

**MISCELLANEOUS - MUNICIPAL DISTRICT OF FOOTHILLS /
CITY OF CALGARY INTERMUNICIPAL DEVELOPMENT PLAN
(WARD 12, 13, 14)
BYLAW 18P2017**

EXECUTIVE SUMMARY

This report proposes approval of the Municipal District of Foothills/City of Calgary Intermunicipal Development Plan (IDP). An IDP is a statutory planning document and is intended to be adopted by bylaw of dual Councils: The City of Calgary, and the Municipal District of Foothills. The proposed IDP provides policy direction for the boundary area between Calgary and Foothills. A copy of the proposed IDP is provided in APPENDIX I.

PREVIOUS COUNCIL DIRECTION

2014 July 28 Council Meeting, re: Memorandum of Understanding – Municipal District of Foothills / City of Calgary Intermunicipal Development Plan (IDP), IGA2014-0317.

ADOPT, Moved by Councillor Pincott, Seconded by Councillor Carra, that the Committee Recommendations contained in the following Reports be adopted in an omnibus motion:

That Council:

1. Accept the Memorandum of Understanding (Attachment) for information and direct Administration to continue to work with the Calgary/Foothills Intermunicipal Committee and M.D. of Foothills Administration to prepare a new Calgary/Foothills Intermunicipal Development Plan;

2010 April 12 Council Meeting, re: Proposed Annexation Agreement with the M.D. of Foothills (Sirocco Lands), E2010-10.

ADOPT, Moved by Alderman Fox-Mellway, Seconded by Alderman Colley-Urquhart, that the Administration Recommendations contained in Report E2010-10 be adopted as correct:

That Council:

1. Hold a non-statutory Public Hearing on the proposed Annexation Agreement;
2. Approve the Annexation Agreement with the M.D. of Foothills as recommended by the Annexation Negotiation Committee and set out in Attachment 1;
3. Authorize the proper Officers to execute the Agreement;
4. Authorize Administration to submit an Annexation Application to the Municipal Government Board, and to request the effective date of annexation be 2011 January 01;

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5. Authorize Administration to represent The City's position at any provincial hearing or meeting on annexation; and
6. Reaffirm Council's direction to Administration in the MOU to withdraw The City's appeal of the M.D. of Foothills Sirocco Area Structure Plan upon submission to the Municipal Government Board of both this Annexation Application by The City of Calgary and the Spruce Meadows Annexation Application by the M.D. of Foothills.

2010 April 12 Council Meeting, re: Proposed Annexation Agreement with the M.D. of Foothills (Undeveloped Spruce Meadows Lands), E2010-09.

ADOPT, Moved by Alderman Fox-Mellway, Seconded by Alderman McIver, that the Administration Recommendations contained in Report E2010-09 be adopted as corrected:

That Council:

1. Hold a non-statutory Public Hearing on the proposed Annexation Agreement;
2. Approve the Annexation area and Agreement with the M.D. of Foothills as recommended by the Annexation Negotiation Committee as set out in Attachment 1;
3. Authorize the proper Officers to execute the Agreement; and
4. Authorize Administration to represent The City's position at any provincial hearing or meeting on annexation.

1998 April 06 Council Meeting, re: M.D. of Foothills / City of Calgary Intermunicipal Development Plan (IDP), Bylaw 5P98.

ADOPT, Moved by Alderman Fox-Mellway, Seconded by Alderman Longstaff, that the Recommendations contained in Planning and Building Department Report E98-14, be adopted as corrected:

1. That Council approve the proposed amendments to the M.D. of Foothills/City of Calgary Intermunicipal Development Plan, as recommended by the M.D. of Foothills/City of Calgary Intermunicipal Committee.
2. That second and third reading be given to the Bylaw adopting Part I of the M.D. of Foothills/City of Calgary Intermunicipal Development Plan, as amended.

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ADMINISTRATION RECOMMENDATIONS TO CALGARY PLANNING COMMISSION

That Calgary Planning Commission recommends **APPROVAL** of the proposed Policy (M.D. of Foothills / City of Calgary Intermunicipal Development Plan).

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 18P2017; and

1. **ADOPT** the proposed M.D. of Foothills / City of Calgary Intermunicipal Development Plan;

REPEAL the M.D. of Foothills / City of Calgary Intermunicipal Development Plan (1998) (Bylaw 5P98); and
2. Give three readings to the proposed Bylaw 18P2017.
3. **DIRECT** Administration to prepare any necessary textual and mapping amendments to the Municipal Development Plan to show:
 - a. Intermunicipal Development Plan boundaries; and
 - b. City of Calgary Growth Areas, as identified in the proposed M.D. of Foothills/City of Calgary Intermunicipal Development Plan.

REASON(S) FOR RECOMMENDATION:

Administration recommends approval of the Municipal District of Foothills / City of Calgary Intermunicipal Development Plan. It fulfills Council's 2014 direction to Administration to prepare a new Intermunicipal Development Plan. The current Intermunicipal Development Plan was adopted by both municipalities in 1998. Despite events including The City of Calgary's 2005 and 2011 annexations from M.D. of Foothills and the annexation of the Spruce Meadows lands by M.D. of Foothills, no amendments to the existing IDP have occurred. Many changes have occurred over the last 19 years. Both municipalities have adopted new Municipal Development Plans, transportation plans and growth management approaches or strategies.

The context for planning between municipalities has shifted with the introduction of the Provincial Land Use Framework, the South Saskatchewan Regional Plan, and the emerging Calgary Metropolitan Region Board under the Municipal Government Act. A new metropolitan scaled plan (Calgary Metropolitan Region Growth Plan) will be prepared by the Board and adopted by the Province in approximately 2019. This proposed IDP will help both municipalities reaffirm a strong bilateral relationship and long range growth corridor planning in advance of the Calgary Metropolitan Region Board coming into effect. This proposed IDP also complies with the requirements of the Modernized Municipal Government Act (Bill 21).

