

# GRANDE PRAIRIE

## INTERMUNICIPAL DEVELOPMENT PLAN

### CITY OF GRANDE PRAIRIE & COUNTY OF GRANDE PRAIRIE NO. 1

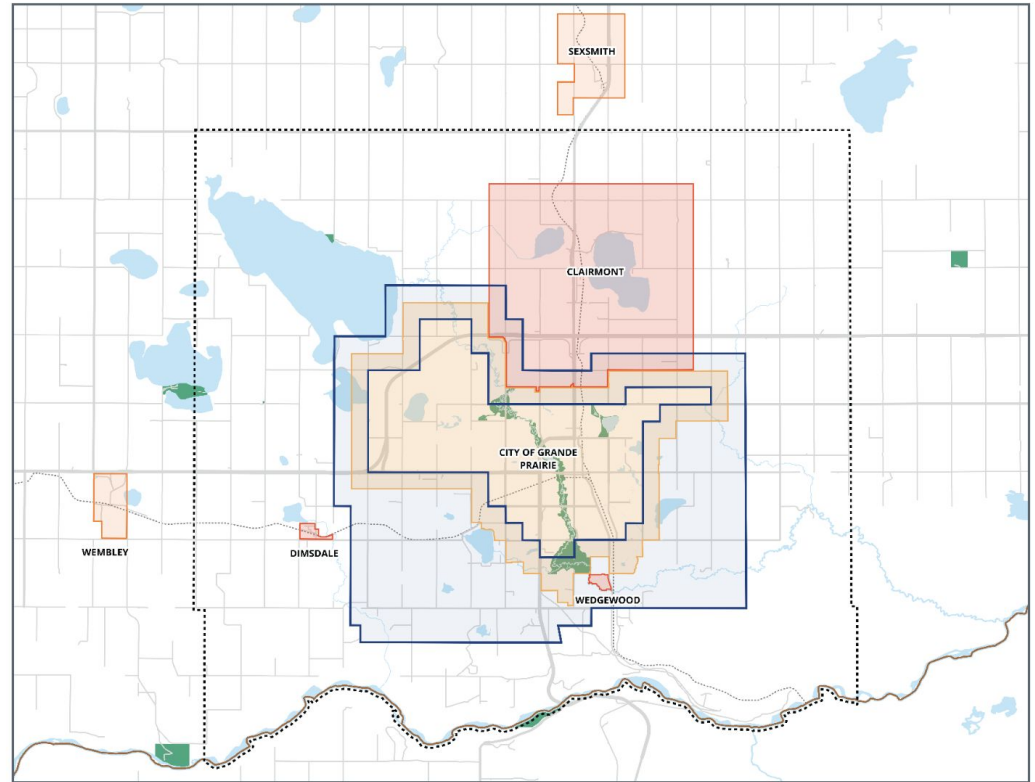


# Project History

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- The project **began in September 2019**
  - The project was **put on hold mid-2020** due to the Covid-19 outbreak  
→ During this time, the Municipalities developed a ***Intermunicipal Collaboration Framework***
  - The project was **re-initiated in May 2023** and drafts of the IDP were developed based on
    - Public Engagement from 2019 and 2020
    - Joint Steering Committee input
    - Industry Stakeholder input

# IDP Area Update

- Draft IDP **encompasses the same area** as the 2010 IDP.
- Includes county and city lands **within one quarter section** on either side of the **city boundary** + additional county lands to the **south-east and south-west**.
- **Does not identify** any **future annexation areas**.



