

Policy Number:	C-322
Policy Owner:	Planning
Adopted By:	Council
Adoption Date:	2014 June 10
Effective Date:	2014 June 10
Date Last Amended:	2024 October 08
Date Last Reviewed:	2024 October 08

Purpose

- 1 This Policy guides the sequencing of identified future land use planning projects that would create or amend statutory plans, bylaws and other documents relating to the management of growth and development within Rocky View County (the County).



Policy Statement

- 2 The County's Municipal Development Plan requires that growth and development are implemented at a local level through statutory community-level area structure plans, and other plans and regulations.
- 3 The County creates and maintains non-statutory plans, guidelines, and other documents that may guide, regulate or inform aspects of municipal land use planning.
- 4 This Policy allows Council to prioritize land use planning projects to effectively utilize County resources and support Council's strategic objectives.
- 5 This Policy also serves to phase implementation of the County's overarching growth strategy set out within the Municipal Development Plan, by ordering the local planning of growth areas according to criteria including need, infrastructure requirements and policy alignment.
- 6 Rocky View County recognizes that it is important for stakeholders to be aware of upcoming land use policy changes that may impact them. This prioritization process is clear, transparent, and sets expectations for residents, business owners, land developers, Council, and other interested stakeholders.



Policy

Project Eligibility

- 7 The following types of projects are ranked under this Policy:
 - (1) Creation of new statutory plans;
 - (2) Major statutory plan amendments, including periodic reviews of statutory plans;
 - (3) Amendments to the *Land Use Bylaw*; and,
 - (4) Supporting plans, documents, and regulations that may guide, regulate or inform aspects of municipal land use planning.
- 8 Minor statutory plan amendments are addressed through the existing applicant-led process and are not ranked under this Policy.

Project Ranking

- 9 Planning projects may be identified for ranking by Council or Administration.
- 10 External parties may request a project be included in the ranking by providing Administration the following information:
 - (1) a cover letter detailing the proposal;
 - (2) the location and context of all parcels involved;
 - (3) figures and maps outlining the proposal, and any supporting documents; and,
 - (4) details on how the proposal meets the planning context and strategic criteria considered in Schedule B for the relevant plan type.

Ranking Process

- 11 Administration evaluates projects according to the planning and strategic criteria in Schedule B (land use plans) and Schedule C (supporting plans, documents, and regulations), and prepares a recommended ranking list for Council's consideration annually, or more frequently at Council's discretion.
- 12 Council approves a final ranking list by amending Schedule A of this Policy by resolution at a regular Council meeting.

- 13 Council approves the final ranking list of projects by the end of Q2 of each year so that the priority list may inform the next year’s municipal budget.
- 14 Projects listed in Schedule A that are in progress remain on the final ranking list until a decision on the project is made by Council.

Project Initiation

- 15 Administration presents a Terms of Reference and budget to Council for the projects that are identified by Council for initiation. Projects are initiated in accordance with an approved Terms of Reference and budget.
- 16 Notwithstanding the recommended priority list, Administration may develop a Terms of Reference for any planning project not included in the final ranking list at Council’s direction. If Council approves a Terms of Reference for a project that falls within the scope of Section 7 of this policy, it will be added to the list in Schedule A.
- 17 The prioritization list within this Policy does not represent the entirety of the County’s long-range planning project work plan.

Schedules:

Schedule A: Planning Project Priority List

Schedule B: Land Use Plan Scoring Criteria

Schedule C: Supporting Plans, Documents, and Regulations Scoring Criteria



References

Legal Authorities	• N/A
Related Plans, Bylaws, Policies, etc.	• N/A
Related Procedures	• N/A
Other	• N/A



Policy History

Amendment Date(s) – Amendment Description

- 2024 October 08 – Updated to align with Planning’s current project priorities

Review Date(s) – Review Outcome Description

- N/A



Definitions

18 In this policy:

- (1) “Council” means the Council of Rocky View County”
- (2) “major statutory plan amendment” means an amendment that is of broad public interest and impacts the overall vision for a community and/or significantly changes the intent of a policy within the Statutory Plan, or that impacts a large portion of the plan area. Major Statutory Plan Amendments are initiated and undertaken by the County.
- (3) “minor statutory plan amendment” means an amendment for the purpose of facilitating a specific development proposal. Minor Statutory Applications are initiated by an applicant and follow the approval process described in the County’s Municipal Development Plan.
- (4) “ranking list” means a list that ranks projects from top-priority to least-priority.
- (5) “statutory plan” means any statutory plan defined by the Municipal Government Act (Area Structure Plans, Area Redevelopment Plans, Municipal Development Plan, and Intermunicipal Development Plan), and includes local plans appended to Area Structure Plans as defined by the Municipal Development Plan
- (6) “supporting plans, documents, and regulations” means any master plan, County policy, or regulation (including the Land Use Bylaw) that has land-use-related impacts and whose primary purpose is to achieve the County’s land use planning goals.

