

Our Shared Boundary

An Intermunicipal Development Plan for the
Municipal District of Foothills and The City of Calgary



Contents

1	INTRODUCTION	1
1.1	Plan Area	2
	Map 1 - Plan Area	3
	Figure 1: Regional Context	4
1.2	Policy Framework	5
1.3	Interpretation	6
1.4	Alignment with the Other Plans	6
2	WORKING TOGETHER	7
2.1	IDP Vision & Goals	7
	2.1.1 Vision	7
	2.1.2 Goals	7
2.2	Joint Projects	8
2.3	Protection of Regional Assets	9
	Map 2: Interface Areas	11
2.4	Development Constraints	12
2.5	Interface Area	13
	Map 3: Policy Areas	15
2.6	Engaging Stakeholders and the General Public in Future Planning	16
3	PLANNING FOR THE FUTURE	17
3.1	The City of Calgary Growth Strategy	17
3.2	The Municipal District of Foothills Growth Strategy	17
3.3	The City of Calgary Growth Area	18
	3.3.1 Subdivision and Development in The City of Calgary Growth Area	18
	3.3.2 Municipal Reserves in the Calgary Growth Area	20
3.4	M.D. of Foothills Growth Areas	20
	3.4.1 Development in M.D. of Foothills Growth Areas	20
3.5	Annexation	21
3.6	Policy Areas	22
	3.6.1 Policy Area A	22



3.6.2	Policy Area B	23
3.7	Transportation and Servicing Infrastructure	24
3.7.1	Transportation	24
	Map 4: Transportation	25
3.7.2	Servicing	26
3.8	Watershed Management	27
4	ACHIEVING OUR GOALS (IMPLEMENTATION)	28
4.1	Intermunicipal Circulation and Referral Processes	28
4.1.1	Referrals from the M.D. of Foothills to The City of Calgary	28
4.1.2	Referrals from The City of Calgary to the M.D. of Foothills	29
4.2	IDP Administration, Implementation and Repeal	31
4.2.1	Administration of the Intermunicipal Development Plan	31
4.2.2	Implementation of the Intermunicipal Development Plan	31
4.2.3	Repeal of the Intermunicipal Development Plan	31
4.2.4	Plan Amendment	32
4.3	Dispute Resolution Tools and Processes	32
4.3.1	Dispute Resolution Tools	32
4.3.2	Dispute Resolution Processes	33

Maps & Figures

Map 1: Plan Area	3
Figure 1: Regional Context	4
Map 2: Interface Areas	11
Map 3: Policy Areas	15
Map 4: Transportation	25



1. Introduction

The City of Calgary and the Municipal District (M.D.) of Foothills are committed to working together to ensure that the areas surrounding our shared boundary are planned and developed in a way that is sensitive to the needs of both municipalities. With approximately 37 km (23 miles) of shared boundary between our two municipalities, our individual activities are inextricably connected, because what each of us does in the lands along our boundary has the potential to impact the other on a number of levels. For example, subdivision of lands in the M.D. can make future urban growth more challenging, and temporary uses in boundary areas in Calgary have the potential to impact nearby country residential development. This plan helps to set the path for enhanced cooperation and coordination.

This Intermunicipal Development Plan (IDP) has been developed in accordance with the Municipal Government Act (MGA), and the Memorandum of Understanding and Project Plan that were endorsed by The City of Calgary and M.D. of Foothills Intermunicipal Committee (IMC). Both The City of Calgary and the M.D. of Foothills agree that an IDP is the preferred means for continuing our cooperative working relationship, identifying mutual interests and potential joint projects and addressing intermunicipal issues that may arise in the Plan Area.



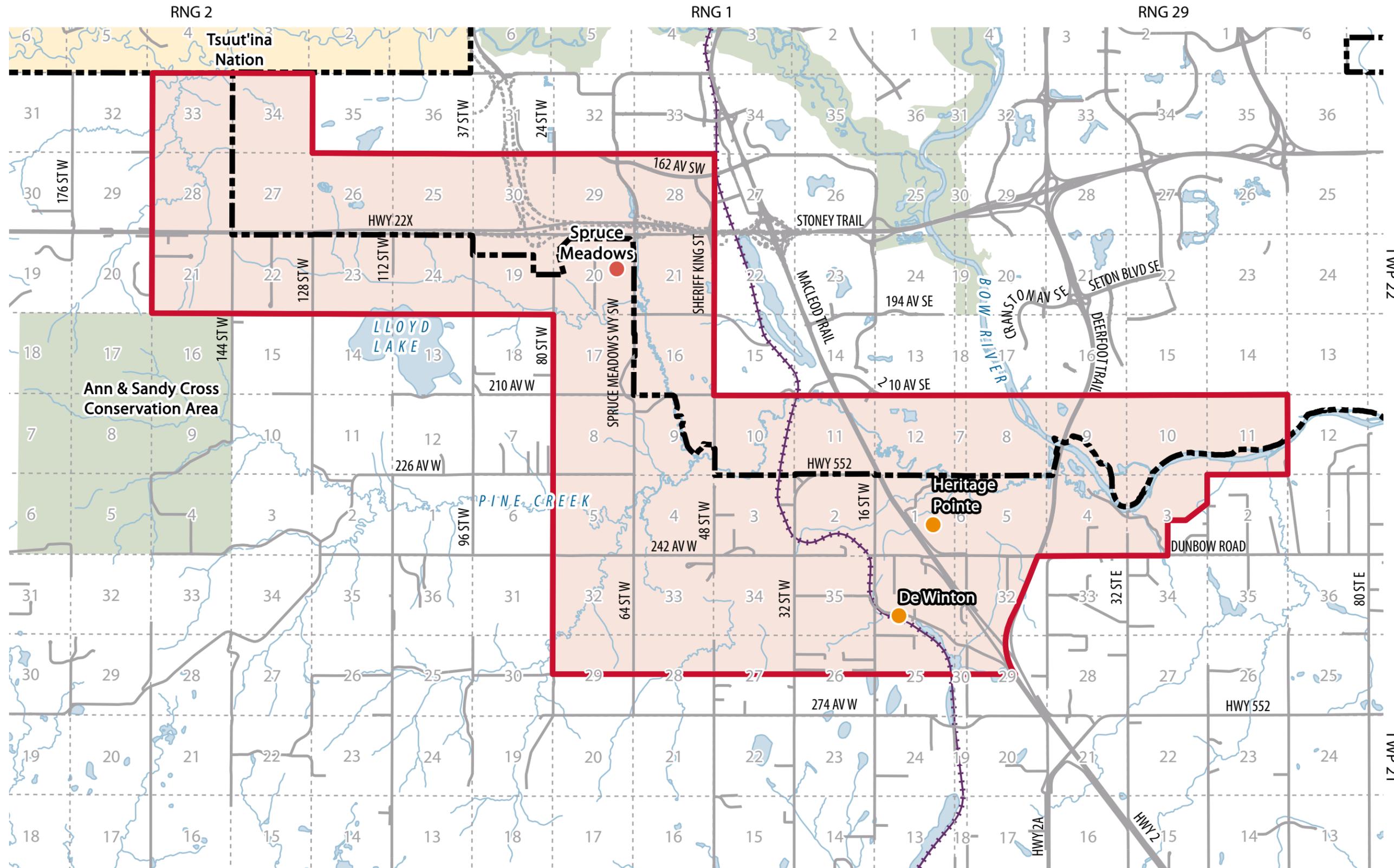
1.1 Plan Area

The Plan Area shown in **Map 1: Plan Area** reflects the area of mutual interest directly surrounding our shared boundary. This area outlines where the most attention is required to ensure that future development is complementary to the intentions and interests of both municipalities. Lands contained within the boundaries of this Plan Area are subject to policies of this Intermunicipal Development Plan.

