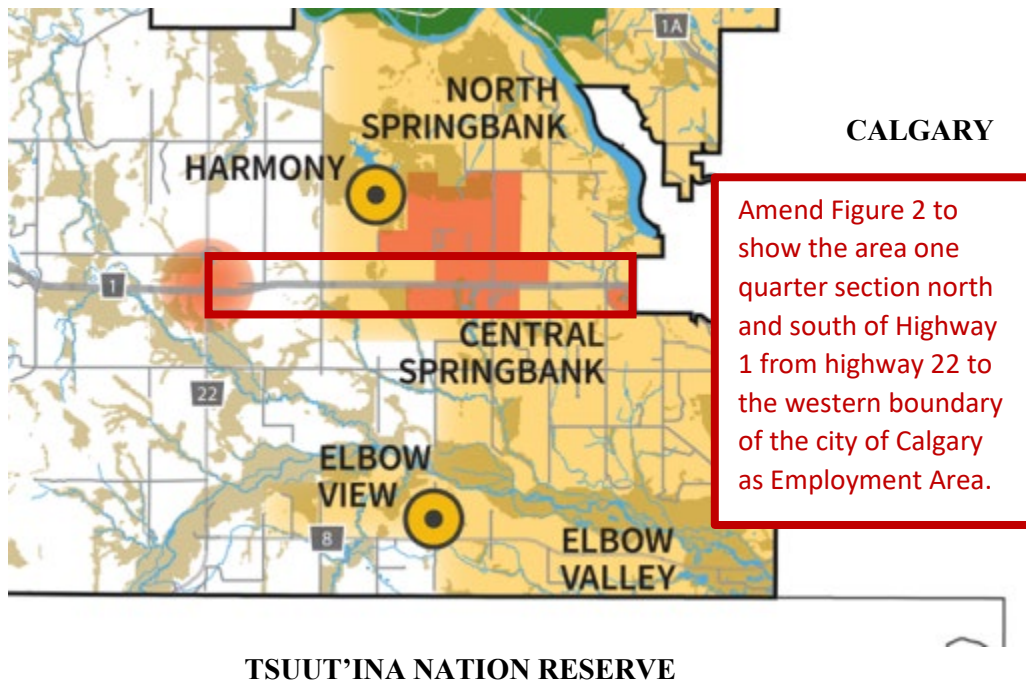


Municipal Development Plan C-8090-2020**Attachment 'D'****Proposed Council and Administration Motions**

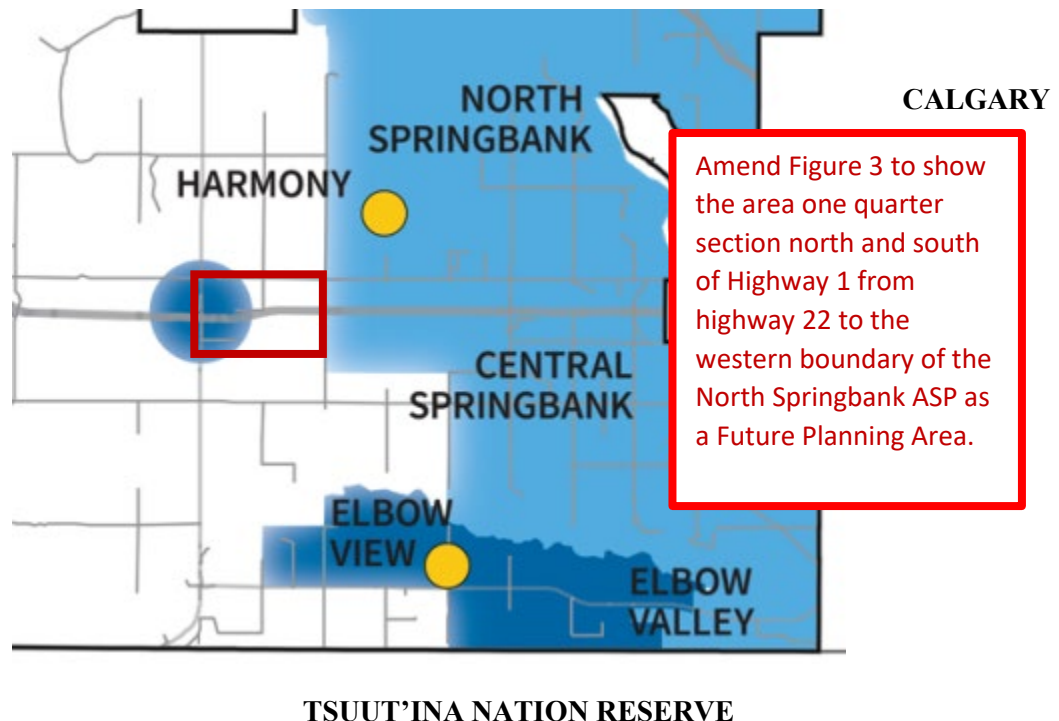
A. NEW EMPLOYMENT AREA**Deputy Reeve McKylor****Motion #1**

THAT Figure 2 of Bylaw C-8090-2020 be amended to show the area one quarter section north and south of Highway 1, between the western boundary of the city of Calgary and the Highway 1/22 intersection, as an Employment Area, which presently shows:



Motion #2

THAT Figure 3 of Bylaw C-8090-2020 be amended to show the area one quarter section north and south of Highway 1, between the western boundary of the adopted North Springbank Area Structure Plan and the Highway 1/22 intersection, as a Future Planning Area, which presently shows:



Administration's Comments: The current County Plan supports employment uses in close proximity to the key intersections along highway corridors and defines these areas as Highway Business Areas. Providing the potential for employment uses away from these intersections and outside of the Springbank Airport Regional Business Centre may result in issues of compatibility or interface for existing country residential land uses near to the highway corridor. Providing a strip of employment uses away from the intersections may also introduce transportation and access challenges for the business uses and existing residents.

Importantly, the addition of further employment uses within the Springbank ASP area is likely to inhibit the success of existing and proposed business uses around the Highway intersections and Airport by providing competition and resulting in a dispersed pattern of employment uses. The proposed Springbank ASPs have been developed around retaining rural character and promoting a scenic corridor along Highway 1, with cluster residential development proposed to facilitate this vision. Therefore, the proposed amendment is incompatible with the policies and land use framework provided within the proposed Springbank ASPs.

