



INTERMUNICIPAL DEVELOPMENT PLAN



Open House

March 11, 2010 – 7:00 – 8:30 pm

Woodlands County Municipal Office

Agenda

- **Summary**
- **What is a IDP**
- **Plan Area**
- **Goals and Principals**
- **Policy Areas**
 - **Land use**
- **Plan Implementation**
- **Future Planning**
- **Moving Forward**



INTERMUNICIPAL DEVELOPMENT PLAN



What is a IDP?

The purpose of the Intermunicipal Development Plan...

- Facilitate and sustain long term strategic growth
- Identify joint development opportunities.
- Address intermunicipal issues within the Plan area

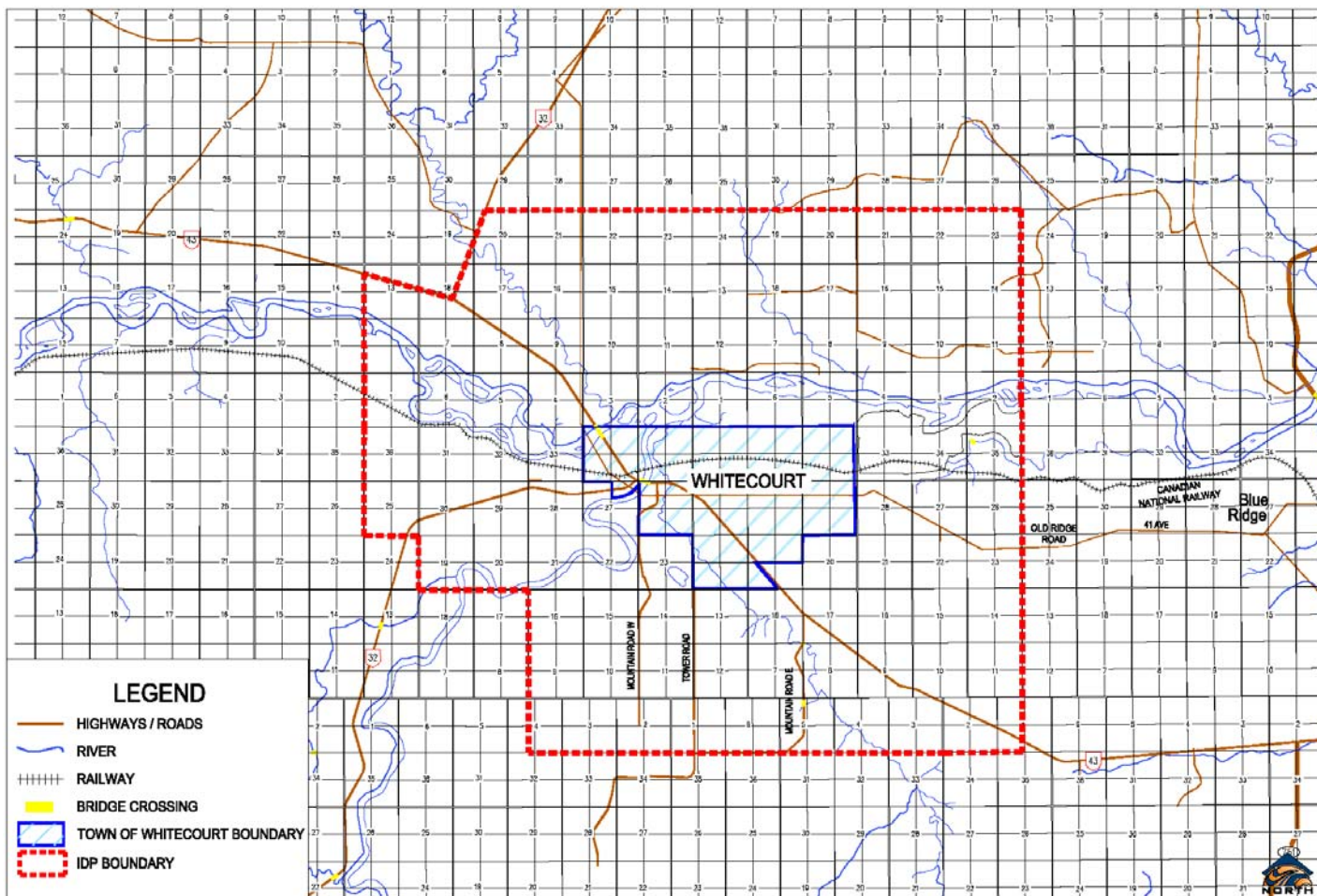
This IDP is a continuing process of cooperative land use planning between the County of Woodlands and the Town of Whitecourt.



