

## Tri-Area Intermunicipal Development Plan (IDP) Summary May, 2009

### **IDP PURPOSE**

The purpose of the IDP is to establish a regional framework to better manage land use, subdivision and development in the IDP area for the long term.

### **IDP HISTORY**

Rural Urban Fringe Plan - In 1992, a Rural Urban Fringe Plan was prepared and passed as a resolution of Council by the Councils of Cypress County, Redcliff and Medicine Hat. Since then, many things have changed including transportation pressures, availability of water, development pressures, Provincial legislation and specific issues among the three municipalities. This IDP will replace the Urban Fringe Plan.

### **IDP Steering Committee and Public Consultation Process**

- March, 2006 - The Councils of the three municipalities met and agreed to prepare an Intermunicipal Development Plan.
- November 30, 2006 - A draft set of IDP concepts was presented at a public meeting and public comments were recorded.
- December 11,12, 2006 – The planning consultant offered interviews with those landowner who wished to speak privately. A total of 36 individual and group interviews were completed.
- October 15, 2007 - Alberta municipal elections were held. The new Councils took time to become familiar with the IDP process.
- August 17, 2008 - A draft IDP was released for comment to the public and other agencies.
- September 17, 2008 - A public meeting was held to present the draft IDP and hear concerns and suggestions. Questions were taken from the floor and comments were recorded.
- November 27th, 2008 - The steering committee arranged for two formal presentations to be delivered by landowner representatives in response to concerns and suggestions identified in the September 2008 meeting. These were considered by the Steering Committee and resulted in changes to the draft IDP.
- January 23, 2009 - The IDP steering committee directed that a proposed IDP and associated amending bylaws be completed and brought forward in order that the three municipal Councils may consider approval of the IDP.
- May, 2009 – Each of the Councils give the IDP first reading and scheduled a public hearing for 6:30 pm on June25, 2009 at the Medicine Hat Lodge.

## **FUTURE LAND USE CONCEPT SUMMARY**

**IDP Time Horizon** - The IDP plans for at least a 50 year time horizon and the total regional urban population is projected to be close to 145,000 by that time. The proposed IDP prepares a regional strategy where there was none previously. This strategy

- offers clarity in urban fringe land use policy,
- attempts to anticipate the impacts of change on a regional basis,
- encourages planning for desired outcomes rather than simply reacting to immediate pressures.

**Piped Water for County Use** - The IDP is based in part on the provision of water and sewer services to the County. The hamlet of Dunmore and land along Township Road 120 are designated in the IDP for eventual *full-service* water and sewer services. The remaining IDP lands in the County are eligible for *low-volume* piped water (ie. 0.5 gal/min.) depending on where and when the County deems it to be economically feasible. Actual construction of these services will be in accordance with a new water “gate agreement” that is required to be approved between the County and the City before the IDP comes into effect. It will be the responsibility of each municipality to acquire adequate water licenses for their current and long term requirements.

**County Future Economic Base** – Specific areas of the County are designated for non-residential development within the IDP. This primarily involves potential low-volume piped water servicing for rural commercial/ industrial land uses to the west and north of Medicine Hat/ Redcliff as well an urban level of services for an expanded Dunmore and potentially for Twp Road 120. County land to the east of Medicine Hat is designated for a mix of rural commercial/ industrial/ residential uses and low-volume water service. At this time, difficult terrain, servicing and road access constraints limit the consideration of more intense development or annexation potential. The capacity to extend economical servicing to any or all of these IDP areas will in part determine the intensity of future development.

**City Long Term Growth Protection** - The three parties to the IDP have decided that it is not in the long term interests of either the County, the Town or the City to encourage further, urban-style residential subdivisions in the County on the Town or City doorstep. Further, land identified in the IDP for future urban growth outside current urban boundaries will be considered for annexation as the urban municipalities require land to meet their growth needs.

**Limited Country Residential Use Policy** - The continued agricultural use of the irrigated lands in this policy area is encouraged during the term of the IDP. However, a limited amount of residential subdivision will be considered south and west of Medicine Hat in the *Potential Growth Area* as well as the *Redcliff Urban Reserve Area* under specific circumstances. The intent is to ensure that a) sufficiently large parcels remain for future urban development beyond the 50 year horizon and b) some of the less agriculturally productive portions of large parcels may be subdivided in a way that will be compatible with eventual urban land uses and densities.

