

| Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation | |
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| Member Municipalities | Rocky View County & Wheatland County |
| Application Name | Rocky View County & Wheatland County Intermunicipal Development Plan |
| IREF Application Number | 2021-17 |
| Type of Application | Intermunicipal Development Plan |
| Rocky View County Municipality Bylaw # | C-8164-2021 |
| Wheatland County Municipality Bylaw # | 2021-10 |
| Date of Complete Application | August 17, 2021 |
| Date Application Circulated | August 23, 2021 |
| Date of CMRB Administration Recommendation | September 27, 2021 |
| CMRB Recommendation | |
| That the Board APPROVE IREF Application 2021-17, the Rocky View County and Wheatland County Intermunicipal Development Plan. | |
| <ul style="list-style-type: none"> • IREF Application 2021-17 is a proposed new Intermunicipal Development Plan (IDP) between Rocky View County and Wheatland County. • The plan encompasses the lands located within 1.6 km (1 mile) on either side of the municipal boundary between Rocky View County and Wheatland County. • The focus of the IREF review applies specifically to the lands contained within the boundary of the CMRB, including all lands within Rocky View County and the portion of the lands within Wheatland County within 1.6 km (1 mile) of the intermunicipal boundary. • The plan area is predominantly agriculture and the IDP reaffirms this as the intended land use. No new residential or non-residential development is proposed within the IDP. • The IDP outlines circulation protocols and provides a dispute resolution mechanism. • The third-party consultant review, completed by ISL Engineering & Land Services, found the application to be consistent with the Interim Growth Plan (IGP) and the IREF. • CMRB Administration finds IREF Application 2021-17 to be consistent with the principles and policies of the IGP and Section 6.0 of the IREF and recommends the application for approval. | |
| Attachment | |
| <ul style="list-style-type: none"> • Third-Party Consultant Review, ISL Engineering & Land Services | |

1.0 Background

On January 16, 2020, Rocky View County submitted Interim Regional Evaluation Framework (IREF) Application 2021-17, Intermunicipal Development Plan between Rocky View County (proposed Bylaw #C-8164-2021) and Wheatland County (Proposed Bylaw #2021-10). The IDP was submitted to the CMRB through IREF under Section 4.1(a) which requires municipalities to refer “all new Municipal Development Plans (MDPs) and Intermunicipal Development Plans (IDPs).”

The plan area is predominantly agriculture and the IDP reaffirms this as the intended land use. No new residential or non-residential development types are proposed within the IDP.

CMRB Administration notified CMRB members of IREF Application 2021-17 on August 23, 2021.

2.0 Third Party Evaluation

CMRB Administration obtained the assistance of ISL Engineering & Land Services to evaluate the application with respect to the IREF requirements. The ISL Engineering & Land Services evaluation (attached) reviewed the proposed IDP in relation to the objectives of the IGP and the evaluation criteria of the IREF. ISL Engineering & Land Services found IREF Application 2021-17 to be generally consistent with the objectives of the IGP and IREF.

3.0 CMRB Administration Comments

As outlined in the IREF submission made by Rocky View County and Wheatland County and the third-party review, and in consideration of its own review of IREF 2021-17 application materials, CMRB Administration finds IREF Application 2021-17 to be generally consistent with the objectives of the IGP and IREF.

4.0 Recommendation

That the Board **APPROVE** IREF Application 2021-17, the Intermunicipal Development Plan between Rocky View County and Wheatland County

September 20, 2021

Attention: Jordon Copping, Chief Officer

Calgary Metropolitan Region Board

305, 602 – 11th Ave SW

Calgary, Alberta T2R 1J8

Dear Mr. Copping:

Reference: IREF# 2021-17 for the proposed Intermunicipal Development Plan between Rocky View County and Wheatland County

Please find attached the third-party Interim Regional Evaluation Framework (IREF) review of the proposed Intermunicipal Development Plan between Rocky View County and Wheatland County (IDP), referred to herein as “Application 2021-17.”

It is our opinion that Application 2021-17 is generally consistent with the objectives of the Calgary Metropolitan Region Board (CMRB) Interim Growth Plan (IGP), being Schedule A to Ministerial Order MSL:091/18.



