

Community Planning
Association of Alberta 2016

The 6 C's of Inter-Municipal Harmony

*A Primer for More Effective Inter-Municipal
Development Plans*

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The Multiple C's of Inter-Municipal Discord

A Lawyer's Guide to Easy Money


Historically Proven Principle

I learned that good judgment comes from experience and that experience grows out of mistakes."

-- Omar Bradley, 4 Star U.S. Army General

Inter-Municipal Development Plan “Speed Bumps”

- * Confusion & Conflict
- * Competition
- * Contention
- * Confrontation & Combat



Too often we enjoy the comfort of
opinion without the discomfort of
thought.”

-- John F. Kennedy, 35th U.S. President

Inter-Municipal Development Plan “Speed Bumps”


- * Confusion & Conflict
- * Competition
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Foundations for Successful IDP's:

- * Communication
- * Coordination
- * Cooperation
- * Collaboration
- * Courage & Commitment

Communication

- Referrals
- Invitations & Notices



The single biggest problem in communication is the illusion that it has taken place.”

-- George Bernard Shaw, Irish writer

Communication

- Referrals
- Invitations & Notices

Coordination

- Collision of Efforts, Values & Visions

Cooperation

- Municipal Boundaries & Annexations



Growth is never by mere chance; it is the result of forces working together.”

