Appendix A

of the Council Report considering amendments to the

Municipal Development Plan

Update Summary

Municipal Development Plan Update Summary

September, 2022

This document summarizes the proposed changes to the Municipal Development Plan (MDP). Complete changes are available in the redlined version of the Plan, which, along with this summary, will be made public during the circulation and engagement process. The tables below are sorted by section, and provide a rationale and level of impact for proposed updates.

Low Impact updates typically concern grammatical edits or updates to various plans or external bodies. These have no impact on the interpretation of the plan other than to maintain relevance with current legislation, and to increase clarity.

Medium Impact updates represent a moderate addition or amendment to particular areas. They do not, however, represent a change to existing interpretation of applications. Rather, the intent is typically to gather various existing requirements within other legislation, such as the Municipal Government Act. This is in order to provide applicants, residents, County staff, and Council with a more fulsome indication of the expectations regarding a particular application.

High Impact updates represent a significant addition or amendment, and affect a change to interpretation of applications. Note that there is only one high impact update proposed (within Section 3.1).

Section 1 – Introduction

Update	Rationale	Impact
Update Planning Hierarchy	• Update to add mention of Calgary Metropolitan Regional Board, and Intermunicipal Development Plans.	Low
Minor Textual Updates	• Minor grammatical edits. • Clarify and streamline introduction • Previous MDP used the word "development" with respect to growth in general, as well as the development permit process specifically. Clarified in order to distinguish between the two.	Low

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Remove Reference to Wheatland County Integrated Community Sustainability Plan	• Plan appears to be outdated. • Reference to pillars of sustainability remains in MDP (see Section 2 below).	Low
Calgary Metropolitan Region Growth and Servicing Plans	• **Section deleted as Wheatland County is no longer within the Calgary Metropolitan Regional Board**	**Medium**
Add Intermunicipal Development Plan (IDP) Section	• Since the MDP was originally drafted, the County has adopted a number of IDPs. • Section explains what IDPs are, and lists the current IDPs.	Low
Update County Strategic Plan	• Strategic Plan referenced in the MDP is out of date, the County adopted a new one in 2021.	Low
Update of Census Data	• References to population and demographics are updated to reflect the 2016 and, where available, 2021 census data. The previous version references the 2011 census.	Low
Add a Key Challenge	• **Added "growth and diversification of the economy" as a key challenge.** • **This was generally alluded to previously, highlighting it better aligns with the Strategic Plan.**	**Medium**

Section 2 – Our Vision for Community Sustainability

Update	Rationale	Impact
Vision and overall direction of the MDP	• No significant changes are proposed. • Extensive engagement and review lead to the establishment of the direction of the MDP. This general vision has been confirmed by more recent documents, such as the 2021 Strategic Plan.	None
Minor Textual Updates	• Minor grammatical edits.	Low

	• Clarify and streamline introduction • Previous MDP used the word "development" with respect to growth in general, as well as the development permit process specifically. Clarified in order to distinguish between the two.	
Four Pillars of Sustainability: Economic Prosperity	• Added reference to the Economic Development Strategy within the Economic Prosperity pillar. • No other changes proposed.	Low

Streamline Guiding Principles	• **Overall themes and principles are largely unchanged, with one addition (see below).**
	• **GPs have been grouped and reorganized in order to provide for enhanced clarity.**
	• **Principles fall under the following categories, each with one to three more detailed principles.**
	    ○ **Agriculture**
	    ○ **Environment**
	    ○ **Economic Growth**
	    ○ **Responsible Development**
	    ○ **Community Development**
	    ○ **Regional Collaboration**
		Medium

New Guiding Principle: Regional Collaboration	• **Added this principle in order to establish the County's role as a partner in the Calgary Metropolitan Region.** • **This communicates that there are regional opportunities for business, tourism, and culture within the County.**	**Medium**

Section 3 – Land Use Plan

3.1 Agriculture

Update	Rationale	Impact
Minor Textual Updates	• Minor grammatical edits. • Clarify and streamline introduction • Previous MDP used the word "development" with respect to growth in general, as well as the development permit process specifically. Clarified in order to distinguish between the two.	Low
Remove reference to Transferable Subdivision and Development Credit System (TDC)	• Such programs are difficult to implement on a County wide level. There is a higher likelihood of success when championed by a landowner, or group of landowners, who wish to preserve a particular environmental feature. • The County will work with a developer should they propose a TDC program in the future. • Remaining objectives and policies continue to encourage efficient use of the land in accordance with Conservation Design principles. For example, the maximum non-agricultural area policies.	Low
Streamline Agricultural Objectives	• The principles behind the objectives remain the same. • Restructured in order to reduce duplication and increase focus.	Low
Streamline Agricultural Policies	• Restructured in order to reduce duplication and increase focus.	Low
Agricultural Policies: Maximum Non-Agricultural Area	• **Current MDP principles encourage protection of agricultural lands, but the current policies do not necessarily support this.**	**High**

	• **Update establishes a Maximum Non-Agricultural Area of 20 acres per quarter section. This means subdivisions may continue to be allowed, largely in accordance with existing policy, but the overall fragmentation to the quarter section is minimized.** • **Further subdivision outside of the Maximum Non-Agricultural Area may be considered in accordance with the Residential or Business/Industrial Policies of the MDP.**	
Agricultural Policies: Area Structure Plan and Area Concept Plan requirement	• **Current MDP allows up to 5 titled parcels to exist on a quarter section before an Area Structure Plan is required.** • **Update maintains 5 parcel threshold, but allows Area Concept Plans to be submitted as well, provided they are the appropriate vehicle for the proposed development.**	**Medium**
Agricultural Policies: Add guidance and criteria for proposed agricultural subdivisions	• **First-Parcel-Out is a long-standing planning and development principle in Alberta, and continues to be supported in the MDP.** • **Added guidance to assist landowners in locating and configuring their proposed parcel, highlighting existing requirements such as being located adjacent to a developed roadway.** • **Added 300 m setback for proposed undeveloped parcels, in accordance with the MGA. This does not apply to the subdivision of existing farmstead areas.**	**Medium**

Update	Rationale	Impact
	• **Added guidance to encourage the preservation of agricultural land by minimizing proposed lots size, and respecting the existing land use.**	

3.2 Natural Areas

Update	Rationale	Impact
Minor Textual Updates	• Minor grammatical edits. • Clarify and streamline introduction • Previous MDP used the word "development" with respect to growth in general, as well as the development permit process specifically. Clarified in order to distinguish between the two.	Low
Streamline Natural Area Objectives	• The principles behind the objectives remain the same. • Restructured in order to reduce duplication and increase focus.	Low
Streamline Natural Area Policies	• Restructured in order to reduce duplication and increase focus.	Low
Natural Area Policies: Environmental Reserve (ER) and Environmental Reserve Easement (ERE)	• Current MDP mentions ER and ERE, but in a policy with a number of other requirements. • Add policy regarding dedication of ER when required by the Municipal Government Act. • Add policy allowing ERE to be considered in lieu of full ER dedication.	Low
Environmentally Significant Areas	• Removed duplicate definition of ESAs. • Present definition in an itemized list rather than a paragraph for ease of use and clarity.	Low

3.3 Water Resources

Update	Rationale	Impact
Streamline Water Resources Section	• No major changes proposed. • Minor updates and edits in order to reduce duplication and increase focus. • Remove reference to outdated MGA section.	Low
Minor Textual Updates	• Minor grammatical edits. • Clarify and streamline introduction • Previous MDP used the word "development" with respect to growth in general, as well as the development permit process specifically. Clarified in order to distinguish between the two.	Low

3.4 Historic Resources

Update	Rationale	Impact
Streamline Historic Resources	• No major changes proposed. • Minor updates and edits in order to reduce duplication and increase focus. • Strengthen recognition of economic benefit of Tourism within the County.	Low
Minor Textual Updates	• Minor grammatical edits. • Clarify and streamline introduction • Previous MDP used the word "development" with respect to growth in general, as well as the development permit process specifically. Clarified in order to distinguish between the two.	Low

3.5 Tourism/Visitation

Update	Rationale	Impact
Minor Textual Updates	• Minor grammatical edits.	Low

	Clarify and streamline introduction	
	Previous MDP used the word "development" with respect to growth in general, as well as the development permit process specifically. Clarified in order to distinguish between the two.	
Streamline Tourism/Visitation Objectives	• The principles behind the objectives remain the same. • Restructured in order to reduce duplication and increase focus.	Low
Streamline Tourism/Visitation Policies	• Restructured in order to reduce duplication and increase focus.	Low

3.6 Residential Development

Update	Rationale	Impact
Minor Textual Updates	• Minor grammatical edits. • Clarify and streamline introduction • Previous MDP used the word "development" with respect to growth in general, as well as the development permit process specifically. Clarified in order to distinguish between the two.	Low
Streamline Residential Development Objectives	• The principles behind the objectives remain the same. • Restructured in order to reduce duplication and increase focus.	Low
Streamline Residential Development Policies	• Restructured in order to reduce duplication and increase focus.	Low
Residential Development Policies: Area Structure Plan and Area Concept Plan requirement	• **Current MDP allows up to 5 titled parcels to exist on a quarter section before an Area Structure Plan (ASP) is required.** • **Update maintains 5 parcel threshold, but allows Area Concept Plans (ACPs) to be**	**Medium**

