

ATTACHMENT C: INTERMUNICIPAL AND AGENCY REFERRAL

COMMUNITY	COMMENTS
<i>First Nations</i>	
Stoney Nakoda Nations (Bears paw, Chiniki, and Goodstoney First Nations)	No response.
Tsuut'ina Nation	No response.
<i>Municipalities</i>	
City of Airdrie	No response.
Town of Beiseker	<p>Thank you for providing the opportunity to comment on Rocky View County's Draft Municipal Development Plan (MDP). We appreciate the County's commitment to engaging the community in shaping the future of our region. Your efforts to gather public input are invaluable in ensuring the MDP reflects the needs and aspirations of residents.</p> <p>We are grateful for the chance to contribute to this important process and look forward to seeing how the feedback shapes the final plan.</p> <p>Following a thorough review by our council and input from both Palliser Regional Municipal Services and our village residents, we have compiled feedback to contribute to the refinement of the MDP.</p> <p><u>Under Section 3.0, (Vision and Goals – Goals)</u></p> <p>The Village of Beiseker would like to request that Tourism is added as a goal. The reason for this is because, on page 15 under Economic Opportunities, it mentions the following:</p> <p style="padding-left: 40px;">“The County benefits from various economic drivers including agriculture, tourism, manufacturing, logistics, and rail served industrial, supporting both local and export-oriented businesses.”</p> <p><u>Under Section 11.3, (Agriculture – Partnerships)</u></p> <p>The Village of Beiseker would like to request that Rocky View County include an additional policy in the new MDP, such as:</p> <p style="padding-left: 40px;">“A CFO exclusion area or separation distance as outlined in an intermunicipal Memorandum of Understanding (MOU).”</p> <p>Including this in the MDP would help formalize the setback distance identified in the MOU within a statutory planning document, increasing the likelihood that it would be considered by the NRCB during application reviews.</p> <p>Other considerations from the Draft MDP we feel could potentially affect the Village of Beiseker and/or surrounding areas:</p> <p><u>Under Section 5.0. (Managing Growth)</u></p> <p>Paragraph 6 Reads “The County must also remain flexible and supportive of new economic opportunities that emerge organically outside identified Growth Areas and established communities. Business Hubs provide this opportunity, by supporting strategic development at various scales that align with the broader economic development goals of the County”</p> <p style="padding-left: 40px;">An example of this is in the East Agricultural Area, the Beiseker Airport listed as CFV2 on Map1 page 16 could be identified as a Business Hub. There are opportunities for Highway Business Hubs along Primary Highway 9 on parcels that are already fragmented and therefore will not</p>

COMMUNITY	COMMENTS
	<p>impact prime agricultural lands. Some of these parcels exist within the Rocky View County/ Village of Beiseker MOU area.</p> <p><u>Under Sections 19.3 and 19.4. (Water, Wastewater, and Solid Waste - Partnerships)</u></p> <p>Collaborating with neighbouring municipalities on providing and maintaining integrated regional and local water, wastewater, stormwater and solid waste infrastructure and services.</p> <p>The Aqua 7 water supply line in northeast Rocky View that currently supplies water to the Town of Irricana and the Village of Beiseker is identified on Map 6 as a Subregional water Corridor with Regional Potential. This is one example of where Sections 19.3 and 19.4 could be applied. To date Rocky View County has not utilized any of its Aqua 7 water allocation or shown any interest in reallocation to other members of Aqua 7 when requested.</p> <p>We are grateful for the chance to participate in this important process and look forward to continued collaboration as the MDP progresses.</p>
The City of Calgary	Please see attached letter.
City of Chestermere	No response.
Town of Cochrane	Please see attached letter.
Town of Crossfield	<p>Thank you for the opportunity to review the County's draft MDP. The Town's comments are as follows:</p> <ul style="list-style-type: none"> • General: The document references the County Plan in some instances, will the new MDP also be called the County Plan? • p. 51 Confined Feeding Operations: We suggest that the role of the municipality and the province be clarified. The County Plan (2013) including some language that clarified this relationship, however, this language appears to have been removed in the new draft. NRCB approval officers are required to consider the land use provisions of municipal development plans and/or land use bylaws when they process permit applications for CFOs and manure storage facilities. Municipal development plans should describe the areas and locations where CFOs are not considered a suitable land use, consistent with the Agricultural Operation Practices Act (AOPA). The Town requests that the County review the proposed MDP policies on CFOs to ensure that any new CFOs are located appropriately. For example, Lethbridge County, which contains many CFOs, has very clear and specific language and mapping about the placement of CFOs in their MDP. • Policy 17.15: Please clarify the intent of this policy, particularly the conditions related to the deferral of reserves in urban fringes and intermunicipal development plan areas and when maximum density has not been obtained. We are looking for a better understanding of how this policy will assist with future land use and reserve planning. • Map 3: The County's North Central Industrial ASP (922 acres of industrial) is not represented as an employment area within the map nor is it referred to in the document. Map 1 of the current County Plan indicates the area as a regional business centre and highway business area as supported by the North Central Industrial ASP. Has the

COMMUNITY**COMMENTS**

County's intent in this area changed? Does this area fall under the "Business Hub" category? We suggest that this area be identified as an employment area or as an existing business hub in Map 3 considering the current ASP.