In engaging with Springbank landowners and residents during the ASP process, there has not been a desire for business uses along the Highway corridor away from the intersections and Springbank Airport.

Administration does not recommend that this motion is passed.

B. CONFINED FEEDING OPERATIONS

Deputy Reeve McKylor's Version

Motion #2(a) THAT policy 3.4.3(b) of Bylaw C-8090-2020 be amended as follows:

A confined feeding operation, including its minimum distance of separation, should shall not be located within the boundary or notification zone of any intermunicipal development plan adopted with a neighbouring urban municipality, or any statutory planning area, hamlet, residential area, institutional use, or federal, provincial, or municipal park or recreation area, but shall be considered within the boundary of neighbouring rural municipalities.

Administration's Version

Motion #2(b) THAT policy 3.4.3(b) of Bylaw C-8090-2020 be amended as follows:

A confined feeding operation, including its minimum distance of separation, should shall not be located within the boundary or notification zone of any intermunicipal development plan adopted with a neighbouring urban municipality, or any statutory planning area, hamlet, residential area, institutional use, or federal, provincial, or municipal park or recreation area.

Administration's Comments: No concerns on overall amendment. Administration would suggest removing the amendment to the final line of the policy as the previous amendments already achieve the goal of allowing consideration of confined feeding operations within proximity to municipal boundaries with rural municipalities.

C. EMPLOYMENT AREA DEVELOPMENT

Councillor Hanson

Motion #3 THAT policies 2.4.1 a), c), e), and f) ix) of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence.

Administration's Comments: These amendments to the Employment Area Development section in the MDP would provide firmer direction to Council and Administration on the location and assessment of Employment Areas. Council should consider how much flexibility it desires in

making decisions on such uses. It is noted that “shall” statements are mandatory and leave no ability for Council to use discretion on the cited policies.

D. FINANCIAL SUSTAINABILITY

Councillor Hanson

Motion #4(a) THAT policies 3.1.1 a), d), e) and f) of Bylaw C-8090-2020 be amended to replace “should” with “shall” in all instances of its occurrence, and within the same Bylaw, that policy 3.1.1. k) be amended to replace “may” with “should” in all instances of its occurrence.

Councillor Wright

Motion #4(b) THAT policy 3.1.1 a) of Bylaw C-8090-2020 be amended to replace “should” with “shall” in all instances of its occurrence.

Motion #5 THAT policy 3.1.1 c) of Bylaw C-8090-2020 be amended to replace “may” with “shall” in all instances of its occurrence.

Administration’s Comments: These amendments to the Financial Sustainability section in the MDP would provide firmer direction to Council and Administration on the assessment of applications according to financial considerations. Council should determine how much flexibility it desires in considering such matters when making decisions on applications. It is noted that “shall” statements are mandatory and leave no ability for Council to use discretion on the cited policies.

E. ECOLOGICAL FEATURES

Councillor Boehlke

Motion #6

THAT Figure 2 of Bylaw C-8090-2020 be amended to remove the Ecological Features layer from the map and to remove reference to 'Ecological Features' from the legend.

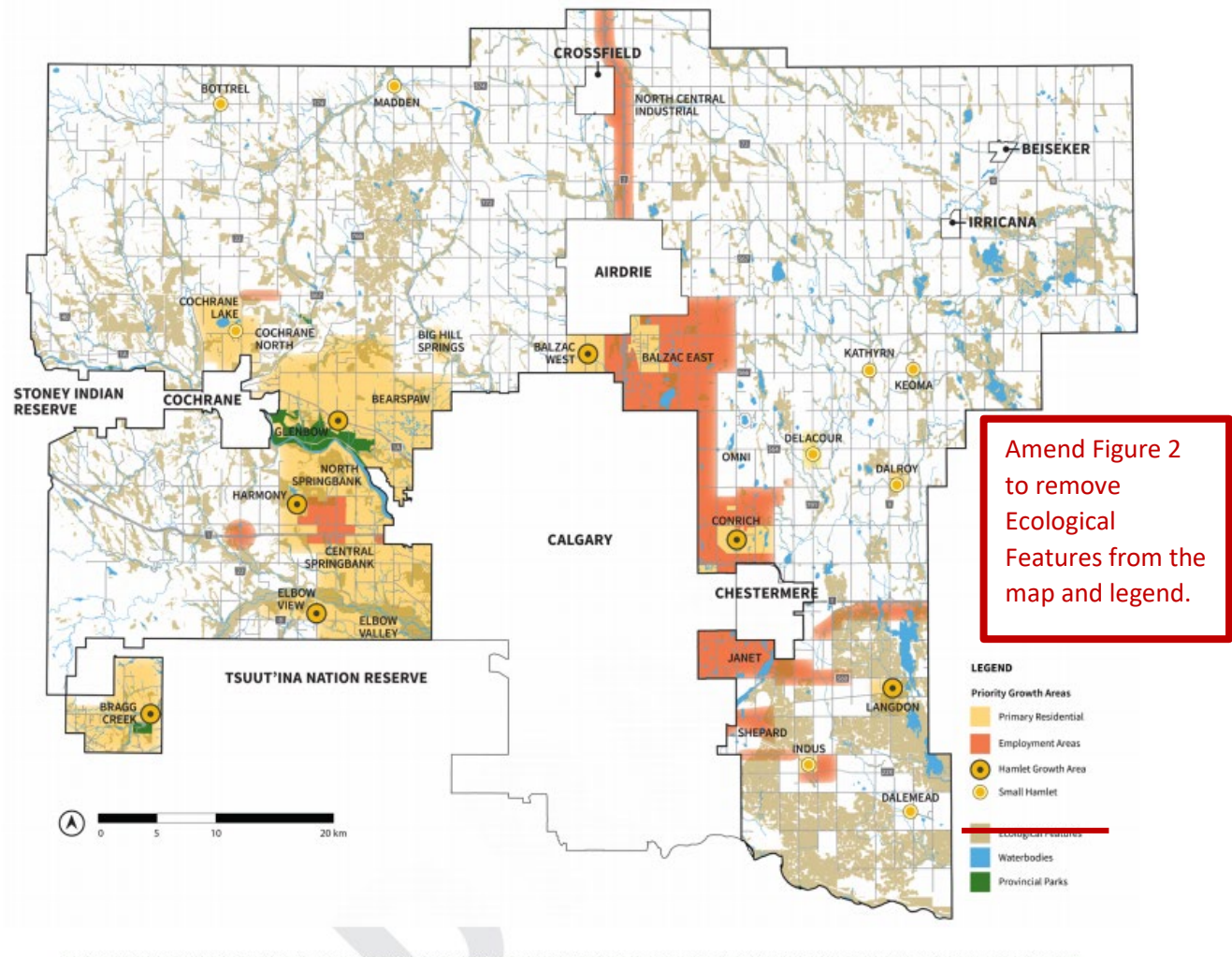


Figure 2: Growth Concept Map Identifying Priority Areas for Growth

This map is conceptual in nature, and is not intended to be used for measurements.