**Land Use Designation Summary** - Map A (attached), being the IDP Future Land Use Map identifies seven land use designations, an ‘overlay’ IDP designation for airport vicinity protection, another overlay designation that refers to highway commercial/ light industrial potential around future interchanges and one referral designation intended to ensure the municipalities coordinate their development processes. The designations and policies that guide them were established as a result of discussions with the IDP steering committee members and refined through added research, as well

as landowner comments and joint Council discussions. Maps B, C and D (also attached) are other IDP policy maps that will be part of the IDP bylaw.

Annexation - Land for annexation is anticipated to be required within the 50 year horizon for Redcliff. While the City has ample land for 50 years growth, this Plan does not preclude the City from requesting land for annexation prior to the expiry of the 50 year timeframe or in areas that are not currently identified for future annexation. However, significant changes to the IDP policies will require an IDP amendment that is approved by all three municipal Councils.

Plan Reviews - As conditions change, the IDP and its underlying assumptions will require regular reviews and updates to ensure the IDP continues to meet the needs of the region. Therefore, the IDP will be reviewed every 6 years or earlier.

Improved Communications and Planning Ahead - The IDP establishes a framework for improved communication through a new intermunicipal coordination committee and an intermunicipal dispute resolution process. In addition, the IDP identifies specific lands that will be subject to more detailed land use planning.

IDP Changes From The September 17, 08 Public Meeting - Landowners to the south of Medicine Hat made submissions to the Steering Committee specifically asking for annexation to the City in the short to medium term. In response, the Steering Committee carefully considered the request and renamed land south and west of the City from "Agricultural" policy area to "*Potential Growth Area*" (See attached Map A) in recognition of the long term direction of urban growth that could result in eventual City or Town annexation. In addition, the Steering Committee added several allowable land uses in these two policy areas and reduced the minimum parcel size for limited country residential parcels to 1.5 acres from 4 acres.

Other notable changes from the September 17<sup>th</sup> draft IDP include the following;

- rename the 'Redcliff Growth Area' to *Redcliff Urban Reserve*
- remove potential for residential land uses in the *Redcliff Urban Reserve* lands located north of Hwy 1
- amend the Bullshead creek setback to be consistent with the existing County land use bylaw
- reduce the IDP boundary to include only those lands on the north and east sides of the future Highway 1 bypass alignment

### **IDP APPROVAL SCHEDULE**

- The IDP and associated amending bylaws were given first reading on May 19 by the City and County and May 25<sup>th</sup> by the Town.
- A proposed IDP has been posted on municipal websites.
- A public meeting to explain the proposed IDP after first reading will be held on June 9<sup>th</sup> at the Grandstand Banquet Room of the Medicine Hat Exhibition and Stampede Grounds.
- A formal joint public hearing will be held at 6:30pm on Thursday June 25<sup>th</sup> at the Medicine Hat Lodge. Consideration of second and third reading will be scheduled thereafter.

### **FOR FURTHER DETAILS**

For further information on the IDP, please contact Jeffrey Dowling, County planner at Cypress County (526-2888), Dwight Brown Planning Manager at the City of Medicine Hat (529-8376) or Kim Swanson, Municipal Administrator at the Town of Redcliff (548-3618). **After May 28th, the IDP details will be available for download on the website at any of the following municipal websites; [www.city.medicine-hat.ab.ca](http://www.city.medicine-hat.ab.ca), [www.cypress.ab.ca](http://www.cypress.ab.ca), or [www.town.redcliff.ab.ca](http://www.town.redcliff.ab.ca)**

