



PLANNING POLICY

TO: Council
DATE: September 14, 2021 **DIVISION:** 4
FILE: 1015-450 **APPLICATION:** N/A
SUBJECT: Update on proposed Bylaw C-8172-2021 (Shepard Industrial Area Structure Plan)

POLICY DIRECTION:

Direction for preparation of this Area Structure Plan (ASP) came from the Terms of Reference adopted by Council on July 28, 2020; the ASP has been prepared in accordance with that specific Terms of Reference and with Section 633(1) of the *Municipal Government Act* (MGA). The proposed ASP was assessed against the Interim Growth Plan (IGP), Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), the County Plan, and Land Use Bylaw.

EXECUTIVE SUMMARY:

On June 29, 2021, Council held a public hearing to consider the proposed Shepard Industrial Area Structure Plan. The public hearing was closed and the following motion was passed:

MOVED by Councillor Schule that further consideration of Bylaw C-8172-2021 be referred to Administration for further dialog with the City of Calgary on matters including:

- *Cost and revenue sharing options;*
- *Potential amendments to the Rocky View County / City of Calgary Intermunicipal Development Plan; and*
- *Joint planning endeavors including a potential joint planning area;*
- *Rocky View County supports non-residential development in principle and also is supportive of collaborative planning with our neighbours to this end;*

AND THAT Administration report back by the September 14, 2021 Council meeting.

Since that time, Administration has worked with City staff to discuss the items as directed. Meetings were held on July 22, August 5 & 11, and a final meeting is scheduled for September 9. Calgary Administration indicated that it does not have the direction to engage on the points of the motion (joint planning, cost and revenue sharing, IDP amendments, etc.); the City remains fundamentally opposed to the County proposing development within a Calgary Industrial Growth Corridor, as identified in the Rocky View County / Calgary Intermunicipal Development Plan.

Calgary Administration did highlight the mediation process that may be forthcoming between the two municipalities, and the opportunity that this may provide to examine broader intermunicipal matters. Although the timing and scope of this potential mediation are yet to be defined, both Administrations discussed how the wider mediation process could aim at improving the intermunicipal relationship at a political level, set principles and priorities for established and proposed growth areas, and examine agreements around joint service and infrastructure cost-sharing. This may confirm an overall approach on proposals such as the Shepard Industrial ASP.

Administration Resources

Jessica Anderson, Planning Policy



The City indicated that due to City Council's availability, a formal written response outlining Calgary's position will not be available until September 13th or later. Therefore, this report is intended as an update and further options may be presented to Council if a letter is received confirming the City's formal position (as directed by City Council).

ADMINISTRATION RECOMMENDATION:

Administration recommends that Council receive this update as information and be directed to continue discussions with the City in accordance with Option #1.

OPTIONS:

Option #1: Motion #1 THAT the update on proposed Bylaw C-8172-2021 (Shepard Industrial Area Structure Plan) be received as information.

 Motion #2 THAT Administration be directed to continue discussions with the City of Calgary on the Shepard Industrial Area Structure Plan and report back to Council once a formal position is established by the City.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Brock Beach"

"Kent Robinson"

Acting Executive Director
Community Development Services

Acting Chief Administrative Officer

JA/lt