## Legend

- |   |   |
|---|---|
| County of Grande Prairie Municipal Boundary | Railway                                     |
| Regional Context Area                       | City of Grande Prairie                      |
| IDP Area                                    | Towns within the County of Grande Prairie   |
| Roads & Highways                            | Hamlets within the County of Grande Prairie |



# Draft IDP - Overview of Key Changes

1. Draft IDP Vision
2. Future Land Use Concept and Land Use Policies
3. ASP Requirements
4. Referral Requirements
5. Servicing Requirements
6. Dispute Resolution

→ Each of the key changes were developed and refined through feedback provided at previous engagement events either by the steering committee, the public, and industry stakeholders

# 1. Draft IDP Vision

The IDP area will continue to serve as a **hub** of **regional prosperity** by:



Providing **balanced economic** development opportunities;



Promoting and integrating a range of **rural and urban** lifestyles;



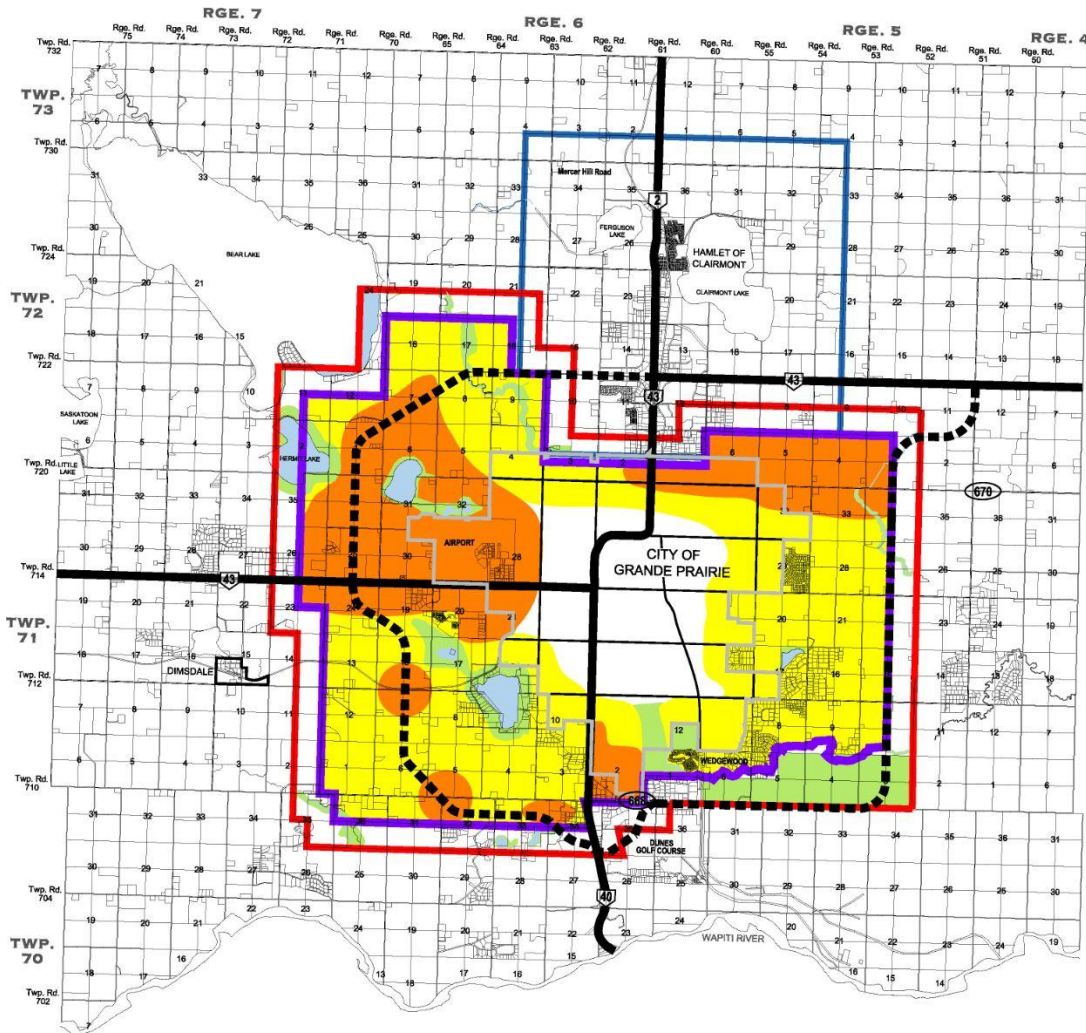
Enhancing and supporting the **cultural diversity** of the communities within and around its boundaries;



Facilitating **land use** evolution in a **fair and equitable** manner, while respecting the existing development trends in the area.



Promoting continued **cooperation** between the partner municipalities



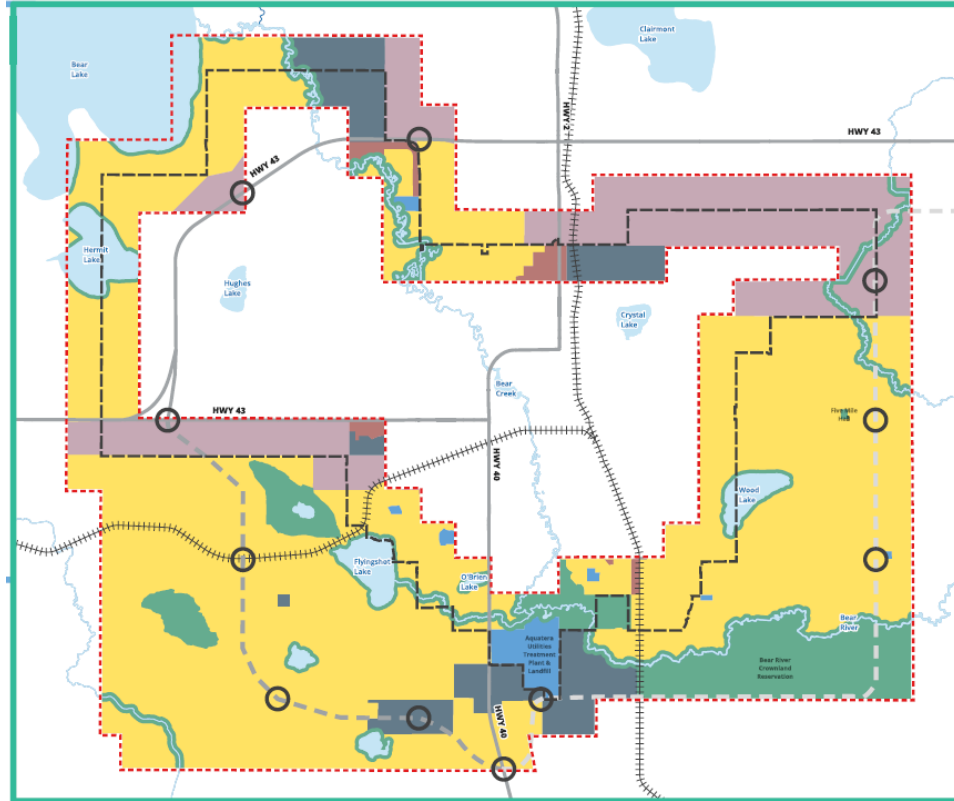
## 2. Future Land Use Concept: *Current IDP*

- Does not designate land uses for outer ¼ section of the IDP area
- **Identifies:**
  - Residential/Public Use Areas
  - Industrial/Commercial Areas
  - Open Space/Recreation Areas




















