



# MUNICIPAL DEVELOPMENT PLAN

Shaping the growth of  
Rocky View County

# ABOUT THE PROJECT

The County is in the process of replacing the existing Municipal Development Plan, called the County Plan. The new Municipal Development Plan (MDP) will outline the vision for Rocky View County’s future from a planning and development perspective, and help shape how and where the County will grow.

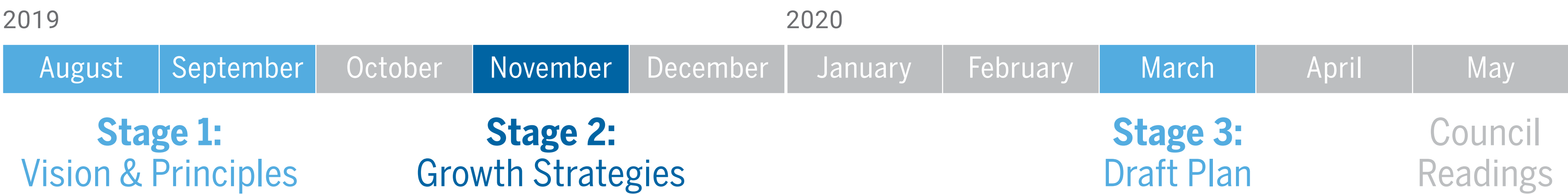
## What will the Municipal Development Plan do?

- Set the vision for how to accommodate responsible growth for the next 20 years
- Ensure that growth meets the needs of the community
- Serve as a decision-making tool for Council, County Administration, and stakeholders
- Help residents and landowners understand how their land may be used now, and in the future

## Engagement Process

We are currently in **Stage 2** of the project. Through this engagement we will use your feedback to finalize the Vision and Guiding Principles that will guide the Municipal Development Plan, and create draft strategies for growth.

Join us for Stage 3 in the spring to review the Draft Plan.



# Thank you for your participation!

For information visit [www.rockyview.ca/MDP](http://www.rockyview.ca/MDP)

## How to get involved

### Take the online survey

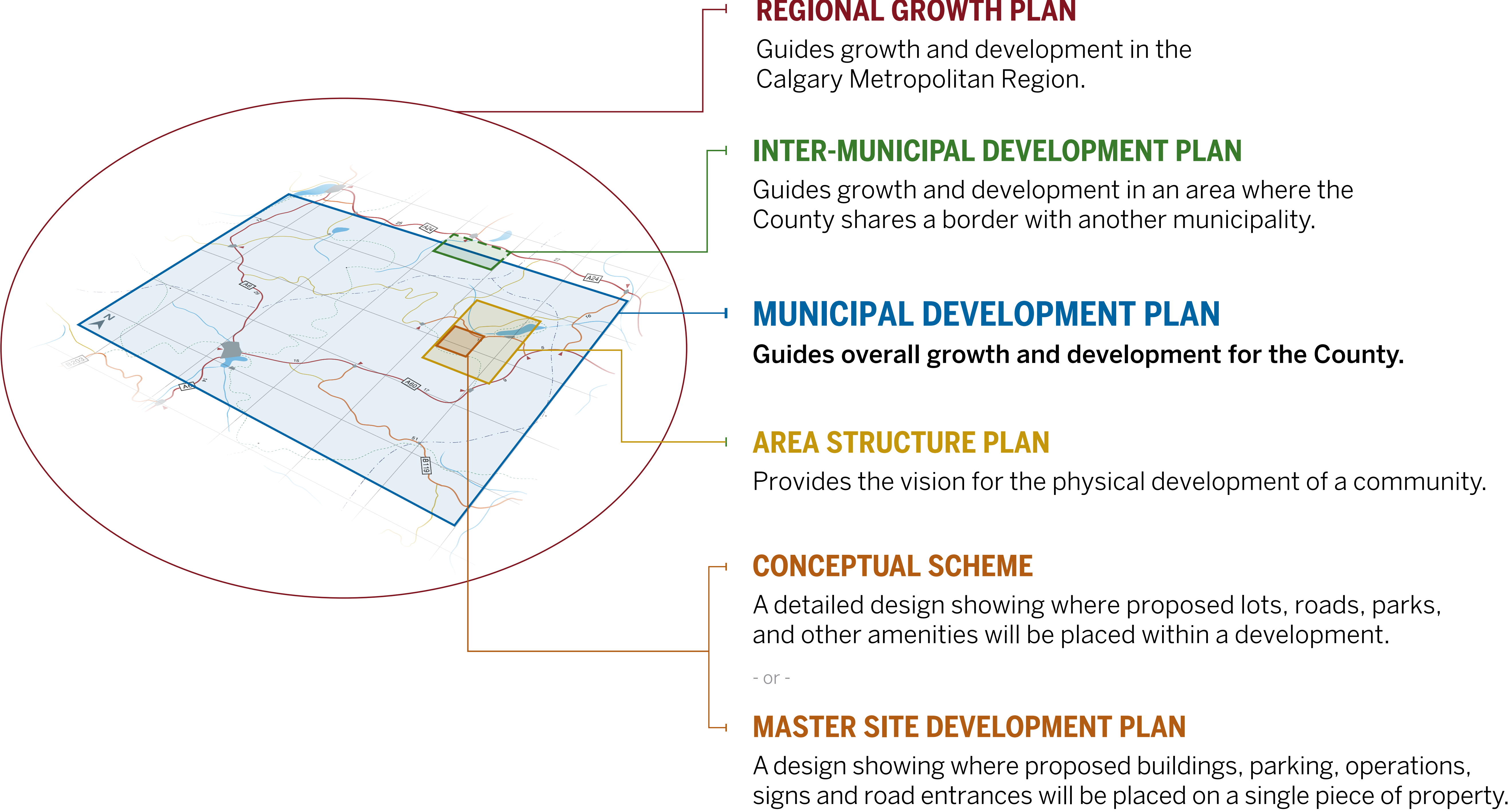
Available from November 25, 2019 to December 13, 2019 at [www.rockyview.ca/MDP](http://www.rockyview.ca/MDP)

