



# Municipal Development Plan Review Terms of Reference

## Executive Summary

### Direction

- Council direction, provided on September 13, 2022, was to develop a Terms of Reference (TOR) for a comprehensive review of the County's Municipal Development Plan (MDP).
- Calgary Metropolitan Region Growth Plan Policy 3.1.11.1 requires all member municipalities to update their MDP within three years of the adoption of the Regional Growth Plan (August 15, 2022).

### Schedule and Deliverables

#### Phase 1 Initiation and Planning (Start Q1 2023)

- Background report.
- Council workshop.
- Engagement materials.

#### Phase 2 Draft Plan and Engagement (Start Q2-Q3 2023)

- Engagement materials and summary reports.
- MDP drafts (first draft).
- Technical studies, mapping, and models (fiscal, environmental, etc.).

#### Phase 3 Council and CMRB Approvals (Complete Q3 2024)

- Final draft MDP.
- Regional Evaluation Framework submission package.

#### Phase 4 Plan Adoption and Actions (Complete Q1 2025)

- Adopted MDP and actions for monitoring and future work.

### Project Focus

The MDP vision, goals and objectives will be set around the following areas:

- Clear policy alignment and integration.
- Promoting financial health of County.
- Acknowledging distinct areas of County according to growth type, potential, and community aspirations.
- Meeting local community needs by focusing growth to suitable nodes and preserving the character of established residential areas.
- Supporting a strong and diverse business community.
- Supporting agricultural areas through measured growth and a strong agricultural economy.

### Budget

- A budget of \$250,000 is required (including contingency) to complete the project.
- The budget will be used for staff resources (external or temporary internal) and technical/consultant support.

### Principal Risks

- Intergovernmental opposition may extend timelines and affect the goals and objectives of project.
- Size and diversity of County will create challenges in setting policies and with gaining consensus from stakeholders.
- Competing projects and operations within the Planning department may impact resources assigned to the project.
- Timing of regional planning work (e.g. Context Studies) and subordinate plans (e.g. ASPs) may affect scope and timelines of the project.



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### Direction

- 1 Alberta's *Municipal Government Act (MGA)* Section 632 states that the council of every municipality shall adopt a Municipal Development Plan (MDP) by bylaw. The MDP outlines the overall vision for a municipality's future growth from a planning and development perspective and guides how and where the municipality will grow.
- 2 Furthermore, the Calgary Metropolitan Region Board (CMRB) *Regional Growth Plan* Section 3.1.11.1 requires all member municipalities to update their MDP to align with the *Regional Growth Plan* within three (3) years of the approval of the CMRB *Growth & Servicing Plans*, which were adopted by Ministerial Order (MSD:064/22) on August 15, 2022.
- 3 For Rocky View County, the strategic approach to managing the County's growth is contained within Rocky View County's MDP, currently known as the *County Plan*.
- 4 Appendix A – Legislative and Policy Framework provides detail on how the MDP fits within the hierarchy of Alberta's planning policy framework. Appendix A also provides background on the 2013 *County Plan*, as well as an overview of the *Regional Growth Plan's* impact on the MDP Review project.
- 5 This Terms of Reference is to guide the review of the County's MDP. The new MDP will align with higher order plans, such as the *Regional Growth Plan*. The MDP in accordance with the *Regional Growth Plan* should:
  - (1) Determine the level of growth and where it should go;
  - (2) Identify new and revised growth areas;
  - (3) Identify new development densities/intensities and new development forms consistent with the *Regional Growth Plan's* Regional Placetypes;
  - (4) Create policy to conserve agricultural land and support the agricultural industry;
  - (5) Identify fiscal impact of greater residential growth on the County; and/or
  - (6) Include other specific items that Council wishes to investigate further.
- 6 In undertaking the MDP Review project, considerations will include:
  - (1) The statutory planning framework;
  - (2) Community and stakeholder input;
  - (3) Intergovernmental input;
  - (4) Identification, valuation, and preservation of agricultural, ecological and cultural resources;
  - (5) Growth projections and land supply;
  - (6) Fiscal impacts of growth to the County;
  - (7) Identified benefits and costs to communities;



