

**BYLAW NO. B-34/2024  
CITY OF AIRDRIE  
PROVINCE OF ALBERTA**

**BEING A BYLAW** to amend the City of Airdrie Municipal Development Plan Bylaw No. B-17/2014

**WHEREAS** the *Municipal Government Act*, RSA, 2000, c. M-26, provides that a municipality must adopt a Municipal Development Plan;

**AND WHEREAS** Council has adopted the Airdrie City Plan, Bylaw No. B-17/2014, as the City's Municipal Development Plan;

**AND WHEREAS** Council wishes to amend said Airdrie City Plan, Bylaw No. B-17/2014 in the manner outlined below and shown in the attached Schedules;

**NOW THEREFORE** the Municipal Council of the City of Airdrie duly assembled enacts as follows:

- 1.0 After the last bullet under "Foundational Plans" within the "Scope of the City Plan" header, the following is added:

*Following its adoption, the plan has aimed to update and remain current with more recent planning and guiding documents. Updates to the City Plan have considered and incorporated newer information from:*

- *Growth Strategy Update (2018)*
- *Growth Management and Development Sequencing Strategy (2018)*
- *Utility Master Plan (2016)*
- *Transit Master Plan (2016)*
- *Transportation Master Plan (2020)*
- *Calgary Metropolitan Region Board Growth Plan (2022)*
- *Calgary Metropolitan Region Board Servicing Plan (2022)*
- *Calgary Metropolitan Region Board Regional Evaluation Framework (2022)*
- *Airdrie's Downtown Redevelopment Plan (2022)*"

- 2.0 After the last paragraph under the "Timeframes of the Plan" header, the following is inserted:

*"Following the plan's adoption, Airdrie's continued growth and development have required new statutory area structure plans and updating of information to ensure that urban development continues to be accommodated within the framework provided in this plan. Updated mapping and growth projections and considering the development of Area Structure Plans approved since 2014 accommodate growth to a population horizon of 155,000."*

- 3.0 The last paragraph under the "Population Projections" header within Chapter 1, Population Projections & Land Requirements, before the Policies section of Chapter 1, is deleted and the following is added:

*"The longer-term population projection for the City of Airdrie, allowing for the development of current Community Area Structure Plans and redevelopment within Airdrie's Downtown, accommodates growth out to a population horizon of 155,000."*

- 4.0 The section "Generalized Land Use Concept & Future Growth Area Maps" within Chapter 2, Growth Management, is deleted and replaced with the following:

*"When initially adopted, the plan provided two maps; a Generalized Land Use Concept map and a Future Growth Areas map, to identify the long term land use pattern for the City. The Generalized Land use Concept showed the intended general land designations for the lands located within the pre-annexation boundary of the City of Airdrie and were anticipated to accommodate a population of approximately 75,000. The Future Growth Area map showed the intended land use designations for lands located within the 2012 annexation area and that the plan anticipated would be next available for development within the planning horizon up to a population of approximately 90,000.*

*Updates to the plan consolidate these maps and align the growth mapping to accommodate approved Area Structure Plans and updated population forecasts. The Generalized Land Use Concept map provides general land use designations to guide future development and accommodates growth out to a population horizon of 155,000.*

*The following provide a reference for the general land use designations intended for the Land Use Concept and descriptions for various types of uses and developments that fall within the designations:*

**Industrial:** *Heavy industrial uses are usually differentiated from other uses because of their scale, potential for impacts (noise, glare, dust, odour, etc.) and site needs (e.g. heavy truck access and outdoor storage). To maintain the economic and operational viability of these uses and to prevent nuisance complaints, non-industrial uses are regulated, and residential developments are prohibited. General industrial designations are intended for uses such as warehousing, manufacturing, and general industrial operations. The light industrial-mixed business areas are intended for light industrial, and a compatible mix of employment uses such as offices, business parks, and commercial uses. The Land Use Bylaw will provide more detailed land use districts and regulations for these areas.*

**Downtown Core:** *The downtown core represents the commercial, civic and cultural centre of the City of Airdrie.*

**Commercial:** *Regional Commercial areas are intended for major concentrations of retail, office and entertainment uses that attract a city-wide customer base, including large-format stores. Service Commercial areas are intended to accommodate a broad range of commercial uses that rely on highway and major corridor access and exposure, such as vehicular sales, auto services/gas*

stations, hotels and related hospitality services. Community Commercial areas may include retail, personal services and general commercial uses serving a market catchment area generally in excess of 160 acres.