Update	Rationale	Impact
	submitted as well, provided they are the appropriate vehicle for the proposed development. ACPs are smaller scale and more focused than ASPs, and are often a more appropriate type of plan for lands at the quarter section scale or smaller. This will also eliminate the need for the eventual repeal of completed ASPs. • **Added policy with criteria establishing when an ASP will be required. ACP may be considered otherwise.**	
Residential Development Policies: Development Criteria	• **Added a list of criteria when considering applications for residential development.** • **These are items that the County is already required to consider, in accordance with other plans such as the Land Use Bylaw and Municipal Government Act.** • **Simplifies process for applicants, stakeholders and adjacent landowners, and the County by providing expectations and requirements in an easy to review list.**	**Medium**
Residential Development Policies: Hamlet Residential	• Simplified policy, refers to Development Criteria mentioned above.	Low

3.7 Commercial and Industrial

Update	Rationale	Impact
Streamline Commercial and Industrial Objectives	• The principles behind the objectives remain the same. • Restructured in order to reduce duplication and increase focus.	Low

Streamline Commercial and Industrial Policies	• Restructured in order to reduce duplication and increase focus.	Low
Commercial and Industrial Policies: Economic Development	• **Strengthen encouragement of proposals that support economic growth and diversification.**	**Medium**
Commercial and Industrial Policies: Development Criteria	• **Added a list of criteria when considering applications for Commercial and Industrial development.** • **These are items that the County is already required to consider, in accordance with other plans such as the Land Use Bylaw and Municipal Government Act.** • **Simplifies process for applicants, stakeholders and adjacent landowners, and the County by providing expectations and requirements in an easy to review list.**	**Medium**
Commercial and Industrial Policies: Home Based Business	• Added a policy supporting home based businesses in areas that are compatible with the proposed use. This policy mirrors one within the Land Use Bylaw, so strengthens and clarifies existing direction.	Low

3.8 Natural Resource Development

Update	Rationale	Impact
Minor Textual Updates	• Minor grammatical edits. • Remove reference to wind and solar development. • Previous MDP used the word "development" with respect to growth in general, as well as the development permit process specifically. Clarified in order to distinguish between the two.	Low

Update	Rationale	Impact

General Natural Resource Development Policies: Applications in proximity to existing pipelines	• In response to a comment from TC Energy, three policies have been added. Note that these are not new requirements, but including them here will help prospective applicants anticipate future requirements.
	   o Refer applications to nearby pipeline operators
	   o Advise applicants that agreements with pipeline operators may be required
	   o Encourage collaboration between landowners and pipeline operators.
		Low

3.9 Institutional

Update	Rationale	Impact
Minor Textual Updates	• Minor grammatical edits. • Renamed from "Institutional Development" to "Institutional." • Previous MDP used the word "development" with respect to growth in general, as well as the development permit process specifically. Clarified in order to distinguish between the two.	Low

3.10 Parks and Recreation

Update	Rationale	Impact
Minor Textual Updates	• Minor grammatical edits. • Add reference to Open Space, Recreation and Cultural Master Plan. • Remove reference to Community Enhancement Regional Board	Low

Update	Rationale	Impact
	• Previous MDP used the word "development" with respect to growth in general, as well as the development permit process specifically. Clarified in order to distinguish between the two.	

3.11 Reserves

Update	Rationale	Impact
Reserves Section	• Moved from Section 4.	Low
Minor Textual Updates	• Minor edits for grammar and clarity. • Previous MDP used the word "development" with respect to growth in general, as well as the development permit process specifically. Clarified in order to distinguish between the two.	
Reserve Objective: Environmental Reserve Purpose	• Add objective to allow for use of Environmental Reserve to protect homeowners from development within dangerous or inadequate locations. • This is not new, highlights an existing MGA requirement.	Low
Reserve Policies	• Minor edits for grammar and clarity.	Low
Reserve Policies: Open Space, Culture, and Recreation Master Plan	• **Add policy requiring consideration of the Open Space, Recreation and Cultural Master Plan when dedicating municipal reserve lands.**	**Medium**
Reserve Policies: Deferral	• Amend policy regarding deferral of MR, clarifying that if future subdivision potential exists, MR may be deferred. • Clarifies existing policy and practice.	Low
Reserve Policies: Cash-in-Lieu	• Amend policy regarding provision of cash-in-lieu of MR land dedication, clarifying that if there is no need for physical	Low

Update	Rationale	Impact
	land within a proposed subdivision, cash-in-lieu may be required. • Clarifies existing policy and practice.	