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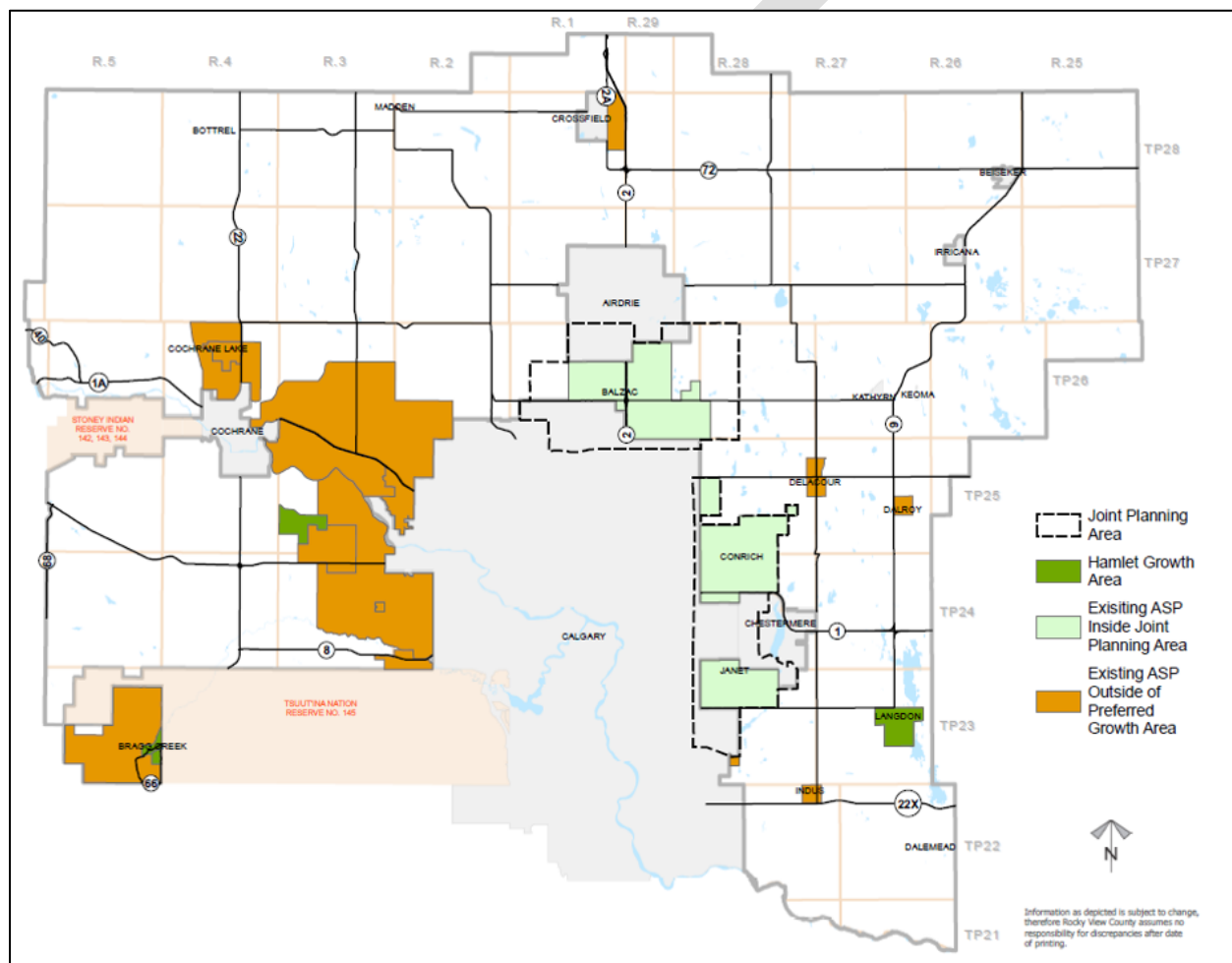
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- 7 The MDP Review project will result in a new MDP that is in full accordance with higher-level plans (*MGA* and *Regional Growth Plan*) and serves as a roadmap for orderly, efficient, and sustainable growth in Rocky View County over the next 20 years.

## Study Area

- 8 The study area of the MDP Review project encompasses the entirety of the County, as shown on Figure 1 – Rocky View County Preferred Growth Areas.

Figure 1 – Rocky View County Preferred Growth Areas



- 9 The *Regional Growth Plan* will have significant impacts on where and what types of development may occur within the County. As shown on Figure 1, the Preferred Growth Areas and existing area structure plans (ASPs) where development is to be focused within the region.
- 10 The County has significant areas of Crown Land and Federally controlled areas within its boundaries, including three Provincial Parks and several airports such as Springbank Airport.



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Although compatibility and interface with these lands are considered, the County does not have jurisdiction to plan these lands.

## Background

- 11 'Appendix B – Relevant History to Project' provides a chronological list of key policy activities that have occurred since the *County Plan* was adopted in October 2013.

## Population and Employment

- 12 Since the *County Plan* was adopted in October 2013, Rocky View County's population has increased by 8% from 38,055 residents to 41,028 residents as of 2021.
- 13 Table 1 below provides the County's population in context with the Calgary Metropolitan Region (CMR). As of 2021, the County's population is 2.66% of the CMR's population.

Table 1: Municipal Population – Calgary Region (Statistics Canada, 2022)

Population (Pop.) Metrics	2011	2016	2021
Rocky View County Pop.	36,461	39,407	41,028
Calgary Metropolitan Region Pop.	1,266,941	1,451,174	1,544,202
% Regional Pop.	2.88%	2.72%	2.66%
Avg. Pop. Growth (previous 5 years)	1.98%	1.62%	0.82%

- 14 As shown in Table 2 – Forecasted Share of Incremental Regional Growth 2018 – 2024, Rocky View County's population is estimated to increase by 24,960 residents. This represents 2.8% of the forecasted population growth for the CMR over a 20-year period.
- 15 The County is well situated for future economic growth with the second highest forecasted employment growth in the CMR (14.1%) with an anticipated 69,010 additional jobs.

Table 2: Forecasted Share of Incremental Regional Growth 2018 – 2024 (Regional Growth Plan, 2022)

Municipality	Incremental Pop. Growth (2018-2048)	Incremental Employment Growth (2018-2048)	Share of Regional Pop. Growth	Share of Regional Employment Growth
Rocky View County	24,960	69,010	2.8%	14.1%
Airdrie	63,420	23,500	7.2%	4.8%
Calgary	686,650	337,660	77.6%	69.2%
Chestermere	28,030	8,050	3.2%	1.6%
Cochrane	25,520	9,140	2.9%	1.9%
Foothills	14,400	22,230	1.6%	4.6%
High River	14,840	8,590	1.7%	1.8%
Okotoks	27,300	9,840	3.1%	2.0%



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### Land Supply

- 16 Rocky View County has a total developable land supply (i.e. excludes Provincial Parks, roads, and municipal reserve) of over one million acres.
- 17 The County's planned residential land use and business areas still have considerable capacity. As of 2021:
  - (1) 16% of the planned residential areas had been built out.
  - (2) 36% of the planned business areas had been built out.
- 18 Given the large land supply of the County, focused growth and efficient servicing are important considerations. This requires directing development to areas with existing residential and business land use and servicing, rather than substantially expanding residential and business land use into new areas requiring additional servicing and infrastructure networks.
- 19 Rocky View County's current tax assessment ratio is 70% residential to 30% non-residential.
  - (1) The County's assessment goal as set by Council through Assessment Base Diversification Policy C-197 is to achieve a 65% residential to 35% non-residential ratio by 2035.

