



## PLANNING REPORT

Public Hearing, 1<sup>st</sup> 2<sup>nd</sup>, & 3<sup>rd</sup> Reading – COUNCIL  
February 18, 2020

<b>BYLAW #:</b> 2020-06	<b>File No:</b> Rockyford / Wheatland IDP
<b>LOCATION:</b> Parcels within the Village boundary directly adjacent to the shared boundary	<b>AFFECTED AREA:</b> 667 hectares (1,650 acres)
<b>EXISTING DOCUMENT:</b> N/A	<b>PROPOSED DOCUMENT:</b> Village of Rockyford and Wheatland County Intermunicipal Development Plan (IDP)

### LOCATION:

The Intermunicipal Development Plan Area covers approximately 667 hectares (1,650 acres) in Wheatland County and includes the parcels within the Village of Rockyford that are directly adjacent to the intermunicipal boundary. The Village of Rockyford is located in the northwest section of the County, approximately 14km northeast of Nightingale.

### BACKGROUND INFORMATION:

Municipalities that shared a border were required to enter into an Intermunicipal Development Plan (IDP) as of the April 1<sup>st</sup>, 2018 amendments to the *Municipal Government Act (MGA)*. The purpose and intent of an IDP is to foster intermunicipal relations by addressing:

- The future land use within the area,
- The manner of and the proposals for future development in the area,
- The provision of transportation systems for the area, either generally or specifically,
- The co-ordination of intermunicipal programs relating to the physical, social and economic development of the area,
- Environmental matters within the area, either generally or specifically,
- Any other matter related to the physical, social or economic development of the area that the councils consider necessary,
- A procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,
- A procedure to be used, by one or more municipalities, to amend or repeal the plan, and
- Provisions relating to the administration of the plan.

The Village of Rockyford and Wheatland County currently do not have an IDP, so in order to meet the MGA requirements, Wheatland County retained B&A Planning Group to assist in preparing the IDP. Both municipalities were provided an opportunity for input, review, and make changes throughout the process. Once a final draft was completed, the document was presented to the Intermunicipal Committee (IMC) for review and feedback. The draft Rockyford / Wheatland IDP was accepted by IMC.

An open house was hosted in Rockyford on January 15<sup>th</sup>, 2020, where residents from both municipalities attended and had an opportunity to ask questions about the document. The residents who attended the open house were interested in learning about the purpose behind the document and whether it would



impact them. It was explained the document was meant to solidify an existing positive relationship between the two municipalities and to supply a dispute resolution process should we need one.

At this time Wheatland County Staff is proposing that the public hearing be opened, followed by 1<sup>st</sup> reading, with further motions if no major amendments or changes to the IDP document are requested.

#### Overview of the IDP:

The IDP's land use goals and objectives focus on retaining agriculture and grazing as primary land uses in the County's portion of the Plan Area while directing non-agricultural uses in the Village's Plan Area. As there is little development pressure within the Plan Area, the IDP's policies are high-level, focusing on when to notify the other municipality of new developments and encouraging collaboration. The policies address all of the above noted topics while allowing each municipality to retain control within their respective jurisdictions.

The portion of Wheatland County that is within the Calgary Metropolitan Regional Board is not within the Plan area, and so the IDP does not contain policies referencing the CMRB.

As per the planning document hierarchy below, the IDP is required to comply with the *Alberta Land Stewardship Act*, the *Municipal Government Act*, the *Subdivision and Development Regulations*, and the *Provincial Land Use Policies*. The municipal statutory plans are required to comply with the IDP, and at this time they are aligned.

#### **CIRCULATION COMMENTS:**

Staff circulated landowners within the Plan Area regarding the public hearing for the Village of Rockyford /Wheatland IDP and received no written comments at the time of writing this report.

Circulation to agencies resulted in no concerns. Circulation to County departments resulted in a few amendments to the IDP to clarify the Plan Area and a few policies.

#### **OPTIONS:**

##### Option #1 THAT Council Approve Bylaw 2020-06

- Resolution 1: That Council move First Reading of Bylaw 2020-06, this being the Bylaw for the Village of Rockyford and Wheatland County Intermunicipal Development Plan.
- Resolution 2: That Council move Second Reading of Bylaw 2020-06, this being the Bylaw for the Village of Rockyford and Wheatland County Intermunicipal Development Plan.
- Resolution 3: That Council move approval to proceed with Third and Final Reading of Bylaw 2020-06.
- Resolution 4: That Council move Third and Final Reading of Bylaw 2020-06, this being the Bylaw for the Village of Rockyford and Wheatland County Intermunicipal Development Plan.

