

GRANDE PRAIRIE

INTERMUNICIPAL DEVELOPMENT PLAN

CITY OF GRANDE PRAIRIE & COUNTY OF GRANDE PRAIRIE NO. 1

2024

BYLAW #3237

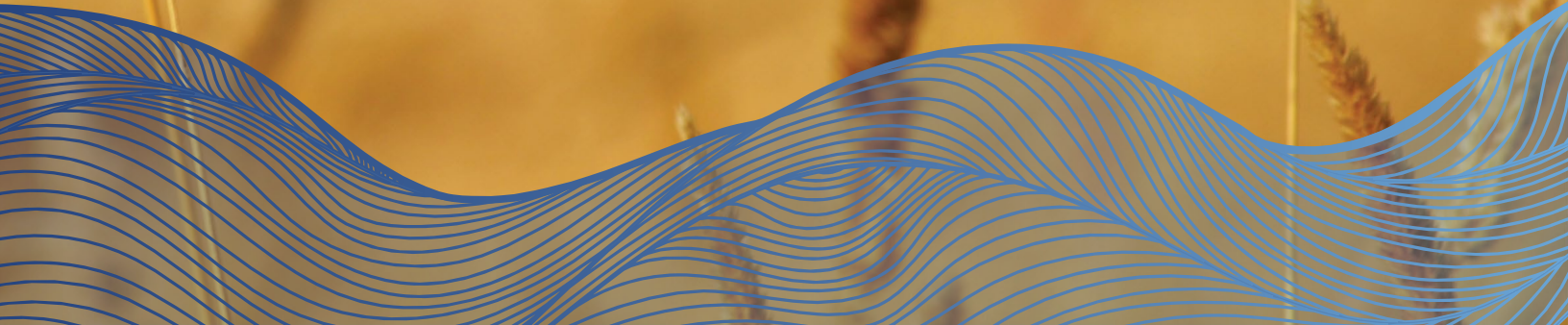


Territorial Acknowledgement

This plan acknowledges that the lands within the plan area are located within Treaty 8 territory—the traditional and ancestral territory of the Cree, Dene, and Beaver people (Dunne-zaa/ Dane-zaa/Tsattine). It acknowledges that this area is home to the Métis Settlements and the Métis Nation of Alberta, Regions 1, 4, 5 and 6 within the historical Northwest Métis Homeland.

These lands have long been the gathering place for many indigenous peoples, who have lived in and cared for these lands for generations. This acknowledgement is made as an act of reconciliation and gratitude to those whose territory we reside on or are visiting.

Within the County, and to the west of the IDP area is the First Nations Community of Horse Lake, home to the Horse Lake First Nation.



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1. Background

1.1. Regional Context

Located in northwestern Alberta, in the south of Peace River country, the County of Grande Prairie and the City of Grande Prairie are a rapidly evolving urban region in Alberta's north. The region includes the collection of communities near the City of Grande Prairie, including the hamlets of Clairmont and Dimsdale as well as the independent municipalities of Sexsmith and Wembley, which are shown in *Map 1 - Regional Context*. The region has been one of the fastest-growing areas in the province and has felt significant pressure on services and amenities in recent decades as it develops alongside a robust economy based on agriculture, oil and gas, and forestry.

While the Grande Prairie Intermunicipal Development Plan (IDP) is not a regional plan, consideration of the broader context is necessary to ensure that the Plan is developed in alignment with its existing regional characteristics. It is important to consider how the surrounding region informs the IDP area, and is impacted by land use decisions within the IDP area itself. Recently, the Government of Alberta approved the dissolution of the Village of Hythe through an Order in Council. Hythe became a hamlet within the County of Grande Prairie in July 2021. This demonstrates the County's pivotal role in supporting the rural economy and lifestyle.

To inform the Grande Prairie IDP, a broader regional context area has been agreed upon by the partner municipalities to help ensure that regional considerations are included in the IDP. This regional context area does not represent the extent of the IDP, but ensures that other significant features of the region such as the Wapiti area and gravel pits south of the City of Grande Prairie are considered in the Plan's creation. The regional context area is shown in [Map 1 - Regional Context](#).

This IDP will use these regional considerations to ensure that its land use vision and policy framework enhance and connect to the broader region.

1.2. Regional Considerations

Residential Communities

In addition to the City of Grande Prairie and the County of Grande Prairie there are three independent municipalities in the region, namely the Town of Sexsmith, the Town of Wembley, and the Town of Beaverlodge. There are also multiple hamlets within the County of Grande Prairie including the Hamlet of Clairmont directly to the north of the City, as well as the hamlet of Dimsdale to the southwest. Clairmont is identified as a Growth Hamlet in the County's Economic Development Strategy.

Transportation Network

The regional transportation network is composed of Highway 40 & Highway 2 which run north-south through the region, and Highway 43 which runs east-west. These major transportation routes serve as the primary corridors into and out of the region. In addition, the Grande Prairie Regional Airport serves as a hub for air travel, while the Canadian National rail line serves as a major freight and industrial shipment location.

Regionally Significant Environmental Features

The region includes several significant environmental features which are vital components of local and regional ecosystems. These areas include the lands surrounding Bear Lake, Saskatoon Lake and Bear Creek to the northwest of the region, as well as the Wapiti Dunes and Wapiti River Valley to the south. The Wapiti Corridor Planning Study serves as a foundational document for these areas, and identifies management areas and aspirations that have been incorporated into the IDP.

From an ecological perspective, the region is also a continentally important breeding area for the trumpeter swan population. Existing municipal policy within the County of Grande Prairie MDP identifies protection for important waterfowl habitat that includes establishing conservation easements or creating between 30 and 100 metres of environmental reserve dedication around Saskatoon Lake and Little Lake.

Employment Areas

There are multiple major employment areas in the region, including existing and planned industrial/commercial areas. These include the areas around Dimsdale, Northwest Clairmont, Sexsmith, the Weyerhaeuser Wood Products Plant, and along Highway 40. These are major destinations for both commuter and shipment traffic in the region. Providing connections to those locations from around the region is crucial.

Economic Development

The County of Grande Prairie completed a Growth and Economic Development Strategy in 2018. This strategy outlines key initiatives related to growth management, required infrastructure, and economic development to be taken in order to focus economic growth in the County. Some of these initiatives provide goals for lands within the IDP area that further advance the County's Municipal Development Plan, and thus consideration of this strategy is important to ensure development patterns are consistent with the County's policy framework. The Strategy, in addition to recommending the production of this IDP, identifies several key growth and development directions to be taken within County lands.

Key directions established in the report include:

- Directing future residential and industrial development and growth to the growth hamlets of Clairmont, La Glace, and Bezanson;
- Maintaining service in the stable hamlets of Huallen, Dimsdale, Wedgewood, Teepee Creek, and Valhalla Centre;
- Direct commercial and industrial development away from high productivity farmland;
- Ensure that existing community services and amenities remain viable and accessible to the greatest number of residents;
- Preserve the existing community fabric while providing housing choices from country residential or country estate, to single family, to apartment style housing;
- Protect environmentally sensitive areas around the Wapiti River Corridor, the Smoky River, Saskatoon Mountain Park and the many streams, creeks, ponds, and lakes throughout the County;
- Provide ample “shovel ready” land for commercial and industrial development by creating a variety of locations and servicing levels for industrial and commercial development that cater to a range of industry sectors and commercial typologies.

Recreation and Entertainment

The Grande Prairie region is home to a wide range of important recreation facilities and areas that are accessed by residents of the broader region. Key entertainment amenities, indoor recreation facilities, and outdoor areas include:

- Crosslink County Sportsplex
- Eastlink Centre
- Design Works Centre
- Grande Prairie Activity & Reception Centre
- Bonnetts Energy Centre
- Grande Prairie Museum
- Philip J. Currie Dinosaur Museum
- Muskoseepi Park
- Saskatoon Island Park
- Evergreen Park
- South Bear Creek Park
- Wapiti Nordic Trails

The City of Grande Prairie serves as the primary hub for entertainment and commerce in the region. It has robust commercial and entertainment areas which serve both the broader region and local residents. Additionally, in 2016, the City and County completed a Joint Recreation Master Plan that identifies important regional investments and considerations for planning recreational amenities.

1.3. Plan Area

The City and County have decided to keep the Plan boundary the same as what was established in the prior IDP (enacted in 2010 and amended in 2018). The IDP area includes approximately 133 km² of County land. The outer boundary of the IDP aligns with the City's prior 50 year growth boundary as established in the 2010 IDP. The inner boundary of the IDP area includes approximately 52 km² of City land encompassing a one quarter section buffer inside the City boundary. The IDP boundary is identified on [Map 2 - Plan Area](#).

1.4. Legislative Requirements

The Municipal Government Act (MGA) provides direction for municipal and intermunicipal planning matters in the Province of Alberta. Relevant provincial direction is outlined in Section 631 of the MGA, which is attached at the end of the report under [Appendix 1. MGA Section 631 and 633](#).

The process for adopting an IDP is described in Section 692 of the MGA. Policies contained in the City and County of Grande Prairie IDP will come into force once the County and City Councils have given three readings of this IDP Bylaw. It is intended that policies within the IDP Bylaw shall not be applied retroactively to subdivisions and development applications already in progress.

Both the City of Grande Prairie and the County of Grande Prairie MDPs contain policies for the development of intermunicipal cooperation.

1.5. Engagement

Community engagement occurred throughout the process of the IDPs creation, and influenced the development of the future land use concept, guiding principles, and the policy framework. Stakeholders involved in the process consisted of elected officials, members of the City and County administration, industry professionals, property owners, residents and other interested stakeholders within the IDP area. The following section provides an overview of public consultation initiatives conducted during the IDP development.

Multi-Stakeholder Workshop

A Multi-Stakeholder Workshop was held on October 31, 2019, at Stonebridge Inn. The purpose of the workshop was to involve a variety of community stakeholders in brainstorming activities to review the previous IDP and identify current 'hot topic' issues in the area. Participants were given a brief introductory presentation outlining the IDP process and the policies within the existing IDP. Following this, participants were provided with a series of facilitated engagement exercises to gather their feedback on specific topics.

Staff Interviews

A total of eight staff interviews were conducted between December 2019 and February 2020, in which key members of City and County staff, stakeholder organisations, and relevant professionals were interviewed in either one-on-one or small groups on key aspects of the IDP related to their areas of focus. Interviews typically lasted around an hour. Topics discussed included issues related to planning and development, transportation, servicing and infrastructure, community social services, emergency services, water distribution and wastewater collection, and parks, recreation and environment.

Joint Steering Committee Meetings

A Joint Steering Committee composed of members of the City and County Councils and administration was established to help guide and provide input on the development of the IDP. The Steering Committee helped to identify and review long-term concerns related to the future vision, land uses, servicing, transportation, environmental concerns, aesthetics, and other issues identified through the planning process of the IDP project. Additionally, the committee was responsible for providing recommendations to the Project Team and providing direction regarding the nature and content of the IDP. A total of four Steering Committee meetings were held throughout the project.

Online Industry Professional Presentation

In May 2024, the key highlights of the draft IDP were presented to a number of industry professionals who worked in the region. The presentation provided an overview of the new IDP and key policy changes. Following the presentation, the project team facilitated an open discussion with the industry professionals, allowing them to provide feedback. A total of 12 professionals from 7 different organisations attended the presentation.



2. Statutory Planning & Policy Context

This IDP was developed within the context of several existing statutory plans and policy documents, ensuring compatibility and integration within the broader planning framework.

2.1. Alberta Land-use Framework

The purpose of the Alberta Land-use Framework is to manage growth and sustain the province's growing economy, while balancing it with Alberta's social and environmental goals. The framework consists of seven strategies to improve land-use and decision-making in the province, which include:

Strategy 1: *Develop seven regional land-use plans based on seven new land-use regions.*

Strategy 2: *Create a Land-use Secretariat and establish a Regional Advisory Council for each region.*

Strategy 3: *Cumulative effects will be used at the regional level to manage the impacts of development on land, water, and air.*

Strategy 4: *Develop a strategy for conservation and stewardship on private and public lands.*

Strategy 5: *Promote efficient use of land to reduce the footprint of human activities on Alberta's landscape.*

Strategy 6: *Establish an information, monitoring and knowledge system to contribute to continuous improvement of land-use planning and decision-making.*

Strategy 7: *Inclusion of Aboriginal peoples in land-use planning.*

The Land-use Framework establishes seven land-use regions and calls for the development of a regional plan for each. These seven areas include:

- Lower Athabasca Region
- Lower Peace Region
- North Saskatchewan Region
- Red Deer Region
- South Saskatchewan Region
- Upper Athabasca Region
- Upper Peace Region

The County of Grande Prairie No. 1 and the City of Grande Prairie are part of the Upper Peace Regional Plan. At the time of writing this IDP no legislation has been adopted and no drafts of a regional plan have been published. When the Upper Peace Regional Plan is adopted, this document will be reviewed and amended to ensure compliance with the regional plan.

2.2. City of Grande Prairie Municipal Development Plan (2024)

The City of Grande Prairie Municipal Development Plan identifies several policies which are relevant to the IDP process including:

- **Intermunicipal Development Plan. 14.1.** *Council shall cooperate with the County of Grande Prairie No. 1 in preparing and periodically updating an IDP that reflects the growth aspirations of both municipalities and will effectively coordinate land uses and transportation systems. The IDP shall include, but not be limited to, referral and dispute resolution policies, and a process for annexation.*
- **Regional Environmental Protection. 14.3.** *The City will cooperate with County of Grande Prairie No. 1 in developing a strategy to protect environmentally significant features that are important to both municipalities including, but not limited to, Bear Creek, the Dunes and Trumpeter Swan habitat lakes.*
- **Regional Recreation and Community Services. 14.5.** *The City will continue to cooperate with the County of Grande Prairie No. 1 and other municipalities and agencies to explore cost-effective ways for delivering community and recreational services to the region and the development of recreational facilities that benefit ratepayers.*

The MDP also identifies important features including High Visibility Corridors, Major Parks, the Arterial Road Network and Rural Service Areas that could be enhanced through the IDPs planning framework and stronger intermunicipal cooperation.

2.3. County of Grande Prairie Municipal Development Plan (2017)

Adopted in 2017, the County of Grande Prairie MDP provides a high-level land use vision and policy framework for lands under the jurisdiction of the County of Grande Prairie. Important goals identified by the MDP relevant to this IDP include:

- *To develop land use policies that reflect the diversity of development potential in the County, that strive to find a balance between competing or conflicting uses, and that limit conflicts and promote the efficient use of the County's land base.*
- *To develop a planning strategy that coordinates land uses with transportation plans and the provision of other municipal services and facilities.*
- *To develop policies which promote resource conservation and protect significant environmental features.*
- *To respect the rights of individual citizens and landowners within the context of the overall public interest.*

The MDP establishes the Clairmont Urban Area which includes both a 20-year and 50-year growth boundary, as well as two residential expansion areas, Clairmont South and Clairmont Heights.

At the time of the development of the IDP the County of Grande Prairie was in the process of updating the Municipal Development Plan.

2.4. Annexation (2016)

The 2010 Grande Prairie IDP was jointly prepared by the County and the City, which identifies two areas known as the “short term annexation area” and “long term annexation area” based on growth studies prepared in the years leading up to the writing of that plan.