## Project Principles, Vision, Goals and Objectives

### Project Principles

- 20 The MDP will be developed around the following principles:
  - (1) early and genuine collaboration with intergovernmental partners;
  - (2) frequent communication and engagement with Council, seeking prompt direction when required;
  - (3) transparent and accessible community engagement;
  - (4) heavy emphasis on full alignment with legislation, the statutory planning framework, and the County's Land Use Bylaw;
  - (5) utilisation of previous work and adoption of an evidence-based approach; and
  - (6) focused and efficient project management practices to deliver the project in accordance with the set schedule, budget, and deliverables.

### Vision

- 21 In setting a new vision for the County, the revised MDP will build upon the vision of the existing MDP (*County Plan*):

*"Rocky View is an inviting, thriving, and sustainable county that balances agriculture with diverse residential, recreational, and business opportunities."*



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- 22 Council and stakeholder input will be used to update the MDP vision, with consideration being given to Council's Strategic Plan Themes of service excellence, financial health, and responsible growth.

### Goals and Objectives

- 23 The MDP Review project shall develop goals and objectives in the following areas:

#### **Promoting Responsible Growth**

- 24 Meet the requirements of the *MGA, Land Stewardship Act, South Saskatchewan Regional Plan, and Regional Growth Plan*;
- 25 Direct the County's Area Structure Plan Priority Policy to establish growth priorities and phasing;
- 26 Utilise growth projections (residential and employment), desired growth size, and availability of servicing;
- 27 Achieve a logical extension of growth patterns, including vehicular and pedestrian transportation infrastructure;
- 28 Align new development with *Regional Growth Plan's* requirements for the new/existing Preferred Growth Areas and Regional Placetypes;
- 29 Provide opportunities to develop more efficient and compact communities according to existing local context and community character;
- 30 Plan for new transportation infrastructure requirements, under both Provincial and County jurisdiction, to determine future transportation needs and opportunities;
- 31 Determine how and when the County is to provide water, sanitary sewer, and/or storm infrastructure to implement the land use strategy; and
- 32 Facilitate the implementation of other required infrastructure such as Internet services.

#### **Promoting Financial Health**

- 33 Provide the opportunity to achieve rational growth directions, cost effective utilisation of resources, and fiscal accountability;
- 34 Determine the fiscal impact of expanded and new settlement areas from both a servicing and assessment value perspective;
- 35 Promote the development of soft services (recreation, health, cultural, and social services) and facilitate development contributions towards these services;
- 36 Support the County's Assessment Base Diversification Policy target of achieving an assessment ratio of 65% residential to 35% non-residential uses; and
- 37 Promote more complete communities with ratios of residential, business, and institutional uses appropriate to the local area.



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### Acknowledging Local Context

- 38 Identify distinct districts in the County based on the local context (e.g. growth type, potential, and community aspirations) across the County.
- 39 Create policies that acknowledge and support distinct districts through local design guidelines and development forms that are based on the local context.
- 40 Meet the requirements of the *Regional Growth Plan*, while still respecting the local context of distinct districts by balancing Regional Placetype densities throughout the county.
- 41 Incorporate these distinct districts into lower-level plans and policies (e.g., ASPs, Land Use Bylaw, etc.) to create a greater sense of place throughout the County.

### Supporting Community Needs

- 42 Facilitate open and transparent community engagement to understand growth aspirations of residents and landowners and incorporate these values appropriately into statutory plans.
- 43 Provide new/revised policies on when and where reserves (Municipal, Environmental, School, and Conservation) are required and how they will be maintained.
- 44 Facilitate open and transparent community engagement in statutory plan and planning application processes.

### Supporting Business

- 45 Create a growth strategy and policy framework that provides certainty and clear direction for the development industry.
- 46 Support the focused growth and expansion of existing business areas to promote full servicing capabilities and efficient transportation networks.
- 47 Continue to provide a diverse range of well-designed business areas, which cater to the needs of traditional and emerging businesses within the regional, national, and international market.
- 48 Comprehensively plan Rural Employment Areas in focused areas of the County to support local business needs.

### Supporting Agriculture

- 49 Support a strong, resilient, and diversified agricultural economy.
- 50 Mitigate impacts of future development on agricultural land, including the fragmentation of agricultural land.
- 51 Identify and map valuable agricultural areas/soils and the agricultural transportation network.
- 52 Create strategies to support Agriculture-related businesses including processors, producers, Agri-tourism, and other Agri-businesses.





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- 53 Manage growth within agricultural areas cautiously and explore opportunities to facilitate measured fragmentation of agricultural parcels in a manner that supports agricultural operations and the character of the surrounding area.

### Embracing Partnerships

- 54 Undertake genuine and solution-oriented collaboration with intergovernmental partners, including adjacent municipalities, First Nations communities, provincial agencies, and school boards.
- 55 Support developers in identifying and advocating for appropriate long-term growth areas in regional and provincial forums.
- 56 Encourage full and collaborative participation in the Calgary Metropolitan Region Board (CMRB) and seek support for future amendments to the *Regional Growth Plan* that facilitate the County's long-term growth aspirations.

