

<b>Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation</b>	
<b>Member Municipality</b>	<b>Rocky View County</b>
<b>Application Name</b>	<b>Municipal Development Plan</b>
<b>IREF Application Number</b>	<b>2021-04</b>
<b>Type of Application</b>	<b>Municipal Development Plan</b>
<b>Municipality Bylaw #</b>	<b>C-8090-2020</b>
<b>Date of Complete Application</b>	<b>April 23, 2020</b>
<b>Date Application Circulated</b>	<b>April 27, 2021</b>
<b>Date of CMRB Administration Recommendation</b>	<b>June 2, 2021</b>
<b>CMRB Recommendation</b>	
That the Board <b>APPROVE</b> IREF Application 2021-04, the Rocky View County Municipal Development Plan, with an advisement.	
<ul style="list-style-type: none"> <li>• IREF Application 2021-04 is the proposed Rocky View County (RVC) Municipal Development Plan (MDP). The MDP provides a framework for the next 20 years of growth, planning for a population increase from 42,424 people in 2018 to just over 60,000 people by 2040. The County projects it will grow by approximately 5,800 new dwellings by 2038.</li> <li>• The MDP uses six principles to guide the policies of the MDP: Responsible Growth, Economic Diversification, Community Development, Agriculture, The Environment, and Partnerships. The MDP provides performance measures and targets for each of the six guiding principles (see Section 4.3 Reviewing and Monitoring the MDP).</li> <li>• The Growth Concept Map (Figure 2) identifies priority areas for the growth and expansion of residential, commercial, and industrial land uses. Many growth areas are existing, but new growth areas have been identified.</li> <li>• The MDP encourages higher densities, intensified land use, and provision of community nodes in certain hamlets, and promotes greater sustainability in country residential areas.</li> <li>• The MDP encourages partnership and collaboration around transportation corridors, source water, the provision of community facilities and services, the provision of utility services and other areas of regional interest.</li> <li>• The third-party consultant review, completed by Lovatt Planning Consultants, found the application to be consistent with the Interim Growth Plan ("IGP") and the IREF.</li> <li>• CMRB Administration finds IREF Application 2021-04 to be consistent with the principles and policies of the IGP and Section 6.0 of the IREF and recommends the application for approval.</li> </ul>	
<b>Attachment</b>	
<ul style="list-style-type: none"> <li>• Third-Party Consultant Review, Lovatt Planning Consultants</li> </ul>	

## **1.0 Background**

Rocky View County (RVC) has submitted Interim Regional Evaluation Framework (IREF) Application 2021-04, the Rocky View County Municipal Development Plan (MDP), proposed Bylaw #C-8090-2020. The application was determined to be complete on April 23, 2021.

The proposed MDP was submitted to the CMRB through IREF under Section 4.1 (a) which requires that municipalities refer “all new Municipal Development Plans (MDPs) and Intermunicipal Development Plans (IDPs)” to the Board. The MDP is a comprehensive, long-range plan for growth within RVC. The MDP provides a framework for the next 20 years of growth, planning for a population increase from 42,424 people in 2018 to just over 60,000 people by 2040. This is consistent with the approved population projections approved by the CMRB. The County projects it will grow approximately 5,800 new dwellings by 2038.

Administration notified CMRB members of IREF Application 2021-04 on April 27, 2021.

## **2.0 Third Party Evaluation**

CMRB Administration obtained the assistance of Lovatt Planning Consultants to evaluate the application with respect to the IREF requirements. The Lovatt Planning Consultants evaluation (attached) reviewed the proposed MDP in relation to the objectives of the Interim Growth Plan (“IGP”) and the evaluation criteria of the IREF. Lovatt Planning Consultants found IREF Application 2021-04 to be generally consistent with the objectives of the IGP and IREF.

## **3.0 CMRB Administration Comments**

### ***3.1 Consistency with the IGP and IREF***

As outlined in RVC’s submission and the third-party review, and in consideration of its own review of IREF 2021-04 application materials, CMRB Administration finds IREF Application 2021-04 to be generally consistent with the objectives of the IGP and IREF. CMRB Administration recommends the approval of the Rocky View County MDP, with an advisement.

### ***3.1 Intermunicipal Collaboration (IGP Policy 3.2.2)***

Consistent with IGP Policy 3.2.2, RVC completed the following intermunicipal collaboration processes, as noted in the Council Report submitted as part of the IREF application:

- Initial workshop meetings with adjacent municipalities to introduce the project timeline and approach and to gain initial input on any items to be addressed through collaboration.
- Circulation of the draft MDP to all adjacent municipalities and First Nations for input and comment, alongside circulation to provincial agencies and other statutory bodies.

