

## PLANNING

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**TO:** Council  
**DATE:** September 13, 2022  
**FILE:** 1013-136  
**SUBJECT:** Request for Decision: Municipal Development Plan

**DIVISIONS:** All  
**APPLICATION:** N/A

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### DISCUSSION:

A Terms of Reference for a comprehensive review of the County's existing 2013 Municipal Development Plan (MDP) was approved by Council in January 2019, and preparation of a new draft MDP was undertaken over the following two years. On March 9, 2021, the draft MDP bylaw (C-8090-2020) was given second reading, and Council directed Administration to refer the Plan to the Calgary Metropolitan Region (CMRB) for consideration. The CMRB refused the County's application to approve the new MDP on July 23, 2021.

On December 14, 2021, Council passed the following motion:

*“THAT further consideration of Bylaw C-8090-2020 be tabled until Council has determined its strategic direction on growth within the County, and until a decision has been rendered by the Minister of Municipal Affairs on approval of the draft Regional Growth Plan.”*

Further direction was given by Council at that meeting for Administration to present a report to Council within two months of the Minister's decision that assesses the impacts of the Regional Growth Plan (RGP) on the development of the MDP.

Administration reviewed the current draft MDP against the approved Regional Growth Plan and found that there are significant conflicts between the two documents. The draft MDP identifies several proposed County growth areas that are not supported as Preferred Growth Areas within the Regional Growth Plan. The goals, objectives, and policies of the draft MDP were also drafted to accord with the now superseded Interim Growth Plan and, therefore, do not cover some of the new requirements of the Regional Growth Plan. As one example, the Growth Plan (Section 3.3.2) states that MDPs are required to map Environmentally Sensitive Areas in the County and to create policies around these areas. The current MDP draft does not meet this requirement.

Taking into account the disparity between the draft MDP and the Regional Growth Plan, Administration recommends that the Terms of Reference for the project be rescinded. It is further recommended that new Terms of Reference are brought forward for Council's consideration to guide the creation of an MDP that better reflects the requirements of the Regional Growth Plan and this Council's current strategic direction.

The replacement Terms of Reference would emphasize appropriate use of any items resulting from work completed in the previous creation of the draft MDP; this may include stakeholder feedback, technical studies and drafted policies. The Terms of Reference would also define the project lead and team; it is suggested that Administration could manage the overall project with support from consultants to undertake key project tasks, and that Council would be engaged through frequent workshops and updates as occurred in the previous MDP review project.

With respect to potential project timelines, Policy 3.1.11.1 of the Regional Growth Plan compels all member municipalities to update their MDPs to align with its direction within three years of the Minister's decision on the Regional Growth Plan. This would partially guide the project schedule that would be set out within the proposed Terms of Reference. Early commencement of a new MDP

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### Administration Resources

Dominic Kazmierczak, Planning



project would increase the likelihood that the County meets this timeline established in the Growth Plan, and that the document is successfully completed prior to the end of Council's current term. Administration considers that it would have capacity to draft Terms of Reference for presentation to Council by the end of 2022, and that if those terms were approved by Council, the project could be commenced in the first quarter of 2023.

### **BUDGET IMPLICATIONS:**

Due to the scale of the amendments required to the MDP, and the further public engagement required, Administration suggests that anticipated resources for the project cannot be absorbed within Administration's current staffing and operational budget. A budget adjustment would therefore be required to accompany the Terms of Reference and would be prepared based upon retaining consultant support for the project.

### **STRATEGIC OBJECTIVES:**

An overarching theme of Council's Strategic Plan is to support responsible growth and to implement a vision for growth through a clear planning framework. Similarly, a strategic objective is to guide the County's growth pattern in an orderly and economically sound manner that aligns with regional planning.

The MDP is the principal statutory planning document that guides overall growth in the County and directs the composition of community planning documents. It is important that this key document establishes a clear direction for growth based upon a sound evidence base of fiscal modelling, technical reviews, and land use inventory assessments. To be successful, the MDP is required to align with the Regional Growth Plan and its wider vision for the County in supporting regional infrastructure, growth and services.

### **ADMINISTRATION RECOMMENDATION:**

Administration recommends approval in accordance with Option #1.

### **OPTIONS:**

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| Option #1: | Motion 1 | THAT the County Plan Amendments Comprehensive Review Terms of Reference, approved by Council on January 22, 2019, be rescinded.   |
|            | Motion 2 | <p>THAT Administration be directed to prepare a new Terms of Reference and budget adjustment for a comprehensive review of the County's Municipal Development Plan (County Plan) for presentation to Council no later than December 13, 2022. The Terms of Reference shall include sections to guide:</p> <ul style="list-style-type: none"> <li>• the project vision and goals;</li> <li>• the project manager and project team;</li> <li>• a project schedule and phasing;</li> <li>• stakeholder and community engagement;</li> <li>• the project deliverables;</li> <li>• alignment with higher order statutory plans, including existing Intermunicipal Development Plans and the Calgary Metropolitan Region Growth Plan; and</li> <li>• appropriate use of previous work completed, and stakeholder feedback received, in preparing the draft Municipal Development Plan Bylaw C-8090-2020.</li> </ul> |



Option #2: THAT alternate direction be provided.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

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Acting Executive Director  
Community Services

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Chief Administrative Officer

DK/rp

**ATTACHMENTS**

ATTACHMENT ‘A’: County Plan Amendments Comprehensive Review Terms of Reference.  
ATTACHMENT ‘B’: Draft Municipal Development Plan Bylaw C-8090-2020.