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Plan Area



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Plan Framework

1.0 Introduction

- Purpose and background,
- Plan area,
- Planning and public consultation Process
- A set of definitions.

2.0 Plan Goals and Guiding Principles

- Goals and principles of the IDP as set forth by Woodlands County and the Town of Whitecourt.

3.0 Policy Framework

- Overviews, objectives and policies for general land use, agriculture, residential, commercial, industrial/business, open space, environmental management, crown lands, economic development, transportation, servicing, infrastructure, utilities, community and emergency services.

4.0 Policy Areas

- Seven focus areas; Crown Lands, Highway Corridor, Town Growth Direction, County Residential, Industrial Lands and Environmentally Sensitive Areas.

5.0 Implementation

- Administration and implementation process for the IDP



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Goals of the IDP

- **Provide policies which will;**
 - guide land uses,
 - Ensure growth management,
 - Review transportation,
 - Foster economic development/joint initiatives.
- **Develop, implement and maintain policies which are mutually beneficial between the Municipalities.**
- **Continue open lines of communication between the Municipalities in regards to future land use.**
- **Develop and ensure a high level of standards for development of any lands within the Plan area.**



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Guiding Principles

Land Use – ensure compatible and complementary land uses for future expansions.

Joint Initiatives – Pursue mutually beneficial opportunities

Environment – Retain, protect and enhance, environmentally sensitive areas including rivers, wetlands, trails and wildlife.

Development Control - Ensure consistent minimum development standards and requirements.

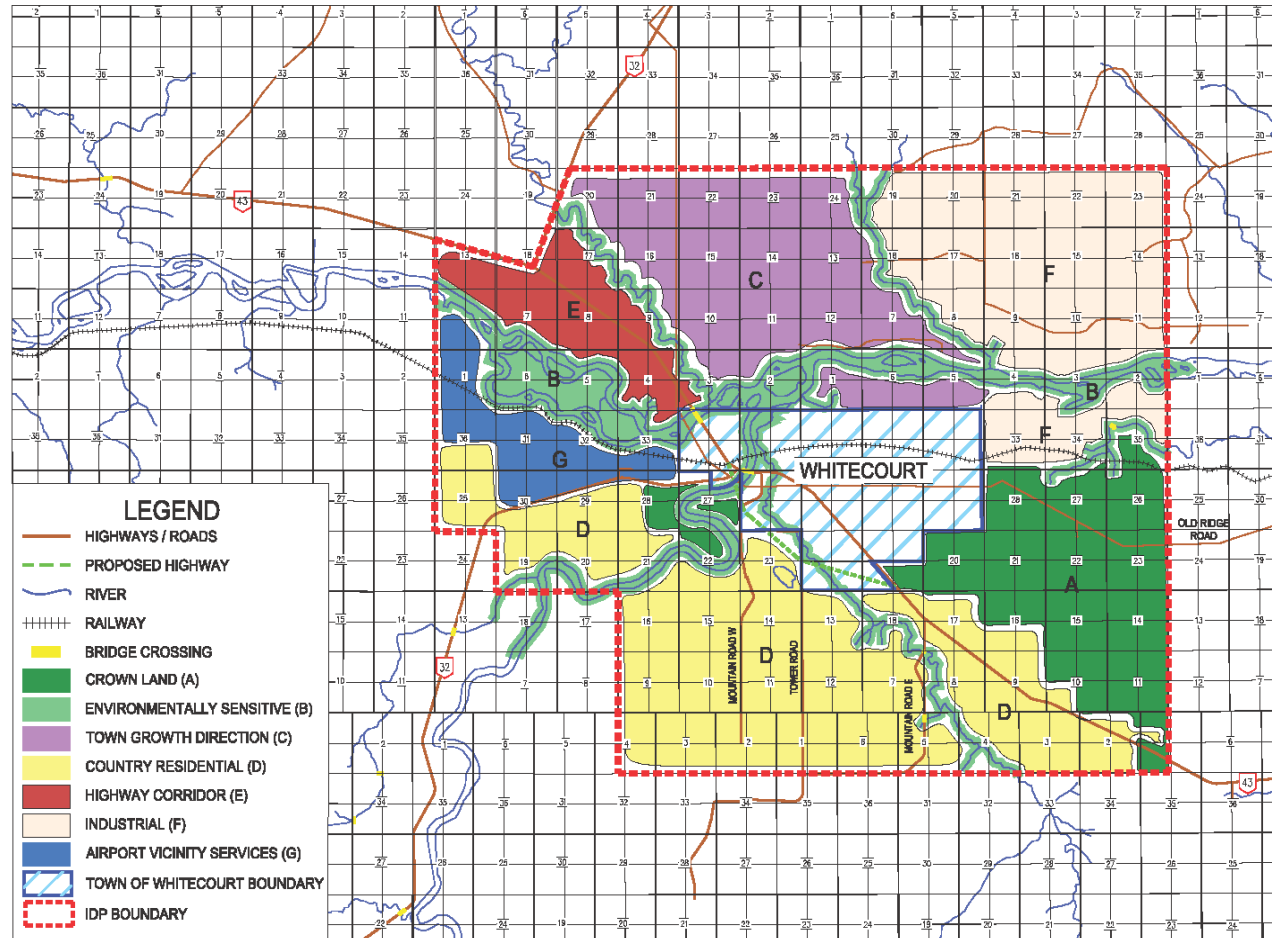
Tourism and Recreation - Provide amenities and facilities that broaden and enhance recreation