### Promote Environmental Protection

- 57 Review impacts on environmental and natural features that may result from a refined land use strategy.
- 58 Identification and mapping of Environmental Sensitive Areas and demonstrate sensitivity and respect for key environmental and natural features.
- 59 Determine whether the County should require environmental reserve for new developments and assess the capital and operational impacts of requiring environmental reserve.
- 60 Promote the implementation of environmental technologies, such as solar and wind energy, in locations where benefits can be realized most, while impacts on agriculture can be minimized.

## Project Team

- 61 The MDP Review project is a significant undertaking by the County, which will require direction and support from Executive Leadership and Council throughout the project. Furthermore, the project will require substantial resources and internal/external coordination. Below are the Project Team roles and responsibilities:

### Project Sponsor

### Executive Leadership Team

Provide resources, support, and organisational coordination to support the project goals and objectives.

### Project Manager

### Planning Manager

Set and monitor project direction, lead intergovernmental collaboration, and liaise with the Project Sponsor, Council, and other key stakeholders.

### Project Lead

### Regional Planning Strategist





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Coordinate and adjust day-to-day project tasks and timelines.

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<b>Planning Support Team</b>	<b>Planning Department Staff</b>
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Undertake project tasks including producing engagement materials, policy drafting, and stakeholder engagement support.

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<b>Technical Support Team</b>	<b>Internal Departments</b>
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Engage in the project, provide technical advice, and review as required. Support the adoption of the MDP and the alignment of County policies and processes with the revised MDP.

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<b>Third-party consultants</b>	<b>To be determined through competitive procurement process</b>
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Support the work of the Project Team as set out in the procurement process such as:

- community engagement material and engagement summary reports;
- policy design and drafting;
- graphic design content; and
- completion of required technical and baseline studies, mapping, or modelling.

### Schedule and Deliverables

**62** The MDP Review project is anticipated to be completed by December 2024.

- (1) The *Regional Growth Plan, Section 3.1.11.1* requires all member municipalities to update their MDP to be consistent with the *Regional Growth Plan*, within three years of approval of the *Regional Growth Plan* by the Minister of Municipal Affairs (i.e. August 15, 2025).

**63** Appendix C – MDP Review Milestones & Deliverables outlines the project's schedule, key milestones, deliverables, and decisions. Further detail on these items is also set out below.

#### Phase 1 – Initiation and Planning

**64** In this phase of the project, project initiation and background analysis will be completed through the following tasks:

- (1) Develop a detailed community communication and engagement strategy;
- (2) Create a detailed work plan and budget to guide overall project management;
- (3) Complete a procurement process and award a contract for consultant project support;
- (4) Develop a draft Preferred Growth Area map with Council indicating Preferred Placetypes locations with applicable densities, proportions across the County, service/amenity levels, and commercial/residential/industrial descriptions;
- (5) Hold a workshop with Council to further develop the vision, goals and objectives of the MDP project, establish priorities, and explore the creation of distinct districts in County; and



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(6) Create a Background Report.

(a) Where appropriate, use previous work completed, and stakeholder feedback received, in preparing the draft *Municipal Development Plan Bylaw C-8090-2020*.

65 Phase 1 – Deliverables:

- (1) Engagement strategy and materials;
- (2) Budget and work plan;
- (3) Draft Growth Strategy that identifies Preferred Growth Areas, Preferred Placetype proportions, and distinct characteristics of different areas of the County;
- (4) Identification of planning issues; and
- (5) Background report.

### Phase 2 – Draft Plan and Engagement

66 This phase marks the official public launch of the project. Engagement activities will initially be focused on releasing the background report; establishing core stakeholder priorities; and highlighting baselines and constraints for the project. Although the Engagement Plan will set an overall strategy for obtaining feedback from stakeholders, engagement planning and drafting of the MDP will be iterative processes; feedback received and other considerations will dictate the number of MDP draft documents that are prepared.

67 A pre-application will be made to the CMRB to discuss the MDP Review. This pre-application will discuss and identify opportunities as well as concerns, issues, and questions raised by our intermunicipal partners.

68 The preparation of the draft revised MDP integrates:

- (1) The goals and objectives identified in the Terms of Reference;
- (2) Other relevant planning documents;
- (3) The *Regional Growth Plan*; and
- (4) Relevant Intermunicipal Development Plans.

69 Phase 2 – Deliverables:

- (1) Reports on the communication and engagement process and findings;
- (2) Draft MDP versions.

### Phase 3 – Council and CMRB Approvals

70 This phase of the project is the release of the draft MDP intended for presentation to Council with an opportunity for community and agency review. Upon completion of the external review, the draft MDP will be amended as required to create a final draft that will be taken forward to public hearing.



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- 71** The public hearing and consideration of the final draft for first and second reading by Council is also part of Phase 3. Consideration of third reading will be considered by Council if the revised MDP is accepted by the CMRB. The CMRB process has the potential to significantly delay the project schedule, depending on any challenge to the document and subsequent dispute resolution process.
- 72** Phase 3 – Deliverables:
- (1)** Final version of the revised MDP;
  - (2)** Release of the amendments (final - proposed); and
  - (3)** Revised MDP and a date that the new plan comes into effect.

### Phase 4 – Plan Adoption and Actions

- 73** This phase of the project is the crucial step of updating lower order County plans and policies to align with the revised MDP. This phase is an ongoing process that is required after any amendment to MDP.
- 74** Phase 4 – Deliverables:
- (1)** Workplan of projects to implement MDP action items and to align subordinate plans with the revised MDP.