### Sign up for project updates

Visit [www.rockyview.ca/MDP](http://www.rockyview.ca/MDP) to find out about future opportunities to participate.

# RELATED PLANS & POLICIES

There are a number of plans that determine how land is used in Rocky View County.  
The diagram below illustrates the Municipal Development Plan's relationship to other plans.





# STAGE 1 - WHAT WE HEARD

To reach a wide range of residents, a combination of eight open houses and an online survey were used to collect comments to guide the development of the Vision and Guiding Principles for the new MDP, as well as location-based comments.

## Engagement Strategy

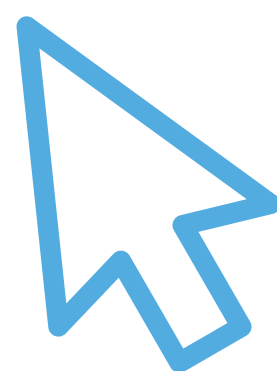
Stage 1 Engagement was intended to help guide the establishment of the Vision and Guiding Principles for the new MDP. To do this, the public were asked what they value about Rocky View County, and what vision and priorities should guide planning and growth in the County.

The Project Team also collected location-based comments on a map from survey respondents and open house attendees that responded to the following prompts:

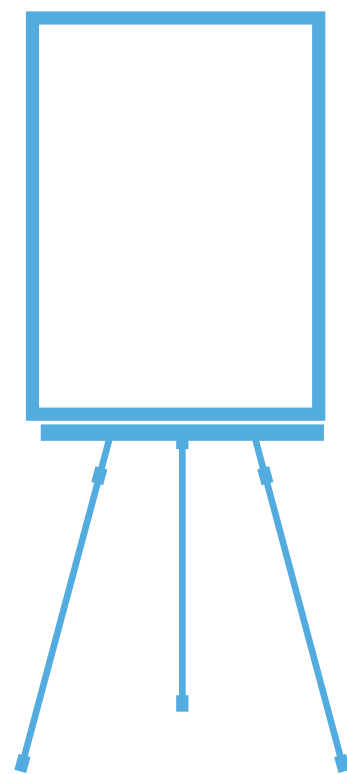
This area is valuable because...

This area could be...

585  
ONLINE  
RESPONDENTS



364  
OPEN HOUSE  
ATTENDEES



## Values

What do you love about Rocky View County?