Motion #7 THAT section 2.2 of Bylaw C-8090-2020 be amended to remove the following text:

Ecological Features: These potentially important ecological features include wetlands, riparian areas, valuable agricultural soils, and wildlife corridors. These areas may not be appropriate for additional development, and should be considered when area structure plans and conceptual schemes are created or amended.

Sourcewater protection is of particular concern when identifying and protecting ecological features. *Section 3.5* contains policies for development in and near ecological features.

Administration Additional Motions

Motion #8 THAT section 2.2 of Bylaw C-8090-2020 be amended to remove the following text:

The map also highlights the presence of ecological features that warrant further study when development is proposed in these areas.

Motion #9 THAT policy 3.5.1(a) of Bylaw C-8090-2020 be amended as follows:

- a) Where development is proposed near potential *Ecological Features* ~~identified in the Growth Concept (Figure 2)~~, development applications may require the preparation and implementation of a bio-physical impact assessment to identify potential negative impacts and mitigation measures.

Administration's Comments: To achieve removal of any reference to the ecological features identified on Figure 2, Administration would suggest that amendment of two further sections within the MDP is also necessary (see Motions #8 and #9).

Councillor Wright

Motion #10 THAT section 3.5.1 of Bylaw C-8090-2020 be amended to replace "may" with "shall" as follows:

Where development is proposed near potential Ecological features identified in the Growth Concept (Figure 2), development applications ~~may~~ **shall** require the preparation and implementation of a bio-physical impact assessment to identify potential negative impacts and mitigation measures.

Administration's Comments: The current wording provides flexibility to refer back to the County Servicing Standards and other statutory plans such as area structure plans. The use of shall could create conflict with existing and proposed area structure plan requirements. If firmer wording is required, Administration suggests the use of "should" rather than "shall".

It is also recommended that if Motions 6 to 9 are passed by Council, the wording “identified in the Growth Concept (Figure 2)” be removed from the motion.

F. IMPLEMENTATION ACTIONS

Councillor Boehlke

- Motion #11** THAT Bylaw C-8090-2020 be amended to insert new policy 4.2 a) as follows, and to renumber subsequent policies accordingly:
- 4.2 a) Before any Actions identified in Table 02 are commenced, they shall have been brought before Council for approval with a report from Administration on the item, including assessment of budget impacts on the County.

Administration's Comments: Some of these action items, such as updates to existing ASPs and Conceptual Schemes, are already ongoing and will have required prior Council approval. As some actions involve frequent or minor work, such as “Review and update the County’s Transportation Model”, Administration would suggest changing the direction in the policy from a “will/shall” to a “should” statement, to allow flexibility for minor work related to these actions.

G. PRIMARY RESIDENTIAL AREAS

Councillor Wright

- Motion #12** THAT section 2.3.1 of Bylaw C-8090-2020 be amended as follows:
- Primary residential areas comprise lands where residential development ~~and ancillary commercial and light industrial development~~ will be the predominant land use **with ancillary contextually sensitive commercial and light industrial development.**

Administration's Comments: The intent of the policy as written is to provide for Primary Residential Areas that are mainly residential in nature, but which are also supported by secondary commercial and light industrial development. The proposed amendment appears to achieve the same goal, but could be interpreted to lessen the emphasis on commercial and light industrial as supporting uses. The addition of “contextually sensitive” also places emphasis on planning business uses that are compatible with existing/proposed residential uses.

Councillor Wright

- Motion #13** THAT policies 2.3.1 e), f), and h) of Bylaw C-8090-2020 be amended to replace “should” with “shall” in all instances of its occurrence.

Administration's Comments: These amendments would provide firmer direction to Council and Administration on the requirement for the identified Primary Residential Areas to be guided by an Area Structure Plan or Conceptual Scheme, and also on the content of these Plans. It is noted that "shall" statements are mandatory and leave no ability for Council to use discretion on the cited policies.

Councillor Wright's version

Motion #14(a) THAT policy 2.3.1 h) vii) of Bylaw C-8090-2020 be amended as follows:

- vii) Where the ASP is located in ~~areas adjacent to an~~ **within 1km of an adjacent** intermunicipal partner, appropriate intermunicipal collaboration on key cross-boundary concerns.

Administration's Version

Motion #14(b) THAT policy 2.3.1 h) vii) of Bylaw C-8090-2020 be amended as follows:

- vii) Where the ASP is located in areas near to an intermunicipal partner, appropriate intermunicipal collaboration on key cross-boundary concerns.

Administration's Comments: This relates to the Primary Residential Areas section and the matters to be addressed within new ASPs. Intermunicipal collaboration is guided by the regional policy framework and Intermunicipal Development Plans, both of which sit above the Municipal Development Plan in the hierarchy of statutory plans. These higher order plans may dictate collaboration on a wider scale than the one kilometre suggested. "Adjacent" was used to refer to ASPs adjoining or near to intermunicipal partners and to allow some flexibility to account for other statutory plans; however, Administration has proposed different wording in an attempt to meet the original goal of the amendment (see 9(b)).

H. GROWTH AREAS

Councillor Kissel

Motion #15 THAT section 2.2 of Bylaw C-8090-2020 be amended as follows:

New development ~~may occur~~ **shall be discouraged** outside of the identified priority growth areas, ~~however,~~ **but may be considered with public consultation and surrounding neighbour support for** Council review and approval. The map also highlights the presence of ~~ecological features~~ **environmental features, agricultural areas, and natural resource areas**, that warrant further study when development is proposed in these growth areas.

