

<b>Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation</b>	
<b>Member Municipality</b>	<b>Rocky View County</b>
<b>Application Name</b>	<b>County Plan (Amendment)</b>
<b>IREF Application Number</b>	<b>2019-03</b>
<b>Type of Application</b>	<b>Municipal Development Plan (Amendment)</b>
<b>Municipality Bylaw #</b>	<b>Bylaw C-7885-2019</b>
<b>Date of Application</b>	<b>June 17, 2019</b>
<b>Application Complete</b>	<b>June 21, 2019</b>
<b>Date of CMRB Administration Recommendation</b>	<b>July 25, 2019</b>
<b>CMRB Recommendation</b>	
That the Board <b>APPROVE</b> IREF Application 2019-03, an amendment to the Rocky View County Municipal Development Plan, with advisements.	
<ul style="list-style-type: none"> <li>• IREF Application 2019-03 (“IREF 2019-03”) includes text amendments to the Rocky View County Municipal Development Plan (“MDP”), the <i>County Plan</i>.</li> <li>• The proposed text amendments: <ul style="list-style-type: none"> <li>○ Remove references to hamlet population limits and identify that hamlet size shall be determined through Area Structure Plans.</li> <li>○ Change certain business policies to include requirements for business development adjacent to existing business areas. The <i>County Plan</i> currently allows for business outside of planned areas but generally not beside.</li> </ul> </li> <li>• IREF 2019-03 refers to growth and development in hamlets and business areas (defined as “employment areas” in the IGP). The growth of both development types is supported by the IGP.</li> <li>• IREF 2019-03 does not refer to any specific location, scale or type of growth and development; therefore, the ability to review IREF 2019-03 in terms of the principles, objectives and policies of the IGP is limited.</li> <li>• The third-party consultant review, completed by Lovatt Planning Consultants Inc., found the application to be consistent with the Interim Growth Plan (IGP) and the IREF.</li> <li>• CMRB Administration finds IREF Application 2019-03 to be consistent with the principles and policies of the IGP and Section 6.0 of the IREF, and recommends the application for approval, with certain advisements.</li> </ul>	
<b>Attachment</b>	
<ul style="list-style-type: none"> <li>• Lovatt Planning Consultants, Inc, Third-Party Consultant Review</li> </ul>	

## **1.0 Background**

On June 17, 2019, Rocky View County submitted Interim Regional Evaluation Framework (“IREF”) Application 2019-03, an amendment to the *County Plan*, Rocky View County’s MDP. The proposed Bylaw, C-7885-2019, has received two readings by Rocky View County Council, and a Public Hearing on June 11, 2019, to consider the proposed amendments.

The proposed amendments were submitted to the CMRB through IREF under Section 4.1 (c) which requires that municipalities refer “all amendments to MDPs, IDPs, ARPs and ASPs proposing employment areas and/or 50 or more new dwelling units” to the Board. The proposed policy amendments do not refer to any specific location or scale of growth and development but do refer generally to employment and hamlet growth and thus were submitted.

CMRB Administration notified CMRB members of IREF application 2019-03 on June 21, 2019.

## **2.0 Third Party Evaluation**

CMRB Administration contracted Lovatt Planning Consultants Inc. (“Lovatt Planning”) to evaluate the application with respect to the IREF and IGP requirements. Because the MDP amendments broadly relate to hamlets and employment areas, all IREF third-party consultants previously under contract to the CMRB for external third-party reviews were found to have conflicts of interest; therefore, a third-party consultant from the Edmonton region familiar with the EMRB IREF process was selected.

The Lovatt Planning evaluation (attached) reviewed the proposed MDP amendment in relation to the objectives of the Interim Growth Plan (“IGP”) and the IREF. Lovatt Planning’s evaluation found IREF Application 2019-03 to be generally consistent with the objectives of the IREF and IGP.

## **3.0 CMRB Administration Comments**

IREF 2019-03 refers to growth and development in hamlets and business areas, but not to any specific location, scale or type of growth and development; therefore, the ability to review IREF 2019-03 in terms of its impact on the principles, objectives and policies of the IGP and IREF is limited.

CMRB Administration agrees with the third-party recommendation that IREF 2019-03 is consistent with the IGP and IREF and supports approval of the proposed amendments to the Rocky View County Municipal Development Plan, with certain advisements.

### *3.1 Location, Scale and Type in the IGP*

Section 3.1 of the IGP provides policies to guide planning and development based on the following development types:

- the intensification and infill development in existing settlement areas,
- the expansion of settlement areas,

- new freestanding settlement areas,
- county residential development, and
- employment areas.