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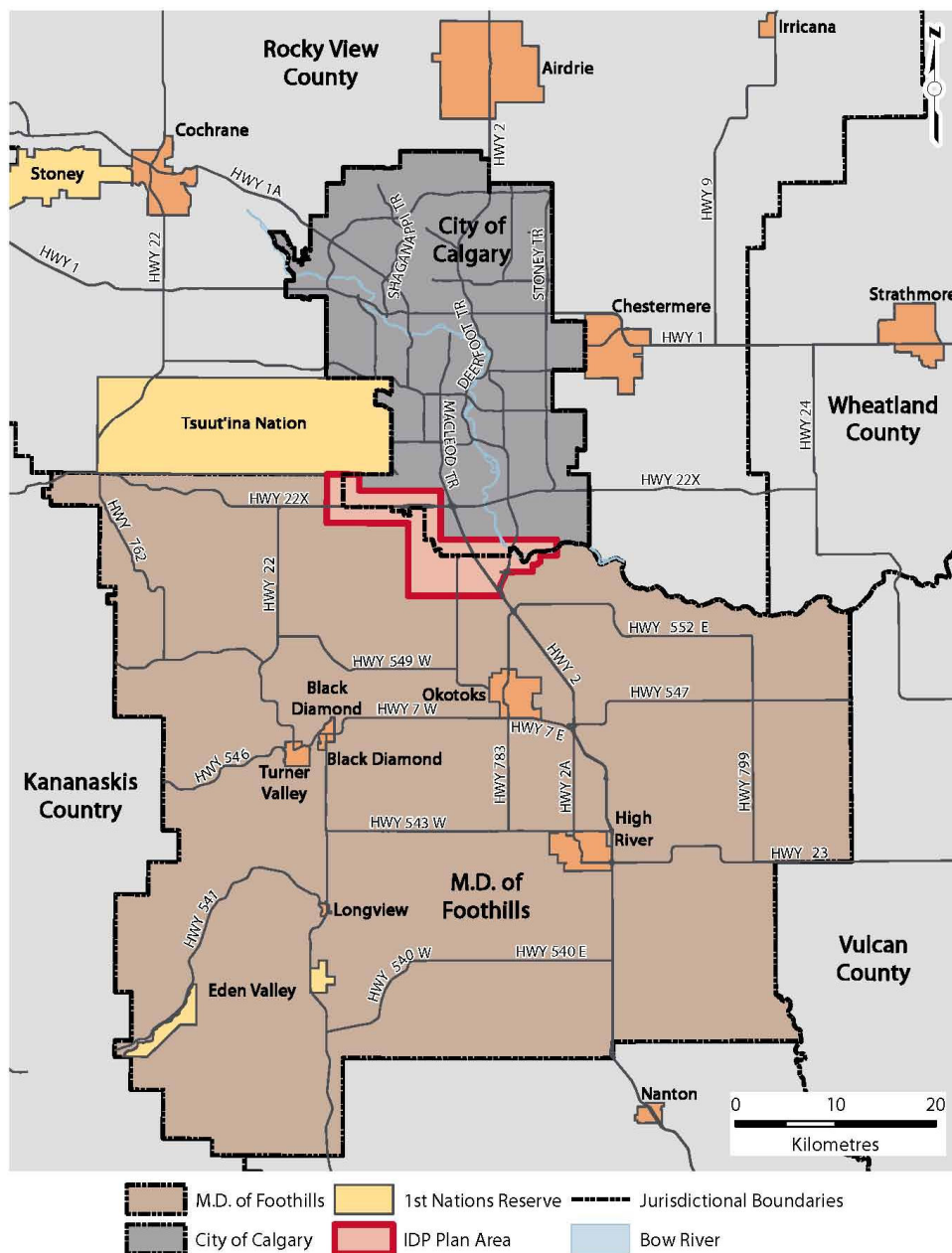
ATTACHMENT

1. Proposed Bylaw 18P2017
2. Proposed MD of Foothills/City of Calgary Intermunicipal Development Plan Document
(Schedule A of Bylaw 18P2017)

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LOCATION MAP

The proposed IDP area is located along the shared City of Calgary/M.D. of Foothills municipal boundary and covers an area of nearly 11,474 hectares (28,353 acres). The proposed IDP area includes lands in both municipalities within at least one mile on either side of the majority of the shared municipal boundary.



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CALGARY PLANNING COMMISSION RECOMMENDATION TO COUNCIL

Recommend that Council:

1. **ADOPT**, by bylaw, proposed M.D. of Foothills / City of Calgary Intermunicipal Development Plan; (APPENDIX I);
2. **REPEAL** the M.D. of Foothills / City of Calgary Intermunicipal Development Plan (1998) (Bylaw 5P98); and
3. **DIRECT** Administration to prepare any necessary textual and mapping amendments to the Municipal Development Plan to show:
 - a. Intermunicipal Development Plan boundaries; and
 - b. City of Calgary Growth Areas, as identified in the proposed M.D. of Foothills/City of Calgary Intermunicipal Development Plan.

Moved by: S. Keating

Carried: 8 – 0

Comments from Ms. Juan:

- In light of the Tsuu T'ina Nation comments, I suggest that going forward, the section close to the Tsuu T'ina border be deemed sensitive and minimal development occur. I encourage partnership and participatory planning be done with Tsuu T'inna Nation to ensure a collaborative approach to future plans.

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PLANNING EVALUATION

LEGISLATION AND POLICY

The hierarchy of plans related to the proposed Municipal District of Foothills/City of Calgary Intermunicipal Development Plan is currently as follows:

- South Saskatchewan Regional Plan (2014)
- M.D. of Foothills / City of Calgary Intermunicipal Development Plan (1998)
- Municipal Development Plan / Calgary Transportation Plan (2009)
- Southwest Regional Policy Plan (2006)
- Local Area Plans – Providence Area Structure Plan (2016), West Macleod (2014), etc.

Both the proposed IDP and the Calgary MDP and CTP are required to align with each other. The eventual adoption of the Calgary Metropolitan Region Growth Plan by the Province will introduce another plan to the hierarchy and place above the IDP.

