



August 06, 2021

Ministerial Order Number – MSL: 091-18

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

Attention: Liisa Tipman

Dear Liisa,

Please find enclosed Rocky View County's re-application for review and approval of the draft Elbow View Area Structure Plan (proposed Bylaw C-8111-2020) as amended by the Calgary Metropolitan Region Board (CMRB).

Description of Bylaw

Bylaw C-8111-2020 is a bylaw to adopt the Elbow View Area Structure Plan (ASP). The ASP provides policy direction to guide growth and development of a new hamlet settlement area along the Highway 8 corridor, immediately west of existing country residential communities in Elbow Valley. Schedule A of the proposed bylaw contains the proposed Elbow View ASP.

The document has been drafted in alignment with the Municipal Government Act, the Interim Growth Plan, relevant intermunicipal development plans, and all applicable municipal plans and policies. Rocky View County Council held a Public Hearing on May 11, 2021 to consider the new statutory plan. At the same meeting, Council subsequently gave second reading to the Bylaw and direction to submit this application to the Board for review under the Interim Regional Evaluation Framework (IREF). Council previously gave first reading to the Bylaw on December 22, 2020.

On May 28, 2021, the County submitted the application for review of the bylaw to CMRB Administration. CMRB Administration reviewed the proposed Elbow View ASP and found the Elbow View ASP to be inconsistent with the objectives of the IGP and IREF. Subsequently, on July 9, 2021, CMRB Administration recommended that the CMRB Board refuse the application. On July 13, 2021 County Council directed Administration to formally withdraw IREF Application 2021-10 (Elbow View ASP) from the CMRB process and to work with the Applicant (Qualico) to prepare amendments to address the reasons for refusal.

County Council approved amendments to the bylaw and directed Administration to re-submit the application for CMRB review on July 27, 2021. The amendments are detailed in Attachment 2, and an overview is provided below:

1. Deferral of land use and servicing details to non-statutory local plans
 - A new policy has been added requiring that Local Plans must be appended to the ASP; such ASP amendments would necessitate referral to the CRMB for review and consideration with respect to the IGP and IREF. This would allow further consideration of the Plans alignment with the IGP with respect to servicing, population and density at each planning stage.

2. Lack of Details around Consistency with Encouraging Efficient Growth and Strong Sustainable Communities and Freestanding Settlement Areas
 - A new policy has been added such that as part of the initial Local Plan application, a multi-phase water servicing strategy shall be required and developed through a collaboration between the applicant, the County, and other relevant stakeholders. This amendment is intended to provide additional certainty around the timing and comprehensive nature of the water servicing strategy for the area. By appending Local Plans, as discussed above, and inclusion of this policy further clarifying that a water servicing strategy will be required at first Local Plan with a full, multi-phase plan to be implemented through each Local Plan stage. Additional wording has been proposed within both the text of the water servicing section and Policies 21.2 and 21.3 to improve clarity and to strengthen connection between policy and supporting technical studies.
3. Lack of Sufficient Detail and Technical Review within the Elbow View ASP
 - Additional text was added to Section 20 to further clarify requirements for further transportation planning to be in accordance with the supporting Transportation Servicing Study.
 - Details around transportation requirements, timing, and implementation are detailed in the supporting study; however, the CMRB Administration review did not find sufficient connection between policy of the ASP and the supporting technical studies. Again, additional wording has been proposed within both the text of the transportation section and Policies 20.2 and 20.11 to improve clarity and to strengthen connection between policy and supporting technical studies.

We trust these amendments, as shown in Attachment 2, adequately address the reasons for refusal and will allow CMRB Administration to recommend approval of the Plan by the Board.

Consultants

The Elbow View ASP was prepared by O2 Planning & Design with assistance on technical studies and engagement from:

- EXP
- Aubin Consulting

Attachments

In accordance with the IREF submission requirements, this application includes:

1. Council Report for the Proposed Bylaw (July 27, 2021);
2. Proposed Bylaw C-8111-2020 including the Elbow View ASP (as amended);
3. July 27 Council unapproved minutes (Item G-10); and,
4. IREF Evaluation Criteria Review (updated).

Materials previously submitted with respect to this bylaw include the original bylaw, Elbow View ASP, May 11, 2021 Staff Report and associated minutes. If CMRB Administration requires re-submission of those materials, please advise accordingly.

Rocky View County respectfully requests CMRB's approval of the proposed bylaw so that it can be considered by our Council for third and final reading.

If there are any questions, or further information is required in relation to this application, please do not hesitate to contact Jessica Anderson, 403-520-8184 or janderson@rockyview.ca.

Sincerely,

A handwritten signature in black ink that reads "D. Kazmierczak". The signature is written in a cursive style with a large, prominent 'D'.

Dominic Kazmierczak
Manager, Planning Policy
403-520-6291
Dkazmierczak@rockyview.ca