**Mixed Use Areas:** Mixed use areas are intended to accommodate a mix of commercial and residential uses, as well as other compatible and complementary uses in an urban node.

**Community Activity Centres:** These are intended to serve residential developments and accommodate an appropriately scaled mix of commercial, recreational and civic uses. Community Activity Centres are identified as a symbol on the Land Use Concept map.

**Residential Areas:** Residential land areas shown on the Land Use Concept Map illustrate the location of existing and future neighbourhoods. The Neighbourhood Structure Plan process and the Land Use Bylaw will provide more refinement on what the range of housing types and densities will be in specific areas. Neighbourhood-supporting uses such as neighbourhood commercial and public services and facilities may also be located within these areas, subject to the provisions of Neighbourhood Structure Plans.

**Rural Residential:** The rural residential designation reflects the existing rural estate-lot residential communities that were brought into the City of Airdrie through the 2012 annexation. No changes to the existing land use mix or intensity are contemplated for these areas over the time horizon of this plan.

**Rural/Agriculture Areas:** This land use designation includes are lands currently in rural and or agricultural designations located within the 2012 annexed lands that are located beyond the population horizon of this plan.

**Environmental and Open Space Areas:** These areas, shown on the Environmental Areas map, represent the existing and new areas that comprise the Nose Creek and tributaries, riparian area, wetlands, and environmental reserves, and environmentally sensitive areas. Local parks and pathways are not included in this designation as they are included within the residential areas. Land uses are strictly regulated in these areas. In some cases, additional provincial approvals are required for any development activities in these lands.

**Special Study Areas:** Special study areas indicate areas requiring further technical analysis and planning prior to development. The establishment of a special study area does not change the existing zoning on the affected site, rather, it indicates a requirement for additional studies and considerations prior to approving development in the affected areas. Studies may include, but are not limited to site servicing and access, environmental assessment, wetland evaluation, and impact mitigation.

**Established Urban Areas:** This designation refers to areas planned and largely developed under area structure plans and area redevelopment plans adopted prior to this plan.

**Urban Holding:** This is a holding designation applied to lands intended to accommodate urban development within the planning horizon of this plan.”

5.0 Policy 2.1 is amended to read as follows:

*“The City shall direct future residential, commercial, industrial, and public service uses to the areas conceptually shown for each of the major land uses on the Generalized Land Use Concept Map.”*

6.0 Policy 7.11 is deleted and replaced with the following:

*“The City will ensure that future Statutory Plans and land use decisions recognize and facilitate the alignment of Regional Transportation and Transit Corridors shown in the Regional Corridors Map (Map 3). Specifically:*

*(a) To optimize the proximity and adjacency to Regional Transportation and Transit Corridors, the City will ensure that the City Development Strategy, Transit-supportive development, Density Strategy, and Sustainable Transportation policies provided in this plan are applied.*

*(b) The City will ensure that rights-of-way are secured and protected for Regional Transportation and Transit Corridors through the statutory planning process and shall mitigate impacts to corridors by ensuring Traffic Impact Assessments are prepared for Statutory Plans and major developments and recommendations and best practices are followed, as well as ensuring that appropriate land uses and densities are allocated along these corridors.”*

7.0 Policy 7.12 is amended to read as follows:

*“The City will continue to liaise with the Province, Rocky View County, the City of Calgary and the Calgary Metropolitan Region Board to promote the coordination of improvements to the road and transit networks.”*

8.0 A new heading and new policies 11.9 and 11.10 are added to read as follows:

Regional Utility Corridors (water and waste water)

11.9 The City will ensure that future Statutory Plans and land use decisions recognize and facilitate the alignment of Regional Utility Corridors (water and waste water), shown in the Regional Corridors Map (Map 3)

11.10 The City will specifically ensure that rights-of-way are secured and protected through the statutory planning process and shall mitigate impacts to water and waste water corridors by following recommendations and best practices, and ensuring appropriate land uses and densities are assigned in proximity to these corridors.

9.0 The policy numbering of Chapter 11 is amended accordingly to reflect the addition of policies 11.9 and 11.10 described above.

