

M.D. OF FOOTHILLS

CITY OF CALGARY



The City of Calgary

A large, stylized black and white sketch of a landscape. It features rolling hills, a river, and a grassy field. A fence line with a post is visible on the left side. The foreground is filled with dense, scribbled grass.

INTERMUNICIPAL DEVELOPMENT PLAN



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

MAY 1998



The following were serving on the M.D. of Foothills/City of Calgary Intermunicipal Committee at the date of passage of the M.D. of Foothills/City of Calgary Intermunicipal Development Plan and contributed to the preparation of this Plan.

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

TABLE OF CONTENTS

PART I - STATUTORY PLAN POLICIES

1.0	INTRODUCTION	4
1.1	PREAMBLE	4
1.2	GEOGRAPHICAL CONTEXT AREA	5
1.3	PLAN AREA	5
1.4	GOALS OF THE PLAN	7
2.0	THE PLAN	8
2.1	AGRICULTURE	8
2.1.1	Context	8
2.1.2	Agriculture Policies	9
2.1.3	Agricultural/Future Urban Development Policies	10
2.2	RESIDENTIAL DEVELOPMENT	11
2.2.1	Context	11
2.2.2	Country Residential Development Policies	11
2.2.3	Heritage Pointe Area Structure Plan Policies	13
2.2.4	Urban Residential Development Policies	14
2.3	SPECIAL AREAS	16
2.3.1	Context	16
2.3.2	Spruce Meadows	16
2.3.3	Sand and Gravel Mining Operations	16
2.3.4	B.F.I. Landfill Site	17
2.3.5	194 Avenue	18
2.3.6	Transportation/Utility Corridor (TUC)	19
2.3.7	Intermunicipal Gateways	19
2.3.8	Fish Creek Provincial Park	19

2.4	COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DEVELOPMENT	20
2.4.1	Context	20
2.4.2	Rural Commercial, Industrial and Institutional Policies	20
2.4.3	Urban Commercial, Industrial and Institutional Policies	21
2.5	OPEN SPACE	22
2.5.1	Context	22
2.5.2	Objectives	22
2.5.3	River and Creek Valley Open Space Systems	23
2.5.4	Natural Areas	24
2.5.5	Ann and Sandy Cross Conservation Area	25
2.6	TRANSPORTATION	27
2.6.1	Context	27
2.6.2	Existing Major Transportation System	27
2.6.3	Projected Transportation System	28
2.6.4	Intermunicipal Coordination of Transportation Planning	29
2.7	UTILITIES AND SERVICING	30
2.7.1	Context	30
2.7.2	Projected Storm Sewer System	30
2.7.3	Projected Sanitary Sewer System	31
2.7.4	Water Service	31
3.0	PLAN IMPLEMENTATION	32
3.1	CIRCULATION AND REFERRAL PROCESSES	32
3.1.1	Context	32
3.1.2	Referrals from the M.D. of Foothills to The City of Calgary	32
3.1.3	Referrals from The City of Calgary to the M.D. of Foothills	33
3.1.4	Circulation Time Periods	33
3.1.5	Declining to Respond to Referrals	33
3.2	ADMINISTRATION, REPEAL AND AMENDMENT PROCESSES	34
3.2.1	Plan Administration, Implementation and Repeal	34
3.2.2	Plan Amendment	35
3.3	INTERMUNICIPAL DISPUTE RESOLUTION	36

3.4	FUTURE URBAN GROWTH AND ANNEXATION	40
3.4.1	Primary Urban Growth Corridor	40
3.4.2	Rural Lands Beyond the Primary Urban Growth Corridor	40
3.4.3	Annexation	40

PART II - BACKGROUND

1.0	LEGISLATIVE REQUIREMENTS	43
2.0	RELEVANT PROVINCIAL LAND USE POLICIES	46
3.0	REFERENCE LIST OF RELEVANT MUNICIPAL DOCUMENTS	49
4.0	DEVELOPMENT CONSTRAINTS	51
5.0	NATURAL AREAS	53
6.0	HISTORICAL RESOURCES	56
7.0	INTERMUNICIPAL COMMITTEE	57
8.0	PUBLIC PARTICIPATION PROGRAM	59

LIST OF MAPS

MAP 1	POLICY AREAS	6
MAP 2	NATURAL AREAS AND HABITAT TYPES	26
MAP 3	PRIMARY URBAN GROWTH CORRIDOR	41
MAP 4	TRANSPORTATION SYSTEMS	61
MAP 5	PROJECTED STORM SEWER SYSTEM	62
MAP 6	PROJECTED SANITARY SEWER SYSTEM	63
MAP 7	PHYSICAL CONSTRAINTS TO DEVELOPMENT	64

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

PART I - STATUTORY PLAN POLICIES

1.0 INTRODUCTION

1.1 PREAMBLE

The *Municipal Government Act* provides the legislative framework for the preparation and adoption of Intermunicipal Development Plans. Such Plans may address future land use, development and other matters of intermunicipal concern affecting lands within the Plan boundaries as agreed to by the participating municipalities. In addition, each Intermunicipal Development Plan must include procedures for the resolution of intermunicipal conflicts and provisions for the administration, amendment and repeal of the Plan.

The *Provincial Land Use Policies* support the preparation and adoption of Intermunicipal Development Plans. Section 3.0 of those Policies, which encourages municipalities to expand intermunicipal planning efforts to address common planning issues, is quoted in PART II - BACKGROUND to this Plan.

Terms of Reference for the Municipal District of Foothills/City of Calgary Intermunicipal Development Plan were jointly prepared and were approved by the Municipal District of Foothills Council on 1996 May 23 and by The City of Calgary Council on 1996 June 10. Both municipalities agreed that a negotiated Intermunicipal Development Plan is the preferred means of addressing intermunicipal issues within the Plan area and that it represents the best opportunity for a continuing cooperative working relationship between the two municipalities.

1.2 GEOGRAPHICAL CONTEXT

The Municipal District of Foothills/City of Calgary Intermunicipal Development Plan encompasses lands on both sides of the boundary separating the two municipalities (see Map 1).

Major natural features within the Plan area include the Pine Creek valley to the south, the Bow River valley to the east and a small portion of the Fish Creek valley to the north. The rest of the Plan area consists of the flat to gently rolling prairie that is typical of the upper plains of southern Alberta.

The primary transportation routes through the Plan area include the north-south Highway 2 (Macleod Trail) and the east-west Highway 22X (Marquis of Lorne Trail). The Deerfoot Trail Extension has been planned through the eastern part of the Plan area and will provide a major north-south link in the Provincial highway system. The Plan area is bounded on the south by Dunbow Road.

This Intermunicipal Development Plan covers a transitional area that contains a range of development types commonly found within the two municipalities. To the south, within the M.D. of Foothills, the land is used primarily for agriculture, but also supports other rural uses such as country residential development and natural resource extraction. To the north, within the City of Calgary, agricultural land is gradually being converted to urban use.

1.3 PLAN AREA

The Intermunicipal Development Plan area includes the following lands.

Township 22, Range, 2, West of the Fifth Meridian:

Sections 21, 22, 23, 24, 25, 26, 27, 28, 33, 34, 35, and 36.

Township 22, Range 1, West of the Fifth Meridian:

Sections 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 28, 29 and 30.

Township 22, Range 29, West of the Fourth Meridian:

Sections 4, 5, 6, 7, 8, 9, 17, 18, 19, 20, those lands in Sections 16 and 21 within one mile of the Bow River and those lands in Sections 2, 3, 10 and 11 on both sides of the Bow River valley to top of bank.

The Bow River valley from 178 Avenue SE north to the Fish Creek confluence.

The Plan area encompasses approximately 47 Sections or 115 square kilometres.

1.4 GOALS OF THE PLAN

1. To provide an intermunicipal policy framework to guide future land use decisions within the Plan boundaries which will take into consideration issues such as incompatible uses and inappropriately-sized parcels (refer to Section 631(2)(a) of the *Municipal Government Act*).
2. To address requirements of the *Municipal Government Act* with respect to intermunicipal conflict resolution, procedures, plan administration and plan amendment or repeal procedures (refer to Section 631(2)(b) of the *Act*).
3. To resolve issues related to circulation and referral procedures, including equality of municipal status with respect to referrals, degree of intervention and dispute resolution procedures.
4. To establish principles whereby both municipalities may consistently apply planning policies and land use bylaws within their respective jurisdictions.
5. To protect future servicing and transportation corridors and infrastructure facilities (e.g., TUC, Deerfoot Trail Extension).
6. To establish principles addressing existing and dominant land uses in the Plan area (e.g., Spruce Meadows, *Heritage Pointe Area Structure Plan*, B.F.I. lands, *Chapparal Area Structure Plan*, *Revised Midnapore Phase 2 Area Structure Plan*).
7. To establish principles guiding future uses in the Bow river valley north to the Fish Creek confluence, the lands draining into Fish Creek within the study area and the Pine Creek valley.
8. To address the relationship of the Intermunicipal Development Plan to any future annexation requirements of The City of Calgary and the M.D. of Foothills.
9. To address any significant issues that may be identified through the public participation process.

2.0 THE PLAN

2.1 AGRICULTURE

2.1.1 CONTEXT

Extensive areas of agricultural land are contained within the boundaries of the Intermunicipal Development Plan. Agricultural land should be protected from premature development and from inappropriate development which may negatively affect agricultural operations.

The agricultural policies contained in this Plan are consistent with the *Provincial Land Use Policies*, which support the protection of agricultural lands from premature conversion to other uses. Section 6.1 of those Policies is quoted in PART II - BACKGROUND to this Plan.

Within the City of Calgary are extensive areas of agricultural land which have been annexed to the City in order to provide for long-term urban growth. Such lands within this Intermunicipal Development Plan will eventually be converted to urban uses, which are predominantly residential. Mixed residential and commercial uses are planned for the Shawnessy Centre area between Highway 2 and the Canadian Pacific right-of-way, which will eventually become a major employment centre for the southern part of Calgary (refer to Section 2.4).

Within the M.D. of Foothills are extensive areas of agricultural land which the M.D. intends to conserve for a broad range of agricultural uses. Provision is also made within the M.D. of Foothills for intensive or specialized agricultural uses and for small-scale agricultural pursuits requiring separate parcels of land that are smaller in area than a full quarter section. For the purposes of this Intermunicipal Development Plan, the definition of higher capability agricultural land as contained in the M.D. of Foothills *Municipal Development Plan* and the *Land Use Bylaw* will be used to evaluate agricultural land within the M.D. of Foothills.

2.1.2 AGRICULTURAL POLICIES

The following policies apply to agricultural policy areas within those portions of the Intermunicipal Development Plan located within the M.D. of Foothills (see Map 1).

1. Premature development of existing agricultural lands within the M.D. of Foothills should be avoided and such land should continue to be used for agricultural purposes.
2. Non-intensive agricultural uses may continue to be approved at the discretion of the M.D. in accordance with the agricultural districts of the M.D. of Foothills *Land Use Bylaw*.
3. Existing intensive agricultural uses may continue at the discretion of the M.D. of Foothills. Any proposals for new intensive agricultural operations, including expansions to existing operations, should only be considered subject to appropriate intermunicipal referral and consultation.
4. The following shall continue to be permitted at the discretion of the M.D. in accordance with the agricultural districts of the M.D. of Foothills *Land Use Bylaw and Municipal Development Plan* policies:
 - a. subdivision of the first parcel out of an unsubdivided quarter section; and
 - b. subdivision of a single agricultural parcel from a parent parcel of 21 acres or more which existed in title as of 1988 September 27; or
 - c. on parent parcels of 80 acres or more, subdivision of no less than 40 acres for agricultural purposes only as an exemption to the M.D. of Foothills *Land Use Bylaw*.
5. Notwithstanding the general intention of these Agricultural Policies, applications for other land uses will be considered in agricultural policy areas subject to meeting the evaluation criteria established in the following sections of this Plan:
 - a. Country Residential Development Policies (refer to Section 2.2.2); and
 - b. Rural Commercial, Industrial and Institutional Development Policies (refer to Section 2.4.2).

2.1.3 AGRICULTURAL/FUTURE URBAN DEVELOPMENT POLICIES

The following policies apply to agricultural/future urban development policy areas within those portions of the Intermunicipal Development Plan located within the City of Calgary (see Map 1).

