

## **PLANNING POLICY**

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<b>TO:</b>	Council	
<b>DATE:</b>	May 11, 2021	<b>DIVISION:</b> 4, 5, & 6
<b>TIME:</b>	Morning Appointment	
<b>FILE:</b>	1011-100	<b>APPLICATION:</b> N/A
<b>SUBJECT:</b>	Bylaw C-8164-2021 Wheatland County and Rocky View County Intermunicipal Development Plan	

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### **POLICY DIRECTION:**

Direction for the preparation of this Intermunicipal Development Plan (IDP) came from the *Municipal Government Act (631)*, which required municipalities with shared boundaries to develop an IDP and mandated the minimum requirements of an IDP. In December 2019, Bill 25 was introduced which amended the MGA section 631 by providing municipalities the option to opt-out of developing an IDP if both municipalities agreed. Rocky View County and Wheatland County decided to proceed with developing an IDP as it affirms the relationship between the municipalities and strengthens governance over land use along the shared boundary. Wheatland County and Rocky View County Councils adopted the Terms of Reference (TOR) on June 26, 2018 to guide the preparation of the IDP.

### **EXECUTIVE SUMMARY:**

Administration is presenting for Council's consideration the Wheatland County and Rocky View County. The IDP aims to minimize land use and development conflicts, facilitate collaboration and communication, and outline resolution processes for issues that may arise within the 1.6 kilometre area adjacent to the shared municipal boundary.

The IDP was prepared in accordance with the *Municipal Government Act*, the Calgary Metropolitan Region Interim Growth Plan (IGP), the County Plan (2013), and the Terms of Reference (2018). Administration considers the proposed IDP to be in alignment with these documents.

In the process of developing the IDP, public engagement was completed to ensure comprehensive feedback was collected and incorporated. The resulting proposed IDP establishes the policy framework to guide collaborative planning for lands on either side of the shared municipal boundary.

### **ADMINISTRATION RECOMMENDATION:**

Administration recommends approval in accordance with Option #1.

### **OPTIONS:**

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|------------|-----------|---|
| Option #1: | Motion #1 | THAT Bylaw C-8164-2021 be given second reading.   |
|            | Motion #2 | THAT Bylaw C-8164-2021 be referred to the Calgary Metropolitan Region Board for approval. |
| Option #2: |           | THAT application Bylaw C-8164-2021 be refused.  |
| Option #3: |           | THAT alternative direction be provided.   |



## **BACKGROUND:**

The IDP has been prepared in accordance with Section 631 of the *Municipal Government Act*, which allows municipalities with shared boundaries to decide whether to develop an IDP and outlines the minimum requirements of the IDP contents. Wheatland County and Rocky View County decided to proceed with developing the IDP in June 2018; both Councils approved a Terms of Reference to guide the preparation of the plan. The IDP was prepared jointly by Rocky View County and Wheatland County, and received oversight from a review committee consisting of Councillors and senior administration from both municipalities. On March 23, 2021 Rocky View County Council granted first reading to Bylaw C-8164-2021 and Wheatland County Council granted first reading to the Bylaw on April 20, 2021; no changes have been made since that time.

## **PLAN PREPARATION:**

The IDP was prepared over a series of four stages with input from Wheatland County and Rocky View County administration, review from the joint Intermunicipal Review Committee (IMC) at each stage, and input from the public.

The four stages included:

- Stage 1: Research, analysis, and stakeholder input
- Stage 2: Draft IDP and review of the IDP by the Review Committee
- Stage 3: Public review of the IDP to receive suggestions and representations
- Stage 4: IDP approval process

The IDP is undergoing stage 4 as Administration seeks Council's consideration of the IDP and Bylaw C-8164-2021 for second reading and referral to the CMRB for review.

## **PUBLIC ENGAGEMENT:**

To support to development of the IDP, the County conducted initial stakeholder consultation. The consultation included engagement sessions with Councils from each County and meetings with the IMC. Adjacent landowners were notified of the IDP and all residents who provided feedback were contacted by administration to discuss the process, purpose, and anticipated outcomes. This feedback was used to ensure the IDP presented a unified vision that would reflect the needs of Wheatland County and Rocky View County Councils' and residents.

Once a comprehensive draft IDP was completed, Wheatland County and Rocky View County sent notices to all affected landowners informing them of the draft IDP and encouraging feedback. The draft IDP was made available to the public through the County's website to allow residents to thoroughly review the document, ask questions, and provide comments on the draft document.

In Rocky View County, notification of the draft IDP was circulated to 480 adjacent landowners with one response received. The response has been included in Attachment 'B.' The IDP was also circulated to internal and external agencies; no adverse comments were received.