10.0 At the end of Chapter 11, Infrastructure Services, the following is added:

*Regional Energy and Utility Corridors*

*The Calgary Metropolitan Region Board Growth and Servicing Plans aim to facilitate*

*coordination and planning among member municipalities for infrastructure corridors to reduce the costs of land acquisition and improve efficiency of regional service delivery.*

- 11.0 At the end of Chapter 11, Infrastructure Services, the following is added as Policy 11.31:

*“The City will ensure that future Statutory Plans and land use decisions recognize and facilitate the alignment of Regional Energy and Utility Corridors shown in the Regional Corridors Map (Map 3). The City will specifically ensure that rights-of-way are secured and protected through the statutory planning process and shall mitigate impacts to corridors by following recommendations and best practices, and ensuring appropriate land uses and densities are assigned in proximity to these corridors”*

- 12.0 Chapter 13, Regional Alignment of the City Plan, is deleted in its entirety and replaced with an updated Chapter 13 titled “Regional Alignment” as shown in Schedule A.

- 13.0 The following sections are amended by deleting the words “Calgary Regional Partnership” and replacing them with “Calgary Metropolitan Region Board.”

- 13.1 Policy 3.7 (b)
- 13.2 Policy 11.22
- 13.3 Policy 12.10 (c)

- 14.0 Appendix One (Residential Density Measures) is amended by deleting the words “Calgary Regional Partnership” and replacing them with “Calgary Metropolitan Region Board.”

Appendix Three (Common Acronyms) is amended by deleting the line “CRP: Calgary Regional Partnership” and replacing it with “CMRB: Calgary Metropolitan Region Board.”

- 15.0 In the “City Plan Map Schedules” provided after Chapter 14, Implementation and Monitoring, Map 1 Land Use Concept is deleted and replaced with the updated Map 1 titled “Land Use Concept” as shown in Schedule B.

- 16.0 In the “City Plan Map Schedules” provided after Chapter 14, Implementation and Monitoring, Map 2 Future Growth Areas is deleted and replaced with a new Map 2 titled “Regional Placetypes” as shown in Schedule C.

- 17.0 In the “City Plan Map Schedules” provided after Chapter 14, Implementation and Monitoring, Map 3 Approved Community Plans is deleted and replaced with a new Map 3 titled “Regional Corridors” as shown in Schedule D.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Read a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

**SCHEDULE “A”**  
**BYLAW NO. B-34/2024**  
**Chapter 13 Regional Alignment**



## Chapter 13

# Regional Alignment

## Airdrie: A Resolute Partner within the Calgary Metropolitan Region

As a municipal partner on the Calgary Metropolitan Region Board (CMRB), the City of Airdrie is committed to aligning its growth and development goals with the requirements of the Regional Growth and Servicing Plans passed by the Province in August 2022. It is a requirement to update this plan within three years of the adoption of the Growth Plan and Servicing Plan.

This chapter addresses the regional alignment map provided in Map 2 of the plan, outlines the relationship between land use designations and regional placetypes, and provides accompanying policies to guide future growth planning decisions. Together, they ensure that Airdrie's future decisions on growth will support the goals and meet the requirements of the Calgary Metropolitan Region Board's Growth Plan and Servicing Plan, as amended.

**Goal:** Airdrie will support the Calgary Metropolitan Region Board's Growth Plan and Servicing Plan and align related policies to fulfill its role as a Preferred Growth Area in the Calgary Metropolitan Region.

## Policies

The policies in this section are written to ensure that Growth and Investment decisions are made in support of Airdrie's designation as a Preferred Growth Area within the Calgary Metropolitan Region Board's (CMRB) Growth Plan and Servicing Plan. Future growth should be defined by fully serviced urban Masterplan Communities and the full range of services for an increasingly diverse population. The CMRB describes Masterplan Communities as a complete community which aligns with the goals and objectives of this Plan, therefore the majority of new green field development should consider alignment with this Placetype.

- 13.1. The City will support the Calgary Metropolitan Region Board's Growth Plan and Servicing Plan, and continue to work with regional partners to ensure compatibility and coordination of:
  - a. Land use
  - b. Transportation and transit services
  - c. Infrastructure and servicing
  - d. Economic development
  - e. Initiatives to protect environmental areas, features, and systems;
  - f. Pathways and open space corridors

## Mapping and Designations Alignment

The Calgary Metropolitan Region Board's Growth Plan establishes "Regional Placetypes" which represent categories of development forms that describe an association of densities, land use mix, and connectivity. Placetypes are intended to generalize land uses at a regional level. Building off of this



framework, it falls to this plan to establish how its corresponding land use designations are reflected between the City's documents and CMRB Placetypes.