##### Option #2 THAT Bylaw 2020-06 be refused.

- Resolution 1: That Council move to Refuse Bylaw 2020-06, this being the Bylaw for the Village of Rockyford and Wheatland County Intermunicipal Development Plan.



Option #3 THAT Council approve an alternate recommendation.

### RECOMMENDATION

**Staff is recommending Option #1 - Approval for the following reasons:**

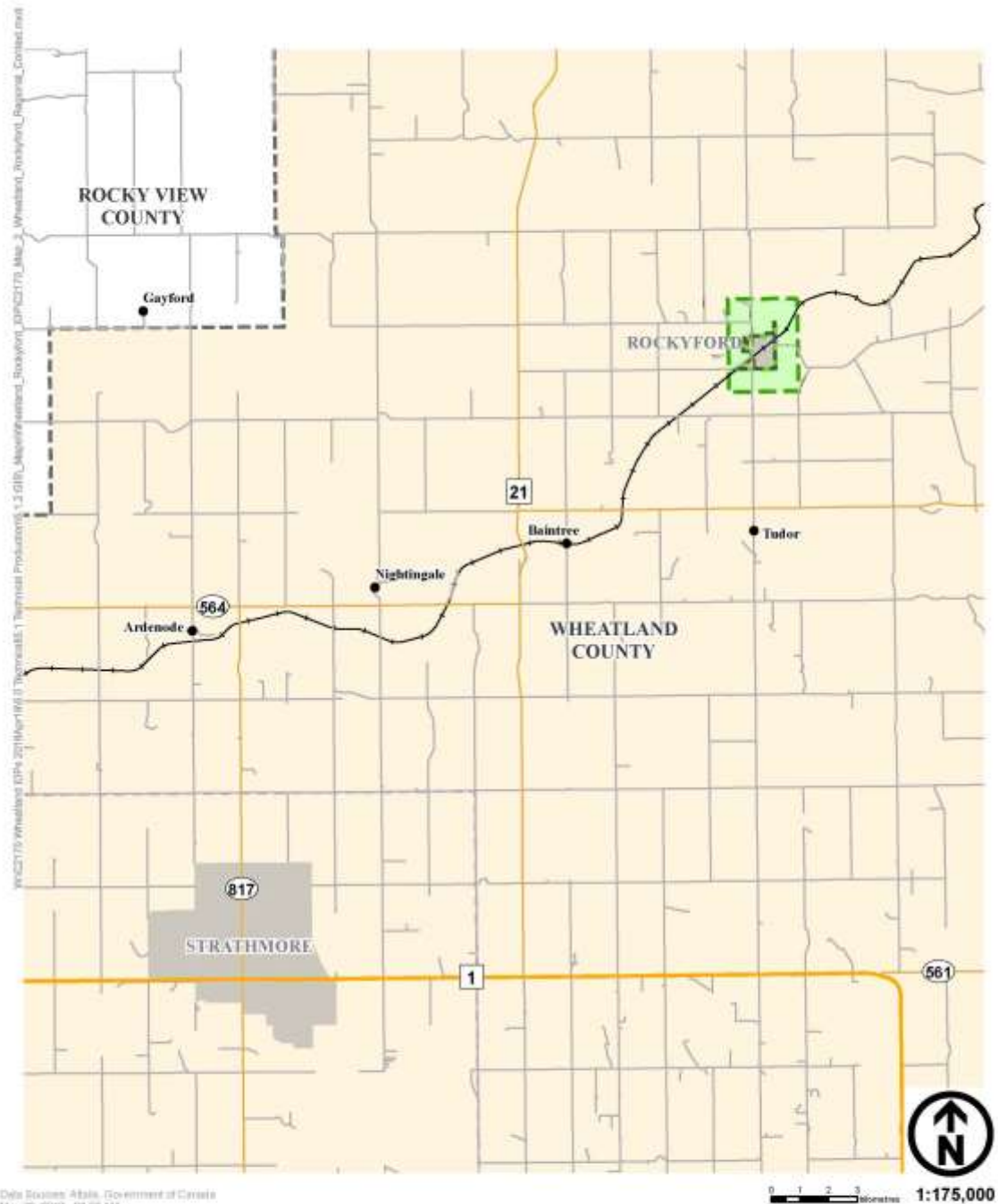
- The proposed IDP meets all the requirements of the *Municipal Government Act (MGA)*;
- The proposed IDP meets all the objectives and goals of the SSRP.

