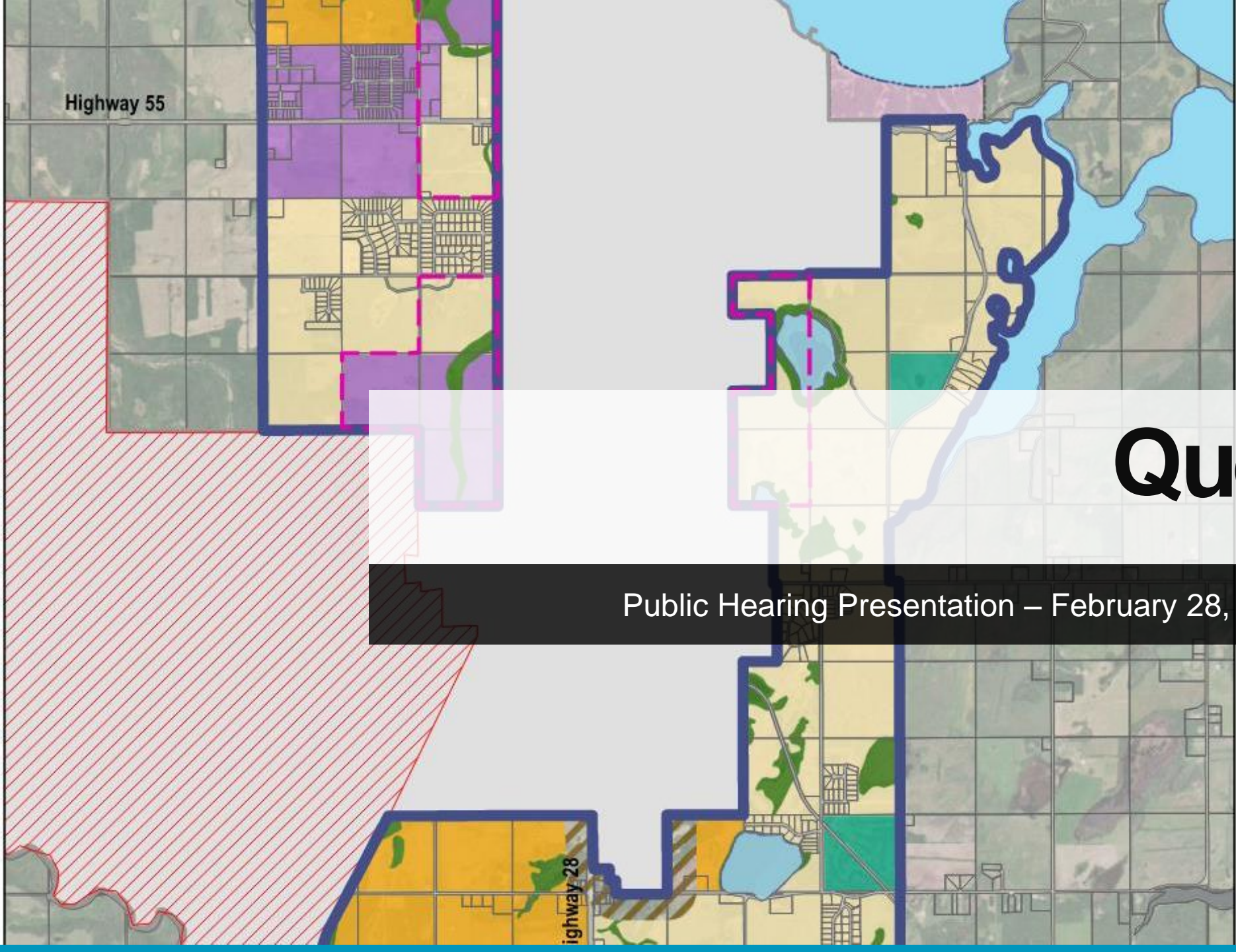
- Proposed annexations are to comply with the following criteria:
 - Proposal must conform with the policies of the IDP and City's MDP,
 - Application must comply with the provincial Land and Property Rights Tribunal's Annexation Principles.
 - Annexation shall be based on a growth study (land consumption rates and population growth).
 - Maintain 20-year land supply for the City.
 - Consensus agreement from affected landowners.
 - Represent the logical extension of existing development and infrastructure.
 - Ability of City to absorb costs (Fiscal Impact Assessment required).
- Annexation may be triggered by:
 - City growth needs - when the City's land supply is inadequate to allow for new growth.
 - Landowner requests - if the proposed lands are consistent with the policies of the IDP.
 - If development proposed in a Future Growth Area exceeds development allowances.
 - Where land may be required for proposed transportation or utility corridors in a Transportation or Servicing Master Plan.

Plan Administration

- Plan must be reviewed every 5 years (requirement of the MGA).
- Plan clarifies jurisdictions for approvals and appeals.
- IDP Committee eliminated (existing IDP requirement that was never implemented).
- Expand and update reciprocal intermunicipal referrals:
 - Statutory plans (MDP, ASPs) and outline plans, and amendments,
 - Land Use Bylaws and amendments,
 - Subdivision applications (excluding farmstead, severance, boundary adjustment),
 - Road closures,
 - Non-residential development permits.
- Circulation of applications to adjacent landowners if across municipal boundary.
- Most referral responses within 14 days (30 days for subdivisions).
- Dispute resolution process maintained - mediation is optional, not mandatory.

Public Review

- Draft IDP posted on M.D. and City websites late summer 2022.
- Community Open House held September 28, 2022.
 - Session advertised through newspaper, social media, and postcard mailout (~400).
 - 10 residents attended.
- IDP generally well received. Concerns raised included:
 - Stormwater management and risk of flooding.
 - Deficient servicing by past developers in M.D./liability to City ratepayers if those developments brought under City jurisdiction.



Questions?

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