- 13.2. The City will ensure that there is alignment between City Plan land use designations shown in the Land Use Concept (Map 1) and CMRB Regional Placetypes shown in Map 2. The alignment between these two maps are as follows:

| Map 1 Land Use Concept  | Map 2 Regional Placetypes                            |
|---|--|
| Residential<br>Commercial<br>Existing Rural/Agriculture<br>Special Study Area               | Masterplan Community                                 |
| Downtown Core   | Mixed Use Centre/Transit Oriented Development        |
| General Industrial<br>Light Industrial / Mixed Business                                     | Employment Area                                      |
| Existing Rural Residential  | Infill and Redevelopment – Acreage Lots              |
| Established Urban Area  | Infill and Redevelopment – Existing Communities      |
| Commercial<br>Mixed Use Area<br>Established Urban Area<br>Light Industrial / Mixed Business | Infill and Redevelopment – Key Centres and Corridors |

- 13.3. The City will ensure future land use decisions align with Regional Placetypes shown in Map 2. In support of this figure:

- a. The City will ensure that future new Community Area Structure Plans achieve the minimum average residential density requirements of the CMRB Growth Plan.
- b. The City will ensure that Development of the Mixed-Use Centre and Transit Oriented Development area achieve the minimum requirements for people and jobs as outlined in the CMRB Growth Plan; and
- c. The City will ensure that Infill and Redevelopment is provided for in a manner that is sensitive to the context of the areas. These areas are reflected in Map 2 via the following three sub-types:
  - i. Infill and Redevelopment – Acreage Lots: These areas are characterized by homes on large lots developed with no municipal water or sanitary services. Servicing for these areas need to be confirmed to support intensification but when that is in place these acreage lots can support infill development in the form of small rural subdivisions or redevelopment at urban standards.
  - ii. Infill and Redevelopment – Existing Communities: These areas are characterized by a range of low to medium density developments with municipal services built over several decades. Older neighbourhoods can be redeveloped to accommodate a wider range of densities and housing types and support additional neighbourhood-level services.

- iii. Infill and Redevelopment – Key Centres and Corridors: These areas include areas of opportunity for higher density, mixed-use developments that have easy access to transit stops, pathways, retail and commercial services.

It is important to note that, in Map 2 the plan has assigned Regional Placetypes across the entire area within the jurisdictional boundaries of the City of Airdrie to show current and anticipated future alignment with the CMRB Growth Plan. This projects beyond the “Timeframes of the Plan” established in Section One as the area is able to accommodate growth beyond a 50-year horizon demonstrated in the City's Growth Management and Development Sequencing Strategy (2018).

Where placetypes are provided in Map 2 and correspond to Existing Rural/Agriculture areas, this should be read as a best estimate and future intention for how City Plan updates or a new Municipal Development Plan may address these areas over that longer timeline.

The CMRB Growth Plan requires that Airdrie achieves 75% of dwelling units in Preferred Placetypes identified for new planned residential development, and this is reflected on the Regional Placetypes map.