To provide regional context, the location of the Plan Area relative to the City and the M.D. as a whole and to other nearby municipalities is illustrated in **Figure 1: Regional Context**.



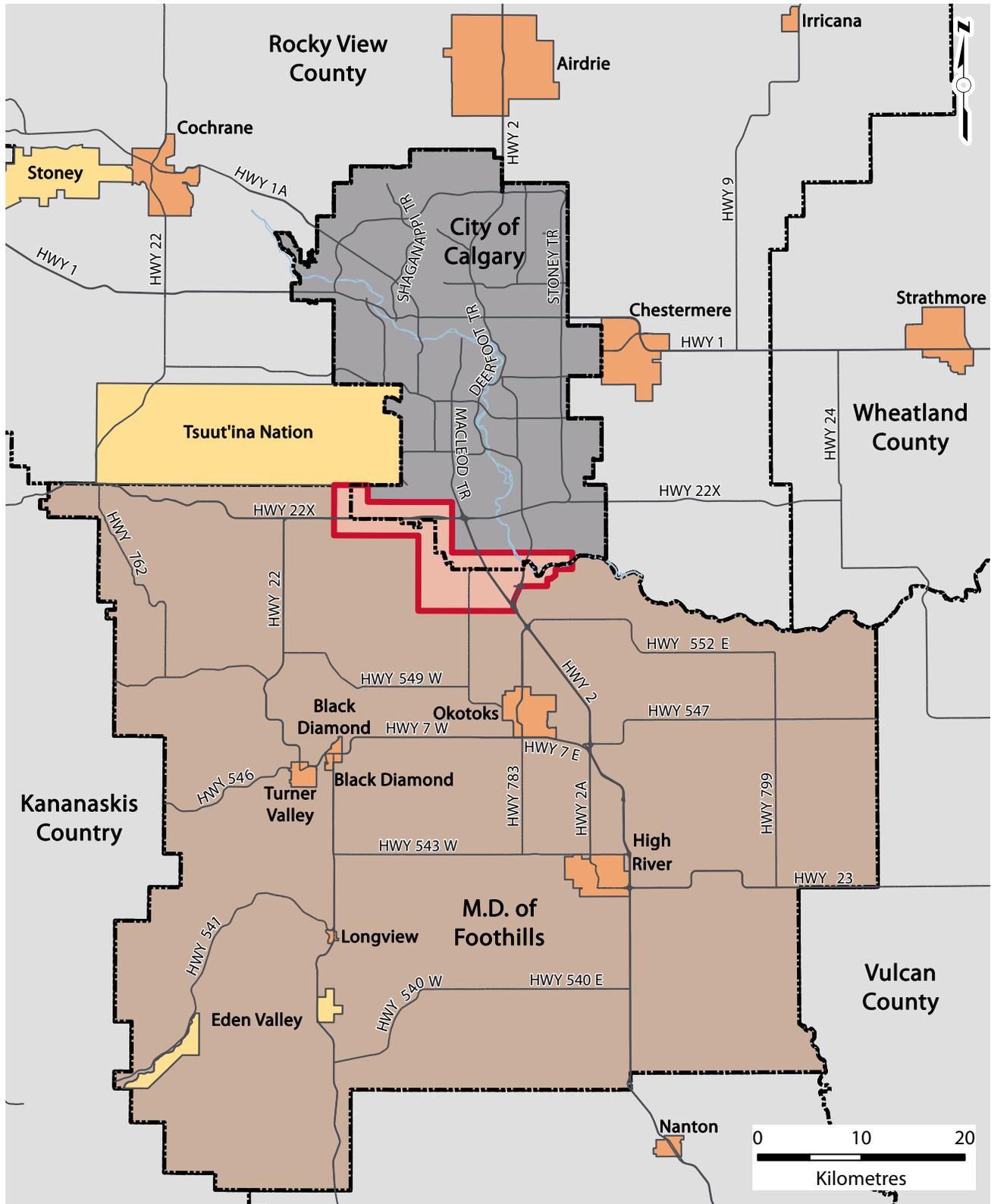
MAP 1 PLAN AREA



-  Jurisdictional Boundary
-  IDP Plan Area
-  Fish Creek Park & Conservation Area

0 1.5 3
Kilometres

Figure 1: Regional Context



- M.D. of Foothills
- 1st Nations Reserve
- Jurisdictional Boundaries
- IDP Plan Area
- Bow River



1.2 Policy Framework

This Intermunicipal Development Plan complies with municipal and provincial legislation and policies. The City of Calgary and M.D. of Foothills each respect that the other municipality has identified a municipal vision and priorities through their Municipal Development Plan and have taken care to ensure that this Intermunicipal Development Plan (IDP) is aligned with both visions.

This IDP should be read in conjunction with other policy and guideline documents within the respective jurisdictions. In some cases, there may be additional policy direction for a particular topic in other policy documents beyond what is provided in the IDP. Where a statement of intent accompanies a policy, it is provided for information only to illustrate the purpose of and enhance the understanding of a policy. Should an inconsistency arise between the purpose statement and a policy, the policy will take precedence.

1.3 Interpretation

POLICY INTERPRETATION

Most policies are written in the active tense, as deliberate statements or plans indicative of the direction that the municipalities are proposing for future development or desired outcomes. In some of these policies, the word “should” is explicitly used to clarify the directional nature of the statement. Policies that use the active tense or “should” are applied to all situations, unless it can be clearly identified to the satisfaction of the Approving Authority that the policy is not reasonable, practical or feasible in a given situation. Proposed alternatives must be to the satisfaction of the relevant Approving Authority with regards to design and performance standards.

In some cases, policies are written to apply to all situations, without exception, usually in relation to a statement of action, legislative direction or situations where a desired result is required. The words “shall,” “require,” “must,” or “will” are used within these policy statements.

Policies that use the word “development” are intended to refer to development proposals or activities in a broad sense, whereas the term “development permit” specifically refers to an application for a particular use.

MAP INTERPRETATION

Unless otherwise specified in this IDP, the boundaries or locations of any symbols or areas shown on a map are approximate only, not



absolute, and will be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines or roads. The precise location of these boundaries, for the purpose of evaluating development proposals, will be determined by the relevant Approving Authority at the time of application.

Maps are provided to support and aid in the interpretation of the policies of the IDP. Figures are provided for information purposes only and do not constitute part of the statutory framework of this plan.

1.4 Alignment with the Other Plans

The South Saskatchewan Regional Plan (SSRP), enacted by the provincial government under the Alberta Land Stewardship Act (ALSA), establishes a long-term vision for the region using a cumulative effects management approach to guide local decision-makers in land use management to achieve Alberta's economic, environmental and social goals. As both the M.D. of Foothills and The City of Calgary lie within the SSRP, this Plan is in alignment with the SSRP. In addition, the policies of this plan are intended to compliment the Calgary Metropolitan Plan.



2 Working Together

This plan will provide a consistent approach to facilitate communication and working relationships between the M.D. of Foothills and The City of Calgary and is an important tool for avoiding inter-municipal conflict. It also provides each municipality with an understanding of the other's general plans for accommodating growth and development into the future, enabling a coordinated approach that will benefit both Calgary and Foothills. Both municipalities are committed to keeping the lines of communication open and working together wherever possible to collaboratively plan for growth so that the effect that we have on one another and our residents is positive.

2.1 IDP Vision & Goals

Both municipalities recognize the benefits of sensitive and cooperative planning for anticipated growth, as well as the need to ensure that this growth happens in a manner that reflects each municipality's vision for the future.

2.1.1 Vision

At the outset of the IDP project the following vision statement was crafted to guide the plan development process and our future interactions:

“We are working together to plan for a shared future that capitalizes on our regional assets and allows each municipality the freedom to guide development according to their respective vision and goals.” 

