

COUNCIL POLICY

#322



Legal References: Municipal Government Act	Title: Area Structure Plan Priority Policy
Cross References:	Policy Category: Development Services Council Approval Date: June 10, 2014 Revision Date:
<p>Purpose:</p> <p>The purpose of the Area Structure Plan Priority Policy is to establish criteria for Administration to develop and maintain a <i>priority list</i> that guides the sequencing of existing <i>area structure plan reviews</i> and <i>preparation</i> of new area structure plans.</p> <p>Authority:</p> <p><i>County Plan</i>, Bylaw C-7280-2013 Section 28. <i>Municipal Government Act</i>, R.S.A. 2000, c.M-26, Part 17: Section 622, Section 640, Section 633,634, 635, 636, 637 and 638.</p> <p>Definitions:</p> <p>“Council” means the Council of Rocky View County.</p> <p>“County” means Rocky View County.</p> <p>“Minor Amendments” are amendments to an existing <i>area structure plan</i> that:</p> <ol style="list-style-type: none"> Are consistent with the overall intent of the <i>area structure plan</i> and County Plan; Do not require significant changes to the <i>area structure plan</i> boundary; Do not result in significant impacts beyond the subject land; and Do not require major infrastructure and servicing upgrades. <p>“Priority List” means a numerical list of <i>area structure plan</i> projects requiring <i>review</i> or <i>preparation</i>.</p> <p>“Review or Preparation” means the technical analysis and public consultation process that may result in the rescinding and replacement of an existing <i>area structure plan</i>, major amendments to an <i>area structure plan</i>, or the adoption of a new <i>area structure plan</i> by Council.</p> <p>“Ranking” means the procedure by which all existing or proposed <i>area structure plans</i> are assessed for the need to <i>review</i> or <i>prepare</i>.</p> <p>“Area Structure Plan” means an area structure as defined in the Municipal Government Act.</p> <p>Policy Statements:</p> <p><u>Priority list development</u></p> <ol style="list-style-type: none"> The County Administration will establish a four year <i>area structure plan priority list</i>, which may be revised annually. 	

2. The *priority list* will be based on:
 - a. the *ranking* of a proposed major amendment to an *area structure plan* or need for a new *area structure plan*,
 - b. an assessment as to whether a major amendment to an *area structure plan* should be addressed on a stand-alone basis or as part of a comprehensive review of the entire *area structure plan*, and
 - c. other planning and administrative considerations that are unique to the proposal. The planning and administrative considerations are identified in the following table and if applicable would result in the addition or subtraction of a maximum of 10 points from a ranking score.

Planning And Administrative Considerations
Is the area experiencing development pressures? For example. <ul style="list-style-type: none"> • Area is reaching build-out • Market demand (residential or business)
Is there land use conflict that an ASP (amendment/ creation) would help to resolve?
Do infrastructure changes require a re-evaluation of land use policy?
Would changes to an area structure plan support the development and viability of an existing community?
Does the proposal have unique planning/environmental/community value?
Is there a community/developer/intermunicipal commitment? For example <ul style="list-style-type: none"> • Annexation agreements • Direction by Council • Commencement or direction to prepare background studies

3. *Ranking* will be based on a standard set of criteria as detailed in policy nine (9).
 - a. *Area structure plan* requests relying on County utility services shall not be added to the *priority list* until the County has confirmed servicing capacity exists or *has confirmed* capacity will be provided through legal agreements or other methods satisfactory to the County.
4. *Ranking of area structure plans for review or preparation* will occur on a semi-annual basis.
 - a. Applicants requesting ranking will document how the *area structure plan* proposal meets the *ranking* criteria.
 - b. Requests for *ranking* will be subject to a *ranking* fee as established in the Master Rates Bylaw.
 - c. *Area structure plan ranking* requests that result in the *review or preparation* of an *area structure plan* will have the *ranking* fee applied towards the plan cost.
5. *Minor amendments* to an *area structure plan* will not be prioritized and may proceed in parallel with

other relevant planning applications.

a. Requests for *ranking* will be assessed upon receipt to determine if they are a *minor amendment*.

