



Cold Lake IDP Update

City of Cold Lake/MD of Bonnyville Councils – June 16-17, 2020

ISL

Background

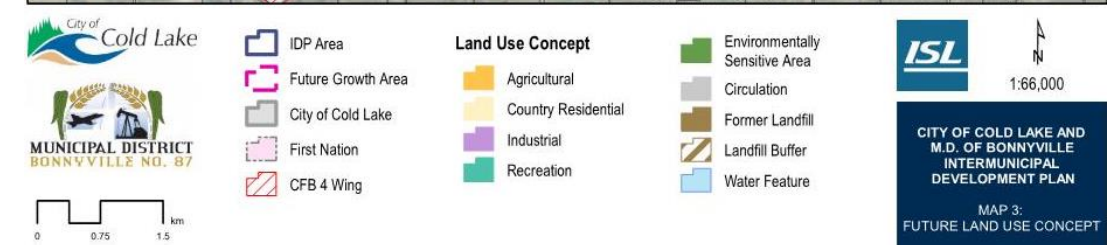
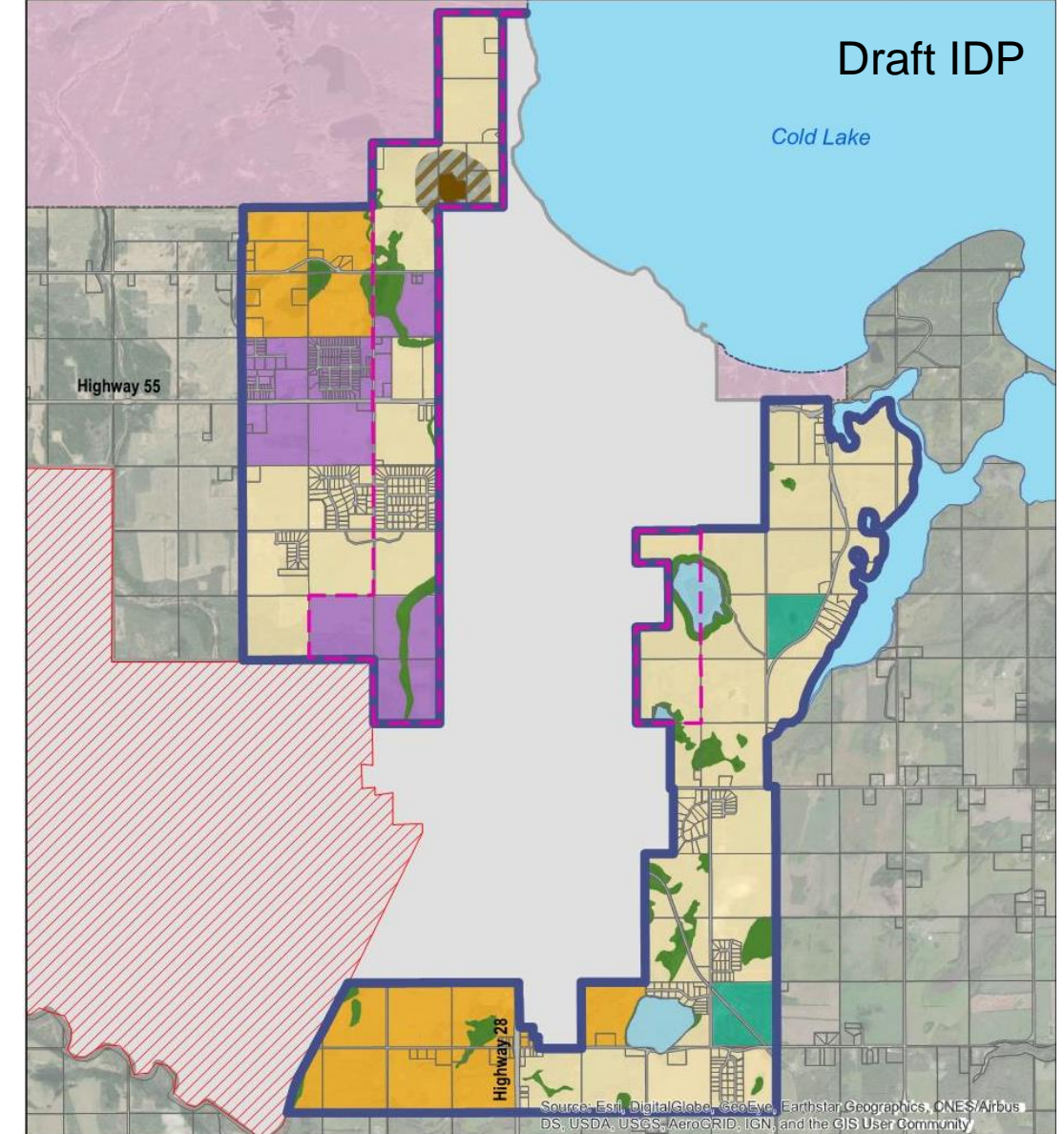
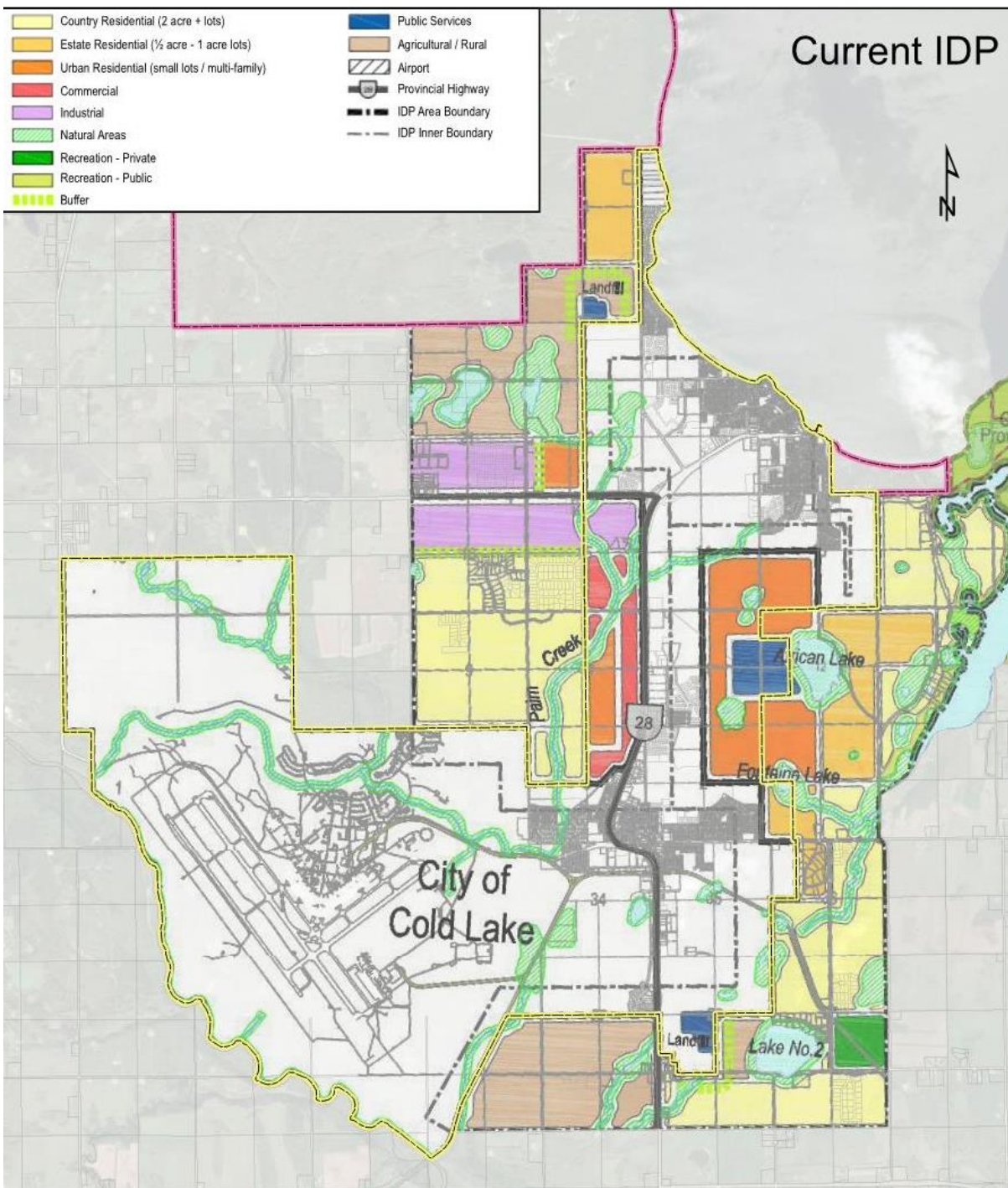
- Current IDP adopted in 2009.
- Update required to meet requirements of new MGA.
- Reflect Cold Lake annexation.
- Review and update existing and future land use areas.
- Update City long-term future growth areas.
- Identify/protect development opportunities for MD.
- Update administrative provisions and dispute resolution process.
- Consistency with Cold Lake MDP (also being reviewed), MD Bonnyville MDP, and approved ASPs.
- Draft IDP 85%-90% complete.