Policy

Areas

- Crown Lands (A)
- Environmentally Sensitive Areas (B)
- Town Growth direction (C)
- Country Residential (D)
- Highway Corridor (E)
- Industrial Lands (F)
- Airport Supportive vicinity (G)



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Economic Development

- **Maintain an adequate supply and variety of land.**
- **Foster economic development in the Plan area by recognizing the needs of both Municipalities and the local economy.**
- **To identify and cooperate in joint development opportunities**
- **Cooperate in the promotion, enhancement and development of attractions to increase tourism.**



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Environmental & Recreation

- **Protect environmentally sensitive areas, including critical wildlife habitats and rivers from inappropriate development.**
- **Integrate, where possible, the Athabasca and McLeod Rivers as naturalized greenways that can be used for passive recreation purposes, wildlife corridors and stormwater management.**
- **Protect existing rivers, wetlands, environmentally sensitive and natural spaces.**
- **Explore opportunities for the development of joint recreation facilities.**
- **Identify and establish formal trails for off-highway vehicle use.**



Agriculture



- **Avoid premature development of agricultural lands.**
- **Avoid and/or minimize conflicts between agriculture uses and non-agriculture uses.**



Residential Development

- Identify areas appropriate for residential expansion at urban densities as identified by the Town of Whitecourt.
- Identify areas appropriate for residential expansion at rural densities as identified by Woodlands County.
- Avoid and/or minimize conflicts between residential and non-residential uses.



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Commercial Development

- Provide an adequate supply of commercial lands.
- Promote and establish commercial development along the Highway 43 corridor to the northwest of the Town of Whitecourt.
- Develop and establish design guidelines to ensure aesthetically pleasing and high quality development along the Highway 43 corridor.
- Create cost and tax sharing opportunities related to the Highway 43 corridor between Woodlands County and the Town of Whitecourt.
- Avoid and/or minimize conflicts between commercial and non-commercial uses.



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Industrial Development

- Provide an adequate supply of various types of industrial lands.
- Identify Industrial development opportunities that would be beneficial to both Municipalities.
- Avoid and/or minimize conflicts between industrial and non-industrial uses.



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Additional Policies

- **Airport**
- **Crown Lands**
- **Transportation**
- **Servicing, Infrastructure and Utilities**
- **Community and Emergency Services**



Plan Implementation

- **Plan Adoption**
- **Plan Review**
- **Intermunicipal Dispute Resolutions**
 - Staff Review and Discussion
 - Chief Administrative Officer
 - Municipal Councils
 - Alberta Municipal Affairs
- **Referral Process**



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Future Planning

Requirements for Area Structure Plan

- 4 parcels or more of residential
- 1+ parcels of industrial, commercial or institutional use

Boundary Adjustments

- To meet future land demands of the Town of Whitecourt
- Promote logical and orderly patterns of land use



Moving Forward

- Project Start Up – **Completed**
- Informational Open House – **May 7, 2009**
- Plan Creation – **Completed**
- Plan Review – **Completed**
- Policy Plan Open House – **March 11, 2010**
- Council Presentation – TBD
- Public Hearing – TBD
- Council Adoption – TBD



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