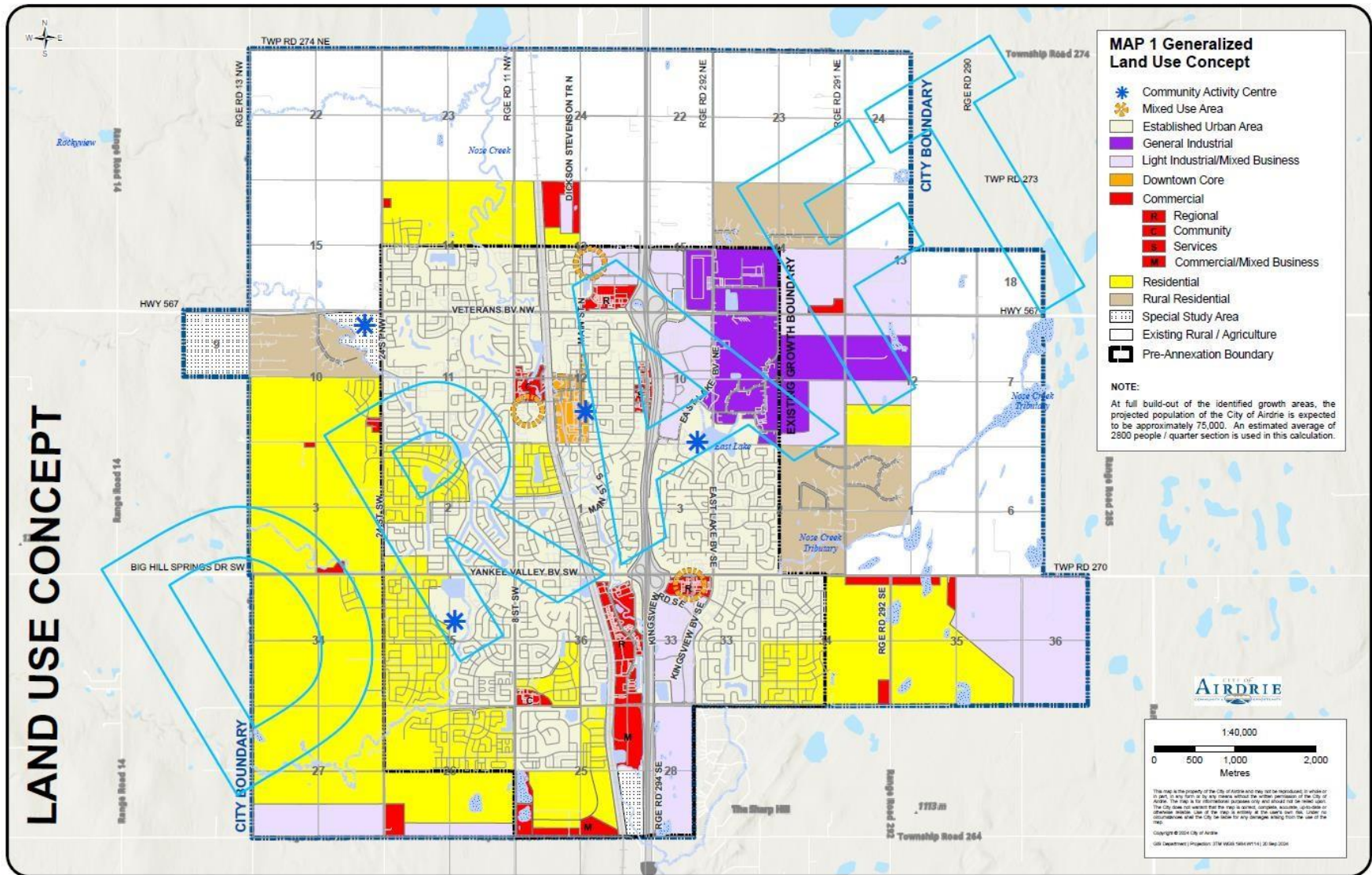
- 13.4. The City shall consider the Regional Placetypes in Map 2 when reviewing any amendments or update to the Land Use Concept in Map 1 and ensure that any amendments align with policies in the CMRB Growth Plan.
- 13.5. Where the Land Use Concept is updated to reflect a desired change to land use designations or to reflect new Community Area Structure Plans, the City shall update both Map 1 and Map 2 concurrently to reflect those changes and maintain alignment with the CMRB Growth Plan.

### **Policy Alignment and Plan Referrals**

- 13.6. The City will ensure that this plan and any future amendments align with CMRB Growth Plan and Servicing Plan as amended.
- 13.7. The City will ensure that New Community Area Structure Plans, Neighbourhood Structure Plans, and Area Redevelopment Plans are aligned with the goals and requirements of the CMRB Growth Plan and Servicing Plan.
- 13.8. The City will ensure that all new Community Area Structure Plans, and regionally significant amendments thereto, are referred to the CMRB for approval. Neighbourhood Structure Plans which are aligned with the corresponding Community Area Structure Plans will not require CMRB referral and approval.
- 13.9. The City will ensure existing Community Area Structure Plans, Neighbourhood Structure Plans, and Area Redevelopment Plans adopted by Airdrie Council before the Calgary Metropolitan Region Board's Growth Plan came into force on August 15, 2022, remain in effect and where policies conflict, those of the applicable local area plan shall prevail.
- 13.10. The City will support amendments to existing Community Area Structure Plan, Neighbourhood Structure Plan, or Area Redevelopment Plans provided that there is no decrease in the overall density of residential development or a reduction in the ratio of Preferred Placetypes within these plans.