Amendments required to the Municipal Development Plan

The City of Calgary Municipal Development Plan (MDP) Section 1.3.2 Alignment in the Calgary Region requires that following approval of the IDP, the MDP should be amended to show IDP boundaries and Calgary's future growth area.

South Saskatchewan Regional Plan (SSRP)

The proposed IDP is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP). The most relevant policy section(s) of the SSRP to this item are listed in **Appendix II**.

Proposed Use of Land

The proposed IDP does not propose new land uses, although IDP policies have implications for existing land use districts or development proposals in either municipality. The proposed IDP is a valuable relationship tool to set the path for enhanced intermunicipal cooperation and coordination regarding planning and land use matters.

JOINT PLANNING PROCESS

The IDP process began with an exploration of mutual interest in December 2012 and 2014 Calgary Council approval of the project Memorandum of Understanding (see APPENDIX III). Administration from both Foothills and Calgary worked as partners on the development and delivery of the proposed IDP. The Foothills/Calgary Intermunicipal Committee (IMC) made

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recommendations to joint administrations at key stages, endorsing the Memorandum of Understanding (MOU), the project plan and public consultation strategy and recommended that the proposed IDP move forward to consideration by respective Councils.

A City of Calgary Technical Advisory Committee (TAC) was convened of subject matter experts and engaged at regular meetings internal to The City. The TAC team was involved in reviewing plan inputs and the technical considerations of the proposed IDP.

PLAN OVERVIEW

The proposed IDP reflects the mutual interests of both Foothills and Calgary and represents a foundation for a successful intermunicipal relationship and cooperation near the shared municipal boundary.

Chapter 1 of the proposed IDP identifies the Plan Area and policy context. The proposed IDP area includes most of the land on both sides of the municipal boundary and is subject to all policies of the IDP. The remainder of the proposed Plan contains four chapters with distinct themes of Working Together, Planning for the Future, and Achieving our Goals.

Chapter 2, Working Together includes the IDP vision and goals, joint projects, protection of regional assets, development constraints, interface areas, and guidance on engaging stakeholders and the general public in future planning.

Chapter 3, Planning for the Future presents concepts about each municipality's future growth areas. Policies associated with Growth Areas for each municipality, annexation, two particular policy areas, transportation and servicing infrastructure, and watershed management.

Chapter 4, Achieving Our Goals, contain a number of fundamental policies that provide for Intermunicipal circulation and referral processes, the administration, implementation and repeal of the IDP, plus a section on Dispute Resolution Tools and Processes.

Key directions and policies that apply to the Plan Area as a whole include (IDP Map 1: Plan Area):

- **Joint Projects (Section 2.2)** – contains provisions to allow the municipalities to undertake joint projects for mutual benefit. For example, proposals could be advanced for joint amenities, services, or studies in areas of interest to both municipalities, including the protection of regional assets.
- **Engaging Stakeholders and the General Public in Future Planning (Section 2.6)** – includes provisions for conducting engagement and recognizes that the Tsuut'ina Nation and Treaty Seven First Nations as Plan Area neighbours may be potential stakeholders in future planning processes and should be engaged in an appropriate manner.

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- **Transportation (Section 3.7.1)** - Several key transportation links, both existing and planned, connect our municipalities and require us to consult with each other on impacts (IDP Map 4: Transportation). Policies allow for opportunities for partnerships to explore cost-sharing with respect to transportation infrastructure, coordinate on multi-modal transportation, and consider maintenance agreements for boundary roads.
- **Servicing (Section 3.7.2)** - Policy provides that both municipalities will work cooperatively to accommodate sanitary, water and stormwater easements and rights-of-way.
- **Watershed Management (Section 3.8)** – Policy encourages municipalities to collaborate on watershed management plans and measures for items such as, but not limited, to coordinating for the protection of headwaters, riparian areas, wetlands and floodplains and cumulative effects management.

Key directions and policies that apply to the specific policy areas within the Plan Area include:

- **Interface Area (Section 2.5)** – this area within both municipalities (IDP Map 2: Interface Area) addresses significant cross boundary land use impacts (visual, traffic, noise, odors, or light pollution), defining them as Sensitive Uses and requiring extra conditions on applications. In particular, outdoor vehicle storage is generally not supported in the Interface Area. The City of Calgary undertook an investigation regarding the vehicle storage – recreational use. See APPENDIX IV for a summary of actions taken during the IDP project to address M.D. of Foothill's concern with this use. It is important to note that uses proposed as part of an approved City of Calgary ASP are not subject to the interface policies.
- **Policy Area A (Section 3.6.1)** – this area within M.D. of Foothills (IDP Map 3: IDP Policy Areas) should not be considered a future growth area for either municipality due the presence of significant environmental and cultural resources nearby. Some Country Residential or Cluster Residential development may be considered as appropriate if it is sensitive to the environmental and cultural benefits that the land currently provides to both municipalities and to the region as a whole.
- **The City of Calgary Growth Area (Policy 3.3)** – policies associated with the Calgary Growth Area (IDP Map 3: IDP Policy Areas) are intended to protect lands for future urban development. The proposed Calgary Growth Area comprises approximately 2,242.57 hectares (5,541.52 acres). It includes 524.74 hectares (1,296.66 acres) of land that have been identified for Calgary urban expansion since being included in the Calgary's Primary Urban Growth Corridor of the 1998 Foothills/Calgary Intermunicipal Development Plan. The policy framework proposes that premature redesignation, subdivision, and development that could reduce the ability of the Calgary Growth Area to accommodate future urban development after annexation is not supported. Notwithstanding this policy framework the proposed IDP recognizes an existing M.D. of Foothills Area Structure Plan named the Sirocco ASP. This plan was adopted in 2009 and provides the framework for a golf course oriented low density residential development. M.D. of Foothills Council has not approved

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land use or subdivision within the ASP area in support of the Sirocco ASP and this could be considered by M.D. of Foothills Council once water supply has been determined.

- The identification of a proposed Calgary Growth Area is intended to help provide certainty to key lands immediately adjacent to Calgary's boundary and provide focus to future annexation discussions.
- **Policy Area B (Section 3.6.2)** - this area within the M.D. of Foothills (IDP Map 3: IDP Policy Areas) anticipates the future southern extension of Sarcee Trail. After Alberta Transportation identifies the functional alignment, the Calgary Growth Area may be amended to include lands east of that future road alignment. The purpose of Policy Area B is to identify lands that could logically and efficiently form part of the Calgary Growth Area and to contemplate a major road as a future boundary between the two municipalities.
- **Annexation (Section 3.5)** – Policies accommodate a range of future scenarios under which annexation of the identified Calgary Growth Area may be considered (for example land supply or if both municipalities agree that there is merit). Another policy calls for a review within 10 years to ensure the annexation policy direction remains appropriate.

TRANSPORTATION NETWORKS

The following mobility considerations are contemplated within this proposed IDP.

1. Regional Travel Corridors

The Transportation policies recognize the potential for regional travel to be implemented in the future by Alberta Transportation (IDP Map 4: Transportation):

- Sarcee Trail extension south of Hwy 22X, which forms part of a potential regional ring road,
- Dunbow Rd / 242 Ave W as a future major east – west connector between Sarcee Trail extension and Macleod Trail SE,
- Future interchange upgrades to Macleod Trail.

2. Transportation Considerations for the Calgary Growth Area

The proposed Calgary Growth Area was shaped to interface with Calgary's existing planned lands in West Macleod ASP, and with the remaining unplanned lands inside Calgary and located south of Pine Creek and west of Macleod Trail. The Calgary Growth Area considers both the potential connections to the planned local street network within Calgary's West Macleod ASP; and proximity to the planned south LRT terminal station at 210 Ave.

Subdivision policies associated with the proposed Calgary Growth Area, are intended to protect lands for future urban development, and also serve to protect for the possibility of future extension of transit/LRT into the Calgary Growth Area (Policy 3.3.1). Calgary Transit will be working on the upcoming 210 Avenue LRT Functional Study, which is expected to provide a high level feasibility for the possible extension of LRT service into the proposed Calgary Growth Area.

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UTILITIES & SERVICING

No water or wastewater servicing from The City of Calgary to the M.D. of Foothills is contemplated under this proposed IDP.

ENVIRONMENTAL ISSUES

Throughout the plan area there are constraints to development that include flood hazard areas, lands in proximity to active and abandoned sour gas facilities and pipelines, steeply sloped areas, gravel pits and contaminated sites. An Environmental Site Assessment (ESA) of the subject lands was not undertaken as part of the planning investigation. ESA's are anticipated to be undertaken in future planning work, including as part of good planning processes to further investigate the proposed Calgary Growth Area at the time that annexation is contemplated by both municipalities. Section 2.4 Development Constraints provides an overview and policies relative environmental constraints, and calls on the municipalities to cooperate to protect public safety.

ENVIRONMENTAL SUSTAINABILITY

The plan area contains lands in both the Pine Creek and Bow River watersheds. The portions of the western and north western boundaries of the Plan are immediately adjacent to the Tsuut'ina Nation, and the Ann and Sandy Cross Conservation Area.

Enhancing environmental sustainability has fundamentally shaped the content of this plan in the following ways:

Section 3.6 Policy Area A – the lands contained in this policy area are recognized by both municipalities as containing important environmental and cultural assets. The lands in Policy Area A provide an important gateway to provincial parks in Kananaskis County, agricultural lands, wildlife corridors, watershed areas and recreational assets. The City of Calgary and M.D. of Foothills both recognize, through the proposed policy, that these lands should not be considered a future growth area for either municipality.

Section 2.3 Protection of Regional Assets – both municipalities recognize the importance of maintaining dark skies for the University of Calgary Rothney Astrophysical Observatory (operates one of the three largest telescopes in Canada) and the Ann and Sandy Cross Conservation Area (4,800 acre day use area dedicated to protecting habitat for native species and conservation education programs). While both of these elements are located outside the Plan area they are identified as important regional assets. Section 2.3 of the Plan also recognizes the importance of the Pine Creek and Bow River watersheds and the need to work together to support stewardship of these areas.

Section 3 Planning for the Future – growth areas for both The City of Calgary and M.D. of Foothills have been located away from Policy Area A and the Ann and Sandy Cross Conservation area. The proposed Calgary Growth Area is fairly constrained and bounded by

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major transportation corridors. The proposed M.D. of Foothills Future Growth corridors also follow major transportation corridors and abut existing development areas including Heritage Point. It was a general planning consideration to orient future growth areas away from lands considered more environmentally sensitive.

GROWTH MANAGEMENT

This proposed IDP does not contemplate changes to existing Calgary ASP and Outline Plan/Land use amendment growth management overlay policies and procedures. This plan does have long range implications for growth and change through the establishment of the Calgary Growth Area and Policy Area B lands. These policy areas are identified as candidate lands for future Calgary annexation (see Section 3.3 The City of Calgary Growth Area and 3.6.2 Policy Area B). The M.D. of Foothills has also delineated its preferred direction/locations for future growth and will undertake additional planning to review the growth corridors illustrated in IDP Map 3 Policy Areas.

The City's policy framework for long term growth and land supply is contained in The City of Calgary *Municipal Development Plan* (MDP). MDP policy area 5.2.2 contains policy direction to:

- protect and manage long term growth requirements through Intermunicipal Development Plans (5.2.2.a)
- maintain a 30 year supply of developable land for all uses (5.2.2.b)
- endeavour to accommodate 50 per cent of future population growth over the next 60 to 70 years within Developed Areas (5.2.2.c)
- endeavour to accommodate 33 per cent of Calgary's future population growth within Developed Residential Areas of the city by 2039 (5.2.2.d)

The City will endeavour to intensify existing developed areas. At some point, however, The City may need to contemplate annexation in order to ensure an adequate long range supply of developable land. As part of the background analysis for the preparation of this plan, a review of city-wide land supply was undertaken. Based on 2016 data, current supply, recent growth forecasts, and the current rate of intensification, the 30 year land supply objective could be reached by approximately 2023-2027. Reaching the 30 year land supply objective will depend on actual absorption and intensification rates. In terms of MDP intensification targets, the current census illustrates that Calgary accommodated 12 per cent of its population growth in developed areas and 88 per cent in new communities since the MDP monitoring date of 2006. As developed areas intensification occurs, the City will continue to monitor its long term land supply. If The City has no interest or rationale to annex the lands identified as the proposed Calgary Growth Area, there is opportunity to reconsider this policy direction during the proposed ten year review of the approved IDP (policy 3.5.8).

Intensive discussions were undertaken with the M.D. of Foothills and area residents about the appropriate location and size of the proposed Calgary Growth Area. The determination of this area was a significant component of planning analysis and public engagement process. In the future and based on either long term land supply, or other factors, The City and the Municipal

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District may agree to initiate annexation negotiations. Annexation is a provincially regulated process and the final decision will rest with the Province.

PUBLIC ENGAGEMENT

The development of the proposed M.D. of Foothills / City of Calgary Intermunicipal Development Plan was a collaborative jointly-led process. External stakeholders and the general public were engaged through public open houses and themed stakeholder meetings. The open houses were used to gather input and to provide feedback to illustrate how public input had influenced the proposed IDP policy framework.

Internal stakeholders (e.g. Calgary's Technical Advisory Committee) plus the IMC elected members were engaged through regular meetings and review of materials. These processes were instrumental to the development of this proposed IDP. Please see APPENDIX V for a summary of the public engagement process that guided the development of the proposed IDP, and APPENDIX VI for a list of stakeholders and their feedback received in response to the external circulation of the 2016 December 21 draft IDP.

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APPENDIX I

PROPOSED M.D. OF FOOTHILLS/CITY OF CALGARY
INTERMUNICIPAL DEVELOPMENT PLAN

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APPENDIX II

ALIGNMENT WITH SOUTH SASKATCHEWAN REGIONAL PLAN

The most relevant policy sections of the SSRP to this item are listed here:

SSRP Policy Proposed Foothills/Calgary IDP Policies

1. Economy

Provisions to cooperate on regional transportation systems (which could include AT's commuter rail).

Policy Area A is recognized as an important gateway to provincial park lands west of this area, which are high value for recreation and tourism.

Transportation policies anticipate provincial routes for regional travel through the Sarcee Trail southern extension.

3. Biodiversity & Ecosystems

While not in the IDP area, the Ann and Sandy Cross Conservation Area is recognized for its high value for biodiversity and was a significant form-maker in the creation of Policy Area A.

4. Water

Provisions to collaborate on watershed management plans and measures. For example, coordinating for the protection of headwaters, riparian areas, wetlands and floodplains and cumulative effects management.

5. Efficient Use of Land

Defining growth areas for Calgary will provide regional settlement in a compact and efficient urban form.

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6. Outdoor Recreation and Historic Resources

Regional Assets are identified and recognized as requiring consideration during planning and development: Spruce Meadows is a recognized as a premier equestrian facility, Ann and Sandy Cross Conservation Area is recognized for its recreational opportunities - an area valued for authentic experiences in nature. Policy Area A was formed by the influence of Lloyd Lake (a recreational amenity) and the Ann and Sandy Cross Conservation Area (a valuable day-use area).

7. Aboriginal Peoples

Tsuut'ina Nation and Treaty Seven First Nations are recognized as plan area neighbours, and stakeholders in future planning processes and should therefore be engaged in a meaningful manner.

8. Community Development

The proposed Calgary Growth Area is intended to support a future complete community in a logical and efficient land use pattern.

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APPENDIX III

COUNCIL APPROVED MEMORANDUM OF UNDERSTANDING

IGA2014-0317
ATTACHMENT

**Memorandum of Understanding Municipal District of Foothills/City of
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DRAFT

Introduction

The existing Foothills/Calgary Intermunicipal Development Plan (IDP) was adopted in 1998. Over the past 15 years and despite events including the City of Calgary's 2005 and 2011 annexations from M.D. of Foothills and the annexation of the Spruce Meadows facility by M.D. of Foothills, no amendments to the IDP have occurred.

Since 1998 the aspirations of both municipalities have adapted to changing circumstances. The context for planning between municipalities has shifted with the introduction of the Provincial Land Use Framework, the Draft South Saskatchewan Regional Plan, the Calgary Metropolitan Plan and the Calgary Regional Partnership. At the local level both municipalities have adopted new guiding Municipal Development Plans, transportation plans and growth management approaches or strategies.

It is time to update our joint intermunicipal plan.

Mutual Vision for a Revised IDP

The IDP will commit to the mutual benefit of both municipalities while achieving key goals for each. It will lay a foundation for municipal cooperation and will offer a degree of certainty for landowners in both jurisdictions.

The planning approach will be driven by an understanding of the physical capability of the land and the efficient use of land. Social, environmental and economic considerations will help shape the goals and direction of the IDP.

Elements of a Revised IDP

The Municipal Government Act provides the legislative framework for the preparation and adoption of Intermunicipal Development Plans and must include:

- A procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,
- A procedure to be used, by one or more municipalities, to amend or repeal the plan, and
- Provisions relating to the administration of the plan.

In addition an Intermunicipal Development Plan may provide for:

- The future land use within the area,
- The manner of and the proposals for future development in the area, and
- Any other matter relating to the physical, social or economic development of the area that the councils consider necessary.

In addition to the required elements specified by the Municipal Government Act, the IDP review may also address but not necessarily limited to the following:

- Revision of the IDP boundaries;
- M.D. of Foothills growth management aspirations;

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- City of Calgary growth management aspirations and long term strategic urban growth corridors;
- Mutual interests in watershed management;
- Coordination of transportation planning and infrastructure;
- Coordination of environmental protection planning,
- Development interface principles;
- Planning coordination of mutually beneficial amenities and infrastructure;
- Consideration for municipal gateways; and
- Any other matters identified through scoping and as new ideas emerge through the planning process.

Project Management and Roles

A detailed project plan will be undertaken after endorsement of this Memorandum of Understanding by the Foothills/Calgary IMC. Important considerations such as public and stakeholder engagement and required background work will inform project milestones and deliverables.

Administration from both M.D. Foothills and City of Calgary will work as partners on the development and delivery of the revised IDP.

The Foothills/Calgary IMC will be responsible for directing staff at key stages, endorsing the project plan and public consultation strategy and will be responsible for moving the new IDP forward to respective Councils.

The new IDP must be adopted by bylaw by both municipal councils.

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APPENDIX IV

RECREATIONAL VEHICLE STORAGE WITHIN THE IDP AREA

Nuisance issues associated with the outdoor recreational vehicle storage facilities emerged as a significant concern during the project. Joint staff identified it as a Sensitive Use through the planning process, and Calgary Administration arranged for the following actions:

Action	Outcome
Development Permit process changes	In order to have more thorough review and rigorous process, Development Permit applications for Vehicle Storage-Recreational have been moved from Stream 3 to Stream 4 file management system. This change has enabled better notification and circulation to the M.D. of Foothills.
Inform City of Calgary staff	Were provided background to the concerns expressed by M.D. Foothills and area residents regarding this use.
Research Project - Recreational Vehicle Storage in S-FUD	<p>Research project undertaken by City land use bylaw staff was undertaken to determine whether amendments to Calgary's Land Use Bylaw would be warranted. Specifically the appropriateness of removing the discretionary use (Vehicle Storage-Recreational) from the land use district (S-FUD - Special Purpose – Future Urban Development).</p> <p>There is no evidence to support city-wide changes in the City's Land Use Bylaw and/or changes to the S-FUD District regarding Vehicle Storage – Recreational.</p>
IDP policy proposed specific to vehicle storage	Proposed Interface Policy (Section 2.5.6) provides additional criteria for the Development Authority in how to use their discretion when reviewing applications for this use. The policy proposed in the IDP generally discourages outdoor vehicle storage – recreational inside the specified Interface Area (IDP Map 2).

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APPENDIX V

ENGAGEMENT REPORT

Process Review

Joint Administration shared information and collected feedback through several different communications channels and engagement tools, including:

Public open houses

Between June 2015 and October 2016, the two municipalities jointly conducted four separate open houses held to introduce, explore, draft and revise the content of the plan. Approximately 1000 attendees participated to learn more about the project and provide feedback directly to City of Calgary and/or M.D. of Foothills administrative staff.

Feedback received at each open house was incorporated into the next event. Information panels responded to public feedback by demonstrating how the feedback helped us amend the plan, and also explained why some of the input could not be incorporated.

Stakeholder meetings

Following the first open house, several meetings specifically targeted to particular stakeholder groups were held. Staff presented the project background, planning process, and feedback already gathered. This allowed for one-on-one information sharing regarding the plan and allowed joint staff to explore issues and interests in the vicinity of the shared boundary.

Development Industry

Topics raised at this meeting were a concern about a long time frame to annexation, and an interest in accessing City of Calgary water servicing and sanitary for a development in the M.D. UDI Calgary and large landowners in both jurisdictions were invited.

Community Associations

Community associations in proximity to the municipal boundary were invited to share their views. Eight representatives attended on behalf of seven community associations in the M.D. of Foothills. They requested receiving informational packages in advance of all open houses to share with their community members. Ten community associations in Calgary were contacted but did not respond, and the Federation of Calgary Communities declined participating.

Environmental Organizations

Six organizations participated and placed a high environmental value on the western lands in the plan area. Representatives from the Ann and Sand Cross Conservation Area, Bow River Basin Council, Calgary River Valleys, Foothills Land Trust, Miistakis Institute, and the Rothney Astrophysical Observatory were invited.

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Tsuut'ina Nation

Administrative representatives from Tsuut'ina Nation and project staff from both municipalities met on January 24, 2017. This was an introductory meeting despite efforts to connect sooner. The Tsuut'ina Nation expressed no immediate concerns with the draft IDP, and there was an indication of some support for Policy Area A, which interfaces with Nation lands and proposes more of a sensitive approach to development. There is a desire to connect again on the draft IDP and future projects and to establish a more collaborative relationship.

Spruce Meadows

Representatives from the facility met with project staff and expressed an interest to remain within the M.D. The issues of transportation access and interface concerns were important for the facility.

M.D. Historical Society

Society members, project staff, and City Heritage Staff met to share information and review historical/heritage interests along our shared boundary. A synopsis of The City's evaluation system was provided to the M.D., and The City received information about the M.D.s historical school sites.

Informational project websites

Both municipalities developed and maintained project websites (Calgary.ca/foothills and mdfoothills.com) that provided background information on the proposed IDP review process, opportunity to provide online feedback, timelines, and contact information for project staff. In addition, up-to-date information, such as announcements about upcoming events, and project materials (engagement reports, open house panels, etc), were posted online. Visitors to the project websites had the option to subscribe to email updates to receive announcements and links to event materials to their inbox. The Calgary.ca project website was visited 1,618 times since January 1, 2016 and the M.D. of Foothills had 1,362 visits to their website – a combined reach to a large group of interested stakeholders.

Community associations requested preparatory information in advance of the event so that they could conduct outreach with their communities. Project staff responded by posting information packages to the project website and emailing the 80 subscribers in our database with the links for their information as well.

Direct Communications

Emails have been sent to the approximately 80 subscribers to our online database for the project to alert them of upcoming open houses and or updated information on the project. Staff also responded personally to several concerned residents in the IDP area through phone calls or emails finding this an effective way to clear up any confusion around the plan and answers questions they may have.