## Communication and Engagement

### Engagement Principles

- 75** The MDP Review project communications and engagement strategy will be based on the following principles:
- (1)** Engages the community, identifies stakeholder groups, and intergovernmental organizations;
  - (2)** Raises the awareness of the planning process and hierarchy of plans;
  - (3)** Encourages participation through a range of engagement formats (virtual/in-person), accessible content (physical/online), and open, honest, and respectful dialogue;
  - (4)** Responds constructively to the interests of various audiences;
  - (5)** Identifies the full set of issues and opportunities that the new growth strategy should address;
  - (6)** Shapes the new growth strategy through a blend of research, input, and discussion-focused activities; and
  - (7)** Ensures broad community and regional support for the resulting MDP.
- 76** The project will, where appropriate, use previous work completed, and stakeholder feedback received, in preparing the draft *Municipal Development Plan Bylaw C-8090-2020*.



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- 77 A detailed communication and engagement strategy will identify all relevant interest groups within the County, intermunicipal partners, and external stakeholders affected by the planning process outcomes. The strategy will spell out how the process will proceed through several phases, and how various tools/techniques will be used in each phase to meaningfully engage a range of participants.
- 78 The strategy will identify how and when to collaborate with our intermunicipal partners to ensure compliance with the *Regional Growth Plan* and IDPs.
- 79 The strategy will result in a participatory process that is educational, inclusive, transparent, responsive, and timely, which will build community and stakeholder trust.

### Council Communication

- 80 Council will be updated throughout the MDP Review project through workshops, joint public engagement events, the Governance Committee, regular memos, and other means that Council sees fit.
- 81 At the end of each project phase, Council will receive a project update with a refined scope for the upcoming project phase that includes the work completed to date, timelines, and key takeaways learned from the previous phases.

### Intergovernmental and First Nations Engagement

- 82 Given that the MDP will require approval through the CMRB Regional Evaluation Framework (REF), an intermunicipal engagement plan will be developed.
- 83 The intermunicipal engagement plan will include regular updates and collaboration with adjacent CMRB municipalities, as well as meaningful First Nations consultation.
- 84 The Project Team will also ensure full engagement with appropriate provincial agencies and non-CMRB adjacent municipalities.

### Public and Stakeholder Engagement

- 85 Public and stakeholder engagement will focus on being educational, engaging, and accessible with materials and activities that cater to a wider range of needs and levels of understanding within the public and stakeholder groups.
- 86 Engagement will be conducted in a range of online and in-person engagement opportunities across several phases (e.g. open houses, coffee chats, surveys, industry workshops, etc.).
- 87 Online engagement will make considerations to verify respondents' location through mailing address and IP address verification.
- 88 Aside from intergovernmental and First Nations partners, key external stakeholders for the MDP Review project include:
  - (1) County residents and landowners;



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- (2) Land developers and developer groups;
  - (3) Community associations;
  - (4) Industry groups (agriculture, aggregate, transportation and logistics, etc.);
  - (5) Utility service providers (water, wastewater, electricity, gas, internet, etc.);
  - (6) School districts;
- 89 This list of key external stakeholders is not an exclusive list, and additional stakeholder groups may be added to the Engagement Strategy as required.

**Budget**

- 90 Although outputs from the previous MDP project will be used as far as possible, additional budget is required due to the revised scope and standard costs of repeating activities, such as community engagement.
- 91 This Terms of Reference requests a budget of \$250,000, funded through the Municipal Tax Stabilization Reserve Fund, for consultation services to support the delivery of the MDP Review project. The budget includes a 25% contingency (\$50,000) due to the project length and the number of external influences, which may impact the schedule and scope of the project.
- 92 The budget will be used appropriately to secure additional resources and expertise that will support internal staff leading the project. These resources may comprise of the recruitment of temporary staff to support the project or Planning Department workload as current staff resources are utilised for the project.

**Principal Project Risks**

- 93 The following high-level risks have been identified that may affect achievement of the project deliverables.

Risk	Mitigation
<b>Intergovernmental opposition may extend timelines and affect goals and objectives of project.</b>	Early collaboration and building of relationships at an administrative and political level. Also, ongoing updates that include requests for feedback, which are consistently tracked throughout the project.
<b>Size and diversity of County will create challenges in setting policies and gaining consensus from stakeholders.</b>	Create policies that acknowledge local context and support future community planning of distinct districts across the County.



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<b>Competing projects and operations within Planning Department may impact resources assigned to project.</b>	Establish appropriate resourcing and ensure strategic ranking and staging of planning project priorities. Council input to be sought on priority of projects, with emphasis to be given on completion of higher-level plans such as the MDP and regional planning work.
<b>Timing of regional planning work (e.g., Context Studies) and subordinate plans (e.g., ASPs) may affect scope and timelines of project.</b>	Ensure MDP drafts are updated according to future planning work and that the plan has the flexibility to support the changing policy framework. County and regional project work to be undertaken by a single project team that can control the flow of information between regional project work and MDP.

### Change Control

- 94 The MDP Review project is a complex multi-year project involving a wide range of stakeholders. Change control will be essential to assure timelines are met.
- 95 Change control will require key information, feedback, and progress, and decisions related to the project are properly tracked through:
- (1) Work plan and schedule updates;
  - (2) Engagement report tracking questions and feedback received;
  - (3) Decision log; and
  - (4) Executive Leadership Team and Council updates.