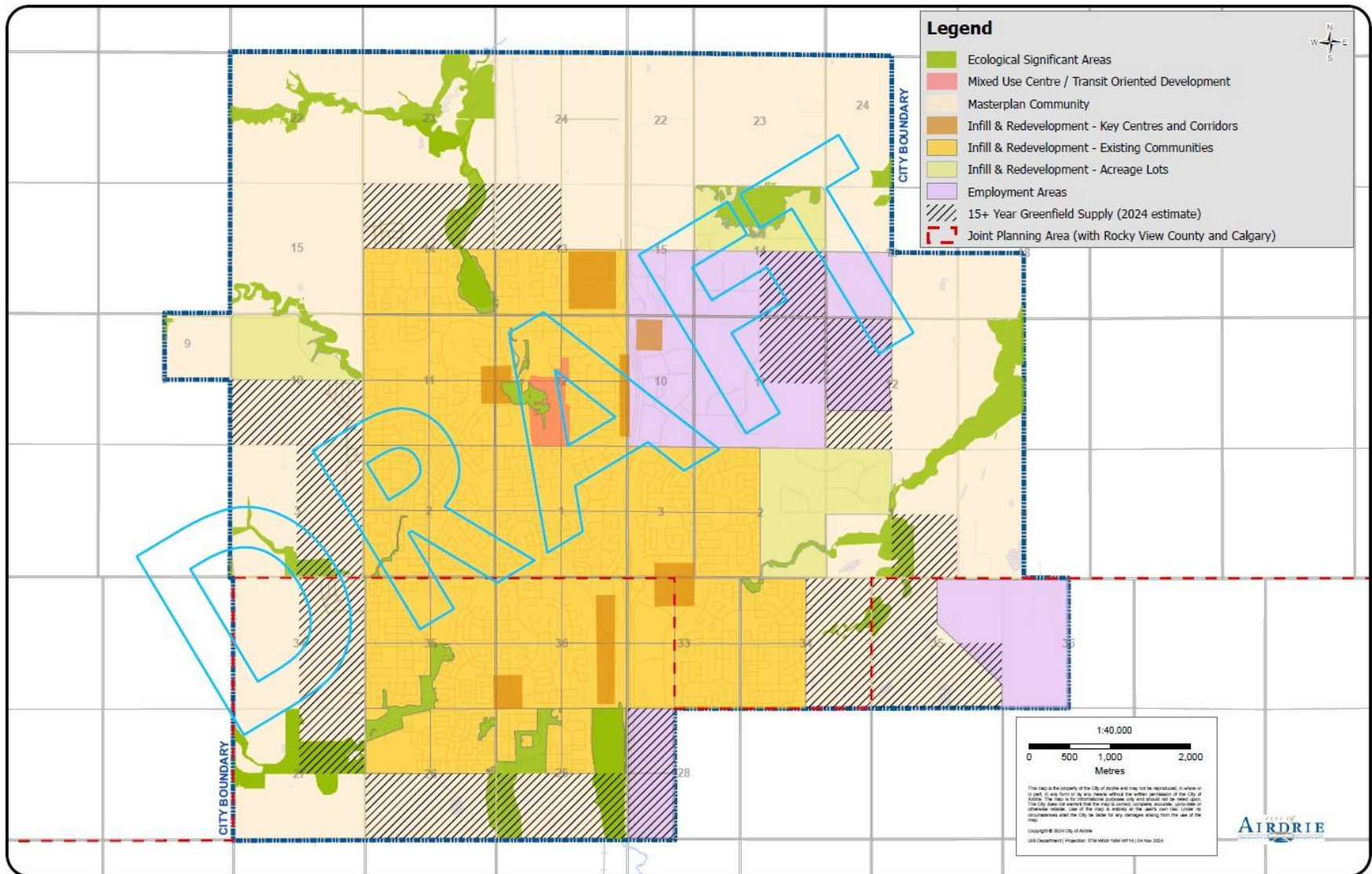
- 13.11. The City will assess amendments to this Plan, new Community Area Structure Plans, Neighbourhood Structure Plans, Area Redevelopment Plans, or amendments to bylaw-approved plans for how future plans and amendments are addressing climate change and other relevant environmental considerations.
- 13.12. In the case of a conflict between this and the CMRB Growth Plan and Servicing Plan, as amended, the CMRB's Growth Plan and Servicing Plan's policies take precedence in accordance with Alberta's Municipal Government and Land Stewardship Acts.

**SCHEDULE "B"**  
**BYLAW NO. B-34/2024**  
**Map 1 Land Use Concept**





# **SCHEDULE "C"** **BYLAW NO. B-34/2024** **Map 2 Regional Placetypes**



**SCHEDULE "D"**  
**BYLAW NO. B-34/2024**  
**Map 3 Regional Corridors**