- Following feedback from municipalities and agencies, the County revised the Plan and sent the revised draft out to municipalities and stakeholders. The circulation included responses to those parties where suggested amendments had not been incorporated into the Plan.

As identified in the IREF Alignment Table provided as part of RVC's IREF application, the County passed amendments to the draft MDP in response to intermunicipal concerns. The policy changes included adding additional policies to Section 4.1.2 Intermunicipal Planning and a policy on source water in Section 3.5.2 Water (see IREF Alignment Statement, pages 6-7).

Of the adjacent municipalities that responded to RVC, the City of Chestermere, Town of Crossfield, Mountain View County, and Wheatland County raised no concerns. The City of Airdrie, City of Calgary, and Town of Cochrane have outstanding concerns which include, in general:

- Concerns about MDP alignment with the Regional Growth Plan, including Joint Planning Areas and the location of proposed growth areas;
- Flexibility to create additional growth areas and the lack of growth management strategies in the MDP;
- Detrimental impacts of proposed growth on City of Calgary's regionally significant infrastructure, corridors, and services and on source water;
- Lack of alignment between proposed growth areas and growth corridors identified in the Rocky View County/City of Calgary Intermunicipal Development Plan;
- Lack of gateway policies around the Town of Cochrane; and
- Lack of sufficient collaboration on the development of the MDP.

A summary of intermunicipal engagement and full comments from member municipalities are included as part of the Council Report provided as part of the IREF application submission (see Council Report, pages 4 to 6 and Attachment B: Intermunicipal Comments).

#### **4.0 Recommendation**

That the Board **APPROVE** IREF Application 2021-04, the Rocky View County Municipal Development Plan with the following advisement:

1. MDPs must align with the Growth Plan as per Section 708.061(2) of the Municipal Government Act which states: "The Council of a participating municipality must amend every statutory plan and bylaw as necessary to conform with a growth plan no later than the date specified by the growth management board." As required in Policy 3.1.10.1 of the Board-approved Growth Plan, "Within three years of approval of the Growth Plan by the Minister of Municipal Affairs, all member municipalities shall update their Municipal Development Plan to be consistent with the Growth Plan." This IREF approval recommendation for 2021-04 does not remove or supersede the requirement for the Rocky View County MDP to align with the Growth Plan within the date specified by the Board.



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May 30, 2021

**Jordon Copping, Chief Officer  
Calgary Metropolitan Region Board  
305, 602 11 Ave SW  
Calgary, Alberta T2R 1J8**

**Dear Mr. Copping:**

Reference: **IREF 2021-04**  
**Statutory Plan Evaluation for Rocky View County Municipal Development Plan**

The proposed Municipal Development Plan is consistent with the objectives of the Calgary Metropolitan Region Interim Growth Plan being schedule A to Ministerial Order MSL 091/18.

Attached is our Third Party Consultant Evaluation report for the captioned statutory plan referral from Rocky View County.

Sincerely,  
LOVATT PLANNING CONSULTANTS Inc.

A handwritten signature in blue ink, appearing to read 'O. Lovatt', is written over a light blue circular stamp.

O. Lovatt, RPP, MCIP  
Principal

Attachment: IREF 2021-04

## **Interim Regional Evaluation Framework (IREF) Third Part Review**

Member Municipality	<b>Rocky View County</b>
Application Name	<b>Rocky View County Municipal Development Plan</b>
IREF Number	<b>2021-04</b>
Type of Application	<b>New Plan</b>
Municipality Bylaw #	<b>C-8090-2020</b>
Date of Application	<b>April 23, 2021</b>
Date of Third-Party Review Report	<b>May 8, 2021</b>

### **Findings**

That the Rocky View County Municipal Development Plan is **consistent** with the Interim Growth Plan MSL: 091/18.