- P. 32 Business Hubs and Section 10: Business Hubs:
 - What is the difference between employment areas and regional business hubs? These areas have similar definitions and appear to be similar in scale and intensity, but a regional business hub does not appear to require the creation of a new Distinct Area Profile, which is required for employment areas as per Policy 5.4.
 - We suggest that any existing regional business hubs should be identified in Map 3.
 - It is understandable that the limited scope highway and local business hubs would be located more on a case-by-case basis, however, the language for regional business hubs suggests that large business areas could be developed at multiple, currently undefined locations. The qualifying criteria for a regional business hub includes proximity to population centres for employment and access to infrastructure and services. This language suggests a reliance on a neighbouring urban area(s) to provide the workforce and perhaps servicing for a regional business hub. A regional business hub adjacent to an urban community could have a major impact on that communities' ability to attract and retain business, especially for a smaller community such as Crossfield. We note that the policies in Section do not include language about how the County would collaborate or partner with a neighbouring community to ensure shared costs and benefits despite collaborating language being included in other areas of the MDP such as for agriculture, parks and recreation, transportation, emergency management etc. The Town would appreciate if the County would consider including specific language for the business hubs, and for the regional business hubs in particular, about how the County would partner with a neighbouring municipality to develop these areas.
- Policy 21.4: Further to the comments above regarding business hubs, this policy states the need to collaborate regarding Growth Areas, however, the County is not considering business hubs to be Growth Areas. We suggest that this policy should also include collaboration for business hubs.

Thank you again for this opportunity to comment on the County's new MDP, we look forward to a response and any further discussions.

Town of Irricana

No response.

Kananaskis
Improvement District

No response.

COMMUNITY	COMMENTS
Kneehill County	No response.
Mountain View County	Thank you for including us in your circulation. Mountain View County has no comments or concerns.
Municipal District of Bighorn	No response.
Municipal District of Foothills	No response.
Wheatland County	Wheatland County has no comments at this time.

Circulation Period: May 5, 2025, to June 9, 2025 (as per applicable Intermunicipal Development Plan policies).



June 04, 2025

City File: RV25-14

Department of Planning and Development
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

SUBJECT: Draft Municipal Development Plan (MDP)

Dear Kaitlyn Luster,

The City of Calgary appreciates the opportunity to review and provide comments on the proposed Municipal Development Plan and would also like to thank Rocky View County Administration for the opportunities to attend various lunch and learn sessions.

The City of Calgary appreciates Rocky View's commitment to collaborating on matters of regional importance and to effectively manage cross-boundary impacts between our municipalities. Key issues among these include ensuring that each municipality has an ability to grow and prosper while protecting source water and to plan for and coordinate servicing through geographically based population and employment projections.

The City maintains that these important shared interests can best be addressed through the development of updated Intermunicipal Development Plan(s) (IDPs) and through the development of an Intermunicipal Collaboration Framework (ICF). The development of these plans are a high priority for The City as they will enable our municipalities to clearly identify growth priorities, opportunities for equitable cost sharing, and a long-term vision benefiting both municipalities and our region. Further that once these plans are established, that consideration be given to amend our respective Municipal Development Plans to align with the IDPs and ICF.

It is our expectation, that in the spirit of intermunicipal cooperation, Rocky View will also place a priority for the development of these plans and jointly commence preparatory work this fall in order to kick off this work early in the new Council term.

Please contact me if you have any questions or require any further information.

Sincerely,

A handwritten signature in black ink that reads "K. Cave".

Kristine Cave

Planner 2, Regional Planning
City and Regional Planning | Planning & Development Services
The City of Calgary
C 587.576.4318 | E Kristine.Cave@calgary.ca



June 9, 2025

Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Attn: Kaitlyn Luster

RE: Rocky View County Draft Municipal Development Plan

Dear Kaitlyn,

The Town of Cochrane appreciates the opportunity to review and provide comments on the Rocky View County draft Municipal Development Plan.

The Town of Cochrane is supportive of the shift towards planning based on the Distinct Areas identified within the draft MDP, the establishment of Growth Areas and policy to guide development within the remainder of the County. The Town appreciates that there are various approved Area Structure Plans, Conceptual Schemes, etc. in place throughout the County and the need to plan around those existing documents.

There are items that the Town of Cochrane wanted to flag as more clarification is required to better determine their potential impacts.

- Conflicts between proposed policies of the draft MDP and the existing Area Structure Plans have been noted. The Town of Cochrane will need to see alignment of these prior to providing support as many developments are covered by existing ASPs or Conceptual Schemes.

An example of this is within the existing Cochrane North Area Structure Plan, which states that certain development types are required to connect to Municipal or regional water and sanitary disposal systems. However, within the draft MDP, the Cochrane North area is determined to be partially Country Residential Communities and partially Hamlet development. While new development within Country Residential Communities should connect to municipal services, the Hamlet development type within the MDP is silent on servicing requirements.

