



Regional Evaluation Framework

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Regional Evaluation Framework

1. Introduction

The Calgary Metropolitan Region Board (CMRB) has been directed to implement the Calgary Metropolitan Region Growth Plan (Growth Plan) subsequent to its adoption by the Government of Alberta. The Regional Evaluation Framework provides the Board with the authority to evaluate and approve new Statutory Plans and amendments to existing Statutory Plans to ensure alignment with the goals, objectives, and policies of the Growth Plan.

2. Purpose

The purpose of the Regional Evaluation Framework is to provide member municipalities with criteria to determine when new municipal Statutory Plans and amendments to existing Statutory Plans shall be submitted to the Board for approval, and procedures for submission. Further, **while every development must be consistent with the Growth Plan**, the Regional Evaluation Framework provides direction on how the Board will review and approve Statutory Plans and amendments to ensure they are consistent with the long-term regional interests identified in the Growth Plan.

- 2.1 The policies of the Growth Plan apply to all developments, but only regionally significant developments shall be referred to the Board for review through the Regional Evaluation Framework.

3. Definitions

- 3.1 In addition to the definitions contained in the CMRB Regulation, words defined in the Growth Plan shall be given the same meaning for the purposes of the Regional Evaluation Framework.

REGIONALLY SIGNIFICANT means

- a) of a scale or scope that may impact or benefit two or more municipal members as the context may apply; and
- b) development of scale, scope, or proximity that it will benefit or have impact on regional transit and transportation corridors, energy corridors and utility corridors, natural systems and/or infrastructure.

4. Submission Criteria

All Statutory Plans with the criteria identified in this section of the Regional Evaluation Framework must be referred to the Board. Statutory plans or Statutory Plan amendments given first or second reading by a Calgary Metropolitan Region (CMR) member must be referred to the Board prior to 3rd reading of a bylaw or bylaws. When evaluating a Statutory Plan or Statutory Plan amendment, the Board must consider whether approval and full implementation of the Statutory Plan or Statutory Plan amendment would result in development that is consistent with the Growth Plan.

4.1 A Municipality shall refer to the Board:

- a) A new Municipal Development Plan;
- b) All Municipal Development Plan amendments;
- c) All new Area Structure Plans and Area Redevelopment Plans;
- d) All new amendments to Area Structure Plans and Area Redevelopment Plans; and
- e) All new or amended member-to-member Intermunicipal Development Plans.

4.2 Notwithstanding section 4.1, municipalities are not required to refer to the Board proposed Statutory Plans or amendments to Statutory Plans in the following circumstances:

- a) Housekeeping amendments to correct or update clerical, technical, grammatical, and/or typographical errors and omissions that do not materially affect the Statutory Plan and/or amendments in principle or substance in accordance with the Municipal Government Act.
- b) Amendments to existing Statutory Plans that are not substantive in effect, such as:
 - i. Small scale amendments to maps;
 - ii. Small scale text amendments;
 - iii. Small scale land use conversions; or
 - iv. Amendments that the member municipality in their discretion has determined not to be Regionally Significant.

- c) Statutory Plans or amendments to Statutory Plans that propose:
 - i. employment development less than 150 acres or with fewer than 20 lots within a Preferred Growth Area;
 - ii. employment development less than 75 acres or with fewer than 10 lots outside of a Preferred Growth Area;
 - iii. residential or mixed-use development with fewer than 200 dwelling units within a Preferred Growth Area; and
 - iv. residential or mixed-use development with fewer than 80 dwelling units outside of a Preferred Growth Area.
- d) Employment Areas for the following, unless planned through a statutory plan:
 - i. Resource extraction and energy development;
 - ii. Agriculture-related business including Processors, Producers, and other Agri-business and related accessory uses; and
 - iii. Home-based businesses.
- e) A new sub-Area Structure Plan or sub-Area Redevelopment Plan that is subordinate to and consistent with its higher order Area Structure Plan or Area Redevelopment Plan.
- f) New or amended Intermunicipal Development Plans that involve a CMR member and a non CMR member.

4.3 Where an Area Structure Plan or Area Redevelopment Plan amendment is proposed, the Regional Evaluation Framework shall only apply to the proposed amendments to the Area Structure Plan or Area Redevelopment Plan.

5. Submission Requirements

- 5.1 The submission of a new Statutory Plan or amendment to an existing Statutory Plan referred by a municipality to the Board shall include:
- a) A Cover Letter, including Ministerial Order number, brief description of the proposed plan or plan amendment, request for approval, list of consultants contracted to develop the plan or plan amendment, and applicant contact information;
 - b) The proposed Statutory Plan or amendment bylaw;
 - c) A copy of the Statutory Plan without the proposed amendment;
 - d) The supporting Council report;

- e) Sufficient documentation to explain the Statutory Plan or amendment;
 - f) Satisfactory information to ensure the new Statutory Plan or existing Statutory Plan amendment can be evaluated, such as applicable technical studies and other supporting documents;
 - g) A summary letter that explains alignment with the Growth Plan;
 - h) The corresponding GIS data set including, at minimum, the boundary of the new Statutory Plan, its land-use concept and a regional placetype alignment table; and
 - i) Copies of letters provided by member municipalities as part of public hearing submissions.
- 5.2 New Area Structure Plans or Area Redevelopment Plans must include within the statutory plan document all mapping required by the policies of the Growth Plan.
- 5.3 Area Structure Plans or Area Redevelopment Plans amendments must include within the Regional Evaluation Framework application documentation all mapping required by the policies of the Growth Plan.

6. Review

Procedures, protocols, and timelines pertaining to administrative and Board review and decision making of Regional Evaluation Framework applications will be outlined in supporting documentation of the CMRB. Supporting documentation will also include a Regional Evaluation Framework submission checklist.

- 6.1 The Regional Evaluation Framework will be reviewed and updated simultaneously with the five year and ten year reviews of the Growth Plan, or at the request of the Board or the Minister.



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