The original short term annexation area was subject to annexation in 2016 and is now part of the City of Grande Prairie. Following the annexation, an amendment to the IDP was undertaken in 2018 that identified the remaining lands as part of the City's 50-year land supply and identified that future annexation would be triggered only when the City's available land supply dropped below 15 years of supply.

2.5. County of Grande Prairie No.1 and The City of Grande Prairie Intermunicipal Collaboration Framework (2022)

In 2022, following the 2016 annexation, the City and County developed an Intermunicipal Collaboration Framework (ICF) to facilitate cooperation between the two municipalities on matters of municipal servicing, to ensure cost efficiency and effective collaborative governance.

The ICF serves as a complimentary document to the IDP, as it satisfies the provincial mandatory requirement of a method of conflict resolution, as outlined under Section 631 (8)(b)(iii) of the MGA. This in accordance with Section 631 (9) of the MGA which allows supplemental frameworks to satisfy requirements that would otherwise be required in the IDP. Section 631 is attached at the end of the report under [Appendix 1 - MGA Section 631 and 633](#).

2.6. Other Policy Documents

The City and County of Grande Prairie have a number of joint partnership documents and agreements designed to foster collaboration and ensure efficiency. These agreements are listed below:

- a. Grande Prairie Regional Emergency Partnership (GPREP).** Emergency Management Agreement (2022)
- b. Cost Sharing and Information Sharing Agreement.** (2021)
- c. Memorandum of Understanding (MOU).** Master Intermunicipal Collaboration Framework (2022)
- d. Mutual Aid Fire Agreement.** (2022)
- e. Traffic Signal Maintenance Agreement.** (2022)
- f. Traffic Signal Pre-emption Agreement.** (2022)



3. Community Context

3.1. Local History and Culture

Pre-contact

The 'Grande Prairie' has been home to Indigenous Peoples including the Dunne-zaa/ Dane-zaa/ Tsattine (Beaver) people and Nehiyawak (Plains Cree) people for thousands of years. After the Last Glacial Period (LGP), at the start of the Holocene Epoch, the Grande Prairie area was a glacier lake being drained by the Peace-Smoky-Wapiti River System. There is evidence of frequent human habitation in the area dating as far back as 9400 - 7500 BCE, as the lake receded. At the time of first European contact in the early 1700s, the Dane-zaa and Nehiyawak peoples had been living in the area for some time.

Fur Trade and Development of the County

The region has been a centre of trade since the late 18th century, initially driven by Indigenous fur traders who had engaged in trade with Europeans prior to the establishment of formal trading posts. In 1880, an outpost of Dunvegan was erected to its south, called Grande Prairie. In 1899, after further immigration by fur traders, missionaries and Klondike gold seekers, reservations for the Dane-zaa and Nehiyawak peoples were established at Dunvegan, Horse Lake and Sturgeon Lake, through Treaty No. 8. Additionally, prior to the creation of the treaty, a Métis community was established around Flyingshot Lake in the late 1800s.

In 1911, Homesteading in the Grande Prairie region opened, which, accompanied by land grants to Boer War veterans & the Métis peoples, resulted in rapid settlement of the region. In 1912, two Municipal Districts were formed: that of Grande Prairie, and that of Bear Lake. In 1944, the two were combined to create the M.D. of Grande Prairie No. 127, and soon after being created, the M.D. approached the province about the potential introduction of a county system. In 1950, The County Act became law, and in 1951 the M.D of Grande Prairie No. 127 became the County of Grande Prairie No. 1, the first county in the province of Alberta.

The City

In 1958, after becoming a village in 1914 and a town in 1919, the urban centre of the County received its charter and became a city; the City of Grande Prairie. Grande Prairie steadily developed as the primary service centre in the Peace River country. For over 15 years its economy grew twice as fast as the national average and the population more than doubled between 1958 and 1975. In 1977, the Elsworth Deep Basin Gas Field was discovered, and the City saw an economic boom, resulting in further increased population growth.

Present Day

Over time, the Grande Prairie area has evolved to serve as an economic and transportation hub for the nearly 290,000 people within north-central and northwest Alberta, northeast British Columbia and the southern portions of the Northwest Territories. In addition, due to its large population and northern location, it also acts as a major corridor through which Canada's vast northern regions are accessed. The modern Grande Prairie economy possesses a diverse range of industries including oil and gas, agriculture, forestry, and food services.

The area also serves as a hub of Arts and Culture for the region, with an active music scene, through summer music festivals such as the Bear Creek Folk Music Festival, as well as a number of clubs and bars that offer regular live music performances. Additionally, a number of key cultural venues are located in the area, including Bonnetts Energy Centre, the Grande Prairie Museum, the Art Gallery of Grande Prairie, and the Philip J. Currie Dinosaur Museum.

3.2. Demographics and Land Use Trends

City Of Grande Prairie Demographic Trends

Historically, the City of Grande Prairie experienced a significant period of growth through the 1970s, due to an economic boom primarily created by the discovery of the Elmworth gas field and the opening of the Procter & Gamble kraft pulp mill. It experienced another period of rapid growth again in the early 2000s, during which it was one of the fastest-growing municipalities in Canada. After 2006, population growth slowed somewhat from the prior period, with the city population increasing at a steady rate until the mid-2010s, at which point growth slowed significantly.

As of 2021, according to the Alberta Regional Dashboard, with statistics adapted from Statistics Canada, the City of Grande Prairie has a population of 67,583. This represents a population increase of 2,444 (3.75%) since the City's 2016 population of 65,139. This results in an average population growth rate of 0.75% per year from 2016 to 2021. In the 5-year period prior, from 2011 to 2016, the City saw a population increase of 6,847 (11.75%), with an average growth rate of 2.35%, demonstrating that population growth has slowed in recent years.

Grande Prairie's current population growth is driven primarily by international immigration, with the City experiencing 2,615 new international immigrant arrivals in the municipality between 2016 and 2021. As the total immigrant population was 6,655 in 2016, this means the immigrant population increased by 39.2% over the period. Additionally, as the increase in total number of immigrants from 2016 to 2021 was greater than the total population increase by 211, non-immigrant populations in the city experienced a decline over the period.

Recent development growth has occurred in a variety of residential development types. Between 2016 and 2021 there were a total of 774 housing starts, of which 480, or 62.0%, were Single-detached housing. However, recent trends reflect a slight increase in the percentage of households that live in higher density housing forms. Over the period the percentage of households occupying apartments of any kind rose from 21.7% to 23.6%, while single-detached housing fell from 63.4% to 61.6%.

County Of Grande Prairie Demographic Trends

Historically, since 2001, the County of Grande Prairie No. 1 has experienced steady population growth, though the exact rate has varied slightly over the period. In particular, the County experienced rapid growth in the mid-2000s, between 2004 and 2007, before a period of relatively slower growth from 2007 to 2011.

The County of Grande Prairie's current population, according to the Alberta Regional Dashboard, with statistics adapted from Statistics Canada, is estimated to be 24,734 as of 2021. Recent population growth has been steady, increasing by 1,635 (7.07%) since 2016, at which point the County's population was 23,099. This represents an average yearly growth rate of 1.42%. In the five years prior, the County saw an increase of 2,702 (13.25%) from the County's 2011 population of 20,397, with an average year growth rate of 2.65%. This demonstrates that, like the City, population growth has slowed somewhat in recent years.

International migration accounted for a much smaller percentage of population growth than for the City, with 135 international immigrants moving to the County between 2016 and 2021 (10.65% of population growth). The other 89.35% of the population increase occurred as a result of natural increase, intermunicipal and interprovincial migration. Notably, the number of individuals who identified as Aboriginal increased by 535 between 2016 and 2021, from 1,515 to 2,050. This represents a very significant increase of 35.31% over the period.

Recent development growth in the County was more homogenous in housing type than the City, primarily increasing in the form of single family dwellings. Between 2016 and 2021, the number of private dwellings increased from 7685 to 8355, a change of 670 dwellings. During this period the number of detached housing increased by 870 dwellings, while Apartments of any kind increased by 105 dwellings. Additionally, the number of movable dwellings decreased significantly, with a reduction of 360 dwellings. Overall, there was a slight increase in the prevalence of single-detached homes relative to other housing types, rising from 73.5 to 76.2% of all dwellings.

3.3. Existing Planned Areas

The intermunicipal fringe area around the City of Grande Prairie has already received extensive planning work both before and after the most recent City annexation. Areas that are already subject to more detailed planning, either through Area Structure Plans and Outline Plans from the City, or through Area Structure Plans from the County are identified in [Map 3 - Planned Areas](#).

3.4. Existing Land Uses

Much of the land within the IDP borders has already been envisioned for specific land uses in the City and County MDPs. While the IDP is intended to guide future development directions for the area, current land use visions must be properly accounted for to ensure the direction provided within this IDP allows for as seamless a transition as possible. The current land uses within and around the IDP area are identified on [Map 4 - Existing Land Use Vision](#).

Rural Development

Lands within the IDP area are primarily designated as Rural Development areas by the County MDP. A variety of land uses are permitted in Rural Development areas, though agricultural uses are given preference.

Residential

Though the majority of land in the region designated for Residential use is centralised within the City of Grande Prairie, Residential development within the IDP area is primarily concentrated towards the southeast, and southwest near the City of Grande Prairie border. Lands designated as Residential are intended to be the primary areas within which dwellings are located, in livable neighbourhoods that provide a mix of housing types for a variety of lifestyles.

Country Residential

Country Residential lands are concentrated near the periphery of the IDP area to the south and east. The intent of these areas, as detailed in the County MDP, is to provide land for multi-parcel residential developments, and ensure residential developments have appropriate water supply and sewage disposal, and have minimal conflict with surrounding uses.

Commercial

A small portion of land within the IDP area is designated as Commercial, primarily located adjacent to Highway 2. The intent of Commercial areas, as designated by the City MDP, is to support a complete range of Commercial choices that serves residents of both the local and regional area.

Industrial

Areas envisioned as Industrial land within the IDP area are primarily located to the north, near Highway 43 and Highway 2, within the City of Grande Prairie and Hamlet of Clairmont. Uses within these areas are primarily intended to be a wide variety of Industrial land types, from light & business to medium and heavy intensity Industrial.

Industrial-Commercial

A significant portion of lands in the IDP area around the City of Grande Prairie border to the east and west are designated as Industrial-Commercial. Industrial-Commercial areas do not have any customised policies or stated intent in the City MDP, instead serving as lands where either Commercial or Industrial demand can be satisfied, resulting in increased flexibility.

Institutional

Institutional or Public Service lands within the IDP area are limited, except for a large parcel within the City boundary upon which the Aquatera Landfill is located. Four schools also exist within the IDP area; Isabel Campbell Public School, École Nouvelle Frontière, Aspen Grove School, and École Montrose, though they are not identified within MDP land visions.

Recreation Areas

Lands currently identified as recreational areas by the City MDP in the IDP area are primarily part of the City of Grande Prairie's Muskoseepi Park, and are intended to preserve natural areas and parkland along Bear, Crystal, and other associated creeks and ravines for recreational use and environmental protection.

Natural Areas

Lands identified as Natural Areas, which are primarily river and creek valleys, are areas where the natural heritage of the County is intended to be preserved, and natural features and water bodies are protected from the negative impacts of other land uses. Natural Areas in the IDP area are aligned with the path of spring creek, a watercourse located towards the Plan's south-western edge.

Rural-Urban Fringe

County lands in the IDP area are primarily identified as Rural-Urban fringe, which is a designation intended to promote collaboration between the municipalities. This land use designation is also used to identify areas where the provision of joint municipal services could be explored.

3.5. Existing Environmental Features

Environmental features within the IDP area are numerous and diverse, with the area containing a variety of ground cover types and a number of lakes and rivers. As a result, an analysis of these features was conducted in order to ensure that significant environmental features are preserved, and that future developments would enhance and support existing environmental networks. The location of environmental features can be seen on [Map 5 - Environmental Context](#).

Rivers

1. **Bear River:** Bear River is a major watercourse within the IDP area, emerging from Bear Lake on the north-western edge of the IDP area before cutting diagonally south-east through the heart of the City of Grande Prairie. The river then continues east both within and beyond the IDP area. The areas around the river are naturally covered by a mix of forest, shrub, and grassland. Bear River itself is a tributary of Wapiti River, which is in turn a tributary of Smoky River, a major watercourse for Alberta.
2. **Wapiti River:** South of the IDP lies the Wapiti River, which provides the water supply to the City of Grande Prairie, Clairmont and Sexsmith. The corridor that surrounds the region is equally significant, due to it being a key source of aggregate for the region, home to an extensive selection of fossils and dinosaur bones, and utilized for expansive recreation activities. A production of a master plan for the Wapiti Corridor is currently slated to guide land uses for the region. A portion of the Wapiti River Corridor overlaps with the south-western corner of the IDP area, on the lands south of Bear River. As a result, development in these areas must be considerate of this overlap, and ensure that the region is properly preserved.

Major Lakes

1. **Bear Lake:** Bear Lake, located on the north-western corner of the IDP area, is the most significant water body partially within the IDP, and the largest in the nearby region. Its edges are bordered by a mix of agricultural land, forested areas and marshland. The majority of the land surrounding it is undeveloped, though there are a few residential developments and campgrounds around the periphery.
2. **Hermit Lake:** Hermit Lake is a moderately sized water body located just south of Bear Lake, on the western edge of the IDP area. The land surrounding it is primarily undeveloped.
3. **Flyingshot Lake:** Flyingshot Lake is a water body of moderate size located just outside of the City of Grande Prairie, to the southwest. Marshland and forested areas cover its edges, with the surrounding areas being primarily occupied by country residential developments. Of the lakes within the IDP area, it has experienced the most significant development around it.
4. **Wood Lake:** Wood Lake is located on the eastern edge of the City of Grande Prairie. The areas around it are significantly forested. County residential developments are located along its south-eastern edge, while the rest of its periphery is largely undeveloped.

Wetland Areas

A portion of the land within the IDP area is covered by marsh and wetlands. As wetlands are key sources of biological diversity, it is important to identify significant wetland areas for preservation and integration with future land uses. Within the IDP area, two large areas of wetland are present, both located on county lands, south of the City and west of Flyingshot Lake. Wetland areas are shown on *Map 5 - Environmental Context*.

3.6. Existing Infrastructure

Extensive transportation and servicing infrastructure currently exist for significant portions of the IDP area. Understanding the location, type, and source of the infrastructure is essential, as it will influence the location of future use types for development within the IDP area. In the production of this IDP, special consideration was given to the location of highway, railway and airport transportation infrastructure in addition to water, wastewater and stormwater servicing infrastructure. Additionally, oil and gas constraints including gas facilities, metres and pipes, oil wells and pipelines have been identified

Existing Transportation Infrastructure

The current network of transportation infrastructure located within the plan area and surrounding lands is shown in *Map 6.3 - Existing Transportation*.

Highways

There are three provincial highways within the IDP area, 40, 43, and 670. Highways 40 and 670 intersect with the City from south and east of the City centre respectively, while Highway 43 wraps around the edge of the City's northwestern border before passing through the Hamlet of Clairmont and continuing to the east. These highways facilitate the majority of travel between the City of Grande Prairie and the surrounding region, including Clairmont, Sexsmith, Wembley and Beaverlodge.

Provincial legislation requires approval by Alberta Transportation and Economic Corridors for any development within 300 metres of a highway right-of-way, or within 800 metres of a highway intersection with another highway or public road.