- Section 9.0 Hamlets is also silent on items that are included within the other Distinct Areas such as Commercial and Industrial Development, Transportation, Parks, Pathways and Recreation, Institutional and Community Uses and Municipal Servicing.
- The Town of Cochrane is perplexed with the definition of Fragmented Quarter Section.

Typically, a fragmented quarter is one where physical access is severed between two or more portions of the land, usually by way of things such as watercourses, railways, ravines, etc. Considering a quarter section that has 6 or more existing parcels as being fragmented, thus supporting further subdivision on those quarter sections, will allow further development within the agricultural areas of the County and further loss of agricultural land.

- Section 15.0 Institutional and Community Uses includes policy 15.4 that “Institutional and community uses should be located within Growth Hamlets”. With the vast area proposed as Country Residential Communities or Hamlets within the Cochrane North, Cochrane Lake, Bearspaw, Glenbow Ranch and Springbank areas, none of which are identified as Growth Hamlets, the resident populations within these areas should be triggering the development of school sites or other institutional and community uses.
- Policy 17.15 speaks to deferring all or a portion of reserves owing when parcels are located within the urban fringe or within an Intermunicipal Development Plan area. The Town is generally in favour of this direction, however it is not clear how this policy will align with existing Plans within IDP areas that identify reserve dedication.
- Policy 21.4 states that there should be collaboration with “neighbouring municipalities, First Nations, and Metis Nations to ensure Growth Areas are developed in a cohesive and efficient manner.” The Town feels this should extend to all lands that are adjacent to these stakeholders, not only Growth Areas.
- An overall area of concern for the Town of Cochrane are the implications that adjacent development could have on the Town, namely Town road infrastructure. Recent applications have identified upgrades to Town roadways that are triggered by proposed developments within the County. While the MDP does include policy on the ability to have developer funded extensions to the road network through contributions to the Regional Transportation Off-Site Levy, it is unclear whether this levy could fund identified upgrades within an adjacent municipality or what mechanism could be used.

Given the amount of Country Residential Communities that have already received approvals, the Town is supportive of policies such as B2.13, that when ASPs are undergoing review, where development potential is not being achieved as expected, there should be consideration to reducing the overall area dedicated to Country Residential development as well as updating the planning and design direction for new Country Residential developments. This is in addition to policies such as 12.21 that encourage new development to implement land conservation strategies such as smaller parcels and multi-lot clustering.

In closing, The Town of Cochrane thanks you for the opportunity to review and comment on the draft Rocky View County Municipal Development Plan. Overall, The Town is supportive of the direction within the MDP and looks forward to continuing discussions relating to area developments.

Sincerely,

Candace Banack

Candace Banack, RPP MCIP
Senior Planner

AGENCY	COMMENTS
Kineticor Asset Management LP	Please see letter.
Rocky View Schools	Please see letter.
TC Energy	Please see letter.
Trans-Northern Pipelines Inc.	<p>Thank you for providing Alberta Products Pipe Line Ltd (APPL) operated by Trans-Northern Pipeline Inc. with the Draft Municipal Development Plan (MDF) for Rocky View County. APPL currently operates two high-pressure petroleum products transmission pipeline within a 50-foot Right-of-Way (ROW) and 33 ft ROW travelling North to South on the Eastern property of Rocky View County.</p> <p>APPL recommends the addition of a section in the MDF to include the energy industry, specifically the Alberta Products Pipe Line which states the following:</p> <ul style="list-style-type: none"> • Right-of-Way shall be protected for current and future projected needs • Recognize that increased population growth may impact our pipelines and might drive our need to upgrade/replace pipeline portion. Early consultation recommended within 200m to recognize potential impacts on the pipeline industry, striving to avoid adverse impacts to energy infrastructure • AER Controlled Area of 30m from the pipeline, requiring authorization within this area • Setbacks to be determined based on the type of pipeline and stress level of the pipeline with consultation with the pipeline operator – recommended 10 m setback for above ground structures including trees, paving • Easements to be incorporated into development plans, recommending open spaces, walkways and not to be incorporated into individual lots. Consultation with operator and written consent for right-of-way or near the right-of-way <p>In addition, any development plans within the right-of-way will require a Crossing Agreement which can be requested by following the steps described near the end of this response.</p> <p>Please note that, APPL is regulated by the Alberta Energy Regulator. Part 42 of the Alberta Energy Regulator Pipeline Act, provides that:</p> <p>42 <i>No ground disturbance may be undertaken in the right of way for a pipeline without the approval of the licensee of the pipeline in accordance with the rules, or, if approval cannot reasonably be obtained from the licensee, without the approval of the Regulator.</i></p> <p>Should the applicant propose to cross the pipeline with a vehicle or construct a facility across, on, along or under the pipeline, the applicant would be required to contact Trans-Northern prior to commencement of their work to receive the required authorization. This process can be initiated through Utility Safety https://utilitiesafety.ca/submit-a-locate-request or 1-800-242-3447. A representative from Alberta Products Pipe Line Ltd. will attend on site mark the pipeline location, confirm safe work practices, and advise of any agreement requirements.</p> <p>Should the applicant require further information related to ground disturbance or crossing of the pipeline, they may contact Michelle Gruszecki, Property and Right-of-Way Administrator via email at: mgruszecki@tnpi.ca</p>

