



GRANDE PRAIRIE

INTERMUNICIPAL DEVELOPMENT PLAN

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

WHAT WE ARE HEARING #4

JUNE 2024

Contents

Background	3
Purpose.....	3
Public Engagement and Consultation	3
What We Are Hearing	5
Online Presentation to Industry Professionals.....	5
Open House Drop in Sessions #1 & #2	7
Next Steps	10
Stay Involved	10

Background

Purpose

The purpose of this document is to document and synthesize engagement activities undertaken as a part of the Grande Prairie Intermunicipal Development Plan (IDP) project. This report will also be appended to the overall IDP document.

Public Engagement and Consultation

Public engagement and consultation with stakeholders is a key component to understanding the range of opinions and values required to undertake the intermunicipal planning process in the County and City of Grande Prairie. Events and activities are specifically designed for key members of the community, allowing developers, landowners, city administration, the municipal councils, as well as local residents to provide input and learn more about the project. The following is an overview of the prior engagement events conducted as part of this project. The findings of these engagement events are summarised in the prior 3 What We Heard Reports produced as part of the project.

Multi-Stakeholder Workshop

A Multi-Stakeholder Workshop was held on **October 31, 2019**, at Stonebridge Inn. The purpose of the workshop was to involve a variety of community groups in brainstorming activities to review the previous IDP and identify current 'hot topic' issues in the area. Participants were given a brief introductory presentation outlining the IDP process and the policies within the existing IDP. Following this, participants were provided with a series of facilitated engagement exercises to gather their feedback on specific topics.



Multi-Stakeholder Workshop Activities

Municipal Staff Interviews

A total of eight staff interviews were conducted between **December 2019** and **February 2020**, in which key members of city and county staff, community organisations, and relevant professionals were interviewed in small groups on key aspects of the IDP related to their areas of focus. Interviews typically lasted around an hour. Topics discussed included issues related to planning and development, transportation, servicing and infrastructure, community social services, emergency services, water distribution and wastewater collection, and parks, recreation and environment.

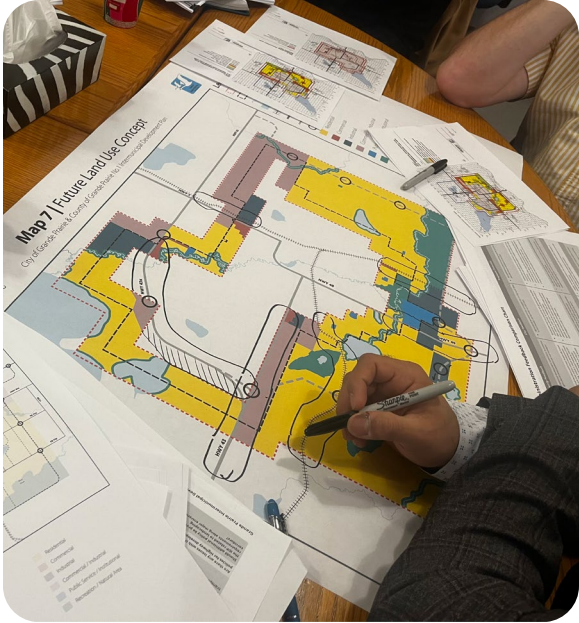


Multi-Stakeholder Workshop Refreshments

Steering Committee Meetings

A Joint Steering Committee composed of members of the City and County councils and administration was established to help guide and provide input on the development of the IDP. The Joint Steering Committee helped to identify and review long-term concerns related to the future vision, land uses, servicing, transportation, environmental concerns, aesthetics, and other issues identified through the planning process of the IDP project. Additionally, the committee was responsible for providing recommendations to the Project Team and providing direction regarding the nature and content of the IDP. A total of three Steering Committee meetings have been held throughout the project on the following dates:

- **Steering Committee Meeting #1:** October 2019
- **Steering Committee Meeting #2:** May 31, 2023
- **Steering Committee Meeting #3:** December 7, 2023



Steering Committee Meeting #3 - Map Review



Steering Committee Meeting #3 - IDP Draft Review

What We Are Hearing

This section provides a summary of feedback received during the engagement activities conducted as part of the project between April 2024 and July 2024.

