



STAFF REPORT

Title: Cold Lake South Outline Plan - Concept Development Study Update

Meeting Date: September 17, 2024

Executive Summary:

The City of Cold Lake initiated an Outline Plan Concept Development Study for several parcels owned by the City, located north of 54th Avenue in Cold Lake South. The objective of the Outline Plan is to provide opportunities for developers within the community and encourage development.

The Outline Plan describes land development staging, connectivity between adjacent lands and existing infrastructure, drainage and trail system including land use concepts, provision for parks, open space and municipal reserves. The Cold Lake South Outline Plan is in its draft form and is attached to this report for reference.

The purpose of this staff report is to make Committee aware of the highlights of the Cold Lake South Outline Plan and receive feedback on the Outline Plan and direction for Public Consultation.

Background:

The Cold Lake South Outline Plan deals with land parcels located within the north portion of quarter sections SW-2-63-2-4 and SE-2-63-2-4 (See Attachment Figure 1). These lands are within the Cold Lake Central Area Structure Plan Bylaw #288-LU-07 adopted (August 14, 2007) by Council. The key features of the developed outline plan are:

Outline Plan Alignment:

The developed Cold Lake South Outline Plan is aligned to conform with the growth and development framework outlined in the statutory planning document the Municipal Development Plan (MDP) Bylaw 669-LU-21, the Cold Lake Central Area Structure Plan Bylaw #288-LU-07, and the Land Use Bylaw #766-LU-23.

Land Use Concept:

To achieve a variation in housing type, to ensure complete communities and to allow socio-economic diversity, the Cold Lake South Outline Plan proposes integrating low density, medium density, mixed-use and manufactured home districts (See Attachment Figure 3). The Cold Lake South Outline Plan also proposes specific parcels with Restricted Development to front driveway or garages within a Restricted Development Area (see Attachment Figure 6)



Infrastructure and Staging

The provision for infrastructure development comprises development of road network to provide transportation and connectivity, water distribution, sanitary collection and stormwater collection network to provide municipal services. (See Attachment Figure 7, Figure 8, Figure 9, and Figure 10).

The Cold Lake South Outline Plan proposes three stages of land development. Stage I consists of development of low-density residential community in ladder shaped circulation with three cul-de-sacs. Stage II staging proposes development of varied residential districts, municipal reserve and landscaping and construction of storm water management. Stage III of development comprises individual medium density lots with one parcel for medium density, two parcels for residential mix use, and a parcel dedicated for residential manufactured home district. (See Attachment Figure 12).

Land Use Allocation and Population

The population for the Cold Lake South Outline Plan is estimated at 1,544 people for about 549 units. The school population for the outline plan area is estimated at 335 students. With 46.2 ha gross developable area, 49.3% (22.78 ha) is planned for non-residential use (Parks/Municipal Reserve 14.9%, Stormwater Management/PUL 12.3%, Circulation 22.1%), the remaining 50.7% (23.42 ha) is planned for residential use. The proposed land use allocation and population for the South Outline Plan is shown in Table 1. (See Attachment Table 1)

Public Consultation:

A Wetland Assessment and Impact Report (WAIR) outlining construction mitigation measures submitted to AEP is under review and awaits feedback from AEP. It is anticipated that subject to Council feedback and receipt of comment from AEP, administration will organize an Open House session for public consultation.

Supporting Studies:

To support the development of the Cold Lake South Outline Plan the following companion studies were also performed in association with the South Outline Plan.

1. A Traffic Impact Assessment (TIA) Study- To generate traffic forecast to and from the proposed development, identify intersection traffic operational requirements and geometric configuration.
2. Desktop Environmental Assessment- To review current and historic documents, photography, Govt. of Alberta documents to identify wetland boundaries.
3. Phase I Environmental Site Assessment (ESA)- To identify potential or actual environmental contamination that could be associated with the current and past activities within the proposed Outline Plan area



4. Limited Phase II Environmental Site Assessment- To assess risk of environmental impact to the site and to confirm any environmental impact from operations of the snow dump and historical fill placement across the site.

Alternatives:

For discussion and feedback.

Recommended Action:

For discussion and feedback.

Budget Implications (Yes or No):

Yes

Submitted by:

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