AGENCY	COMMENTS
	As always, Trans-Northern Pipeline Inc. appreciates being circulated development applications.
YYC Calgary International Airport	Please see letter.
<i>Province of Alberta</i>	
Alberta Health Services	Please see letter.
<i>Public Utility</i>	
TELUS Communications	Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities. Please note TELUS will need to review at the time of development as a URW may be required.
Enmax Power Corporation	We have no comments or objection to the Draft Municipal Development Plan.

Circulation Period: May 6, 2025, to June 4, 2025.



May 30, 2025

Gerrit Scheffel
Senior Regional Planner

Kaitlyn Luster
Senior Regional Planner

Rocky View County
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

**RE: Rocky View County Draft Municipal Development Plan Response
Kineticor Asset Management**

Thank you for the opportunity to provide comments on the draft Municipal Development Plan ("MDP") on behalf of Kineticor Asset Management LP. We are currently working in collaboration with Rocky View County ("RVC") Administration on the Kineticor Area Structure Plan (ASP), following Council's approval of the Terms of Reference on May 20, 2025.

We are strongly supportive of the draft MDP, and in particular, its introduction of Business Hubs as a means to enable flexible, innovative economic development outside of those areas designated for growth. Our project, the Rocky View Technology Park, aligns closely with the definition of a Regional Business Hub—a development situated at a strategic location that supports a specific, large-scale business with the potential to drive substantial economic growth. This Technology Park represents both a significant and long-term investment in Rocky View County.

We recognize and appreciate RVC for its forward-looking approach to economic development within the draft MDP policies. We look forward to continuing our collaboration with Administration to advance the Rocky View Technology Park in alignment with the vision of the new MDP.

Warm regards,

A handwritten signature in black ink, appearing to read "R. McKay".

Raymond McKay, P.Eng.
EVP Development and Operations
Kineticor Asset Management LP



June 23, 2025

Regional Planning
262075 Rocky Viewpoint
Rocky View County, AB, T4A 0X2

Sent via email to: GScheffel@rockyview.ca

ATTN: Gerrit Scheffel, Senior Regional Planner

Your File #: Municipal Development Plan – Phase 3 Update

Our Reference #: TCE_R250506-002AB

Thank you for sending B&A notice of the Rocky View County Municipal Development Plan update. B&A is the land use planning consultant for TC Energy in Western Canada. On behalf of TC Energy, we work with municipalities and stakeholders regarding land use and development surrounding their pipeline infrastructure to ensure that it occurs in a safe and successful manner.

Based on a review of the information provided, **TC Energy would like to express their gratitude for the inclusion of pipeline policies within the MDP.** The circulation of developments near pipeline infrastructure will ensure that development can occur in a safe manner. Having policy integration strengthens the Canada-wide Land Use Monitoring Program.

Please continue to send data requests, referrals, and any questions regarding land use planning and development around pipelines to tcenergy@bastudios.ca.

As a reminder, for any work within 30m of TC Energy's pipeline(s), please apply for Written Consent through <https://writtenconsent.tcenergy.com/>. Thanks again for providing us with the opportunity to provide comments on this project, and we look forward to working with you in the future.

Sincerely,

Oliver Prcic

Community Planner II | BA, MPlan, RPP, MCIP

(403) 692 4535 | oprcic@bastudios.ca

B&A | 2700 – 605 5 Avenue SW | Calgary, AB T2P 3H5 | www.bastudios.ca





2651 Chinook Winds Drive SW, Airdrie, Alberta T4B 0B4

403.945.4000 p 403.945.4001 f

www.rockyview.ab.ca

Jun. 05, 2025

Kaitlyn Luster, RPP, MCIP
Senior Regional Planner
262075 Rocky View Point
Rocky View County

RE: Comments on Rocky View County's Municipal Development Plan (MDP) Update.

Dear Ms. Luster,

Thank you for the opportunity to review and provide comments on Rocky View County's (RVC) Municipal Development Plan (MDP) update. Rocky View Schools (RVS) have completed our review, and we respectfully submit the following comments for your consideration:

- **Lack of School Site Planning:** The MDP appears to be largely silent on the critical need for school sites to support the educational requirements of RVC's future population. As educational infrastructure is foundational to sustainable community development, we recommend that school planning be more prominently addressed and prioritized within the MDP.
- **Need for Basic Guidelines at MDP Level:** While we understand that specific school site discussions are intended to occur at the Area Structure Plan (ASP) stage, we strongly suggest the inclusion of high-level guidelines in the MDP to ensure early and proactive school site planning. For example:
 - At least one school site should be identified and included in the first phase of an ASP and its corresponding conceptual scheme, enabling timely development in alignment with population growth.
 - Adequate school sites must be designated within Growth Hamlets and Hamlets to serve both local growth and surrounding country residential populations.
 - The need and number of elementary, middle, and high school sites should be assessed collaboratively with school boards during the ASP process.
 - Clear direction should be provided on aligning residential density with the appropriate number and type of school sites to ensure sustainable community development.
- **Section B2.5 – School Site Requirements:** This section should specify that the total number of school sites for each school board will be determined at the ASP stage which must be done in collaboration with the public school boards serving in RVC's jurisdiction. Calculations should be based on population density projections and anticipated growth from both the ASP area and surrounding communities containing students.

