



# BYLAW C-8562-2024

A bylaw of Rocky View County, in the Province of Alberta, to amend the Rocky View County/City of Calgary Intermunicipal Development Plan.

The Council of Rocky View County enacts as follows:

## Title

1 This bylaw may be cited as *Bylaw C-8562-2024*.

## Definitions

2 Words in this Bylaw have the same meaning as those set out in the *Land Use Bylaw* and *Municipal Government Act* except for the definitions provided below:

- (1) “**Council**” means the duly elected Council of Rocky View County;
- (2) “**Land Use Bylaw**” means Rocky View County Bylaw C-8000-2020, being the *Land Use Bylaw*, as amended or replaced from time to time;
- (3) “**Municipal Government Act**” means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
- (4) “**Rocky View County**” means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

## Effect

3 THAT the Rocky View County/City of Calgary Intermunicipal Development Plan (Bylaw C-7078-2011) be amended in accordance with Schedule ‘A’ attached to and forming part of this bylaw.

## Effective Date

4 Bylaw C-8562-2024 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



READ A FIRST TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

READ A SECOND TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2024

UNANIMOUS PERMISSION FOR THIRD READING this \_\_\_\_\_ day of \_\_\_\_\_, 2024

READ A THIRD AND FINAL TIME this \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Chief Administrative Officer

\_\_\_\_\_  
Date Bylaw Signed



## Bylaw C-8562-2024

### Schedule 'A' – Proposed Amendments to the Rocky View County/City of Calgary Intermunicipal Development Plan

#### Amendment # 1

Within the table of contents, amend the wording of section 3.0 Joint Studies as follows:

“3.0 Joint Studies and Planning”

#### Amendment # 2

Within the table of contents, insert the following wording under section 4.0 Key Focus Areas:

“4.8 Southeast Railway Corridor”

#### Amendment # 3

Within section 1.0 Introduction, insert the following new goal after goal 7 with the following wording:

“8. To build collaborative relationships that will generate economic development opportunities, as well as create more sustainable methods of business growth, to benefit both municipalities and the Calgary Metropolitan Region.”

And renumber the remaining goals within section 1.0 Introduction as required.

#### Amendment # 4

Within section 2.1 (Intermunicipal Cooperation Team) Policies, amend the wording of policy 2.1.2(f) as follows:

“Joint studies and planning in accordance with Section 3.0 of this Plan;”

#### Amendment # 5

Amend the wording of the title of section 3.0 Joint Studies as follows:

“3.0 Joint Studies and Planning”

#### Amendment # 6

Amend the goal within section 3.0 Joint Studies as follows:

“To establish a framework for Rocky View and Calgary to partner in studies and collaborative planning across the municipal boundary.”



### Amendment # 7

Within section 3.0 Joint Studies, insert the following new objective after objective 1 with the following wording:

- “2. Enable a process for collaborative planning to be undertaken by the two municipalities on lands within Key Focus Areas and Identified Growth Areas.”

And renumber the remaining objectives within section 3.0 Joint Studies as required.

### Amendment # 8

Amend the wording of section 3.1 (Joint Studies) Policies as follows:

“3.1 Joint Study Policies”

### Amendment # 9

Within section 3.0 Joint Studies, insert a new section 3.2 Collaborative Planning Policies with the following wording:

“3.2 Collaborative Planning Policies

- 3.2.1 If agreed to by both Municipal Councils, land use planning within the Key Focus Area identified in Map 2 or within the Growth Corridors/Areas identified in Map 4 may be conducted as a Collaborative Planning Project.
- 3.2.2 The proposed Collaborative Planning Project should be mutually identified by Rocky View County and The City of Calgary as a significant opportunity for both municipalities to benefit from joint land use planning or cooperative economic development.
- 3.2.3 Where both Municipal Councils agree to a Collaborative Planning Project, Rocky View County and The City of Calgary should collaborate on the basis of a shared investment, shared services, and shared benefit framework.
- 3.2.4 Collaborative Planning Projects shall be initiated through a mutually agreed Terms of Reference approved by both Municipal Councils to ensure clear direction and scope. The Terms of Reference should consider policies within Section 3.2 and Section 15.3 of this Plan as well as the following:
- (a) Funding sources that each municipality can offer for initiatives;
  - (b) Allowing the participation of external diverse interested parties;
  - (c) Where agreed upon, address investment and benefit related to items such as: infrastructure and servicing; recreation services and facilities; or other items deemed relevant by the municipalities; and
  - (d) A governance model that is suitable to each area and context should be developed for each Collaborative Planning Project.