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Approval Date

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Replaces

- n/a

Lead Department / Service Area

- Planning / Community Services

Approval Body

- Council

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Approval Date





## Appendix A – Legislative and Policy Framework

- 96 Alberta's planning and development direction is set through a rigid top-down policy framework. At the top is Provincial legislation (e.g., *Land Stewardship Act* and *MGA*), followed by regional plans (e.g., *Regional Growth Plan*), then subregional plans (Intermunicipal Development Plans), then reaching the County level there is the MDP, and finally ASPs. Policy direction and authority only flows from higher order legislation/plans to lower order plans.
- 97 The County's MDP should be interpreted, applied, and aligned in respect to its location within the hierarchy of the Alberta planning and development policy framework

### County Plan (MDP)

- 98 The *County Plan*, adopted October 1, 2013, provides a strategic approach and vision for growth within the County, derived from the *County Plan's* vision and the six (6) key principles to guide growth:
- (1) Growth and Fiscal Sustainability;
  - (2) The Environment;
  - (3) Agriculture;
  - (4) Rural Communities;
  - (5) Rural Service; and
  - (6) Partnerships.
- 99 The *County Plan* identifies the preferred areas for residential and business growth in Figure 3 – County Plan Managing Growth Map. The growth areas reflect the area structure plans (ASPs) and other identified growth areas that existed at the time the *County Plan* was prepared. The population and build-out data indicates that these areas have sufficient capacity to fulfill the moderate growth goals.
- 100 The financial strategy of the *County Plan* is to increase the County's business assessment base in order to balance residential growth, as businesses typically have higher assessment rates, higher marginal tax rates than residential homes, and do not demand the level of service that residential development does (i.e., soft services). In order to achieve a balance and to not rely heavily on residential tax revenues to manage long-term fiscal impacts of development, Council set a goal to achieve an assessment split ratio of 65%:35% by 2035 (Policy C-197). This policy is used when assessing new development proposals.
- 101 The *County Plan* also recognizes agriculture as a land use, a business, and a service. The agricultural policies of the *County Plan* came from the recommendations of the Agriculture Master Plan; a document prepared with input from the County's agricultural producers. The *County Plan* recognizes that agriculture encompasses a multitude of uses including crop production, ranching, greenhouses, specialty crops, equestrian uses, tree farms, and forestry. County agricultural

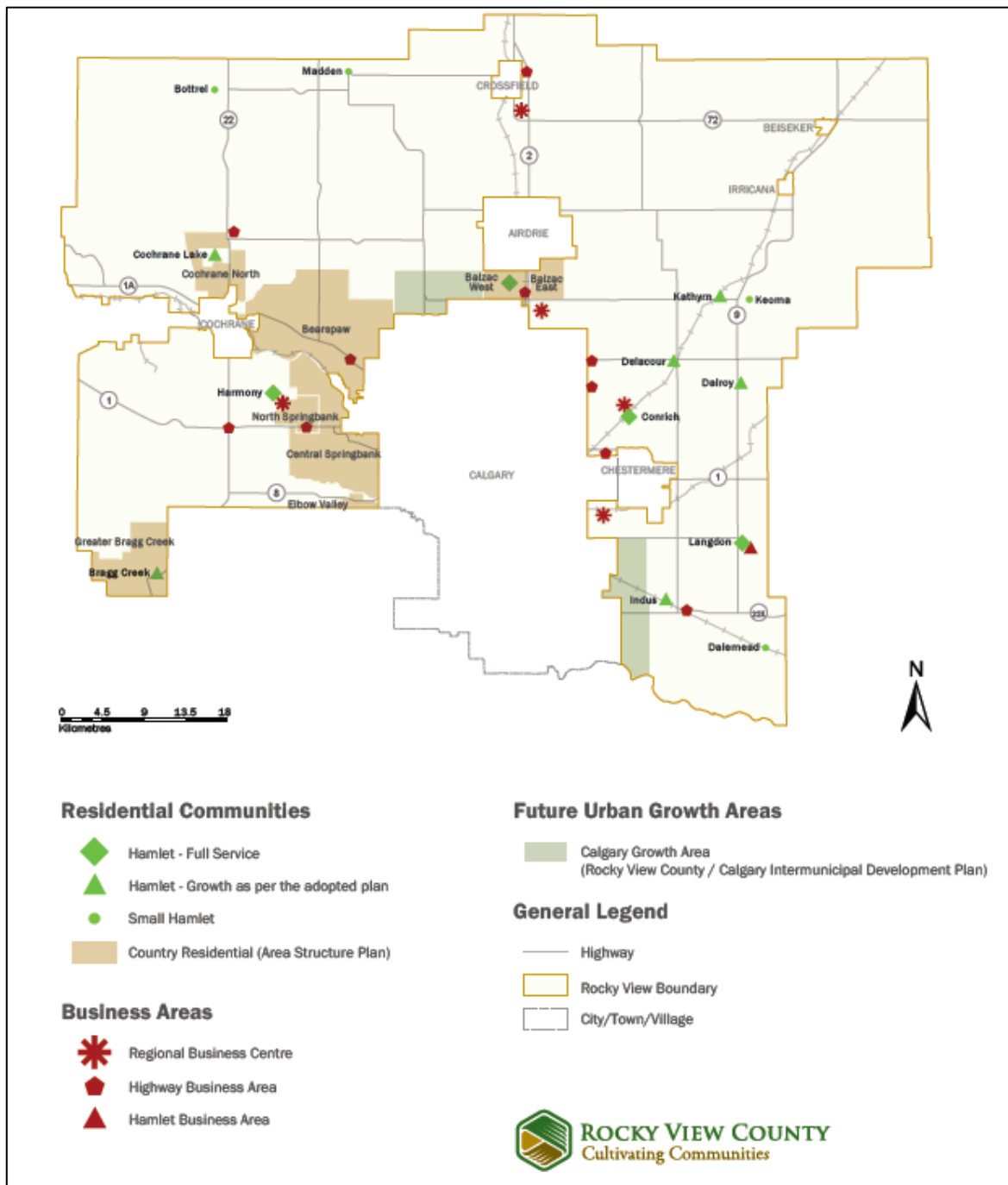


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producers also identified fragmentation of agricultural land as an impediment to continued production viability, which resulted in policies to reduce impact and fragmentation.