Online Presentation to Industry Professionals

Event Details

In May 2024, the key highlights of the draft IDP were presented to a number of industry professionals who worked in the region. The presentation provided an overview of the new IDP and key policy changes. Following the presentation, the project team facilitated an open discussion with the industry professionals, allowing them to provide feedback. A total of **12** professionals from **7** different organizations attended the presentation.

The presentation and subsequent discussion revolved around **7** key topics in the IDP for which professional input was important. The topics were as follows:

1. **IDP Vision & Guiding Principles**
2. **Future Land Use Concept**
3. **Area Structure Plan Requirements**
4. **Referral Requirements**
5. **Growth Monitoring Requirements**
6. **Servicing Requirements**
7. **Dispute Resolution Process**

Feedback Received

The following table summarizes the feedback received by the industry professionals on each of the key topics.

Table 1. Industry Professional Feedback

Topic	Feedback
Draft IDP Vision & Plan Objectives	<ul style="list-style-type: none"> • Overall, what is in the vision is good. Nothing significant seems to be missing and what has been included is good to work towards.
Future Land Use Concept	<ul style="list-style-type: none"> • For areas identified as Residential on the map, mixed use developments should be supported or at least allowed, so as to not unnecessarily constrain development. • For areas where Industrial lands are adjacent to Residential, transition areas or setbacks should be required either through identification on the map or through supplementary policies.
Referral Requirements	<ul style="list-style-type: none"> • These policies are sufficient. No issues with what is there. • Development applications should still be referred if they are contentious.

Table 1. Industry Professional Feedback (Continued)

Topic	Feedback
<p>Area Structure Plan Requirements</p>	<ul style="list-style-type: none"> • If the cost of Intermunicipal Concept Plans (the larger, more general ASPs) are able to be made the responsibility of the developer, there should not be many accompanying studies required. Local Area Structure Plans (the smaller, more detailed plans) will require additional studies already, and putting an extensive, additional cost burden on developers could impede the viability of development in the IDP area. • Having the Area Structure Plans not be jointly produced is good. It should help with project efficiency. • Developers should not have to wait for Intermunicipal Concept Plans to be completed if they want to develop an area. If they have to wait for the County to complete them it could be a significant hitch for development.
<p>Growth Monitoring Requirements</p>	<ul style="list-style-type: none"> • No issues with the reduction of policies here. Seems good for development.
<p>Servicing Requirements</p>	<ul style="list-style-type: none"> • The improved clarity in the servicing requirements is great. It will help usability and efficiency. • It is good that the areas to the north of the city are exempt from the requirement to connect to municipal servicing. Such a requirement could significantly impact the viability of developing those lands
<p>Dispute Resolution Process</p>	<ul style="list-style-type: none"> • One of the problems with the previous IDP was the lack of clarity in the provided Dispute Resolution process. It often resulted in disputes being overly inhibitive. It is essential to ensure that the process in the new IDP is much clearer. • The policies that are present look good.

Open House Drop in Sessions #1 & #2

Event Details

In July 2024, two open houses were hosted for the project, one in the City and one in the County, providing residents of both municipalities the opportunity to learn about the plan and provide their feedback on it's policies and content. These open houses were designed as drop-in sessions, and were open for anyone to attend. Refreshments were also provided. The open houses occurred at the following times and locations:

1. **July 18, 6:30 p.m. - 8:30 p.m.** at the LSM Room in **TARA Centre, Evergreen Park** (55051 Township Rd 710)
2. **July 19, 11:00 a.m. - 1:00 p.m.** at Teresa Sargent Hall in **Montrose Cultural Centre** (9839 103 Ave)