Courtney Laurence, MPlan, M.A., RPP, MCIP
Community Planner | Engagement Strategist
ISL Engineering and Land Services Ltd.

**INTERIM REGIONAL EVALUATION FRAMEWORK (IREF)
THIRD-PARTY REVIEW**

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| Member Municipality | Rocky View County and Wheatland County |
| Application Name | Intermunicipal Development Plan (IDP) |
| IREF Number | 2021-17 |
| Type of Application | Proposed Statutory Plan |
| Municipality Bylaw # | C-8164-2021 (for RVC) & 2021-10 (for WC) |
| Date of Application | August 23, 2021 |
| Date of Third-Party Review Report | September 20, 2021 |

Findings

That the proposed Intermunicipal Development Plan is consistent with the Interim Regional Evaluation Framework MSL:091/18

Summary of Review

- Application 2021-17 for an Intermunicipal Development Plan (IDP) was jointly submitted by Rocky View County and Wheatland County to the CMRB for an IREF review and evaluation.
- Application 2021-17 was submitted to the CMRB per IREF Submission Criteria 'A' "All new Municipal Development Plans (MDPs) and Intermunicipal Development Plans (IDPs)."
- The IDP area consists of approximately 27,690 hectares (68,424 acres) of land and is generally located approximately 1.6 km (1 mile) on either side of the shared municipal boundary between Rocky View County and Wheatland County.
- Approximately 1.6 km (1 mile) north and south of Highway 1, is the only portion of the IDP plan area in Wheatland County which falls within the CMRB boundary.
- Highway 1, a Level 1 Highway, runs east-west through the plan area, which also includes a Future Intermunicipal Transit corridor.
- Application 2021-17's primary purpose is to confirm the continuation of existing agricultural land uses in the plan area. Agriculture is the primary land use in the plan area, and it is intended to remain the primary use.
- The IDP downloads authority for non-agriculture development to each municipality's respective statutory plans per section 3.1.4 "Non-agricultural development within the Plan Area shall be aligned with each municipality's Municipal Development Plan (MDP) or other statutory plans (e.g. Area Structure Plans)."

Review Prepared by

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3.2 Region-wide Policies

3.2.1

Principles, Objectives,
and Policies

The proposed statutory plan addresses the principles, policies, and objectives of the IGP as noted below.

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

- The IDP includes lands that are primarily zoned for agricultural uses and it is intended that agriculture continues to be the primary land use in the plan area.
- Existing infrastructure and regionally significant corridors have been identified in the IDP.
- Policies in the IDP support collaboration between the two municipalities to facilitate efficient delivery of infrastructure and services.
- Lands adjacent to Highway 1 are recognized as a potential growth area, and any development applications are to be considered in alignment with local statutory plans.
- New development proposals require a statutory plan to be reviewed by both municipalities and approved by the CMRB if it is located within the CMRB boundary.

Principle 2: Protect Water Quality and Promote Water Conservation

- Several wetlands, water bodies, and the Western Irrigation District System exist in the plan area. They have been identified on Maps 6a, 6b and Map C.
- Policies within the IDP indicate that the municipalities should consider provincial wetland policy when making decisions about land use in the plan area. Adherence to provincial wetland policy is required.
- There are no floodways or flood fringes identified in the plan area.

Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities

- The IDP sets out policies with respect to intermunicipal referrals and collaboration opportunities between the two municipalities.
- Through policies in the IDP, the municipalities are encouraged to collaborate on future active transportation and regional transit opportunities as they arise.