1. **Rural Lifestyle**
2. **Peace and Quiet**
3. **Natural Landscape**

## Vision

What are your hopes for the future growth of Rocky View County?

1. **Controlled and Focused Growth**
2. **Maintain the Rural Character**
3. **Preserve the Natural Environment and Protect Wildlife**

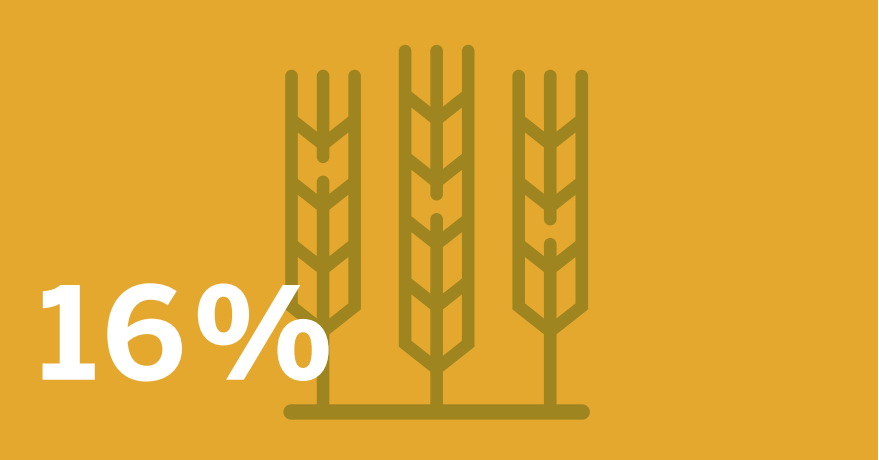
## Priorities

What do you think is most important to consider when planning Rocky View County's future?

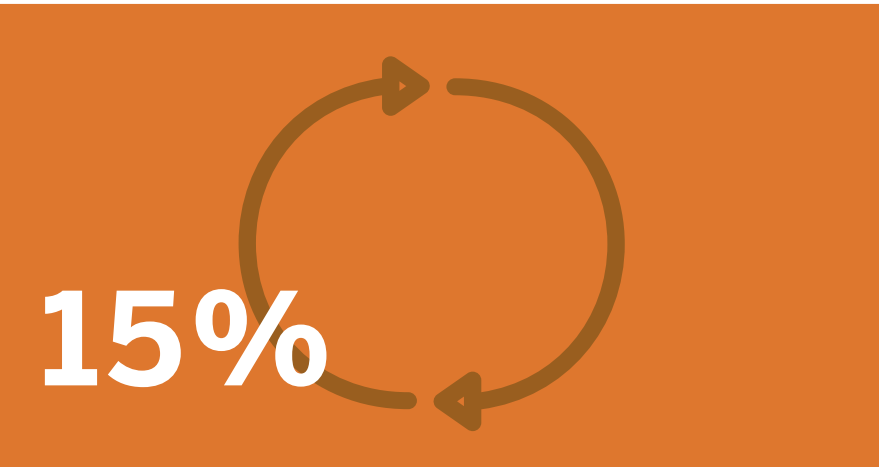
**Protect Rocky View County's Natural Landscape**



**Preserve Agricultural Lands**



**Focus Growth in Existing + Planned Hamlets**



**Expand the Network of Parks + Trails**



# VISION

Set within cherished natural landscapes, Rocky View County is a flourishing municipality that provides an exceptional quality of life guided by its rural identity, a diversity of residential and economic opportunities, and sustainable development.

The Draft Vision has been informed by Stage 1 public engagement comments. The Vision will inform the direction of the Municipal Development Plan, and should reflect the aspirations of County residents.

## Does the Draft Vision represent your vision for Rocky View County’s future?

Place a sticker in one of the boxes.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

## Is anything missing?

Write your comment on a sticky note.

# GUIDING PRINCIPLES

The Draft Guiding Principles have been informed by the findings from Stage 1 public engagement. The Guiding Principles will provide detail about the elements and actions required to achieve the Municipal Development Plan’s Vision.

## Does each Guiding Principle support your vision for Rocky View County?

Place a sticker in one box for each of the six guiding principles.