Figure 3 – County Plan Managing Growth Map





### Regional Growth Plan

- 102** The CMRB was created through Alberta's *MGA* under Alberta Regulation 190/2017. Rocky View County is one of eight municipal members of the CMRB. The *MGA* requires the CMRB to prepare a joint Growth Plan that serves as a best-practice guide for achieving long-term prosperity in the Calgary Metropolitan Region (CMR) and provides a roadmap for accommodating the next one million people and 600,000 additional jobs for the CMR.
- 103** On August 15, 2022, the *Regional Growth and Servicing Plans* were approved by Ministerial Order (MSD:064/22).
- 104** The *Regional Growth Plan* provides policies and high-level direction to municipalities on regionally significant topics including:
- (1) Residential, commercial, and industrial land use;
  - (2) Corridors for transportation, recreation, energy transmission, utilities, and transit;
  - (3) Infrastructure planning and development;
  - (4) Water quality, water use, and management (including flood mitigation); and
  - (5) Environmental sustainability and the conservation of agricultural lands.
- 105** *MGA, Section 708.061(1-2)* and Calgary Metropolitan Region Board Regulation state that the policies of the *Regional Growth Plan* apply to all developments (i.e. statutory plans).
- 106** *Regional Growth Plan, Section 3.1.11.1* states that within three years of approval of the *Regional Growth Plan* by the Minister of Municipal Affairs, all member municipalities shall update their MDP to be consistent with the *Regional Growth Plan*.
- 107** The *Regional Growth Plan* focuses growth within Preferred Growth Areas to enable the CMR to invest more efficiently in transportation, transit, servicing, and infrastructure. The *Regional Growth Plan* also allows for growth within existing ASPs approved before the Growth Plan; however, any amendments to existing ASPs will be subject to the *Regional Growth Plan* policies and CMRB REF review.
- 108** Preferred Growth Areas in the *Regional Growth Plan* include the City of Calgary, Urban Municipalities, Joint Planning Areas (JPAs), and Hamlet Growth Areas. The two Preferred Growth Areas that most concern the County are JPAs and Hamlet Growth Areas.
- (1) JPAs focus growth into areas with adjoining urban municipalities and in the path of development pressures. Context Studies will be created for each JPA, which will include a vision for the area and address servicing strategies (water, protective services, etc.), transportation and regional transit corridors, equitable cost sharing, intermunicipal environmental issues, and development sequencing. Rocky View County is part of two of the four JPAs in the CMR:
    - (a) JPA 1: Airdrie / Rocky View / Calgary; and
    - (b) JPA 2: Chestermere / Rocky View / Calgary.



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- (2) Hamlet Growth Areas provide an important opportunity for settlements in rural areas with lower density mixed-use developments and Employment Areas. They are meant to enhance the rural character of the Region by adding strategically located nodes. Rocky View County has three Hamlet Growth Areas identified in the *Regional Growth Plan*:
- (a) Bragg Creek;
  - (b) Harmony; and
  - (c) Langdon.
- 109 The *Regional Growth Plan* also outlines various Regional Placetypes that represent development forms, generally described by densities, land use mix, and connectivity. Preferred Placetypes are only to be located within Preferred Growth Areas, while lower density Regional Placetypes are to be located outside of Preferred Growth Areas.
- 110 Regarding the MDP Review project, the *Regional Growth Plan* states that MDPs shall:
- (1) Identify the anticipated needs for employment lands in the municipality over the next 15 years (3.2.1.1);
  - (2) Identify how and where the municipality will accommodate future needs for employment lands over the next 15 years to protect for an adequate supply, while considering (3.2.1.1):
    - (a) Directing employment growth to existing Employment Areas through intensification, infilling, and redevelopment;
    - (b) Focusing employment growth in greenfield areas within the Mixed Use Centre/TOD, Masterplan Community, and Employment Area Placetypes;
    - (c) Supporting Agriculture-related resource extraction and other employment that relies on proximity to the rural environment in rural areas; and
    - (d) Promoting opportunities for economic development in locations that demonstrate leveraging existing/planned provincial and/or federal infrastructure investment.
  - (3) Identify geographic boundaries for all Hamlet Growth Areas identified in the *Regional Growth Plan* (3.1.8.4);
  - (4) Create an alignment table between the Regional Placetypes defined in the *Regional Growth Plan* and land uses or typologies in the MDP (3.1.11.2);
  - (5) Develop an overlay map showing the locations of Preferred Placetypes and Employment Areas within the municipality (3.1.11.2);
  - (6) Undertake other revisions, which incorporate the findings and agreements arrived at in the JPA Context Studies process (3.1.11.2);
  - (7) Identify the role that Agriculture plays in the municipality and include policies to support a strong, resilient, and diversified agricultural economy (3.2.3.1);



