

COUNCIL – AGENDA REPORT

Meeting Date: 18 June 2024

Subject: Bylaw No. B-47/2023 - West Hills CASP Expansion –
Third Reading

Boards Routed Through: Municipal Planning Commission

Date: 15 February 2024

Issue:

Council is being asked to give Third Reading to Bylaw No. B-47/2023 amending the West Hills Community Area Structure Plan by adding 233 hectares (576 acres).

Background:

On March 4, 2024, Council gave first and second reading to Bylaw No. B-47/2023, as an amendment to the West Hills Community Area Structure Plan ([Council Report](#)). Pursuant to Alberta Regulation *Municipal Government Act* Calgary Metropolitan Region Board Regulation 190/2017, which establishes the powers of the Calgary Metropolitan Region Board (CMRB), member municipalities are required to submit proposed statutory plans to the CMRB for approval prior to the municipality adopting the plan.

Accordingly, the West Hills CASP Amendment (Bylaw No. B-47/2023) was submitted to the CMRB for approval and the third party recommended approval. The application area is a “Residential Community” Placetype under the CMRB Growth Plan definitions. This Placetype would constitute approximately 3% of the total land area in Airdrie. The other areas within the city are a mix of Preferred Placetypes. Therefore, adoption of this amendment would allow the city to stay under the 25% maximum allowed by the CMRB for non-preferred Placetypes.

CMRB administration conducted their own review of the plan and recommended approval as well to the other member municipalities. CMRB member municipalities were then given 21 days to raise any objections. That period ended on June 6th with no formal challenge, and as such, the submitted plan amendment to the West Hills CASP was approved by the CMRB.

Alignment with South Saskatchewan Regional Plan and AirdrieONE:

The proposed CASP Expansion incorporates elements which help to meet the vision, principles and objectives of the South Saskatchewan Regional Plan and the AirdrieONE Sustainability Plan.

The SSRP and AirdrieONE provide strategic direction for promoting efficient use of land. While the CASP is a greenfield development it is considered under the context of Airdrie's Twelve Thousand Acres Plan which ensures that Airdrie's municipal boundaries can continue to accommodate the growth of the city and appropriate land use planning up to and beyond a 50-year and 210,000 population horizon.

In addition, the SSRP directs the City to consider how planning decisions provide an appropriate mix of land uses, a range of economic development and housing options, and to minimize potential conflict with land uses adjacent to natural resource extraction, manufacturing, industrial uses, and areas prone to flooding, erosion, and subsidence. All of these are considerations in the statutory policy planning process.

The proposed CASP achieves the AirdrieONE goal of Economic Prosperity (page 9-10) by adding development to the assessment base. Moreover, payment of off-site development levies at subdivision will help to advance regional infrastructure. At the same time, on-site infrastructure costs will be borne by the Developer.

Boards Routed Through:

Prior to obtaining first and second reading of the bylaw, the proposed CASP amendment was presented to the Land Allocation Committee (LAC) and the Municipal Planning Commission (MPC) on February 15, 2024. Commentary from these committees was provided in the staff report delivered to Council on March 4, 2024.

Administration Recommendation:

That Council gives third Reading to Bylaw No. B-47/2023, being a bylaw to amend the West Hills Community Area Structure Plan as outlined and illustrated in the attached Schedule "A".

Giving third reading would mean the West Hills CASP amendment would become statutory, allowing for Neighbourhood Structure Planning (NSP) to proceed. That stage depends on applicant timing and their ability to fund the required accompanying infrastructure.

Alternatives/Implications:

In addition to the recommendation above, Council has two further alternatives with respect to the proposed bylaw.

Alternative One: Council could choose to **table** the Bylaw to allow Administration to provide additional information required for a decision or to follow direction from Council.

Choosing this option means that Council believes more information should be provided or that certain modifications to the proposed bylaw should be made prior to Council giving third and final reading to the bylaw. Tabling the bylaw would result in delaying development of these

lands. In addition, any changes to the bylaw may require an additional public hearing and would require resubmission to the CMRB before returning to Council for final reading.

Alternative Two: Council could choose to **defeat** the Bylaw.

Choosing this option means that Council is not supportive of Bylaw No. B-47/2023 and the West Hills CASP would remain unchanged.

Public Engagement Communications Plan:

Prior to public hearing, public notification was given in keeping with City policy and the *Municipal Government Act*. Upon adoption of the CASP amendment, internal departments will be notified in order to coordinate and plan for service levels.

Recommendation:

That Council gives third reading to Bylaw No. B-47/2023, being a bylaw to amend the West Hills Community Area Structure Plan as outlined and illustrated in the attached Schedule “A”.

Daria McDonald, RPP, MCIP
Senior Planner

Presenter:	Daria K. McDonald, RPP, MCIP
Department:	Policy Planning
Reviewed by:	Stephen Utz, Director, Strategic Growth & Investment
Attachments:	#1 Bylaw No. 47/2023 West Hills CASP Amendment
Appointment:	N/A