

May 19 , 2021

Calgary Metropolitan Region Board (CMRB)  
Suite 305, 602 - 11 Ave SW  
Calgary, AB T2R 1J8

Attention: Liisa Tipman  
M.O. No: MSL:091/18.

### **Re: Airdrie City Plan & South Airdrie Area Structure Plan Amendments**

Please find enclosed a new application to the CMRB with the same material as the IERF – 2021 -01 application but with an updated alignment table. Sections in the alignment table were updated to better clarify the proposed statutory plan amendments. The statutory plan amendments include the **Airdrie City Plan (MDP) & South Airdrie Area Structure Plan (ASP)**.

On April 06, 2021, Council held a public hearing and gave first and second reading to Bylaw B-33 /2020 and Bylaw B-34 /2020 to amend the existing Airdrie City Plan and South Airdrie ASP that was adopted in 2017 and 2012 respectfully .

The Airdrie City Plan is considered the City's Municipal Development Plan and is keeping with Section 632 of the Municipal Government Act. The Airdrie City Plan provides a framework used by the City of Airdrie to address long-term community development, land use and responsible growth. The purpose of a Municipal Development Plan is to shape the City of Airdrie's urban form and direct development and implementation of more detailed plans

The City of Airdrie utilizes two area structure plans to guide future development and both are considered area structure plans in keeping with Section 633 of the Municipal Government Act. A Community Area Structure Plan (CASP) is a high level ASP that provides a broad-based planning framework for new community development. A Neighbourhood Structure Plan (NSP) is a detailed ASP that focuses on a smaller area within an approved CASP and provides a higher level of detail for the development within the defined plan area boundaries.

#### Description of Bylaw

The proposed amendment to the Airdrie City Plan and South Airdrie Area Structure Plan is a prerequisite to a future Neighbourhood Structure Plan with the same development site.

#### Requested Action

City of Airdrie Administration kindly requests CMRB's approval of the proposed MDP & ASP amendments.

#### Consultants

B&A Planning Group prepared the MDP & ASP amendment on behalf of the landowner group consisting of All Canadian Properties Inc., Western Sky Development Corp. and Sierra Springs Development Inc. The MDP (adopted 2017) was prepared by the City of Airdrie and original ASP (adopted in 2012) was prepared by FOCUS Corporation.

The following consultants prepared supplemental reports submitted in support of the application:

- Jubilee Engineering Consultants Ltd
- Watt Consulting Group

#### Contact Information

For any questions regarding this matter, or if you require additional information, please contact the undersigned at [matthew.konowalchuk@airdrie.ca](mailto:matthew.konowalchuk@airdrie.ca) or 403-948-8800 ext. 8462. For all other questions, please contact Stephen Utz ([Stephen.utz@airdrie.ca](mailto:Stephen.utz@airdrie.ca)/403-948-8800 ext. 8471) who will be the City of Airdrie's municipal representative on this application.

Kind regards,

Matthew Konowalchuk

Planner II

P: (403)-948-8800 ext. 8462

E: [matthew.konowalchuk@airdrie.ca](mailto:matthew.konowalchuk@airdrie.ca)

#### Attachments:

1. Proposed Bylaw B – 33 / 2020 Airdrie City Plan amendment
2. Proposed Bylaw B – 34/ 2020 South Airdrie Area Structure Plan
3. Council Staff Report
4. IREF Evaluation Criteria Review
5. Existing Airdrie City Plan
6. Existing South Airdrie Area Structure Plan



Genesis Place  
800 East Lake Blvd NE  
Airdrie, AB T4A 2K9  
Fax: 403.948.0604

City Hall  
400 Main Street SE  
Airdrie, Alberta T4B 3C3  
F: 403.948.6567

**Tel: 403.948.8800**  
**1.888.AIRDRIE**  
**[www.airdrie.ca](http://www.airdrie.ca)**

Parks/Public Works  
15 East Lake Hill NE  
Airdrie, AB T4A 2K3  
Fax: 403.948.3987

Emergency Services/  
Municipal Enforcement  
805 Main Street SW  
Airdrie, AB T4B 3G1  
Fax: 403.948.0619