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- (8) Include policies to support the growth of Agri-Business and value-added agriculture and related industries, especially when located in proximity to producers, as appropriate to the local scale and context (3.2.3.1);
  - (9) Identify more opportunities to buy, share, and sell locally produced food (3.2.3.1);
  - (10) Identify opportunities for Agri-tourism, as appropriate to the local scale and context (3.2.3.1);
  - (11) Include policies that identify and address the following related to agricultural land impacts of future development on agricultural land, including fragmentation of agricultural land, and strategies to mitigate the identified impacts of development on agricultural land, including any impacts to adjacent agricultural land (3.1.1.3);
  - (12) Include map(s) of regional Environmentally Sensitive Areas that have existing documentation and mapping within areas designated for future growth; and include a shared definition of Environmentally Sensitive Areas as defined in the *Regional Growth Plan* (3.3.2.2);
  - (13) Include policies that address Environmentally Sensitive Areas as appropriate for the scale and context of the municipality (3.3.2.3);
  - (14) Address Climate Change resiliency, which will include (3.3.3.1):
    - (a) a commitment to reduce municipal greenhouse gas emissions and water consumption; and
    - (b) policies to identify and mitigate risks within the municipality due to Climate Change, including impacts to:
      - (i) Built environments (including the local economy and infrastructure); and
      - (ii) Natural systems.
  - (15) When regional infrastructure corridors have been identified, municipalities shall identify and protect regional infrastructure corridor alignments in statutory plans (i.e. MDPs) and through municipal planning processes (3.5.3.2);
  - (16) Transportation and Transit Corridors identified in the *Regional Growth Plan* must be considered when they are within 1.6 kilometres of plan area by (3.5.1.1):
    - (a) Identifying the corridor(s) on relevant maps within the plan;
    - (b) Demonstrating how the plan optimizes the proximity and adjacency to the corridor; and
    - (c) Describing how the plan provides mitigation for any potential impacts to the corridor.
  - (17) Identify any Regionally Significant corridor(s) on relevant maps within the MDP, as appropriate to the scale and context, and describe how impacts on the corridor(s) will be mitigated (3.5.2.1).
- 111** The *Regional Growth Plan* also states that statutory plans, such as MDPs, should:



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- (1) Collaborate with municipal neighbours, where appropriate, on the planning and development of statutory plans (3.1.1.2);
- (2) Promote walking, bicycling, and transit access to jobs in urban municipalities and JPAs by identifying how employment will be concentrated in areas that are close to where people live and/or can be serviced by transit immediately, or in the future (3.2.1.2); and
- (3) Promote the co-location of complementary land uses in industrial areas that support the function and efficiency of industry (3.2.1.3).

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## Appendix B – Relevant History to Project

**112** The following key activities have occurred since the *County Plan* was adopted in October 2013:

- (1) In September 2014, the *South Saskatchewan Regional Plan* came into effect.
- (2) In 2016, the Province of Alberta reviewed and amended the *MGA*.
- (3) In April 2018, amendments to the *County Plan's* policies on first parcels out were adopted.
- (4) In January 2018, the Calgary Metropolitan Region Board (CMRB) was established as the provincially mandated growth management board in the Calgary region. Rocky View County became a participating municipality of the CMRB.
  - (a) Under the Calgary Metropolitan Regional Board Regulations (AR190/2017), municipal statutory plans, or amendments to statutory plans, to be adopted by a participating municipality, must be submitted to the Board for approval.
- (5) In October 2018, the *Interim Growth Plan (IGP)* and the *Interim Regional Evaluation Framework (IREF)* were approved by the CMRB, and in December 2018, both were adopted through Ministerial Order (MSL:091/18). Under the IGP, amendments to existing statutory plans shall be submitted to the CMRB for review and approval. The CMRB may approve or reject a statutory plan in accordance with the *IREF*.
- (6) In January 2019, Rocky View County began the process to update the *County Plan*, and Council approved the County Plan Amendments Comprehensive Review Terms of Reference. Following approval of the County Plan Amendments Comprehensive Review Terms of Reference:
  - (a) On October 6, 2020, first reading was given to the proposed MDP *Bylaw C-8090-2020*.
  - (b) On February 16, 2021, a Public Hearing was held for *Bylaw C-8090-2020*.
  - (c) On March 8, 2021, consideration of amendments to the MDP Bylaw were completed, and Council voted to give second reading to *Bylaw C-8090-2020*.
  - (d) On June 25, 2021, CMRB Administration recommended approval of the Municipal Development Plan after a third-party review deemed it consistent with the *Interim Growth Plan*. In addition, CMRB Administration posted challenges to the recommendations of approval by the City of Airdrie, City of Calgary, Town of Cochrane, and Town of Okotoks.
    - (i) The challenges largely cited a lack of intermunicipal collaboration, development impact mitigation, and identification of development requirements (e.g., density, servicing, facilities, etc.). In addition, the timing of the County's MDP update was a concern by CMRB challengers, given the upcoming adoption of the *Regional Growth and Servicing Plans*.





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- (e) On July 23, 2021, the MDP was rejected by the CMRB, despite a CMRB Administration recommendation of approval and a third-party review, which found them compliant with the *IGP*.
- (f) On December 14, 2021, Administration presented an update report to Council. Upon consideration, Council directed that:
  - (i) Further consideration of *Bylaw C-8090-2020* be tabled until Council has determined its strategic direction on growth within the County, and until a decision has been rendered by the Minister of Municipal Affairs on approval of the draft *Regional Growth Plan*.
  - (ii) Administration presents a report to Council no later than two months, following a decision by the Minister on the *Regional Growth Plan*. The report shall principally assess the impacts of the Minister's decision on the development of the Municipal Development Plan.
- (7) On August 15, 2022, the *Regional Growth and Servicing Plans* and *Regional Evaluation Framework (REF)* were approved by Ministerial Order (MSD:064/22), replacing the *IGP* and *IREF*.
- (8) On September 13, 2022, Council directed Administration to rescind the *County Plan Amendments Comprehensive Review Terms of Reference*, approved by Council on January 22, 2019, and to prepare a Terms of Reference for a new comprehensive review of the County's MDP.
- (9) On December 13, 2022, Administration will present Council with the new Terms of Reference for the review of the County's MDP.



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## Appendix C – MDP Review Milestones & Deliverables