### Responsible Growth

Rocky View County will concentrate new growth within existing and currently designated development areas, ensuring equitable services are provided to all residents in a fiscally sustainable manner.

Strongly Agree
Agree
Neutral
Disagree
Strongly Disagree

### Agriculture

Rocky View County will continue to support and value agriculture as an important part of the County’s identity and economy.

Strongly Agree
Agree
Neutral
Disagree
Strongly Disagree



# Economic Diversification

Rocky View County will support and promote economic diversification through new business development, creating a thriving economy, and contributing to a sustainable and balanced tax base.

Strongly Agree
Agree
Neutral
Disagree
Strongly Disagree

# Environment

Rocky View County will develop and operate in a manner that protects the ecological integrity of the County and preserves natural landscapes for future generations to enjoy.

Strongly Agree
Agree
Neutral
Disagree
Strongly Disagree

# Community Development

Rocky View County will build resilient communities and welcoming neighbourhoods through greater access to recreation amenities, valued gathering spaces, and creative design.

Strongly Agree
Agree
Neutral
Disagree
Strongly Disagree

# Partnerships

Rocky View County will work collaboratively with regional partners, stakeholders, and communities to find mutually beneficial solutions to planning and development challenges.

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

# Is anything missing?

Write your comment on a sticky note.



# DEVELOPING A GROWTH FRAMEWORK

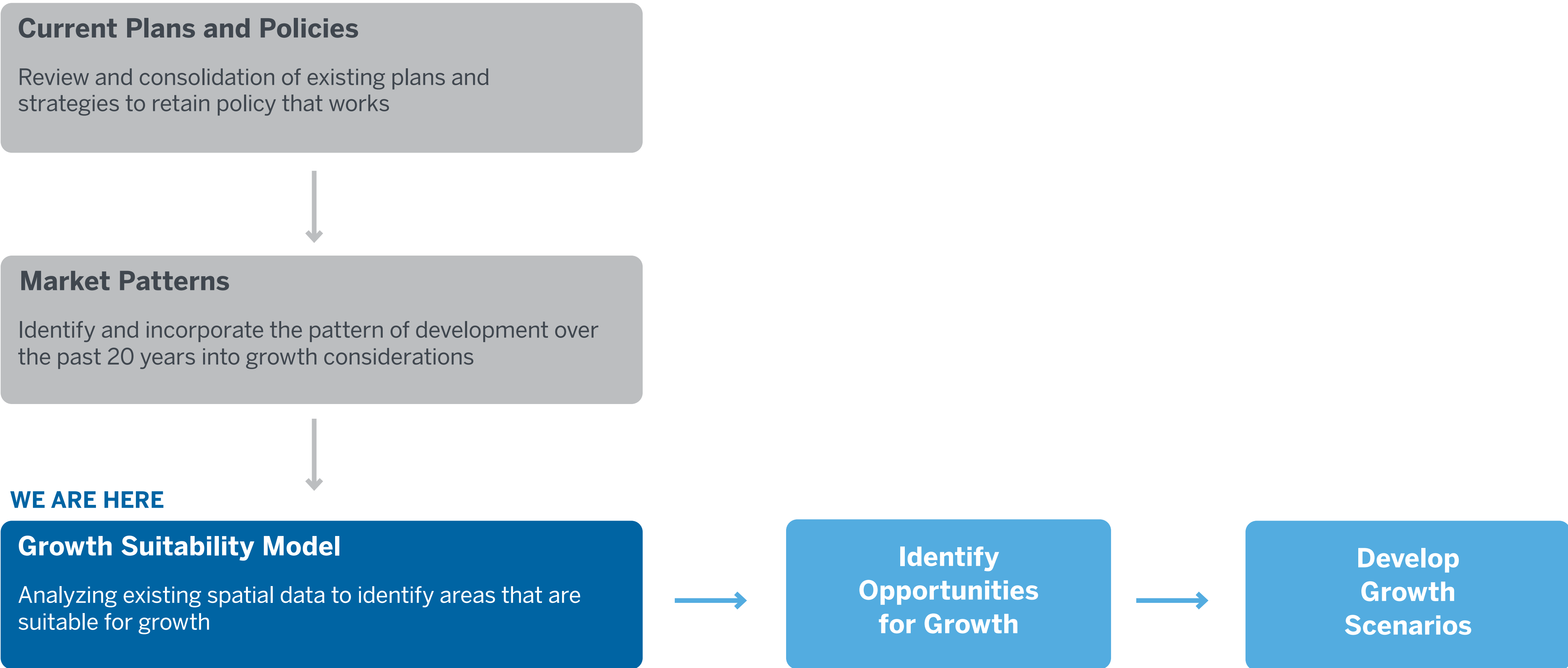
Rocky View County has grown by about 15,000 people in the last 20 years, and will continue to grow. To accommodate future growth across the County, the new Municipal Development Plan must identify key areas for new residential, commercial, and industrial development, while also protecting natural landscapes, the rural character, and future economic opportunities.