Purpose of Plan

- Establish and protect long-term future growth areas for the City.
- Provide growth and development opportunities for both City and M.D.
- Identify and protect environmentally sensitive areas.
- Establish coordinated, collaborative approach to land use, transportation and municipal services.
- Confirm lines of communication and update administrative protocols between the M.D. and City.
- Provide an equitable and efficient dispute resolution process.
- Enhance relationship between the M.D. and City.

Key Themes

- IDP plan area boundary unchanged.
- Land Use Concept simplified.
- Policy content simplified, reorganized, updated.
- City future growth areas adapted from Growth Study prepared in support of original annexation application.
- Annexation criteria based on evidence-based analysis, strategic needs of City, open communication.
- Some policies adapted from Town of Bonnyville IDP for consistency within M.D.



General Development Policies

- If matter not addressed in IDP, M.D.'s MDP and applicable ASP will apply.
- If ASP exists, the policies of the applicable ASP shall take precedence
(Adapted from Bonnyville IDP)
- ASP required in the following cases:
 - Multi-lot subdivision 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;
 - If subdivision proposed adjacent to Highway 28 or 55 if required by Alberta Transportation.
- ASP content requirements simplified; reflect M.D. MDP requirements
 - ASPs located in a Future Growth Area to provide for connection to municipal water and sewer systems;
 - ASPs required by AT to address highway access requirements.

Future Growth Areas

- Protection of Future Growth Areas from incompatible development.
- Some development and subdivision of land permitted in a FGA in advance of annexation without impacting the ability of the City to grow.
- Development allowances not triggering annexation:
 - Subdivision that does not trigger the requirement for an ASP;
 - A residence 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.

Country Residential

- New multi-lot country residential subdivisions may be considered within a Future Growth Area subject to ASP; required to tie into 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. (Adapted from Bonnyville IDP)
- Lot sizes in accordance with M.D.'s LUB, based on water and sewer services proposed.
- Develop in cluster form for land use efficiency and minimize fragmentation of land.
- Landscaped or treed buffers and/or fencing provided along the boundaries located adjacent to agricultural or other non-residential uses.

Annexation

Annexation Criteria:

- Conformity with the IDP and City's MDP.
- Compliance with MGB Annexation Principles.
- Based on growth study (land consumption rates and population growth).
- Maintain 20 year land supply.
- Consensus agreement from affected landowners.
- Logical extension of existing development and infrastructure.
- Ability of City to absorb costs (FIA required).

Annexation Triggers:

- Land required for future growth - when City land supply inadequate to allow for new growth areas.
- If initiated by landowner/developer and consistent with IDP policies.
- Development proposed in Future Growth Area in excess of the allowances.
- Where land required to complete proposed transportation or utility corridor identified in Master Plan.

Plan Administration

- 5 year mandatory review (requirement of the MGA).
- Clarify jurisdiction for approvals and appeals.
- Elimination of IDP Committee (requirement of existing IDP that was not 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 landowner if across municipal boundary.
- Most referral responses within 14 days (30 days for subdivisions).
- Dispute resolution process maintained, mediation optional not mandatory.

Matters for Council Direction

Intermunicipal Recreation Facility Development

- The M.D. and City to continue to collaborate to support the development of public recreation facilities within the IDP area as the need for such facilities are identified. (Adapted from Bonnyville IDP)

Extension of Municipal Services

- Extension of municipal water and sewer services into the IDP area may be considered if:
 - Existing systems have the capacity to accommodate future demand;
 - The costs of extending services borne by the developer or benefitting landowners; (adapted from Bonnyville IDP)
 - Required to serve existing subdivisions to ensure long-term sustainability;
 - To serve new development opportunity determined to be of mutual benefit to both the M.D. and the City.

Intermunicipal Collaboration Framework (ICF)

- M.D. and City have entered into an ICF agreement that documents the relationship between the two municipalities respecting the sharing of services that are of mutual interest. The municipalities are committed to implementing, monitoring and reviewing the agreement in accordance with the provisions of the ICF.

Community Engagement

- Initial phase of engagement involved notification to landowners in IDP area of the plan review and to provide opportunity to ask questions/provide input.
- January 2020 information package sent to IDP area landowners consisting of:
 - Frequently Asked Questions (FAQ) package
 - Existing IDP Land Use Concept
 - Draft IDP Land Use Concept
- Mailout resulted in a small number of landowners responding with questions that were addressed by M.D./City/ISL.
- Community engagement process for obtaining input on draft IDP under review.