ROCKY VIEW COUNTY

COUNCIL REPORT

Planning Project Prioritization Policy C-322 – Priority List – 2026

Electoral Division: All   File: N/A

Date:	May 20, 2025
Presenter:	Andrew Chell, Supervisor, Planning Policy
Department:	Planning

REPORT SUMMARY

The purpose of this report is to present Council with the scoring results and ranking list for upcoming planning projects. Administration has conducted an evaluation of potential future projects as per Council's Planning Project Prioritization Policy (Policy C-322). The project ranking list is set out within Attachment A.

There are currently eight projects underway, with two expected to be completed by the end of 2024, and there are seven additional projects for which Council has directed terms of reference to be prepared. These projects will be added to the Planning Policy team's workplan. The current workplan and ranking list will be considered together as part of the upcoming 2026 budget deliberations.

Based on the timing for completion of current project work, Administration is forecasting that it would have capacity for one County-led policy project and one developer-led project in 2026.

ADMINISTRATION'S RECOMMENDATION

THAT Council approve the updated Planning Project Ranking list in Schedule A of Planning Project Prioritization Policy C-322.

THAT Council direct Administration to create terms of reference and budget requests to add the following projects to Administration's 2026 workplan to be finalized along with the 2026 municipal budget:

- _____
- _____

BACKGROUND

The purpose of Planning Prioritization Policy C-322 is to provide a method by which projects are compared according to standard criteria, so that planning efforts are undertaken in an orderly manner. The list guides the phasing of development in alignment with the County's growth objectives, as determined by Council and the County's Municipal Development Plan (MDP).

Planning Project Prioritization Policy C-322 sets out scoring criteria to prioritize upcoming planning projects. Projects are scored against criteria in two categories:

Planning Context Criteria: These criteria evaluate the need for the project based on development pressure, achievement of higher-level planning vision/goals, integrity of servicing infrastructure, and impacts of extra-municipal policies or initiatives.

Strategic Criteria: These criteria evaluate the project's alignment with Council's Strategic Plan.

The projects are ranked by their final scores, and Council approves the final priority list annually. The list is intended to guide Council's decisions with respect to which planning projects should be undertaken. The list is presented to Council prior to Q2 annually so that it can inform Council budget decisions for the upcoming year.

Planning Project Prioritization Policy C-322 – Priority List – 2026

Several of the above criteria were informed by the Calgary Metropolitan Region Growth Plan. With the repeal of that Plan, the scoring criteria will likely need to be reviewed in the context of the upcoming new County MDP and any regional collaboration framework that will replace the Calgary Metropolitan Region Board (CMRB). Outside of Policy C-322, Administration will also be exploring alternative ways to sequence and budget for future area structure plans and other land use planning documents, in a way that is flexible to emerging development opportunities and a broader range of considerations.

ANALYSIS

2026 Ranking List

The 2026 ranking list, included as Attachment A, is presented for Council approval to set a preliminary direction on priority projects so that projects resourcing can be included in the 2026 budget. Administration scored projects according to the criteria set out in Schedule B and Schedule C of Policy C-322. Policy C-322 with the updated ranking list for 2026 projects is set out within Attachment A.

Following the approval of the Springbank Area Structure Plan, the Springbank Community Core Neighbourhood ASP was scored:

- Springbank Community Core Neighbourhood Area Structure Plan
  - The Springbank ASP was approved in March 2025, and it includes a project to do detailed planning for the Community Core area of Springbank to facilitate development of local-focused amenities.

There are seven projects for which terms of reference are currently being prepared for Council's consideration:

- Emerging Business Sector Strategy
- Langdon Servicing Technical Review Committee
- Kineticor Data Centre ASP
- Kalina Data Centre ASP
- Wild Rose Power Hub ASP
- Sunshine Road Business Live-Work ASP
- Range Road 282 Business Live-Work ASP

The ranking list in Schedule A of Policy C-322 is intended to be a guide to determine the general order in which projects should be undertaken; however, the criteria do not capture all potential circumstances and priorities of Council. Council may direct that any project be undertaken at any time, regardless of its position on the ranking list.

Project Resource Forecast

The planning policy team is currently working on eight land use policy projects. It is anticipated that the Conrich Future Policy Area project will be completed by the end of Q3 2024, at which time the team will shift focus to the greater Conrich ASP Review project. The Bearspaw ASP is expected to be completed by the end of Q3 2024, and those resources will be reassigned to upcoming projects for which Council has directed terms of reference be prepared. This means that the planning policy team is expected to be able to take on one new County ASP and one new developer-led project starting in early 2026, depending on the status of the existing projects in progress.

COMMUNICATIONS / ENGAGEMENT

No communication or engagement is required to approve the policy. The updated policy will be published on the County policies webpage for the public to view.

Planning Project Prioritization Policy C-322 – Priority List – 2026

IMPLICATIONS

Financial

There are no financial implications of Council's approval of the Policy C-322 priority list. Any projects Council approves resulting from the prioritization at this time would be funded via a budget adjustment request when the project is ready to be initiated.

STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Financial Prosperity	FP1: Successfully planning and managing tax revenues between residential and non-residential landowners	FP1.1: Residential/Non-Residential Assessment Split Ratio as set out in the Assessment Diversification Policy	The Policy includes a specific criterion to evaluate a proposed project's impact on the County's assessment ratio.
Thoughtful Growth	TG1: Clearly defining land use policies and objectives for the County –including types, growth rates, locations, and servicing strategies	TG1.2: Complete Area Structure Plans (ASPs) in alignment with the Regional Growth Plan and Council priorities	The Policy includes criteria that evaluate a proposed project against the objectives of Council priorities.

ALTERNATE DIRECTION

Alternate Direction

Council may amend Schedule A of Planning Prioritization Policy C-322 prior to approval.

Benefits
Council may be aware of issues that are not captured by the scoring criteria set out in Policy C-322.
If Council deems it necessary to adjust the priority list prior to approval, it may do so.

Disadvantages
The scoring criteria in Policy C-322 were designed to evaluate Council's strategic goals, along with planning need. Deviating significantly from the scoring outcomes may circumvent the intent of the Policy.

ATTACHMENTS

Attachment A: Proposed Planning Projects Prioritization Policy C-322

APPROVALS

Manager:	Dominic Kazmierczak, Executive Director, Community Services
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer