

# PROPOSED

C2025-0102  
ATTACHMENT 6

## BYLAW NUMBER 66P2024

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE ROCKY VIEW COUNTY/CITY OF CALGARY  
INTERMUNICIPAL DEVELOPMENT PLAN BYLAW 14P2011  
(IP2024-0866)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Rocky View County/City of Calgary Intermunicipal Development Plan Bylaw 14P2011, 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 Rocky View County/City of Calgary Intermunicipal Development Plan attached to and forming part of Bylaw 14P2011, as amended, is hereby further amended as follows:
  - (a) In the Table of Contents delete “3.0 Joint Studies” and replace with “3.0 Joint Studies and Planning”.
  - (b) In the Table of Contents, under Section 4.0 Key Focus Areas, following subsection 4.7 Highway560/Glenmore Trail insert “4.8 Southeast Railway Corridor”.
  - (c) In Section 1.0 Introduction, insert a new Goal following Goal 7, as follows, and renumber the subsequent Goals accordingly:

“8. To build collaborative relationships that will generate economic development opportunities, as well as create more sustainable methods of business growth, to benefit both municipalities and the Calgary Metropolitan Region.”
  - (d) In Section 2.1 Policies, amend Policy 2.1.2 (f), by adding “and planning” after “Joint Studies”.
  - (e) In Section 3.0 Joint Studies, delete “3.0 Joint Studies” and replace with “3.0 Joint Studies and Planning”.
  - (f) In Section 3.0 Joint Studies, amend the Goal by deleting “to inform coordinated” and replace with “and collaborative”.

# PROPOSED

**C2025-0102  
ATTACHMENT 6**

- (g) In Section 3.0 Joint Studies, insert a new Objective following Objective 1, as follows, and renumber the subsequent Objectives accordingly:
  - “2. Enable a process for collaborative planning to be undertaken by the two municipalities on lands within Key Focus areas and Identified Growth Areas.”
- (h) In Section 3.0 Joint Studies, delete “3.1 Policies” and replace with “3.1 Joint Study Policies”.
- (i) In Section 3.0 Joint Studies, insert new subsection 3.2, as follows:
  - “3.2 Collaborative Planning Policies
  - 3.2.1 If agreed to by both Municipal Councils, land use planning within the Key Focus Areas identified in Map 2 or within the Growth Corridors/Areas identified in Map 4 may be conducted as a Collaborative Planning Project.
  - 3.2.2 The proposed Collaborative Planning Project should be mutually identified by Rocky View County and The City of Calgary as a significant opportunity for both municipalities to benefit from joint land use planning or cooperative economic development.
  - 3.2.3 Where both Municipal Councils agree to a Collaborative Planning Project, Rocky View County and The City of Calgary should collaborate on the basis of a shared investment, shared services, and shared benefit framework.
  - 3.2.4 Collaborative Planning Projects shall be initiated through a mutually agreed Terms of Reference approved by both Municipal Councils to ensure clear direction and scope. The Terms of Reference should consider policies within Section 3.2 and Section 15.3 of this Plan as well as the following:
    - (a) Funding sources that each municipality can offer for initiatives;
    - (b) Allowing the participation of external interested parties;
    - (c) Where agreed upon, address investment and benefit related to items such as: infrastructure and servicing; recreation services and facilities; or other items deemed relevant by the municipalities; and
    - (d) A governance model that is suitable to each area and context should be developed for each Collaborative Planning Project.
  - 3.2.5 A Collaborative Planning Project may include the creation or amendment of statutory plans.

# PROPOSED

**C2025-0102  
ATTACHMENT 6**

3.2.6 Implementation of shared investment, shared services, and shared benefit frameworks and governance models shall be approved by both Municipal Councils prior to implementation.”

- (j) In Section 4.0 Key Focus Areas, subsection 4.1 General Policies, amend policy 3(a) by inserting “or collaborative planning” after “any joint studies”.
- (k) In Section 4.0 Key Focus Areas, subsection 4.1 General Policies, amend policy 3(b) by inserting new subsection (iv), as follows:
  - “(iv) Draft shared investment, shared services and shared benefit framework and draft governance model stages for Collaborative Planning Projects to ensure the policies of this Plan are reflected in the draft documents.”
- (l) In Section 4.0 Key Focus Areas, subsection 4.1 General Policies, amend policy 3(c) by inserting new subsection (iv), as follows:
  - “(iv) Shared investment, shared services and shared benefit framework and governance model for Collaborative Planning Projects considering direction provided in Section 3.0 of this Plan.”
- (m) In Section 4.0 Key Focus Areas, insert new subsection 4.8, as follows:

## “4.8 Southeast Railway Corridor

This Key Focus Area consists of approximately 890 hectares of land located north of the CPKC rail line, east of The City of Calgary, and south of the Highway 560 (Glenmore Trail) Joint Industrial Corridor. The lands shall be planned through an Area Structure Plan collaboratively created between Rocky View County and The City of Calgary with the intent to support a rail served industrial development and associated business uses.

The lands to the north of the Southeast Railway Corridor Key Focus Area and the south of Highway 560 (Glenmore Trail) may be considered for future Collaborative Planning Projects.

- 4.8.1 The Prairie Gateway Area Structure Plan shall be created from a Collaborative Planning Project, pursuant to Section 3.2, to guide land use planning within the Key Focus Area lands as identified in Map 2. The Area Structure Plan will be a Rocky View County statutory plan.
- 4.8.2 The Prairie Gateway Area Structure Plan shall be supported through implementation of a shared investment, shared services and shared benefit framework and governance model created pursuant to Section 3.2. Formal agreements between The City of Calgary and Rocky View County will be required to implement the framework.