RGE 7

RGE 6

RGE 5

RGE 4

Map A

# Future Land Use Concept

## Tri-Area Intermunicipal Development Plan

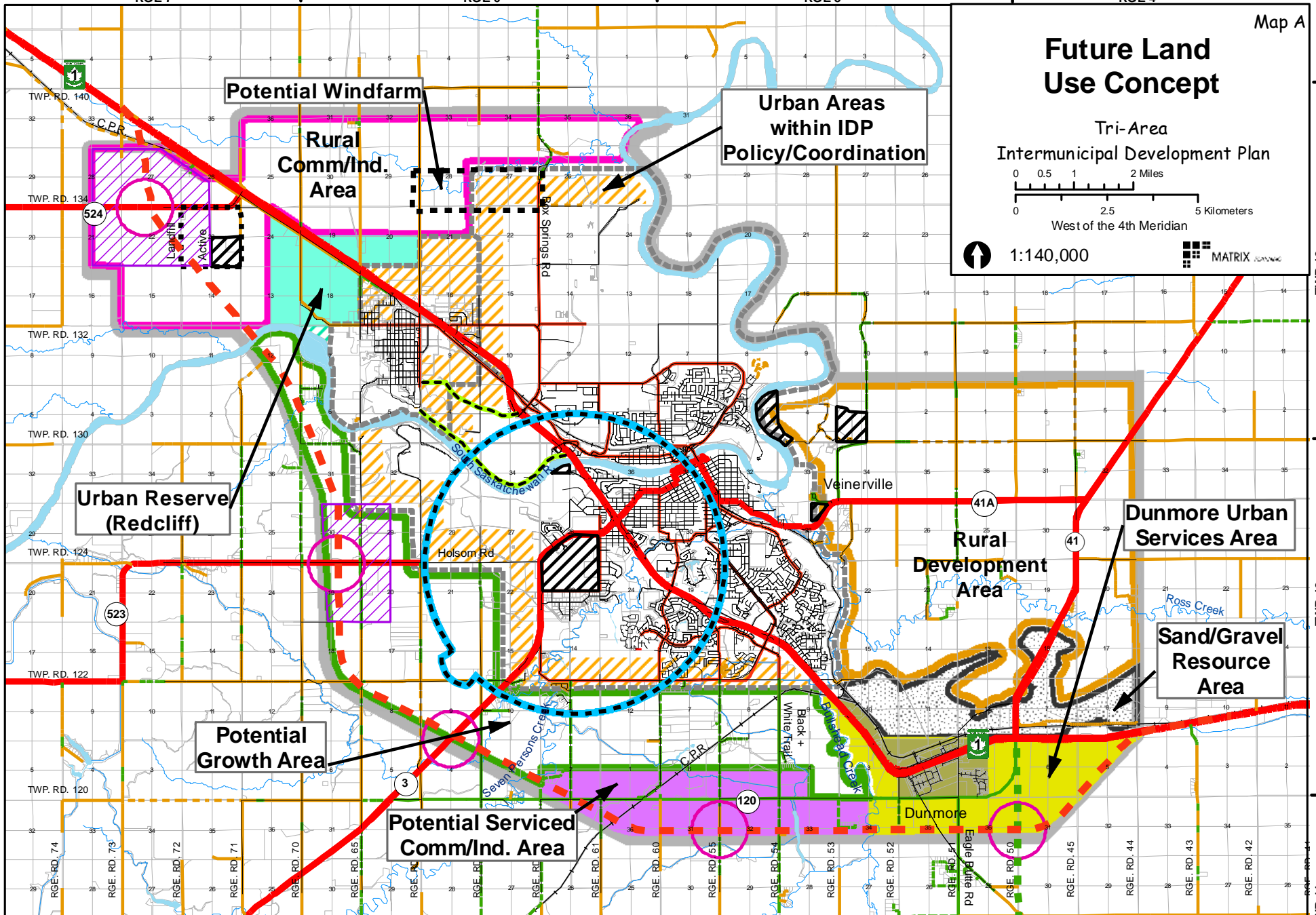
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West of the 4th Meridian