## **POLICY DIRECTION AND SUPPORT:**

### ***Municipal Government Act (MGA)***

The IDP was prepared in accordance with Sections 631, 636, and 638.1 of the MGA. Section 631(2) allows neighbouring municipalities to decide whether to adopt an IDP; Rocky View County and Wheatland County decided to develop an IDP to formalize the relationship between the municipalities and provide a framework for collaborative planning. Should municipalities decide to prepare and adopt an IDP, the MGA mandates that the IDP address the following items:



- Future land use;
- Future development;
- The provision of transportation systems;
- Intermunicipal co-ordination of physical, social, and economic programs;
- Environmental matters; and
- Provisions of services.

The IDP addresses these items and aligns with the MGA through specific policies to guide land use, development applications, transportation, the environment, and servicing within the IDP area. More generally, the IDP addresses the requirements of the MGA by providing a framework to support consultation and coordination, to address land use concerns, and outline a process for dispute resolution.

Sections 636 and 638.1 outline the requirements for statutory plan preparation and the consistency of plans respectively; the Wheatland County and Rocky View County IDP aligns with these requirements.

### ***Interim Growth Plan***

The proposed IDP was prepared in accordance with the Calgary Metropolitan Region Board's (CMRB's) Interim Growth Plan.

The IDP has been drafted to provide a mechanism to guide development that aligns with the three principles of the IGP, which are to:

1. Promote the integration and efficient use of regional infrastructure;
2. Protect water quality and promote water conservation; and
3. Encourage efficient growth and strong and sustainable communities.

**Section 3.2 of the IGP provides region-wide policies that apply to all development types and regionally significant corridors.** This section promotes collaboration between adjacent municipalities through different methods such as joint planning circulation and review of technical studies, structured engagement, and mediation or dispute resolution where necessary. Section 3.2 also includes policies to protect regionally significant assets such as source water, wetlands, and regional infrastructure, services, and facilities.

The IDP recognizes these region-wide requirements and others in the IGP and establishes a framework for Wheatland County and Rocky View County to collaborate to ensure regionally significant assets are addressed to the benefit of all parties.

Note that CMRB approval of the IDP is required prior to adoption. As such, if Council grants second reading, the document will need to return for third reading following any CMRB approval.

### ***County Plan***

The County Plan provides a framework of goals, policies, and actions that aim to balance the County's rural and agricultural character with residential, recreational, and business opportunities. Given the largely agricultural nature of the area, the IDP has been drafted to enhance the communication and collaboration between Wheatland County and Rocky View County, and considerations regarding growth and development have been deferred to the existing Municipal Development Plans as currently adopted by both Counties.

The County Plan establishes six principles to guide development in the County: *Growth and Fiscal Sustainability, Environment, Agriculture, Rural Communities, Rural Service, and Partnerships*. The IDP



respects these principles by allowing both municipalities to “retain local autonomy for decision making within their municipal jurisdiction” while agreeing to operate in an open and transparent manner.

The IDP recognizes the importance of balancing local expertise with the needs of the residents in each County and includes policies to guide joint use servicing agreements within the IDP area. This aligns with section 27 *Intergovernmental Relationships*, which aims to foster positive relationships and effective communication with adjacent municipalities, and to work together to “extend the range of facilities and services available to residents.”

#### **PLAN CONTENT:**

The Wheatland County and Rocky View County IDP provides the policy framework to guide collaborative planning and decision making regarding lands along the common border between the two municipalities. The IDP outlines procedures that will provide clarity between Wheatland County and Rocky View County administration to ensure the planning processes and implementation requirements are understood and executed.

The IDP aims to achieve the following goals:

1. Maintain the local autonomy of each municipality responsible for decision making within their municipal jurisdiction;
2. Ensure the long-term compatibility of future land uses within both municipalities;
3. Recognize the importance of agricultural land uses in both municipalities and continue to support the preservation of agricultural land except where statutory plans support non-agricultural uses;
4. Establish plan administration, amendment, and dispute resolution procedures to ensure the plan is amended and implemented fairly as both municipalities evolve; and  
Identify items of importance to both municipalities and any items that may be mitigated through the policies of this Plan. Significant items include:
  - agricultural activities
  - economic development
  - the environment
  - resource extraction
  - industrial development
  - energy development
  - transportation and infrastructure.

The IDP benefits municipalities and their residents by:

1. Reinforcing and protecting both municipalities’ development philosophies and goals while mitigating the potential for future intermunicipal conflict;
2. Ensuring development for both municipalities occurs in an orderly, economic, efficient, and harmonious manner that is sustainable by considering existing development conditions and future municipal goals; and

Ensuring that any land-use changes and development are discussed between the counties and landowners to achieve mutually beneficial solutions.



ROCKY VIEW COUNTY

**ADDITIONAL CONSIDERATIONS:**

None at this time.

Respectfully submitted,

"Brock Beach"

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Acting Executive Director  
Community Development Services

RE/sl

Concurrence,

"Kent Robinson"

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Acting Chief Administrative Officer

**ATTACHMENTS**

ATTACHMENT 'A': Bylaw C-8164-2021 and Schedule 'A'

ATTACHMENT 'B': Public Submissions