



Cold Lake IDP Update

City of Cold Lake/MD of Bonnyville Councils – May 17-18, 2022



Background

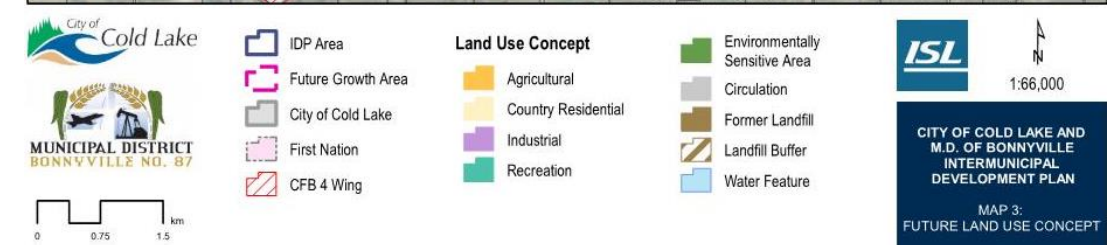
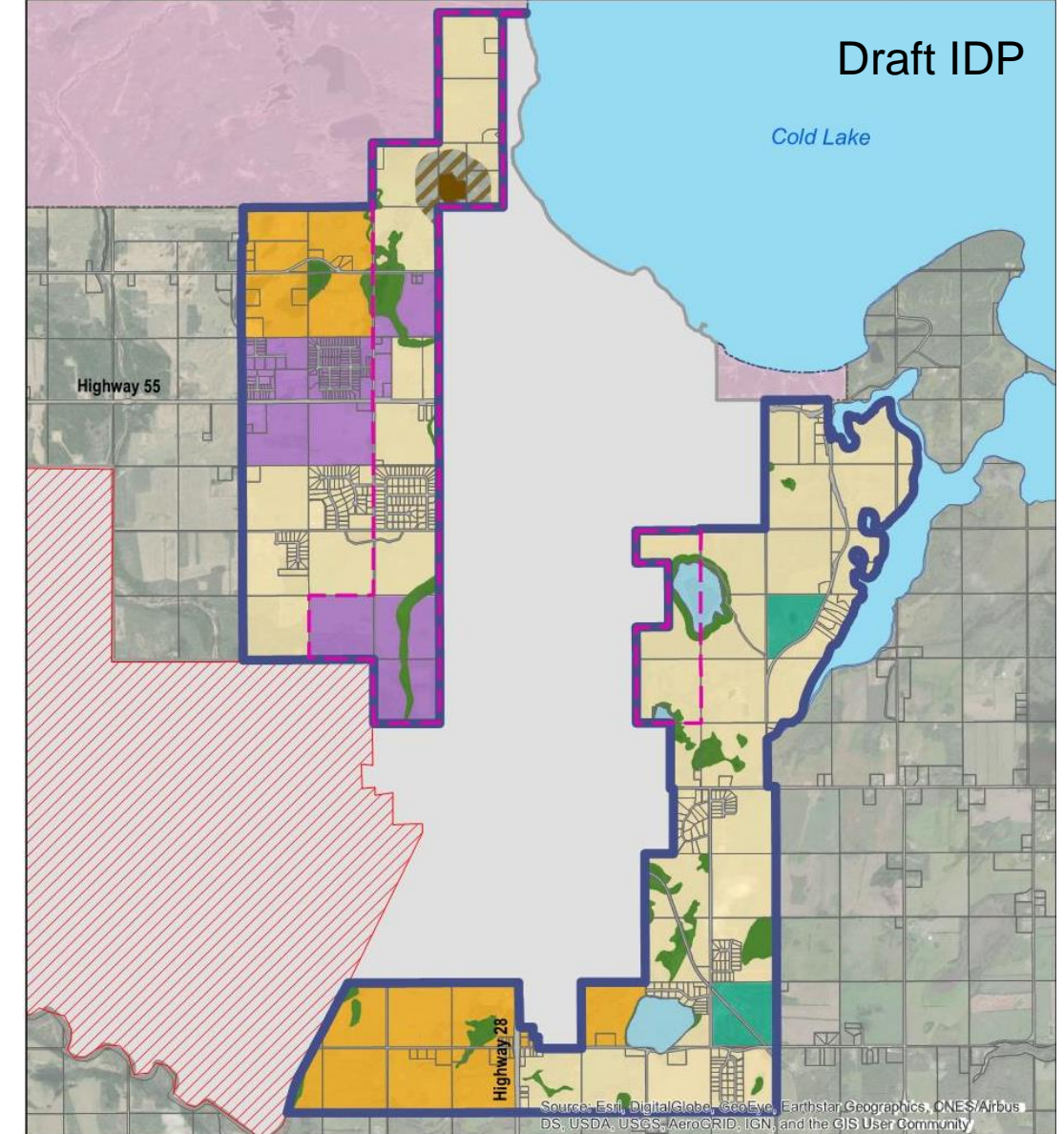
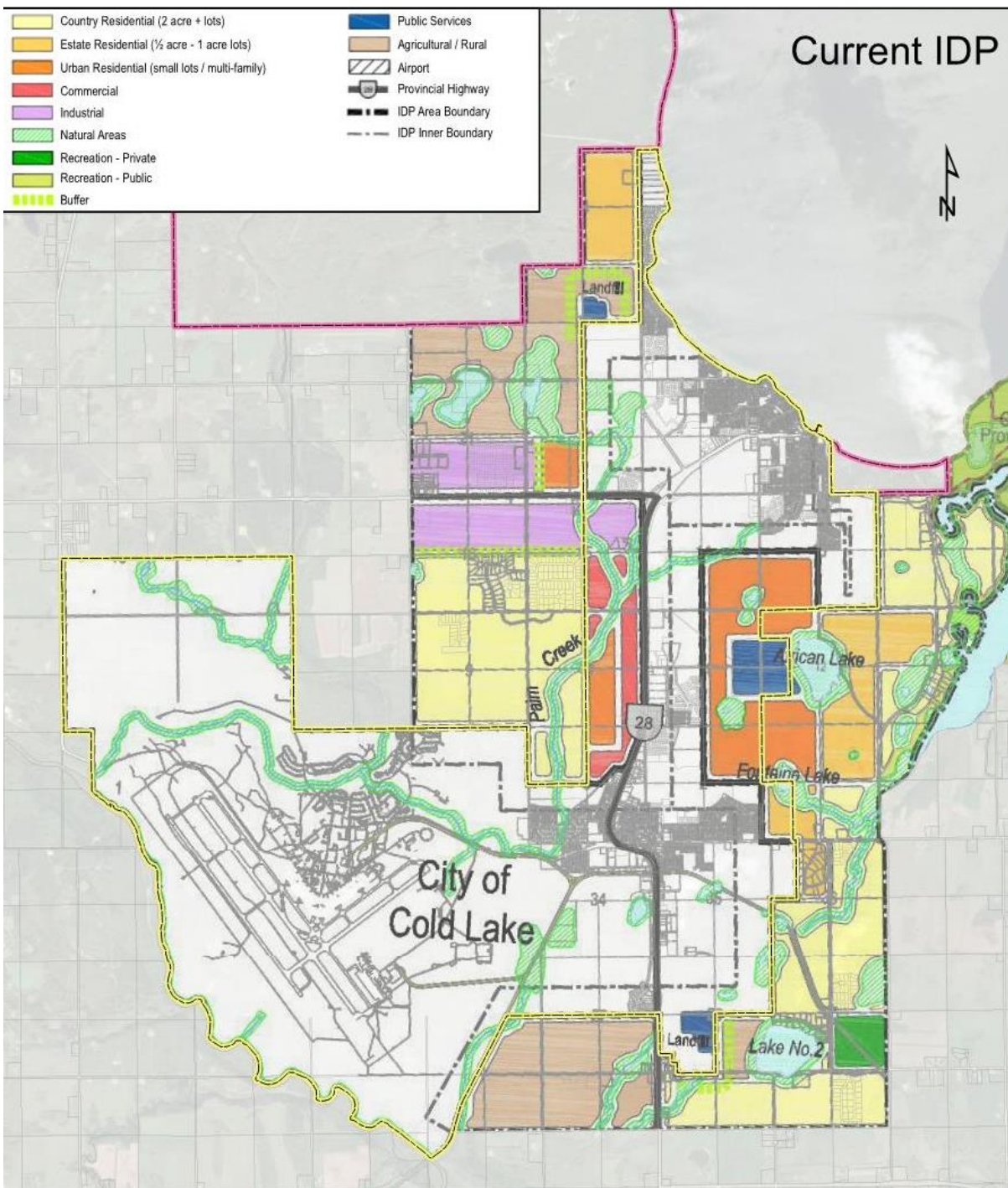
- Current IDP adopted in 2009.
- Update required to meet requirements of new MGA and to reflect the 2019 Cold Lake annexation.
- Review and update existing and future land use areas.
- Update City long-term future growth areas.
- Identify/protect development opportunities for MD.
- Update administrative provisions and dispute resolution process.
- Consistency with Cold Lake MDP (approved 2021), MD Bonnyville MDP (currently under review), and approved ASPs.

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 MD/Town of 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 (FGA) from incompatible development.
- Some development and subdivision of land permitted in FGAs 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 MD/Town of 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:

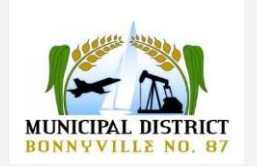
- Land required for future growth - when City land supply inadequate to allow for new growth areas.
- If initiated by landowner/developer and consistent with IDP policies.
- Development proposed in Future Growth Area in excess of the allowances.
- Where land required to complete proposed transportation 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 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 landowner if across municipal boundary.
- Most referral responses within 14 days (30 days for subdivisions).
- Dispute resolution process maintained, mediation optional not mandatory.

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.
- City and MD Council briefings held in June 2020.
- Community engagement process postponed due to pandemic; will be restarted in fall of 2022.



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