1. Premature development of existing agricultural land within the City of Calgary should be avoided and such land should continue to be used for agricultural purposes until urbanization occurs.
2. Non-intensive agricultural uses may continue to be approved at the discretion of The City in accordance with the Urban Reserve District of The City of Calgary *Land Use Bylaw*.
3. Existing intensive agricultural uses may continue at the discretion of The City of Calgary. Any proposals for new intensive agricultural operations, including expansions to existing operations, should only be considered subject to appropriate intermunicipal referral and consultation.
4. The following shall continue to be permitted at the discretion of The City in accordance with the urban reserve district of The City of Calgary *Land Use Bylaw* and *Municipal Development Plan* policies:
 - a. subdivision of the first parcel out, of not more than 10 acres and not less than 1 acre, from an unsubdivided quarter section; and
 - b. subdivision for extensive agricultural purposes only which would create parcels of no less than 80 acres.
5. Sections 25, 26, 27, 34, 35 and 36 in Township 22, Range 2 W5M and those portions of Sections 19 and 20 in Township 22, Range 1 W5M that are located within the City of Calgary have been identified by The City as a Special Development Area in the Calgary Transportation Plan. The timing of urban development of these lands will be determined through studies undertaken by The City of Calgary. During the preparation of these studies, The City will consult with the M.D. of Foothills to ensure that all pertinent intermunicipal issues are addressed.
6. Notwithstanding the general intention of these Agricultural/Future Urban Development Policies, applications for other land uses will be considered in agricultural/future urban development policy areas subject to meeting the evaluation criteria established in the following sections of this Plan:
 - a. Urban Residential Development Policies (refer to Section 2.2.4); and
 - b. Urban Commercial, Industrial and Institutional Development Policies (refer to Section 2.4.3).

2.2 RESIDENTIAL DEVELOPMENT

2.2.1 CONTEXT

In the M.D. of Foothills, country residential development generally occurs in a relatively dispersed form, where single-detached dwellings are built on large, privately serviced lots. Heritage Pointe is also located within the M.D. of Foothills and provides for a more intensive form of rural residential development on communal services.

In the City of Calgary, urban residential development occurs in a more compact form, where a variety of dwelling types are built on smaller lots that are serviced by the municipality.

The residential policies contained in this Intermunicipal Development Plan are intended to:

1. accommodate the forms of residential development within the Intermunicipal Development Plan boundaries which have been agreed to for both respective municipalities; and
2. protect long-term land use and growth options for both municipalities.

2.2.2 COUNTRY RESIDENTIAL DEVELOPMENT POLICIES

1. Areas of country residential development are recognized within the M.D. of Foothills (see Map 1). These areas may further develop for country residential use according to the country residential policies of the M.D. of Foothills and this Intermunicipal Development Plan.

Country residential areas within the Intermunicipal Development Plan may ultimately be incorporated into urban development. Subdivision applications within designated areas of existing country residential development should address this potential.

Urban Overlay Subdivision Design Principles

Each country residential plan of subdivision should take into consideration:

- a. conformity to country residential subdivision standards within the M.D. of Foothills and the potential for future subdivision and redevelopment to urban standards and densities;
- b. protection and provision for future servicing and transportation rights-of-way, as described in Sections 2.6 and 2.7 of this Plan;

- c. wherever possible, creation of clustered country residential development;
- d. wherever possible, provision for direct access to municipal roads without the creation of panhandle lots; and
- e. where necessary, the possible preparation of a conceptual scheme relating the proposed subdivision to the future subdivision and development of the subject lands, balance lands and adjacent areas to urban standards and densities.

2. Municipal Reserve Principles

Municipal and/or school reserve should only be taken by direct dedication of land or registration on title of deferred reserve caveat. Cash shall only be taken in lieu of reserve after consultation with and agreement by The City of Calgary. There shall be no disposition of reserve land without appropriate intermunicipal referral and consultation as provided for under Section 3.1 of this Intermunicipal Development Plan.

In the event that two or more acres can be dedicated as municipal and/or school reserve, neither deferred reserve nor cash in lieu of reserve may be taken; such reserve must be taken by direct dedication of land.

3. Environmental Reserve Principles

Lands that qualify as environmental reserve under Section 664(1) of the *Municipal Government Act* should be dedicated at the time of subdivision approval as either environmental reserve or environmental reserve easement in favour of the M.D. of Foothills.

4. Country residential development outside of designated country residential policy areas is discouraged. Nevertheless, land use redesignation applications to permit further country residential development within the M.D. of Foothills should be evaluated according to the following criteria:

- a. conservation of good agricultural land, as defined in the M.D. of Foothills *Municipal Development Plan* and *Land Use Bylaw*;
- b. impacts of development on future urban growth corridors, as described in Section 3.4 of this Plan;
- c. impacts on future servicing and transportation corridors and facilities, as described in Sections 2.6 and 2.7 of this Plan;
- d. impacts on adjacent land uses within both municipalities;
- e. effects of development in environmentally sensitive or hazardous areas;
- f. adequate access to roads, water supply and septic/sewage handling systems;

- g. urban overlay principles, as listed under policy 1 above; and
 - h. appropriate intermunicipal referral and consultation as provided for under Section 3.1 of this Intermunicipal Development Plan.
5. On lands adjacent to Natural Areas as defined under Section 2.5.4 of this Plan and shown on Map 2, each plan of subdivision should:
- a. conform to the subdivision standards of the M.D. of Foothills and give due consideration to the potential for future dedication of a continuous open space system, the focus of which is to be the valleys of the Bow River, Pine Creek and Fish Creek;
 - b. address any effects of development on Natural Areas; and
 - c. include, where necessary, a conceptual scheme relating the proposed subdivision to any significant Natural Areas, wildlife habitat and corridors or bodies of water.
6. Any subdivision which would create more than fifteen country residential lots outside of a designated country residential policy area may require the preparation of an area structure plan or concept plan.

2.2.3 HERITAGE POINTE AREA STRUCTURE PLAN POLICIES

1. The *Heritage Pointe Area Structure Plan* is recognized as adopted by the M.D. of Foothills Council in September 1995. Development of Heritage Pointe shall proceed according to the policies and densities contained in that Area Structure Plan.
2. Both municipalities have agreed to the following three policies with respect to the *Heritage Pointe Area Structure Plan*:
 - a. All lands within the *Heritage Pointe Area Structure Plan* are included in the M.D. of Foothills/City of Calgary Intermunicipal Development Plan. Heritage Pointe lies in a future growth corridor of the City of Calgary and future annexation of the Heritage Pointe area by The City is anticipated (see Map 3).
 - b. The M.D. of Foothills will make every reasonable effort to ensure that the design of the Heritage Pointe development addresses the design and servicing standards of The City of Calgary. To this end, the M.D. of Foothills will circulate to The City of Calgary for comment all applications for redesignation and/or subdivision of lands within the *Heritage Pointe Area Structure Plan*. The purpose of such circulations will be to facilitate the possible integration of Heritage Pointe into the City of Calgary such that it will be compatible with urban development standards. The City will request servicing and design standards that are reasonable and will not unfairly burden the developer.

- c. Should the Heritage Pointe project proceed as outlined in the *Heritage Pointe Area Structure Plan*, the developer shall be required, as a condition of approval of any subdivision applications, to provide future property owners at Heritage Pointe with information regarding any intermunicipal planning policies that apply to the area (e.g., Intermunicipal Agreements or Intermunicipal Development Plans). Such notification shall be in the form of a brochure or other form of notification to be given to prospective purchasers of homes in the development.

2.2.4 URBAN RESIDENTIAL DEVELOPMENT POLICIES

1. The *Revised Midnapore Phase 2, McKenzie Lake and Chaparral Area Structure Plans* and the *Midnapore III Community Plan* are recognized as adopted by The City of Calgary Council. Development of these communities shall proceed according to the policies and densities contained in their respective plans.
2. Urban residential development within the Intermunicipal Development Plan area and under the jurisdiction of The City of Calgary should be evaluated according to the following criteria:
 - a. conformity to City policies affecting residential development, including policies on reserve dedication;
 - b. the need for an area structure plan or community plan;
 - c. consideration of impacts on adjacent land uses within the M.D. of Foothills (i.e., applicants may be required to address impacts on lands within the M.D. of Foothills);
 - d. consideration of impacts on regional and intermunicipal transportation systems, as described in Section 2.6 of this Plan (i.e., the traffic impacts that development may have within the M.D. of Foothills);
 - e. consideration of environmental impacts (e.g., water quality, soil stability and Natural Areas); and
 - f. appropriate intermunicipal referral and consultation as provided for under Section 3.1 of this Intermunicipal Development Plan.

3. On lands adjacent to Natural Areas as defined under Section 2.5.4 of this Plan and shown on Map 2, each plan of subdivision should:
 - a. conform to the subdivision standards of The City of Calgary and give due consideration to the potential for future dedication of a continuous open space system, the focus of which is to be the valleys of the Bow River, Pine Creek and Fish Creek;
 - b. address any effects of development on Natural Areas; and
 - c. include, where necessary, a conceptual scheme relating the proposed subdivision to any significant Natural Areas, wildlife habitat and corridors or bodies of water.
4. For those areas having an Agricultural/Future Urban Development land use policy, The City of Calgary may approve an area structure plan or community plan for urban residential purposes. Area structure plans and community plans providing for further urban residential development should be evaluated according to the following criteria:
 - a. conversion of good agricultural land in the most prudent and efficient manner possible;
 - b. efficient and cost-effective development of servicing and transportation systems and facilities, as described in Sections 2.6 and 2.7 of this Plan;
 - c. impacts of development on existing adjacent land uses within both municipalities;
 - .d. impacts caused by incompatible rural and urban uses;
 - e. traffic impacts within both municipalities;
 - f. adequate access through developing areas for residents of both municipalities;
 - g. proper protection of continuous open space systems, as described in Section 2.5 of this Plan;
 - h. effects of development in environmentally sensitive or hazardous areas; and
 - i. appropriate intermunicipal referral and consultation as provided for under Section 3.1 of this Intermunicipal Development Plan.

2.3 SPECIAL AREAS

2.3.1 CONTEXT

Within the Plan boundaries, special policy areas have been identified and policies developed to recognize significant existing land uses which are expected to continue.

2.3.2 SPRUCE MEADOWS

1. Spruce Meadows, which is identified on Map 1, is internationally recognized as a premier equestrian facility. On the lands west of 14 Street S.W. (64 Street W.), primary uses of this facility include competitive equestrian events that are open to the public and related training, veterinary, horse breeding, educational, media production, exhibition, conference, retail, restaurant, parking and administrative activities. On the lands east of 14 Street S.W. (64 Street W.), which have been recently acquired by Spruce Meadows, the primary use is pasturing and sheltering of horses. Both municipalities will cooperate to encourage the continuation of Spruce Meadows.
2. When reviewing applications for land use redesignation, subdivision or development in the vicinity of Spruce Meadows, both municipalities will consider the possible impacts that approval of such applications may have on both the current and future operations of the equestrian facility.
3. It is anticipated that a land use study will be completed for the lands under the control of Spruce Meadows. Provided that such a study is accepted and approved by both municipalities, it will be considered when making planning decisions in the area.

2.3.3 SAND AND GRAVEL MINING OPERATIONS

1. Sand and gravel mining operations are located within both municipalities in the Intermunicipal Development Plan and are identified on Map 1. These operations should continue as interim uses, subject to compliance with all development permit conditions and reclamation requirements of Alberta Environmental Protection.
2. Certain lands within the Intermunicipal Development Plan are designated within land use districts where gravel extraction is a discretionary use. Gravel extraction may be permitted on such lands as an interim use, subject to development permit approval and compliance with any operating or reclamation requirements of Alberta Environmental Protection.

3. When reviewing applications for land use redesignation, subdivision or development in the vicinity of existing sand and gravel operations, both municipalities will consider the possible impacts that approval of such applications may have on both the current operations and the future viability of the mining operations.
4. In the event that existing sand and gravel operations begin to create negative impacts such as noise, dust and truck traffic on adjacent developments, both municipalities will cooperate in negotiating conditions of approval that address the proper mitigation to be required of any such developments and, if necessary, the existing sand and gravel operations.
5. Known sand and gravel deposits within the Intermunicipal Development Plan are shown on Map 7. Significant deposits of these resources have been identified in the Bow River valley, along the 37 Street alignment in the TUC and along the slopes to the south and west of Pine Creek. In the event that other deposits are found in the future, they will be identified in this Intermunicipal Development Plan. Sand and gravel deposits may be mined subject to any land use redesignation, subdivision or development permit requirements of the approving municipality and appropriate intermunicipal referral and consultation as provided for under Section 3.1 of this Intermunicipal Development Plan.
6. When reviewing applications for new sand gravel mining operations, both municipalities will consider the possible impacts that approval of such applications may have on existing uses in the vicinity.
7. Both municipalities will cooperate with Alberta Environmental Protection to ensure the property reclamation of any sand and gravel mining operations within this Intermunicipal Development Plan area.