IREF 2019-03 refers to development in hamlets and business areas, which may include the following development types depending on the specific application:

- the intensification and infill development in existing settlement areas,
- the expansion of settlement areas, and
- employment areas.

The growth of these development types is supported by the IREF and IGP.

Additional policies specific to the intensification and infill development in existing settlement areas, the expansion of settlement areas, and employment areas are provided in IGP Sections 3.4.1, 3.4.2 and 3.4.5 respectively. The ability to evaluate IREF 2019-03 in terms of these policies is limited without reference to a specific location, scale or type of growth and development.

### *3.2 Location, Scale and Type in the Growth Plan*

The IGP provides an interim framework to guide growth and development in the Calgary Metropolitan Region. The policies of the IGP will be refined as the CMRB fulfills the mandate of the *Calgary Metropolitan Board Regulation*.

Although the IGP and IREF provide a framework by which to evaluate IREF 2019-03, the *Calgary Metropolitan Region Board Regulation* requires a more comprehensive, integrated regional land-use plan that includes the identification of growth areas, density and other requirements that may alter the policies around location, scale and type of growth and development in the CMR. The Rocky View County Municipal Development Plan will be required to comply with the requirements of the Growth Plan, once approved, as required by Section 708.14 of the *Municipal Government Act*.

### *3.2 Planning for Growth through Statutory Plans*

The IGP requires planning for growth and development through statutory plans. As noted in Section 4.2.1 of the IGP, “the following development types shall be planned through statutory plans or amendments to existing as defined by the MDP:

- Employment Areas,
- Expansion of Settlement Areas,
- New Freestanding Settlement Areas, and
- County Residential Development proposing 50 new dwelling units or greater.”

IREF 2019-03 Proposed Amendment #1 would revise policy 5.5 of the MDP to emphasize planning for growth in hamlets through Area Structure Plans and is consistent with Policy 4.2.1.

IREF 2019-03 Proposed Amendment #4 would revise Policy 14.19 of the MDP to allow business development to locate on the edge of an Area Structure Plan area provided the

development is supported by the relevant master technical studies and is subject to the applicable levies associated with the adjacent Area Structure Plan. Policy 14.19 refers to the redesignation of land, regulated by the County's Land Use Bylaw, which may include development that is single-lot or minor in scale. Included in IREF 2019-03, the "Summary of Submission Requirements" notes that "amendments require business development adjacent to an Area Structure Plan to provide sufficient justification and meet the technical requirements of the County Plan and the County's Servicing Standards. If a proposal is significant, it may require an Area Structure Plan, prepared in alignment with the Interim Growth Plan."

The proposed amendments to Policy 14.19 may or may not be consistent with the IGP depending on the specific location, scale and type of development proposed. Employment areas, which are defined in the IGP as "lands predominantly providing for multi-lot employment development that may include but is not limited to: industrial, institutional, commercial and retail uses," must be planned through a statutory plan. Planning through statutory plans has been identified in both the *Calgary Metropolitan Region Board Regulation* and the IGP and IREF as an important mechanism to implement the principles, objectives, and policies of the Region.

The IGP does not provide direction on the amount or scale of growth allowable in areas outside of Area Structure Plan boundaries. CMRB Administration recommends the Growth Plan and Regional Evaluation Framework clarify the type, amount, location and scale of development that may occur adjacent to, or outside of, the boundaries of an Area Structure Plan without an Area Structure Plan amendment.

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

IREF 2019-03 Proposed Amendment #1 does not alter the requirement to plan through Area Structure Plans for hamlet development which would consider infrastructure capacity and fiscal impact in accordance with the *County Plan*. New statutory plans and plan amendments that guide growth and development in hamlets will be required to comply with the IGP and IREF, or the Growth Plan and REF, depending on the timing of the application.

IREF 2019-03 Proposed Amendment #4 would revise Policy 14.19 of the MDP to require the use of technical studies and levies in planning for new business developments adjacent to and around Area Structure Plan areas. In principle, this would support mitigating the impacts of proposed growth on infrastructure; however, without a specific proposal for growth and development, any future effects on regional infrastructure cannot be determined. CMRB Administration notes that the use of technical studies and levies would not address the overall impact on growth and development within the adjacent Area Structure Plan area to the same extent as an Area Structure Plan amendment.

### *3.4 Principle 2: Protect Water Quality and Quantity*

IREF 2019-03 does not modify or change the overall requirements of the County Plan around water quality and quantity.

### 3.5 Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities

In general, directing growth to existing settlement and employment areas is consistent with Principle 3, encouraging efficient growth and strong and sustainable communities.