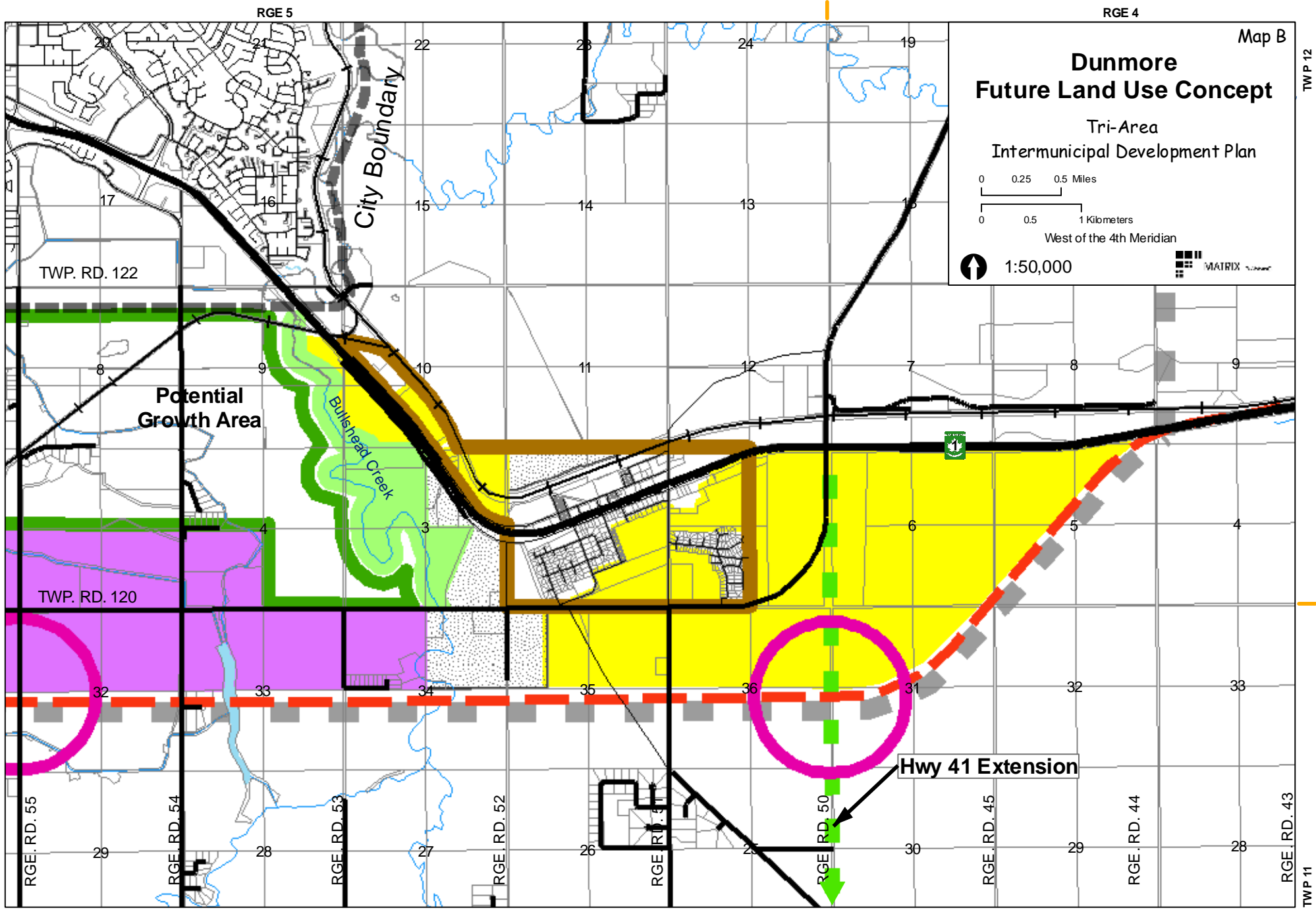


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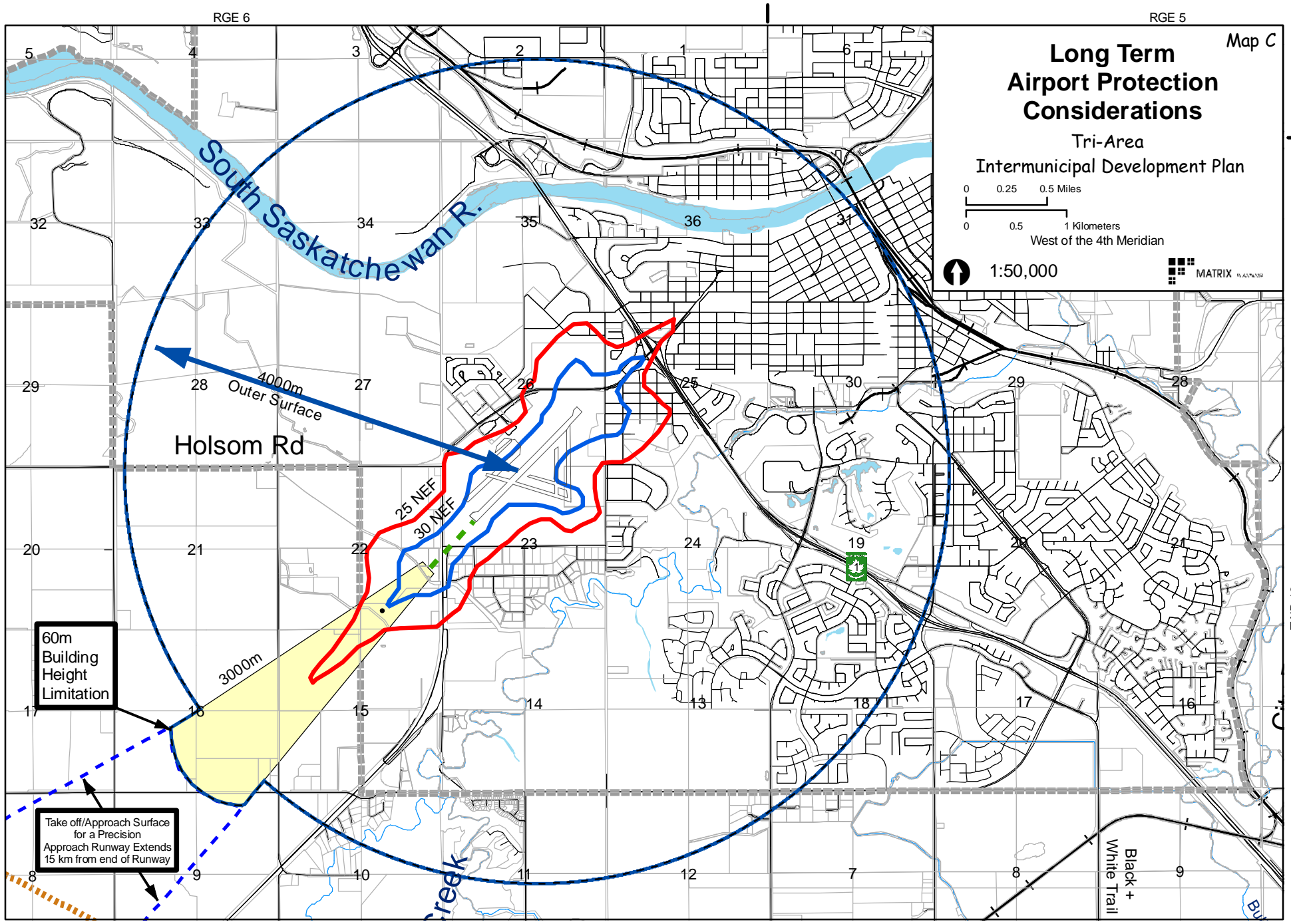


### Legend

- IDP Boundary
- Municipal Boundary
- Existing Road Classification**
- Provincial Highway
- Pavement
- Oiled Road
- Gravel Road
- Dirt Road
- Urban Standard
- Potential Hwy 1 Re-alignment
- Potential Highway 41 Re-alignment
- Potential Intermunicipal Trail Link
- Potential Interchange
- Highway Interchange Overlay
- Potential Growth Area
- Rural Comm/Ind. Area
- Rural Development Area
- Sand/Gravel Resource Area
- Dunmore Urban Services Area
- Potential Serviced Comm/Ind. Area
- Urban Reserve (Redcliff)
- Airport Protection Overlay
- Existing Municipal Infrastructure Interests
- Potential & Existing Municipal Infrastructure
- Airport Protection Overlay



- Legend**
- IDP Boundary
  - Potential Highway 41 Re-alignment
  - Major Road
  - Future Urban Reserve (M.H.)
  - Riparian Protection
  - Future Development Potential
  - Future Potential Hwy 1 Re-alignment
  - Potential Interchange
  - Minor Road
  - Potential Serviced Comm./Ind.
  - Dunmore Hamlet Boundary (2008)
  - Sand and Gravel Extraction Potential