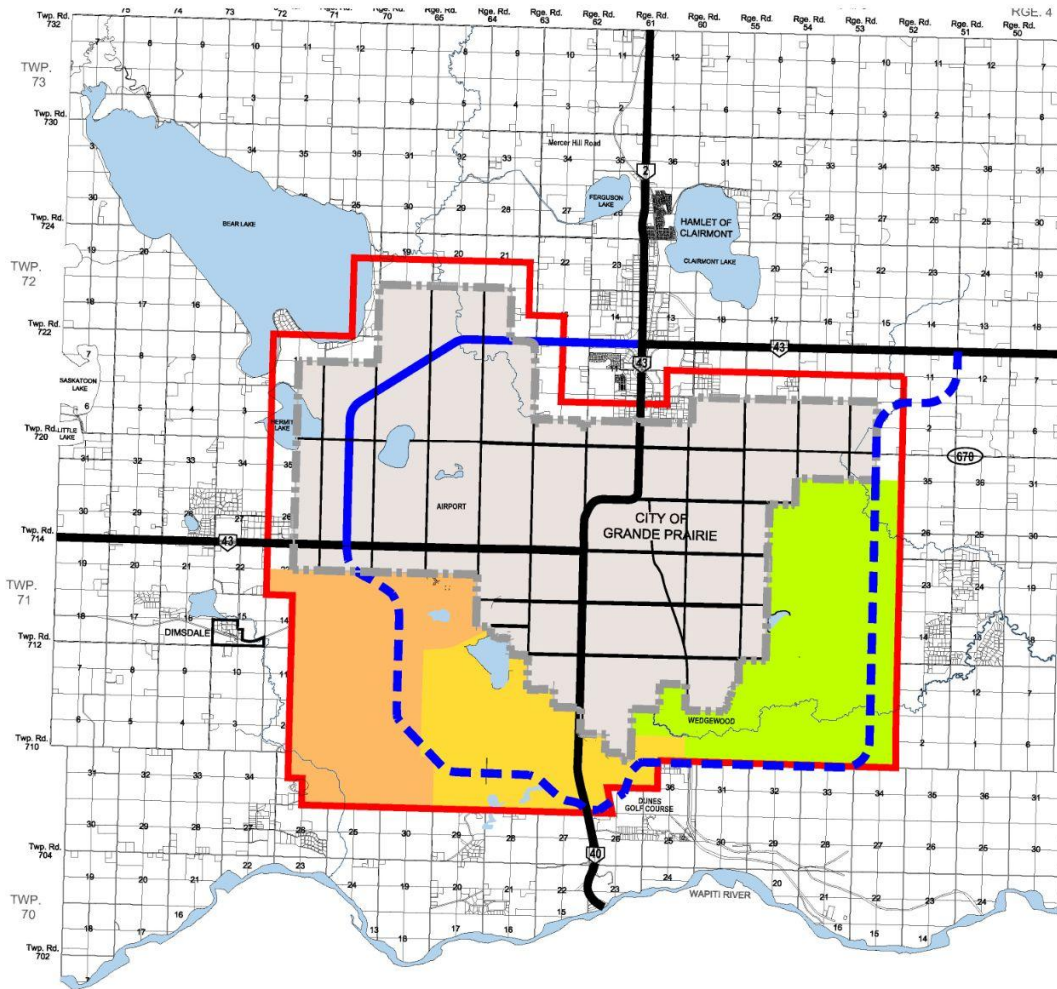
## 2. Future Land Use Concept: *Draft IDP*



- Follows the pattern of land use designations established in the 2010 IDP
- Provides concept land uses for all of the IDP area
- **Identifies:**
  - Residential Areas
  - Commercial / (Light) Industrial Areas
  - (Heavy) Industrial Areas
  - Recreation / Natural / Areas

### Legend

- |   |   |   |                                |
|---|---|---|--------------------------------|
|  | IDP Boundary                              |  | Residential                    |
|  | City of Grande Prairie Municipal Boundary |  | Commercial                     |
|  | Rivers                                    |  | Industrial                     |
|  | Lakes                                     |  | Commercial / Industrial        |
|  | Railway                                   |  | Public Service / Institutional |
|  | Existing Highway                          |  | Recreation / Natural Area      |
|  | Future Highway 40X Bypass                 |   |                                |
|  | Future Ring Road                          |   |                                |
|  | Future Interchange                        |   |                                |

