

**Letter from City of Calgary Administration to Rocky View County Administration with respect  
to Bylaw C-7665-2017**



April 3, 2017

City File: RV17-08  
MD File: 1011-498

Department of Planning and Development  
Rocky View County  
911 – 32<sup>nd</sup> Avenue NE  
Calgary, Alberta T2E 6X6

Attention: Stefan Kunz

**SUBJECT:** To amend the Bears paw Area Structure Plan to remove the Glenbow Ranch  
Area Structure Plan lands.  
To amend the County Plan to add a Hamlet Symbol to the Glenbow area.

Dear Mr. Kunz,

The City of Calgary has reviewed the above noted application in reference to the *Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)* and other applicable policies. The City of Calgary Administration has the following comments for your consideration. In addition to the matters raised in this letter, The City also reiterates our concerns with the Glenbow Ranch Area Structure Plan as expressed in our letter of March 1, 2017.

City of Calgary Administration is concerned that there has been no engagement with Rocky View County on either proposal. County staff has previously stated that the proposed Glenbow Ranch Area Structure Plan (ASP) was in alignment with the current County Plan. The process used for these proposals is not consistent with our jointly adopted Intermunicipal Development Plan. Policy 15.1.5 states that "Municipal processes and timelines shall leave sufficient time for intermunicipal discussion outlined in Section 15.3."

The establishment of a new hamlet in close proximity to The City requires careful consideration and a greater level of engagement than has occurred. The City is concerned that the ad hoc establishment of a hamlet at this location will be detrimental to The City of Calgary and its residents. As per our jointly adopted Intermunicipal Development Plan, The City requests that this item not proceed to a public hearing and instead be referred to the Rocky View County – City of Calgary Intermunicipal Committee for further discussion.

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Along with the detrimental impact of the establishment of a new hamlet, The City provides the following comments and requests that Rocky View County work to resolve these issues prior to proceeding to a public hearing.

There is no information presented regarding stormwater management facilities. The City of Calgary would like to review Rocky View County's approach to stormwater management, especially for the areas with potential high water tables. It is important to The City of Calgary to understand management approaches to stormwater where drainage courses move in and out of Calgary and Rocky View County. Not properly managing drainage in these areas may be detrimental to The City of Calgary.

There appears to be lack of coordination between the lands on the north side of Highway 1A and the lands to the south.

- What is the rationale for maintaining the location of the 'Public Institutional' use to the north of Highway 1A (Figure 7) and not incorporating it with the 'Hamlet-Full Service' located to the south side of Highway 1A (Map 1)?
- There is little consideration for transit in these plans and how regional transit could be used to support these developments.

Regarding Map 2: Long-Range Transportation Plan in the Rocky View County Plan,

- Highway 1A between Calgary and Cochrane should be labeled with a "Highway" line type.
- Transit connections included in the Regional Transportation Model are missing.

Regarding Figure 5: Transportation Hierarchy in the Bearspaw Area Structure Plan,

- The ultimate traffic controls at the "signalized intersections" along Highway 1A are subject to the Alberta Transportation functional design study and may be interchanges.
- Highway 1A east of 12 Mile Coulee Road is a City of Calgary Road. Similarly, 12 Mile Coulee Road is a City of Calgary Road.

Given these concerns, The City of Calgary cannot support either proposal and request that they be brought to the IMC for further discussion prior to any consideration by Rocky View County Council.

Thank you for the opportunity to review and comment on this application. We look forward to reviewing the stormwater management plan and receiving follow-up regarding our questions, comments, and concerns. Please feel free to contact me at the number below if you have any questions regarding the above.

Sincerely,



**Austin Weleschuk**

Planner, Calgary Growth Strategies

Planning & Development

T. 403.268.1163 | F. 403.268.3011 | E. [austin.weleschuk@calgary.ca](mailto:austin.weleschuk@calgary.ca)