### **Summary of Review**

- Rocky View County submitted an application for a new Municipal Development Plan (MDP) to the Calgary Metropolitan Region Board for an Interim Regional Evaluation Framework review.
- The proposed statutory plan applies to the entirety of Rocky View County.
- The 51 page (72 pages with Appendices) MDP is divided into four sections including: Introduction; Land Use Policies; County-Wide Policies and Implementation and Monitoring.
- The Vision defines Rocky View County's *ideal state* as an inclusive, sustainable community with a high quality of life. The Vision is accompanied by six Guiding Principles related to Responsible Growth, Economic Diversification, Community Development, Agriculture, The Environment and Partnerships. Policies are divided into Land Use Policies, County-Wide Policies and Implementation and Monitoring Policies.
- Mindful of the CMRB Population projections the MDP identifies proposed areas of growth to direct both infrastructure investment and the need for more planning.
- The proposed MDP provides a growth strategy that is focussed on the continued development of existing residential and employment areas.
- Some larger hamlets and country residential areas have been prioritized for continued growth and infrastructure investments while small hamlets are anticipated to receive lower levels of investment in infrastructure and services.
- New growth is to be planned and accommodated *in a fiscally sustainable manner*.
- The proposed MDP also addresses the development of transportation and utility infrastructure, natural resource development and agriculture.
- Based on the six Guiding Principles, a series of Performance Measures are included in the proposed MDP to allow concentrated monitoring with the ability to make strategic adjustments.
- The proposed MDP will continue to promote orderly development, the effective use of land, and the efficient consumption of regionally significant infrastructure.

- The evaluation found that the proposed Rocky View County MDP is **consistent** with the CMRB Interim Growth Plan.

**Review Prepared by**

Lovatt Planning Consultants Inc.

**3.2 Region-wide Policies**

**3.2.1**

Principles,  
Objectives, and  
Policies

**Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure:**

- The proposed MDP directs that county residential, commercial and industrial growth utilize existing transportation and utility infrastructure.
- Extension or upgrades to infrastructure is to be done in a fiscally responsible manner as indicated by utility services objectives: *Existing communities and growth areas are connected to effective and fiscally sustainable utility systems.*

**Principle 2: Protect Water Quality and Promote Water Conservation**

- The proposed MDP recognizes the protection of water quality as a significant regional issue. Three objectives of the Environment section are:
  - *Drinking water sources are protected.*
  - *Stormwater and wastewater are managed to protect surface water, riparian areas, and wetlands.*
  - *Mitigate the impacts of a changing climate on future development through thoughtful planning.*
- Water, stormwater and wastewater policies conserve and protect surface and groundwater.

**Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities**

- The first guiding principle of the proposed MDP deals with Responsible Growth.
- *MDP's Growth Concept provides a planning framework that balances sustainable development with providing a high quality of life and diverse range of residential and economic opportunities.(excerpt from Executive Summary)*

<p><b>3.2.2</b> Demonstrate collaboration to coordinate with other member municipalities</p>	<ul style="list-style-type: none"> <li>Proposed MDP Policy 3.2.1 b) requires that the County partner with other municipalities and with developers to co-ordinate transportation improvements and the expansion of transportation infrastructure.</li> <li>A regionally significant objective of the proposed MDP is to collaborate with neighbouring municipalities and other organizations in the development, use, and maintenance of recreation facilities, parks, pathways, and trails is an MDP objective.</li> <li>The Intergovernmental Relations section states that: <i>The County values its neighbours and is committed to building positive relations that create opportunities for collaboration, ensure effective communication, result in mutually beneficial solutions to growth and development, and provide opportunities for partnering in the delivery of services.</i></li> <li>A regionally significant transportation objectives is to: <i>Partner with other municipalities and developers to co-ordinate transportation improvements and the expansion of transportation infrastructure.</i></li> </ul>
<p><b>3.2.3</b> Water, wetlands and storm water</p>	<ul style="list-style-type: none"> <li>MDP Policy 3.6.4 e) requires a continued collaboration with the multi-jurisdictional Cooperative Stormwater Management Initiative</li> <li>The guiding MDP principle dealing with the environment pledges to <i>develop and operate in a manner that protects the ecological integrity of the County.</i></li> <li>Water source protection and waterbodies are discussed within the context of Growth Areas with waterbodies prominently featured on <i>Figure2: Growth Concept Map Identifying Priority Areas for Growth</i></li> <li>Sections 3.5.2 Water, 3.5.3 Stormwater and Wastewater, 3.5.5 Land and Environmental Stewardship contain policies to manage water resources.</li> <li>Concern for protection and accommodation of water resources is evident through planning, development and monitoring policies.</li> </ul>
<p><b>3.3 Flood Prone Areas</b></p>	
<p><b>3.3.1</b> Development in the floodways</p>	<ul style="list-style-type: none"> <li>Section 3.5.4 Hazard Land policies include floodway and flood fringe prohibitions and a process for the approval of development that includes a Flood Hazard Risk Study.</li> </ul>
<p><b>3.3.2</b> Flood protection in flood fringe areas</p>	