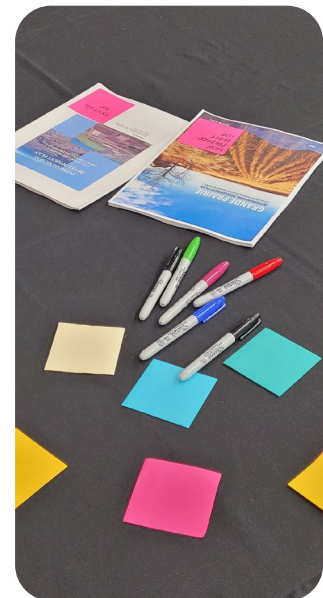
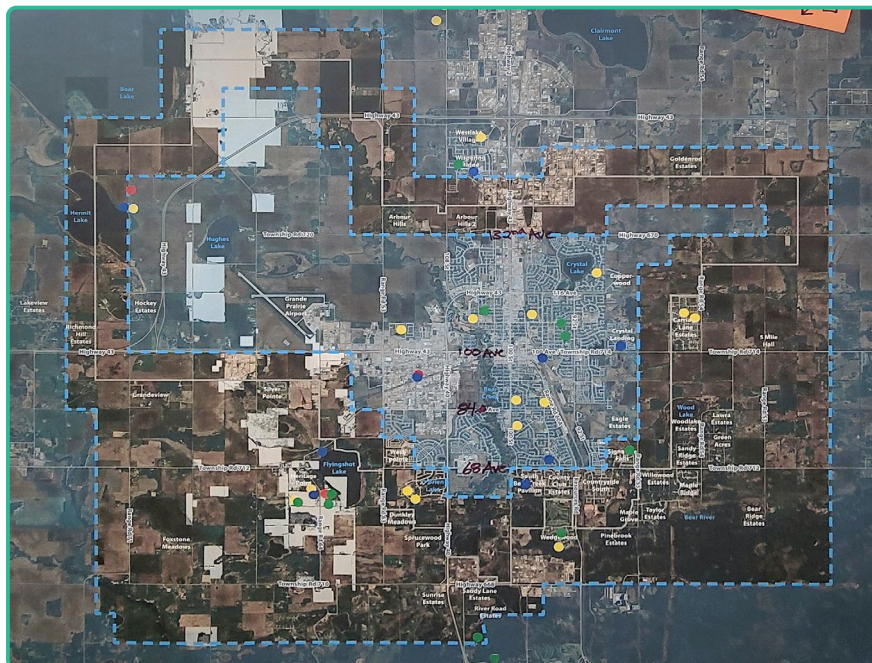
43 individuals attended the Open Houses.

At the open houses, a number of panels displayed key information, maps & policies from the IDP. Residents were free to move around the space, view the panels, and provide comments at their own pace. Members of the project team from both the City and the County helped to facilitate conversations and answer questions throughout the event.

Feedback Recieved

Throughout both events, sticky notes and markers were made available to participants on which they could write out their comments. Spaces to place the stickies on each of the boards were included so that residents could place their comments on the portions of the IDP that their comments related to and so individuals could view the thoughts of other residents in the area. If participants were not comfortable leaving public comments, or wanted to provide feedback after the open house had ended, a supplemental survey mirroring the feedback opportunities at the open house was available online. Feedback detailed in the following tables was taken both from comments provided at the event, and those provided through the supplemental survey. Residents also had the opportunity to identify their neighbourhood of residence in the plan area by placing an identifying sticker on a map.