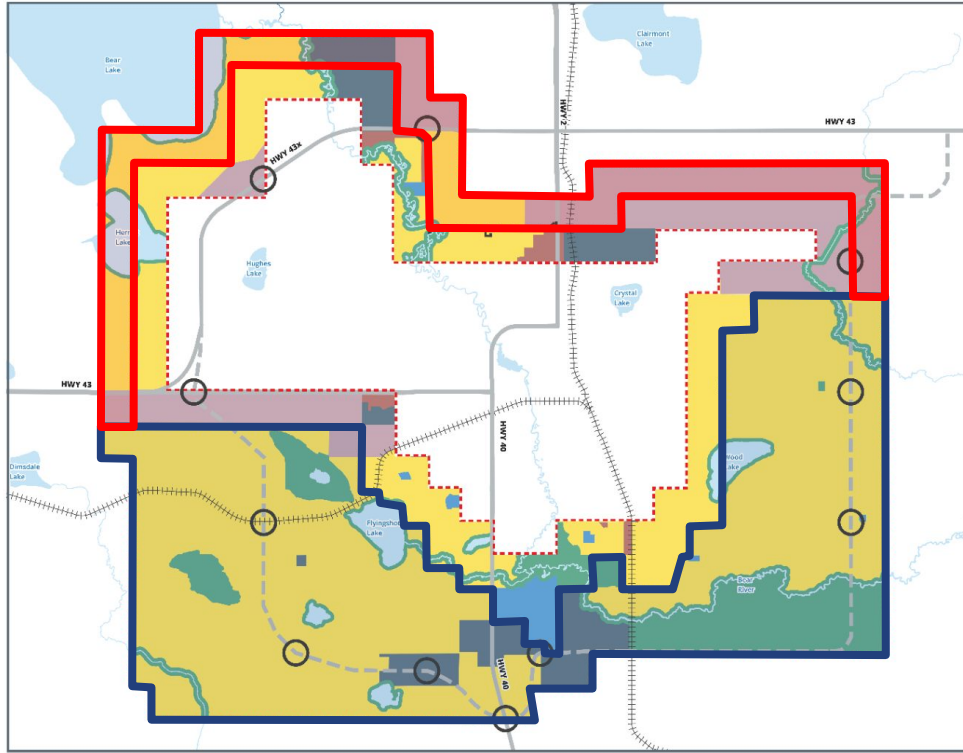


### 3. IDP Area Structure Plan Requirements: *Current IDP*



- **One-tier process:**
  - Broad ASPs
- **ASP Details:**
  - Intended to be jointly produced by the City & County.
  - Designates the specific area covered by each potential ASP
  - Requirements / guidelines for ASPs are not provided.
  - ASPs regulated by the MGA.