-- J.C. Penney, entrepreneur

Cooperation

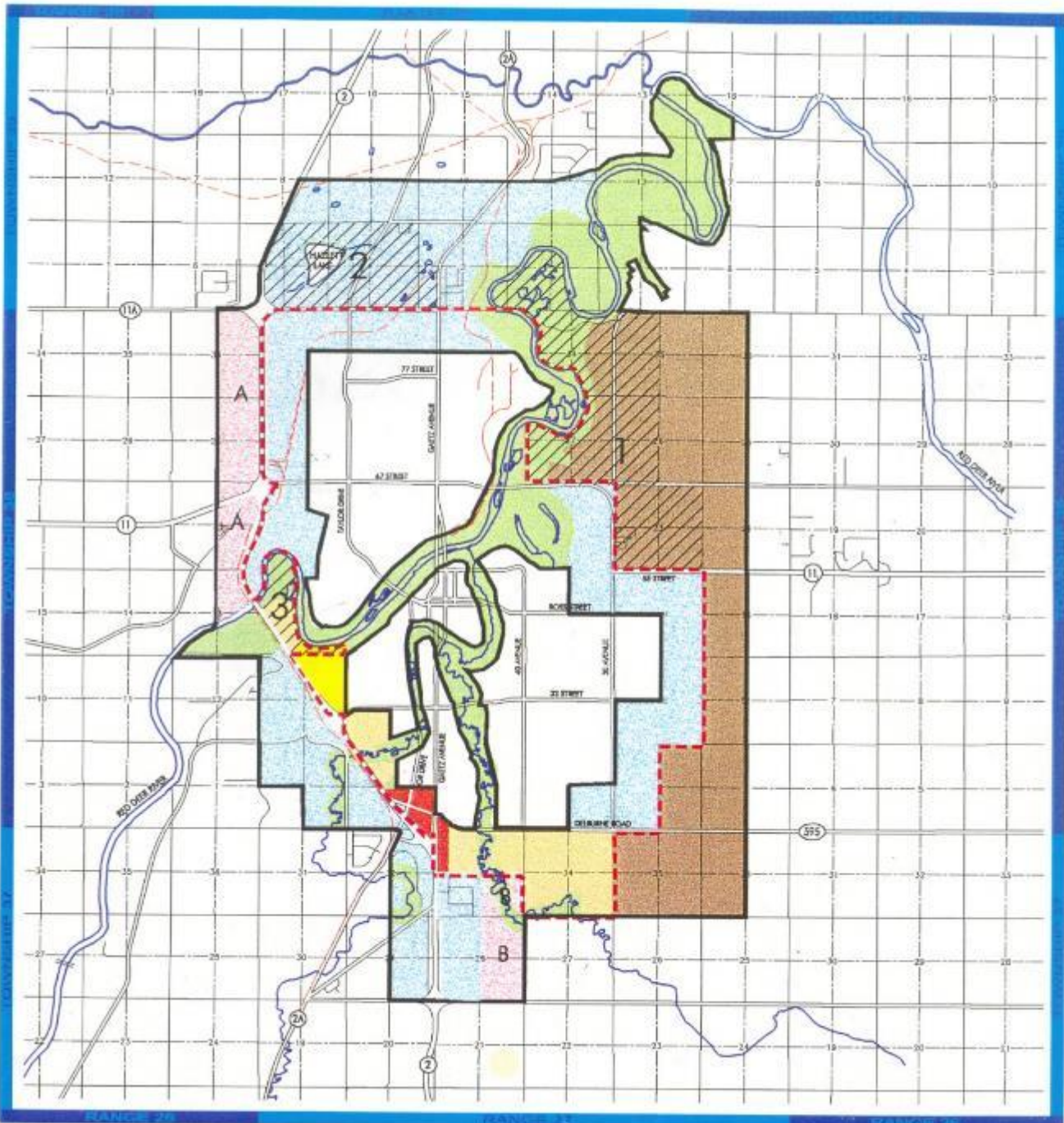
- Municipal Boundaries & Annexations

Collaboration

- Horse Thieves and Visions of Grandeur

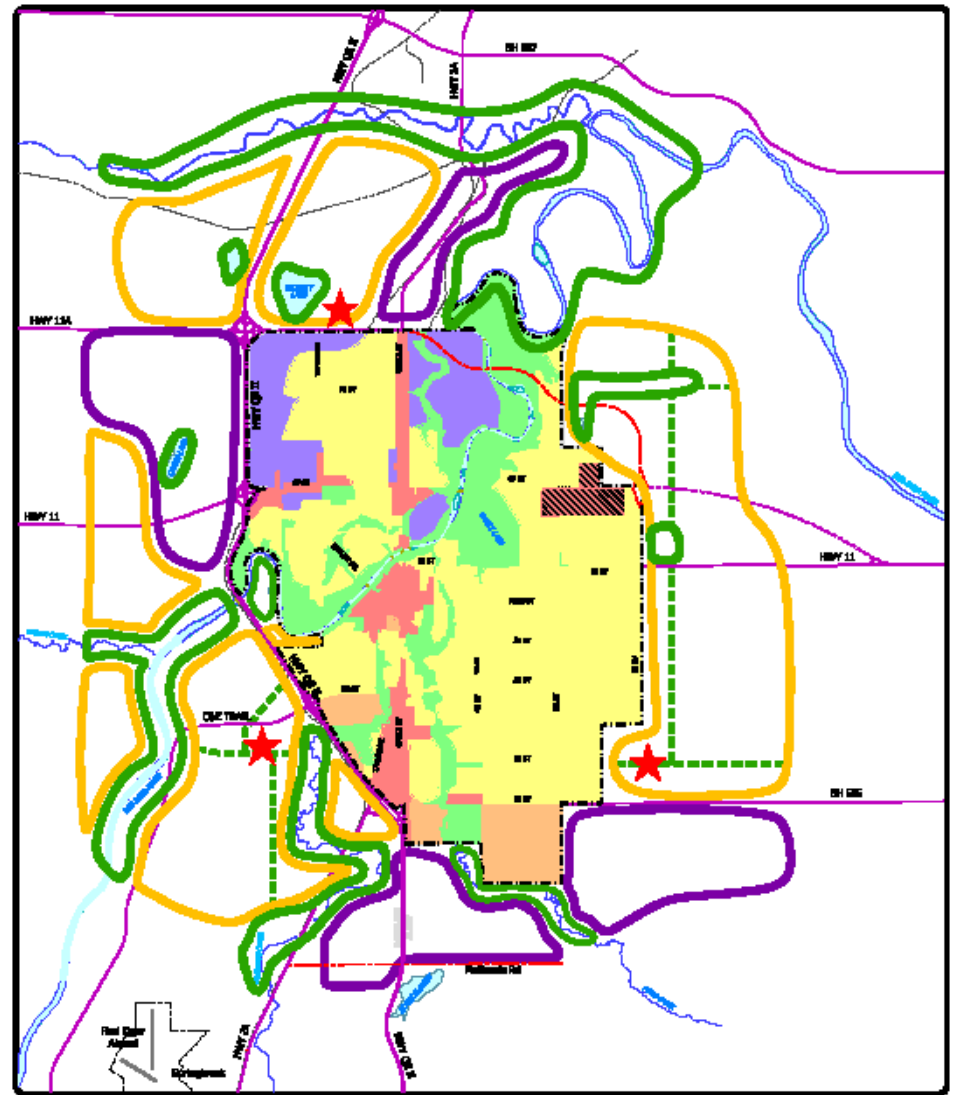
The Battlefield







Old IDP

Red Deer 300,000



CITY GROWTH AREAS		CITY GENERALIZED LAND USES		FUTURE DIRECTIONS RED DEER AT 300,000 A GROWTH STRATEGY	
	Residential Communities (including schools, parks, local commercial and community facilities)		Residential	<p>Map 1 - Future Land Use</p>  	
	Mixed Use Center (focal point w/commercial, residential and community services)		Commercial		
	Employment Areas (business park, industrial, etc.)		Industrial		
	Major Open Space/Natural Area (significant open areas including parks, sports fields, and natural areas)		Public Service		
	Open Space Linkages		Open Space		
	Existing City Boundary		Mixed Use		

FORM GROWTH AREA SCHEMATIC/PROVIDING PLANNING

City 'tax grab'

Gasoline Alley merchant says annexation is just an attempt to gain revenue

County refuses to back down in land dispute

City, county face off over land

Will city wage a land war?

Annexation spat needs local fix

City, county renew hostilities over south land

City and county officials should hang heads in shame

The brawl for Gasoline Alley officially on

City big bad bully in land dispute

County leery of city

Tensions on rise over land

City development irks county council

Annexation battle necessary