### 3.6 Region-Wide Policies

The proposed MDP amendments were circulated to all adjacent municipalities and municipalities within Rocky View County, including City of Airdrie, City of Calgary, Town of Cochrane, City of Chestermere, Foothills County and Wheatland County.

Section 3.2.2 of the IGP requires, at a minimum, that municipalities “demonstrate collaboration to coordinate” on new Area Structure Plans or amendments to existing Area Structure Plans within 1.6 km of a neighbouring municipal boundary or an agreed upon notification area between member municipalities. There are no specific requirements to demonstrate “collaboration to coordinate” around MDPs and MDP amendments in the IGP.

The concerns of certain member municipalities circulated on the proposed MDP amendments were not resolved through the process undertaken by Rocky View County; however, further opportunities for regional collaboration around the shared benefits and impacts of growth will occur through the development of the Growth Plan and through future Area Structure Plan planning processes.

## 4.0 Recommendation

That the Board **APPROVE** IREF Application 2019-03, an amendment to the Rocky View County Municipal Development Plan (MDP) with the following advisements:

1. MDPs must align with the Growth Plan as per Section 708.14(1) of the *Municipal Government Act* which states: “The Council of a participating municipality must amend every statutory plan and bylaw as necessary to conform with a growth plan no later than the date specified by the growth management board.” This IREF approval recommendation does not remove or supersede the requirement for the Rocky View County MDP to align with the Growth Plan within a time set out by the Board.
2. IREF Policy 4.2.1 requires employment areas to be planned through new statutory plans or amendments to existing statutory plans. Employment areas are defined as “lands predominantly providing for multi-lot employment development that may include but is not limited to: industrial, institutional, commercial and retail uses.”



July 3, 2019

**Liisa Tipman, Project Manager, Land Use  
Calgary Metropolitan Region Board  
305, 602 11 Ave SW  
Calgary, Alberta T2R 1J8**

**Dear Ms. Tipman:**

Reference: **IREF 2019-003**  
**Statutory Plan Evaluation for Rocky View County Municipal  
Development Plan  
Amendment**

The proposed Municipal Development Plan amendment is consistent with the objectives of the Calgary Metropolitan Region Interim Growth Plan being schedule A to Ministerial Order MSL 091/18.

Attached is our Third Party Consultant Evaluation report for the captioned statutory plan referral from Rocky View County.

Sincerely,  
LOVATT PLANNING CONSULTANTS Inc.

O. Lovatt, RPP, MCIP  
Principal

Attachment: IREF 2019-03

## **Interim Regional Evaluation Framework (IREF) Third Part Review**

Member Municipality	<b>Rocky View County</b>
Application Name	<b>Rocky View County Municipal Development Plan Amendment</b>
IREF Number	<b>2019-03</b>
Type of Application	<b>Amendment</b>
Municipality Bylaw #	<b>C-7885-2019</b>
Date of Application	<b>June 17, 2019</b>
Date of Third-Party Review Report	<b>July 3, 2019</b>

### **Findings**

That the Rocky View County Municipal Development Plan is consistent with the Interim Growth Plan MSL: 091/18.

### **Summary of Review**

- Rocky View County submitted an application to amend its Municipal Development Plan (MDP) to the Calgary Metropolitan Region Board ("CMRB") for an Interim Regional Evaluation Framework ("IREF") review.
- The purpose of the application is twofold:
  - First; to remove hamlet population targets and instead require that Area Structure Plans (ASP) be used to determine hamlet population; and,
  - Second; to include criteria to allow business development adjacent to identified business areas.
- The area of the proposed amendment application is the potentially the entirety of Rocky View County. However, any development that is affected by the amended policies will be implemented locally.
- Although important at the local level to individual hamlets or business areas, the amendments are not regionally significant.
- The proposed amendments do not promote any specific development and speculation regarding the effect of the proposed amendments is therefore premature.
- The proposed amendments will not change the trajectory for growth and development in Rocky View County.
- The proposed amendments will promote orderly development, the efficient use of land, and efficient use of regionally significant infrastructure.
- The evaluation found that the proposed Rocky View County MDP amendment is **consistent** with the CMRB Interim Growth Plan.

### **Review Prepared by**

Lovatt Planning Consultants Inc.