3.2.5 A Collaborative Planning Project may include the creation or amendment of statutory plans.

3.2.6 Implementation of shared investment, shared services, and shared benefit frameworks and governance models shall be approved by both Municipal Councils prior to implementation.”

#### Amendment # 10

Within section 4.1 (Key Focus Areas) General Policies, amend the wording of section 4.1.3(a) as follows:

“(a) Determine if any joint studies or collaborative planning may be beneficial;”

#### Amendment # 11

Within section 4.1 (Key Focus Areas) General Policies, add a new subsection 4.1.3(b)(iv) with the following wording:

“(iv) Draft shared investment, shared services and shared benefit framework and draft governance model stages for Collaborative Planning Projects to ensure the policies of this Plan are reflected in the draft documents.”

#### Amendment # 12

Within section 4.1 (Key Focus Areas) General Policies, add a new subsection 4.1.3(c)(iv) with the following wording:

“(iv) Shared investment, shared services and shared benefit framework and governance model for Collaborative Planning Projects considering direction provided in Section 3.0 of this Plan.”

#### Amendment # 13

Within section 4.0 Key Focus Areas, insert a new section 4.8 Southeast Railway Corridor with the following wording:

“4.8 Southeast Railway Corridor

~~This Key Focus Area consists of nearly 1,700 hectares of land located east of The City of Calgary and south of Highway 560. The southern portion of the lands shall be planned through an Area Structure Plan collaboratively created between Rocky View County and The City of Calgary with the intent to support a rail served industrial development and associated business uses.—~~

~~The northern portion of these lands may be considered for future Collaborative Planning Projects and are not part of the planned Area Structure Plan.~~

This Key Focus Area consists of approximately 890 hectares of land located north of the CPKC rail line, east of The City of Calgary, and south of the Highway 560 (Glenmore



Trail) Joint Industrial Corridor. The lands shall be planned through an Area Structure Plan collaboratively created between Rocky View County and The City of Calgary with the intent to support a rail served industrial development and associated business uses.

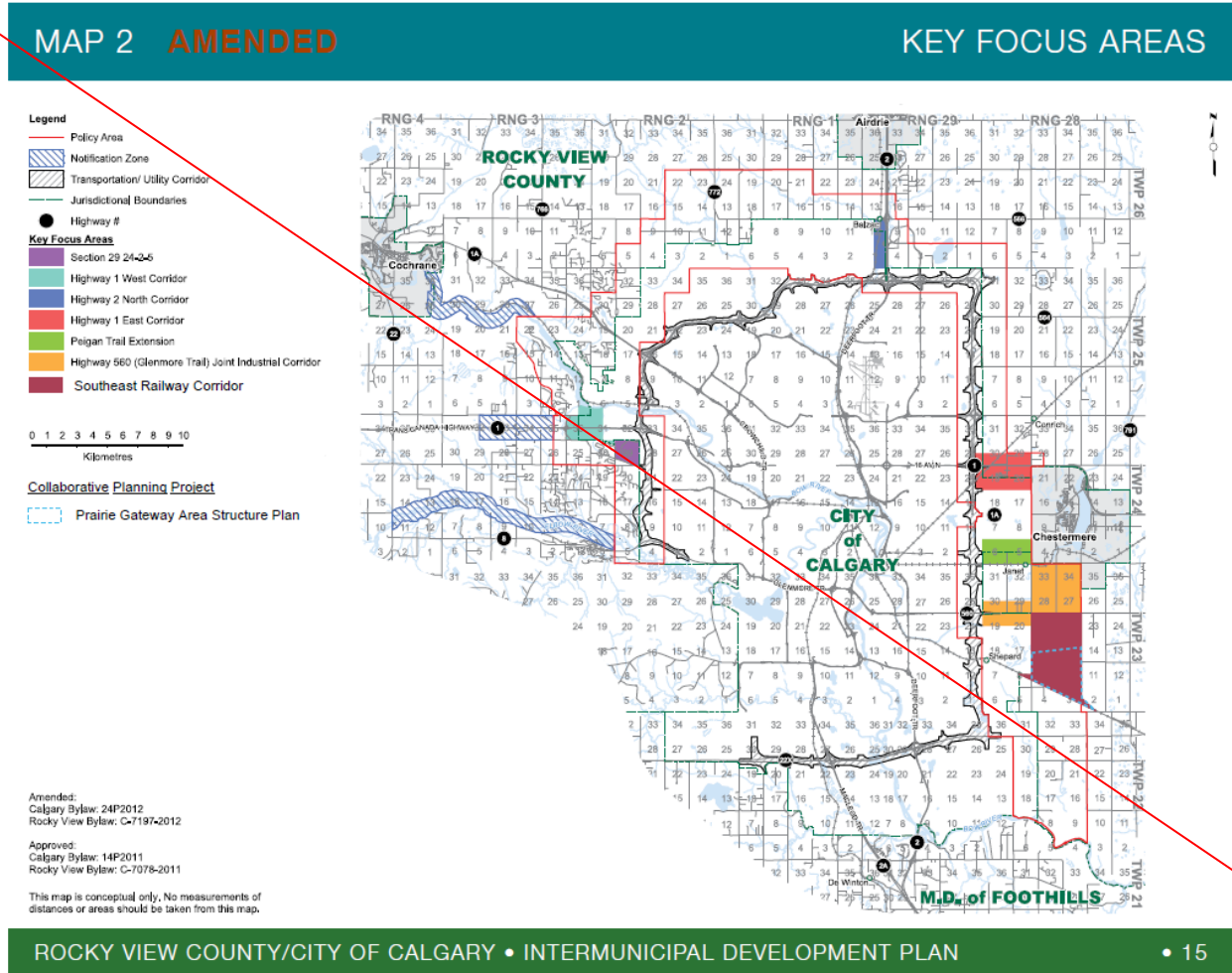
The lands to the north of the Southeast Railway Corridor Key Focus Area and the south of Highway 560 (Glenmore Trail) may be considered for future Collaborative Planning Projects.