2.3.4 B.F.I. LANDFILL SITE

1. Browning-Ferris Industries Limited (B.F.I.) operates a sanitary landfill in the NW 1/4 of Section 13, Township 22, Range 1 W5M (see Map 1). Both municipalities agree that this landfill should continue operating as an interim use, subject to compliance with all development permit conditions, operating permits granted by the appropriate authorities, requirements of the *Environmental Protection and Enhancement Act* and the setback requirements of the Subdivision and Development Regulation. Specific references to the legislation, regulations, policies and permits that apply to the B.F.I. landfill are contained in PART II - BACKGROUND to this Plan.
2. The following factors are pertinent to the impact of the B.F.I. landfill operation on adjacent development:
 - a. B.F.I. has obtained a waiver from the Headwaters Regional Health Authority (formerly the Foothills Health Unit), permitting it to operate closer than 450 metres to residential development in the adjacent community of Chaparral.

- b. A legal agreement between B.F.I., Genstar Development Company (the developer of Chaparral) and The City of Calgary has amended the operating limits of the landfill such that the disposal area will be no closer than 300 metres (1,000 feet) to residential development in Chaparral. This satisfies the setback requirements of Section 13 of the *Subdivision and Development Regulation* AR212/95.
 - c. The boundary of the approved landfill disposal area (working area) is shown on Map 1. The 300-metre setback for residential development, which is required by the *Subdivision and Development Regulation*, is measured from that boundary.
 - d. The original Development Permit for this landfill was approved by the Municipal District of Foothills to extend until 1998 June 29 and may be subject to an application for renewal at that time.
3. Both municipalities agree to oppose any future relaxations of the existing setback requirements that apply to the B.F.I landfill.
 4. When reviewing applications for land use redesignation, subdivision or development in the vicinity of the B.F.I. landfill, both municipalities will consider the possible impacts that approval of such applications may have on both the current operations and the future viability of the landfill.
 5. In the event that the B.F.I. landfill begins to create negative impacts such as noise, odour, truck traffic or any other effects of hazardous or noxious waste on adjacent developments, both municipalities will support the mitigation of such impacts.
 6. The ultimate use of the B.F.I. landfill site will be open space. Both municipalities will cooperate with Alberta Environment Protection to ensure the proper reclamation of this landfill.

2.3.5 194 AVENUE

1. 194 Avenue between Highway 2 and the Bow River valley, as shown on Map 1, is designated in the Intermunicipal Development Plan as a Major Road/Truck Route. This designation is to enable The City of Calgary to apply the policies and regulations of The City of Calgary *Land Use Bylaw*, *Surface Transportation Noise Policy* and *Truck Bylaw* with respect to any lands within the City that are adjacent to 194 Avenue.
2. Although there are currently no plans for 194 Avenue to cross the Bow River, both municipalities will continue to monitor the need for any future river crossing at or near 194 Avenue to provide an additional link across the Bow River south of Highway 22X.
3. The City of Calgary Streets Division has obtained a permit from the M.D. of Foothills to develop a maintenance yard at the southwest corner of 194 Avenue and Macleod Trail. The first phase in the development of that yard is scheduled for completion by the spring of 1998.

2.3.6 TRANSPORTATION/UTILITY CORRIDOR (TUC)

1. The Provincial *Restricted Development Area Regulation* (AR212/76, as amended), protects lands required for the Calgary Transportation/Utility Corridor, which is identified on Map 1. All surface-disturbing activities and primary, secondary and interim uses within the Transportation/Utility Corridor require prior written Ministerial Consent from Alberta Environmental Protection.
2. The Province may occasionally dispose of previously acquired lands which have become surplus to the requirements of the Transportation/Utility Corridor. The City may redesignate such lands for other uses, in accordance with the intermunicipal referral and consultation processes provided for under Section 3.1 of this Intermunicipal Development Plan.

2.3.7 INTERMUNICIPAL GATEWAYS

1. Within this Intermunicipal Development Plan, Highways 2 (Macleod Trail), 22X (Marquis of Lorne Trail) and 2X (Deerfoot Trail Extension) serve as present and future gateways connecting the M.D. of Foothills and the City of Calgary. Both municipalities agree to the principle that standards which recognize the importance of the appearance of development (e.g., landscaping, signage, architectural treatment, screening of outside storage, etc.) should apply to lands near these intermunicipal gateways.
2. Both municipalities agree to circulate for comment all land use redesignation, subdivision and development permit applications along the intermunicipal gateways in accordance with the intermunicipal referral and consultation processes provided for under Section 3.1 of this Intermunicipal Development Plan. The circulation area shall be agreed upon by the administrations of both municipalities.

2.3.8 FISH CREEK PROVINCIAL PARK

1. That portion of Fish Creek Provincial Park within the Intermunicipal Development Plan is identified on Map 1. Both municipalities support the policies of the *Fish Creek Provincial Park Management Plan*, which include provisions for the future extension of the Park southward along the Bow River valley.

2.4 COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DEVELOPMENT

2.4.1 CONTEXT

In the M.D. of Foothills, rural commercial development occurs in two basic forms: rural local commercial and rural highway commercial.

Also included within the M.D. of Foothills are rural industrial uses, which are identified in the M.D. of Foothills *Land Use Bylaw*.

Commercial development within the City of Calgary occurs in a variety of forms, including retail, service and office uses. Urban commercial development within the Intermunicipal Development Plan will be found within residential communities and concentrated in major nodes such as Shawnessy Centre, which is to be located between Highway 2 and the Canadian Pacific right-of-way. As urban residential communities continue to grow in the southern part of Calgary and as more pressure comes to bear on The City's transportation infrastructure, it will become ever more important to provide for a complete range of commercial development and employment south of Fish Creek.

Institutional uses include developments of a public character such as governmental, religious, charitable, educational, health and welfare activities having a close affinity to public service. Institutional development may occur in either municipality and, within the Intermunicipal Development Plan area, is to be considered subject to the evaluation criteria contained in this Section.

2.4.2 RURAL COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL POLICIES

1. Land use redesignation applications to permit rural commercial, industrial or institutional development within the Intermunicipal Development Plan area and under the jurisdiction of the M.D. of Foothills should be evaluated according to the following criteria:
 - a. impacts of development on future urban growth corridors, as described in Section 3.4 of this Plan;
 - b. impacts on future servicing and transportation corridors and facilities, as described in Sections 2.6 and 2.7 of this Plan;
 - c. any potential traffic impacts within either municipality;
 - d. impacts on adjacent land uses within both municipalities.

- e. effects of development in environmentally sensitive or hazardous areas;
 - f. adequate access to roads, water supply and septic/sewage handling systems; and
 - g. appropriate intermunicipal referral and consultation as provided for under Section 3.1 of this Intermunicipal Development Plan.
2. Any subdivision which would create more than five rural commercial, industrial or institutional lots may require the preparation of an area structure plan or concept plan, subject to negotiation between The City of Calgary and the M.D. of Foothills.

2.4.3 URBAN COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL POLICIES

1. The *Revised Midnapore Phase 2, McKenzie Lake and Chaparral Area Structure Plans* and the *Midnapore III Community Plan* are recognized as adopted by The City of Calgary Council. Commercial or institutional development within these communities shall proceed according to the policies contained in their respective plans.
2. Commercial, industrial or institutional development within the Intermunicipal Development Plan area and under the jurisdiction of The City of Calgary should be evaluated according to the following criteria:
 - a. conformity to City policies affecting commercial, industrial and institutional development, including policies on reserve dedication;
 - b. the need for an area structure plan or community plan;
 - c. impacts on adjacent land uses within the M.D. of Foothills (i.e., applicants will be required to address impacts on lands within the M.D. of Foothills);
 - d. impacts on regional and intermunicipal transportation systems, as described in Section 2.6 of this Plan (i.e., the traffic impacts that development will have within the M.D. of Foothills); and
 - e. appropriate intermunicipal referral and consultation as provided for under Section 3.1 of this Intermunicipal Development Plan.

2.5 OPEN SPACE

2.5.1 CONTEXT

Extensive Natural Areas are contained within the Intermunicipal Development Plan boundaries. The ecological value and recreational potential of such Natural Areas may be negatively affected by inappropriate development. Certain of these areas, particularly those found within the river and creek valleys, contain wildlife habitat and natural amenities of such significance that they warrant eventual protection as part of a continuous open space system.

The Intermunicipal Development Plan includes portions of the Bow River valley to the east, the Pine Creek valley to the south and the Fish Creek valley to the north. These valleys and their surrounding uplands are all contained within the same watershed. Both municipalities are committed to the protection of this watershed, which comprises a major water resource for the Province of Alberta.

An important tool to be used by each municipality in the implementation of these open space policies is reserve dedication. For more detailed policies on reserve dedication, reference may be made to Sections 2.2.2, 2.2.4 and 2.4.3 of this Intermunicipal Development Plan.

The open space policies contained in this Plan are consistent with the Provincial Land Use Policies, which support the protection of the natural environment, water resources and historical resources. Sections 5.0, 6.3 and 6.4 of those Policies are quoted in PART II - BACKGROUND to this Plan.

2.5.2 OBJECTIVES

Both municipalities will cooperate to achieve the following open space objectives:

1. To encourage the preservation of the natural and aesthetic quality of river and creek valleys, significant natural environment, historical resources and scenic views.
2. To facilitate the eventual establishment of continuous open space systems in the river and creek valleys and other Natural Areas for the benefit and enjoyment of all Albertans.
3. To promote awareness of the river and creek valleys, other Natural Areas and historical resources as they relate to the overall development of both municipalities.
4. To consider, through further study and intermunicipal consultation, the need for major parks in strategic or significant locations within the Intermunicipal Development Plan area.

2.5.3 RIVER AND CREEK VALLEY OPEN SPACE SYSTEMS

1. The valleys and surrounding escarpments of the Bow River, Pine Creek and Fish Creek, as identified on Map 2, contain wildlife habitat and natural amenities of significant ecological value. Both municipalities will cooperate to protect these areas for eventual incorporation into an open space system. The following describes the three major components that will eventually comprise this system.

- a. Bow River Valley

As the most dominant natural feature within the Intermunicipal Development Plan, the valley of the Bow River extends southward from the Fish Creek confluence to the eastern corporate limit of The City of Calgary. The valley contains a portion of Fish Creek Provincial Park to the north, Policeman's Flats to the south, the Pine Creek confluence, an extensive floodplain and several environmentally significant riverine islands and major escarpments.

- b. Pine Creek Valley

The valley of Pine Creek extends across the southern portion of the Intermunicipal Development Plan and empties into the Bow River upstream of Policeman's Flats. To the east of Highway 2, the Pine Creek valley flows through the Heritage Pointe golf course to the floodplain of the Bow River and contains significant woods and wildlife habitat. To the west of Highway 2, the Pine Creek valley widens and contains more marshy habitat in a system of meanders and oxbows.

- c. Fish Creek Valley

The Intermunicipal Development Plan contains two discrete portions of the Fish Creek valley: (1) the confluence of Fish Creek and the Bow River; and (2) an upstream reach of the valley where Fish Creek crosses the boundary between the M.D. of Foothills and the Tsuu T'ina Nation. The confluence is located near the southern extent of Fish Creek Provincial Park, which may eventually be extended further south along the Bow River valley. A future continuous open space system should ultimately be connected to Fish Creek Provincial Park. The upstream reach of the Fish Creek valley in the far northwestern corner of the Intermunicipal Development Plan contains significant habitat and wildlife corridors that should continue to connect portions of the Plan area with the foothills to the west, the Ann and Sandy Cross Conservation Area to the south and Fish Creek Provincial Park to the north and east.

2. Within the valleys of the Bow River, Pine Creek and Fish Creek, individual land use and subdivision applications shall be evaluated according to impacts on Natural Areas and potential wildlife corridors that may eventually be linked to an open space system. Both municipalities will endeavour to more clearly identify potential wildlife corridors and natural systems within the Intermunicipal Development Plan.
3. Land use and development in the floodway and flood fringe/floodplain areas of the Intermunicipal Development Plan shall be regulated by any policies, guidelines, requirements or controls adopted by each respective municipality or by the Province of Alberta and the Government of Canada (e.g., Municipal Development Plans, Floodway and Floodplain Special Regulations in The City of Calgary *Land Use Bylaw*, Land Use and Development Controls in the *Calgary River Valleys Plan*, Special Setback Requirements in the M.D. of Foothills *Land Use Bylaw* and the *Canada-Alberta Food Damage Reduction Program*).
4. Both municipalities will cooperate, within the scope of municipal jurisdiction in Alberta, to protect water quality in the Bow River.