Proposed Bypass

At the time of this plan's production, the Government of Alberta was currently in the proposal stage for the construction of Highway 40x, a bypass extension within the IDP area. This bypass is proposed to intersect with Highway 40 at the southern edge of the IDP area, and pass through the south-western IDP lands before intersecting with Highway 43 to the west of the City.

An additional future route is being considered by the County in the IDP area to the south-east, intended to connect with Highway 40 and 40x to the south before travelling up and around the City to the north-east, passing over Highway 670, before finally terminating on Highway 43, resulting in the completion of a ring road around the city.

Railway

Two railway lines, operated by the Canadian National Railway Company, exist within the IDP area. The first of these lines stretches north-south across the IDP area, passing through the City of Grande Prairie close to Highway 40 and 43 to the east. The second rail line runs from the western edge of the IDP, travelling east-west until it intersects with the first rail line, following it southward.

Airport

The Grande Prairie Airport, established in the 1930s, and operated by the City of Grande Prairie since 1997, is located on the lands to the west of the City Centre. The airport is served by regional air carriers and provides daily direct flights to Edmonton and Calgary. While the airport itself does not lie within the IDP area, the lands within its vicinity are subject to development restrictions, most notably height and land use limitations. Lands subject to the airport vicinity overlay are within the IDP area, as shown in [Map 6.1 - Existing Development Constraints](#), and thus special consideration must be given for developments occurring in those areas.

Existing Servicing Infrastructure

The current network of water, wastewater, and stormwater servicing infrastructure located within the plan area and surrounding lands is shown in [Map 6.2 - Existing Servicing](#).

Water Management

Water servicing in the IDP area is provided by Aquatera Utilities Incorporated. Water is sourced from four pumps located within the Wapiti River to the south, and treated at Aquatera's water treatment facility located within City lands to the south of Bear Creek. Once the water is treated, it is supplied to the region by six high-lift pumps that distribute the water throughout the region's water line network. For lands not directly supplied by water lines, four bulk water stations that provide portable water and are operated by Aquatera exist near to or within the IDP area. The location of these bulk water stations are 13405 97 Street, 12109 97 Avenue, 711079 Range Road 73, and 10009 Elevator Road. Well water availability is limited within most of the region.

Wastewater Management

Like treated water, wastewater treatment is managed by Aquatera Utilities Incorporated. Wastewater is treated at Aquatera's wastewater treatment plant, which is located near the water treatment facility, being part of the same development complex. The plant currently processes, on average, 19 million litres of wastewater a day, with a daily capacity of 36 million litres. An additional wastewater storage pond with a capacity of 150 million litres is present near the facility should wastewater be unable to be immediately treated. Waste generated as a product of wastewater treatment is transported to the nearby Aquatera landfill, also part of the same broader Aquatera development complex, for disposal.

Stormwater Management

Stormwater in the IDP area is managed by a network of storm sewer ditches and pipes for the majority of developed areas. These pipes and ditches primarily outlet into Bear Creek and its smaller tributaries. Other important watercourses and waterbodies for stormwater management in the IDP area include Bear Lake, Hermit Lake, Flyingshot Lake, Wood Lake, Hughes Lake, Crystal Lake, Clairmont Lake and Woody Channel.

Stormwater management for the City is governed by the Storm Drainage Master Plan, which provides a comprehensive review of the city's drainage system. Within the city, there are approximately 226 km of storm pipes, 18 km of catch basin leads, 97 storm outfalls and 43 stormwater management facilities. The location of major stormwater ponds and lines within the city can be seen in *Map 6.2 - Existing Servicing*.

Waste Management Facility

One waste management facility exists within the IDP area, the Aquatera bioreactor landfill, located on the southernmost sector of City lands. This landfill development has a 450m development buffer within which developments are restricted. This buffer can be seen in *Map 6.3 - Existing Transportation*.

Oil and Gas

The current oil and gas infrastructure and other development constraints located within the plan area and surrounding lands are shown in *Map 6.1 - Existing Development Constraints*.

Energy Rights of Way

Within the IDP area are several oil and gas pipelines and facilities, which are governed by provincial legislation. The nature of many of these development types requires them to have a buffer within which development cannot occur. The table below identifies relevant development buffers for energy facilities and right-of-way development restrictions.

Type of Development	Setback Requirements			Legislative Documents
Oil and Gas Well	No permanent dwelling, public facility or unrestricted country residential development within 100m			AR 84/2022
Abandoned Well	No building within <5m of an abandoned well			AER Directive 079
Sour Gas Facility	Level	H2S release Volume (m3)	Oil and Gas Well	AER Directive 056
	1	<300	1. Lease Boundary	
	2	≥300 to <2000	1. 0.1 km to individual permanent dwellings and unrestricted country developments 2. 0.5 km to urban centres or public facilities	
	3	≥2000 to <6000	1. 0.1 km to individual permanent dwellings up to 8 dwellings per quarter section 2. 0.5 km to unrestricted country developments 3. 1.5 km to urban centres or public facilities	
	4	≥6000	1. As specified by the AER, but not less than those given in level 3	



4. Vision & Plan Objectives

4.1. Vision

The IDP area will continue to serve as a **hub** of **regional prosperity** by:



Providing **balanced economic** development opportunities;



Promoting and integrating a range of **rural and urban** lifestyles;



Enhancing and supporting the **cultural diversity** of the communities within and around its boundaries;



Facilitating **land use** evolution in a **fair and equitable** manner, while respecting the existing development trends in the area.



Promoting continued **cooperation** between the partner municipalities

4.2. Plan Objectives

This Plan is intended to achieve the following objectives:

- 1. Define an Area:** To establish a planning area where the City and the County agree to cooperate on land use planning issues.
- 2. Identify and Enable Growth:** To identify and guide future growth for the City & County and encourage growth and development within the Plan area.
- 3. Ensure Considerate Land Use:** To identify lands which are suitable for future urban and rural industrial, commercial, residential, and other land use categories.
- 4. Facilitate Cooperation:** To develop an administrative structure which supports cooperation and communication between the two municipalities.
- 5. Provide Flexibility:** To provide a Plan which allows for the flexibility of choice in land use planning options, directions and standards.
- 6. Minimise Impacts:** To reduce the potential for incompatible uses impacting adversely on the adjacent municipality.
- 7. Assist Economic Development:** To support economic development efforts between the City and the County.
- 8. Promote Collaboration:** To collaborate in matters of regional land use and sustainability such as master planning for transportation, stormwater management, utilities, watersheds, recreation and environment.
- 9. Allow Transition:** To allow lower intensity agricultural lands to transition to higher intensity land uses as growth and development require.
- 10. Preserve Environmental Features:** To identify, preserve and protect environmentally sensitive areas within the Plan area, such as wetlands and major water courses.
- 11. Provide Recreational Opportunities:** To recognize, diversify and expand recreational activities within the Plan area, as well as enhance and connect existing trail networks in the County and City.
- 12. Strengthen Mobility:** To promote the expansion and connection of provincial highways and municipal roadways within the IDP area to improve mobility and transportation efficiency.



5. Future Land Use Policies

The Future Land Use Vision established in this section provides direction for the preferred land use distribution within the IDP boundary. Additional planning will be required through the creation of Intermunicipal Area Concept Plans (IACPs) and local Area Structure Plans (ASPs) to ensure the vision is implemented and achieves the overall objectives of the Plan.

5.1. General Land Use Policies

Policies

- 5.1.1. Future land uses within the IDP area shall be in general accordance with *Map 7 - Future Land Use Concept*.

5.2. Agricultural

The Future Land Use Concept identifies potential future land uses within the IDP area. It is expected that agricultural operations will be the main land use in these areas until a higher, more intense use is developed. Therefore, traditional agricultural uses and land practices in the IDP area will be allowed pending their conversion to another use.

Policies

- 5.2.1. It is recognized that extensive agricultural operations exist and will continue to exist within the Plan area. The transition from agriculture to other land use shall be implemented in accordance with the policies provided in this Plan.
- 5.2.2. New confined feeding operations (CFOs) or the expansion of existing operations will not be supported in the IDP area.
- 5.2.3. In areas where agricultural operations abut urban development, the municipalities shall send information to the urban landowners advising of the possible nuisances arising from the agricultural operation on the urban landscape.
- 5.2.4. The County and the City shall avoid development that results in the fragmentation of agricultural land where possible.
- 5.2.5. Future agricultural use subdivisions within the IDP area shall be in accordance with the County or the City's Municipal Development Plan.
- 5.2.6. The County and the City shall each pursue opportunities to develop bylaws to manage and control the spread of invasive species within each municipality.
- 5.2.7. The County and the City shall manage the use and spread of harmful chemicals on agricultural lands so as to prevent spreading through residential, commercial, and natural areas within the IDP area.

5.3. Residential

The majority of the lands within the IDP area are recognized as being suitable for future residential uses. A wide range of residential types will be considered in the Plan area. To this extent this Plan is meant to govern residential developments on lands until ASPs or other more detailed plans are completed, facilitating a transition from agricultural to residential uses.

Policies

- 5.3.1. Future residential developments in the IDP area may include a wide range of lifestyles including acreage parcels, multi-parcel country residential subdivisions, multi-parcel estate residential subdivisions and urban-style developments. The residential density for the applicable quarter section shall be established through the site-specific local Area Structure Plan (ASP), which in turn should comply with the respective Intermunicipal Area Concept Plan (IACP), where applicable.

- 5.3.2. Residential developments shall provide appropriate buffers from existing and future industrial developments using features such as landscape berm, fence and separation distance in accordance with the applicable industry standards and as defined in the applicable Area Structure Plan.
- 5.3.3. Residential developments shall provide appropriate buffers from existing railways as identified on *Map 7 - Future Land Use Concept* in accordance with applicable industry standards.
- 5.3.4. The redevelopment (resubdivision and increases to density) within existing named county residential subdivisions shall be encouraged provided central water and sewer systems are available. The County shall require the applicant to undertake an Area Redevelopment Plan (ARP) to encompass the entire subdivision prior to dealing with individual requests for the subdivision of existing lots. The development of high density residential development will also be eligible for consideration provided sufficient servicing capacity is available.
- 5.3.5. Residential developments around existing named lakes such as Flyingshot Lake, Bear Lake, Hermit Lake, and Wood Lake shall be required to:
 - a. Provide an Environmental Reserve dedication as established in the site specific Biophysical Study;
 - b. Provide Municipal Reserve dedication to connect environmentally sensitive areas to existing open space network;
 - c. Ensure size and intensity of residential developments complements existing development patterns in the area.
- 5.3.6. Home based businesses shall be allowed in the IDP area in accordance with regulations established in the County's Land Use Bylaw (LUB) and the City's LUB.

5.4. Industrial/Commercial

As the region continues to grow, the demand for industrial and commercial land will continue in the IDP area. Industrial/commercial designation in the IDP area is envisioned for low intensity industrial and a wide range of commercial uses that are complementary to each other. Typical uses may include automotive sales, gas stations, small scale manufacturing, restaurants and hotels.

Policies

- 5.4.1. New commercial/industrial developments within the IDP area along Highway 2, Highway 670, Highway 40, and Highway 43 shall provide enhanced architectural and landscaping features to create an inviting image/character for the region.
- 5.4.2. Commercial/industrial developments shall provide appropriate buffers from existing and future residential developments using features such as landscape berm, fence and separation distance in accordance with the applicable industry standards and as defined in the applicable Area Structure Plan.

- 5.4.3. The County shall review the LUB and update landscaping requirements for Commercial/Industrial uses.
- 5.4.4. Future commercial/industrial development may be considered adjacent to future interchange locations identified on *Map 7 - Future Land Use Concept*. The nature and intensity of such commercial/industrial node shall be established through the applicable Intermunicipal Area Concept Plan (IACP) and site-specific local Area Structure Plan (ASP) subject to abidance with Alberta Transportation's requirements for developments adjacent to highways and interchanges.
- 5.4.5. Future commercial/industrial developments should be designed to establish an integrated urban fabric and shall provide appropriate transition from adjacent residential areas.

5.5. Industrial

Industrial uses and developments within the County and City are substantial economic drivers that support the region as a whole. Industrial developments have more extensive servicing or access requirements, and have the potential to impact the other nearby land use types. Industrial designation in the IDP area is envisioned for heavy intensity industrial land uses. Typical uses may include transport operations, heavy equipment repair, warehouses, and construction yards.

Policies

- 5.5.1. Development standards for industrial areas shall be the exclusive right of each municipality including but not limited to servicing, roadway and stormwater drainage standards.
- 5.5.2. Industrial developments shall provide appropriate buffers from existing and future residential developments using features such as landscape berm, fence and separation distance in accordance with the applicable industry standards and as defined in the applicable Area Structure Plan.
- 5.5.3. The City and the County shall cooperate on the matter of industrial landscape standards along the provincial highway systems as much as possible.
- 5.5.4. Industrial land uses shall only be considered at locations identified on *Map 7 - Future Land Use Concept*, subject to the following criteria:
 - a. The development provides larger, unserviced lots for industries that do not need piped water and sewer;
 - b. Where feasible, the development provides connections to piped water and sanitary servicing;
 - c. The development provides all-weather road access.
- 5.5.5. Future resource extraction industries and heavy industrial uses should be directed to industrial areas.



6. General Development Policies

In order to ensure lands in the IDP area are sufficiently managed, the future land use concept established for the IDP area is to be complemented by policies guiding the management of environmental features, recreation opportunities, transportation infrastructure, and utilities.

6.1. Environmental Management

Throughout the IDP area there are many environmental features, including wetlands, watercourses, and water bodies that contribute to the ecological diversity and natural character of the region. These significant features, as well as the environment as a whole, need sufficient management and protection to ensure they are not damaged by future growth and development expansion in the region.

Policies

- 6.1.1.** A minimum development setback of 30m shall be required from the top of the bank adjacent to the Bear Creek Valley system and its tributaries.

- 6.1.2.** When lands adjacent to named water courses or water bodies are subdivided, environmental reserve shall be provided. The amount of reserve required shall be based on the site-specific nature of the lands being subdivided and consistent with any mutually agreed-upon recreation master plans that may be in place.
- 6.1.3.** The County and the City shall continue to collaborate and coordinate with land owners to integrate urban and rural development in the Bear Creek valley and its tributaries, as Muskoseepi Park grows northwest to Bear Lake and south toward the Wapiti River. Both the City and County shall establish respective policies in their Municipal Development Plans to prevent encroachment into the valley and to undertake the studies necessary to identify the appropriate land base to meet future open space requirements.
- 6.1.4.** Through their respective LUBs, the two municipalities shall ensure that appropriate development setbacks from water bodies and watercourses are implemented.
- 6.1.5.** The County and the City shall require wetland preservation and the associated impact mitigation in accordance with the applicable municipal and provincial policies.
- 6.1.6.** The implementation of the proposed Wapiti Recreation Area Management Plan is considered to be a high priority. To this end the County shall contribute financially to both the development and implementation of the plan.
- 6.1.7.** The lands known as 'the Dunes' and the Wapiti River Corridor, located outside of the IDP area, are recognized as regionally significant by both municipalities. The County and the City shall ensure these areas receive special treatment in terms of study, planning and implementation and will form the cornerstone of future recreation and open space planning.

6.2. Parks, Recreation, and Schools

Recreation activities within and adjacent to the Plan area are diverse. In addition, there are many opportunities for the expansion of activities available to residents of the County and City. As growth occurs in the IDP area, open space need will also expand, and the accommodation and provision of future open spaces must be ensured to meet this need. This includes the expansion of existing walking and biking trail networks, available local and regional parks, and major recreational facilities. In addition, it is likely that increased popularity will result in the need for additional school developments, which must be properly accounted for.

