



AGENDA ITEM

BLACKFALDS INTERMUNICIPAL DEVELOPMENT PLAN (IDP)

November 7, 2019

BACKGROUND

The draft Blackfalds 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 1310/19 is attached as Schedule 'B'. The IDP is a collaborative document between the County and the Town of Blackfalds that is intended to guide land use and development that is mutually beneficial.

In January 2019, the steering committee re-assembled to review the Blackfalds IDP adopted in 2013. 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.

A public meeting was held on October 10th, 2019 at the Blackfalds Community Hall to present the draft plan to the public and solicit feedback. Approximately 10 members of the public were in attendance. The primary issues raised related to drainage and storm water issues from development in the Town of Blackfalds.

A survey was conducted as part of the consultation process both online and in paper format at the meeting. A total of 14 responses were received via survey with the respondents being an even mix from the County and the Town. 64% of the respondents felt that the draft plan did not reflect their vision for the plan area, 29% were neutral and 7% gave a thumbs up. The main concerns raised included: 1) too much farmland being included in the plan area, 2) the inappropriate identification of industrial land near Lacombe Lake and its impact on the environment; 3) the lack of natural area identified around Lacombe Lake and Blackfalds Lake; 4) the negative impact of storm water going into Lacombe Lake and groundwater from development; and 5) concern relating to land west of the QEII being included in the plan area. A copy of the *Public Consultation Report* is attached as Schedule 'C'.

The drainage and storm water issues that were raised are specific to development in the Town of Blackfalds and cannot be addressed in the policies of the draft IDP. In relation to the objections with the lands identified for future development in the *Future Land Use*

Concept Map, these identifications cannot be changed without a change being made to the Highway 2 Corridor Area Structure Plan (ASP). The *Municipal Government Act* requires that all plans be consistent with each other. The ASP is not on the Long Range Planning Program for review therefore staff does not recommend making changes to the draft IDP.

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 IDP in 2013 including the new MMGA requirements.

The population projections for the Town of Blackfalds has been completely 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 with the exception of Grey Stone Ranch, Blackstone Ranch and other CR lands on SE 2-40-27W4M being added to the Long Term Growth Area to ensure continuity. The NW 24-39-27-W4M was also included as this quarter section was only removed from the last map as the land belonged to a sitting Councillor for the County which is no longer the case. Lastly a portion of the green buffer identified south of the Burbank Industrial Park was removed to allow for the expansion of an existing business in the industrial park.

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 storm water 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 appropriate level of engagement for each public participation opportunity should be selected on a project-to-project basis. The levels of engagement within the policy are as follows:

- *Inform*: To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.
- *Consult*: To obtain public feedback on analysis, alternatives and/or decisions.
- *Involve*: To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.
- *Collaborate*: To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.
- *Empower*: To place final decision making in the hands of the public.

The IDPC's recommendation is that the County and the Town schedule a public meeting which was held on October 10th, 2019 to provide the public an opportunity to understand and provide input on the draft IDP prior to the adopting bylaw process.

After the public meeting, the public's input will be considered by both Council's and any recommended changes will be made to the draft plan.

The Council of each municipality will host individual Public Hearings to gather additional feedback from the public.

RECOMMENDATION

Staff recommends that Council give First Reading to Bylaw No 1310/19 to adopt the Blackfalds IDP.

If Council give First Reading to the Bylaw then staff propose scheduling a Public Hearing for December 12rd at 9.00 am at the next Council meeting.

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