

## **CITY OF CALGARY/ROCKY VIEW COUNTY IDP REVIEW PROCESS**

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### **EXECUTIVE SUMMARY**

Rocky View County and The City of Chestermere Administrations are currently drafting the Rocky View/Chestermere *Intermunicipal Development Plan (IDP)*. The draft IDP proposes a policy area adjacent to the Rocky View/Chestermere shared municipal boundary which is also included in the Rocky View/Calgary IDP policy area. Current language in the IDPs have potential to create uncertainty within the area of land common to both IDPs. The Rocky View/Calgary Intermunicipal Committee requested that both administrations seek direction from their councils to proceed with amendments to the Rocky View/Calgary IDP.

This report proposes to initiate a review of the Rocky View/Calgary IDP in order to mitigate conflicts in policy associated with overlapping policy areas with the draft Rocky View/Chestermere IDP.

### **ADMINISTRATION RECOMMENDATION(S)**

That the Intergovernmental Affairs Committee recommends Council direct Administration to review the Rocky View/Calgary *Intermunicipal Development Plan (IDP)* to evaluate the removal of overlapping policy areas with the draft Rocky View/Chestermere IDP that is being prepared.

### **PREVIOUS COUNCIL DIRECTION / POLICY**

At the 2012 January 09 Combined Meeting, Council gave three readings to Bylaw 14P2011 adopting the Rocky View County/City of Calgary Intermunicipal Development Plan.

At the 2012 November 05 Combined Meeting, Council gave three readings to Bylaw 24P2012 amending the Rocky View County/City of Calgary Intermunicipal Development Plan with the addition of Section 15.7 Relationship to The Town of Chestermere.

### **BACKGROUND**

Rocky View County and the City of Chestermere both share municipal boundaries with the City of Calgary. The City of Calgary has had an approved IDP with Rocky View County since 1998; the most recent version was approved in 2012. The City of Calgary has had an approved Planning Referral and Dispute Resolution Agreement with the City of Chestermere since 2012. Rocky View County and The City of Chestermere Administrations are currently collaborating to prepare a draft Rocky View/Chestermere IDP.

As per the Municipal Government Act section 631, IDPs are bylaws passed by two or more councils. They include policy for conflict resolution procedures, amendment and repeal procedures, and provisions relating to the administration of the plan, and may provide for any other matter relating to the physical, social, or economic development of the area that the councils consider necessary.

On 2015 January 14, The City of Chestermere circulated The City of Calgary with the draft Rocky View/Chestermere IDP. The administrative review identified portions of the draft Rocky View/Chestermere IDP policy area that overlap with portions of the existing Rocky View/Calgary IDP policy area.

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An Intermunicipal meeting of Administration was held on 2015 February 19 to discuss this matter and determine how to proceed. It was agreed that in order for both IDPs to reflect the current planning context and to avoid any policy conflicts, both the Rocky View/Calgary IDP and draft Rocky View/Chestermere IDP could be reviewed and amended. The Rocky View/Calgary IDP would remove a portion of its policy area to allow the Rocky View/Chestermere IDP policy area to remain exclusive. Likewise, the Rocky View/Chestermere IDP would remove a portion of its policy area to allow the Rocky View/Calgary IDP policy area to remain exclusive. Further collaboration with our municipal neighbours and the public is required before the recommendation for removal of specific policy areas in each IDP can be proposed. This proposal was brought to the 2015 March 27 Rocky View/Calgary Intermunicipal Committee for discussion. The Committee recommended both municipalities seek direction from their Councils to proceed with amendments.

On 2015 April 14, Rocky View County Council directed Administration to proceed with the process to amend the Rocky View/Calgary IDP in order to align with the draft Rocky View/Chestermere IDP that is being prepared.

### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

Attachment indicates the eleven quarter sections, outlined in blue, that are included in the policy areas of both the Rocky View/Calgary IDP and draft Rocky View/Chestermere IDP.