2.1.2 Goals

1. To ensure alignment with other regional, sub-regional, statutory plans and other, non-statutory planning documents (e.g., SSRP, Calgary Metropolitan Plan, a plan approved through an MGA Growth Management Board) as applicable.
2. To foster a relationship built on clear expectations, cooperation, and trust supported through creating processes for open and honest communication.
3. To establish the intermunicipal planning process as the preferred means of addressing planning issues collaboratively. These issues include accommodating future growth and



development activity, referrals and circulations, plan amendments and repeals.

4. To establish mutually accepted protocols for dispute resolution.
5. To work together to advance the interests of the region as a whole, while being mindful of each municipality's vision and mandate.
6. To provide more certainty regarding planning and development decisions within the Plan Area ensuring that the interests of both municipalities are respected.
7. To support the coordination of regional and intermunicipal services and amenities.
8. To create a process for undertaking joint projects and initiatives.
9. To establish public consultation requirements for joint planning processes and IDP policy development or amendment processes.

2.2 Joint Projects

Intent:

Municipal boundaries do not constitute physical barriers. There will be situations where activities or natural events will impact lands on both sides of our municipal boundary. There will also be instances where both municipalities may wish to create the same amenity or provide the same service. In certain cases, it may be beneficial to respond collaboratively through a joint project.

Policies of this Plan allow for the advancement of joint environmental/biophysical, cultural, recreational, service delivery, or other joint projects within the region that will benefit both municipalities.

Policies:

- 2.2.1 Proposals for joint projects may be put forth by either municipality in written form to The City of Calgary and M.D. of Foothills Intermunicipal Committee (IMC).
- 2.2.2 The IMC may forward a joint project proposal to The City of Calgary and the M.D. of Foothills Councils for consideration.
- 2.2.3 Joint projects should be jointly funded in a manner considered equitable by both municipalities.



- 2.2.4 Information or data obtained as a result of joint projects should be shared and considered the property of both municipalities.

2.3 Protection of Regional Assets

Intent:

Both municipalities recognize that there are regional assets located within the IDP Plan Area. Regional assets are elements such as physical features, amenities or activities in the area around our shared boundary that are valued by residents and provide benefits to both municipalities and the region as a whole. Regional assets may include lands that provide significant environmental/biophysical benefit, culturally significant areas, recreational opportunities or services.

Policies:

- 2.3.1 The City of Calgary and the M.D. of Foothills should work together to support regional assets for mutual benefit.
- 2.3.2 The municipalities may undertake joint projects for the protection or enhancement of regional assets utilizing the process outlined in Section 2.2 – Joint Projects.
- 2.3.3 The City and the M.D. recognize that there are areas within the IDP Plan Area that would benefit from coordinated efforts to facilitate their protection and / or enhancement, for example Lloyd Lake and Pine Creek.
- 2.3.4 Both municipalities recognize the importance of maintaining dark skies for the Rothney Observatory and the Ann and Sandy Cross Conservation Area Nocturnal Preserve, and will work together to minimize potential light pollution in the IDP Plan Area.
- 2.3.5 Both municipalities recognize that there are areas within the IDP Plan Area and within the Pine Creek sub-watershed and the Bow River watershed that provide valuable ecosystem services and will work together to support stewardship of these areas where deemed appropriate.
- 2.3.6 Future ASPs in The City of Calgary, within the IDP Plan Area west of Macleod Trail, should address light pollution through the use of dark sky principles.



Spruce Meadows

The Spruce Meadows facility (identified on **Map 1: Plan Area**) located within the M.D. of Foothills immediately adjacent to The City of Calgary municipal boundary is internationally recognized as a premier equestrian facility. Spruce Meadows has an Area Structure Plan in place that was adopted by the M.D. of Foothills in the fall of 2002 (Bylaw 94/2002). The City of Calgary and the M.D. of Foothills have identified this facility as an important regional asset that is worthy of continued support from the two municipalities as it continues to grow and evolve into the future.

Policies:

- 2.3.7 The City of Calgary and the M.D. of Foothills should collaborate where appropriate to support Spruce Meadows as a premier equestrian facility.
- 2.3.8 Both municipalities should consider the impacts of any proposed development on Spruce Meadows including changes to transportation infrastructure.

Ann and Sandy Cross Conservation Area

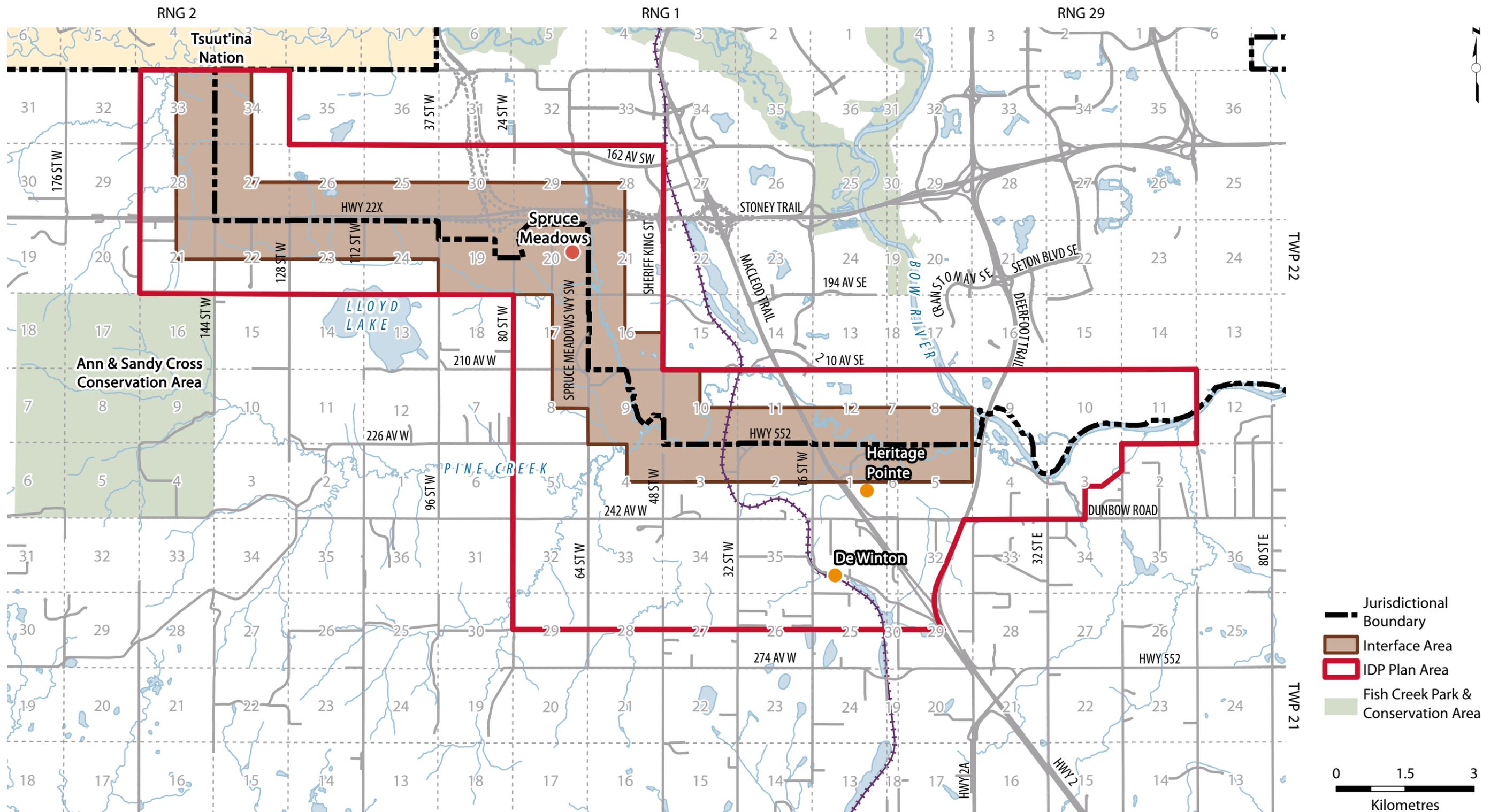
The Ann and Sandy Cross Conservation Area (identified on **Map 1: Plan Area**) is dedicated to the principles of habitat protection for native wildlife and conservation education for young people. While not located within the IDP Plan Area, both municipalities recognize the importance of this facility as a regional asset.