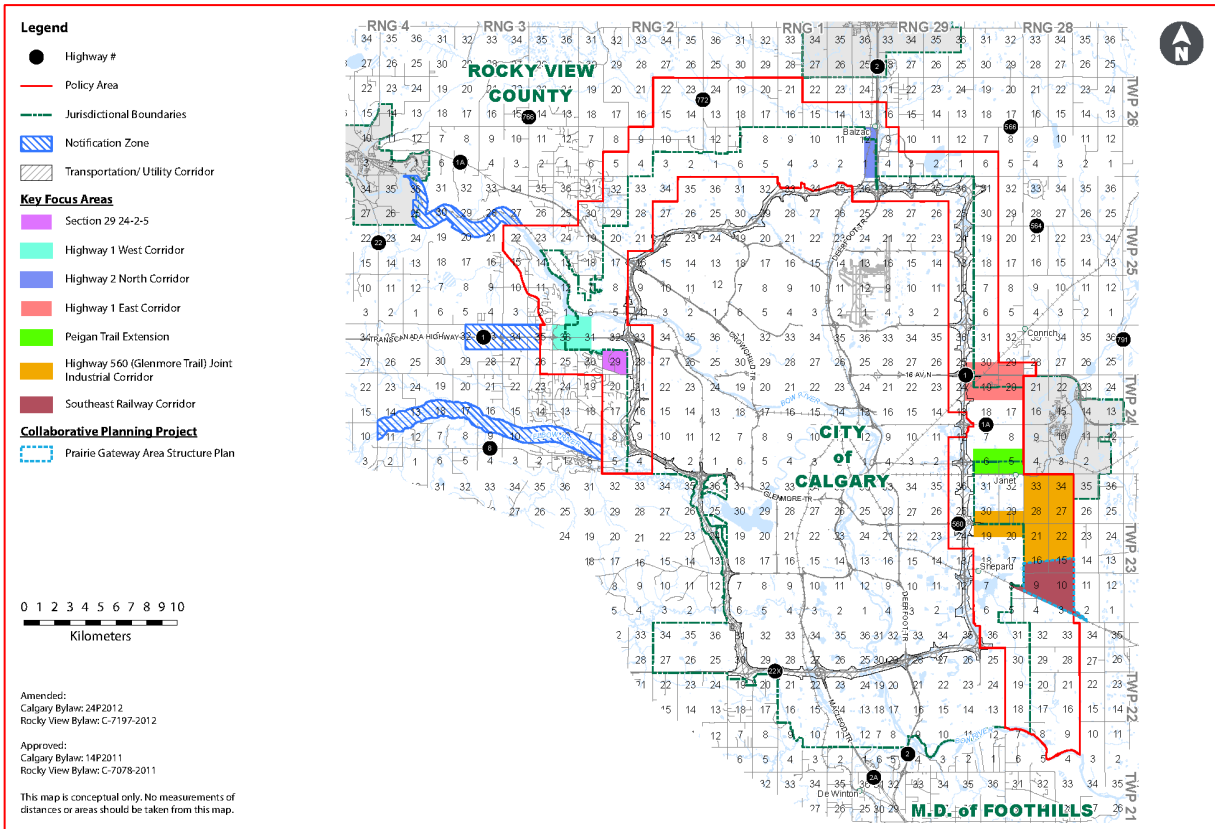
- 4.8.1 The Prairie Gateway Area Structure Plan shall be created from a Collaborative Planning Project, pursuant to Section 3.2, to guide land use planning within ~~the southern portion of~~ the Key Focus Area lands as identified in Map 2. The Area Structure Plan will be a Rocky View County statutory plan.
- 4.8.2 The Prairie Gateway Area Structure Plan shall be supported through implementation of a shared investment, shared services and shared benefit framework and governance model created pursuant to Section 3.2. Formal agreements between The City of Calgary and Rocky View County will be required to implement the framework.
- 4.8.3 Lands within this Key Focus Area should be administered in accordance with Section 8 of this Plan.
- 4.8.4 Consideration may be given for a future Collaborative Planning Project for ~~the north-portion of the Key Focus Area that is~~ the lands north of the Southeast Railway Corridor Key Focus Area and south of Highway 560 (Glenmore Trail), not currently part of the Area Structure Plan, as determined appropriate by agreement of the municipalities.”