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As part of the external circulation of the draft IDP dated December 21, 2016, letters were mailed to property owners in Calgary with S-FUD land use. This offered landowners an opportunity to get updated on the project if they did not attend the open houses. The S-FUD land use in particular is most impacted by the IDP due to the Interface Area policy. A number of agencies were also contacted at this time, a landowner in Providence ASP asked for clarification on a policy that is now addressed in proposed IDP.

Radio

An announcement was aired on local radio (Eagle 100.9) on October 28, 2016 to remind people about the last open house. Event details were provided and a discussion was held about what is an IDP is and why we were holding an open house.

News Articles

Local news articles featured the project during the engagement period:

- Western Wheel, November 2 , 2016 “DeWinton won't be part of the big city” by Krista Conrad
After the 4th open house, it noted the draft Calgary Growth Area is only eight and a half sections.
- Western Wheel, February 17 & 24, 2016 – a formal advertisement was issued announcing the 3rd open house on March 2, 2016, and provided a project update
- HighRiver Online, October 26, 2015 “Open House for Calgary Growth Plan” by Don McCracken.
- HighRiver Online, June 17, 2015 “Foothills MD to Hold Open House On IDP” by Don McCracken.
It announced the first Open House and alerted residents to the intention to define future growth.

M.D. Social Media

M.D.'s “Keeping You Informed” list publishes info through Twitter and Facebook, and direct emails to people who have signed up to receive notification by email of anything significant going on in the MD. Tweets were also sent out throughout the project through The City of Calgary's planning audience-tailored “Calgary Next” Twitter account.

Summary of Feedback

By the last session in October, 2016, many of the attendees could see how the plan had changed from its original presentation and that the amendments were a direct result of public feedback. A chart at the end of this report summarizes the issues raised at the open houses and the feedback received at the last event hosted October 2016.

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How Many Attendees Participated

Here is a breakdown of numbers of citizens directly engaged at our face-to-face events:

- June 2015 (1st Open House): **275** attendees, 63 forms
- October 2015 (2nd Open House): **259** attendees, 105 forms
- March 2016 (3rd Open House): approx. **200** attendees, 38 forms
- October 27, 2016 (4th Open House): approx **180** attendees, 48 forms
- October 2015 to January 2017: (Stakeholder meetings): **6** meetings with different groups

How Respondents Learned of the Open Houses

The first and second events tracked how attendees learned about the open houses. They were primarily reached through local community bold signs (56 per cent, 42 per cent). After that, it was word of mouth (11 per cent, 17 per cent), media (6 per cent, 15 per cent), and direct emails from the M.D. or The City through the respective email databases. This varied greatly across the events (between 36 per cent and two per cent).

Exit surveys at the open houses captured where respondents live. The majority of respondents live in the M.D. of Foothills (94 per cent) with 6 per cent being from Calgary. The number of respondents at the June 15 open house was 67. This photo from the first even shows the distribution of where the respondents live or have land.



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This photo of the feedback panel is from the first open house held in June 2015 where participants were invited to comment on the posed question:

"What issues should be addressed within the IDP?"



Highlights from most recent open house #4 - October 2016

- Almost 90 per cent of those who attended lived in Foothills.
- Almost 65 per cent also provided feedback at the preceding March open house.
- Almost 79 per cent agreed or strongly agreed that the information presented was clear and easy to understand. Nine per cent disagreed.
- Almost 68 per cent understood the purpose of the open house and how input was to be used. Approximately 32 per cent said they did not understand the purpose.

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SUMMARY OF ISSUES RAISED AT OPEN HOUSES

Draft IDP Policies	What We Heard (Issues Raised)	What We Are Doing (Plan response)	Feedback Received in October 2016
INTERFACE AREA	Concerns regarding outdoor storage adjacent to country residential development, and concerns regarding increased traffic, crime, noise.	<ol style="list-style-type: none"> 1. Identifying an interface area that will be subject to additional referrals and consultation. 2. Specific policy to limit outdoor vehicle storage. 3. Defining “sensitive uses”, with additional requirements for development to help reduce impact to neighbouring property. 	Good support for interface area policies, especially those particular to outdoor vehicle storage.
REGIONAL ASSETS	<p>Concern around watershed protection, wetland protection and adequate planning to manage flooding. Desire to see Dark Skies protected as development proceeds.</p> <p>Concern for protecting wildlife habitat and wildlife corridors. Recognition of the importance of the Ann and Sandy Cross Conservation Area and Spruce Meadows.</p>	Developing policy supporting the identification of regional assets for mutual benefit. Proposing policy to carefully manage development in Policy Area A. Developing policy recognizing the importance of Spruce Meadows, the Rothney Observatory and the Ann and Sandy Cross Conservation Area.	General support for protecting regional assets – some respondents feel assets were missed that should be included, and some say the policies are not strong enough
POLICY AREA A	General support from most area residents for Policy Area A because there is a high degree of concern about the environmental, cultural and rural qualities along the south side of HWY 22x. Some citizens don't see rationale for not growing into this area due to the recreational amenity value of Lloyd Lake.		
CALGARY GROWTH AREA	Concerns that the Calgary growth area covers a large amount of land. Most existing country residential communities expressed a wish to not be included in the growth area.	The size of the Calgary growth area is reduced to 8.5 sections: 2.5 sections remain from the current IDP. The proposed Calgary	Our last exit survey indicated that there was support for the decreased growth area.

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		Growth Area was shaped to avoid the existing communities of Heritage Pointe, De Winton, Davisburg, community along Dunbow Road east of Deerfoot Trail S, and Lloyd Lake.	
ANNEXATION	Concerns that the Calgary growth area has a long time frame until annexation were raised including worry about long term “freezing” of lands in growth areas.	Project staff drafted a policy to review growth areas after ten years to ensure the direction is still appropriate, and a policy to allow flexibility for annexation to occur for a number of reasons.	Our last exit survey indicated that there was support for the decreased growth area.
POLICY AREA B	There is general support for Policy Area B though some respondents don’t see rationale for including particular sections of land over others.		
What we heard that cannot be addressed through the IDP policy			
Concern for maintaining the level of services in growth areas.	Maintenance of infrastructure will occur as normal in growth areas. Should improvements be required, costs will be discussed during annexation discussions between municipalities.		
Concerns regarding the ring road.	The ring road falls under provincial jurisdiction. We will continue ring road discussions at Intermunicipal Committee meetings and provide feedback to Alberta Transportation.		
Requests for City of Calgary potable water and sanitary sewer services.	The City does not support extending water and sewer services to country residential development. All servicing extensions are approved by City Council.		