Figure 1. Neighbourhood of Residence Feedback



Open House Feedback Materials

Table 2. Open House Feedback

Panel Topic	Feedback
Public Engagement Process	<ul style="list-style-type: none"> • Developers, environmental consultants and other professionals should be consulted if they weren't already. • More City & County staff should potentially be consulted. 8 individuals might not have been enough to get meaningful feedback.
IDP Vision & Path Objectives	<ul style="list-style-type: none"> • More boardwalk spaces in or near the wetlands should be established • New plans should avoid congestion & overcrowding • Green spaces and connections to green spaces should be enhanced • When developing land, existing trees should be left standing when possible • Light and noise pollution should be minimized near the wilderness • More trees should be planted on boulevards and in large parking lots • Natural and wildlife corridors should also be maintained and preserved along with environmental features
Future Land Use Concept Map	<ul style="list-style-type: none"> • The future draft land use vision makes sense • The west side of the ring road should be straightened • A higher proportion of lands identified as industrial should be in the City • Trail accessibility in the IDP area should be improved • The area south of hermit lake should be identified as a natural area, not as residential. It is a wetland and wildlife corridor • Incentives should be provided for developments in commercial and industrial areas to put more trees • The IDP should explore opportunities to expand the trail network • Railway crossings should be provided overpasses or underpasses • The camp tamarack dispositions are currently designated as residential but should be designated as natural areas.



July 19 Open House Setup

Table 2. Open House Feedback (Continued)

Panel Topic	Feedback
Future Transportation Concept Map	<ul style="list-style-type: none"> • Traffic lights are needed at the intersection of Township Rd 712A & 116th St. • 116th St and Township Rd 712A are misidentified on the map. They are existing roads, not future. • The road between Highway 2 and Whispering Ridge should be paved, it's very dusty. • The road between Hermit & Hugest lake should be removed as it passes through a wildlife corridor • The alignment of the roads North of Highway 43 need to be reexamined • The roads around Wood Lake and the wetlands to the North should be removed
Residential Policies	<ul style="list-style-type: none"> • Biophysical studies should be required for any development within any wetland or wooded area, not just for developments within named areas • 2-4-0 & Glyphosate spraying in green alleys should be stopped • Residential areas should preserve natural corridors & wetlands
Commercial / Light Industrial Policies	<ul style="list-style-type: none"> • Commercial policies should be required to plant more trees • It is good that trees and natural spaces are encouraged in industrial developments
Parks, Recreation & School Policies	<ul style="list-style-type: none"> • The trail to the Aquaterra bridge should be paved • A new paved trail along the correction line connecting the new dunes parking to Evergreen Park • Parks and trails need to work together to form a whole corridor through the area.
Environmental Policies	<ul style="list-style-type: none"> • These polices are good.
Transportation Policies	<ul style="list-style-type: none"> • No heavy truck routes should be allowed through residential areas
Referral Requirements	<ul style="list-style-type: none"> • There should be no referral area going into the County. It lets the City inhibit development.
ASP Requirements	<ul style="list-style-type: none"> • ASPs shouldn't be necessary. They may limit or stop all development.
General Comments on the IDP	<ul style="list-style-type: none"> • The IDP uses many different acronyms that can be difficult to understand. A cheat sheet with a list of all acronyms/definitions would be good to include in the IDP as a quick reference for layman users. • City demographics section of the document could better reflect the number of indigenous people as it may impact service delivery

Next Steps

The following steps for the project are intended to be undertaken in the following months:

1. **Develop the Final Version of the IDP**, revised with alterations based on previous engagement feedback. This version of the IDP is to be finalized around the end of August.
2. **Submit the Final Version of the IDP** to the City and County councils to initiate the approval process.
3. **Host Open Houses #3 & #4**, allowing the public an opportunity to view the revised version of the IDP prior to the public hearing for the plan.
4. **Hold a Joint Public Hearing** for the IDP, following both councils giving a first & second reading to the plan, allowing the public to provide their support or opposition to the plan.
5. **Enact the New IDP**, if it is approved following three readings by council, causing its policies to come into effect and replace the regulation provided in the currently in effect IDP

Approval of the Intermunicipal Development Plan is slated for **October - November 2024**.

Stay Involved

To stay up to date on the project and future engagement opportunities, visit the project web pages at:

engage.cityofgp.com/idp or engagecountygp.ca/city-county-idp

If you have any questions about the IDP project, contact:

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