Policies

- 6.2.1.** The City and County shall work towards identifying available opportunities to expand and integrate the recreation amenities of both municipalities in the Plan area together, so that residents of both municipalities have the potential to participate in all available recreation opportunities.
- 6.2.2.** Both municipalities shall work collaboratively to plan and implement an interconnected trail system within the IDP area by establishing trail alignments at the Intermunicipal Area Concept Plan (IACP) and local Area Structure Plan (ASP) approval stage.

- 6.2.3.** The City and the County shall work towards expanding the existing Muskoseepi Park Trail System onto the lands along Bear River in the IDP area.
- 6.2.4.** The City and the County shall work towards developing an integrated trail network linking Clairmont with the City along collector and arterial road networks. The development of trail networks along other major road networks that serve rural and urban residential areas should also be explored.
- 6.2.5.** The City and the County should work together for the provision of future school sites within the IDP area.

6.3. Transportation

Transportation through and surrounding the IDP area is facilitated by a variety of roads owned and administered by the partner municipalities and the provincial government. Additionally, extensive expansions to the highway system in the IDP area are scheduled for the future, which in turn will help facilitate improvements for and expansions to other major roads in the area. As a result, policies guiding developments around these expansions must be provided, and an integrated future transportation network must be developed, to ensure travel between city land, county land, and the broader region is seamless and efficient.

Policies

- 6.3.1.** The City and the County shall seek to incorporate the road patterns and designations identified on *Map 8 - Future Transportation Network*. The implementation of these roadways and provincial highways will require special consideration and coordination between the two municipalities.
- 6.3.2.** Developments located along the provincial highway system shall be to a high aesthetic standard. A common standard for screening, landscaping and fencing for both municipalities should be developed for industrial and commercial uses in the Plan area.
- 6.3.3.** The City and the County support improvements and expansions to the provincial highway system as identified on *Map 8 - Future Transportation Network*. In addition, both municipalities agree to actively pursue the development of the provincial system with the provincial government.
- 6.3.4.** The City and the County shall share annual capital plans including plans for paving and borrowing of major roads in the plan area to ensure better coordination respecting proposed roadway planning and upgrades and to take advantage of joint tendering prices.
- 6.3.5.** When subdivisions are proposed in the Plan area, all right-of-way requirements shall be secured to ensure that long term transportation and road plans can be implemented when warranted.
- 6.3.6.** The City and the County shall explore opportunities to coordinate transit services within the IDP area in order to increase the level of service offered, service efficiency, and to reduce service costs.
- 6.3.7.** The County's Development Authority, when examining development applications located within the City of Grande Prairie Airport Vicinity Overlay as identified on *Map 6.3 - Existing Transportation*, shall be considerate of the impact of the proposed development on the operations of the airport, and the impact of the airport operations on the proposed development.

6.4. Institutional and Public Uses

Policies

- 6.4.1.** Institutional and other public and quasi-public uses within the Plan area shall be considered on a case by case basis.

6.5. Utilities and Infrastructure

As development and growth in the IDP area occurs, and density increases, the economic feasibility of utility provision and infrastructure expansion increases. The integration of utility systems increases compatibility and efficiency of the region, and thus policies regarding the provision of utilities in the area must be provided.

Policies

- 6.5.1.** New residential subdivisions involving 6 or more lots and new non-residential subdivisions involving 2 or more lots located within one quarter (¼) section beyond the City boundary shall require the provision of piped sanitary and water systems, unless established in a subsequently developed Intermunicipal Area Concept Plan (IACP) or local Area Structure Plan (ASP).
- 6.5.2.** Notwithstanding Section 6.5.1., future residential subdivisions involving 6 or more lots and new non-residential subdivisions involving 2 or more lots located within the 'IACP Exemption Area' as identified on *Map 9 - Policy Areas* shall not require the provision of piped sanitary and water systems, unless established by a local ASP or other planning document.
- 6.5.3.** On-site communal water and sanitary servicing for new residential subdivisions may be considered within the IDP area, as long as such approach is supported through applicable Intermunicipal Area Concept Plans and local Area Structure Plans.
- 6.5.4.** The municipalities may work together to help define appropriate servicing techniques and standards for future developments within the IDP area.
- 6.5.5.** The opportunity to extend municipal water and sewer services into the County should be encouraged and may be the subject of future discussions and negotiations between the two municipalities. To this end, regional master plans for water and sanitary sewer systems should be developed by Aquatera Utilities Inc.
- 6.5.6.** In order to avoid the development of incompatible systems in the Plan area, the City and the County shall, at a technical level:
- a.** Undertake a comparative review of development standards between the City and the County, to determine areas of compatibility and divergence, and the enforcement of standards; and
 - b.** Develop agreements for any future extension of municipal services, including provisions for the payment of off-site levies.

6.6. Emergency Services

Policies

- 6.6.1.** The City and the County may explore opportunities to coordinate emergency services within the IDP area in order to increase the level of service, service efficiency and reduce service cost.



7. Implementation

A key component to the successful implementation of this Plan is a clear understanding of the administration process. It will depend upon mutual trust and cooperation between both City and County Councils and administrations for the respective municipalities. The purpose of this section is to establish the methods by which this Plan is to be implemented.

7.1. Adoption

Policies

- 7.1.1. The IDP shall be adopted by bylaw by the City and the County in accordance with the Act.
- 7.1.2. The City's adopting bylaw shall specify that although the City adopts the policies and objectives of the Plan, it has no legal jurisdiction for lands in the Plan area which are outside the boundaries of the City. Similarly, the County's adopting bylaw shall specify that it has no legal jurisdiction for lands which are outside the boundaries of the County.
- 7.1.3. Amendments to the MDP's and LUB's of each municipality may be required to implement the policies of this Plan. Such amendments shall be undertaken by the respective municipalities.

7.2. Administrative Agencies

Responsibility for implementation of the Plan and its policies is vested with each municipality respecting lands contained within its own boundaries.

Policies

- 7.2.1. The IDP covers land both in the City and the County. Responsibility for the day-to-day administration falls within the powers of each municipality in accordance with their own MDP policies and LUB standards.
- 7.2.2. The City and the County will continue to be responsible for subdivision and development permit approvals falling within their boundaries. Likewise, applications to adopt or amend any statutory plan or LUB will be received and processed by the municipality where the subject lands are located.

7.3. Intermunicipal Area Concept Plan (IACP) Requirements

The IDP is intended as a broad policy framework regarding land use, transportation, municipal services, environmental management, recreation, parks and open spaces. However, in order to account for specific conditions in areas within the IDP area, detailed plans such as Area Structure Plans (ASPs) will need to be prepared for areas that are expected to be developed in the near future. Due to the size of the IDP area, a two tier ASP process will be required, with the development of Intermunicipal Area Concept Plans (IACPs) regulating larger areas within the IDP, while local Area Structure Plans (ASPs) govern developments at a quarter section level of detail. While both planning tiers are statutory, and thus must be prepared in accordance with the provisions of the MGA, it is intended that Intermunicipal Area Concept Plans be visionary in nature, providing broad consideration towards matters of development staging, land uses, densities and social and physical infrastructure.

Policies

- 7.3.1. The County shall develop Intermunicipal Area Concept Plans to establish direction for future land use distribution, servicing, transportation, and phasing of development in the IDP area. The exact number and boundaries of such IACPs shall be at the discretion of the County.
- 7.3.2. Notwithstanding Section 7.3.1., future developments located within the 'IACP Exemption Area' as identified on [Map 9 - Policy Areas](#), shall not require creation of an IACP. The applicants shall be required to develop site-specific local Area Structure Plans to guide future developments as identified in Section 7.4.
- 7.3.3. IACPs shall be adopted by bylaw in accordance with Section 633 of the Municipal Government Act.
- 7.3.4. The County shall develop a framework and Terms of Reference for such IACPs within one year of the IDPs approval.
- 7.3.5. The costs associated with the IACPs shall be the responsibility of the County. The County may further require the subject to lead this process in accordance with the Terms of Reference.

7.3.6. The Intermunicipal Area Concept Plans shall address:

- a. The proposed land uses;
- b. Potential water, sanitary and storm servicing framework;
- c. Potential transportation network including:
 - i. The alignment and development of internal roads;
 - ii. The improvements to the collector and arterial road systems;
 - iii. The provision of linkages to adjacent quarter (¼) sections;
- d. The requirement for Environmental Reserve and the protection of water courses, significant wetland features and water bodies where required;
- e. The provision of parks, open space, trails and school sites, through Municipal Reserve dedication and other means of acquisition, necessary to serve the local and regional population;
- f. Potential phasing of development; and
- g. Any other matter, and engineering investigations/reports identified by the County.

7.4. Local Area Structure Plan (ASP) Requirements

Local Area Structure Plans (ASPs) are intended to provide information specific to the rezoning and subdivision at a high level of detail, encompassing an area of land ¼ section or smaller. In addition to the policies below, local ASPs must be prepared in accordance with the provisions of the MGA.

Policies

- 7.4.1.** New residential subdivisions involving 6 or more lots and new non-residential subdivisions involving 2 or more lots shall require the creation of a local ASP. Future land uses, servicing, transportation network and the overall planning framework of the local ASP shall comply with the vision and policies established in the Intermunicipal Area Concept Plan (IACP).
- 7.4.2.** The County shall develop a framework and Terms of Reference for such local ASPs within one year of the IDPs approval.
- 7.4.3.** The County shall only consider the proposed residential subdivisions involving 6 or more lots or non-residential subdivisions involving 2 or more lots in the IDP area after the IACP framework is in place.

7.4.4. The local ASPs shall address:

- a. The proposed land use statistics, residential densities and commercial/industrial yields where applicable;
- b. Potential water, sanitary and storm servicing framework;
- c. Potential transportation network including:
 - i. The alignment and development of internal roads;
 - ii. The improvements to the collector and arterial road systems;
 - iii. The provision of linkages to adjacent quarter (¼) sections;
- d. The requirement for Environmental Reserve and the protection of water courses, significant wetland features and water bodies where required;
- e. The provision of parks, open space, trails and school sites, through Municipal Reserve dedication and other means of acquisition, necessary to serve the local and regional population;
- f. Potential phasing of development;
- g. Any other matter, and engineering investigations/reports identified by the County including but not limited to Noise Impact Study, Vibration Impact Study, Environmental Impact Assessment, Transportation/Traffic Impact Assessment, and a detailed Biophysical Assessment.

7.5. Referrals

Each municipality will be responsible for the approval of applications and plans within their boundaries. As a result, a clear definition of referral requirements for planning and development documents is critical to the successful implementation of this Plan, and necessary to facilitate open communication between the two municipalities. Thus, in order to ensure coordination takes place between the two municipalities, plans and development applications including future statutory plans, development applications, subdivision applications and plan amendments shall be circulated between the municipalities.

Policies

- 7.5.1.** The City shall circulate the following to the County for comment and review if the proposal is located on City lands within the referral area identified on [Map 9 - Policy Areas](#):
- a. Statutory plans (including drafts) and amendments thereto;
 - b. LUB's (including drafts) and amendments thereto;
 - c. Subdivision applications;
 - d. Non-residential development permits;
 - e. Applications for development permits or subdivisions for contentious use on land which is immediately adjacent to, but outside the Plan boundary;
 - f. Any other non-statutory plans, including master plans.

- 7.5.2.** The County shall circulate the following to the City for comment and review if the proposal is located on County lands within the referral area identified on [Map 9 - Policy Areas](#):
- a. Statutory plans (including drafts) and amendments thereto;
 - b. LUB's (including drafts) and amendments thereto;
 - c. Subdivision applications, except for the first parcel out of a quarter (¼) section;
 - d. Non-residential development permits;
 - e. Any other non-statutory plans including master plans.
- 7.5.3.** It is recognized that the alignment of the future ring road connecting Highway 40 and Highway 43 to the southwest of the City is not final. In the event that the alignment of said ring road is significantly adjusted while this plan is in effect, the City and the County shall amend the referral area as identified on [Map 9 - Policy Areas](#) to align with the new location of the ring road. This amendment shall be conducted within 1 year of when the new alignment is proposed, and shall be in accordance with the policies listed under Section 7.7.
- 7.5.4.** Referrals made under this Section 7.5 are required to conform to the the following time provisions:
- a. Each municipality shall be provided fourteen (14) days to review and comment on referrals, unless applicable legislation requires a different time period;
 - b. If comments are not received within the agreed time period, it shall be assumed that there is no objection to the proposal;
 - c. Time extensions may be requested. Any request should be considered an exception and must not be abused. The host municipality may grant a time extension to any application upon the request by the other municipality.

7.6. Dispute Resolution Mechanism

The implementation of a dispute resolution mechanism is a mandatory requirement of an IDP under the Act. As a process for dispute resolution between the City and the County has already been established and detailed in an ICF, the IDP will utilize that process in order to ensure compatibility and reduce overlap. This process, as presented in the ICF, can be found at the end of the report under [Appendix 2 - Dispute Resolution Process](#).

Policies

- 7.6.1.** In case of a dispute, the County and the City shall engage in a Dispute Resolution process as established in the ICF. The City and the County recognize that a dispute is a serious matter and that every effort should be taken to avoid triggering the Dispute Resolution mechanism.

- 7.6.2.** The following is considered a dispute, and will activate the dispute resolution process as established in the ICF:
- a.** A disagreement about a Statutory or non-Statutory plan (in whole or in part) or LUB or amendment thereto, which a Council deems to be inconsistent with the goals, objectives and policies of this Plan. Such a disagreement is subject to the following:
 - i.** The dispute resolution process is not activated until after a second reading is given by Council (of the municipality to whom the application is submitted) to the relevant bylaw, in order to allow Council the opportunity to refuse the application.
 - ii.** The other municipality may still identify that they intend to initiate the dispute resolution process prior to second reading and their reasons for doing so.
 - iii.** A bylaw for which a dispute resolution process has been activated shall not receive a third reading by a Council until the dispute resolution process as per the ICF has concluded.
 - b.** A disagreement involving the interpretation of this Plan or its policies that emerges during the referral process of any subsequent Statutory or non-Statutory Plan, LUB, or amendment thereto.
- 7.6.3.** The dispute resolution process as per the ICF does not apply to issues regarding subdivision or development permit appeals, or to matters under the jurisdiction of the Land and Property Rights Tribunal.

7.7. Plan Amendments

In order for this Plan to function effectively, it must be responsive to community change. As a result, revisions to the Plan may be required from time to time.

Policies

- 7.7.1.** Any amendment to this Plan must receive the agreement of both municipalities following a joint Public Hearing held in accordance with the Act. No amendment shall come into force until such time as both municipalities approve the amending Bylaw.
- 7.7.2.** Either municipality or a landowner in the Plan area may initiate an amendment to this Plan.
- 7.7.3.** A private land owner (or member of the general public) must submit an application to either the County or the City to amend this Plan.

7.8. Plan Review

In order to ensure that the proposed Plan policies remain current and relevant, it is important that it contain provisions for periodic review.

Policies

- 7.8.1.** This Plan should be formally reviewed at least once every ten (10) years in order to confirm or amend any relevant policies contained herein. Such review also allows both municipalities to comprehensively update the Plan based on new information or studies.