Policies:

- 2.3.9 The City of Calgary and the M.D. of Foothills should collaborate where appropriate to support the Ann and Sandy Cross Conservation Area (ASCCA) as an important environmental and cultural resource.
- 2.3.10 Both municipalities should consider the impacts of proposed development in the plan area on the ASCCA as a nocturnal preserve and as an area valued for authentic experiences in nature.



MAP 2 INTERFACE AREA



2.4 Development Constraints

Intent:

Throughout the Plan Area there are areas of known constraints to development. These may include flood hazard areas, lands in proximity to active and abandoned sour gas facilities and pipelines, steeply sloped areas, gravel pits, and contaminated sites.

Both municipalities will share information on known development constraints and, where appropriate, cooperate to ensure constraints are addressed during the land use, subdivision and/or development application processes for the protection of the public and the environment. Where it is not possible to mitigate an identified constraint, development should not be supported.

Policies:

- 2.4.1 Both municipalities agree to share information on known development constraints in the Plan Area.
- 2.4.2 Environmental site assessments may be required to:
 - a. Identify development constraint areas; and
 - b. Demonstrate if a site is suitable for the intended use in regards to environmental conditions.
- 2.4.3 Where a development constraint exists that cannot be mitigated, development may not be supported.



2.5 Interface Area

Intent:

It is recognized that certain types of uses in one municipality have the potential to impact lands in the adjacent municipality. In areas identified on **Map 2: Interface Areas** cross boundary land use impact must be considered. Identified impacts should be addressed either through the development process or the determination that certain developments would not be appropriate for the Interface Area, where impacts cannot be mitigated.

It is not the intent of these policies to limit The City of Calgary's ability to develop complete communities with a full complement of land uses at appropriate densities in the context of an approved ASP. Nor is it the intent to limit general agricultural uses on lands used for agricultural production within the Interface Area.

Policies:

- 2.5.1 Uses located in the Interface Area, that are likely to have significant off-site impacts due to visual obtrusiveness, increased traffic, noise, offensive odors, and light pollution are deemed Sensitive Uses.
- 2.5.2 Subject to each municipality's jurisdiction, Sensitive Uses may be restricted in the Interface Area and may be subject to maximum size conditions, limitations on the concentration of similar uses in the Interface Area to address cumulative impact, buffering such as landscaping, enhanced setback requirements, and visual screening or other conditions deemed necessary by the relevant Approving Authority to reduce their cross-boundary impacts.
- 2.5.3 In reviewing a development permit application for a Sensitive Use, the Approving Authority may require additional conditions to limit significant off-site impacts.
- 2.5.4 Uses proposed as part of an approved ASP and amendments proposed to an ASP in The City of Calgary are not subject to the Interface Area policies.
- 2.5.5 General agricultural uses that would not normally require a development permit, are not subject to the Interface Area policies.
- 2.5.6 Outdoor vehicle storage should generally not be supported in the Interface Area. If, in specific instances,



such a facility is considered appropriate by the relevant Approving Authority, mitigation of off-site impacts shall be addressed through the following:

- The maximum number of units stored will be specified as a condition of the development permit;
- Establishment of separation distances between facilities of the same or similar use to reduce cumulative effects;
- Buffering and/or visual screening through the use of landscaping, fencing, and/or increased development setbacks from property lines may be required to reduce visual impact;
- Placement of time limits on development permit approvals to maintain the temporary nature of the use and to ensure the lands can be used for their long term intended use - a 5 year maximum is suggested.

2.5.7 Applications for renewal of temporary development permits for Sensitive Uses within the Interface Area shall be subject to the Interface Area policies.

2.5.8 Applications for Sensitive Uses in the Interface Area will be subject to circulation requirements as outlined in Section 4.1.

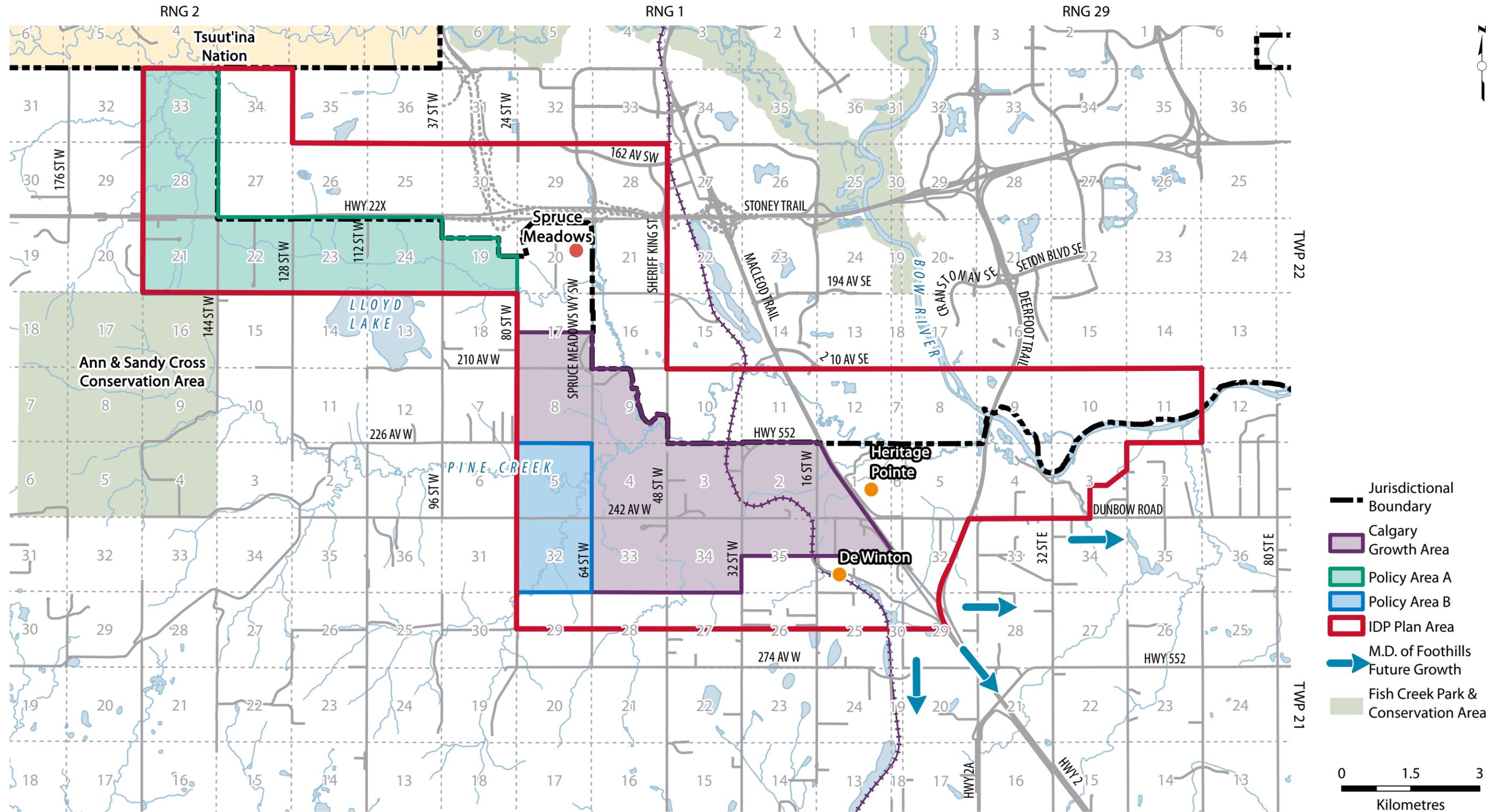
2.5.9 Intermunicipal entranceways are important features for both Calgary and Foothills to showcase each municipality for the benefit of residents and the travelling public. Special consideration should be given to our common highway entranceways, especially within the interface area, to ensure that they are attractive and memorable. Development adjacent to major entranceways should be encouraged to align with the entranceway guidelines of each respective municipality.