# PROPOSED

**C2025-0102**  
**ATTACHMENT 6**

4.8.3 Lands within this Key Focus Area should be administered in accordance with Section 8 of this Plan.

4.8.4 Consideration may be given for a future Collaborative Planning Project for the lands north of the Southeast Railway Corridor Key Focus Area and south of Highway 560 (Glenmore Trail), not currently part of the Area Structure Plan, as determined appropriate by agreement of the municipalities.”

(n) Delete the existing Map 2 entitled ‘Key Focus Areas’ and replace with the revised Map 2 entitled ‘Key Focus Areas’ attached as Schedule ‘A’.

(o) In Section 8.0 Growth Corridors/Areas and Annexation, subsection 8.1 Policies insert new Policy 8.1.9, as follows:

“8.1.9 Further to Policy 8.1.3, areas planned through Collaborative Planning Projects, as identified in Map 2, shall, in addition to the applicable statutory plans, be managed in accordance with any applicable legal agreements between The City of Calgary and Rocky View County related to shared investment, shared services and shared benefit frameworks, governance models, or other agreements related to the Collaborative Planning Project area.”

(p) Delete the existing Map 4 entitled ‘Growth Corridors/Areas’ and replace with the revised Map 4 entitled ‘Growth Corridors/Areas’ attached as Schedule ‘B’.

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

READ A FIRST TIME ON SEPTEMBER 10, 2024

READ A SECOND TIME, AS AMENDED, ON \_\_\_\_\_

READ A THIRD TIME, AS AMENDED, ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

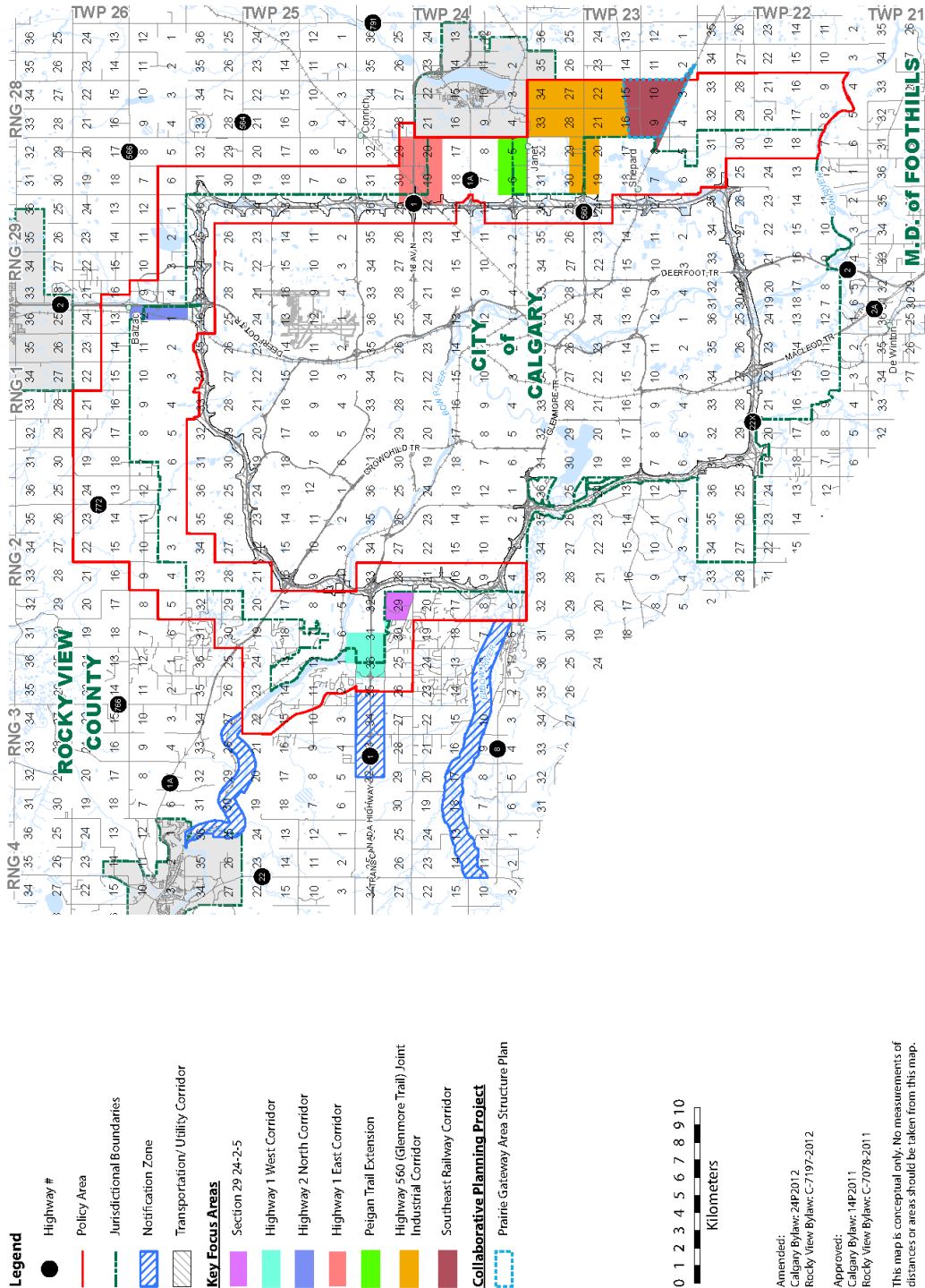
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CITY CLERK

SIGNED ON \_\_\_\_\_

## REVISED SCHEDULE A



Map 2: Key Focus Areas



# PROPOSED

C2025-0102  
ATTACHMENT 6

## REVISED SCHEDULE B



Map 2: Key Focus Areas