Although the specific site details can be finalized at the conceptual scheme stage, the general location and lot size **MUST** be determined at the ASP stage. Sites shall align with the transportation plans for both vehicular and regional active transportation opportunities and ensure the location is universally accessible for all county residents.

- **Section B2.5.1.g – Expand Scope of Amenities:** We recommend amending this section to explicitly include “public schools” as part of the essential community infrastructure, alongside parks, open spaces, and pedestrian connections.
- **Section B3.4 – School Site Integration in Conceptual Schemes:** This section should require the inclusion of at least one school site in the first phase of development, with a preliminary site layout (including drop-off areas) and designation of a school authority at the conceptual scheme stage.
- **Clarification on Reserve Lands Usage:** The current language in the MDP regarding reserve lands references their use for “parks, schools, etc.” We recommend clarifying this to specify “public schools,” to ensure alignment with the intent of provincial legislation and municipal practices.

We trust these comments will be helpful in enhancing the MDP and ensuring it supports the development of complete and sustainable communities. Please do not hesitate to contact us should you require clarification or further input.

Sincerely,



Navi Sunkaranam
Director of Planning and Capital Projects



June 11, 2025

Planning & Development
262075 Rocky View Pt
Rocky View County, Alberta
T4A 0X2

Subject: Response to Draft Municipal Development Plan – Impacts on Calgary International and Springbank Airports

Dear Kaitlyn Luster:

As a stakeholder with a vested interest in the sustainable development and economic vitality of the Calgary region, including Rocky View County's success, I am writing to provide feedback on Rocky View County's draft Municipal Development Plan (MDP), with particular attention to its potential impacts on Calgary International Airport (YYC) and Springbank Airport (YBW).

Both YYC and YBW are critical components of Alberta's transportation infrastructure. YYC serves as a major international gateway, supporting millions of passengers (18.9 million in 2024) and significant cargo operations annually, while YBW plays a vital role in general aviation, flight training, and emergency services. Both airports contribute substantially to the regional economy and are governed by strict federal regulations regarding airspace, noise exposure, and land use compatibility.

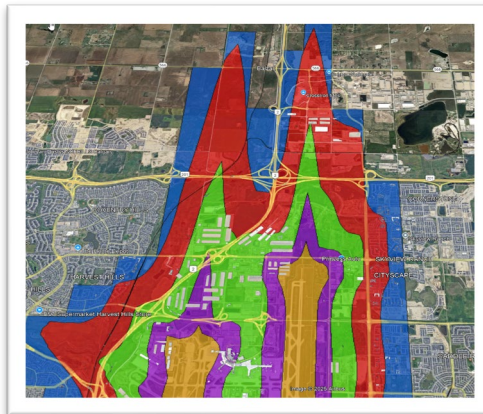
It is essential that the future vision of Rocky View County be harmonized with the operational realities and long-term planning frameworks of YYC and YBW. In particular:

1. **Preserve and Respect Airport Vicinity Protection Areas (AVPAs):** Development within AVPAs must be carefully managed to prevent land use conflicts, especially those related to noise-sensitive uses such as residential, institutional, and recreational developments.
2. **Ensure Intermunicipal Coordination:** Given the proximity of both airports to Calgary and other municipalities, ongoing consultation with the Calgary Airport Authority (now known as Calgary Airports), Nav Canada, and Transport Canada is critical to ensure that development policies reflect current and future operational needs to avoid fragmented or conflicting land use decisions.
3. **Protect Airspace and Flight Paths:** Tall structures, lighting, and land uses that attract birds or interfere with navigation systems must be rigorously evaluated to ensure they do not compromise aviation safety.
4. **Support Compatible Economic Development:** The MDP should encourage industrial, commercial, and logistics uses near the airports that benefit from the proximity to air transportation while remaining compatible with airport operations.

Rocky View County has a unique opportunity to lead regional planning that supports both vibrant communities and critical infrastructure. Calgary Airports respectfully request that the final MDP incorporate stronger policies and guidelines that safeguard the functionality and future growth of YYC and YBW.

Noise Exposure

Rocky View County is in proximity to the Calgary International Airport. The County, along with prospective landowners and developers are encouraged to follow acoustical requirements as set out in the Alberta Building Code for areas within Airport Vicinity Protection Areas when constructing new buildings.

