



## AGENDA ITEM

# **BLACKFALDS INTERMUNICIPAL DEVELOPMENT PLAN (IDP)**

**December 12, 2019**

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### **BACKGROUND**

On November 7, 2019 Council gave First Reading to Bylaw 1310/19 which proposes a number of amendments to the *Blackfalds Intermunicipal Development Plan* (hereinafter referred to as 'the Plan') adopted in 2013. The Plan is a collaborative document between Lacombe County and the Town of Blackfalds, which is intended to guide land use and development that is mutually beneficial.

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 and update the document as well as meet the new requirements as per Bill 21, the *Modernized Municipal Government Act* (MMGA). The overall intent of the plan has not changed.

On October 10, 2019, Lacombe County and the Town of Blackfalds held a public meeting at the Blackfalds Community Centre, to evaluate if the draft Plan reflected the communities vision for future development, and to hear the community's concerns and issues. There were a total of 10 attendees.

From October 10, 2019 (6:30 pm) through October 29, 2019 (11:59 pm) Lacombe County and the Town of Blackfalds conducted a survey to gather feedback. A total of 14 survey responses were received.

### **PROPOSED AMENDMENTS**

The introduction to the Plan, provincial legislation and objectives have all been updated to reflect what has changed since the adoption of the current Plan in 2013 including the new MMGA requirements.

The population projections for the Town of Blackfalds have been completed revised based on a *Blackfalds Population and Land Demand Analysis* completed by Stantec, dated May 10, 2019. This study assessed that Blackfalds population would increase from the current 10,000 plus people to 92,000 plus by 2051. As a result, Blackfalds could potentially run out of land by 2026 for industrial land and 2031 for residential land. These projections have been based on Blackfalds peak population and economic growth rates therefore it was considered prudent given the current economic slowdown to reevaluate Blackfalds land needs in three (3) to five (5) years. As a result, the future land use concept map has not changed as part of this review to identify more land for future growth.

A number of sections have also been revised, added to and expanded upon to ensure consistency with the County's policies and plans. The former storm drainage section has been completely revised outlining more up to date policy relating to best practice stormwater management as well as the requirement to comply with the *Whelp Brook/Wolf Creek Master Drainage Plan*. Likewise the water and wastewater sections were expanded to reflect the requirement for communal systems.

A new section has been added on fire management. These policies are standard considerations for rezoning and subdivision applications and the policies in this new section is 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.

## **PUBLIC PARTICIPATION**

Lacombe County sees the value in engaging the public through a variety of mediums and is committed to open, accountable and responsive decision making, including different levels of engagement with the public as outlined in the *Policy AD(40): Public Participation Policy*. The level of engagement completed for this project was as follows:

- *Inform*: The October 10, 2019 public meeting provided the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.
- *Consult*: As a follow up to the October 10, 2019 meeting, a survey was conducted to obtain public feedback on analysis, alternatives and/or decisions.

## **NOTICE OF PUBLIC HEARING**

In accordance with the requirements of the *Municipal Government Act*, notice of the public hearing was published in the following local newspapers:

Lacombe County News      November 15, 2019

Lacombe Globe              November 28 and December 5, 2019

Notice of the public hearing has been sent to surrounding landowners and also been posted on the County's website. Notice was also sent to all other interested agencies to invite their comments on the proposed change.

## **RESPONSES**

Red Deer County responded, and have no concerns over the proposed IDP changes.

CN Rail responded, indicated they support the wording in section 7.1.4.

ATCO Transmission high pressure pipelines had no comment.

No other responses were received at the time of writing this report.

## COUNCIL DECISION

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**PREPARED BY:** Cajun Paradis, Planner/Development Officer



**REVIEWED BY:** Dale Freitag, Director of Planning Services



**REVIEWED BY:** Tim Timmons, County Manager