How to find a way out?

- * Unique Process ... Never Tried Before
- * Process Led to Draft Agreement
- * Planners + Council to Council Finalize Agreement
- * Issue Specific IDP to address City/County issues

INTER-MUNICIPAL DEVELOPMENT PLAN PROCESS

Preparation

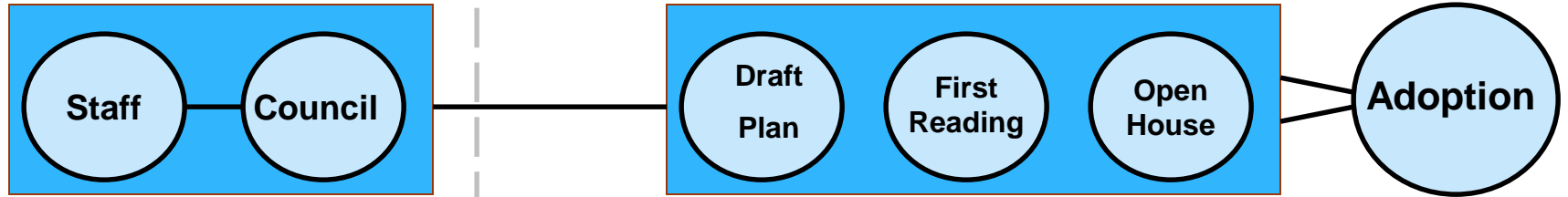
(Inside)

Closure

(Inside/Outside)

---● = Disagreements

---● = Agreements



2 day planners workshop	Presentation on outcome of Planners workshop. Discussion of outcome deferred to March 13/14	Discussion between both Councils on proposed framework, /agree on memorandum of understanding	Public announcement and signing of memorandum of understanding	Planners draft IDP based upon memorandum of understanding / City and County Dept. provide input to draft	One day workshop including both Councils to review draft plan	First reading of Inter-Municipal Development Plan	All day open house/ consultation with public	Final formal public consultation prior to public hearing
FEBRUARY 13/14 2007	FEBRUARY 20 2007	MARCH 13/14 2007	MARCH 23 2007	APRIL MAY 2007	MAY 22 2007	MAY 27 2007	JUNE 20 2007	<div style="border: 1px solid black; border-radius: 50%; padding: 10px; text-align: center;"> JULY 5 2007 </div> Public hearing and adoption of new Inter-Municipal Development Plan

Key's To Process, Assessment & Plan

- * Face to Face Communication;
- * Clear the Air
- * Staff & Council at the Table
- * Build Relationships to Build Trust
- * Time is Your Friend or Enemy