- 7.8.2.** The two Councils agree to meet at least once a year to review issues of mutual concern including annual growth statistics.

7.9. Plan Repeal

In the event that the Plan fails to meet the expectations of one of the two parties, a Plan repeal process could be initiated by one of the two parties. The repealing of the Plan does not eliminate the need for continued cooperation and communication between the two municipalities. It would not eliminate the need for both parties to continue to meet the requirements of the Act respecting the coordination of planning efforts.

Policies

- 7.9.1.** The MGA requires the municipalities to establish a procedure in the IDP to repeal the IDP. Prior to repealing the bylaw, the two municipalities shall undertake the following process:
- a.** A municipality shall give six (6) months written notice, along with reasons, to the other municipality of the intention to repeal its bylaw adopting the Plan;
 - b.** Within sixty (60) days of the date of the notice provided under subsection (a), a Joint Council Committee meeting shall be held to review the concerns raised;
 - c.** Following the Joint Council Committee meeting, the municipality filing the notice may either withdraw its notice by providing a letter in writing to the other municipality, or proceed to give First Reading to a bylaw to repeal the Plan (immediately following the Joint Council meeting at the discretion of the Council of the municipality choosing to opt out);
 - d.** In the event that a notice of repeal is filed, a process of mediation, as established in the ICF, shall be initiated in an effort to resolve the matter;
 - e.** If mediation is not successful, the municipalities may proceed to pass bylaws to repeal the Plan following a Public Hearing held in accordance with the Act.
- 7.9.2.** In the event that the Plan is repealed, the two municipalities shall amend their MDP's as necessary to address intermunicipal issues in accordance with the Act. Provisions are required to ensure that the municipalities are protected from any demonstrable detrimental impacts that may result from development in close proximity to municipal boundaries. In the event that the required amendments do not satisfy the neighbouring municipality, the matter may be appealed to the Municipal Government Board.

7.10. Joint Council Committee

The purpose of the Joint Council Committee is to foster cooperation between the two municipalities. It serves as a mechanism for formal communication between the two municipalities at the political level to address issues of common concern.

Policies

- 7.10.1.** The Joint Council Committee shall consist of elected officials from both Councils. The number of representatives on the Committee shall be left to the discretion of each municipality.
- 7.10.2.** Administration of the Joint Council Committee and the coordination of meetings shall be the joint responsibility of the County and the City.
- 7.10.3.** The Committee's responsibilities shall be as follows:
 - a.** Monitoring the progress of the Plan including but not limited to an annual review of all ASP and LUB amendments, and subdivision and development permits occurring in the Plan area. By reviewing the volume and nature of development activity, the Committee should better understand the pressures for development in the Plan area;
 - b.** Review proposed amendments to the Plan and to make substantive recommendations to the respective Councils on amendments;
 - c.** To act as an informal review body for any amendment, subdivision or development permit which may have significant land use implications in the Plan area;
 - d.** Review proposed amendments to other statutory plans and the LUBs that impact lands within the Plan area and formulate a recommendation to both Councils.
- 7.10.4.** It is intended that this Committee not have any formal decision making powers. Its primary role is to provide an opportunity to meet and discuss issues of mutual interest.
- 7.10.5.** A meeting of the Committee may be convened as required at the request of either municipality.



8. Definitions

In order to assist in the interpretation of this Plan, definitions for all major terms used in the document are provided below. For those terms not identified below, the definitions found in the Municipal Development Plan (MDP) or Land Use Bylaw (LUB) for both municipalities and the Act shall apply.

“Act” means the Municipal Government Act, RSA 2000 as amended.

“Adjacent” refers to a parcel of land that is contiguous to another parcel of land, or would be contiguous if not for an intervening river, stream, railway, road or utility right-of-way.

“Agreement” means written notification from a municipality indicating support for a statutory plan, Outline Plan (OP) or Land Use Bylaw (LUB) that has been referred to it for comment.

“Area Redevelopment Plan” (ARP) means a statutory plan that is prepared in accordance with the Act, to provide a framework for Redevelopment of an existing neighbourhood.

“Area Structure Plan” (ASP) means a statutory plan that is prepared in accordance with the Act.

“City” means the City of Grande Prairie (the City).

“County” means the County of Grande Prairie No. 1 (the County).

“Confined Feeding Operation” (CFO) means an activity on land that is fenced or enclosed or within buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing but does not include seasonal feeding and bedding sites.

“Contentious” refers to any land use that due to its size, nature, or location, may be incompatible with uses on adjacent lands or is anticipated to have a detrimental intermunicipal impact. Such impacts may include but not be limited to noise, emissions, traffic generation, odours, nuisance, servicing demands, presence of dangerous goods or hazardous materials, or other environmental concerns. For the purpose of this definition, this may include but not be limited to tanneries, sawmills, intensive livestock operations, natural resource extraction industries (including petro-chemical facilities), industries in the agricultural sector, auction markets, and similar uses.

“Integrated Urban Fabric” means a development that complements the existing urban development in its vicinity by establishing an interconnected roadway network, providing connections to existing trails and open spaces and providing appropriate built for transitions.

“Intermunicipal Area Concept Plan” (IACP) means a statutory plan, prepared to a professional standard, encompassing multiple $\frac{1}{4}$ sections, that is contained within the IDP area, and prepared in accordance with the Section 633 of the Act.

“Intermunicipal Development Plan” (IDP) means this document, the County of Grande Prairie No. 1 / City of Grande Prairie Intermunicipal Development Plan pursuant to Section 631(1) of the Municipal Government Act.

“Municipal Services” refers to a water distribution system, sewage collection system or any other utility service that may develop in the future that conform to municipal standards and are connected to the Aquatera utility system.

“Non-Residential” when referring to a subdivision or development permit application, means any commercial, industrial, institutional or recreational use, but does not include an accessory building or use.

“Outline Plan” (OP) means a non-statutory or statutory plan used by the City prepared to a professional standard and (usually) encompassing an entire quarter ($\frac{1}{4}$) section that is contained within an approved ASP. An OP provides more detailed information specific to the rezoning and subdivision of the quarter ($\frac{1}{4}$) section (or portion thereof).

“Parties” means the County of Grande Prairie No. 1 and the City of Grande Prairie.

“Plan Area” means the area described in this document and generally comprising the entire IDP.

APPENDIX 1. MGA Section 631 and 633



Intermunicipal development plans

- 631 (1)** Subject to subsections (2) and (3), 2 or more councils of municipalities that have common boundaries and that are not members of a growth region as defined in section 708.01 must, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.
- (2)** Subsection (1) does not require municipalities to adopt an intermunicipal development plan with each other if they agree that they do not require one, but any of the municipalities may revoke its agreement at any time by giving written notice to the other or others, and where that notice is given the municipalities must comply with subsection (1) within one year from the date of the notice unless an exemption is ordered under subsection (3).
- (3)** The Minister may, by order, exempt one or more councils from the requirement to adopt an intermunicipal development plan, and the order may contain any terms and conditions that the Minister considers necessary.
- (4)** Municipalities that are required under subsection (1) to adopt an intermunicipal development plan must have an intermunicipal development plan providing for all of the matters referred to in subsection (8) in place by April 1, 2020.
- (5)** If 2 or more councils that are required to adopt an intermunicipal development plan under subsection (1) do not have an intermunicipal development plan in place by April 1, 2020 because they have been unable to agree on a plan, they must immediately notify the Minister and the Minister must, by order, refer the matter to the Land and Property Rights Tribunal for its recommendations in accordance with Part 12.
- (6)** Where the Minister refers a matter to the Land and Property Rights Tribunal under this section, Part 12 applies as if the matter had been referred to the Tribunal under section 514(2).
- (7)** Two or more councils of municipalities that are not otherwise required to adopt an intermunicipal development plan under subsection (1) may, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.

- (8) An intermunicipal development plan
- (a) must address:
 - (i) the future land use within the area,
 - (ii) the manner of and the proposals for future development in the area,
 - (iii) the provision of transportation systems for the area, either generally or specifically,
 - (iv) the co-ordination of intermunicipal programs relating to the physical, social and economic development of the area,
 - (v) environmental matters within the area, either generally or specifically, and
 - (vi) any other matter related to the physical, social or economic development of the area that the councils consider necessary,and
 - (b) must include:
 - (i) a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,
 - (ii) a procedure to be used, by one or more municipalities, to amend or repeal the plan, and
 - (iii) provisions relating to the administration of the plan.
- (9) Despite subsection (8), to the extent that a matter is dealt with in a framework under Part 17.2, the matter does not need to be included in an intermunicipal development plan.
- (10) In creating an intermunicipal development plan, municipalities must negotiate in good faith.

Area structure plans

- 633 (1)** For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.
- (2)** An area structure plan
- (a)** must describe
 - (i)** the sequence of development proposed for the area,
 - (ii)** the land uses proposed for the area, either generally or with respect to specific parts of the area,
 - (iii)** the density of population proposed for the area either generally or with respect to specific parts of the area, and
 - (iv)** the general location of major transportation routes and public utilities,and
 - (b)** may contain any other matters, including matters relating to reserves, as the council considers necessary.

APPENDIX 2. Dispute Resolution Process Schedule (ICF)



Dispute Resolution Provisions Schedule

1. Definitions

1.1. In this Schedule,

- b. "Initiating Party" means a party who gives notice under section 2 of this Schedule;
- c. "Mediation" means a process involving a neutral person as a mediator who assists the parties to a matter and any other person brought in with the agreement of the parties to reach their own mutually acceptable settlement of the matter by structuring negotiations, facilitating communication and identifying the issues and interests of the parties;
- d. "Mediator" means the person or persons appointed to facilitate by mediation the resolution of a dispute between the parties.

2. Notice of dispute

- 2.1. When a party believes there is a dispute under a framework and wishes to engage in dispute resolution, the party must give written notice of the matters under dispute to the other parties.

3. Negotiation

- 3.1. Within 14 days after the notice is given under section 2 of this Schedule, each party must appoint a representative to participate in one or more meetings, in person or by electronic means, to attempt to negotiate a resolution of the dispute.

4. Mediation

- 4.1. If the dispute cannot be resolved through negotiations, the representatives must appoint a mediator to attempt to resolve the dispute by mediation.
- 4.2. The initiating party must provide the mediator with an outline of the dispute and any agreed statement of facts.
- 4.3. The parties must give the mediator access to all records, documents and information that the mediator may reasonably request.
- 4.4. The parties must meet with the mediator at such reasonable times as may be required and must, through the intervention of the mediator, negotiate in good faith to resolve their dispute.
- 4.5. All proceedings involving a mediator are without prejudice, and, unless the parties agree otherwise, the cost of the mediator must be shared equally between the parties.

5. Report

- 5.1.** If the dispute has not been resolved within 6 months after the notice is given under section 2 of this Schedule, the initiating party must, within 21 days, prepare and provide to the other parties a report.
- 5.2.** Without limiting the generality of subsection 5.1, the report must contain a list of the matters agreed on and those on which there is no agreement between the parties.
- 5.3.** Despite subsection 5.1, the initiating party may prepare a report under subsection 5.1 before the 6 months have elapsed if
 - d.** the parties agree, or
 - e.** the parties are not able to appoint a mediator under section 4 of this Schedule.

6. Appointment of arbitrator

- 6.1.** Within 14 days of a report being provided under section 5 of this Schedule, the representatives must appoint an arbitrator and the initiating party must provide the arbitrator with a copy of the report.
- 6.2.** If the representatives cannot agree on an arbitrator, the initiating party must forward a copy of the report referred to in section 5 of this Schedule to the Minister with a request to the Minister to appoint an arbitrator.
- 6.3.** In appointing an arbitrator under subsection 6.2, the Minister may place any conditions on the arbitration process as the Minister deems necessary.

7. Arbitration process

- 7.1.** Where arbitration is used to resolve a dispute, the arbitration and arbitrator's powers, duties, functions, practices and procedures shall be the same as those in Division 2 of Part 17.2 of the Municipal Government Act.
- 7.2.** In addition to the arbitrator's powers under subsection 7.1, the arbitrator may do the following:
 - c.** require an amendment to a framework;
 - d.** require a party to cease any activity that is inconsistent with the framework;
 - e.** provide for how a party's bylaws must be amended to be consistent with the framework;
 - f.** award any costs, fees and disbursements incurred in respect of the dispute resolution process and who bears those costs.

8. Deadline for resolving dispute

- 8.1.** The arbitrator must resolve the dispute within one year from the date the notice of dispute is given under section 2 of this Schedule.
- 8.2.** If an arbitrator does not resolve the dispute within the time described in subsection 8.1, the Minister may grant an extension of time or appoint a replacement arbitrator on such terms and conditions that the Minister considers appropriate.

9. Arbitrator's order

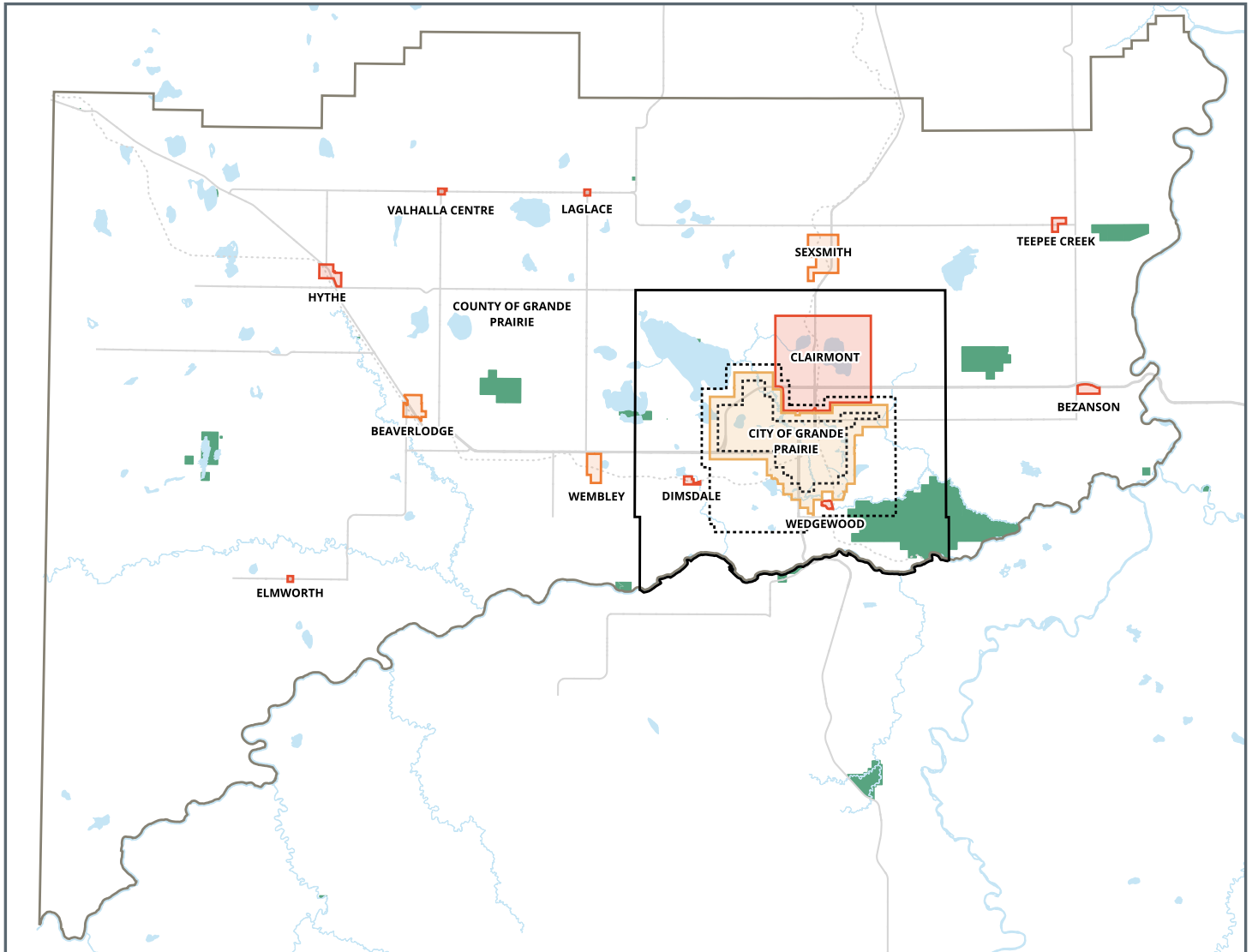
- 9.1.** Unless the parties resolve the disputed issues during the arbitration, the arbitrator must make an order as soon as possible after the conclusion of the arbitration proceedings.
- 9.2.** The arbitrator's order must
 - c.** be in writing,
 - d.** be signed and dated,
 - e.** state the reasons on which it is based,
 - f.** include the timelines for the implementation of the order, and
 - g.** specify all expenditures incurred in the arbitration process for payment under section 708.41 of the Act.
- 9.8.** The arbitrator must provide a copy of the order to each party.
- 9.9.** If an order of the arbitrator under section 9.2 is silent as to costs, a party may apply to the arbitrator within 30 days of receiving the order for a separate order respecting cost.