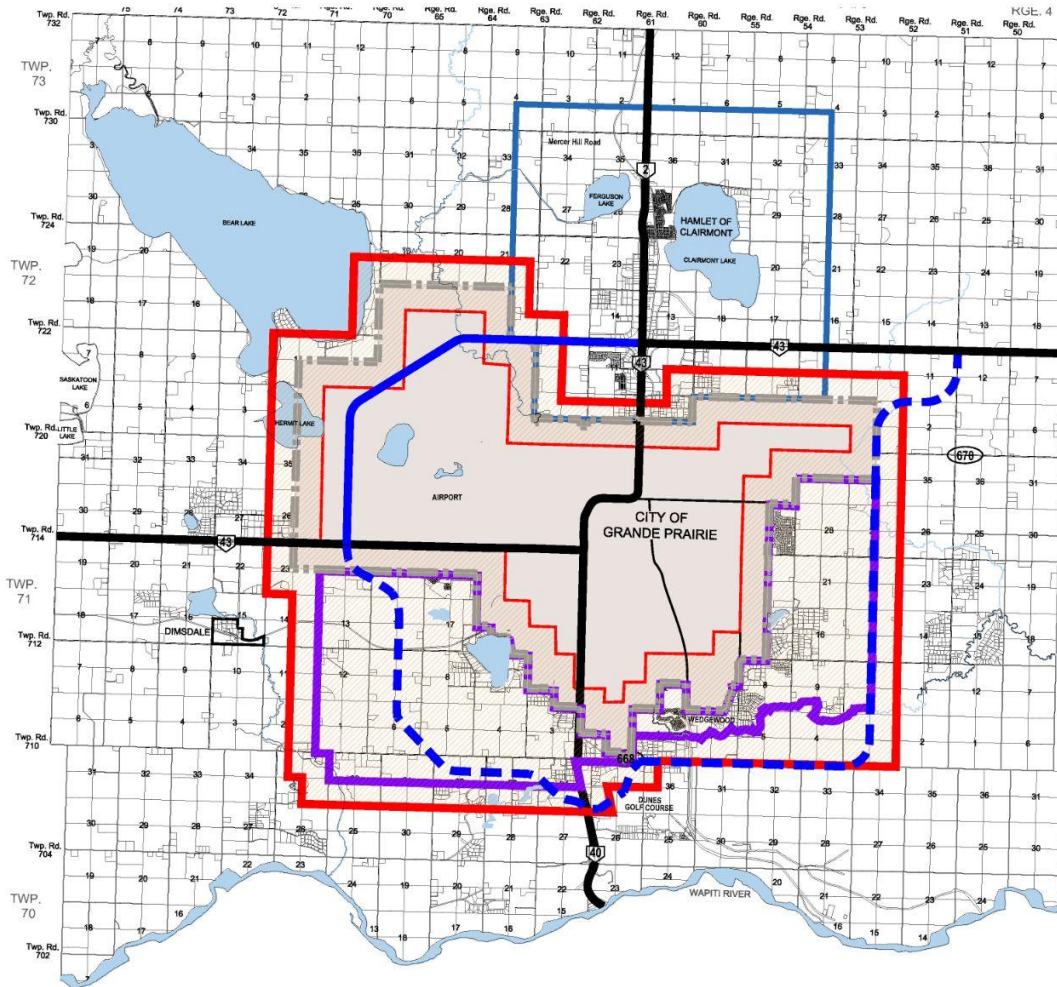
### 3. IDP Area Structure Plan Requirements: *Draft IDP*



#### Legend

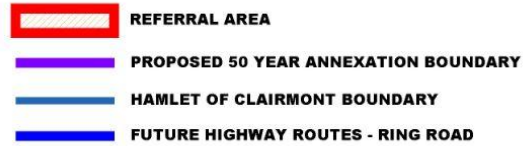
-  Areas where an IACP is required
-  Areas exempt from IACP requirements

- **Two-tier process:**
  - Conceptual, broad IACPs (Intermunicipal Area Concept Plans)
  - Detailed, local ASPs
- **IACP (Intermunicipal Area Concept Plan):**
  - Only for County lands within the IDP areas southeast and southwest of the City
  - County will lead the plans, and determine the specific area boundaries of each plan
  - Adopted in accordance with general ASP requirements in MDP
- **Local ASP on County land:**
  - ¼ section of land or smaller. The minimum and maximum size of local ASPs shall be established by the County through the ASP TOR.
  - Required for:
    - New residential subdivisions (6 or more lots)
    - New non-residential subdivisions (2 or more lots)

