

ADMINISTRATIVE REPORT

TO: Shane Bourke, City Manager	DATE: November 4, 2024
FROM: Brian Glavin, Chief Operating Officer	MEETING: City Council
REPORT WRITER: Joe Johnson, Director, Planning and Development	
SUBJECT: Bylaw C-1479 - Intermunicipal Development Plan (IDP)	

RECOMMENDATIONS

That Council give three readings to Bylaw C-1479, being the Intermunicipal Development Plan (IDP).

PREVIOUS COUNCIL / COMMITTEE DIRECTIONS

The current Intermunicipal Development Plan was adopted on June 14, 2010, and was amended on April 9, 2018.

BACKGROUND

An Intermunicipal Development Plan (IDP) is a long-term and strategic plan between two (2) or more municipalities that is required by Provincial legislation. The IDP's purpose is to provide a coordinated and collaborative framework respecting land use, servicing, and transportation on lands adjacent to the boundaries of the respective municipalities.

The current City and County IDP was adopted in 2010. Since its adoption, significant changes have occurred, most notably the annexation completed in 2016 and the requirement for Intermunicipal Collaboration Frameworks (ICF). While the IDP has once been amended (by Bylaw C-1248A), it has not been thoroughly reviewed in the last 14 years.

In 2019, the City of Grande Prairie and the County of Grande Prairie engaged Green Space Alliance to review and update the existing IDP. The project kicked off in September 2019 but was put on hold in mid-2020 to allow for the ICF negotiations to be finalized. Upon successful negotiation of the ICF, the IDP project was resumed in May 2023.

The draft IDP covers an area within one quarter section on either side of the city boundary, plus additional county lands to the southeast and southwest, as shown in Figure 1.0 below.

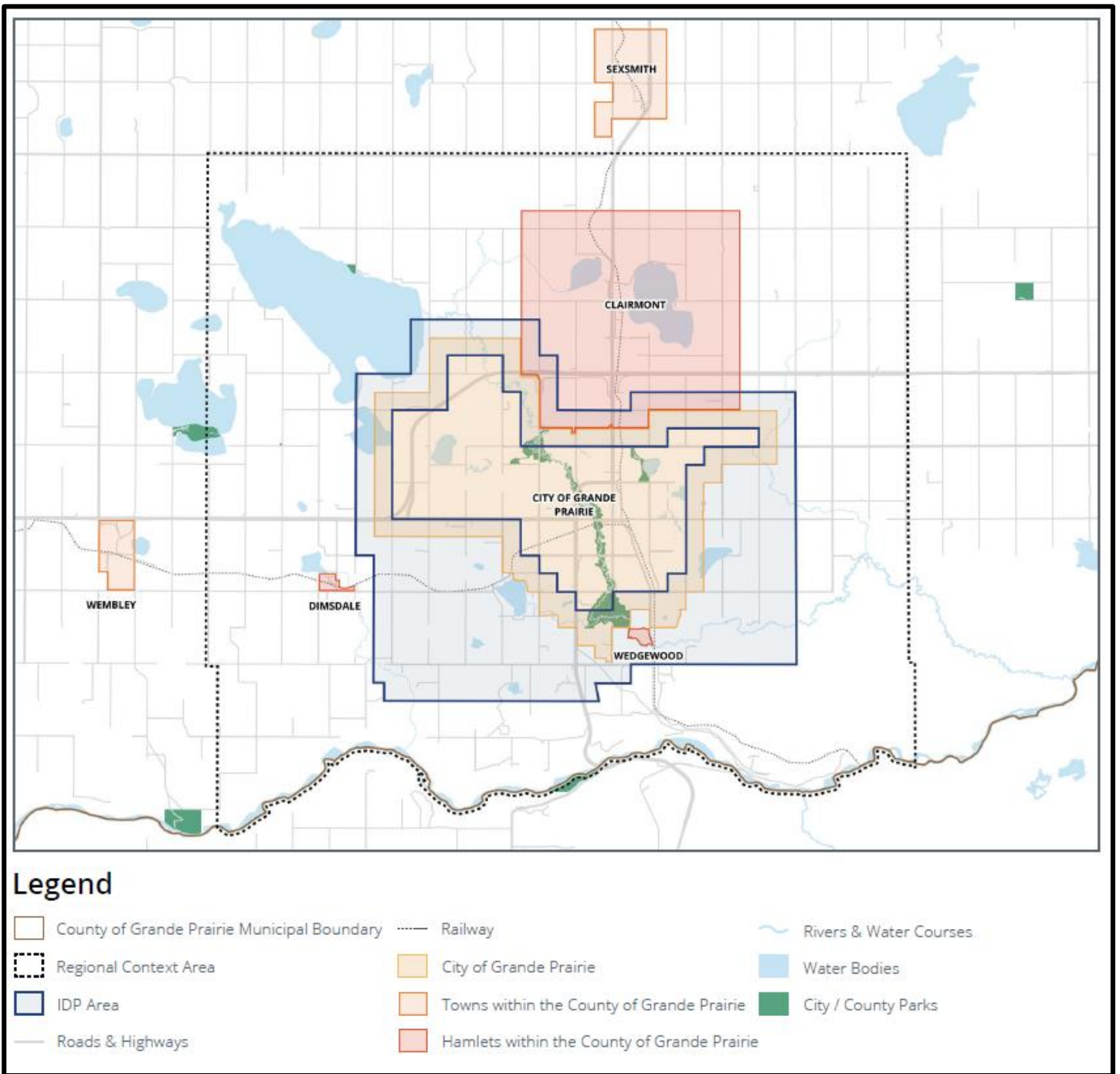


Figure 1.0: Map of the IDP Area

The key changes in the proposed IDP include:

1. IDP Vision
 - a. Creates a vision for the Plan.
2. Future Land Use Concept and Land Use Policies
 - a. Provides conceptual land uses for all of the IDP area.
3. ASP Requirements
 - a. The proposed IDP requires a two-tier Area Structure Plan (ASP) process for future development.
 - i. the development of larger, Intermunicipal Area Concept Plans (IACPs) to regulate larger areas within the IDP, and

- ii. Local Area Structure Plans (ASPs) to govern developments at a quarter section level of detail.
 - b. The IACPs and ASPs shall be prepared in accordance with the provisions of the MGA.
4. Referral Requirements
- a. The proposed IDP sets a new referral area to include most of the IDP area except for areas located beyond the future ring road to the southwest and east.
 - b. Reduced timeline for referred document review from 30 days to 14 days.
5. Servicing Requirements
- a. The proposed IDP requires that connection to municipal services is required for new high-intensity subdivisions within ¼ section of city boundary (except for areas where IACPs are exempt).
 - b. May allow on-site servicing within the IDP area, subject to alignment with applicable IACP.
6. Dispute Resolution
- a. Adopts the dispute resolution process established in the Intermunicipal Collaboration Framework (ICF).
 - b. Includes disagreement about the interpretation of the IDP as a base for dispute.
 - c. Identifies when the dispute process is activated, that is, only after second reading of a bylaw.

See Attachment 1 - Bylaw C-1479, Draft Intermunicipal Development Plan (IDP)

ANALYSIS

Relationship to City Council's Areas of Focus / Strategic Priorities

Council's Strategic Priority "Engaging Relationships – Developing and nurturing key relationships with stakeholders and other levels of government; building on mutual strengths."

Environmental Impact

Adopting an IDP with the County of Grande Prairie will streamline the development of a strategy to protect environmentally significant features that are important to both municipalities.

Economic Impact

Adopting an IDP with the County of Grande Prairie will encourage orderly development along the borders of the two municipalities as well as provide assurances to development industry stakeholders.

Social Impact

Clear policy in the IDP will provide assurance to landowners about the future of their land as well as adjacent properties.

Relevant Statutes / Master Plans / City Documents

1. Municipal Government Act, RSA 200, c-M-35, s.

"Intermunicipal development plans

631(1) Subject to subsections (2) and (3), 2 or more councils of municipalities that have common boundaries and that are not members of a growth region as defined in section 708.01 must, by each passing a bylaw in accordance with this Part or in

accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary."

Risk

The City's willingness to accept this change in direction from the current IDP has been influenced by the Province of Alberta's introduction of the Intermunicipal Collaboration Framework legislation in 2017. This legislation provides a framework for the integrated and strategic planning, delivery and funding of intermunicipal services. Should provincial legislation change such that ICFs are no longer required, the City may endure undue hardships such as strains on infrastructure and related upgrades and costs of public amenities.

STAKEHOLDER ENGAGEMENT

City administration, in conjunction with the County's administration conducted a thorough stakeholder engagement process during the review. This process involved a variety of methods such as multiple steering committee meetings, multi-stakeholder meetings and workshops, staff interviews, media announcements, and open houses. This approach ensured comprehensive input from both internal and external agencies, as well as the public. A summary of the engagement process that includes the feedback from the meetings is attached as **Attachment # 2 – What We Heard Report**.

As per the Municipal Government Act, the City must hold a public hearing before the second reading of the bylaw and that Council must give notice of the public hearing in accordance with Section 606. The public hearing for the proposed bylaw was advertised per the requirements of the MGA and the Land Use Bylaw. Also, information was published on the website.

Administration did not receive any response from the advertisement at the time of writing this report.

BUDGET / FINANCIAL IMPLICATIONS

The administration, in conjunction with the County's administration, engaged the service of GSA, a consulting company, in the review process. The City and the County equally contributed to all costs associated with drafting the proposed IDP.

SUMMARY / CONCLUSION

The City is updating its Intermunicipal Development Plan with the County of Grande Prairie. The IDP is a statutory plan that outlines development policies for the areas around the municipalities' shared boundary. The current IDP was adopted in 2010, and this review, initiated in 2019, is necessary to ensure that the Plan remains current and relevant.

The key changes in the proposed IDP include adding a Vision to the IDP, providing concept land uses for all of the IDP area, introducing a two-tier Area Structure Plan (ASP) process for future development, updating the referral area to exclude areas located beyond the future ring road to the southwest and east, and reducing the timeline for referred document review from 30 days to 14 days. Additionally, the proposed IDP requires that 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). Lastly, it adopts the dispute resolution process established in the Intermunicipal Collaboration Framework (ICF).

ATTACHMENTS

1. Bylaw C-1479, the City and County of Grande Prairie Intermunicipal Development Plan (IDP)
2. What We Heard Report