Map C

## Long Term Airport Protection Considerations

Tri-Area  
Intermunicipal Development Plan

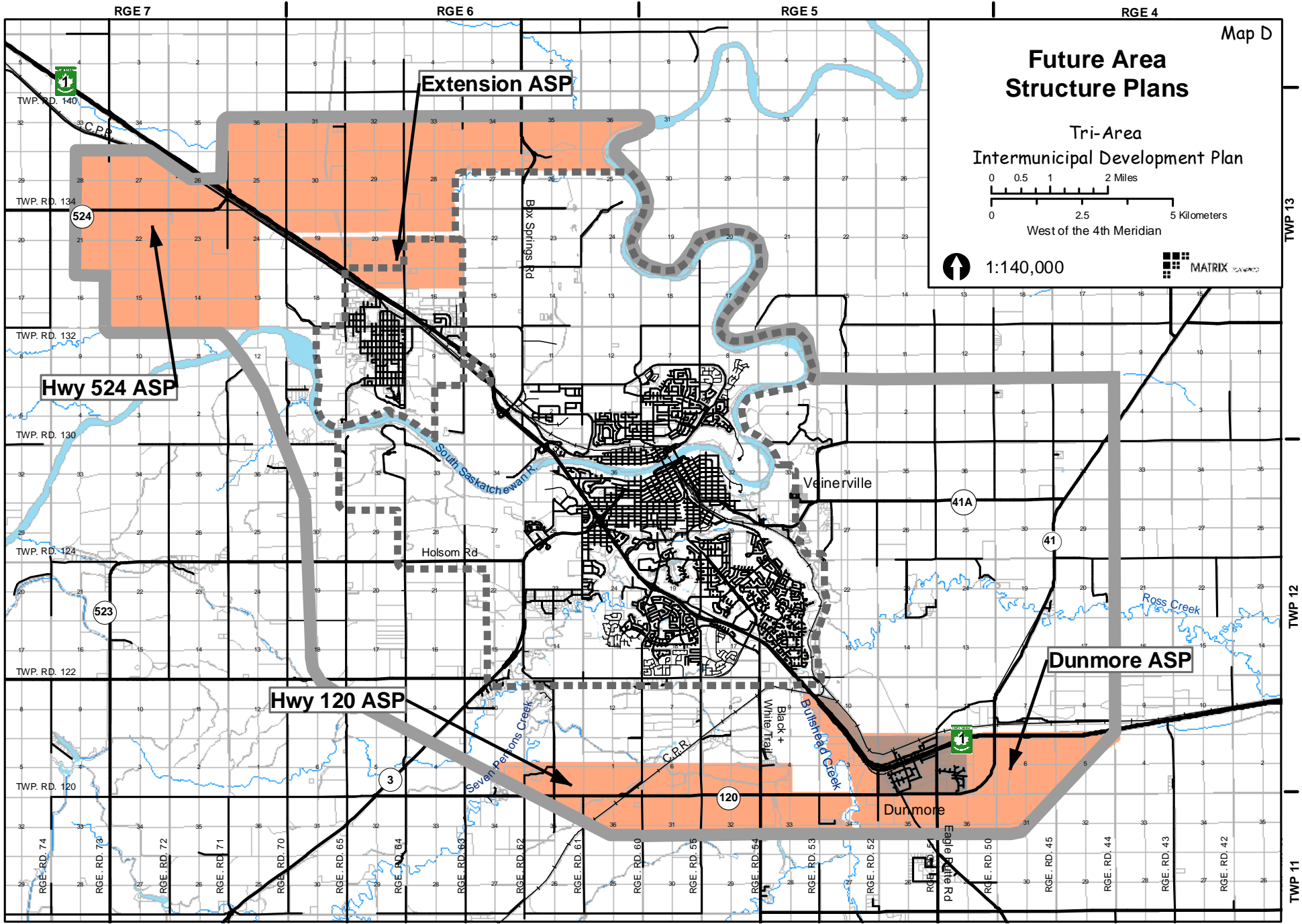
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West of the 4th Meridian

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MATRIX

- Legend**
- IDP Boundary
  - Municipal Boundary
  - Minor Roads
  - - - - - Potential Runway Extension\* (610m)
  - ▭ Airport Protection Policy Overlay
  - ▭ 25 NEF Contour
  - ▭ 30 NEF Contour
  - ▭ Take off/approach surface limitations\*

\* Runway extension would create a take-off/approach surface for a precision approach runway for 15km vs. 3 km.



Map D

## Future Area Structure Plans

Tri-Area  
Intermunicipal Development Plan

0 0.5 1 2 Miles  
0 2.5 5 Kilometers  
West of the 4th Meridian

1:140,000

MATRIX LANDWORKS

- Legend**
- IDP Boundary
  - Municipal Boundary
  - Minor Road
  - Major Road

Future Area Structure Plans