Administration Additional Motions

Motion #16 THAT policy 2.3.1 b) of Bylaw C-8090-2020 be amended as follows:

- b) New development ~~may occur~~ **shall be discouraged** outside of identified priority growth areas, **but may be considered for** ~~with~~

Council review and approval, **subject to prior public engagement being undertaken and support from affected landowners being obtained.**

Administration's Comments: This amendment would provide firmer direction on the location of growth areas and the allowance of growth outside of the priority growth areas. The original motion proposes amendments to the preamble of section 2.2 Growth Areas; Administration has provided a further policy amendment suggestion to help achieve the intended goal of the Councillor's motion.

I. FRAGMENTED COUNTRY RESIDENTIAL DEVELOPMENT

Councillor Kissel

Motion #17

THAT section 2.3.3 of Bylaw C-8090-2020 be amended to replace "should" with "shall" as follows:

Further fragmented country residential development should be avoided, and a gradual transition ~~should~~ **shall** be pursued to a more orderly and efficient development pattern within fragmented country residential areas.

Administration's Comments: This amendment relates to text preceding policies on fragmented country residential development. Although the text provides firmer wording, Administration has no concerns with this change as the policies clearly set out the MDP requirements for this form of development.

J. NEIGHBOURHOOD SERVING COMMERCIAL

Councillor Kissel

Motion #18

THAT policy 2.4.2 a) of Bylaw C-8090-2020 be amended to replace "should" with "shall" as follows:

- a) New neighbourhood-serving commercial and light industrial development ~~should~~ **shall**:
 - i) conform to the relevant area structure plan, and the policies of the MDP; and
 - ii) Have minimal impact on adjacent land uses.

Administration's Comments: These amendments would provide firmer direction to Council and Administration on the requirements for neighbourhood serving commercial development. While it is noted that "shall" statements are mandatory, in this case, the deferral of assessing compliance with other statutory plan policies allows for some flexibility in considering development proposals. Council would also have the discretion to determine what is considered to be "minimal impact" in making decisions of this type of development.

K. HAMLET DEVELOPMENT

Councillor Wright

Motion #19

THAT section 2.5 of Bylaw C-8090-2020 be amended as follows:

Over the next 20 years, it is anticipated that Rocky View's hamlets are will be home to the majority of the County's residents and will provide services for their residents' everyday needs.

Administration's Comments: This relates to the Hamlet Development section. No comments.

Councillor Wright

Motion #20

THAT section 2.5.1 of Bylaw C-8090-2020 be amended as follows:

Hamlets in Rocky View County vary in size, appearance, and function, with each hamlet having a distinct character that reflects its location, history, and environment. Of these hamlets, Balzac West, Bragg Creek, Conrich, ~~Elbow View~~, Glenbow Ranch, Harmony, and Langdon are recognized as Hamlet Growth Areas (as identified on Figure 2). These Hamlet Growth Areas, both existing and planned, will include a mix of land uses to provide housing, employment, community services, and recreation opportunities to local residents and a larger service area. Additional growth in these hamlets may should be prioritized by the County due to their proximity to transportation networks, and availability of infrastructure, services, and amenities. Commercial uses will be supported in Hamlet Growth Areas to provide access to services for residents and provide employment opportunities.

Administration's Comments: No concerns on amendments. It is noted that although supported as a future Growth Hamlet by the draft MDP, the Elbow View ASP has yet to receive approval from Council or the CMRB.

Councillor Wright

Motion #21

THAT policies 2.5.1 a), b), c) and g) of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence.

Administration's Comments: These amendments would provide firmer direction to Council and Administration on the requirement for identified Hamlet Growth Areas to be guided by an Area Structure Plan and Conceptual Scheme, and also on the content of these Plans. Amendment to policy 2.5.1 g) would also reduce flexibility on the application of hamlet design

guidelines. It is noted that “shall” statements are mandatory and leave no ability for Council to use discretion on the cited policies

Councillor Wright

Motion #22 THAT policies 2.5.2 c) and d) of Bylaw C-8090-2020 be amended to replace “should” with “shall” in all instances of its occurrence.

Administration’s Comments: These amendments would provide firmer direction to Council and Administration on the requirement for identified Small Hamlets to be guided by an Area Structure Plan or Conceptual Scheme. It is noted that “shall” statements are mandatory and leave no ability for Council to use discretion on the cited policies.

L. NATURAL RESOURCE DEVELOPMENT**Councillor Wright**

Motion #23 THAT policy 3.3.1 a) of Bylaw C-8090-2020 be amended as follows:

3.3.1 a) ~~Minimize~~ **Avoid** the adverse impact of aggregate extraction on existing residents, adjacent land uses, and the environment.

Administration’s Comments: This amendment sets a very challenging standard for any aggregate development to meet within the County. The amendment is interpreted as requiring that no impacts are incurred by surrounding land uses, when practically, all development has some impact on surrounding amenity and the environment. The current wording allows Administration and Council to determine whether these impacts have been reduced to an appropriate level in accordance with other policies and requirements, rather than being prevented altogether. Administration does not recommend that this motion is passed.

Councillor Wright

Motion #24 THAT policy 3.3.1 g) of Bylaw C-8090-2020 be amended as follows:

g) Consider co-locating ~~other complementary industrial~~ **transitional land** uses adjacent to aggregate extraction sites.

Administration’s Comments: Administration has no comments or concerns in relation to this amendment.

Councillor Kissel

Motion #25 THAT section 3.3 of Bylaw C-8090-2020 be amended as follows:

Objectives

The policies within the Natural Resources Development Policy Area are to ensure the following objectives:

- Future natural resource extraction balances the needs of residents, industry, **society**, and the County.

Administration's Comments: Administration has no comments or concerns in relation to this amendment.

Councillor Kissel

- Motion #26(a)** THAT Bylaw C-8090-2020 be amended to insert new policy 3.3.1 i) as follows:
- i) Discourage aggregate extraction in areas of the County that are zoned Primary Residential or hamlet.

Administration Versions

- Motion #26(b)** THAT Bylaw C-8090-2020 be amended to insert new policy 3.3.1 i) as follows:
- i) Discourage aggregate extraction adjacent to lands which are designated for residential uses within Primary Residential or Hamlet Development Areas.