What is different about this IDP

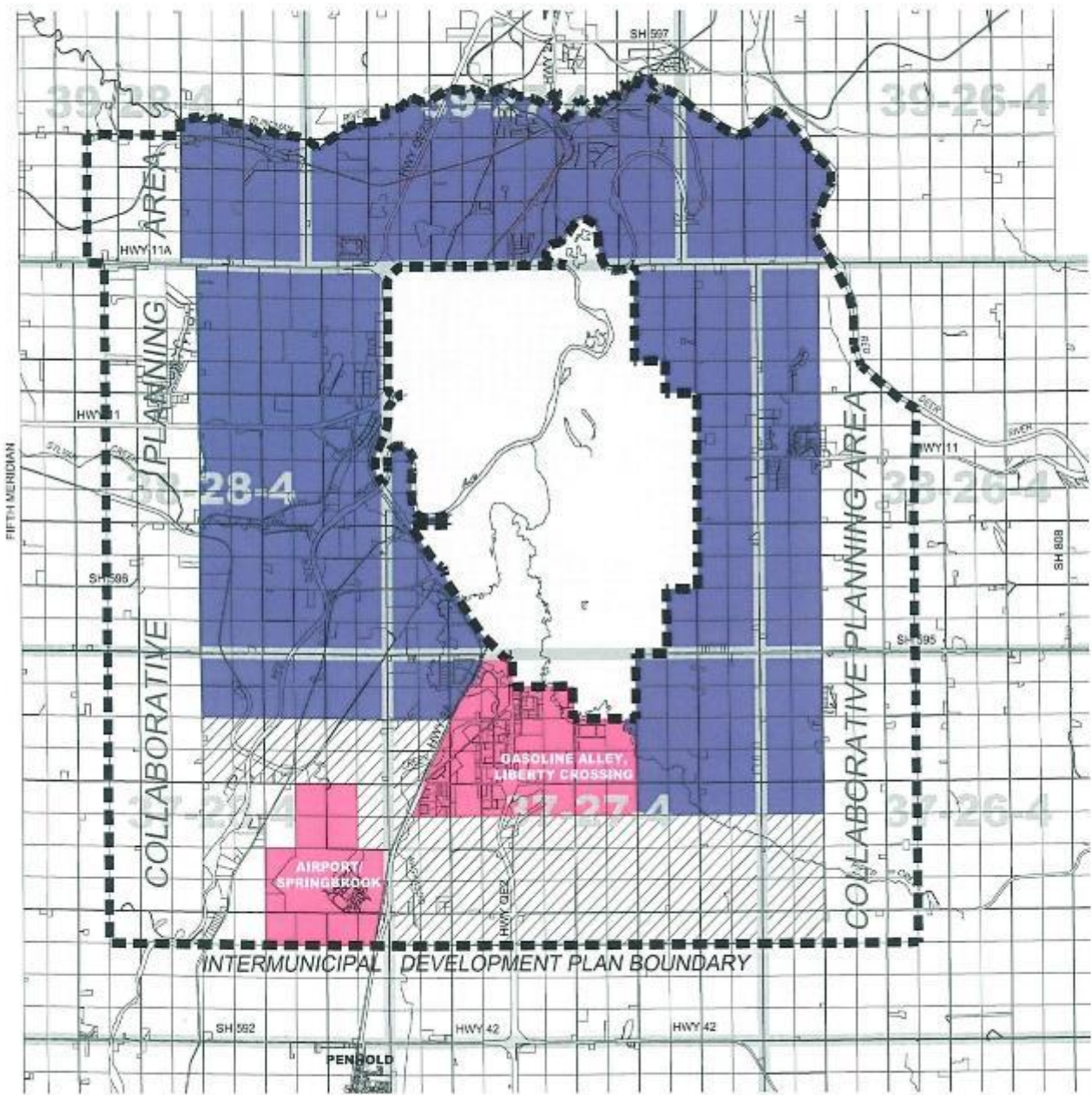
- * 10 Year Commitment with Annual Review
- * Growth areas for City and County.
- * Joint Review of Applications in City Growth Area
- * Joint ASP's, Projects & Studies
- * Dispute Resolution Process – 75 days max.
- * Very Long Term Annexation (100 yrs.) Supported