Overlapping policy area with another statutory planning document is a concern because it increases the potential of policy misalignment or policy conflict. This exposes the Rocky View/Calgary IDP to an increased risk of legal challenge should Rocky View and Chestermere continue to move forward with their IDP.

An administrative meeting with Calgary, Rocky View and Chestermere identified possible options to mitigate conflicts in policy associated with overlapping policy areas within the Rocky View/Calgary IDP and the draft Rocky View/Chestermere IDP that is being prepared. Administrations mutually agreed that reviewing and amending the Rocky View/Calgary IDP and draft Rocky View/Chestermere IDP is the preferable option. Further collaboration with Rocky View Administration is required to identify a complete list of necessary amendments.

Section 15.7.3 of the Rocky View/Calgary Intermunicipal Development Plan supports this approach:

*Should either Rocky View or Calgary undertake an Intermunicipal Development Plan with The Town of Chestermere, this Plan may require amendments or removal of lands to ensure alignment of statutory documents.*

An amendment to an IDP requires a Public Hearing and Administration anticipates at least one public engagement session during the process. Further discussions are planned to organize the public consultation component of this process and coordinate the approvals with the respective Councils. A tentative timeline for this process would include the Public Hearings for the amendment to the Rocky View/Calgary IDP to the respective Councils by the end of 2015, followed by the Public Hearings for the Rocky View/Chestermere IDP.

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### **Stakeholder Engagement, Research and Communication**

The Rocky View/Calgary Intermunicipal Committee provided direction that both municipalities seek direction from their Councils to proceed with a process to evaluate potential amendments to the Rocky View/Calgary IDP.

### **Strategic Alignment**

Section 1.3.2 of The City of Calgary *Municipal Development Plan (MDP)* states:

“Further issues of regional alignment may be determined through the joint preparation of Intermunicipal Development Plans (IDPs) for common boundary areas with regional neighbours (Rocky View County, the M.D. of Foothills and the Town of Chestermere). IDPs will be jointly defined and prepared in accordance with the MGA and include objectives specific to the needs of a defined IDP area, including administrative processes, infrastructure and transportation planning, land use interface issues, transition and interface of land uses between Calgary and developments in neighbouring municipalities, protection of growth areas and provisions for annexation.

The recommendations of this report support the direction of the MDP to address regional alignment. Section 5.1.2 of the MDP includes the objective to “Maintain strong relationships with municipal neighbours, regional partners and key stakeholders within Calgary, to ensure that growth and change decisions reflect provincial and regional policies and the direction of the MDP and CTP.”

### **Social, Environmental, Economic (External)**

Directing Administration to review the Rocky View/Calgary IDP to evaluate the removal of overlapping policy areas allows each municipality to pursue its social, environmental and economic policy goals without Intermunicipal policy misalignment or conflict while maintaining an appropriate level of Intermunicipal consultation. This will be further evaluated through the planning process.

### **Financial Capacity**

#### **Current and Future Operating Budget:**

Within existing approved budget

#### **Current and Future Capital Budget:**

None

### **Risk Assessment**

Should the Committee choose not to support this proposal for Administration to proceed with the process of amending the Rocky View/Calgary IDP, it would likely negatively impact our intermunicipal relationship with both Rocky View County and The City of Chestermere. Should Rocky View and Chestermere continue to move forward with their IDP, it would put the Rocky View/Calgary IDP at risk of policy misalignment and increases the risk of a legal challenge. The planning process will include a comprehensive risk assessment.

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**REASON(S) FOR RECOMMENDATION(S):**

The proposal to proceed with the process to review the Rocky View/Calgary Intermunicipal Development Plan provides an intentional direction to resolve a mutually identified Intermunicipal issue that has potential to negatively impact The City of Calgary, Rocky View County and The City of Chestermere.

**ATTACHMENT(S)**

Areas of Policy Overlap