Schedule A

Planning Project Ranking List

Planning Project Ranking List		
Project Ranking		
Rank	Project	Project Type
1	Conrich ASP	ASP Review
2	Balzac West ASP	ASP Review
3	Balzac East ASP	ASP Review
4	Cochrane Lake Hamlet Plan ASP	ASP Review
5	Glenbow Ranch ASP	ASP Review
6	Beacon AI Hub	ASP Creation (Developer-Led)
7	OMNI ASP	ASP Amendment (Developer-Led)
8	North Central Industrial ASP	ASP Review
10	Shepard ASP	ASP Review
11	Delacour ASP	ASP Review
12	Elbow Valley ASP	ASP Review
13	Dalroy ASP	ASP Review
14	Indus ASP	ASP Review
Projects Currently in Progress		
	Greater Bragg Creek ASP	ASP Review
	Springbank ASPs (North, Central, Moddle)	ASP Review
	Langdon ASP	ASP Review – Developer-Led
	Bearspaw ASP	ASP Review
	Conrich ASP – Future Policy Area	ASP Amendment
	Prairie Gateway ASP	ASP Creation
	Janet ASP – Long Term Development Area	ASP Amendment

Schedule B

Land Use Plan Scoring Criteria

Planning Context		Strategic Alignment	
Criterion	Score (/2)	Criterion	Score (/2)
Would the project implement the vision, objectives and/or goals of the Municipal Development Plan?		Does the proposed project ensure service levels are provided at defined levels OR provide a strategic opportunity to expand service level(s)?	
Is the area experiencing development pressures, is it reaching build-out, and/or is there evidence of continued market demand for development?		Would the project contribute to the County's goal of achieving a residential/non-residential assessment ratio of 65/35	
Will the project address: policy inconsistency with current County direction (other than MDP); existing development outside of a statutory plan; ineffective policy; policy gaps; policy that is often challenged; or other desired changes previously identified by Council or Administration?		Is there a significant economic development opportunity in the community that could be realized by the project.	
Is there an opportunity to improve water, wastewater and stormwater servicing in the County be to more efficient, cost-effective, or functional in accordance with higher order statutory plans?		Is the Plan within a Growth Area as identified by the CMRB Growth Plan (+1) and Municipal Development Plan? (+1)	
Have other external projects or plans such as provincial or regional initiatives, highway improvements, etc. affected the proposed area? Are there external initiatives related to the plan that would add further value to the project?		Does the project represent an opportunity to increase the clarity and consistency of land-use decisions within the plan area?	
PLANNING CONTEXT SCORE		STRATEGIC ALIGNMENT SCORE	
TOTAL SCORE [Planning Context + Strategic Alignment]			

Schedule C

Supporting Plans, Documents, and Regulations Scoring Criteria

Planning Context		Strategic Alignment	
Criterion	Score	Criterion	Score
Does would the project support or implement actions of a higher order Statutory Plans or policies?		Does the project provide an opportunity to bring land-use related services closer to effective service delivery?	
Would the project help to achieve outstanding vision and goals of residents, community associations or businesses?		Does the plan or policy align with the County’s investment interests or seek to secure financial sustainability of operations and infrastructure assets?	
Does provide an opportunity to improve planning outcomes in areas such as land use, open space, transportation, utility servicing, environment, public engagement, or others?		Does the plan or policy significantly contribute to the implementation of the County’s land use plans?	
Will the plan or policy address: policy inconsistency with current County direction; ineffective policy; policy gaps; or other desired changes identified by Council or Administration?		Have residents, community associations or businesses expressed a desire for a new or amendments to an existing plan or policy?	
Are there external initiatives related to the plan that would add further value to the project.		Does the plan or policy represent an opportunity to enhance the aspects of quality of life that residents have expressed are important to them?	
PLANNING CONTEXT SCORE		STRATEGIC ALIGNMENT SCORE	
TOTAL SCORE [Planning Context + Strategic Alignment]			