City of Red Deer &
Red Deer County

Intermunicipal Development Plan

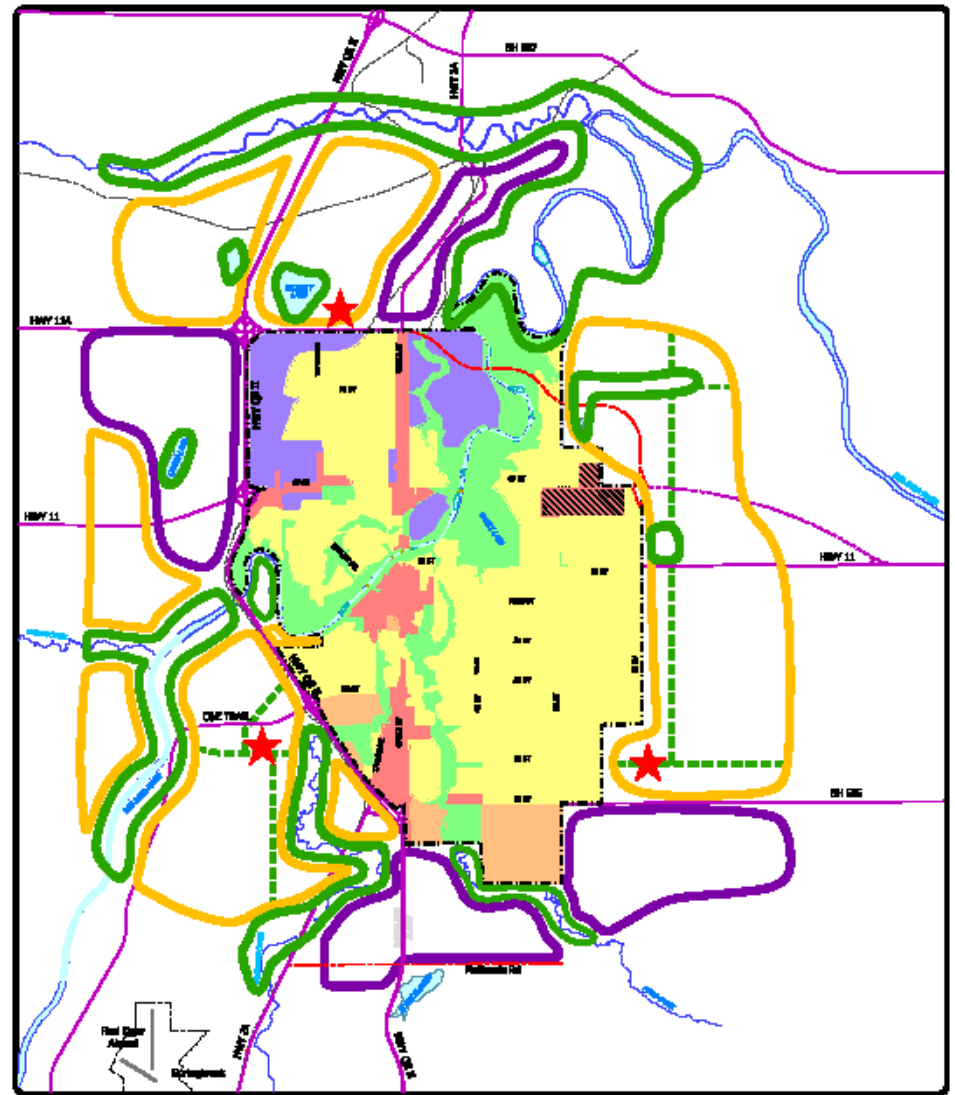
MAP 1



- Intermunicipal Development Plan Boundary
- City of Red Deer Growth Area
- Red Deer County Growth Areas
- ▨ Agriculture or Open Space Area



Prepared: June 27, 2007
Adopted:

Red Deer 300,000



CITY GROWTH AREAS		CITY GENERALIZED LAND USES		FUTURE DIRECTIONS RED DEER AT 300,000 A GROWTH STRATEGY	
	Residential Communities (including schools, parks, local commercial and community facilities)		Residential	<p>Map 1 - Future Land Use</p>   <p>FORWARD GROWTH AND SUSTAINABLE DEVELOPMENT</p>	
	Mixed Use Center (focal point w/commercial, residential and community services)		Commercial		
	Employment Areas (business park, industrial, etc.)		Industrial		
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Results

- * Monthly Review Committee Communication
 - * Servicing Initiatives Coordinated
 - * Cooperation on Delegation of Development Authority to City in City Growth Areas =
-
- * Certainty in Land Use & Future Boundaries
 - * Fiscally Responsible Use of Staff



Courage is being scared to death and saddling up anyway.” – John Wayne

Questions?

Acknowledgement:

This presentation was made possible by collaboration with my “old friend” and trusted colleague:

Angus Schaffenburg, MCIP, RPP, Senior Planner (retired), City of Red Deer.

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