3.4 Development Types	
3.4.1 Intensification and Infill Development	
<b>3.4.1.1</b> Intensification and Infill in existing settlement areas in cities, towns, and villages	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<b>3.4.1.2</b> Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities shall be planned and developed:	<ul style="list-style-type: none"> <li>• Rocky View County’s growth strategy is focussed on the continued development of the County’s planned residential and employment areas (Figure 2: Growth Concept Map Identifying Priority Areas for Growth).</li> <li>• Proposed residential development policies separate Growth Hamlets from Small Hamlets. Planning and infrastructure investment policies are proposed that support Growth Hamlets. Policies are proposed to preserve the unique character of Small Hamlets.</li> <li>• Proposed country residential polices consider sustainability when approving conventional country residential developments.</li> <li>• Policies for considering Fragmented Country Residential Development are also proposed.</li> </ul>
3.4.2 Expansion of Settlement Areas	
<b>3.4.2.1</b> Expansion of settlement areas in a contiguous pattern	<ul style="list-style-type: none"> <li>• Policy 2.3.1 g) does not support new multi-lot residential developments adjacent Primary Residential Areas unless approved as an amendment to a hamlet boundaries or through an ASP.</li> <li>• Policy 2.5.1 f) states that the expansion of a Hamlet Growth Area boundary should only be considered when 50% of the gross area has been developed, and will require an amendment to the local ASP.</li> </ul>
<b>3.4.2.2</b> Expansion of settlement areas with 500 or greater new dwelling units	<ul style="list-style-type: none"> <li>• All ASPs and ASP amendments include requirements for a range of housing, transit and active transportation considerations and employment and community uses.</li> </ul>



<p><b>3.4.2.3</b></p> <p>Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<p><b>3.4.3 New Freestanding Settlement Areas</b></p>	
<p><b>3.4.3.1</b></p> <p>New freestanding settlement areas</p>	<ul style="list-style-type: none"> <li>• New freestanding residential developments are not envisioned as part of Rocky View County's growth strategy. However Policy 2.3.1 g) allows such development within an approved ASP <i>in the vicinity of Primary Residential Areas.</i></li> </ul>
<p><b>3.4.3.2</b></p> <p>New freestanding settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> <li>• All ASPs and ASP amendments include requirements for a range of housing, transit and active transportation considerations and employment and community uses.</li> </ul>
<p><b>3.4.3.3</b></p> <p>Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet all components of Policy 3.4.3.2</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<p><b>3.4.4 Country Residential Development</b></p>	
<p><b>3.4.4</b></p> <p>Country Residential Development</p>	<ul style="list-style-type: none"> <li>• Some existing country residential areas are considered Primary Residential areas and will continue to grow to maturity.</li> <li>• Expansion of country residential development will be considered, <i>but additional growth in these areas should be considered through the lens of long-term fiscal sustainability for the County.</i></li> </ul>

3.4.5 Employment Areas	
<b>3.4.5.1</b> Employment areas	<ul style="list-style-type: none"> <li>• Figure 2 identifies Employment Areas.</li> <li>• Policy 3.4.1 a) Employment Areas, as identified in <i>Figure 2</i>, require an ASP to be in place prior to development.</li> </ul>
<b>3.4.5.2</b> Connections to transit stations and corridors	<ul style="list-style-type: none"> <li>• Policy 3.2.1 h) Consider connections to existing, planned and future local and regional transit when developing or amending ASPs and conceptual schemes.</li> </ul>
3.5 Regional Corridors	
<b>3.5.1.1</b> Mobility Corridors	<ul style="list-style-type: none"> <li>• The proposed MDP encourages consistency with the CMRB Interim Growth Plan. Requirement exists for statutory plans or plan amendments located within 1.6 kilometres of mobility corridors as established in Schedules 3 and 4 of the Interim Growth Plan to identify, demonstrate optimization, and provide mitigation on regionally significant mobility corridors. The MDP Appendix includes maps for: Transportation and Trade; Transit and Active Transportation; Water; and, Energy.</li> <li>• Transportation and utility policies are proposed that require partnering with adjacent municipalities and developers to plan, maintain and protect transportation and utilities infrastructure.</li> </ul>
<b>3.5.2.1</b> Transmission Corridors	<ul style="list-style-type: none"> <li>• Transmission corridors are identified on a map in the Appendix, and policies are proposed requiring partnering with other jurisdictions and adjacent municipalities <i>to ensure efficient and integrated utility systems.</i></li> </ul>