The MDP’s growth and development framework needs to be

- › Rooted in best practices;
- › Informed by data-driven analysis; and
- › Shaped by public engagement.

## Growth Framework Approach

The growth framework’s approach uses different inputs to identify where future development may or may not be appropriate. This in turn is used to inform scenarios or options for where Rocky View should grow. These scenarios will be presented for public feedback in spring 2020.





# GROWTH SUITABILITY MODEL

The Growth Suitability Model, one of the three inputs into the Growth Framework, uses existing spatial data and analysis to identify areas that are suitable to support development and growth. This Growth Suitability Model will be used to inform growth scenarios and the Municipal Development Plan.

The Growth Model consists of two components, a **Preservation Strategy** and a **Development Strategy**.

01

## Preservation Strategy

The Preservation Strategy uses spatial analysis to identify important landscapes that may not be appropriate for additional development.

**Water-Based Environmental Considerations**

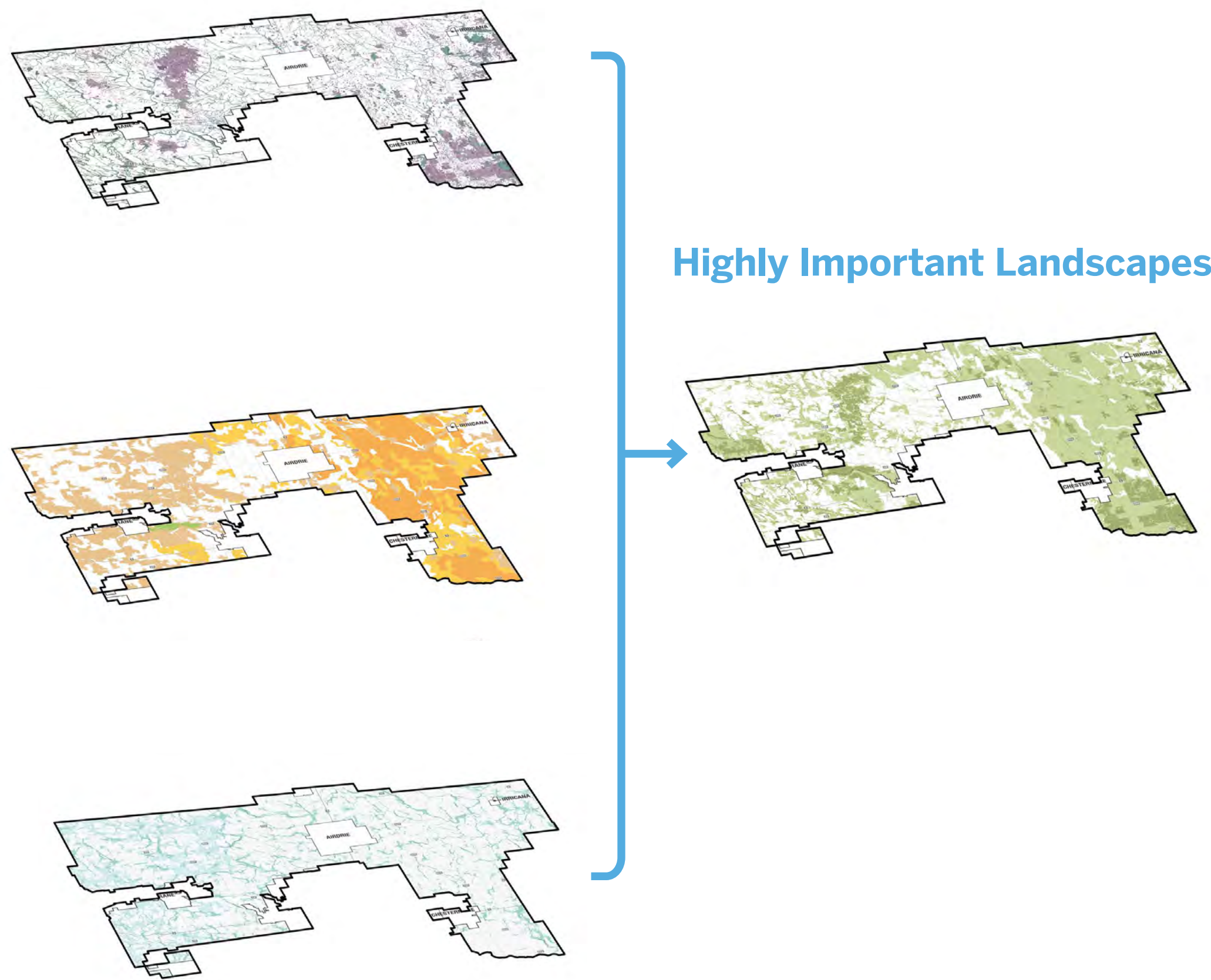
Waterbodies, wetlands, and riparian areas that provide ecosystem functions such as flood mitigation, habitat provision, and water filtration.