2.5.10 Applications for Sensitive Uses that are located outside of the Interface Area but require access through the adjacent municipality are subject to the policies of the Interface Area and will be circulated as though they were inside the Interface Area.

2.5.11 When referring planning applications within the Interface Area to the M.D. of Foothills, The City of Calgary may also directly notify owners of parcels located within the



MAP 3 POLICY AREAS



jurisdiction of the M.D. of Foothills who may be impacted by the proposed development.

- 2.5.12 At such time that all or part of the Calgary Growth Area as shown on **Map 3: Policy Areas**, is annexed by The City of Calgary, the Interface Area may be reconfigured to align with the newly formed boundary lands. This would require the municipalities to consider an amendment to this IDP.

2.6 Engaging Stakeholders and the General Public in Future Planning

Intent:

Engaging with stakeholders and the general public in future joint planning processes and joint initiatives, where feasible, will encourage residents and other stakeholders to contribute to the vision for the Plan Area.

Both municipalities have expressed a desire to engage stakeholders in an open and transparent manner in order to communicate intentions clearly and to understand the public's concerns and expectations. The two municipalities will work together to ensure these concerns and expectations are given due consideration in any future joint planning processes as appropriate.

Policies:

- 2.6.1 The M.D. of Foothills and The City of Calgary recognize the importance of engaging the general public and stakeholders in joint planning processes and initiatives where feasible.
- 2.6.2 When undertaking joint planning projects, both municipalities should consider whether public engagement is required, and determine how engagement should be conducted, who is to be involved and what level of engagement is appropriate.
- 2.6.3 The M.D. of Foothills and The City of Calgary recognize 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.



3 Planning for the Future

Both The City of Calgary and the M.D. of Foothills have experienced growth pressures in the area of the current boundary between them and this is likely to continue into the foreseeable future.

Developing a strategy for the future growth of both municipalities will provide for effective infrastructure planning, efficient use of land, more certainty for landowners and may help to avoid future disputes over growth. This section of the IDP establishes a shared understanding of the direction both municipalities would like to take with respect to growth and development and provides policy to assist both municipalities in evaluating applications for subdivision or development.

3.1 The City of Calgary Growth Strategy

The City of Calgary Municipal Development Plan (Calgary MDP) and Calgary Transportation Plan both establish a strategy for a more sustainable city and the transportation networks needed to serve it. To accommodate Calgary's share of regional growth, the Calgary MDP calls for the planning of complete communities and the intensification of both new and existing communities. The City of Calgary MDP supports the efficient use of land and resources inside Calgary's boundaries and has identified the need to ensure a thirty-year land supply inside the City.

3.2 The Municipal District of Foothills Growth Strategy

The M.D. of Foothills' Municipal Development Plan (MDP2010) describes a vision for the future of the municipality. It speaks to focusing and concentrating growth and advocates for the creation of vibrant communities and economic opportunities, while limiting fragmentation of agricultural land and supporting conservation of the natural environment. The M.D. of Foothills Growth Management Strategy A Vision Forward – A Growth Management Strategy for the M.D. of Foothills builds on the direction provided in the MDP2010 by dividing the municipality into five districts and identifying the Central District as the area that will accommodate the majority of the municipality's future growth. The M.D. of Foothills plans to undertake further planning (including a plan for the Central District) to provide guidance on the principles, locations and desired components of future growth and development in the M.D. of Foothills.



3.3 The City of Calgary Growth Area

Intent:

The City of Calgary Growth Area as illustrated on **Map 3: Policy Areas**, represents candidate lands for possible annexation from M.D. Foothills to The City of Calgary. This area may be amended in the future as per Section 3.6.2 - Policy Area B.

In order to ensure that services in the Calgary Growth Area are maintained at an appropriate level; infrastructure improvements that are required in the Growth Area subsequent to the adoption of this IDP may be brought to the IMC committee for discussion regarding issues such as appropriate design standards, cost sharing or provisions for reimbursement of a portion of the costs upon annexation of the lands.

3.3.1 Subdivision and Development in The City of Calgary Growth Area

Intent:

The long term vision for the lands in the Calgary Growth Area is for the area to eventually be annexed, planned and then developed within Calgary's jurisdiction. The Growth Area is anticipated to accommodate future populations in a sustainable and efficient manner.

The policies in this section are intended to protect lands for future urban development by limiting subdivision activity, preventing premature development, and protecting for the possibility of future extension of transit/LRT into the growth area.

Policies:

SUBDIVISION:

- 3.3.1.1 Subdivision of lands in the Calgary Growth Area should not be supported except for a first parcel out of an un-subdivided quarter section.
- 3.3.1.2 Subdivision of a first parcel out from an agricultural parcel shall be done in such a way as to facilitate future urban development, with the parcel out being as small as possible.
- 3.3.1.3 Subdivision of lands in accordance with the existing and approved Sirocco ASP may be considered at the discretion of M.D. of Foothills Council.



REDESIGNATION (RE-ZONING) OF LANDS:

- 3.3.1.4 Redesignation of lands from an agricultural or country residential land use district to commercial or industrial land use districts will generally not be supported in the Calgary Growth Area.
- 3.3.1.5 Redesignation of lands from an agricultural land use district to a residential district will generally not be supported in the Calgary Growth Area, except to facilitate first parcel out of an un-subdivided quarter section.
- 3.3.1.6 Redesignation of lands from an agricultural or country residential land use district to other land uses as appropriate to allow for development of the Sirocco ASP area as per the approved ASP may be considered at the discretion of M.D. of Foothills Council.

DEVELOPMENT:

- 3.3.1.7 Proposals for development permits that could reduce the ability of the Calgary Growth Area to accommodate future urban development after annexation should not be supported.
- 3.3.1.8 Proposed development that could lead to the contamination of lands shall not be supported in the Calgary Growth Area.



3.3.2 Municipal Reserves in the Calgary Growth Area

Intent:

Policies reflect the desire to ensure the equitable allocation of municipal reserves between the two municipalities with the understanding that they are intended to accommodate future urban densities.

Policies:

The following policies apply to lands in the Calgary Growth Area:

- 3.3.2.1 Municipal and/or school reserve should be taken as deferred reserve caveat wherever possible, and by registration on title of the remainder of the parcel subject to subdivision approval.
- 3.3.2.2 Cash should only be taken in lieu of deferred reserve caveat with agreement from The City of Calgary.
- 3.3.2.3 Municipalities may wish to consult on any disposition of reserve land in the Calgary Growth Area.

3.4 M.D. of Foothills Growth Areas

As stated in section 3.2, the Central District is the area of Foothills that was identified in the M.D. of Foothills' Growth Management Strategy as the area that will accommodate the majority of the M.D.'s future growth and development. It is anticipated that a Central District Plan will provide more guidance on the future development of this area. As a pre-cursor to that planning process, it is prudent to negotiate agreed-upon areas for Foothills' future growth in proximity to our all our urban neighbours. The most appropriate forum for this process is in the context of an Intermunicipal Development Plan.