- Motion #26(c)** THAT Bylaw C-8090-2020 be amended to insert new policy 3.3.1 i) as follows:
- i) Discourage aggregate extraction within area structure plan or conceptual scheme areas that support Primary Residential or Hamlet Development.

Administration's Comments: Administration notes the intent of this policy addition to reduce the potential compatibility issues between aggregate and residential land uses. Administration has offered alternative wording to provide further definition on when aggregate development could be discouraged. The first would discourage aggregate extraction adjacent to lands designated for residential uses, while the second would be more restrictive in discouraging aggregate extraction where the adjacent lands are identified in the ASP or conceptual scheme for future residential uses.

M. TECHNICAL AND MASTER SITE DEVELOPMENT PLAN REQUIREMENTS

Councillor Wright

- Motion #27** THAT policy 3.3.1 f) of Bylaw C-8090-2020 be amended as follows:

- f) Applications for gravel extraction shall prepare a master site development plan that addresses the development review criteria located in Appendix C.

Motion #28

THAT the title of Appendix C of Bylaw C-8090-2020 be renamed as follows:

APPENDIX C: CONCEPTUAL SCHEME / MASTER SITE
DEVELOPMENT PLAN REQUIREMENTS

Motion #29

THAT Bylaw C-8090-2020 be amended to insert a new section 4.4 to section 4 (Implementation and Monitoring) as follows:

4.4 Technical Requirements/Supporting Information

- 4.4.1 All planning or development applications, and any associated infrastructure construction should meet the technical requirements of the County Plan, Land Use Bylaw, area structure plans, subordinate plans, Servicing Standards, County Policy, and provincial and federal requirements. Request for variations from County requirements must include technical justification with all relevant studies, reports, and tests.
- 4.4.2 The County will make a decision to approve, approve with conditions, or deny a request to vary from County requirements as the County deems appropriate after reviewing all supporting information.
- 4.4.3 The County may require studies, reports, and tests to be submitted in support of any planning or development application.
- 4.4.4 Conceptual schemes and master site development plans required by this Plan should be required to provide information on, and evaluation of, the matters identified in Appendix C.

Motion #30

THAT Appendix C of Bylaw C-8090-2020 be amended to insert Table 05 as follows:

Master Site Development Plan Requirements

Master Site Development Plans should address the following items:

Table 05: Master Site Development Plan Requirements

- 1. A general introduction to the proposed development: a discussion of the vision and purpose of the proposal.
- 2. A master site plan addressing:
 - a) building placement and setbacks;

- b) building height and general architectural appearance;
 - c) parking and public lighting;
 - d) landscaping for visual appearance and/or mitigating measures;
 - e) agriculture boundary design guidelines; and
 - f) anticipated phasing.
3. A summary of the Applicant's community consultation and results.
 4. Technical issues identified by the County that are necessary to determine the project's viability and offsite impacts.

Motion #31

THAT Appendix C of Bylaw C-8090-2020 be amended to insert Table 06 as follows:

Aggregate Master Site Development Plan Requirements

Applications for aggregate extraction shall include a master site development plan that addresses the following:

Table 06: Aggregate Extraction Master Site Development Plan Requirements

1. A general introduction to the proposed development: a discussion of the vision and purpose of the proposal, summary of physical attributes of subject lands, site context overview, and guiding principles for development.
2. Development rationale including justification for proposed land use.
3. Summary of proposed operations including: site activities, proposed hours of operation, haul routes, etc.
4. Aggregate extraction guidelines and site development/aggregate extraction plan.
5. Phasing plan.
6. Development permitting structure which is to include monitoring and reporting requirements.
7. Reclamation plan.
8. Environmental mitigation strategies and initiatives including a summary of the use of sustainable technologies and initiatives during extraction and reclamation stages.
9. Identification of impacts to surrounding lands and mitigation strategies (may require landscaping and buffering strategies for effective screening and visual aesthetics).

10. Assessment of cumulative aspects of extraction activities in the area.
11. Summary of interim and post reclamation land uses – a discussion of land uses that may coincide with aggregate extraction (i.e. agricultural uses).
12. Any special policies that may be required to give guidance to the preparation of development proposals.
13. A technical summary of the proposal with supporting documentation that addresses:
 - a) transportation and access management (submission of a traffic impact assessment);
 - b) stormwater management (submission of a stormwater management plan);
 - c) ground and surface water hydrological analysis;
 - d) environmental overview (submission of a biophysical overview);
 - e) noise and dust mitigation strategies and reports; and
 - f) erosion and weed management control.
14. Supplementary information - any additional information that may help further define the proposal.
15. Summary of required Provincial Approvals. This could include: Alberta Environment Code of Practice, Alberta Environment wetland loss and mitigation approvals, Alberta Community Development historical resource clearance, Alberta Transportation roadside development permits, etc.
16. A summary of the Applicant's community consultation and results.
17. Any other item deemed appropriate by the County.

Administration's Comments: These proposed amendments would carry forward the existing technical requirements for master site development plans and submissions for aggregate development from the existing adopted County Plan. Administration does note that items set out within Appendix C and any other appendix in the MDP are considered to be part of the statutory plan; therefore, amendment to these items at a later date would require amendment to the MDP.

N. DEVELOPMENT IN HAZARD AREAS

Councillor Wright

Motion #32

THAT policy 3.5.5 e) of Bylaw C-8090-2020 be amended as follows:

- e) Proposed development within the floodway or flood fringe areas ~~should~~ **shall** provide a flood hazard risk study, including hazard mapping where appropriate and prepared by a qualified professional.

Administration's Comments: This would provide firmer wording around the requirements for a flood risk hazard study. The use of "shall" will provide a conflict with proposed wording within the Springbank Area Structure Plans, which use "should" statements around such studies; therefore, the amendment is not recommended by Administration.

O. IMPLEMENTING THE MDP

Councillor Wright

Motion #33 THAT policy 4.2 f) of Bylaw C-8090-2020 be amended as follows:

- f) The County ~~will should~~ **shall** monitor and report to council annually on the rate of development within area structure plans and conceptual plans, including the number of new dwellings, and dwelling types.