**Land-Based Environmental Considerations**

Agricultural lands, grasslands, and provincial parks that have important economic, social, and ecological value.

**Environmental Connectivity**

Important wildlife corridors that support biodiversity.



02

## Development Strategy

The Development Strategy uses spatial data to determine the suitability of an area for additional or new development.

**Pull Factors**

Increase an area’s development suitability, and include: access to existing transportation (e.g. highways, railways, airports), water and wastewater infrastructure; existing development; parcel size; and adopted Conceptual Plans.

**Push Factors**

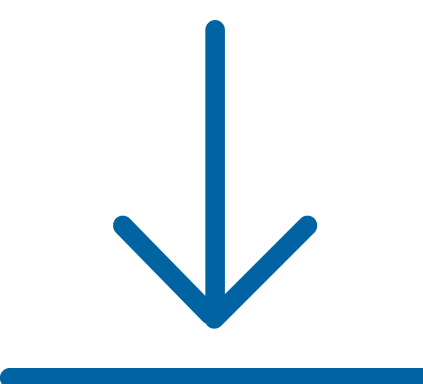
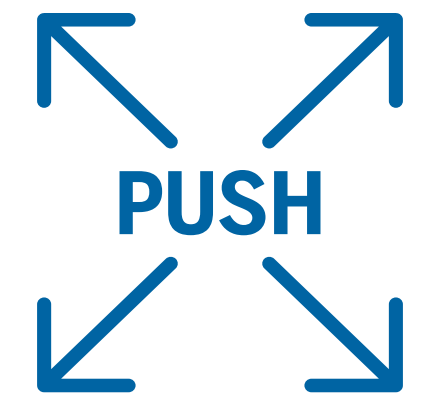
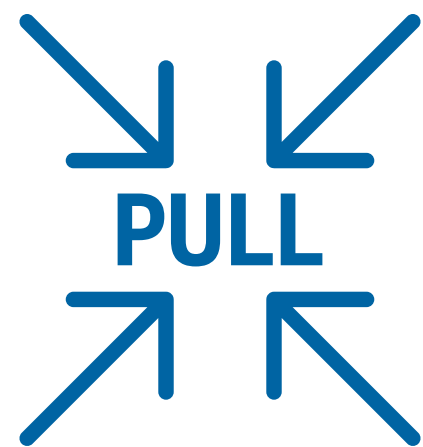
Decrease an area’s development suitability, and include: proximity to environmentally sensitive areas (e.g. wetlands, riparian areas, wildlife corridors); Class 1 and 2 agricultural soil; potential for aggregate extraction; and feedlots.

**Distance of Influence**

Depending on type, Push and Pull Factors have been assigned influence catchment areas. For example, airports influence a larger area, while wetlands influence a smaller area.

**Weighting**

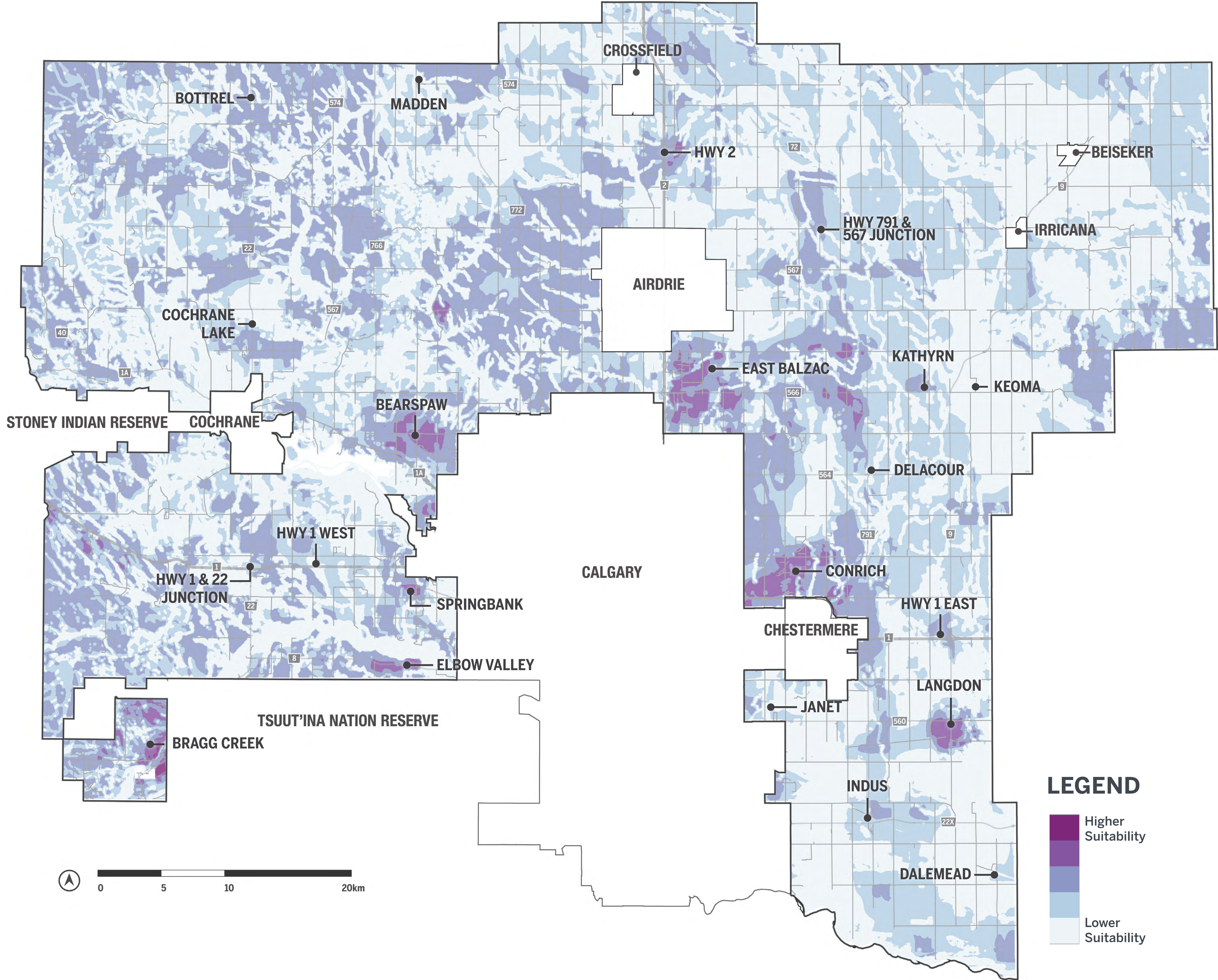
Push and Pull Factors have been weighted differently for residential, commercial, or industrial suitability. For example, proximity to airports is weighted more suitable for industrial growth and less suitable for residential growth.





