



AGENDA ITEM

GULL LAKE INTERMUNICIPAL DEVELOPMENT PLAN (IDP)

FIRST READING

August 8, 2019

BACKGROUND

The draft Gull Lake Intermunicipal Development Plan (IDP) is being brought forward for Council consideration of First Reading, a copy of the draft plan is attached as Schedule 'A' and a copy of the Bylaw 1302/19 is attached as Schedule 'B'. The IDP is a collaborative document between the County, Ponoka County and the Summer Villages of Parkland Beach and Gull Lake, which is intended to guide land use and development around Gull Lake while ensuring that the ecological health, recreational capacity, and scenic qualities of the lake are respected and enhanced.

In April 2019, the steering committee re-assembled to review the Gull Lake IDP adopted in 2010. The steering committee has revised the Plan based on the committee discussions and other identified needs. However, the majority of the amendments have been made in order to clarify the document and meet the new requirements as per Bill 21, the Modernized Municipal Government Act (MMGA). The overall intent of the plan has not changed.

PROPOSED AMANEDMENTS

The fundamental change to the document has been the reorganization of the sections. The 2010 IDP nested policies under three (3) main sections: 1) conservation issues, 2) development issues and 3) public input into decision-making. This made finding policy specific to a certain part of development, such as roads, difficult. The draft IDP now breaks the policy section of the plan into: 1) land use policies; 2) environmental and lake management; 3) public recreation; 4) infrastructure; and 5) plan implementation.

Plan objectives have been added to the draft to reflect the new requirements outlined in the MMGA. The introduction and public engagement sections were rewritten to reflect the new document and the existing conditions were updated to reflect today's situation.

The main body of the IDP contains the policies, which for the most part remain unchanged, just divided into the new sections. That said a number of policies were removed either because they were unachievable, did not comply with current policy or did not fall under the jurisdiction of planning. In addition, other policies were removed as they were no longer required or were no longer the goal of the municipalities.

Lastly, new sections were added covering storm water management, road infrastructure and fire management. These are standard considerations for rezoning and subdivision applications and the policies in these new sections are reflective of other IDPs.

LEGISLATIVE RESPONSIBILITIES

Section 631 of the Municipal Government Act, RSA 2000 cM-26 (as amended) requires two or more Councils of municipalities with common boundaries to prepare and adopt an Intermunicipal Development Plan (IDP) for the purpose of providing more detailed planning direction for development of lands within a common boundary.

An IDP is expected to provide the municipalities with a comprehensive long range land use plan that reduces potential development conflicts, addresses other community concerns and provides a framework for ongoing consultation in areas of mutual interest. An intermunicipal development plan must address:

- the future land use within the area,
- the manner of and the proposals for future development in the area,
- the provision of transportation systems for the area, either generally or specifically,
- proposals for the financing and programming of intermunicipal infrastructure for the area,
- the co-ordination of intermunicipal programs relating to the physical, social and economic development of the area,
- environmental matters within the area, either generally or specifically,
- the provision of intermunicipal services and facilities, either generally or specifically, and
- any other matter related to the physical, social or economic development of the area that the councils consider necessary.

RECOMMENDATION

Staff recommends that Council give First Reading to Bylaw No 1302/19 to adopt the Gull Lake IDP.

The IDP Committee has scheduled the Public Hearing for September 3rd at 7 pm at the Gull Lake Community Hall.

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