10. Costs of arbitrator

- 10.1.** Subject to an order of the arbitrator or an agreement by the parties, the costs of an arbitrator under this Schedule must be paid on a proportional basis by the municipalities that are to be parties to the framework as set out in subsection 10.2.
- 10.2.** Each municipality's proportion of the costs must be determined by dividing the amount of that municipality's equalized assessment by the sum of the equalized assessments of all of the municipalities' equalized assessments as set out in the most recent equalized assessment.

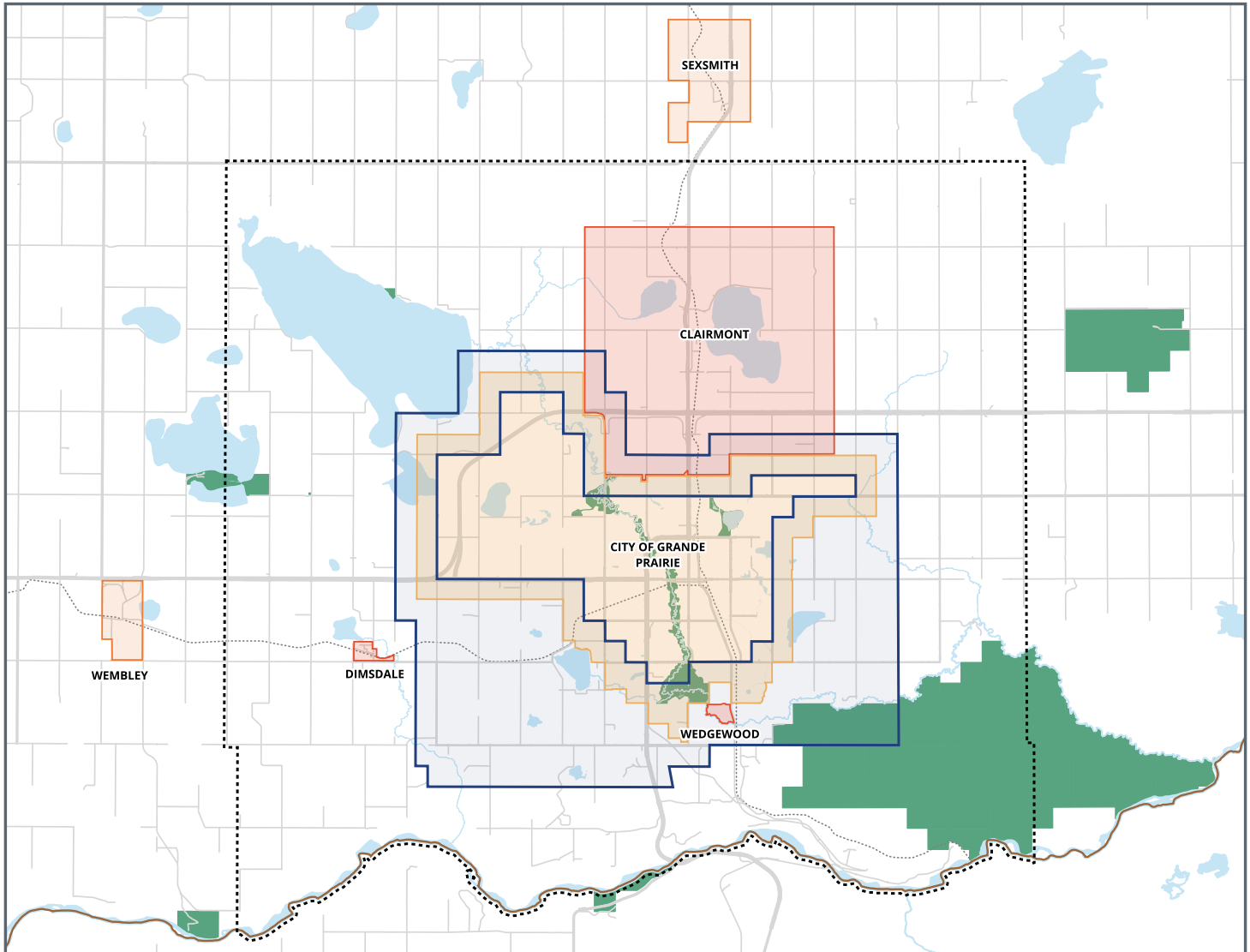
APPENDIX 3. Maps





Legend

- | | | |
|---|-------------------------------------|-------------------------|
| County of Grande Prairie Municipal Boundary | City of Grande Prairie | Rivers & Water Courses |
| Regional Context Area | Towns in County of Grande Prairie | Water Bodies |
| IDP Boundary | Hamlets in County of Grande Prairie | Parks / Protected Areas |

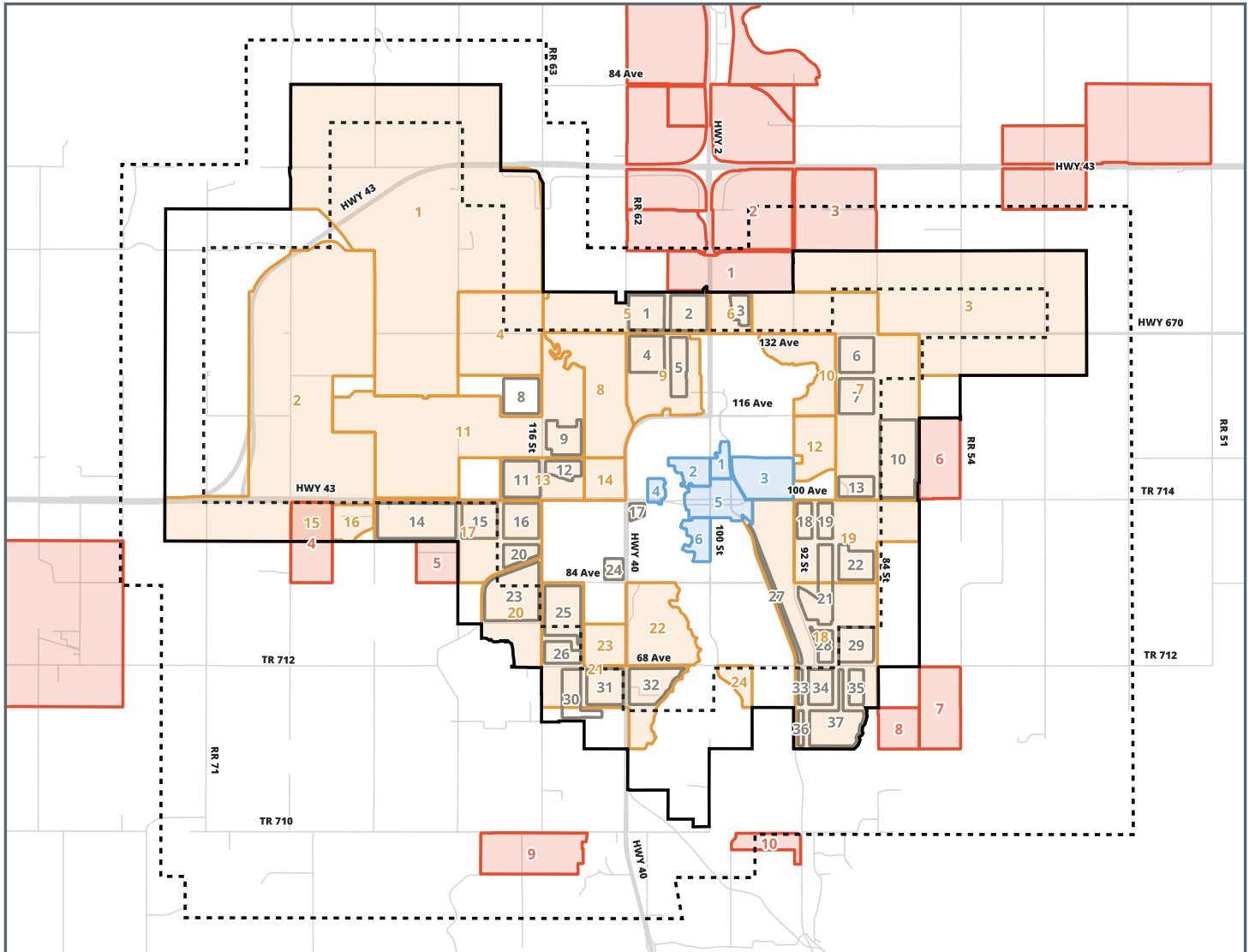


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- | | | |
|---|---|-------------------------|
| County of Grande Prairie Municipal Boundary | Railway | Rivers & Water Courses |
| Regional Context Area | City of Grande Prairie | Water Bodies |
| IDP Area | Towns within the County of Grande Prairie | Parks / Protected Areas |
| Roads & Highways | Hamlets within the County of Grande Prairie | |

Map 3 | Planned Areas

City of Grande Prairie & County of Grande Prairie No.1 Intermunicipal Development Plan



Legend

IDP Boundary

City of Grande Prairie Municipal Boundary

Roads & Highways

County Area Structure Plans

1. Highway 2 and 43 ASP
2. Crossroads South Phase I ASP
3. Crossroads South Phase II ASP
4. West Mountview ASP
5. Cowan ASP
6. Carriage Lane ASP
7. Makena ASP
8. Taylor Estates ASP
9. Correction Line West ASP
10. Correction Line Industrial ASP

City Area Redevelopment Plans

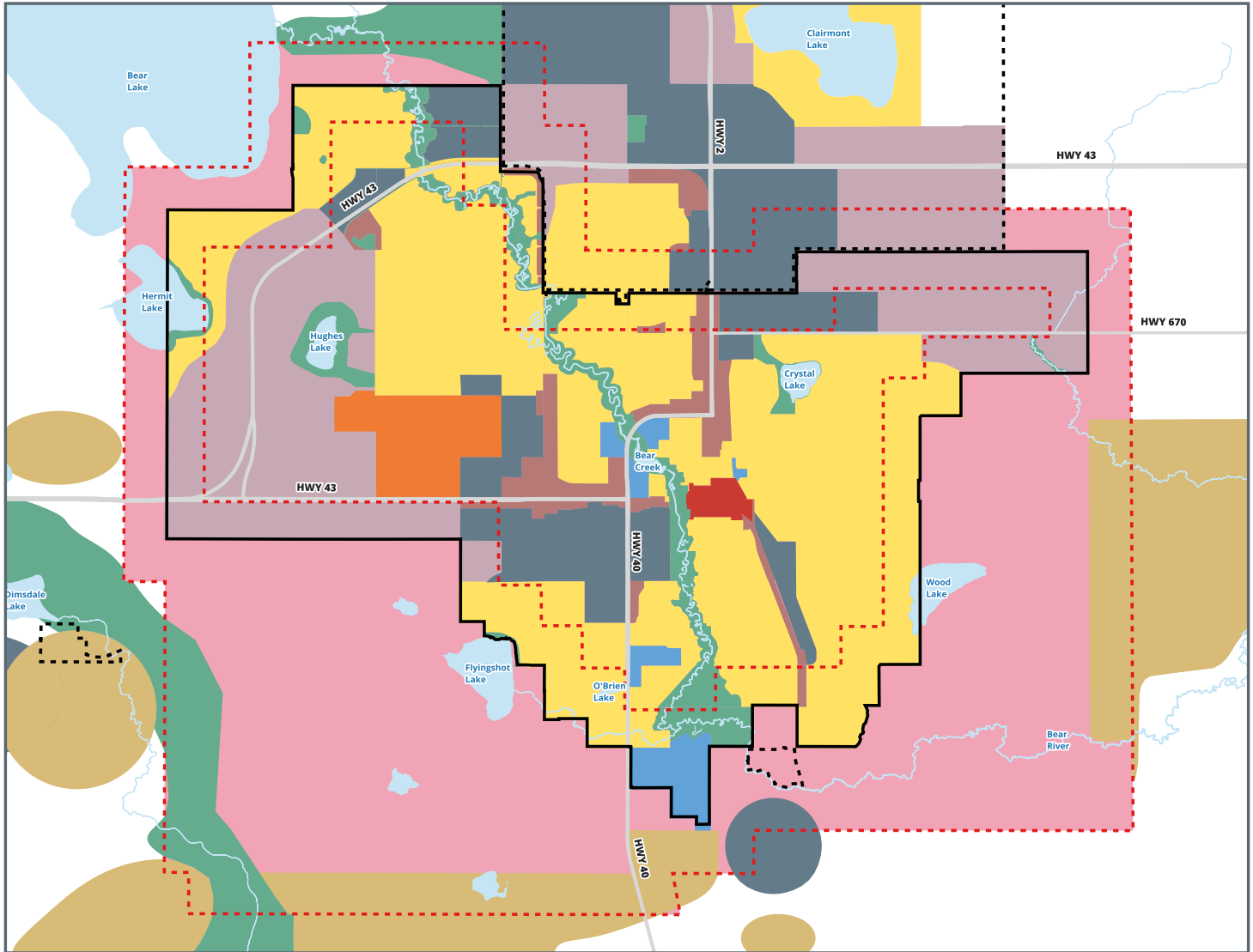
1. VLA/Montrose
2. South Avondale
3. Hillside
4. College Park
5. Downtown Enhancement
6. Swanavon

City Area Structure Plans

- | | |
|--------------------------|-------------------------------|
| 1. Bear Creek North | 13. Westgate |
| 2. Hughes Lake | 14. Gateway |
| 3. Northern Lights | 15. West Mountview Industrial |
| 4. Bear Creek Highlands | 16. Mountview Business Park |
| 5. Arbour Hills | 17. West Industrial |
| 6. Northgate | 18. Southeast |
| 7. Northeast | 19. Meadow View |
| 8. Hidden Valley | 20. Kensington |
| 9. Northridge | 21. Southwest |
| 10. Crystal Lake Estates | 22. Mission Heights |
| 11. Northwest | 23. Pinnacle Ridge |
| 12. Crystal Heights | 24. Country Club West |