The blue arrows shown on **Map 3: Policy Areas**, represent the general directions where future growth may be supported within the M.D. of Foothills in proximity to The City of Calgary. It should be noted that being located in the general areas indicated by the arrows does not assure future development approvals; the arrows merely indicate the area that The City and the M.D. have agreed would be appropriate to accommodate some of Foothills' future growth.

3.4.1 Development in M.D. of Foothills Growth Areas

The directions for future growth for the M.D. of Foothills identified on **Map 3: Policy Areas**, indicate the general area that is



expected to accommodate future growth for Foothills in proximity to The City of Calgary. The most appropriate form for that growth will be determined through future planning processes in consideration of transportation and servicing opportunities and constraints and in consultation with the residents of Foothills and other stakeholders, including The City of Calgary. In the meantime, all applications for development will be evaluated based on existing plans and policy.

3.5 Annexation

Intent:

Annexation of the identified Calgary Growth Area is an anticipated outcome of this plan. The timing of annexation will depend on the pace of growth within Calgary as well as other factors including changes in policy direction and the ability of The City to accommodate these lands into a future urban scaled development that creates a logical, defined planning and servicing area, and complies with applicable growth management policies.

The future alignment of the Sarcee Trail extension through the Calgary Growth Area and Policy Area B will be considered an important planning element to define future annexation areas. Lands generally to the east of the future alignment are considered more appropriate for eventual inclusion in the Calgary Growth Area and lands to the west are considered more appropriate to remain in the jurisdiction of M.D. of Foothills.

Policies:

- 3.5.1 Lands identified as Calgary Growth Area on **Map 3: Policy Areas** may be annexed into The City of Calgary to accommodate future long term growth in an efficient and logical development pattern subject to negotiation between the two municipalities.
- 3.5.2 The Calgary Growth Area may be amended in the future to include some or all of the lands in Policy Area B as per Section 3.6.2 of this document.
- 3.5.3 The City of Calgary may determine that lands identified as Calgary Growth Area in **Map 3: Policy Areas** are unsuitable for urban development, and therefore may not be subject to future annexation discussions, in which case a plan amendment should be undertaken to remove the lands from the identified Calgary Growth Area.



- 3.5.4 Annexation will be considered at such time as The City of Calgary anticipates no longer being able to maintain a thirty-year supply of developable land within its boundaries.
- 3.5.5 Annexation may be considered prior to the circumstance described in Policy 3.5.4 if it is determined by both municipalities that there is merit to annexing a portion (or portions) of the Calgary Growth Area sooner.
- 3.5.6 The relative merits of phased versus comprehensive annexation will be considered by both municipalities as part of future discussions on annexation.
- 3.5.7 The M.D. of Foothills and The City of Calgary will endeavour to reach an intermunicipal agreement on annexation before any application for annexation is submitted to the Municipal Government Board.
- 3.5.8 After 10 years from the date of adoption of this plan, Administration will determine if a review of the identified Calgary Growth Area is needed to ensure the direction is still appropriate.

3.6 Policy Areas

3.6.1 Policy Area A

Lands on the west side of the Plan Area offer beautiful panoramic views to the south and west and contain regional assets in the form of agricultural lands, environmentally significant areas (including watershed areas and significant wildlife corridors), culturally significant areas and recreational opportunities. Policy Area A was created in order to facilitate the protection of these regional assets; the land included in this area is defined in **Map 3: Policy Areas**.

Intent:

Both municipalities recognize the importance of the natural capital and cultural resources that these lands provide and agree that they should be treated differently than other parts of the Plan Area. Some subdivision and development may still be supported, but care will be taken that it does not compromise the benefits being realized from the land in its current state. This is an area of mutual interest where more collaboration and engagement may be needed between both municipalities.



Policies:

- 3.6.1.1 Both municipalities agree that Policy Area A as identified on **Map 3: Policy Areas** should not be considered a future growth area for either municipality and should remain in the jurisdiction of the M.D. of Foothills.
- 3.6.1.2 Country Residential or Cluster Residential development, as defined in the M.D. of Foothills Land Use Bylaw, may be considered as appropriate in this area.
- 3.6.1.3 Any future subdivision or development in this area should be sensitive to the environmental and cultural benefits that the land currently provides to both municipalities and to the region as a whole.
- 3.6.1.4 The importance of this area as a gateway to provincial parks in Kananaskis Country should be considered when evaluating applications for subdivision or development, and any development in the area should promote views of the landscape and the foothills to the south.
- 3.6.1.5 Subdivision or development proposals in this area should be evaluated in consultation with The City of Calgary.

3.6.2 Policy Area B

Policy Area B as identified on **Map 3: Policy Areas** is comprised of lands that may accommodate a portion of the future Sarcee



Trail extension. The intention is that once the Province determines an alignment for this major roadway, the Calgary Growth Area may be amended to include lands contained in Policy Area B that lay to the east of the road.

Policies:

- 3.6.2.1 After Alberta Transportation identifies the functional alignment of the Sarcee Trail extension, The City of Calgary and the M.D. of Foothills may amend the Calgary Growth Area to include lands within Policy Area B that are east of the future road alignment.
- 3.6.2.2 Lands west of the future Sarcee Trail extension may remain in the IDP Plan Area but may be removed from Policy Area B at such time as this Plan is amended to incorporate lands east of the roadway into the Calgary Growth Area.
- 3.6.2.3 Applications for subdivision in Policy Area B should be evaluated in consideration of their impact on the potential future Sarcee Trail alignment as well as their potential future inclusion in the Calgary Growth Area.

3.7 Transportation and Servicing Infrastructure

3.7.1 Transportation

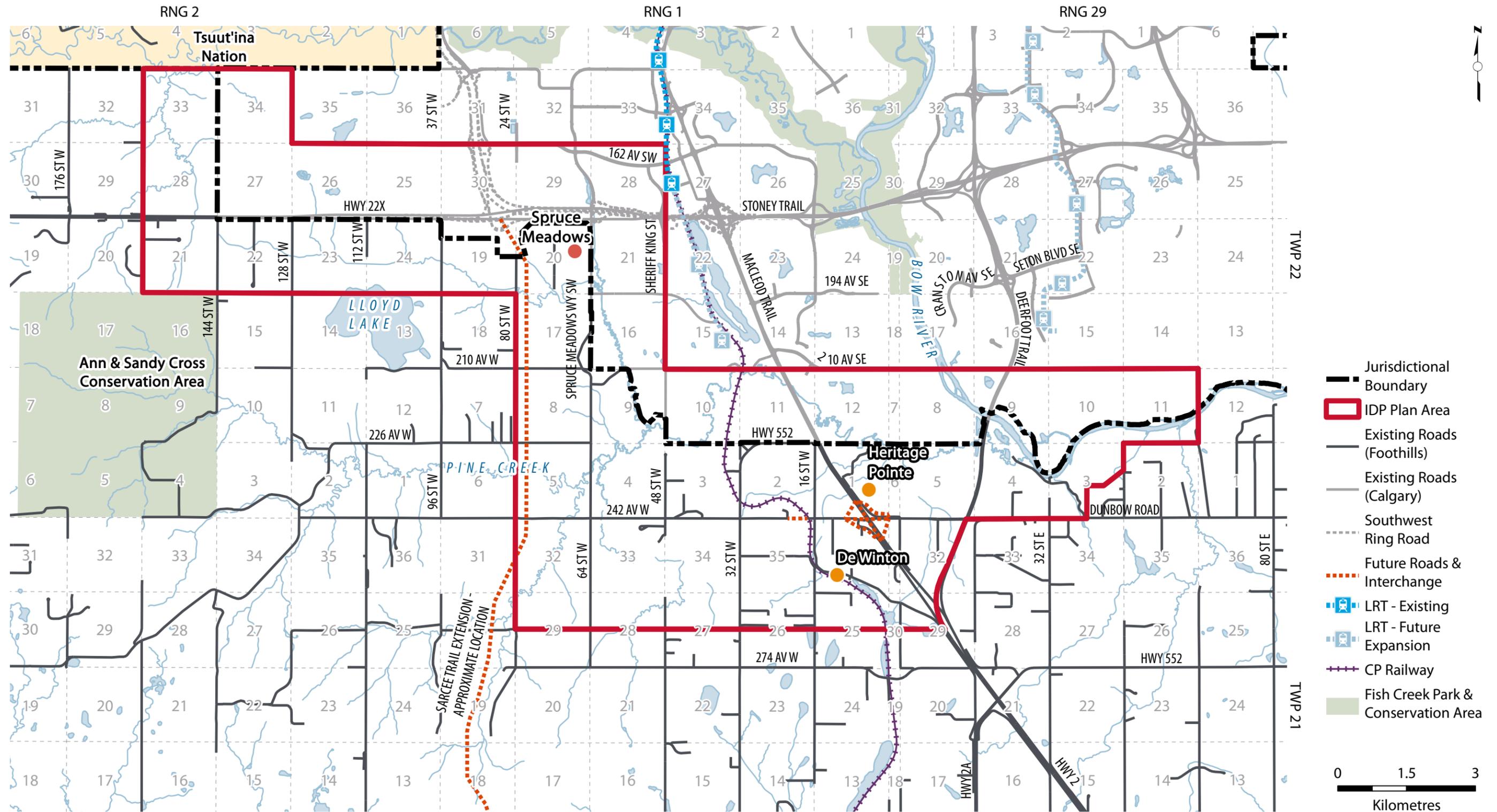
Intent:

The Intermunicipal Development Plan Area contains several key transportation links that connect the M.D. of Foothills and The City of Calgary. Proper planning of these transportation corridors is essential to ensure that the area develops efficiently, and that changes to the transportation system in one municipality do not negatively impact the other. In addition, opportunities for partnerships to provide efficient and cost effective transportation infrastructure that benefits both municipalities could be explored.

Transportation policies in this plan reflect the municipalities' desire to work cooperatively to achieve a regional transportation system that is efficient and cost effective. Existing transportation infrastructure and anticipated transportation improvements are identified on **Map 4: Transportation**.



MAP 4 TRANSPORTATION



Policies:

- 3.7.1.1 The M.D. of Foothills and The City of Calgary will consult with each other regarding planned transportation projects that are either in the Plan Area or that may have an impact on the adjacent municipality.
- 3.7.1.2 The two municipalities may explore opportunities for cost sharing with respect to transportation infrastructure that benefits both jurisdictions.
- 3.7.1.3 The two municipalities should consult jointly with Alberta Transportation to coordinate planning and development along provincially administered transportation links in areas of mutual interest. This consultation may include, among other things; advocating for mutually beneficial improvements, promoting opportunities for cost sharing, consideration of transportation design principles for wildlife migration, compliance with dark skies regulations in each municipality, and/or a consideration of scenic landscapes.
- 3.7.1.4 Both municipalities recognize the importance of Dunbow Rd/242 Ave W as a future major east – west connector.
- 3.7.1.5 Multi-modal transportation connections may be coordinated where deemed appropriate by both municipalities.
- 3.7.1.6 Maintenance agreements may be considered for boundary roads.

3.7.2 Servicing

Intent:

Both municipalities will work cooperatively to accommodate sanitary, water and stormwater easements and rights-of-way.

Policies:

- 3.7.2.1 The City of Calgary and the M.D. of Foothills should consult with each other in an effort to identify and acquire easements and rights-of-way to allow for sanitary, water and stormwater infrastructure to service their respective municipalities.
- 3.7.2.2 Proposals for development in the IDP Plan Area which propose communal sewage treatment systems and Master Drainage Plans should include consultation with the adjacent municipality.



3.8 Watershed Management

Intent:

The City and the M.D. agree that it is desirable to work together to promote watershed health and coordinate our efforts on watershed planning for the Bow River watershed and the Pine Creek sub-watershed. Watershed management studies or projects may be considered as a future joint project as per Section 2.2 of this plan.

Policies:

- 3.8.1 The municipalities are encouraged to collaborate on watershed management plans and measures. This may include, but is not limited, to coordinating for the protection of headwaters, riparian areas, wetlands and floodplains and cumulative effects management.



4 Achieving Our Goals (Implementation)

4.1 Intermunicipal Circulation and Referral Processes

Intent:

The City of Calgary and the M.D. of Foothills agree that the mutual referral of planning applications, policy plans, studies and other information is essential to ensure the effective administration of this Intermunicipal Development Plan. Continual communication between the two municipalities is one of the most effective means of avoiding or minimizing intermunicipal conflict.

The following sections outline the types of applications that will be referred by each municipality to the other for comment. If there are concerns with a proposal, the response to the referral will be provided in writing. The relevant Approval Authority will give consideration to any response provided by the other municipality when making their decision.

Policies:

4.1.1 Referrals from the M.D. of Foothills to The City of Calgary

The M.D. of Foothills will refer the following from within the Plan Area to The City of Calgary:

1. All proposed area structure plans, area concept plans, and outline plans, including proposed amendments to such plans.
2. Amendments to the M.D. of Foothills Growth Management Strategy and new plans that arise from that strategy.
3. All applications for land use redesignation, subdivision and any proposal involving the dedication or disposition of environmental, municipal and/or school reserves, public utility lots or road allowances.
4. All applications for development permits, including renewals, for any of the following:
 - a. intensive agricultural operations;



- b. natural resource extraction;
 - c. landfills;
 - d. any development application for a discretionary use for lands not subject to an approved area structure plan, outline plan, or concept plan in the Interface Area as shown on **Map 2: Interface Areas**.
 - e. any development application for a Sensitive Use in the Interface Area as shown on **Map 2: Interface Area** (as outlined in Section 2.5 of this IDP).
 - f. any development application for a Sensitive Use in the IDP area outside of the Interface Area but that requires access through The City of Calgary (as outlined in Section 2.5 of this IDP).
5. Any available planning information with respect to lands within the Intermunicipal Development Plan Area that might be requested by The City of Calgary.

4.1.2 Referrals from The City of Calgary to the M.D. of Foothills

The City of Calgary will refer the following from within the Plan Area to the M.D. of Foothills:

- 1. All proposed area structure plans and community plans, including proposed amendments to such plans.



2. All applications for land use redesignation, subdivision and any proposal involving the dedication or disposition of environmental, municipal and/or school reserves, public utility lots or road allowances.
3. All applications for development permits, including renewals, for any of the following:
 - a. intensive agricultural operations;
 - b. natural resource extractions;
 - c. landfills;
 - d. any development application for a discretionary use for lands not subject to an approved area structure plan or community plan in the Interface Area as shown on **Map 2: Interface Area**;
 - e. any development application for a Sensitive Use in the Interface Area as shown on **Map 2: Interface Area** (as outlined in Section 2.5 of this IDP);
 - f. any development application for a Sensitive Use in the IDP area outside of the Interface Area but that requires access through the M.D. of Foothills (as outlined in Section 2.5 of this IDP);
4. Any available planning information with respect to lands within the Intermunicipal Development Plan Area that might be requested by the M.D. of Foothills.



- 4.1.3 Unless otherwise agreed to by the Administrations of both municipalities, the responding municipality shall have thirty (30) days to reply to any intermunicipal circulation provided for under Section 4.1 of this Intermunicipal Development Plan.
- 4.1.4 In the event that either municipality does not reply within or request an extension to the maximum response period of thirty (30) days for any intermunicipal circulation, it may be assumed that the responding municipality has no comment or objection to the referred planning document, application or proposal.

