

PROPOSED

IP2023-0559
ATTACHMENT 2

BYLAW NUMBER 47P2023

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE MUNICIPAL DEVELOPMENT PLAN BYLAW 24P2009 (IP2023-0559)

WHEREAS it is desirable to amend the Municipal Development Plan Bylaw 24P2009, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, as amended:

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Municipal Development Plan attached to and forming part of Bylaw 24P2009, as amended, is hereby further amended as follows:

(a) Delete and replace Volume 2, Part 1, Section 4.3 with the following:

“4.3 Growth Applications

These Growth Applications policies provide a decision-making process for strategic growth and the co-ordination of required funding and servicing with development in new communities. Servicing new growth requires substantial City investment, and decisions regarding new growth must result in strategic, orderly, economical urban development such that services are efficiently delivered in accordance with the relevant Area Structure Plan and the Municipal Development Plan.

These policies link strategic growth decisions, balanced growth and planned land supply, and municipal financial and infrastructure capacity to implement Part 5, Volume 1, of the Municipal Development Plan. The policies outline a process to ensure that required municipal infrastructure and services are identified, funded, and efficiently delivered ahead of, or alongside land use amendment, subdivision, or development approvals.

1. Applicability of the Growth Application Requirement

a. Land Use Amendments, Subdivisions, and Development Permits in the areas outside the Balanced Growth Boundary identified in Map 1 of the Municipal Development Plan can only be approved if:

PROPOSED

BYLAW NUMBER 47P2023

- i. A Growth Application and associated funding have been approved for the subject site;
 - ii. Council has already removed a Growth Management Overlay for the subject site prior to 2023 July 25 or the subject site is in an Area Structure Plan adopted by Council prior to 2012 July 1; or
 - iii. The application is for minor or temporary development in advance of fully-serviced urban development and no change is required in the existing servicing, at the discretion of the designated Approving Authority.
 - b. Growth Applications may only be supported for development within an area defined under the purview of an Area Structure Plan approved by Council. Applications for fully-serviced urban development outside of an approved Area Structure Plan will not be supported.
2. Evaluation and Considerations
- a. Prior to receiving approval from Council for a land use amendment in a Plan Area, a Growth Application must be submitted for evaluation by Administration and decision by Council. Administration will evaluate a Growth Application in a criteria-based manner, including but not limited to consideration of the following information:
 - i. Consistency with the Municipal Development Plan, in particular Part 5;
 - ii. Economic, environmental, climate, and social implications;
 - iii. Market demand and absorption rates, relative to current land supply levels and consistent with the targets in Part 5 of the Municipal Development Plan;
 - iv. Transition and integration with surrounding context and adjacency with existing fully serviced urban development;
 - v. Identification of major on-site and off-site municipal water, sanitary, stormwater, emergency services and transportation infrastructure improvements and community services that will service or benefit the subject site;
 - a. The proposed funding sources (City or developer) for the infrastructure in (v), and whether the infrastructure is identified as being funded within The City's Service Plans and Budgets and identified in the Calgary Off-site Levies Bylaw.

PROPOSED

BYLAW NUMBER 47P2023

- vi. How emergency services will be provided to both City and Provincial standards, considering both capital and operating costs;
 - vii. How development on the subject site will integrate with broader public amenities and community services, including but not limited to healthcare, food services, library, childcare, transit and mobility networks;
 - viii. Consistency with other existing and planned City services, including infrastructure and services that initiate and/or complete a community, with consideration for both capital and operating cost implications to The City over the lifetime of the development;
 - ix. Any other information that is required by or may assist Administration in evaluating the Growth Application.
- b. Payment of any applicable fees set out in the current Planning Applications Fee Schedule, or as otherwise required by Council, must be submitted prior to evaluation of a Growth Application.
3. Approval Process
- a. A Growth Application is not approved until:
 - i. the municipal funding for infrastructure and servicing costs (capital and operating) associated with the Growth Application has received Council approval or is included in an approved Service Plan and Budget; and
 - ii. the Growth Application has received Council approval.”

PROPOSED

BYLAW NUMBER 47P2023

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____