### 3.2 Region-wide Policies

<p><b>3.2.1</b> Principles, Objectives, and Policies</p>	<p><b>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure:</b></p> <ul style="list-style-type: none"> <li>• The proposed amendment requires the use of ASPs to determine hamlet size. Infrastructure capacity is one of the criteria upon which size is to be based.</li> <li>• Technical studies and applicable levies address infrastructure requirements and investment for development adjacent to business areas.</li> </ul> <p><b>Principle 2: Protect Water Quality and Promote Water Conservation</b></p> <ul style="list-style-type: none"> <li>• The amendment does not address water quality or conservation directly. However, the use of ASPs to support growth and development requires consistency with higher order MDP and the Interim Growth Plan (IGP). These Plans have policies to deal with water quality and conservation that must be recognized by ASPs.</li> </ul> <p><b>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</b></p> <ul style="list-style-type: none"> <li>• Removing the constraint to hamlet growth and adding requirements for ASPs ensures orderly and efficient hamlet development.</li> <li>• The proposed amendments provide for flexibility by allowing small scale businesses to locate outside of identified business areas if the need and location can be justified.</li> </ul>
<p><b>3.2.2</b> Demonstrate collaboration to coordinate with other member municipalities</p>	<ul style="list-style-type: none"> <li>• All municipalities within Rocky View County were given the opportunity to provide comment on the proposed MDP amendments. Follow-up meetings were held with the Cities of Airdrie and Calgary and the Town of Cochrane. These three municipalities expressed concerns because of uncertainty regarding hamlet size.</li> <li>• As well, a publicly advertised Open House was held.</li> <li>• Municipalities will have further opportunities for collaboration as part of the planning and development approval process.</li> </ul>
<p><b>3.2.3</b> Water, wetlands and stormwater</p>	<ul style="list-style-type: none"> <li>• The proposed amendments require an ASP or technical studies that will deal with the conservation of water, the mitigation of impact on wetlands and the management of stormwater.</li> </ul>



3.3 Flood Prone Areas	
<b>3.3.1</b> Development in the floodways	<ul style="list-style-type: none"> <li>Development in the floodways are not within the scope of the proposed amendments.</li> </ul>
<b>3.3.2</b> Flood protection in flood fringe areas	<ul style="list-style-type: none"> <li>Flood protection in flood fringe areas are not within the scope of the proposed amendments.</li> </ul>

3.4 Development Types	
3.4.1 Intensification and Infill Development	
<b>3.4.1.1</b> Intensification and Infill in existing settlement areas in cities, towns, and villages	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
<b>3.4.1.2</b> Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities shall be planned and developed:	<ul style="list-style-type: none"> <li>Replacing limits on population with a requirement to determine size through an ASP is consistent with the intent of this policy.</li> <li>Exercising the IREF process for ASPs resulting from the proposed amendment provides CMRB members the regional oversight necessary to: achieve efficient use of land; increase infill and green field densities; provide for mixed uses including community facilities; and, make efficient use of existing and planned infrastructure.</li> </ul>
3.4.2 Expansion of Settlement Areas	
<b>3.4.2.1</b> Expansion of settlement areas in a contiguous pattern	<ul style="list-style-type: none"> <li>Removing limits on population in hamlets does not preclude contiguous settlement.</li> <li>The proposed amendments are consistent with the emphasis on planning for the efficient use of land.</li> </ul>

<p><b>3.4.2.2</b> Expansion of settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<p><b>3.4.2.3</b> Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<p><b>3.4.3 New Freestanding Settlement Areas</b></p>	
<p><b>3.4.3.1</b> New freestanding settlement areas</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<p><b>3.4.3.2</b> New freestanding settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
<p><b>3.4.3.3</b> 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</p>	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>

3.4.4 Country Residential Development	
<b>3.4.4</b> Country Residential Development	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
3.4.5 Employment Areas	
<b>3.4.5.1</b> Employment areas	<ul style="list-style-type: none"> <li>• Allowing employment areas greater location options expands the potential for greater efficiencies of land. Technical studies are required to recognize and incorporate relevant findings of an adjacent ASP. Applying adjacent ASP levies outside business area boundaries ensures appropriate infrastructure capacity and adequate levels of infrastructure investment.</li> </ul>
<b>3.4.5.2</b> Connections to transit stations and corridors	<ul style="list-style-type: none"> <li>• Required ASP or technical studies will address transit connections where applicable.</li> </ul>
3.5 Regional Corridors	
<b>3.5.1.1</b> Mobility Corridors	<ul style="list-style-type: none"> <li>• The proposed amendments do not propose development or locations for development.</li> <li>• Significant impacts to the regional mobility corridors are to be documented in ASPs or technical studies. Mitigation of any potential impact is mandatory.</li> </ul>
<b>3.5.2.1</b> Transmission Corridors	<ul style="list-style-type: none"> <li>• The proposed amendments do not propose development or locations for development.</li> <li>• Significant impacts to the regional transmission corridors are to be documented in ASPs or technical studies. Mitigation of any potential impact is mandatory.</li> </ul>