

May 20th, 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: Proposed Bylaw No. B-16/2021 SE Yankee Valley Blvd CASP and Bylaw No. B-17/2021 SE Airdrie CASP Boundary Adjustment

Please find enclosed application for review, the City of Airdrie's proposed Bylaws No. B-16/2021 being the Southeast Yankee Valley Boulevard Community Area Structure Plan (SEYVB CASP) and No. B-17/2021 being an amending bylaw to the SE Airdrie CASP to accommodate a boundary adjustment between the two CASPs. The City of Airdrie utilizes two area structure plans to guide future development, 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. Upon adoption of the proposed bylaws, a NSP will be required prior to any development occurring on the lands.

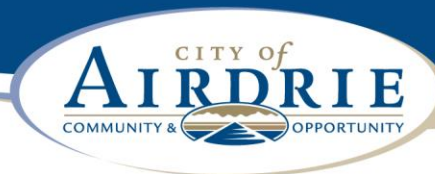
Description of Bylaws

The CASP covers approximately 516 hectares (1276 acres) of undeveloped land and will be comprised of employment lands, commercial/mixed use, open space, and low and medium density residential. The CASP was presented to Airdrie City Council for public hearing on May 17, 2021. Airdrie City Council gave first and second readings to the proposed bylaws on the same date. The other CASP amendment repeals a portion of the SEYVB CASP so that the City of Airdrie does not have a policy conflict between the two statutory plans for the same geographic area.

Requested Action

City of Airdrie Administration kindly requests CMRB's approval of the proposed CASP.





Consultants

CIMA Canada Inc. reviewed the Deep Utility Servicing Strategy and Master Drainage Plan on behalf of the City of Airdrie.

Contact Information

For any questions regarding this matter, or if you require additional information, please contact the undersigned at jeff.brunen@airdrie.ca or 403-948-8800 ext. 8446. For all other questions, please contact Stephen Utz (Stephen.utz@airdrie.ca/403-948-8800 ext. 8471) who will be the City of Airdrie's municipal representative on this application.

Kind regards,

Jeff Brunen
Planner II
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E: jeff.brunen@airdrie.ca

Attachments:

1. Proposed Bylaws No. B-16/2021 SEYVB CASP and No. B-17/2021 SE Airdrie CASP Boundary Amendment
2. SEYVB CASP Document (Final)
3. SEYVB CASP Council Staff Report – May 17, 2021
4. Interim Growth Plan Alignment Statement w/ Intermunicipal Correspondence
5. GIS Data Set