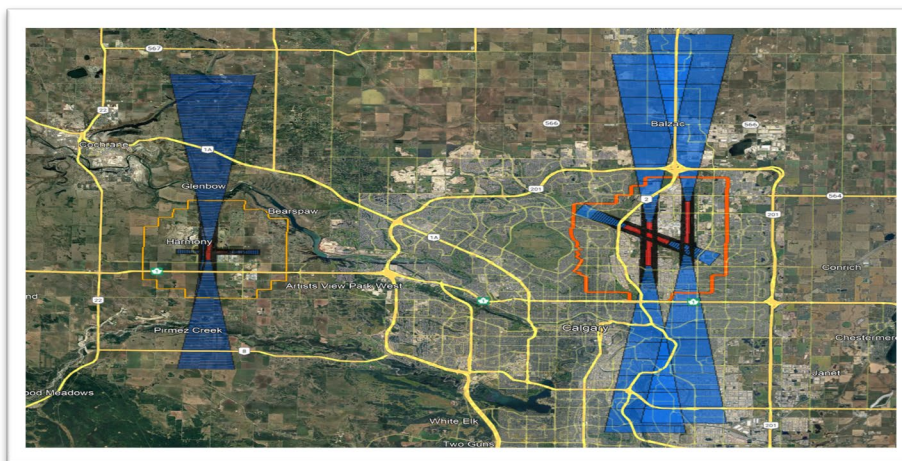


Calgary International Airport Zoning Regulations

Balzac East and West are located within the Runway Approach Surfaces as defined in the Calgary International Airport Zoning Regulations and is therefore subject to regulated height restrictions.

Springbank Airport Zoning Regulations

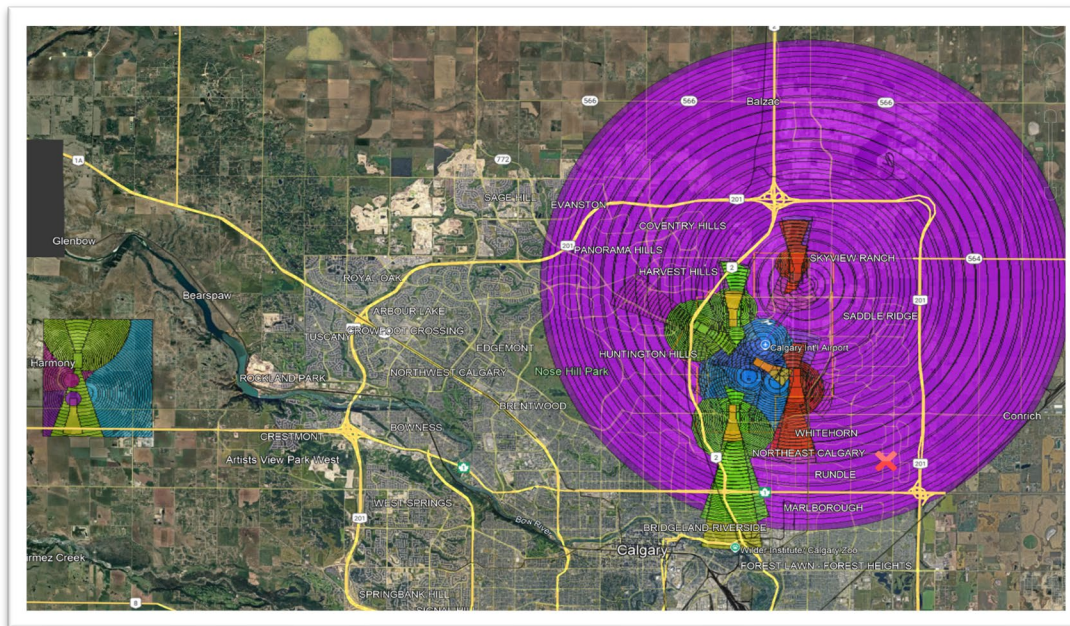
The Obstacle Limitation Surfaces as defined in the Springbank Airport Zoning Regulations, should be considered in any development surrounding the airport, as these areas are subject to regulated height restrictions.



CALGARY
INTERNATIONAL
AIRPORTAÉROPORT
INTERNATIONAL
DE CALGARY

Electronic Zoning Regulations

Rocky View County is affected by the Electronic Facilities Protection Area Zoning Plan for both YYC and YBW. Structure height limits exist in these areas and must be adhered to.



Land Use in the Vicinity of Airports

Any development should ensure compatibility to the land use recommendations and guidelines as set out in TP1247 – *Land Use in the Vicinity of Airports*.

If you have any questions or require further information regarding these comments, please do not hesitate to contact referrals@yyc.com.

Yours truly,

Karen McGovern
Development Coordinator

Cc: Chris Miles, Calgary Airport Authority
Rob Bachart, Calgary Airport Authority
Larry Stock, Calgary Airport Authority
Ola Pajak, Calgary Airport Authority



Healthy Albertans.
Healthy Communities.
Together.