2.5.4 NATURAL AREAS

1. Natural Areas within the Intermunicipal Development Plan boundaries are identified on Map 2. Both municipalities will give due consideration to any impacts that development may have on these Natural Areas.
2. A Natural Area is defined as open space containing unusual or representative biological, physical or historical components, which, although it need not be completely undisturbed, either retains or has had re-established a natural character.
3. Where appropriate, certain Natural Areas outside the valleys of the Bow River, Pine Creek and Fish Creek, including such wetlands as the Bridle Creek and Priddis Sloughs, may eventually be linked to a continuous open space system as identified under Section 2.5.3 above.
4. Notwithstanding policy 3 above, Map 2 (“Natural Areas and Habitat Types”) does not illustrate or assume existing or proposed park land. Boundaries will be further refined in future updates. Environmental significance or condition of these Natural Areas has not been determined.

2.5.5 ANN AND SANDY CROSS CONSERVATION AREA

1. Located to the southwest of the Intermunicipal Development Plan within the M.D. of Foothills, the Ann and Sandy Cross Conservation Area is dedicated to the principles of habitat protection for native wildlife and conservation education for young people.
2. Both municipalities will endeavour to support the continued ecological viability of the Ann and Sandy Cross Conservation Area, particularly through the identification, in conjunction with more detailed planning, of wildlife corridors and natural systems connecting that Conservation Area to areas within the Intermunicipal Development Plan. Until such wildlife corridors can be more clearly identified, potential wildlife corridors, which area based on habitat only, have been indicated on Map 2 of this Intermunicipal Development Plan.

2.6 TRANSPORTATION

2.6.1 CONTEXT

The Intermunicipal Development Plan contains several key transportation links that connect the M.D. of Foothills and the City of Calgary. In addition to the existing transportation system, several important future transportation corridors have been identified by both municipalities and Alberta Transportation and Utilities. Proper planning of these transportation corridors is essential to ensure that the area develops efficiently and that reasonable access can continually be provided between the two municipalities. Both existing and projected transportation systems for the Intermunicipal Development Plan area are shown on Map 4 in PART II - BACKGROUND to this Plan.

2.6.2 EXISTING MAJOR TRANSPORTATION SYSTEM

1. Highway 22X/Marquis of Lorne Trail

Highway 22X Marquis of Lorne Trail serves as the major east-west highway in the northern part of the Intermunicipal Development Plan area. As such, it provides access for many residents of the M.D. of Foothills to Calgary and other communities in the region. Part of this highway is located within the Transportation/Utility Corridor (TUC), which has been designated by the Province of Alberta to eventually contain a major ring road around Calgary. As part of the TUC, Highway 22X/Marquis of Lorne Trail will continue to provide for both regional traffic distribution and controlled access to local urban and rural areas. Highway 22X is projected for freeway status and is to ultimately attain a fully access-controlled standard.

2. Highway 2/Macleod Trail

Highway 2/Macleod Trail has historically served as the primary link between Calgary and areas to the south within the M.D. of Foothills. After the construction of the Highway 2X/Deerfoot Trail Extension, Highway 2/Macleod Trail will continue to function as an important expressway. Highway 2 south of 194 Avenue is projected for freeway status and is to ultimately attain a fully access-controlled standard.

3. Dunbow Road

Dunbow Road is a two-lane municipal collector road along the southern boundary of the Intermunicipal Development Plan area. As such, it provides the local country residential population with access to the regional transportation system. To enhance this access and ensure greater traffic safety, an interchange is planned where Dunbow Road intersects the Highway 2X/Deerfoot Trail Extension. Interchange options along Highway 2/Macleod Trail are being reviewed by Alberta Transportation and Utilities.

2.6.3 PROJECTED TRANSPORTATION SYSTEM

1. Highway 2X/Deerfoot Trail Extension

The Province of Alberta has approved the ultimate alignment of the Highway 2X/Deerfoot Trail Extension, which is to connect Deerfoot Trail and Highway 2. This multi-lane freeway is to become a major link in Alberta's highway system. Planning is currently underway for a first stage of construction. The approved alignment and interchanges are shown on Map 4.

2. Future interchanges Along Highway 2/Macleod Trail

In the long term, interchanges will be needed along Highway 2/Macleod Trail. Interchange locations along Highway 2 between Highway 22X and Highway 2A are being reviewed by Alberta Transportation and Utilities. Functional plans for any future interchanges will address access requirements and indicate internal road development in adjacent properties.

3. Secondary Highway 552

Until construction of the Highway 2X/Deerfoot Trail Extension is complete, traffic delays can be expected at the intersection of Secondary Highway 552 and Highway 2. The future Highway 2X/Deerfoot Trail Extension is expected to relieve traffic demand along Highway 2 in the long term and an at-grade intersection should function satisfactorily in the short term. Interchange options along Highway 2/Macleod Trail are being reviewed by Alberta Transportation and Utilities.

4. Future Interchanges Along Highway 22X/Marquis of Lorne Trail

In the long term, interchanges will be needed to serve areas along Highway 22X/Marquis of Lorne Trail west of Highway 2/Macleod Trail within the Intermunicipal Development Plan area. Three proposed and two possible interchange locations have been tentatively identified and are shown on Map 4.

5. Sarcee Trail Extension

In the long term, Sarcee Trail is projected to extend to the north and south from the intersection of 37 Street S.W. and Highway 22X/Marquis of Lorne Trail (see Map 4). Options for tying the future Sarcee Trail into the regional network will be subject to more detailed examination in the future.

6. Secondary Highway 773 Connection to Highway 22X/Marquis of Lorne Trail

The M.D. of Foothills will continue to review an eventual connection between Highway 22X/Marquis of Lorne Trail and Secondary Highway 773 to the south (see Map 4). Before a final alignment is determined, further detailed engineering and environmental investigations should be undertaken.

7. Light Rail Transit (LRT)

The City of Calgary has identified the following preliminary LRT alignments within the Intermunicipal Development Plan:

- a. along 162 Avenue S.W., to serve urban areas west of Macleod Trail;
- b. within the TUC along Marquis of Lorne Trail S.E., to serve urban areas east of Macleod Trail; and
- c. between the CPR right-of-way and Highway 2/Macleod Trail south of Marquis of Lorne Trail, to serve the southern portion of Shawnessy Centre.

2.6.4 INTERMUNICIPAL COORDINATION OF TRANSPORTATION PLANNING

1. In order to provide for efficient development and reasonable access between the two municipalities, The City of Calgary and the M.D. of Foothills will endeavour to coordinate, in consultation with Alberta Transportation & Utilities, the planning and construction of major transportation links within the Intermunicipal Development Plan area.
2. Intermunicipal notification and coordination of transportation improvements shall be undertaken in accordance with the intermunicipal referral and consultation processes provided for under Section 3.1 of this Intermunicipal Development Plan.

2.7 UTILITIES AND SERVICING

2.7.1 CONTEXT

The lands contained within this Intermunicipal Development Plan eventually drain into the Bow River and are consequently contained within the same basin. This portion of the basin can be divided into two major watersheds (Pine Creek and Fish Creek) and several smaller catchment areas, which are shown on Maps 5 and 6 in PART II - BACKGROUND to this Plan.

Future urban development within the Intermunicipal Development Plan will require the provision of both sanitary and storm sewer servicing. It is generally most efficient and economical to begin construction of sewer infrastructure at lower elevations and to extend sewer lines uphill into higher catchment areas as urban development warrants. Sewer lines should be considered as radiating back upstream from the point of discharge, which in this area will be along the Bow River.

Although a significant period of time will pass before urban development occurs within much of the Intermunicipal Development Plan, it will be important to allow for future extensions of major storm and sanitary sewer trunks. In instances where large developments are proposed, it may be necessary to provide for such extensions through the execution of utility right-of-way easement agreements. Such easement agreements have already been executed by the developer of Heritage Pointe and The City of Calgary and the general alignments of those easements are shown on Map 6 in PART II - BACKGROUND to this Plan.

2.7.2 PROJECTED STORM SEWER SYSTEM

Most of the lands within the Intermunicipal Development Plan are located within the Pine Creek drainage basin, although some lands do drain either directly into the Bow River or into the Fish Creek drainage basin. In rural areas within the Intermunicipal Development Plan, stormwater runoff flows through predominantly natural systems of draws, sloughs, gullies and creeks.

Urban development in this area will increase both the volume and rate of surface runoff. Increased stormwater discharge from future urban development within the Intermunicipal Development Plan will affect both creek channel stability and 1:100-year flood elevations. Reference should be made to the *Priddis - Pine Creek Drainage Study*, which was prepared for The City of Calgary Sewer Division in 1992.

Stormwater catchment areas and projected stormwater management systems are shown on Map 5 in PART II - BACKGROUND to this Plan. Storm sewer trunks will be required to carry additional stormwater away from urban areas and eventually into the Bow River. Such trunks will generally follow the natural drainage systems and topography of the area. Existing drainage channels may be used in areas where natural drainage features are to be preserved. Stormwater management facilities such as dry ponds, wet ponds and wetlands may be used to reduce the rate of runoff and improve water quality prior to discharge into Pine Creek, Fish Creek and the Bow River. Additional studies will be required to determine the number, location and detailed design of such facilities.

Given that stormwater quality is of concern to the Province of Alberta, The City and the Province are jointly undertaking a water quality monitoring program to measure and identify the characteristics of water pollutants from different land uses. As a result of this and other work, it is expected that the Province will establish new guidelines and standards for the quality of stormwater discharge in Alberta. Both municipalities will endeavour, within the scope of municipal jurisdiction in Alberta, to cooperate with the Province to maintain adequate standards of stormwater quality.

2.7.3 PROJECTED SANITARY SEWER SYSTEM

Sanitary sewer catchment areas and projected sanitary sewer trunks are shown on Map 6 in PART II - BACKGROUND to this Plan. Most of the proposed sanitary sewer trunks are to be located outside of the Pine Creek valley to reduce potential disturbance of Natural Areas. The utility right-of-way easement agreements that have been executed by the developer of Heritage Pointe and The City of Calgary are to pass through either the Heritage Pointe golf course or residential development cells.

The City of Calgary owns a portion of Section 8, Township 22, Range 29 W4M, which is a potential site for a wastewater treatment plant to serve the Pine Creek drainage basin. Any development of a wastewater treatment plant or associated facilities in this area will involve prior consultation with area residents and proper mitigation of impacts on adjacent lands, including setbacks, according to the established planning procedures of both municipalities.

2.7.4 WATER SERVICE

In designing water servicing systems for urban development, catchment areas are generally divided into pressure zones or service areas that are defined by elevation ranges. To service future urban development in a manner that is compatible with The City's existing water system, the Intermunicipal Development Plan area would ultimately be divided into six pressure zones, four of which are already operational within the city limits. Future service beyond operational zones would be provided by the extension and reinforcement of existing transmission systems. New water feeder mains within the catchment area of Pine Creek would likely follow alignments similar to those planned for sewer lines (see Maps 5 and 6).

In addition to urban development within the Intermunicipal Development Plan area, The City provides summer water service outside the city limits to Spruce Meadows.

3.0 PLAN IMPLEMENTATION

3.1 CIRCULATION AND REFERRAL PROCESSES

3.1.1 CONTEXT

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 the proper administration of the Intermunicipal Development Plan. Continual communication between the two municipalities is one of the most effective means of averting or minimizing intermunicipal conflict.

3.1.2 REFERRALS FROM THE M.D. OF FOOTHILLS TO THE CITY OF CALGARY

The M.D. of Foothills will refer the following from within the Intermunicipal Development Plan area to The City of Calgary.

1. all proposed area structure plans and concept plans, including proposed amendments to such plans;
2. for lands within the *Heritage Pointe Area Structure Plan*, all applications for land use redesignation, subdivision and dedication or disposition of environmental, municipal and/or school reserves, public utility lots or road allowances;
3. for lands not subject to an approved area structure plan or concept plan, all applications for land use redesignation, subdivision and dedication or disposition of environmental, municipal and/or school reserves, public utility lots or road allowances; and
4. all applications for development permits, including renewals, for any of the following:
 - a. intensive agricultural operations;
 - b. natural resource extraction;
 - c. landfills; and
 - d. any development for a discretionary use along the intermunicipal gateways defined in Section 2.3.7 of the Intermunicipal Development Plan (circulation area to be agreed upon by the administrations of both municipalities).

The M.D. of Foothills shall refer to The City of Calgary any available planning information with respect to lands within the Intermunicipal Development Plan area that might be requested by The City of Calgary.

3.1.3 REFERRALS FROM THE CITY OF CALGARY TO THE M.D. OF FOOTHILLS

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

1. all proposed area structure plans and community plans, including proposed amendments to such plans;
2. for lands not subject to an approved area structure plan or community plan, all applications for land use redesignation, subdivision and dedication or disposition of environmental, municipal and/or school reserves, public utility lots or road allowances; and
3. all applications for development permits, including renewals, for any of the following:
 - a. intensive agricultural operations;
 - b. natural resource extractions;
 - c. landfills; and
 - d. any development for a discretionary use along the intermunicipal gateways defined in Section 2.3.7 of the Intermunicipal Development Plan (circulation area to be agreed upon by the administrations of both municipalities).

The City of Calgary shall also refer to the M.D. of Foothills any available planning information with respect to lands within the Intermunicipal Development Plan area that might be requested by the M.D. of Foothills.

3.1.4 CIRCULATION TIME PERIODS

Unless otherwise agreed to by the administrations of both municipalities, the responding municipality shall have thirty days to reply to any intermunicipal circulation provided for under Sections 3.1.2 and 3.1.3 of this Intermunicipal Development Plan.

3.1.5 DECLINING TO RESPOND TO REFERRALS

In the event that either municipality does not reply within or request an extension to the maximum response period of thirty days for any intermunicipal circulation, it may be assumed that the responding municipality has no comment or objection to the referred planning document.

3.2 ADMINISTRATION, REPEAL AND AMENDMENT PROCESSES

3.2.1 PLAN ADMINISTRATION, IMPLEMENTATION AND REPEAL

1. Administration of the Intermunicipal Development Plan

Each municipality will administer provisions of 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. The creation of intermunicipal subdivision and development authorities and intermunicipal subdivision and development appeal boards is not anticipated.

2. Implementation of the Intermunicipal Development Plan

The City of Calgary and the M.D. of Foothills agree to a five-year period from the date of final approval of this Intermunicipal Development Plan within which the policies will be implemented. During the five-year period, the Intermunicipal Development Plan may be amended as mutually agreed to by both municipalities.

3. Mandatory Review of the Intermunicipal Development Plan

At the end of four years from the date of final approval, both The City of Calgary and the M.D. of Foothills agree to a mandatory review of the content of the Intermunicipal Development Plan.

4. Repeal of the Intermunicipal Development Plan

After the expiration of five years from the date of final approval of this Intermunicipal Development Plan, either municipality may serve notice of termination and, one year after the service of such notice of termination, this Intermunicipal Development Plan shall no longer continue to be in force or effect and each Council shall be at liberty to repeal its bylaw adopting this Plan.

3.2.2 PLAN AMENDMENT

The Intermunicipal Development Plan may be amended from time to time subject to the agreement of both municipal Councils. The types of amendments that could be anticipated include the following:

1. Changes to Policies (Textual Amendments)

Any changes to the text of the Intermunicipal Development Plan will require an amendment.

2. Boundary Adjustments

Any changes to the boundaries of the Intermunicipal Development Plan will require an amendment.

3. Other

Subject to the agreement of both municipalities, this Intermunicipal Development Plan may be amended for any other purpose not listed in this Section.

3.3 INTERMUNICIPAL DISPUTE RESOLUTION

Matters affecting lands within the boundaries of the Intermunicipal Development Plan will be addressed and may be resolved at any of the following five stages:

- Stage 1: Administrative Review
- Stage 2: Intermunicipal Committee Review
- Stage 3: Municipal Councils
- Stage 4: Mediation Process
- Stage 5: Appeal Process

In this Section, “initiating municipality” means the municipality in which the land that is the subject of a proposal is located. “Proposal” means a land use redesignation application, an area structure plan, an area structure plan amendment or an Intermunicipal Development Plan amendment. “Responding municipality” means the other municipality. Section 3.1 above outlines the circulation and referral processes that would apply for such proposals.

NOTE: Certain time limitations (e.g., the need to respond to a circulation request within thirty days or be deemed to have no comments) and certain legislative requirements (e.g., the need for a municipality to give written notice of its concerns to another municipality prior to second reading of certain bylaws) have to be respected. It is the responsibility of each municipality to ensure that its procedures account for these requirements.

Stage 1: Administrative Review

1. The initiating municipality will ensure that complete information addressing the relevant criteria as outlined in the Intermunicipal Development Plan is provided in support of all site-specific applications or that all statutory plan processes are sufficiently documented.
2. Upon circulation of a proposal, the administration of the responding municipality will undertake a technical evaluation of the proposal and will provide any necessary comments back to the administration of the initiating municipality.
3. Both municipalities will determine whether a proposal can be processed without being referred to the Intermunicipal Committee.

4. In the event that a proposal cannot be processed at the administrative level, either municipality may refer that proposal to the Intermunicipal Committee for review.

NOTE: Each municipality will be responsible for determining the degree of discretion to be delegated to each respective administration in the review of proposals.

Stage 2: Intermunicipal Committee Review

1. In the event that a proposal is referred to the Intermunicipal Committee, a Committee meeting will be scheduled and the administrations of both municipalities will present their positions on the proposal to the Committee.
2. After consideration of a proposal, the Intermunicipal Committee may:
 - a. provide suggestions back to both administrations with respect to revisions to the proposal which should be considered to make it more acceptable to both municipalities;
 - b. if possible, agree on a consensus position of the Intermunicipal Committee, either in support of or in opposition to the proposal, to be presented to both Councils; or
 - c. conclude that no initial agreement can be reached and that a consensus position of the Intermunicipal Committee will not be presented to the respective Councils.
3. If agreed to by both municipalities, a facilitator may be employed to help the Intermunicipal Committee work toward a consensus position.
4. If a proposal cannot be satisfactorily processed following Intermunicipal Committee review, then that proposal will be referred to both municipal Councils.

Stage 3: Municipal Councils

1. After receiving the recommendations of the Intermunicipal Committee and the respective municipal administrations with respect to a particular proposal, each municipal Council will establish its position on the proposal.
2. If both municipal Councils support a proposal, then the approval and, if agreed to, Intermunicipal Development Plan amendment processes can be completed. If neither Council supports the proposal, then no further action will be required.
3. If the two Councils cannot agree on a proposal, then the matter may be referred to a mediation process.

4. In the event that the two municipalities resort to mediation, the initiating municipality will not give approval in the form of second or third readings to appropriate bylaws until mediation has been pursued.

Stage 4: Mediation Process

1. The following will be required before a mediation process can be established:
 - a. agreement by both Councils that mediation is necessary;
 - b. appointment by both Councils of an equal number of City Alderman and M.D. Councillors to participate in a mediation process;
 - c. engagement, at equal cost to both municipalities, of an impartial and independent mediator agreed to by both municipalities; and
 - d. approval by both municipalities of a mediation schedule, including the times and locations of meetings and a deadline by which the mediation process is to be completed.
2. If agreed to by both municipalities, any members of the Intermunicipal Committee or administrative staff from either municipality who are not participating directly in the mediation process may act as information resources either inside or outside the mediation room.
3. All participants in the mediation process will be required to keep the details of the mediation confidential until the conclusion of the mediation.
4. At the conclusion of the mediation, the mediator will submit a mediator's report to both municipalities.
5. If a mediated agreement is reached, then that agreement will be recommended back to both municipal Councils for action. Both Councils will also consider the mediator's report and the respective positions of the municipal administrations with respect to the mediated agreement. Any mediated agreement will not be binding on either municipality and will be subject to the approval of both municipal Councils.
6. If no mediated agreement can be reached or if a mediated agreement is not approved by both Councils, then the appeal process may be initiated.

Stage 5: Appeal Process

1. In the event that the mediation process fails, the initiating municipality may pass a bylaw to implement the proposal (i.e., a land use bylaw amendment, an area structure plan or an area structure plan amendment).
2. If the initiating municipality passes a bylaw to implement the proposal, then the responding municipality may appeal that action to the Municipal Government Board under the provisions of Section 690 of the *Municipal Government Act*.

The responding municipality must file a notice of appeal with the Municipal Government Board and give a copy of the notice of appeal to the initiating municipality within thirty days of the passage of the disputed bylaw.

3.4 FUTURE URBAN GROWTH AND ANNEXATION

3.4.1 PRIMARY URBAN GROWTH CORRIDOR

The Intermunicipal Development Plan contains an area within the M.D. of Foothills which is identified as a primary urban growth corridor for The City of Calgary (see Map 3). It has been determined that this corridor provides the best opportunities for the most efficient and economical urban development to the south of the current city limits. While recognizing that forecasts are subject to variation according to overall economic and population growth, this corridor is to provide a significant component of the entire thirty-year urban land supply for The City of Calgary.

Both municipalities agree that eventual urban development within the Intermunicipal Development Plan should proceed in the most orderly, economical and beneficial manner possible. In order to provide for efficient urban development of this area, current planning applications for lands within the primary urban growth corridor warrant special consideration. In reviewing any land use redesignation, subdivision or development proposals for these lands, the M.D. of Foothills will consult with The City of Calgary in order to address the immediate and long-term impacts that such proposals may have on the logical growth sequence of both municipalities.

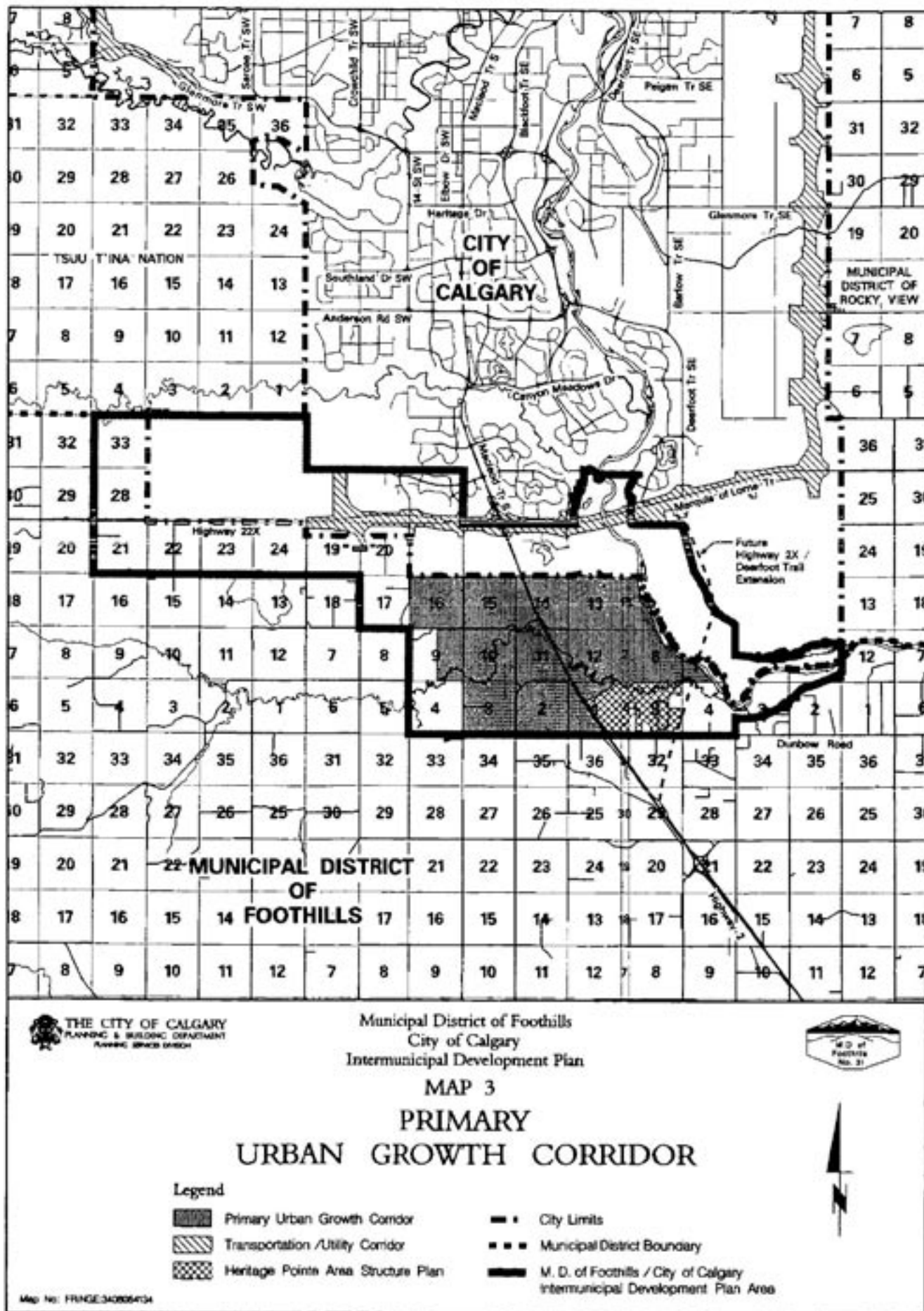
3.4.2 RURAL LANDS BEYOND THE PRIMARY URBAN GROWTH CORRIDOR

Rural lands beyond the primary urban growth corridor have been included in the Intermunicipal Development Plan in order to address such issues as incompatible uses, buffer zones and transitional areas between urban and rural development. The suitability of these lands for long-term urban growth has not been determined. Significant factors such as the extension of Sarcee Trail and the availability of sewer and water services could affect the timing of growth within the Intermunicipal Development Plan. As part of the mandatory review outlined in Section 3.2.1 above, both municipalities will consider urban growth trends and any other factors that may affect the suitability and timing of development for all lands within the Intermunicipal Development Plan.

3.4.3 ANNEXATION

The timing of annexation will depend, among other considerations, on the pace of growth within Calgary. In addition, the relative merits of phased versus comprehensive annexation will be considered by both municipalities. Any annexation application will be based on further technical analysis and public consultation.

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.



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

PART II – BACKGROUND

1.0 LEGISLATIVE REQUIREMENTS

MUNICIPAL GOVERNMENT ACT

Section 622:

“Every statutory plan . . . undertaken pursuant to this Part by a municipality . . . must be consistent with the land use policies” as established by the Lieutenant Governor in Council.

Section 631:

- “(1) Two or more councils may, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.
- (2) An intermunicipal development plan
- (a) may provide for
 - (I) the future land use within the area,
 - (ii) the manner of and the proposals for future development in the area, and
 - (iii) any other matter relating to the physical, social or economic development of the area that the councils consider necessary,
 - and
 - (b) must include
 - (I) a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,
 - (ii) a procedure to be used, by one or more municipalities, to amend or repeal the plan, and
 - (iii) provisions relating to the administration of the plan.”

Section 632:

- “(3) A municipal development plan
- (a) must address . . .
 - (iii) the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities . . .”

Section 690:

- “(1) If a municipality is of the opinion that a statutory plan or amendment or a land use bylaw or amendment adopted by an adjacent municipality has or may have a detrimental effect on it and if it has given written notice of its concerns to the adjacent municipality prior to second reading of the bylaw, it may appeal the matter to the Municipal Government Board by
- (a) filing a notice of appeal with the Board, and
 - (b) giving a copy of the notice of appeal to the adjacent municipality
- within 30 days of the passing of the bylaw to adopt or amend a statutory plan or land use bylaw.
- (2) When appealing a matter to the Municipal Government Board, the municipality must state the reasons in the notice of appeal why a provision of the statutory plan or amendment or land use bylaw or amendment has a detrimental effect and the efforts it has made to resolve matters with the municipality that adopted it.
- (3) A municipality, on receipt of a notice of appeal under subsection (1)(b), must, within 30 days, submit to the Municipal Government Board and the municipality that filed the notice of appeal a statement setting out the actions it has taken and the efforts it has made to resolve matters with that municipality.
- (4) When the Municipal Government Board receives a notice of appeal under this section, the provision of the statutory plan or amendment or land use bylaw or amendment that is the subject of the appeal is deemed to be of no effect and not to form part of the statutory plan or land use bylaw from the date the Board receives the notice of appeal until the date it makes a decision under subsection (5).
- (5) If the Municipal Government Board receives a notice of appeal under this section, it must decide whether the provision of the statutory plan or amendment or land use bylaw or amendment is detrimental to the municipality that made the appeal and may
- (a) dismiss the appeal if it decides that the provision is not detrimental, or
 - (b) order the adjacent municipality to amend or repeal the provision if it is of the opinion that the provision is detrimental.
- (6) A provision with respect to which the Municipal Government Board has made a decision under subsection (5) is,
- (a) if the Board has decided that the provision is to be amended, deemed to be of no effect and not to form part of the statutory plan or land use bylaw from the date of the decision until the date on which the plan or bylaw is amended in accordance with the decision, and
 - (b) if the Board has decided that the provision is to be repealed, deemed to be of no effect and not to form part of the statutory plan or land use bylaw from and after the date of the decision.

- (7) Section 692 does not apply when a statutory plan or a land use bylaw is amended or repealed according to a decision of the Board under this section.
- (8) The Municipal Government Board's decision under this section is binding, subject to the rights of either municipality to appeal under section 688."

Section 691:

- "(1) The Municipal Government Board, on receiving a notice of appeal under section 690, must
 - (a) commence a hearing within 60 days of receiving the notice of appeal or a later time to which the parties agree, and
 - (b) give a written decision within 30 days of concluding the hearing.
- (2) The Municipal Government Board is not required to give notice to or hear from any person other than the municipality making the appeal, the municipality against whom the appeal is launched and the owner of the land that is the subject of the appeal."

SUBDIVISION AND DEVELOPMENT REGULATION AR212/95

Section 1:

- "(1) In this regulation,
 - (k) "unsubdivided quarter section" means
 - (I) a quarter section, lake lot, river lot or settlement lot that has not been subdivided except for public or quasi-public uses or only for a purpose referred to in 618 of the Act, or
 - (ii) a parcel of land that has been created pursuant to section 86(2)(d) of the *Planning Act* RSA 1980 on or before July 6, 1988, or pursuant to section 29.1 of the *Subdivision Regulation* (Alta. Reg. 132/78), from a quarter section, lake lot, river lot or settlement lot that constitutes more than ½ of the area that was constituted by that quarter section, lake lot, river lot or settlement lot."

2.0 RELEVANT PROVINCIAL LAND USE POLICIES

Section 3.0:

The Provincial *Land Use Policies* support the preparation and adoption of Intermunicipal Development Plans. The Policies in Section 3.0 state that:

1. “Municipalities are encouraged to expand intermunicipal planning efforts to address common planning issues, especially where valued natural features are of interest to more than one municipality and where the possible effect of development transcends municipal boundaries.
2. In particular, adjoining municipalities are encouraged to cooperate in the planning of future land uses in the vicinity of their adjoining municipal boundaries (fringe areas) respecting the interests of both municipalities and in a manner which does not inhibit or preclude appropriate long term use nor unduly interfere with the continuation of existing uses. Adjoining municipalities are encouraged to jointly prepare and adopt intermunicipal development plans for critical fringe areas; these plans may involve lands which are in both of the adjoining municipalities.”

Section 5.0:

The open space policies contained in this Plan are consistent with Section 5.0 of the Provincial *Land Use Policies*, which includes the following:

1. “Municipalities are encouraged to identify, in consultation with Alberta Environmental Protection, significant ravines, valleys, stream corridors, lake shores, wetlands and any other unique landscape area, and to establish land use patterns in the vicinity of these features, having regard to their value to the municipality and to the Province.
2. If subdivision and development is to be approved in the areas identified in accordance with policy #1 municipalities are encouraged to, within the scope of their jurisdiction, utilize mitigative measures designed to minimize possible negative impacts.
3. Municipalities are encouraged to identify, in consultation with Alberta Environmental Protection, areas which are prone to flooding, erosion, landslides, subsidence, or wildfire and to establish appropriate land use patterns within and adjacent to these areas.
4. If subdivision and development is to be approved in the areas identified in accordance with policy #3 municipalities are encouraged to, within the scope of their jurisdiction, utilize mitigative measures to minimize the risk to health, to safety, and to loss due to property damage.

5. Municipalities are encouraged to identify, in consultation with Alberta Environmental Protection, areas of significant fish, wildlife and plant habitat and to establish appropriate land use patterns designed to minimize the loss of valued habitat within and adjacent to these areas.
6. If subdivision and development is to be approved in the areas identified in accordance with policy #5 municipalities are encouraged to, within the scope of their jurisdiction, utilize mitigative measures to minimize the loss of habitat.”

Section 6.1:

The agricultural policies contained in this Plan are consistent with Section 6.1 of the Provincial *Land Use Policies*, which includes the following:

1. “Municipalities are encouraged to identify, in consultation with Alberta Agriculture, Food and Rural Development, areas where agricultural activities, including extensive and intensive agricultural and associated activities, should be a primary land use.
2. Municipalities are encouraged to limit the fragmentation of agricultural lands and their premature conversion to other uses, especially within the agricultural areas identified in accordance with policy #1.
3. Where possible, municipalities are encouraged to direct non-agricultural development to areas where such development will not constrain agricultural activities.
4. Municipalities are encouraged to minimize conflicts between intensive agricultural operations and incompatible land uses through the use of reciprocal setback distances and other mitigative measures.”

Section 6.2:

The sand and gravel mining policies contained in this Plan are consistent with Section 6.2 of the Provincial *Land Use Policies*, which includes the following:

1. “Municipalities are encouraged to identify, in consultation with the appropriate provincial land management agency and the Alberta Geological Survey, areas where the extraction of surface materials (e.g., sand and gravel) should be a primary land use.
2. Municipalities are encouraged to identify, in consultation with Alberta Energy, areas where the extraction of mineral resources should be a primary land use.
3. Municipalities are encouraged to direct subdivision and development activity so as not to constrain or conflict with non-renewable resource development, particularly with respect to the areas identified in accordance with policies #1 and #2.

4. In addressing resource development municipalities are expected to, within the scope of their jurisdiction, utilize mitigative measures to minimize possible negative impacts on surrounding areas and land uses.”

Section 6.3:

The water quality policies contained in this Plan are consistent with Section 6.3 of the Provincial *Land Use Policies*, which includes the following:

1. “Municipalities are encouraged to identify, in consultation with Alberta Environmental Protection, significant water resources within their boundaries.
2. Municipalities are encouraged to determine appropriate land use patterns in the vicinity of the resources identified in accordance with policy #1, having regard to impacts on an entire watershed as well as local impacts.”

Section 6.4:

The information on historical resources contained in this Plan is consistent with Section 6.4 of the Provincial *Land Use Policies*, which includes the following:

1. “Municipalities are encouraged to identify, in consultation with Alberta Community Development, significant historical resources within their boundaries.”

Section 7.0:

The information and policies with respect to transportation systems contained in this Plan are consistent with Section 7.0 of the Provincial *Land Use Policies*, which includes the following:

1. “Municipalities are encouraged to identify, in consultation with Alberta Transportation and Utilities, the location, nature and purpose of key transportation corridors and facilities.
2. Municipalities are encouraged to minimize negative interactions between the transportation corridors and facilities identified in accordance with policy #1 and the surrounding areas and land uses through the establishment of compatible land use patterns.
3. If subdivision and development is to be approved in the vicinity of the areas identified in accordance with policy #1, municipalities are encouraged to employ appropriate setback distances and other mitigative measures relating to noise, air pollution, and safety, to limit access, and to enter into highway vicinity agreements with Alberta Transportation and Utilities.”

3.0 REFERENCE LIST OF RELEVANT MUNICIPAL DOCUMENTS

CITY OF CALGARY POLICIES AND PLANS

The following City of Calgary policies and plans contain information and policy direction that is relevant to the Intermunicipal Development Plan:

Calgary General Municipal Plan

Calgary River Valleys Plan

The Calgary Transportation Plan

Canada/Alberta Flood Damage Reduction Program Flood Information Map

Chaparral Area Structure Plan

The City of Calgary Land Use Bylaw

Improving Calgary's Entranceways

Revised Midnapore Phase 2 Area Structure Plan

Midnapore III Community Plan

McKenzie Lake Area Structure Plan

Natural Area Management Plan

Short-Term Growth Management Strategy

Sustainable Suburbs Study

Urban Park Master Plan

M.D. OF FOOTHILLS POLICIES AND PLANS

The following M.D. of Foothills policies and plans contain information and policy direction that is relevant to the Intermunicipal Development Plan:

Canada/Alberta Flood Damage Reduction Program Flood Information Map

Heritage Pointe Area Structure Plan

M.D. of Foothills Land Use Bylaw

M.D. of Foothills General Municipal Plan

M.D. of Foothills Transportation Study

4.0 DEVELOPMENT CONSTRAINTS

PHYSICAL CONSTRAINTS

Floodway and flood fringe/floodplain areas within the Intermunicipal Development Plan are shown on Map 7. The land use bylaws of both The City of Calgary and the M.D. of Foothills contain policies and regulations restricting development within these areas. Those municipal policies and regulations are further supported by the provisions of the *Canada-Alberta Flood Damage Reduction Program*, the primary objective of which is to discourage inappropriate development in areas at risk from flooding.