City Outline Plans

- | | |
|-------------------------------|------------------------------|
| 1. Arbour Hills 2 | 20. Urban Rail Business Park |
| 2. Trader Ridge | 21. Riverstone |
| 3. Albinati | 22. Fieldbrook |
| 4. Royal Oaks North | 23. Signature Falls |
| 5. Northridge | 24. South Richmond |
| 6. Easthaven | 25. Flyingshot Lake |
| 7. Copperwood | 26. Pinnacle West |
| 8. Westgate Park | 27. Resources Road |
| 9. West Terra | 28. Countryside North |
| 10. West Carriage Lane | 29. Signature Falls |
| 11. Westgate West | 30. O'Brien Lake West |
| 12. Westgate East | 31. O'Brien Lake |
| 13. Crystal Landing | 32. Stone Ridge |
| 14. Airport Industrial | 33. Kennedy |
| 15. Vision West Business Park | 34. Countryside South |
| 16. Centre West Business Park | 35. Summerside East |
| 17. Canfor | 36. Fairway |
| 18. Cobblestone | 37. Summerside |
| 19. Cobblestone East | |



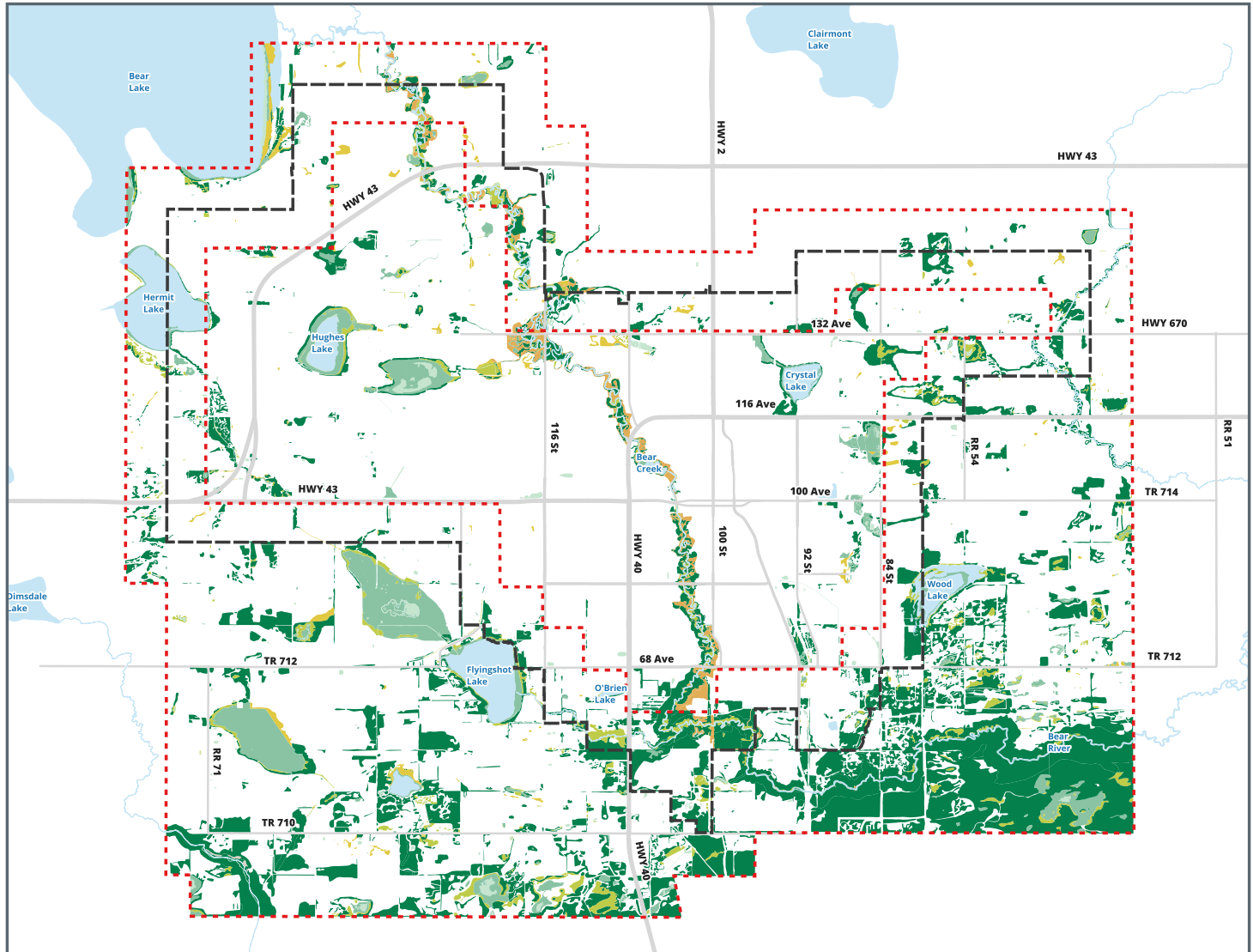
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- IDP Boundary
- City of Grande Prairie Municipal Boundary
- Hamlets in County of Grande Prairie
- Roads & Highways
- ~ Rivers
- Lakes

Generalized Land Use Designations*

- Residential
- County Residential
- Commercial
- Industrial/Commercial
- Industrial
- Parks / Natural Areas
- Rural-Urban Fringe
- Public Service
- Central Business District
- Airport

*Generalized Land Use Designations were generated through the combination of land use visions presented the City of Grande Prairie and the County of Grande Prairie No.1 MDPs in effect at the time of this IDPs production. It is recognized that this map is not representative of existing land uses at the time. This map is included for context purposes to understand the broader land use vision for areas adjacent to the IDP.



Legend

IDP Boundary

City of Grande Prairie Municipal Boundary

Roads & Highways

Rivers & Watercourses

Lakes

Land Cover Type

Open Water Wetlands

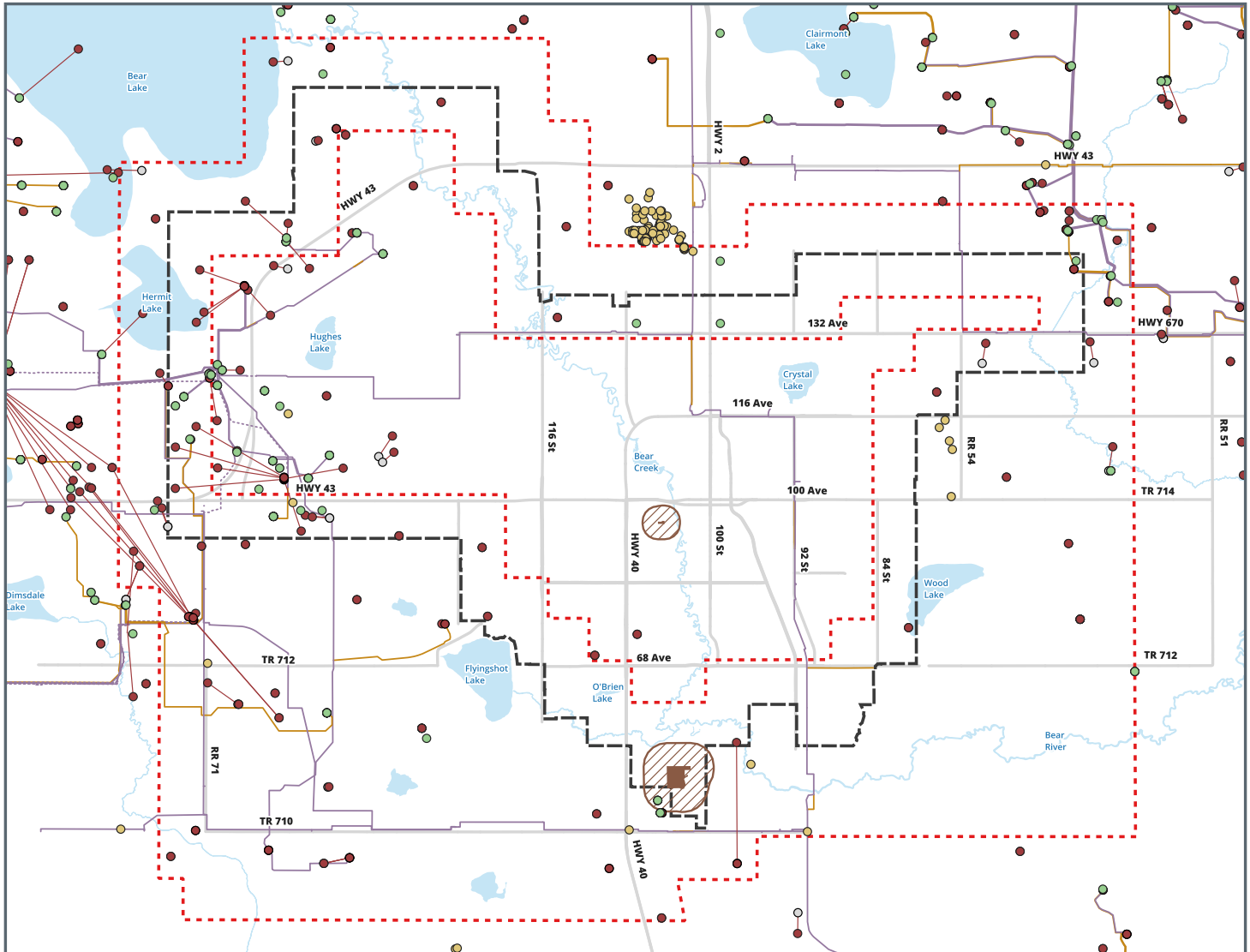
Marsh Wetlands

Forested

Shrub

Wet Cropland

Grassland

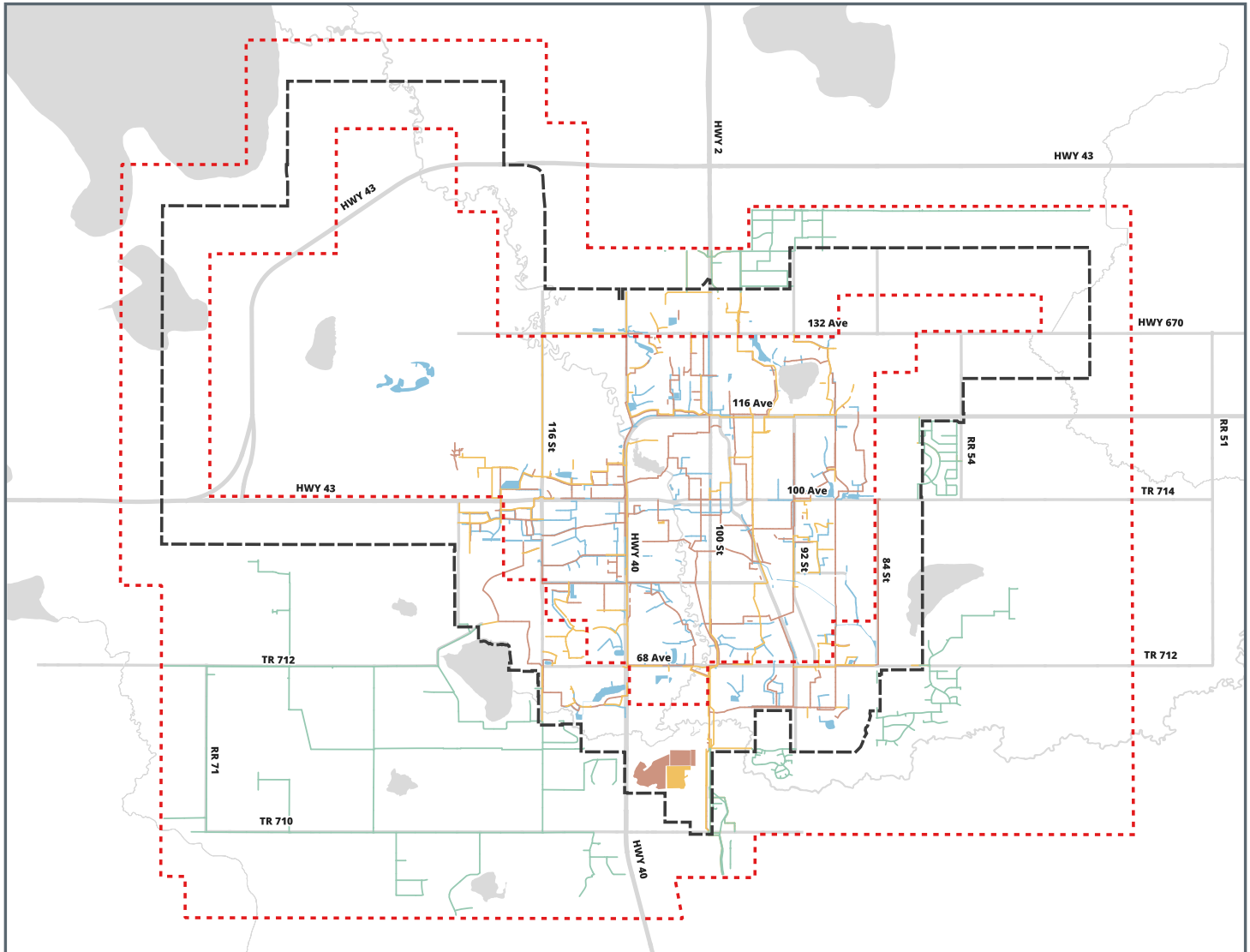


Legend

IDP Boundary	Oil & Gas Wells / Pipelines Active Wells	Solid Waste Waste Management Facility
City of Grande Prairie Municipal Boundary	Inactive Wells	Limited Development Buffer Around Facility
Roads & Highways	Well Pipe	
Rivers	Oil & Gas Facilities	
Lakes	LP Flow Meter	
	Operating Pipeline	
	Future Pipeline	
	Abandoned/Disconnected Pipeline	