Respectfully submitted,

Megan Williams, Planner II  
Planning and Development Department



## LOCATION PLAN



- Intermunicipal Development Plan Shared Boundary
- Intermunicipal Development Plan Area
- Wheatland County
- Hamlet
- Municipal Boundary
- Village

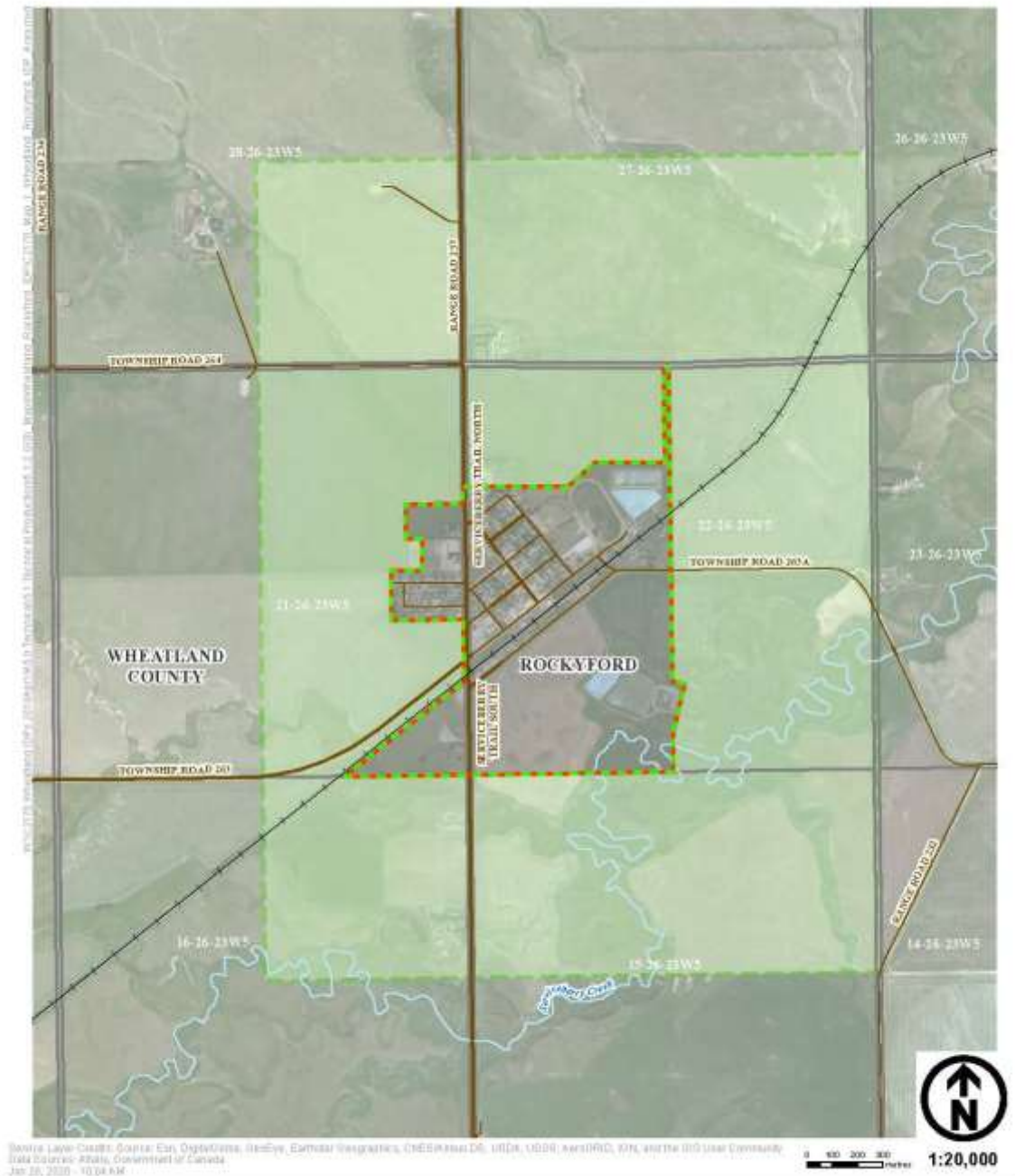
**Map 2: IDP Regional Context**  
**Wheatland County - Village of Rockyford**  
**Intermunicipal Development Plan**

May 2019

Map and data for informational purposes only.



## PLAN AREA



- Intermunicipal Development Plan Shared Boundary
- Intermunicipal Development Plan Area Boundary
- Municipal Boundary
- Paved Road
- Unpaved Road
- Railway (Abandoned)
- Waterbody

**Map 1: IDP Plan Area**  
**Wheatland County - Village of Rockyford**  
**Intermunicipal Development Plan**

January 2020

Map and data for information and planning purposes only.