Motion #34 THAT policy 4.2 g) of Bylaw C-8090-2020 be amended as follows:

- g) When creating or amending area structure plans, the County shall include a policy requiring municipal review of the plans after ~~10~~ **5** years. ~~, and a review after 5 years if sufficient development has not been undertaken after 5 years of the plans approval.~~

Administration's Comments: Administration notes that current staff capacity and meeting other Council directed priorities makes it difficult to ensure annual reporting of development rates to Council. The use of "should" in the policy would allow flexibility for biennial reporting, where resources do not permit shorter timescales. The second motion referring to review of areas structure plans also removes the flexibility to undertake reviews according to the context of the plan area.

P. GLOSSARY

Councillor Wright

Motion #35 THAT Appendix A of Bylaw C-8090-2020 be amended to include the following definitions:

Designated Development Area means the Priority Growth Areas identified in the Growth Concept Map.

Concentrated Growth means growth that occurs within the Designated Development Areas of the Growth Concept Map.

Source Water means water in its natural or raw state, prior to withdrawal for treatment and distribution as a drinking water source.

Priority Growth Area means the areas identified in the Growth Concept Map for the prioritization of County investment in municipal infrastructure and the accommodation of additional growth over the MDP's planning horizon.

Administration's Comments: Administration has provided definitions for consideration within the motion.

Q. PROVINCIAL PARKS

Councillor Wright

Motion #36

THAT section 2.2 of Bylaw C-8090-2020 be amended as follows:

Provincial Parks: There are ~~two~~ **three** provincial parks in Rocky View County, Glenbow Ranch, **Bragg Creek**, and Big Hills Springs. Future development adjacent to these parks should mitigate any impacts to their environmental or recreation function.

Administration's Comments: Administration has no concerns in relation to this amendment.

R. AGRICULTURE

Councillor Kissel

Motion #37

THAT section 3.4 of Bylaw C-8090-2020 be amended as follows:

Objectives

- The agriculture sector remains an ~~important~~ **vital** component of the **C**ounty's economy.
- Adverse impacts on agriculture from non-agriculture land uses are ~~minimized~~ **discouraged**.

Administration's Comments: This amendment relates to amendments to the objectives of the Agriculture section. With respect to the amendment to the second objective, this would result in wording more akin to a policy than an objective. Policy 3.4.1 e) stating "discourage intrusive and/or incompatible land uses in agricultural areas" already achieves a similar goal.

ADMINISTRATION MOTIONS

S. TABLING

Motion #37 THAT further consideration of Bylaw 8090-2020 be tabled until the April 27, 2021 Council meeting to allow for further collaboration with adjacent municipalities and First Nations.

Administration's Comments:

Administration considers that the County has undertaken a structured and thorough engagement process with intergovernmental partners in alignment with the *Municipal Government Act*, Interim Growth Plan, and relevant intermunicipal frameworks. It also considers that the final draft MDP document is in accordance with all legislation and statutory plans.

However, taking into account the outstanding concerns from some municipalities and First Nations, Council may wish to table the bylaw to allow Administration further time to address these items. It is noted that some items, such as the City of Airdrie's request for an Intermunicipal Collaboration Framework, may not be concluded within a timescale acceptable to Council.

T. FORMATTING AND CORRECTIONS

Motion #38 THAT Bylaw 8090-2020 be amended to correct grammar, formatting, numbering, and map labelling throughout.

Administration's Comments: This amendment would allow minor corrections to be made to the bylaw following comments received on items such as map labelling and typographical errors. This would improve overall clarity and interpretation of the document.

U. IMPACTS ON INFRASTRUCTURE AND SERVICES OF ADJACENT MUNICIPALITIES

Administration's version

Motion #39(a) THAT Bylaw C-8090-2020 be amended to insert new policy 4.1.2 (f) as follows:

Prior to approval of local plan and land use applications adjacent to another municipality, the County should consider the use of appropriate mechanisms, such as joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County.

City of Airdrie's version

Motion #39(b) THAT Bylaw C-8090-2020 be amended to insert new policy 4.1.2 (f) as follows:

Prior to approval of local plan and land use applications adjacent to another municipality, the County shall use appropriate mechanisms, such as joint studies and infrastructure cost-sharing agreements, to address intermunicipal impacts.

Administration's Comments: This amendment would commit the County to working with adjacent municipalities to address cross boundary impacts through further studies and agreements, as required. The County already has numerous agreements in place with intermunicipal partners, so in many cases the policy is confirming the County's current practices. However, the policy does provide the expectation of further collaborative work being undertaken. Following discussions, the City of Airdrie has provided alternative wording for the motion for Council's consideration.

Motion #40 THAT Bylaw C-8090-2020 be amended to insert new policy 4.1.2 (g) as follows:

(g) The County shall ensure early collaboration is undertaken with adjacent municipalities to address cross-boundary concerns in the preparation of area structure plans, local plans and any other statutory document guided by this Plan.

Administration's Comments: This amendment would confirm the County's existing commitment to early collaboration with adjacent municipalities at all stages of the planning process.

V. IDENTIFYING PRIORITY GROWTH AREAS

Motion #40 THAT section 1.3, principle 1 of Bylaw C-8090-2020 be amended to replace "should" with "shall" as follows:

1. Rocky View County ~~should~~ shall concentrate growth within designated development areas, ensuring equitable services are provided to residents in a fiscally sustainable manner.

Motion #41 THAT section 2.4.1 Employment Areas of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence.

Motion #42 THAT section 2.5.1 Hamlet Growth Areas of Bylaw C-8090-2020 be amended to replace "should" with "shall" in all instances of its occurrence.

- Motion #43** THAT Bylaw C-8090-2020 be amended to remove policy 2.3.1(b) in its entirety, which presently reads:
- b) New development may occur outside of identified priority growth areas with Council review and approval.

Administration's Comments: These amendments are a response to concerns raised by The City of Calgary and City of Airdrie in relation to the flexibility of the identified growth areas. The amendments would limit Council's discretion to consider new growth areas outside of those identified as Priority Growth Areas.