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| <p>3.2.2 Demonstrate collaboration to coordinate with other member municipalities</p> | <ul style="list-style-type: none"> • The IDP was jointly prepared by Rocky View County and Wheatland County. • A Review Committee, comprised of Councillors and Senior Administration from both municipalities, provided advice and direction through the preparation of the IDP. • The IDP establishes an intermunicipal referral process, including the formation of an Intermunicipal Committee, as well as a dispute resolution process, to maintain on-going coordination and collaboration. |
| <p>3.2.3 Water, wetlands and stormwater</p> | <ul style="list-style-type: none"> • Several wetlands, water bodies, and the Western Irrigation District System exist in the plan area. They have been identified on Maps 6a, 6b and Map C. • Policies within the IDP indicated that the municipalities should consider provincial wetland policy when making decisions about land use in the plan area. Adherence to provincial wetland policy is required. |
| <p>3.3 Flood Prone Areas</p> | |
| <p>3.3.1 Development in the floodways</p> | <ul style="list-style-type: none"> • Not applicable. |
| <p>3.3.2 Flood protection in flood fringe areas</p> | <ul style="list-style-type: none"> • Not applicable. |
| <p>3.4 Development Types</p> | |
| <ul style="list-style-type: none"> • This section does not apply to this application as a majority of the IDP area is currently zoned for agricultural use and is intended to remain as is. • Non-agricultural uses may be considered by both municipalities in the future; however, proposed non-agricultural uses would need to align with the respective municipality's statutory plans per section 3.1.4. • New statutory plans and amendments would be referred to each municipality per section 4.3.9 and would be subject to the requirements of the CMRB if the proposed development is within the CMRB's boundaries per section 4.5.11. | |



| 3.4.1 Intensification and Infill Development | |
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| 3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages | <ul style="list-style-type: none"> • Not applicable. |
| 3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities | <ul style="list-style-type: none"> • Not applicable. |
| 3.4.2 Expansion of Settlement Areas | |
| 3.4.2.1 Expansion of settlement areas in a contiguous pattern | <ul style="list-style-type: none"> • Not applicable. |
| 3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units | <ul style="list-style-type: none"> • Not applicable. |
| 3.4.2.3 Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2 | <ul style="list-style-type: none"> • Not applicable. |
| 3.4.3 New Freestanding Settlement Areas | |
| 3.4.3.1 | <ul style="list-style-type: none"> • Not applicable |



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| New freestanding settlement areas | |
| 3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units | <ul style="list-style-type: none"> • Not applicable. |
| 3.4.3.3 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 | <ul style="list-style-type: none"> • Not applicable. |
| 3.4.4 Country Residential Development | |
| 3.4.4 Country Residential Development | <ul style="list-style-type: none"> • Not applicable. |
| 3.4.5 Employment Areas | |
| 3.4.5.1 New employment areas | <ul style="list-style-type: none"> • Not applicable. |
| 3.4.5.2 Connections to transit stations and corridors | <ul style="list-style-type: none"> • Not applicable. |



| 3.5 Regional Corridors | |
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| <p>3.5.1.1 Mobility Corridors</p> | <ul style="list-style-type: none"> • Regionally significant mobility corridors are identified on Maps A, B and 9. • Highway 1, a Level 1 Highway runs east-west through the middle of the plan area, and Highway 9, a Level 1 Highway, runs north-south, west of the plan area and is located within 1.6km of the plan area boundary. • A Future Intermunicipal Transit line is also identified along Highway 1, extending from the Town of Strathmore, through the plan area towards the City of Chestermere and City of Calgary. • A Private Intermunicipal Transit line that extends east-west from the City of Calgary and terminates in Langdon, is located within 1.6 km of the plan area boundary. • The IDP does not propose new land uses or increased densities and as such, there are no anticipated impacts to the existing regionally significant mobility corridors. |
| <p>3.5.2.1 Transmission Corridors</p> | <ul style="list-style-type: none"> • Regionally significant transmission corridors are identified on Maps C, D, 7a and 7b. • An intermunicipal water transmission line runs east-west through the middle of the plan area, south of Highway 1. • There are also several public and private water and wastewater treatment plans located within the plan area or within 1.6km of the plan area boundary. • Multiple canals from the Western Irrigation District System run through the plan area and are located within 1.6km of the plan area boundary. • A potential intermunicipal wastewater line is proposed to extend to the plan area boundary, just south of Langdon. • There are many pipelines running through the plan area, as well as within 1.6km of the plan area boundary. • The IDP does not propose new land uses or increased densities and as such, there are no anticipated impacts to the existing regionally significant transmission corridors. |