



## STAFF REPORT

**Title:** Bylaw No. 767-LU-23 - Bylaw to Adopt an Intermunicipal Development Plan

**Meeting Date:** January 24, 2023

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### **Executive Summary:**

Bylaw 767-LU-23 to adopt an updated Intermunicipal Development Plan in accordance with Section 631(1) of the Municipal Government Act, R.S.A. 2000 and repeal the previous Intermunicipal Development Plan Bylaw No. 346-LU-08 and all amendments.

### **Background:**

The City retained ISL Engineering and Land Services to undertake a review and update of the Intermunicipal Development Plan (IDP) that the City shares with the Municipal District of Bonnyville No. 87 (MD) in early 2019. The update of the IDP follows the City's annexation of 11 quarters of land from the MD which became effective in January 2019. The annexation changed the jurisdictional boundary between the City and MD, necessitating a review and update of the existing plan.

While the updated IDP document has been completed for some time, the final public engagement phase of the project was delayed due to the COVID pandemic, as the previous MD Council was insistent that all public engagement be done in-person. A public open house was held on September 28, 2022 at the Energy Centre. Six persons attended the open house. No issues of concern were raised regarding the draft IDP.

The following summarizes the key themes and revisions included in the updated IDP:

- The IDP's outer plan area boundary remains unchanged with the exception that the updated plan now excludes the Cold Lake Provincial Park;
- The Land Use Concept has been simplified;
- The policy content has been simplified, reorganized, and updated. Some of the policies have been adapted from the Town of Bonnyville IDP, for consistency within the MD;
- Updated Future Growth Areas for the City based on the 2014 Growth Study that was prepared in support of the previous annexation;
- Content requirements for Area Structure Plans (ASP) have been simplified and reflect the ASP guidelines outlined in the MD's Municipal Development Plan. Additional ASP requirements include:
  - Proposed 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.
- The plan also includes an updated policy framework to identify triggers for future annexations. Future annexations could be triggered by the following:
  - 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 a proposed development within 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.
- The plan also provides for reciprocal referrals of subdivision applications, non-residential development permits, statutory plans and amendments, land use bylaws and amendments, and road closures affecting lands within, or adjacent to, the IDP area.
- Removes the previous requirement for a joint IDP committee, which was only briefly implemented following adoption of the existing IDP;
- Provide a mechanism for resolving Intermunicipal disputes.

Subject to Council passing a motion to give Bylaw No. 767-LU-23 first reading, Administration will proceed to schedule and advertise the statutory public hearing.

**Alternatives:**

Council may consider the following alternatives:

1. Proceed to give Bylaw No. 767-LU-23 first reading and direct Administration to schedule the statutory Public Hearing.
2. Defeat first reading of Bylaw No. 767-LU-23.
3. Accept as information only.

**Recommended Action:**

Administration recommends that Council proceed to give Bylaw No. 767-LU-23, being a Bylaw to Adopt an Intermunicipal Development Plan, first reading and direct Administration to schedule the statutory Public Hearing.

**Budget Implications (Yes or No):**

No

**Submitted by:**

Kevin Nagoya, Chief Administrative Officer