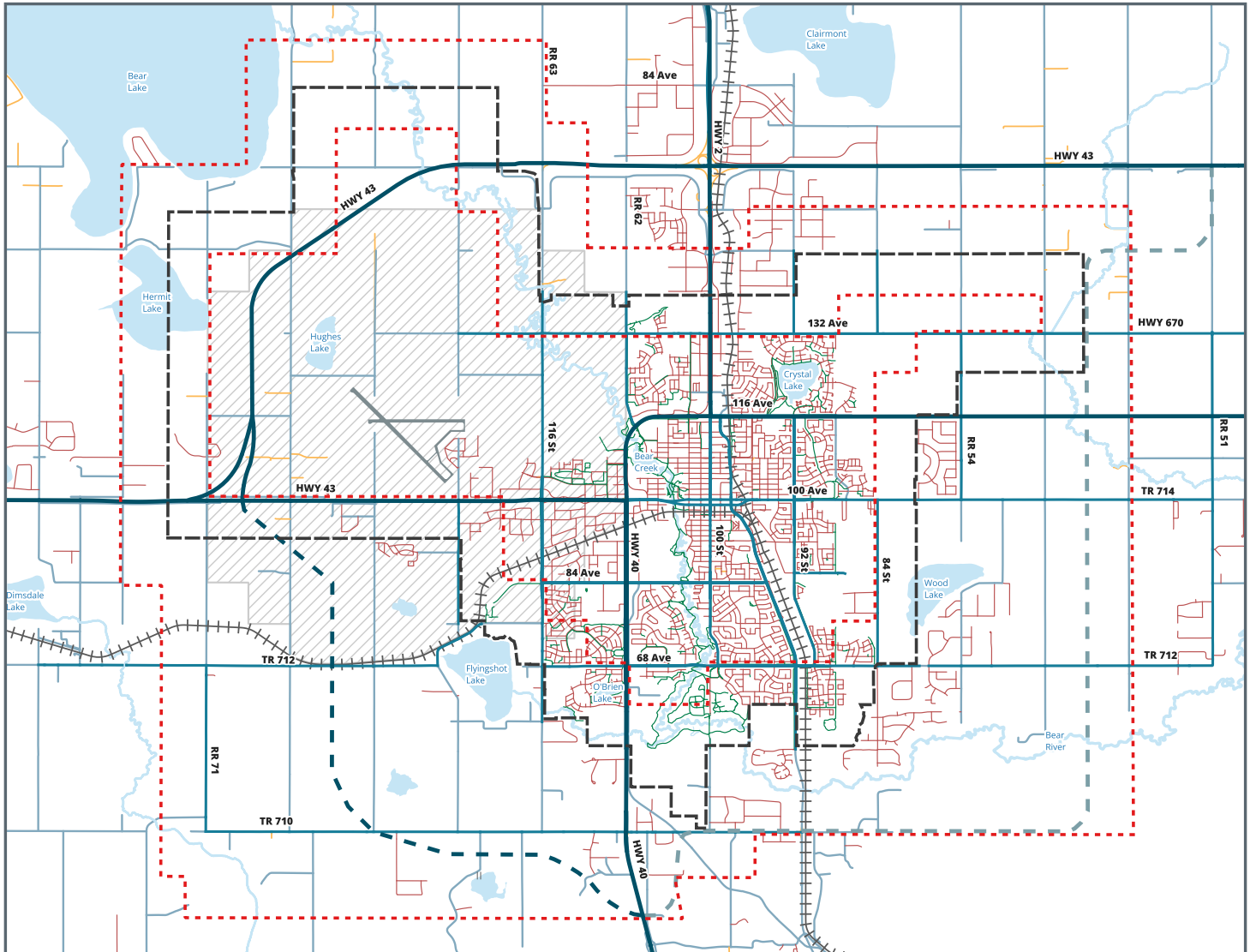
Map 6.2 | Existing Servicing

City of Grande Prairie & County of Grande Prairie No.1 Intermunicipal Development Plan



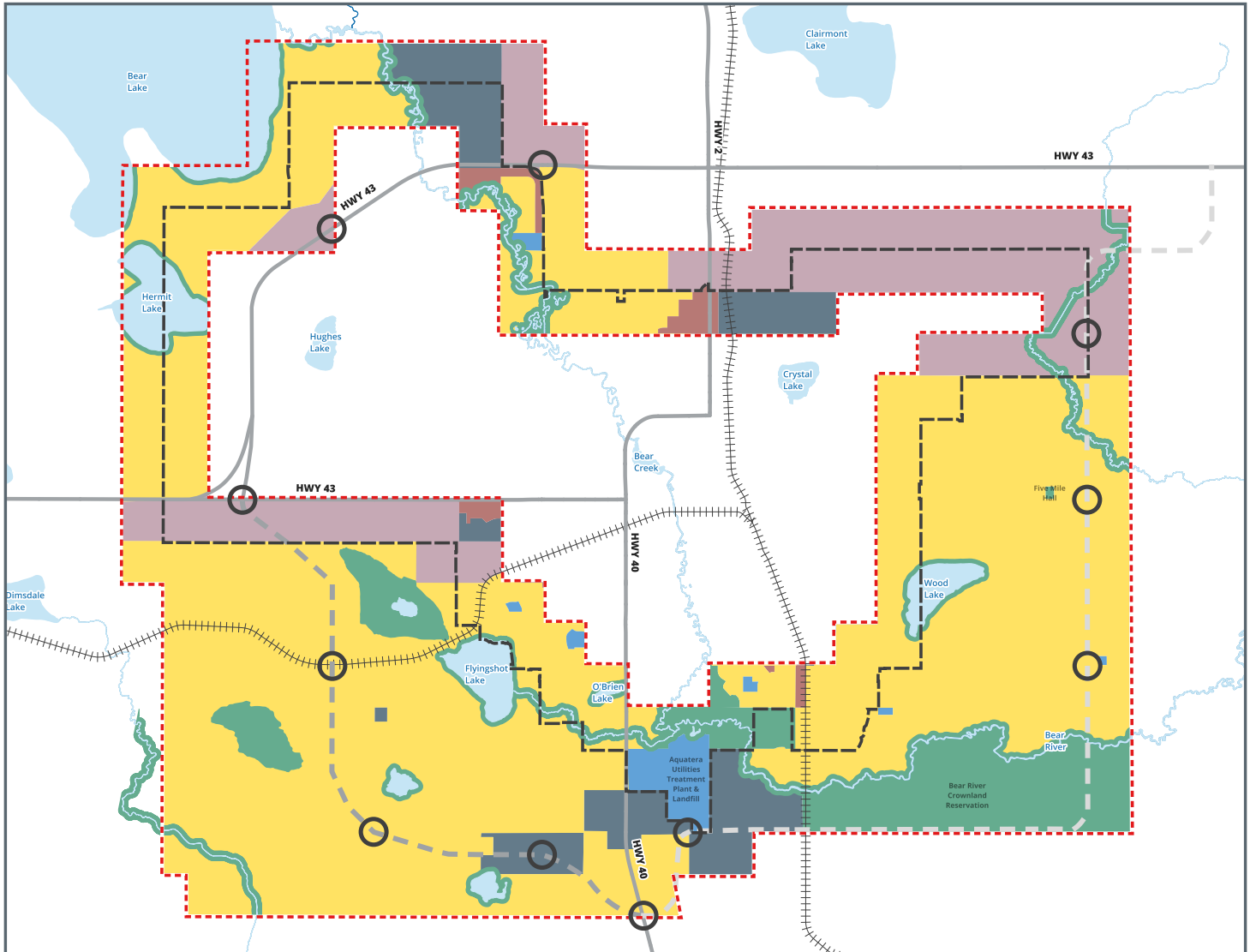
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County of Grande Prairie Servicing		City of Grande Prairie Servicing	
	IDP Boundary		Major Stormwater Lines
	City of Grande Prairie Municipal Boundary		Stormwater Ponds
	Roads & Highways		Major Sanitary Sewer Lines
	Rivers		Lagoons
	Lakes		Major Water Lines
			Water Treatment Facilities



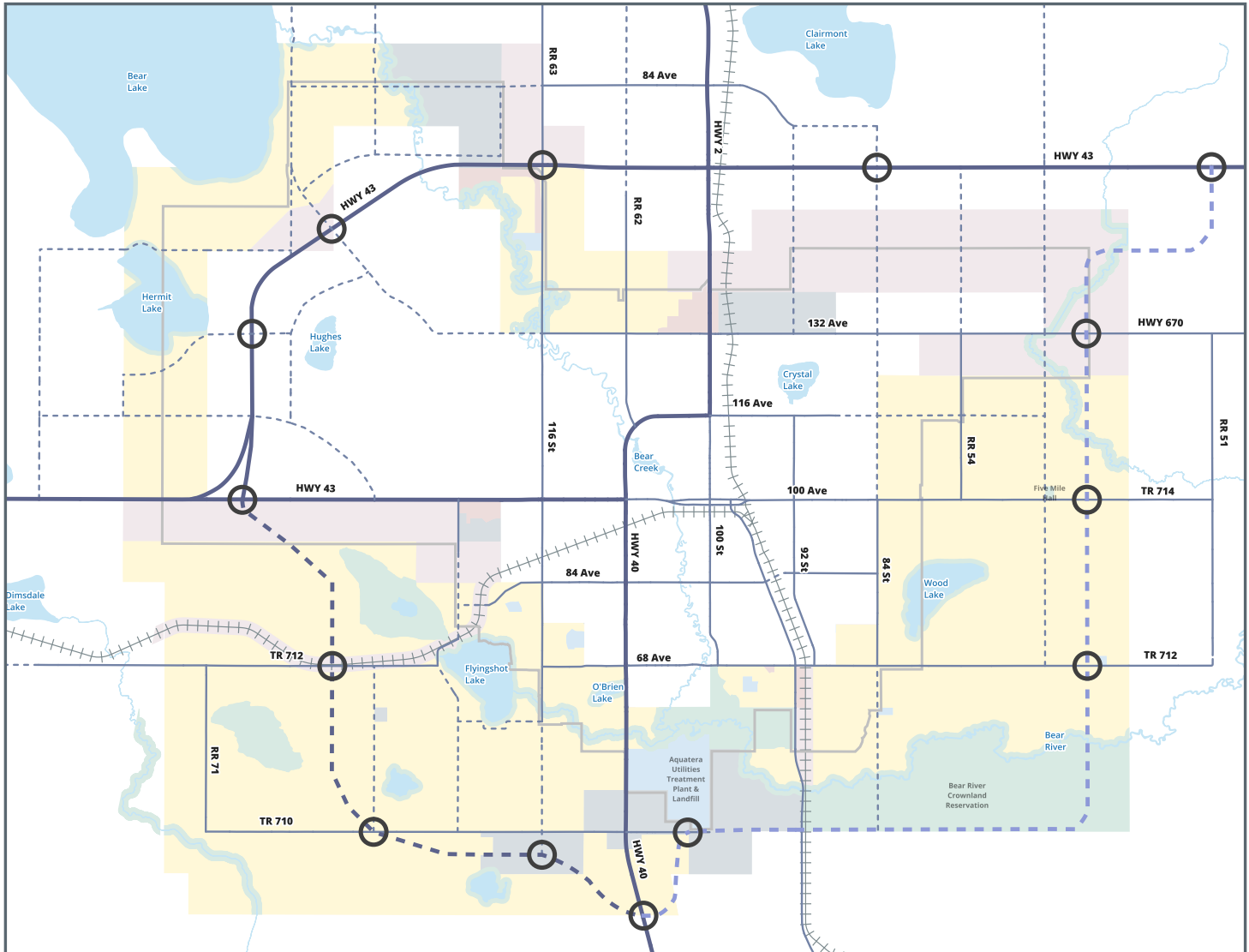
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IDP Boundary	Railway	Arterial Road
City of Grande Municipal Boundary	Airport Vicinity Overlay	Collector Road
Rivers & Watercourses	Highway / Expressway	Local Road
Lakes	Future Highway 40X Bypass	Other Roadway Type
	Future Ring Road	Trails



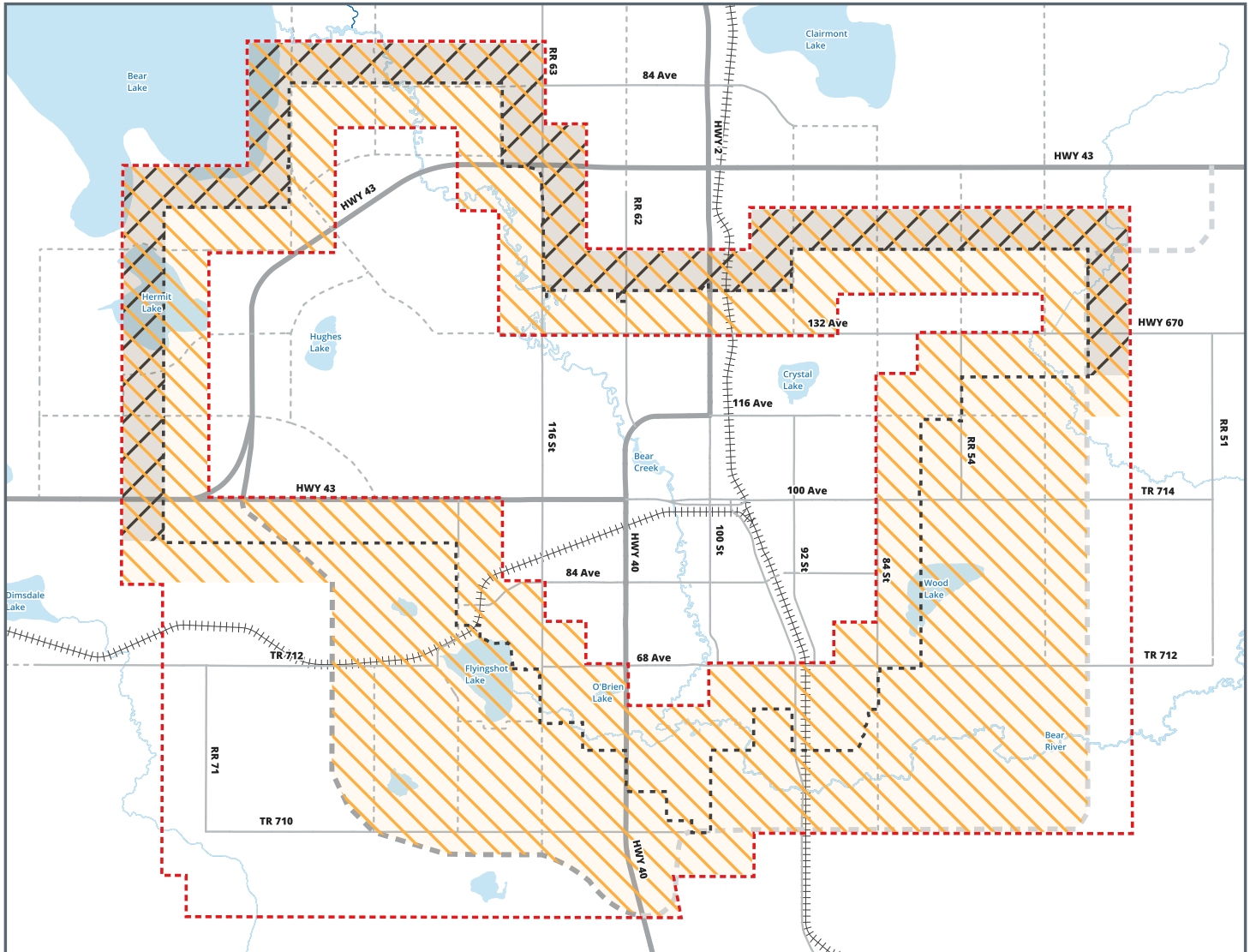
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IDP Boundary	Highway	Residential
City of Grande Prairie Municipal Boundary	Future Highway 40X Bypass	Commercial
Rivers	Future Ring Road	Industrial
Lakes	Future Interchange	Commercial / Industrial
Railway		Public Service / Institutional
		Recreation / Natural Area



Legend

- | | | | | | |
|--|---|--|---------------------------|--|--------------------------------|
| | City of Grande Prairie Municipal Boundary | | Highway | | Residential |
| | Rivers | | Future Highway 40X Bypass | | Commercial |
| | Lakes | | Future Ring Road | | Industrial |
| | Railway | | Future Interchange | | Commercial / Industrial |
| | | | Arterial | | Public Service / Institutional |
| | | | Future Arterial | | Recreation / Natural Area |



Legend

- | | | |
|---|---------------------------|---------------------|
| IDP Boundary | Highway | Referral Area |
| City of Grande Prairie Municipal Boundary | Future Highway 40X Bypass | IACP Exemption Area |
| Rivers | Future Ring Road | |
| Lakes | Arterial | |
| Railway | Future Arterial | |



GRANDE PRAIRIE
INTERMUNICIPAL DEVELOPMENT PLAN