Area Structure Plan Review or Preparation

6. The *priority list* will be used to establish Administration’s four year work plan.
7. The timing of an *area structure plan review* or *preparation* will be based on the plans’ numerical order on the *priority list*, yearly budgets, administrative resources and other administrative commitments.
8. *Area structure plans* under *review* or *preparation* will remain on the *priority list* until they have been presented at a public hearing and a decision of Council is rendered or Council directs the suspension of the *review* or *preparation*.

Ranking Criteria

9. Administration will rank *area structure plan* proposals not deemed to be *minor amendments* based on the following criteria and the weight assigned to each criteria.

Criteria	Maximum Points (total 100)	Considerations
*When evaluating a proposal the County will consider the vision, principles, goals and policy of the County Plan.		
<p>Location</p> <p>Is the proposal located in one of the development areas identified in the County Plan?</p> <p>County Plan</p> <ul style="list-style-type: none"> • Principle 1 – Growth and Fiscal Sustainability • Section 5 - Managing Residential Growth • Section 14 - Business Development • Map 1 - Managing Growth 	35	Proposals within identified <i>area structure plan</i> boundaries or identified business areas will score higher
<p>Fiscal</p> <p>Does the proposal support the County's fiscal goal of increasing the non-residential assessment base?</p> <p>Has the proponent demonstrate a market demand for the commercial/industrial development they are proposing?</p> <p>County Plan</p> <ul style="list-style-type: none"> • Principle 1 – Growth and Fiscal Sustainability • Section 6 – Financial Sustainability • Section 14 - Business Development 	20	Feasible commercial and industrial development will score higher

<p align="center">Criteria</p> <p>*When evaluating a proposal the County will consider the vision, principles, goals and policy of the County Plan.</p>	<p align="center">Maximum Points (total 100)</p>	<p align="center">Considerations</p>
<p>Design</p> <p>Is the proposed design of the residential or business development consistent with the design goals for rural communities? County Plan</p> <ul style="list-style-type: none"> • Principle 4 - Rural Communities • Section 9 - Hamlets • Section 10 – Country Residential Development • Section 11 – Institutional and community land use • Section 12 - Parks, open space, pathways, and trails • Section 14 - Business Development 	<p align="center">10</p>	<p>Proposals that address the country residential, hamlet and business design objectives will score higher</p>
<p>Servicing</p> <p>Is the proposed method of water servicing feasible?</p>	<p align="center">10</p>	<p>Water solutions in order of preference</p> <ol style="list-style-type: none"> 1. Locate within an existing serviced area 2. Extend services from an existing regional private or municipal system 3. Build a regional system
<p>Servicing</p> <p>Is the proposed method of wastewater servicing feasible?</p>	<p align="center">10</p>	<p>Wastewater solutions in order of preference</p> <ol style="list-style-type: none"> 1. Locate within an existing municipal service area 2. Extend services from an existing municipal system <p align="center">OR</p> <ol style="list-style-type: none"> 1. Tie into an existing private system 2. Build a regional system 3. Build a decentralized system (on site disposal)

<p>Criteria</p> <p>*When evaluating a proposal the County will consider the vision, principles, goals and policy of the County Plan.</p>	<p>Maximum Points</p> <p>(total 100)</p>	<p>Considerations</p>
<p>Servicing</p> <p>Will stormwater be managed in a comprehensive manner?</p>	<p>10</p>	<p>Stormwater management in order of preference</p> <ol style="list-style-type: none"> 1. Locate within an existing service area where a master drainage plan exists, conveyance systems are identified and accessible, storage areas exist, and a levy system is in place 2. Provide a feasible regional system with outlets and conveyance systems are identified.
<p>External Change</p> <p>Have other external plans affected the proposed area?</p> <p>e.g. Other municipal plans, regional provincial plans, or annexations</p>	<p>5</p>	<p>Changes to the planning context will score more points</p>