



Land Use 2016

About Cold Lake

- The City was formed in 1996 through the amalgamation of 3 separate towns
- The amalgamation resulted in a uniquely-shaped community with three distinct nodes corresponding to the three original communities



About Cold Lake

- The City has a relatively young population with a median age of 30.5 years, compared to the provincial median age of 36.5
- The main economic sectors are:
 - Oil & Gas Industry
 - Canadian Armed Forces
 - Retail/Service Industry



Land Use Framework

- City of Cold Lake perspective primary focus of the Land Use Plan is merging resource development/economic development with environmental stewardship
- Given the focus of the plan in our region, the major impact of the policies are on rural areas and Crown Lands, however any policies/approvals affecting the resource sector will have a direct impact on the urban municipalities that support the resource industry
- Oil Sand production in a 1.0 hour radius from CL over 400 thousand barrels per day. Cold Lake is the retail, housing, medical hub for the families of the Oil Sands. Imperial, Cenovus, CNR, Husky and Devon along with major pipeline companies all work and play in our local area.

Cold Lake and area

- The plan in our region also speaks to the infrastructure needs required to support a strong economy (references the CRISP reports).
- In the Cold Lake region, we've seen relatively little provincial investment in infrastructure since the adoption of the plan. (Possible infrastructure priorities would include the regional waterline, Highway 28, generally helping communities in the region address their infrastructure deficit brought on by rapid growth)
- The plan also speaks to enhancing tourism in the region, but again we haven't seen any real assistance or development from the province to promote tourism or enhance recreational opportunities in the Cold Lake area. (for example, more campsites (parks), boat launches, staging areas for recreational vehicles, designated trails are all required)

Cold Lake and area

- The plan also speaks to a diversification of the regional economy, however the ripple effects of the oil downturn indicate little real progress has been made towards economic diversification and the region remains highly dependent upon oil. We are fortunate that CFB Cold Lake is an anchor to our economy and we are not totally tied to the Oil Sands.
- Not to be totally negative I feel the plans have led to releasing of crown lands for the City of Fort McMurray to grow out residential and commercial development, highway 63 funding and the GOA-City of Cold Lake sustainability agreement in 2011. These important GOA initiatives improved the quality of life immensely in resource far to service communities.

Linkages

- The plans which identify resource development nodes need to be linked to municipal tax compensation for the urban communities. In the application for resource extraction municipal tax needs to be identified and method of distribution needs to be determined between rural and urban municipalities within that node.
- Rural urban communities have no linkage to resource companies municipal tax distribution except for communities like Sherwood Park, Fort Mac, Lac La Biche and Cold Lake.
- Amalgamation of resource municipalities at a minimum, should be encouraged or mandated by the Province. This would result in better land use planning at a local level
- Rural subdivisions just outside a urban community impact local community services without necessarily paying fair share. An amalgamated community council would then look at residential applications at a more wider community lens.