W. INTERFACE AND GATEWAYS

Administration's version

- Motion #44(a)** THAT Bylaw C-8090-2020 be amended to insert new policy 4.1.2 (h) as follows:
- (h) In preparing area structure plans and/or local plans, the County shall consider Intermunicipal Development Plans, Accords and any other statutory plans, which provide direction with respect to intermunicipal gateways, transition and interface; the County should address issues and opportunities through collaboration with the adjacent municipality.

City of Airdrie's Version

- Motion #44(b)** THAT Bylaw C-8090-2020 be amended to insert new policy 4.1.2 (h) as follows:
- (h) In preparing area structure plans and/or local plans, the County shall consider Intermunicipal Development Plans, Accords, and/or any other statutory plans which provide direction with respect to intermunicipal gateways, transitions and interface. The County shall address issues and opportunities for gateways, transitions and interface through collaboration with the applicable adjacent municipality or municipalities, as the case may apply.

Administration's Comments: This amendment specifically seeks to address interface, gateway and transition with adjacent municipalities and encourages collaboration to achieve this. The City of Airdrie has suggested alternative wording following circulation of the motions. Administration does not have concerns with the City's proposed amendment.

X. SOURCE WATER PROTECTION

Motion #45 THAT Bylaw C-8090-2020 be amended to insert new policy 4.1.2 (g) as follows:

- (g) The County should collaborate with adjacent municipalities to support the establishment of baseline conditions for infrastructure needs and environmental assets which assist in the planning and assessment of future growth and development.

Motion #46 THAT Bylaw C-8090-2020 be amended to insert a new definition to Appendix A: Glossary, for Baseline Conditions as follows:

Baseline conditions: conditions which provide a fixed point of reference through a study or assessment that can be used for comparison purposes when determining the real and expected changes over time within a defined geographical area.

Administration's Comments:

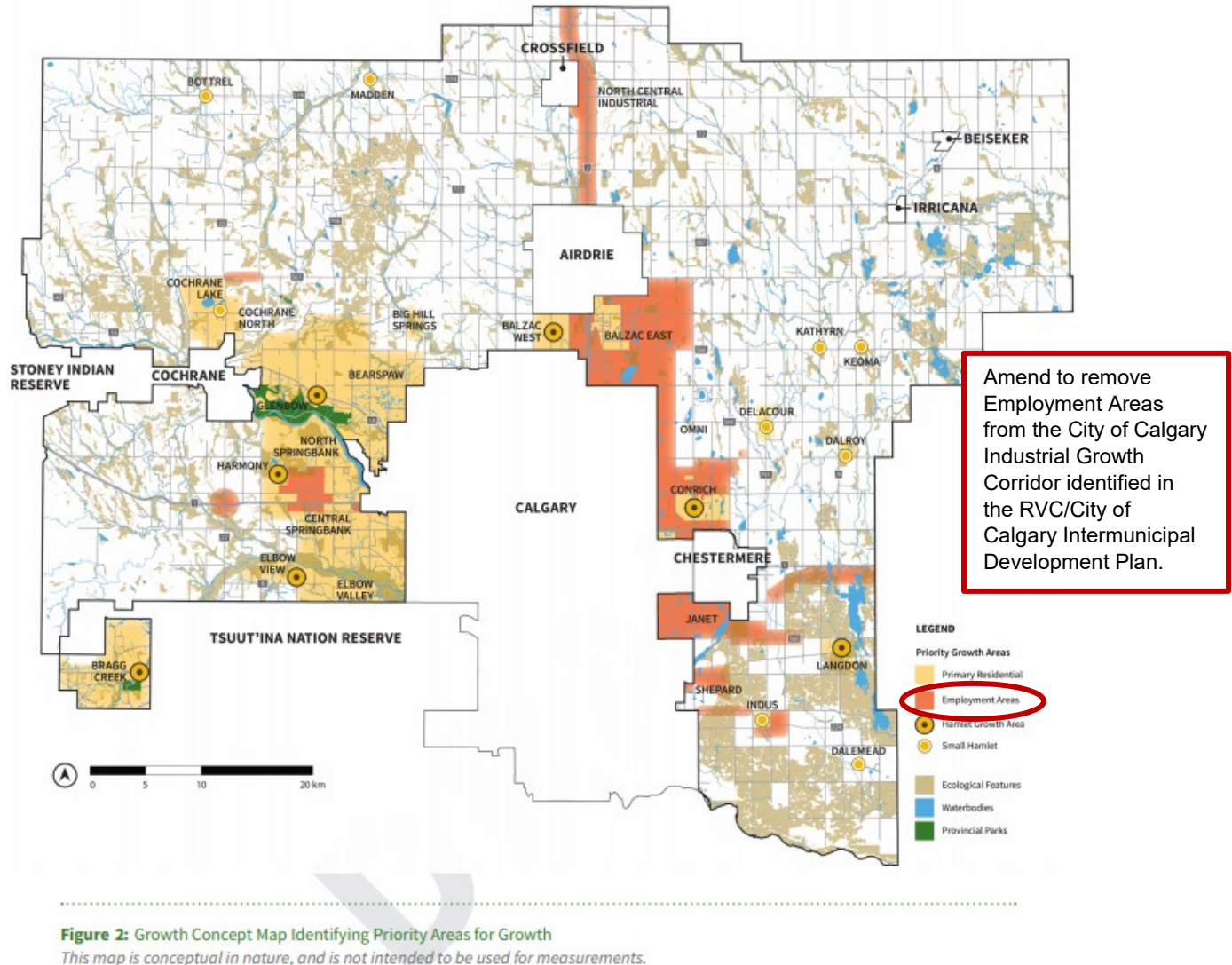
These amendments seek to address the specific concerns of The City of Calgary around source water protection. The City's comments contained in Attachment C of the agenda package refer to cumulative effects caused by development in the County upstream of The City. The City is yet to confirm whether these amendments resolve their concerns. Administration is reluctant to commit to assessing the cumulative effects of development when The City has not defined the scope of such assessments. Administration raises concern that policies requiring consideration of cumulative effects may lead to inaccurate conclusions and overestimations around the County's impacts on City infrastructure. Administration is also unaware of detailed cumulative effects studies that have been undertaken to assess The City's cross boundary impacts on County infrastructure, so would look for fairness in the consideration of any policy amendments.

The proposed motions would go beyond source water and encourage collaboration between the County and adjacent municipalities to establish infrastructure and environmental baselines that could be used to assess and monitor development within the County and the adjacent municipality.

