



June 24, 2022

Calgary Metropolitan Region Board (CMRB)

Attention: Liisa Tipman

M.O. No: MSL: 091/18

Re: Municipal Development Plan and Keystone Hills Area Structure Plan Amendments -
Submission to the CMRB

Please find enclosed an application to the CMRB for review of the proposed amendments to the Municipal Development Plan (MDP) and the Keystone Hills Area Structure Plan (ASP). The City of Calgary requests the CMRB's approval of the proposed bylaw in order to further advance the goals and objectives of The City and the region.

On 2022, May 10, Council held a public hearing and gave first reading to Bylaw 28P2022, being a bylaw to amend the Municipal Development Plan to reduce the area covered by the "Industrial – Employee Intensive" Land Use Typology and replace with the "Planned Greenfield with Area Structure Plan (ASP) Land Typology on the maps contained in the MDP (See Schedules A, B, C, E, F, G, and H of Bylaw 29P2022).

At the same public hearing, Council gave first reading to Bylaw 29P2022, being a bylaw to amend the Keystone Hills Area Structure Plan to reduce the "Industrial/Employment Area" Land Use Area and replace it with "Neighbourhood Area" Land Use Area on the maps contained in the ASP (Schedule C and D of Bylaw 29P2002), as well textual amendments in Section 1 to reflect this change.

In 2012, these lands were designated as industrial lands in the Keystone Hills ASP as they were subject to the Airport Vicinity Protection Area Regulation, restricting residential development in this area based on the Noise Exposure Forecast (NEF) contours at that time. In August 2021, the Province of Alberta revised the NEF contours, removing most of the restrictions for residential development on the subject lands.



The proponents of this application are Partners Development Group and Pacific Investments and Development Ltd. They have hired B and A Planning Group to co-ordinate the supporting documentation for this request.

Dwayne Drobot is the City of Calgary's project planner for this application and can answer clarification questions on the application (phone 587-576-3085, dwayne.drobot@calgary.ca). For all other questions, please contact myself at matthew.atkinson@calgary.ca or 403-333-6994.

Thank you for your review,

A handwritten signature in blue ink, appearing to read "Matthew Atkinson".

Matthew Atkinson
Senior Planner
Intergovernmental & Corporate Strategy
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Attachments:

1. Proposed Bylaw 28P2022-IP2022-0340 (Proposed MDP Amendment)
2. Council directed MDP map amendment to Bylaw 28P2022
3. Proposed Bylaw 29P2022-IP2022-0340 (Proposed Keystone Hills ASP Amendment)
4. Council directed ASP map amendment to Bylaw 29P2022
5. Policy Amendment in Keystone Hills (Ward 3), LOC2021-0219 - IP2022-0340 - Council Report
6. Combined Meeting of Council - Minutes
7. Interim Growth Plan Alignment Statement
8. CMRB Transportation Corridors Mapping
9. CMRB Transmission Corridors Mapping