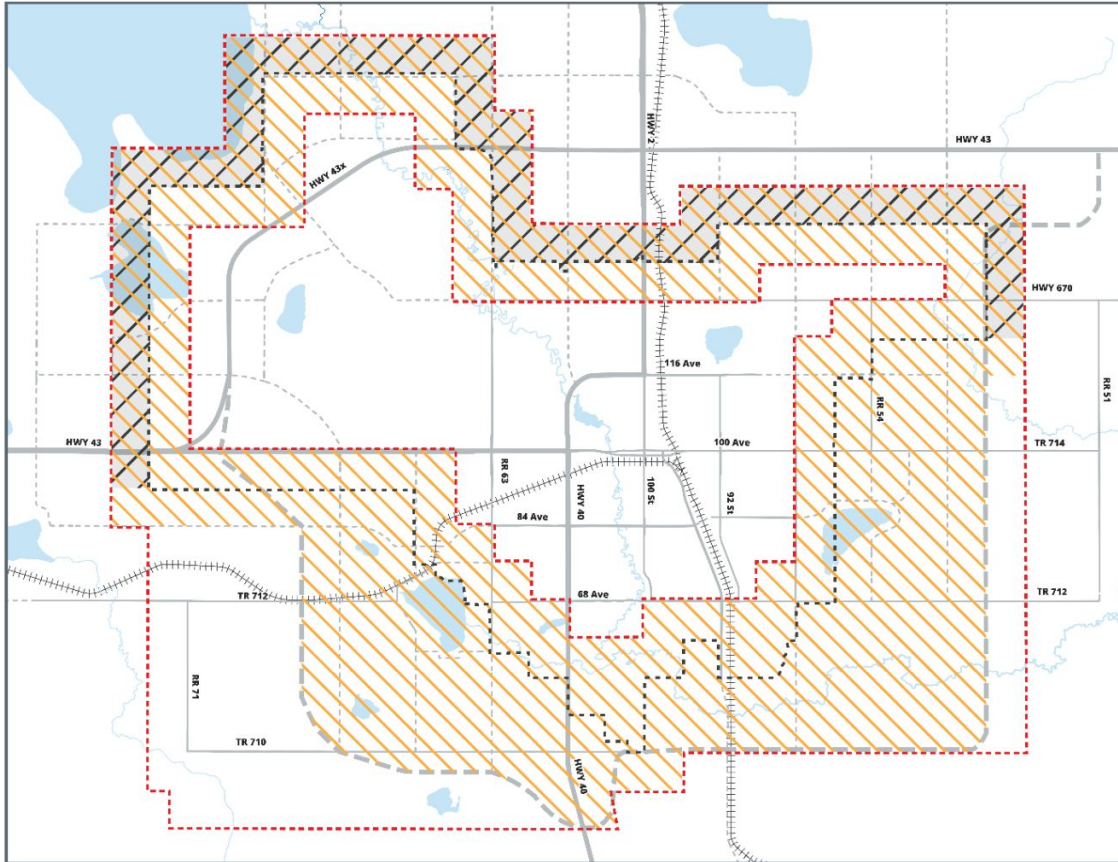


## 4. Referral Requirements: Current IDP

- Referred Documents:
  - *Statutory plans & select non-statutory plans (or amendments to either)*
  - *Land use bylaw amendments*
  - *Subdivision & development permits*
  - Supporting documentation for any planning document
  - Transportation master plans & stormwater master plans
- Referral required for developments in the **entire IDP area**
- **30** days for document review



## 4. Referral Requirements: *Draft IDP*



- **Referred Documents:**
  - *Statutory plans & select non-statutory plans (or amendments to either)*
  - *Land use bylaw amendments*
  - *Subdivision & development permits*
  - *Master plans*
- **Referral required** for developments in **most of the IDP** area, except for: areas located beyond the future ring road to the south-west and east
- **14 days** for document review

### Legend

- |   |  |
|---|--|
|  Referral Area       |  IDP Boundary           |
|  IACP Exemption Area |  City of Grande Prairie |