Y. IDP GROWTH CORRIDORS

Motion #47

THAT Figure 2 of Bylaw C-8090-2020 be amended to remove Employment Areas from the City of Calgary Industrial Growth Corridor identified in the RVC/City of Calgary Intermunicipal Development Plan, which presently shows:



Motion #48

THAT Figure 3 of Bylaw C-8090-2020 be amended to remove Future Planning Areas from the City of Calgary Industrial Growth Corridor identified in the RVC/City of Calgary Intermunicipal Development Plan, which presently shows:

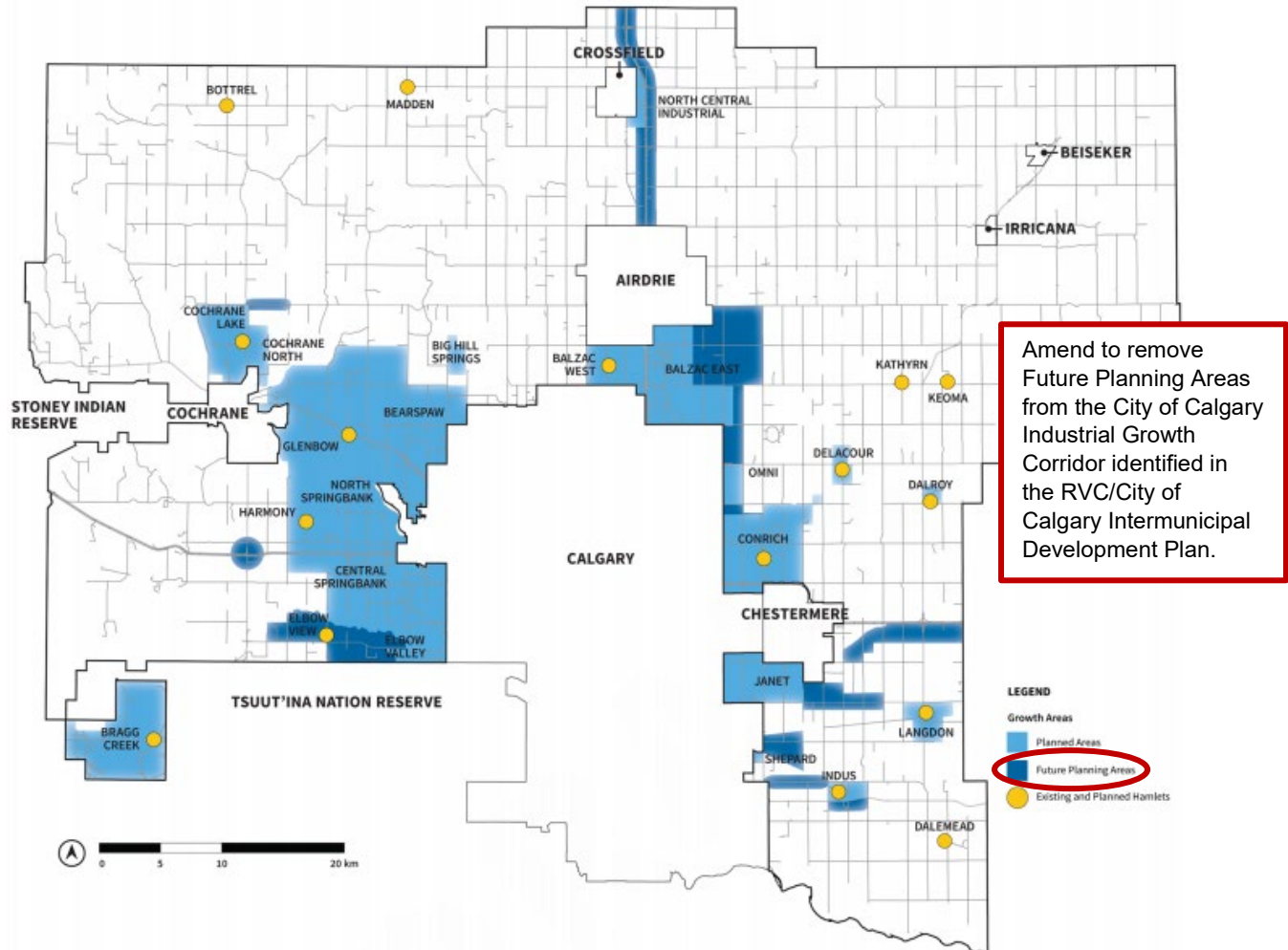


Figure 3: Planned and Future Planning Growth Priority Areas

This map is conceptual in nature, and is not intended to be used for measurements.

Administration's Comments:

These amendments seek to address the concerns of The City of Calgary in relation to the draft MDP identifying County growth areas within areas identified as City of Calgary Growth Corridors in the Intermunicipal Development Plan (IDP).

Administration has reviewed the IDP and considers that the policies contained within the document do not prevent the County from considering statutory plans or development proposals within the Growth Corridors. However, taking into account the significant opposition from The City on this matter, Council may wish to consider removal of County growth areas from the MDP maps as shown in the motions. This would remove policy support for the developer-led Shepard Industrial ASP currently being prepared and a future planning area identified along Highway 22.

Z. AGGREGATE EXTRACTION AND PROVINCIAL PARKS

Motion #49

THAT Bylaw C-8090-2020 be amended to insert new policy 3.3.1 (j) as follows:

- (j) Collaborate with Alberta Environment and Parks with the intent of establishing appropriate mechanisms to minimize potential impacts of aggregate extraction development on provincial parks, particularly with respect to surface and ground water effects.

Administration's Comments:

On February 16, 2021, the County received comments from Alberta Environment and Parks (AEP) on the draft MDP. Concern was raised over the impact of aggregate extraction operations on the Big Hill Springs Provincial Park, and AEP suggested the provision of setbacks for aggregate extraction from the Park to minimize impacts. Specific mention is made of protecting surface and groundwater, viewscales, vegetation, and wildlife assets.

In response, Administration has drafted a potential policy addition for Council's consideration. Given that the MDP is a high-level document, it is considered that reference to setbacks or other mitigation measures are best addressed through further collaboration with AEP and the implementation of more detailed Council policies or guidelines that speak to development around the Provincial Park.