Areas within the Intermunicipal Development Plan that contain steep slopes or escarpments are shown on Map 7. Such slopes may be unstable and prone to erosion or landslides and would thus be unsuitable for development. Section 664(1) of the *Municipal Government Act* provides the opportunity for municipalities to acquire unstable lands through the subdivision process. In addition, the Land Use Bylaws of both The City of Calgary and the M.D. of Foothills contain policies and regulations with respect to setbacks from escarpments. Given that Map 7 shows only general areas with 15% or greater slope, more detailed survey and engineering work would normally be required to evaluate slope conditions and to determine developability for specific planning applications.

CONSTRAINTS ASSOCIATED WITH SPECIFIC LAND USES

Development setbacks from sewage treatment facilities and landfills are required for residential or related development by the Provincial *Subdivision and Development Regulation* current at the time development is proposed. *Subdivision and Development Regulation* AR212/95 restricts schools, hospitals, food establishments or residences to locations outside a 300- or 450-metre setback, depending on the activity or classification of the sewage treatment facility or landfill. New sewage treatment facilities or landfills correspondingly cannot be located within 300 or 450 metres of the property lines of those same uses. Within the Intermunicipal Development Plan area, Heritage Pointe operates a sewage lagoon in the SW ¼ of Section 4, Township 22, Range 29 W4M. The B.F.I. landfill is shown on Map 1 and policies with respect to that landfill are found in Section 2.3.4 of this Intermunicipal Development Plan.

Policies on existing and projected transportation systems are contained in Section 2.6 of this Intermunicipal Development Plan. The land use bylaws of both The City of Calgary and the M.D. of Foothills, as well as the Provincial *Subdivision and Development Regulation* AR212/95, all contain policies and regulations with respect to development adjacent to roads or highways. In addition, both Section 2.3.6 of this Intermunicipal Development Plan and the Provincial *Restricted Development Area Regulation* AR212/76 (as amended) contains policies or regulations with respect to lands within the Calgary Transportation/Utility Corridor (TUC), which is identified on Map 1.

Although there are no heavy industrial uses or active oil and gas wells located within this Intermunicipal Development Plan, proven sour gas reserves are found to the east and south of the Plan area. The Provincial *Subdivision and Development Regulation* AR212/95 prohibits the development of permanent additional overnight accommodation or public facilities within certain separation distances of oil and gas wells and sour gas facilities as determined by the Alberta Energy and Utilities Board. In the event that new sour gas facilities are developed within this Plan area, similar separation distances will be required.

Policies with respect to sand and gravel extraction are contained in Section 2.3.3 of this Intermunicipal Development Plan and in Section 6.2 of the Provincial *Land Use Policies*. In addition, The City's *Noise Control Bylaw* restricts noise levels emanating from industrial uses such as gravel pits. Either municipality may require mitigation of impacts on adjacent lands as conditions of approval of sand and gravel mining operations. Known sand and gravel deposits within the Intermunicipal Development Plan are identified on Map 7 and existing sand and gravel mining operations are shown on Map 1.

A further constraint to development which is located outside the Intermunicipal Development Plan is the Ann and Sandy Cross Conservation Area (see Maps 1, 2 and 7). 4,800 acres of land within this Conservation Area were donated to the Province of Alberta in accordance with the following principles:

1. protecting habitat and providing space for native wildlife;
2. offering conservation education programs, particularly to young people, without jeopardizing area wildlife and habitat; and
3. managing human use of the area through entry by appointment only.

HAZARDOUS AREAS

For the purposes of this Intermunicipal Development Plan, hazardous areas may be defined as lands affected by any of the following: floodway and flood fringe/floodplain areas; areas containing steep slopes or escarpments; sewage treatment facilities; landfills; intensive agricultural operations; heavy industrial uses; oil and gas wells or sour gas facilities; sand and gravel mining operations; or contaminated sites.

5.0 NATURAL AREAS

The Natural Areas shown on Map 2 are grouped according to six different habitat types: aspen forest, balsam poplar forest, conifer mixed wood, shrub, grassland and wetland. This map shows only general locations of these habitat types as observed during the mid-1990s. Over time, these Natural Areas may change due to factors such as climatic variation, agricultural practices or impacts of development. For example, the extend of a wetland may vary significantly according to changes in the volume and rate of surface runoff as influenced by such conditions as the annual amount of precipitation or impacts from urban development. Thus the Map of Natural Areas and Habitat Types should only be considered as a conceptual description of the basic natural systems within the Intermunicipal Development Plan.

ASPEN FOREST

Within the Intermunicipal Development Plan, aspen poplar may be found both in isolated stands or copses and as a component of mixed woods. Aspen copses tend to form in moist but well-drained areas on open plains and on the moist northern exposures of small hills and ravines. Aspen stands often provide relief from the prairies and afford opportunities for hiding, nesting and thermal cover for birds and mammals that normally feed in open grassland. Larger continuous aspen forests are found mainly along escarpments and in ravines. Such areas may serve as wildlife corridors and can also function as home territories for resident populations of various bird and mammal species.

BALSAM POPLAR

The balsam poplar forest is the predominant natural habitat along most of the Bow River and creek valleys in the area. This riverine environment offers vegetation that is not found in grasslands or aspen woodlands and is one of the most important wildlife habitat types in southern Alberta, especially for migratory birds. Historically, balsam poplar forests have become established along the Bow River in conjunction with natural flooding processes. The regeneration of a balsam poplar forest often depends upon the amount of disturbance of the ground cover or understorey. Relatively undisturbed balsam poplar understorey can host red-osier dogwood, willow, water birch, saskatoon, silverberry or Canada buffaloberry. Mature riverine woodland that has been disturbed often has a rudimentary smooth brome/thistle ground cover.

CONIFER MIXED WOOD

Conifers are tolerant of shade and may coexist with other tree species until they are able to dominate. Spruce may be found in the understorey of mature aspen or balsam poplar stands or may eventually compete with and replace deciduous trees. Conifers normally dominate areas that are shady and moist but well-drained, such as the steeper north-facing escarpments of river and creek valleys.

Spruce are not tolerant of drought, flooding or chinook winds, so they tend to occupy small protected portions of valleys and ravines. Given that they usually form dense canopies, conifer groves offer significant year-round aesthetic appeal and protection for a variety of unique plants and animals.

SHRUB

Shrub habitats within the Intermunicipal Development Plan can be separated into either riverine tall shrub, upland tall shrub or low shrub. The distribution of these shrub communities is largely dictated by the availability of moisture. Riverine tall shrubs are found in flood fringe/floodplain areas and along the lower slopes of river and creek valleys, serving either as understorey in balsam poplar forests or as transitional vegetation between woodlands and floodway grasslands. Upland tall shrubs are found in open areas that tend to collect moisture, such as depressions, shallow ravines or shady slopes. Low shrubs may be found along drier upper portions of slopes or in well-drained open valley bottoms. All shrub lands are valuable habitat and, given that they commonly form dense thickets that present formidable barriers to large predators and humans, they can provide effective protection for nesting birds and small mammals.

GRASSLAND

Any open prairie, including pasture, that has not been broken or cultivated may qualify as grassland. Grassland within the Intermunicipal Development Plan may be found in varying conditions, depending on the amount of disturbance that has occurred. Disturbance, or the removal of native species, may result from different activities, but the most common type of disturbance of grassland within the Intermunicipal Development Plan is grazing. Prairie that has undergone little or no disturbance may be classified as native grassland and can contain a wide variety of indigenous grasses, herbs or wildflowers. More disturbed prairie is classified as non-native grassland and will likely contain more weeds, grasses and herbs that are not indigenous to the local area.

WETLAND AND SURROUNDING VEGETATION

Wetlands are commonly situated in depressions where the water table comes into contact with the ground surface. Plant diversity in and around wetlands often depends on whether a wetland is permanent or seasonal. Permanent wetlands are generally deeper and are maintained by a constant supply of fresh water from precipitation, runoff, ground water or springs. Cattails, sedges, bulrushes and rushes typically inhabit wetlands and, depending on the depth and permanence of the water, may also be accompanied by submergent vegetation. Wetlands can provide rich habitat for many forms of aquatic life, especially waterfowl and shorebirds. All wetlands experience fluctuations in area, depth and plant diversity, but seasonal wetlands are particularly sensitive to variations in such factors as precipitation, runoff and water table elevation. Other habitat types, including grassland, shrub and woodland, can be found along the edges of wetlands and are similarly sensitive to variations in water availability.

WILDLIFE CORRIDORS

Wildlife corridors are defined as areas of roughly contiguous natural habitat that facilitate movement of animal and plant life between larger areas of habitat and which may allow for daily, seasonal or dispersal movement. Such corridors should provide:

1. safe travel opportunities between critical habitats;
2. protection of key habitats;
3. exchange of wildlife populations;
4. facilitation of dispersal;
5. maintenance of biological diversity; and
6. immigration and emigration of species.

NATURAL AREAS AND ENVIRONMENTAL SIGNIFICANCE

It must be emphasized that the Natural Areas described in this Intermunicipal Development Plan and shown on Map 2 merely represent a general inventory of habitat types and do not address environmental significance. These Natural Areas have been identified through the interpretation of aerial photography and, in some cases, field observation. For the most part, only general physical characteristics have been identified. Minor evaluation as to quality or long-term viability has only been undertaken where the identification of a Natural Area has been uncertain. Identification of a Natural Area does not presume its suitability for any particular use or activity.

Before any Natural Area could be classified as environmentally significant, it would be necessary to undertake a significance assessment of the site. Classification of a site as environmentally significant may be considered appropriate in the event that urban or other relatively intensive development is contemplated in the vicinity of a Natural Area.

6.0 HISTORICAL RESOURCES

The Cultural Facilities and Historical Resources Division of Alberta Community Development has no specific palaeontological and historic period concerns with respect to lands within this Intermunicipal Development Plan. Nevertheless, it has been requested that both municipalities refer certain applications for land surface disturbance activities to Alberta Community Development so that any unknown palaeontological or historic period concerns can be addressed.

In order to determine the need to conduct Historical Resources Impact Assessments of developments, applications for land surface disturbance activities within the valleys of Pine Creek and the Bow River maybe referred to Alberta Community Development. In addition, any applications for multi-lot country residential and residential subdivisions of more than 10 hectares (25 acres) and large commercial and industrial applications may also be referred to Alberta Community Development for comment.

7.0 INTERMUNICIPAL COMMITTEE

The Municipal District of Foothills/City of Calgary Intermunicipal Committee has played a key role in the preparation of the Intermunicipal Development Plan. Although the Intermunicipal Committee has no official legislative status or decision-making authority, Committee members may share information, discuss matters of intermunicipal concern and make recommendations to the respective Councils of the two municipalities. As outlined in Section 3.3 of this Intermunicipal Development Plan, the Intermunicipal Committee will likely have an important function in the resolution of any intermunicipal disputes that may arise. It is anticipated that the Intermunicipal Committee will continue to meet to address various intermunicipal issues, to discuss any proposals referred to it from the administrations of the two municipalities and to conduct the mandatory Plan review that is required prior to expiration of this Intermunicipal Development Plan.

The following are extracts from the *Terms of Reference* for the Municipal District of Foothills/City of Calgary Intermunicipal Committee, which were approved by the Councils of both municipalities in the fall of 1995.

PURPOSE:

The purpose of the Intermunicipal Committee is to facilitate the ongoing sharing of information between elected officials and municipal staff and to provide a forum in which to review and comment on a range of topics of interest to both municipalities. The Committee may make recommendations on intermunicipal matters to the respective Councils of the two municipalities.

GENERAL TOPICS FOR DISCUSSION:

The Committee may discuss a range of topics including the following:

1. Long-term strategic growth plans for both The City of Calgary and the M.D. of Foothills as may be reflected in Municipal Development Plans, Area Structure Plans and other strategic studies.
2. Intermunicipal and regional transportation issues including the Transportation/Utility Corridor (TUC), Deerfoot Trail Extension, truck routes, transitional access into and out of the city through developing communities, road maintenance, etc.
3. The provision of City of Calgary services into the M.D. of Foothills, including the City Electric System, fire service, EMS service and, where appropriate, utility services.
4. Existing and proposed natural resource extraction and processing activities including land use and transportation issues, the development of uniform standards of operation (hours of operation, dust control, noise abatement, reclamation), etc.

5. Prompt circulation of major land use, subdivision and development proposals in either municipality which may impact the other municipality.
6. The discussion of urban fringe and other major intermunicipal or multi-jurisdictional issues (e.g., Spruce Meadows) in lieu of a broader intermunicipal forum or regional planning system.

COMPOSITION OF COMMITTEE:

The Committee is composed of six members in total with three members each appointed by the M.D. of Foothills Council and by The City of Calgary Council. Specific membership may change at the discretion of each Council. The Committee will be supported by staff from both the M.D. of Foothills and The City of Calgary.

The Committee will be co-chaired by a member from the M.D. of Foothills and a member from The City of Calgary as chosen by the Committee.