May 6, 2025
Rocky View County
C/O – Kaitlyn Luster
Principal Planner
Sent via email to: kluster@rockyview.ca

**RE: Rocky View County's Draft Municipal Development Plan.
Request for Written Comments**

Thank you for providing Alberta Health Services, Environmental Public Health (AHS-EPH) with the opportunity to review Rocky View County's Draft Municipal Development Plan (MDP) from a public health perspective. In addition to the traditional areas of public health concern (such as required water and sewer infrastructure and the assessment of contaminated lands) the physical design features of a community also have the potential to impact health from a chronic disease perspective.

AHS-EPH endorses the use of an evidence-based public health approach to designing healthy communities. Prioritizing the **neighbourhood design, transportation networks, natural environments, food systems and housing** in your planning and development process will help make your communities and residents healthier.

More information can be found on the AHS Healthier Together, Building Healthy Communities website. This can be considered a virtual gathering place to access AHS-based resources and tools.

AHS-EPH is available to support your municipality where possible and to build a strong working relationship as the County continues to grow and develop with the needs of its' residents. After having a chance to review the draft MDP we offer the following comments and observations for the municipality to review:

General Notes, observations, and traditional public health areas:

- Please note that we have no objections or concerns with the MDP as presented today. Overall, it provides a good baseline for future growth and development.
- Rocky View County has developed a community vision with overarching elements for guidance; Policy goals include Focused Growth and Effective Services, Celebrate the County's Diverse Communities and Lifestyles, Support Agriculture, Maintain Health Land and Water and to Grow Our Business Community. AHS-EPH supports these associated concepts and ideas that address community-identified priorities,

Airdrie

Airdrie Public Health Centre
604 Main Street South
Airdrie, AB T4B 3K7
Phone: 403-943-2288

Banff

Banff Health Centre
303 Lynx Street
PO Box 1266
Banff, AB T1L 1B3
Phone: 403-762-2990

Calgary

Southport Atrium
10101 Southport Road SW
Calgary, AB T2W 3N2
Phone: 403-943-2288

Canmore

Canmore Public Health
#104, 800 Railway Avenue
Canmore, AB T1W 1P1
Phone: 403-678-5656

Cochrane

Cochrane Community
Health Centre
60 Grande Boulevard
Cochrane, AB T4C 0S4
Phone: 403-851-6171

High River

High River Public Health
310 Macleod Trail SW
High River, AB T1V 1Z5
Phone: 403 943-2288

Okotoks

Okotoks Public Health Centre
11 Cimarron Commons
Okotoks, AB T1S 2E9
Phone: 403-943-2288

Strathmore

Public Health Building
650 Westchester Road
Strathmore, AB T1P 1H8
Phone: 403-361-7200

Toll Free: 1-855-943-2288

www.albertahealthservices.ca/eph.asp



Healthy Albertans.
Healthy Communities.
Together.



including public safety, park and natural areas, social connectiveness, diverse economic growth with housing types that support a variety of demographics and housing needs.

- The concept of crime prevention through environmental design is one planning example that could be adopted by Rocky View County to support such a community vision.
- We encourage Rocky View County to continue to find ways to strengthen their connection, advocacy, and collaboration with relevant and identified agencies to implement these goals effectively and efficiently.
- Rocky View County's vision for managed growth & development states "Focus development into areas identified for growth and encourage efficient service levels compatible with County needs and economic goals." AHS-EPH encourages this vision as it will be beneficial to community wellbeing, the environment and economy.
- Rocky View County is looking to ensure that a wide range of affordable and accessible community services are provided for County residents. AHS-EPH highly supports municipalities being as diverse as possible in providing community needs for social service, health care, extended health care, seniors health care and childcare services.
- It is noted that policies for municipal Infrastructure services for new developments "should connect to piped servicing for water and wastewater, to ensure efficient use of infrastructure and resources", AHS-EPH supports this consideration before any land use decisions to support future development are implemented.

As will be highlighted and discussed in more detail below in the Healthy Community by Design (HCBD) section, investing in health and supporting/advocating for programs, initiatives and services that enhance the physical, mental, and social wellbeing of residents of Rocky View County can have long lasting impacts on the overall health of a community.

Healthy Communities by Design (HCBD) Highlights:

Local community planning and design directly affect health and well-being. Communities can support the prevention and management of chronic health conditions by creating healthier places for people to live, work and play. Healthy community design creates stronger social connections; prevents injuries, chronic diseases, and cancer; and makes your community safer and more resilient by promoting healthy lifestyle choices. Healthy community design can also have social and economic benefits. As indicated above, prioritizing the five pillars of **neighbourhood design, transportation networks, natural environments, food systems and housing**

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in your planning and development process can help make your communities and residents healthier. We encourage you to keep these pillars and concepts in mind during your planning and development decision making.