4.2 IDP Administration, Implementation and Repeal

4.2.1 Administration of the Intermunicipal Development Plan

Each municipality will administer the Intermunicipal Development Plan for lands within its municipal jurisdiction using its own staff resources and will determine what decision-making authority should be delegated to the Intermunicipal Committee and to staff. Decision-making authority granted to the Intermunicipal Committee will be outlined in the Committee terms of reference as agreed to by both municipalities. The creation of intermunicipal subdivision and development authorities and intermunicipal subdivision and development appeal boards is not anticipated.

4.2.2 Implementation of the Intermunicipal Development Plan

The City of Calgary and the M.D. of Foothills agree to consider a plan review within ten years from the date of final approval of this Intermunicipal Development Plan. During the ten-year period, the Intermunicipal Development Plan may be amended at any time as mutually agreed to by both municipal Councils.

4.2.3 Repeal of the Intermunicipal Development Plan

Either municipality may serve formal notice of termination of this Intermunicipal Development Plan at any time. One year after the service of such notice of termination this Intermunicipal Development Plan shall cease to be in force or effect and each Council shall be at liberty to repeal its bylaw adopting this Plan. Prior to serving notice of termination, mediation is encouraged to resolve areas of concern.



4.2.4 Plan Amendment

The Intermunicipal Development Plan maps and text may be amended from time to time subject to the agreement of both Municipal Councils and requirements of the Municipal Government Act, including any requirements of a Growth Management Board.

4.3 Dispute Resolution Tools and Processes

Intent:

The M.D. of Foothills and The City of Calgary are committed to consensus-based decision making and problem-solving to achieve the resolution of issues. The municipalities also recognize that the reality of intermunicipal relations is that each municipality may have goals, objectives, standards, or expectations that do not necessarily align with those of the other. As a result, circumstances may arise when the municipalities disagree and, as such, it is prudent to outline a formalized dispute resolution process. This section describes the tools that may be used by the municipalities when a dispute arises and outlines the process that should be followed to try to find a resolution to an intermunicipal dispute. The primary goal of the dispute resolution process should always be to address potential issues as early as possible and to defuse rather than escalate any conflict that should arise.

4.3.1 Dispute Resolution Tools

Intent:

When looking for a path to agreement, dispute resolution tools can provide great benefit. The tools outlined below may be used at any point in the process to resolve matters on which the two municipalities disagree. Both municipalities are encouraged to use these tools early in the dispute resolution process to avoid escalation and to assist with problem-solving. Dispute resolution tools include:

1. Facilitation
 - a. Facilitation may be pursued at any point that is mutually agreeable to the municipalities.
 - b. The costs of facilitation should be equally shared between the two municipalities.
2. Mediation



- a. Mediation may be pursued at any point that is mutually agreeable to the municipalities.
 - b. The costs of mediation should be equally shared between the two municipalities.
 - c. A terms of reference is encouraged in order to establish mediation principles and protocols.
 - d. At the conclusion of the mediation, the mediator should submit a report to both municipalities.
 - e. If a mediated agreement is reached, then it shall be provided to both Municipal Councils for consideration. Any mediated agreement shall not be binding on either municipality until it receives the approval of both Municipal Councils.
 - f. If no mediated agreement can be reached or if a mediated agreement is not approved by both Municipal Councils, then the appeal process may be initiated.
3. Any other tool that may be considered appropriate for the issue at hand.

4.3.2 Dispute Resolution Process

Intent:

A formal dispute resolution process is a mandatory component of an IDP under the Municipal Government Act. The desired outcome of developing this dispute resolution process is to provide both municipalities with a process for resolving disputes in a conciliatory fashion, by focusing on mutual interests. It is important to note that the process established in this plan is a step by step process. Moving through the dispute resolution process steps is not considered to be escalation; it may be that some disputes require more time and energy or a different perspective to find a solution.

In this Section, “initiating municipality” means the municipality in which the land that is the subject of a proposal is located, or the municipality requesting an amendment to the IDP. “Responding municipality” means the other municipality. “Proposal” means adoption or amendment of a municipal development plan, an intermunicipal development plan, an area structure plan, area concept plan, outline plan, neighbourhood plan or an application for a land use redesignation.



It should be noted that this process may be applied to most types of applications. When dealing with development permit applications for discretionary uses, the relevant municipality's Subdivision and Development Appeal Board is the venue for dispute resolution, as no other legal means are available for inter-municipal negotiation with respect to development permits.

Step 1: Administrative Review and Negotiation

Intent:

The purpose of this initial step is to provide an opportunity for productive negotiations between Administrations. The goal should be to work to identify mutually beneficial opportunities to resolve the specific issue or issues that are the subject of the dispute.

Policies:

- 4.3.2.1 The initiating municipality shall ensure that complete information required to consider the application or issue, as outlined in this IDP, is provided to the responding municipality.
- 4.3.2.2 Upon circulation of a proposal, the Administration of the responding municipality should undertake a technical evaluation of the proposal and provide written comments and concerns to the Administration of the initiating municipality.
- 4.3.2.3 Where concerns are identified, the municipalities should hold administrative negotiations in an attempt to resolve them.
- 4.3.2.4 Should administrative negotiation not resolve the concerns, either municipality may refer a proposal to the IMC for review and recommendation to both Councils.

Step 2: Intermunicipal Committee Discussion

Intent:

The purpose of this step is to provide an opportunity for productive discussion and negotiation at the Intermunicipal Committee with the intent of finding a mutually acceptable resolution that balances the goals, objectives, standards or interests of both municipalities that may be impacted by an application.



Policies:

- 4.3.3.1 Where a proposal is referred to the IMC, the perspectives of both municipalities will be presented to the Committee with a focus on the specific interests that may be impacted by the application.
- 4.3.3.2 When a land use amendment application or statutory plan is referred to the IMC, the responding municipality shall present their concerns to the IMC. Both municipalities may subsequently agree that facilitation, mediation or another mutually acceptable conflict resolution tool should be employed in an attempt to resolve the issue.
- 4.3.3.3 For all other issues, after consideration of the matter, the IMC may:
- a. Provide suggestions with respect to the desired course of action and/or revisions to the proposal to make it more acceptable to both municipalities;
 - b. Seek additional information and alternate options for consideration at a future meeting of the Committee;
 - c. Agree on a consensus position in conformity with the IDP to assist both Administrations;
 - d. Conclude that no initial agreement can be reached and refer the proposal to both Municipal Councils;



- e. Schedule further meetings as required and consult technical or other sources of information as the Committee deems necessary to identify compromises and solutions; or
 - f. Refer the item to mediation.
- 4.3.3.4 Where considered necessary and useful by the IMC and where necessary authorization has been received, a facilitator may be engaged to help the IMC work towards a consensus position.

Step 3: Direction of Municipal Councils

Intent:

The purpose of Step 3 is to provide an opportunity for each Municipal Council to establish a position on the issue or issues in dispute and to provide direction to Administrations on next steps to be undertaken.

Policies:

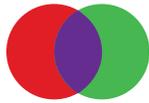
- 4.3.4.1 After receiving recommendation from the IMC and the respective Administrations with respect to a particular proposal, each Municipal Council may:
- a. Provide suggestions with respect to the desired course of action and/or revisions to the proposal to make it more acceptable to both municipalities; or
 - b. Establish its position on the proposal, which should be conveyed to the other municipality in writing.
- 4.3.4.2 If the two Municipal Councils cannot agree on a proposal, then both Municipal Councils may agree to refer the matter to a mediation process so that a mutually beneficial solution can be found.

Step 4: Municipal Government Board Appeal

Step 4 provides for appeals to the Municipal Government Board when there is a dispute regarding a land use amendment application or statutory plan that has not been able to be resolved.

- 4.3.5.1 Where the initiating municipality's Council gives three readings to a bylaw prior to a mediated solution being found, the other municipality may appeal to the Municipal Government Board in accordance with the Municipal Government Act.





www.calgary.ca



www.mdfoothills.com