The Intermunicipal Committee may be expanded from time to time to include elected officials and support staff from other local municipalities (e.g., M.D. of Rocky View, Town of Okotoks) on an issue-specific basis.

8.0 PUBLIC PARTICIPATION PROGRAM

The *Municipal Government Act* sets forth requirements for public involvement in the planning process. Specifically, Section 230 of the *Act* requires that Councils must hold Public Hearings before second reading of any bylaws to adopt statutory plans.

In addition to fulfilling the statutory requirement to hold Public Hearings prior to the adoption of this Intermunicipal Development Plan, the M.D. of Foothills and The City of Calgary established a public participation program for the planning process. That program consisted of the following three stages:

Stage 1: Initial Exchange of Information

Stage 2: Public Review of the Draft Intermunicipal Development Plan

Stage 3: Public Hearings of the Municipal Councils

The Municipal District of Foothills/City of Calgary Intermunicipal Committee provided direction to the administrations of both municipalities in the implementation of the public participation program. To the extent that was appropriate, the program was undertaken as a cooperative endeavour, using the shared resources of both municipalities.

Stage 1: Initial Exchange of Information

The first stage of the public participation program involved a public open house, which was held at the Red Deer Lake Community Centre on 1996 June 18. The purpose of that open house was:

- to present information to the public on the intermunicipal planning process;
- to identify important issues; and
- to provide residents, land owners and other interested parties with the opportunity to express their opinions on the Intermunicipal Development Plan.

Notice of the first open house was advertised in the Calgary Herald on 1996 June 15 and in the Okotoks Western Wheel on 1996 June 04 and 11. In addition, a brochure advertising the open house was mailed to approximately six hundred residents and land owners within the Intermunicipal Development Plan area and other affected parties in both municipalities.

The display material presented at the first open house included a brief history of intermunicipal planning as undertaken by the two municipalities, the current Intermunicipal Development Plan process, the goals of the Intermunicipal Development Plan, the key participants in the planning process and a list of potential issues to be addressed in the Intermunicipal Development Plan.

Approximately three hundred people attended the first open house. In total, nineteen written comments were received, which addressed issues in the following categories: subdivision and development; conservation and environment; issues within the City; and other issues. The comments from this initial open house were considered by the Intermunicipal Committee in the subsequent negotiations of Intermunicipal Development Plan policies.

Stage 2: Public Review of the Draft Intermunicipal Development Plan

The second stage of the public participation program involved a public open house, which was held at the Red Deer Lake Community Centre on 1997 October 29. The purpose of that open house was:

- to inform area residents, land owners and the general public of the progress to date on the Intermunicipal Development Plan; and
- to provide residents, land owners and other interested parties with the opportunity to review and comment on the Draft Intermunicipal Development Plan.

Notice of the second open house was advertised in the Okotoks Western Wheel on 1997 October 15 and 22, in the Calgary Herald on 1997 October 24 and in the Calgary Sun on 1997 October 26. A brochure advertising the open house was mailed to approximately six hundred addresses.

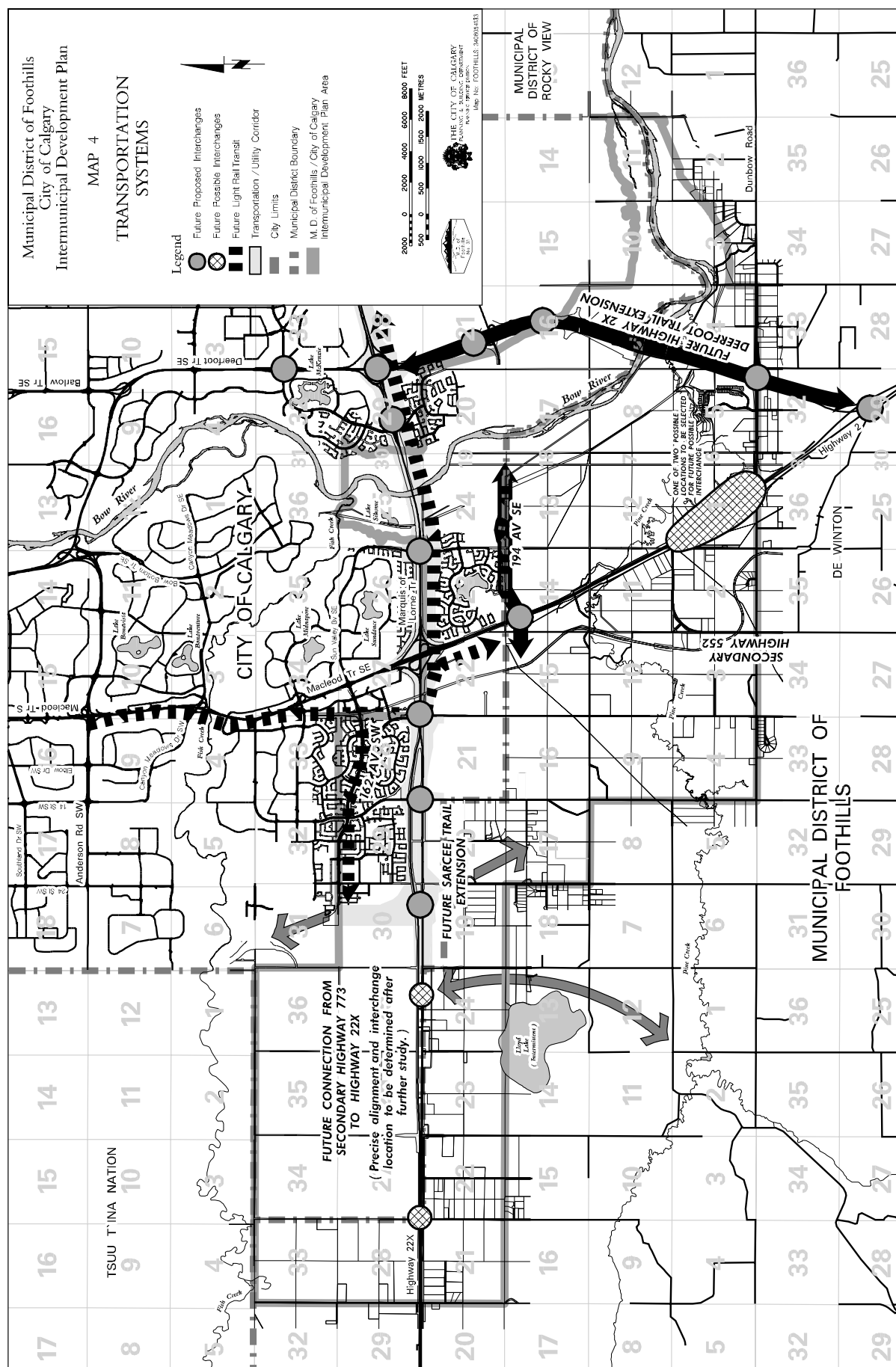
The display material presented at the second open house included descriptions of the background to the Intermunicipal Development Plan, the major policy areas, sample planning criteria, open space and Natural Areas policies, Plan implementation, future urban growth and annexation policies, transportation systems, utilities and servicing, development constraints, next steps in the planning process and the key participants in the preparation of the Intermunicipal Development Plan.

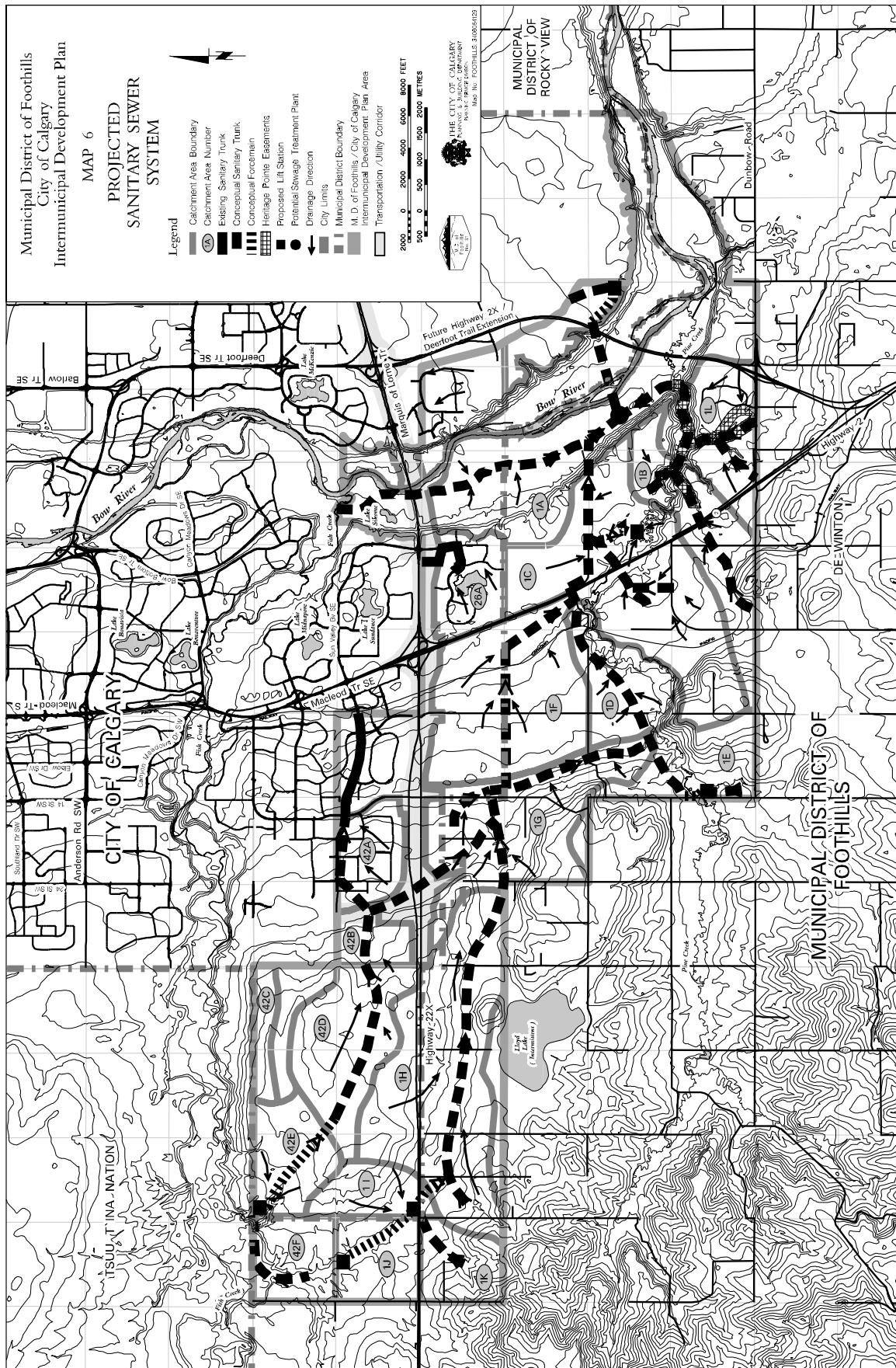
Approximately three hundred people attended the second open house. Thirteen written comments were received, which addressed issues in the following categories: land use, subdivision and development; policy areas and Plan boundaries; public consultation and planning authorities; transportation; and taxation. Due consideration was given to those comments prior to endorsement by the Intermunicipal Committee of revisions for the Proposed Intermunicipal Development Plan, which was prepared for the Public Hearings of both Municipal Councils.

Stage 3: Public Hearings of Both Municipal Councils

Before final approval to the Intermunicipal Development Plan, separate Public Hearings to address the Proposed Plan were held by the M.D. of Foothills Council on 1998 March 12 and The City of Calgary Council on 1998 March 16. The submissions received at those Public Hearings were subsequently referred to the M.D. of Foothills/City of Calgary Intermunicipal Committee for consideration and preparation of a report back to the respective Councils.

The Intermunicipal Committee met on 1998 March 24 to consider the submissions received at both Public Hearings. After reviewing all verbal and written submissions, the Intermunicipal Committee endorsed final approval of the Intermunicipal Development Plan, subject to a number of amendments. Final approval was given to the M.D. of Foothills/City of Calgary Intermunicipal Development Plan by The City of Calgary Council on 1998 April 6 and by the M.D. of Foothills Council on 1998 April 9.





PHYSICAL CONSTRAINTS TO DEVELOPMENT

Legend

- Known Sands and Gravel Deposits
- Areas with 10% or Greater Slope
- River Floodway
- River Floodplain / Flood Fringe
- City Limits
- Municipal District Boundary
- M.D. of Foothills / City of Calgary Intermunicipal Development Plan Area



THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT
Map No. A0000000-00000000