Neighbourhood Design:

Healthy neighborhood design is facilitated by land use decisions which prioritize complete, compact, and connected communities where people can live, work and play. It is also where physical, mental, and social health are supported through access to social supports and amenities to meet daily needs. This concept would support healthy neighborhood design by:

- Having new developments linked to existing active transportation. This supports physical connectivity, which then fosters social connectedness and strengthens access to existing services.
- Including growth goals that optimize existing infrastructure, helping create compact walkable communities designed for safety and security. This includes Incorporating Crime Prevention through Environmental Design (CPED) which improves quality of life overall including feelings of safety and guardianship.
- Creating Infill development policies. Infill development preserves important land to maintain scenic landscapes, agriculture as an economic mainstay, and natural and environmental assets. Additionally, infill development creates walkable communities, reducing the reliance on the automobile as a means of transportation. This improves air quality and reduces greenhouse gas emissions as more compact development can minimize trip frequency and reduce driving (University of Delaware, n.d.).

Transportation Networks:

Prioritizing infrastructure to support active transportation modes can increase physical activity and reduce environmental impact. Connected, safe and accessible routes provide healthy mobility options for all. The plan identified how it would support healthy transportation networks by:

- “An integrated transportation network shall be provided, including sidewalks, pathways, trails and roads at the local and regional scale.” Acknowledging that active modes of transportation help build health and exercise into daily routines, help to create a strong sense of community, and reduces the greenhouse gas emissions related to transportation by reducing vehicle volumes and maximizing the effective use of existing infrastructure (City of Edmonton, 2009). It also helps achieve equity objectives

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by providing physically, economically, and socially disadvantaged people with basic mobility methods (Litman, 2013).

- Having the required infrastructure to support active transportation: such as ongoing maintenance, benches, lighting, and bus shelters. Infrastructure that creates walkable, cycle-friendly cities supports the creation of a healthy, barrier-free, age friendly and safe city where active modes are a preferred transportation choice (City of Edmonton, 2009).

Natural Environments:

Access to natural areas promotes physical activity, social interactions, and mental health. Green spaces can improve air quality and reduce climate impacts, supporting a healthy and resilient ecosystem. The plan identified how it would support healthy natural environments by the goal:

- “To protect, maintain, and connect with our natural environment with development outcomes that minimize and mitigates impact to Environmental Areas and to connect communities through a network of parks, pathways and open space.” Research supports a strong relationship between exposure to nature and the reduction of negative health effects, including stress and chronic disease (BC Centre for Disease Control, 2018).

Food Systems:

Healthy eating is more than individual choice and is influenced by local policies and environments. A healthy, resilient local food system includes accessible, affordable, safe food options. Concepts used to identify and support healthy food systems include:

- Exploring urban agriculture through expansion of community gardens and edible landscapes in public open spaces for example. Multi-component community-wide interventions that promote and support healthy food and beverage choices in the community are essential. These interventions may include policies that increase the availability, affordability and accessibility of healthy foods and beverages (AHS, 2019). Community gardens may also have a positive impact on participants' mental and social well-being. Other benefits may include community empowerment leading to positive changes within the neighborhood and improved safety of the area around the garden (Armstrong, 2000).
- Exploring strategies to increase local food security and local food production, as well as looking at programs to teach the community how to grow their own food. Supporting a range of food programs

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that promote self-reliance and social justice for diverse populations can contribute to a healthy, equitable food system (Rideout, 2017).

Housing:

The design, quality, and affordability of diverse housing options has a critical influence on health and well-being. Diverse housing options help to meet the needs of all, including vulnerable populations. The plan identified how it would support healthy housing by:

- Providing a variety of housing options which may include apartments, condominiums, townhomes and/or rowhomes within identified County Growth Hamlets. Mixed housing models have been found to improve housing conditions, community attractiveness and the stigma of subsidized housing (CMHC, 2019).

Climate Resiliency:

Although not a separate HCBD pillar on its own, there is an inter-relationship between climate resiliency in a community and the five pillars of HCBD. Climate resilient strategies can help communities minimize the effects of climate change on public health while reducing the economic impact on municipalities.

These strategies all interact and play a role in community design, housing, and natural environments, having positive impacts on the physical, social, and mental health and wellbeing of residents, especially the most vulnerable populations. The strategies also help reduce the potential severe negative impacts that can affect a community and municipality, such as extreme weather events (floods, drought, extreme heat, and fire). See some examples your county may have interest in.

- Having a climate-based risk assessment of the towns infrastructure to identify areas for adaptation interventions and to factor in climate change to innovative designs.
- Looking at renewable energy alternatives
- Having energy efficient designs and best construction practices in new and existing municipal buildings and incentive programs for green building construction and renovations.
- Ensuring decision making is done through a climate change lens.
- Incorporating FireSmart principles in new ARP's and all new developments.

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- Including climate resilient stormwater management such as green roof/walls, pervious pavement, rain gardens and xeriscaping/bioswales

Thank you for the opportunity to review and provide feedback on Rocky View County Draft MDP and to highlight areas of the plan where there would be huge positive public health impacts to residents, the community as a whole and the environment.

These are areas that AHS-EPH support and encourage. As you work to implement the MDP and any associated ARP's, ASP's Outline Plans etc. we continue to be willing to help in providing referral comments and consulting on both conventional public health and HCBP concepts going forward.

Sincerely,

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