# Residential Development Suitability

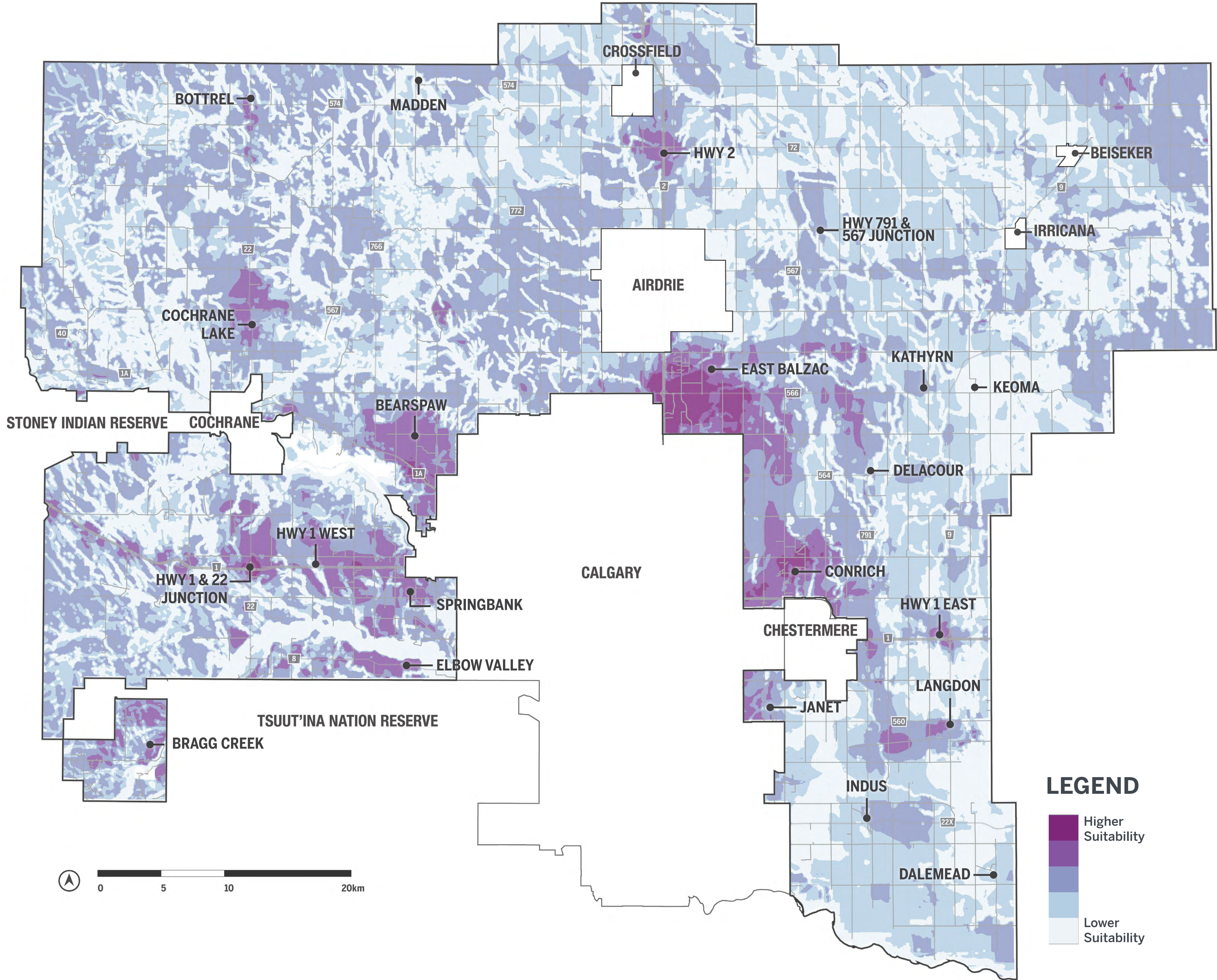
This map shows the results of the residential growth suitability model, incorporating the Preservation and Development Strategies. Areas in darker purple are more suitable for residential development, while lighter areas are less suitable.





# Commercial Development Suitability

The map shows the results of the commercial growth suitability model, incorporating the Preservation and Development Strategies. Areas in darker purple are more suitable for commercial development while lighter areas are less suitable for development.





# Industrial Development Suitability

The map shows the results of the industrial growth suitability model, incorporating the Preservation and Development Strategies. Areas in darker purple are more suitable for industrial development while lighter areas are less suitable for development.