Amendment # 14

Within section 4.0 Key Focus Areas, replace the existing Map 2 – Key Focus Areas with the following revised map:





**Amendment # 15**

Within section 8.1 (Growth Corridors/Areas and Annexation) Policies, insert a new policy 8.1.9 with the following wording:

“8.1.9 Further to Policy 8.1.3, areas planned through Collaborative Planning Projects, as identified in Map 2, shall, in addition to the applicable statutory plans, be managed in accordance with any applicable legal agreements between The City of Calgary and Rocky View County related to shared investment, shared services and shared benefit frameworks, governance models, or other agreements related to the Collaborative Planning Project area.”

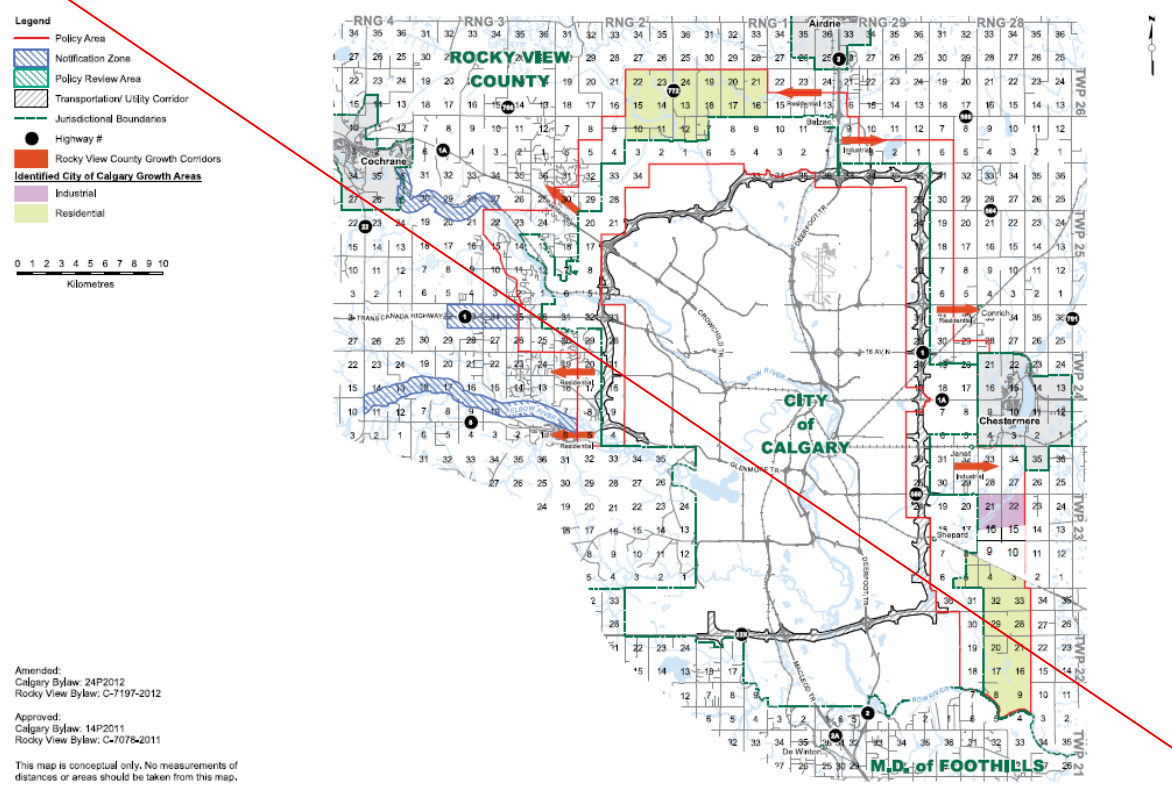
**Amendment # 16**

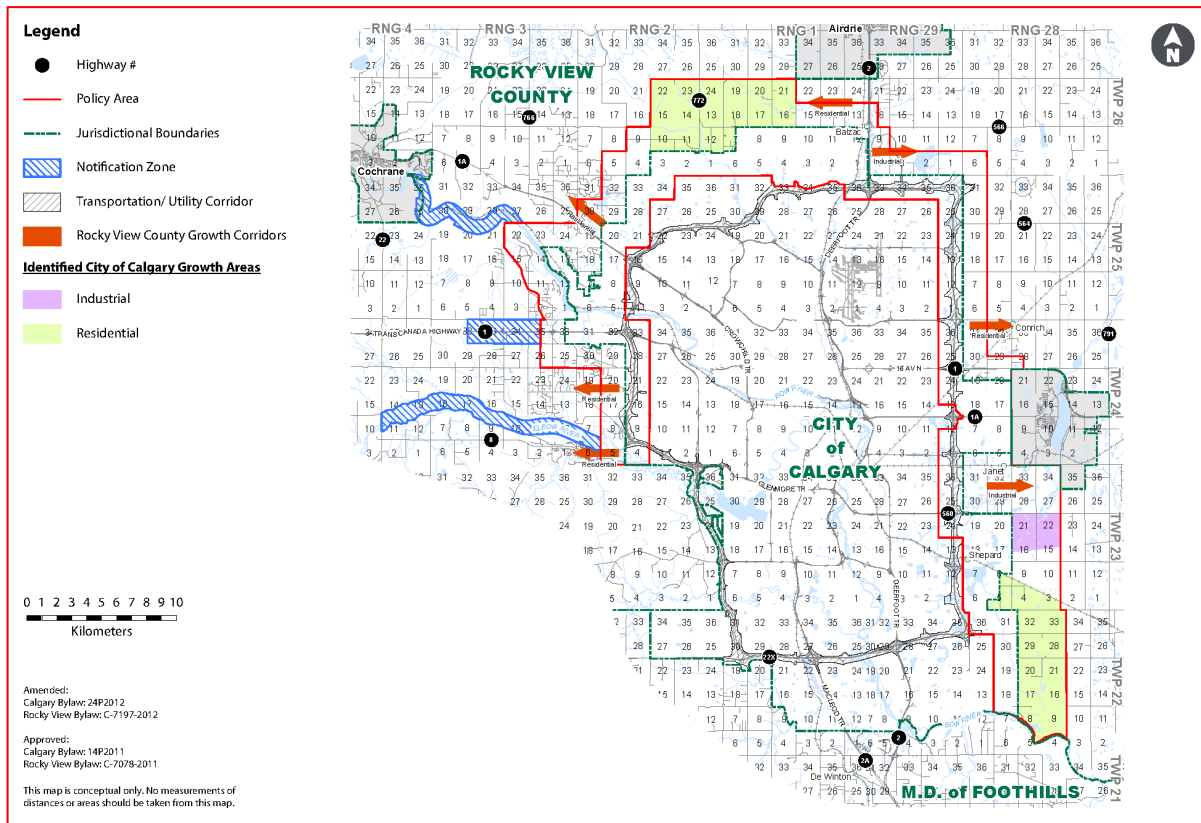
Within section 8.0 Growth Corridors/Areas and Annexations, replace the existing Map 4 – Growth Corridors/Areas with the following revised map:





MAP 4 **AMENDED** GROWTH CORRIDORS/AREAS





**Amendment # 17**

Within Appendix E – Glossary, insert a new definition of Collaborative Planning Project in alphabetical order with the following wording:

**“Collaborative Planning Project** A joint land use planning exercise conducted within a Key Focus Area or within the Growth Corridors/Areas pursuant to a Terms of Reference approved by both Municipal Councils.”