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APPENDIX VI

STAKEHOLDER FEEDBACK TO THE DRAFT IDP

The following comments were responses to a joint external circulation of the Draft Foothills/Calgary IDP that was made available on 2016 December 21.

Agency/Stakeholder	Comment
<p>Alberta Transportation, South Region & Alberta Infrastructure</p> <p>Representatives from both groups have reviewed the Draft IDP and provided the following comments:</p>	<p>The Sarcee Trail extension south of Hwy 22X forms part of a potential Regional Ring Road which currently has no standing with the Government of Alberta. However, for the purposes of the IDP, there is benefit for the municipalities to recognize the potential for such a corridor and offset development away from it.</p> <p>City of Calgary and M.D. of Foothills need to develop their own local road network rather than rely on existing or potential highway corridors to support their growth.</p>
<p>Alberta Environment, South Saskatchewan Region, Environment and Parks</p>	<p>The only portions of the area in question that would be of concern are with respect to water course and natural areas. These appear to have been covered under section 2.5 of the plan.</p>
<p>Spruce Meadows</p>	<p>Mention in the existing M.D. of Foothills Spruce Meadows ASP, and would recognize in policy that facility will grow and evolve.</p>
<p>Tsuut'ina Nation</p>	<p>Email attached.</p>
<p>Calgary Board of Education</p>	<p>No comment</p>
<p>Calgary Catholic School District</p>	<p>No comment</p>
<p>Le conseil des écoles francophones</p>	<p>No comment</p>
<p>Ann & Sandy Cross Conservation Area</p>	<p>No comment</p>
<p>Bow River Basin Council</p>	<p>No comment</p>

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Calgary River Valleys	No comment
Foothills Land Trust	No comment
Miistakis Institute	No comment
University of Calgary Rothney Astrophysical Observatory	No comment
Urban Development Institute	No comment
Urban Land Institute	No comment
Dream	Letter attached. Issue addressed in proposed IDP.
Walton Development and Management LP	No comment
United Communities	No comment
Rocky View County	No comment
City of Chestermere	No comment
M.D. of Foothills Community Associations	No comment

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Zoldak, Natalia M.

From: ttnconsultation [ttnconsultation@tsuutina.com]
Sent: Wednesday, February 08, 2017 3:47 PM
To: Zoldak, Natalia M.
Cc: Declan Starlight; Vanessa Eagletail
Subject: Intermunicipal Development Plan - Tsuut'ina Response

Good Afternoon Natalia,

We appreciate the informational meeting which took place on January 24th, 2017. We have reviewed the documents and have made the following comments:

1. Tsuut'ina Meeting – It was mentioned stakeholders meetings occurred during the period of October 2015 to March 2016, in which time a meeting occurred in Tsuut'ina, we requested for minutes of that meeting, we still require those minutes.
2. Further Consultation – As the IDP moves forward we still request Tsuut'ina to be actively engaged and for meaningful consultation.
3. Tsuut'ina Trail – It was verified by Chief's Executive Assistant that the portion of the road crossing into Tsuut'ina lands will be called "Tsuut'ina Trail".
4. Elk Migratory – Tsuut'ina recommends that the IDP respects the elk migratory area and plan accordingly.
5. Minimal development – Tsuut'ina is aware the section close to our borders is deemed sensitive and note there will be minimal developments in that area.
6. Follow up meeting – We recommend a follow up meeting with Tsuut'ina council representatives within the coming month.

We look forward to ongoing consultation with the IDP and if further information is required please feel free to contact me. Thank you.

Violet M. Meguinis, B.Ed.
Acting Consultation Director

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December 28, 2016

Natalia Zoldak
Planner, City of Calgary
800 Macleod Trail SE
Calgary, AB
T2P 2M5

Ms. Zoldak,

RE: MD of Foothills and City of Calgary Intermunicipal Development Plan

The purpose of this letter is to provide input for the Draft MD of Foothills and City of Calgary Intermunicipal Development Plan (IDP). Dream is an affected landowner, with almost 2000 acres of development land in the City of Calgary, including within the Providence Area Structure Plan (ASP) as well as a future ASP area to its west. Dream has close to 1000 acres of development lands within the IDP plan area.

As such, we would like to provide our comments with respect to some specific policy statements.

Overall, we are supportive of the plan and recognize its value. In particular, we are strongly supportive of the concept developed for Policy Area A. We believe this helps preserve an important agricultural and wildlife corridor, including connection to the Ann and Sandy Cross Conservation Area. It also helps to strongly define the urban versus rural growth area in this part of our region.

There are a couple areas of concern. Section 2.5 highlights policies related to a defined interface area. The potential restriction of Sensitive Uses is discussed, however, these are not clearly defined. Impacts such as traffic, noise and light pollution are discussed, however, any significant urban use could be seen to produce one or more of these impacts. Policy 2.5.4 discusses how "Uses proposed as part of an approved ASP in the City of Calgary are not subject to the Interface Area Policies." This statement could use further definition, by including wording with respect to potential future amendments. For example, if the original approved ASP had general residential in a location within the Interface Area, however, an ASP amendment sought to enable additional commercial development, we would be concerned about objection due to a vague definition of sensitive use with the IDP. We would respectfully ask for consideration to clarify policy here.

Thank you,

Josh White, M. Pl.
Manager, Calgary Land

Suite 410, 1167 Kensington Crescent N.W.
Calgary, T2N 1X7

N. Zoldak