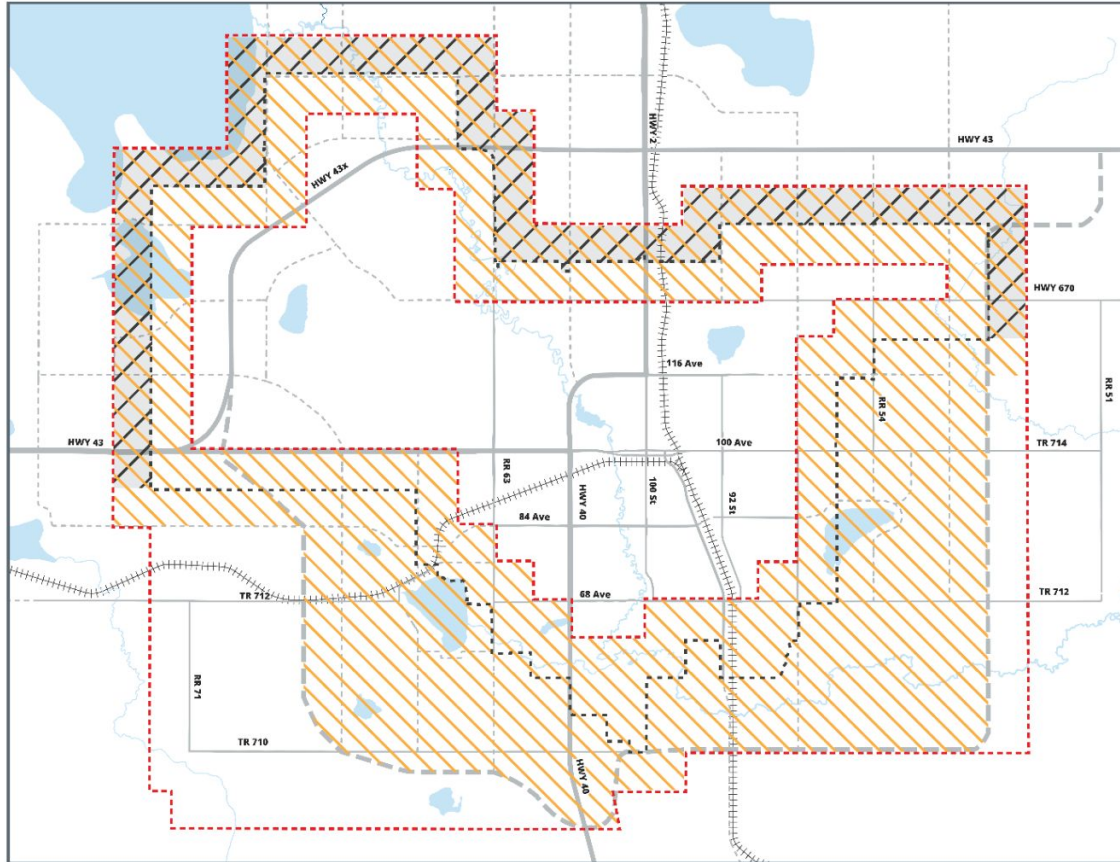


## 5. Servicing Requirements: *Current IDP Approach*

- The **connection of municipal services** into the County **is encouraged** in all of the IDP area
- **Silent** about **on-site servicing**



## 5. Servicing Requirements: *Draft IDP Approach*



- **Connection to municipal services is required** for new **high-intensity subdivisions within  $\frac{1}{4}$  section** of city boundary (except for areas where IACPs are exempt)
- **Connection to municipal services** for developments **beyond one  $\frac{1}{4}$  section** of the city boundary **may be provided** (but not required)
- **On-site servicing** may be **considered anywhere** in the IDP, subject to alignment with applicable IACP

### Legend

-  Referral Area
-  IDP Boundary
-  IACP Exemption Area
-  City of Grande Prairie



## 6. Dispute Resolution

### *Current IDP Approach*

- **Detailed dispute resolution process** and timelines
- **A dispute is** any disagreement about:
  1. Statutory or non-Statutory plan
  2. LUB or amendment
- Process activated when **a municipality provides the other with concerns**

### *Draft IDP Approach*

- **Follows** dispute resolution **process established in** the **ICF** (Intermunicipal Collaboration Framework)
- **A dispute is** any disagreement about:
  1. Statutory or non-Statutory plan
  2. LUB or amendment
  3. Interpretation of the IDP
- Process activated only **after second reading of a bylaw**
  - This ensures a council has opportunity to refuse an application before the dispute resolution process is triggered