3.12 Infrastructure and Utilities

Update	Rationale	Impact
Minor Textual Updates	• Minor grammatical edits. • Previous MDP used the word "development" with respect to growth in general, as well as the development permit process specifically. Clarified in order to distinguish between the two.	Low
Streamline Infrastructure and Utilities Policies	• Restructured in order to reduce duplication and increase focus.	Low
Infrastructure and Utilities Policies: Joint Provision of Municipal Services	• Edit to policy regarding cooperation "with area municipalities for the joint-provision of municipal services should the need arise in specific areas." • Change from "shall" to "should." Enhances the County's flexibility in deciding whether or not to enter into inter-municipal servicing agreements.	Low

3.13 Mobility and Transportation

Update	Rationale	Impact
Minor Textual Updates	• Minor grammatical edits. • Add reference to Open Space, Recreation and Cultural Master Plan. • Previous MDP used the word "development" with respect to growth in general, as well as the development permit process specifically. Clarified in order to distinguish between the two.	Low

Update	Rationale	Impact
Streamline Mobility and Transportation Policies	• Restructured in order to reduce duplication and increase focus.	Low

3.14 Waste Management

Update	Rationale	Impact
Minor Textual Updates	• Reference provincial legislation with respect to sustainable energy development.	Low
Waste Management Policies: Recycling Businesses	• Remove policies regarding recycling operations. These policies may support compost facilities, which have proven sensitive in the past. Such facilities may be evaluated in accordance with the Commercial and Industrial policies.	Low

3.15 Sustainable Energy

Update	Rationale	Impact
Sustainable Energy Policies: Recycling Businesses	• Remove policies regarding recycling operations. These policies may support compost facilities, which have proven sensitive in the past. Such facilities may be evaluated in accordance with the Commercial and Industrial policies.	Low

3.16 Health and Safety

Update	Rationale	Impact
Minor Textual Updates	• Minor grammatical edits. • Update RCMP locations. • Add reference to Fire Services • Previous MDP used the word "development" with respect to growth in general, as well as the development permit process specifically. Clarified	Low

	in order to distinguish between the two.	
Health and Safety Objectives: Development	• Remove objective directing development to existing areas. This is more appropriately managed through the Residential Development section	Low
Health and Safety Policy: Development	• Shift focus of policy to encourage fire safety and mitigation measures. As above, directing development to existing areas is more appropriate in the Residential Development section.	Low

Section 4 – Implementing the Plan

4.1 Roles and Responsibilities

Update	Rationale	Impact
Minor Textual Updates	• Minor grammatical edits. • Previous MDP used the word "development" with respect to growth in general, as well as the development permit process specifically. Clarified in order to distinguish between the two.	Low

4.2 Planning Tools

Update	Rationale	Impact
Minor Textual Updates	• Minor grammatical edits.	Low
Planning Tools Section	• Merged with Planning and Development Process section below.	Low

4.x Reserves

Update	Rationale	Impact
Reserves Section	• Moved to Section 3, see above for details.	Low

4.2 The Planning and Development Process

Update	Rationale	Impact
Update Title	• Update title of section from "The Planning and Development Application Process" to "The Planning and Development Process."	Low
Minor Textual Updates	• Minor grammatical edits. • Enhance clarity between "development" meaning the general concept of planning and development, and "development" meaning the part of said process specific to Development Permits. • Correct some policy language ("should" statement). • Previous MDP used the word "development" with respect to growth in general, as well as the development permit process specifically. Clarified in order to distinguish between the two.	Low
Planning and Development Process Objective: Purpose of the Planning Process	• Objective added highlighting the role of the planning process in establishing a set of agreed upon criteria and expectations, in order to increase understanding between applicants, residents and stakeholders, and the County.	Low
Planning and Development Process Objective: Development Scheme	• **Remove principle suggesting this. It's unclear exactly what a Development Scheme is, and high level planning can be accommodated through other plans (ASP, ACP, etc.).** • **Suggested that proposals could be reviewed by Council prior to submission, in order to gauge their level of support. This is counter to the overall purpose of the planning process, and ignores**	**Medium**

	the critical aspect of resident engagement. • **Additionally, this could risk Council integrity and the viability of a proposal. Council should not have a pre-determined opinion on applications prior to a public hearing.**	
Planning and Development Process Policies: Planning Considerations	• Previous version was rather vague, requiring evaluations based on "planning considerations." • Added reference to various legislation and plans, planning principles, and engagement.	Low
Planning and Development Process Policies: Unique Applications	• Concerning proposals that may not be explicitly considered within the MDP. Edit existing policy to direct consideration to overall goals and objectives of the plan.	Low

4.3 Public Engagement

Update	Rationale	Impact
Minor Textual Updates	• Previous MDP used the word "development" with respect to growth in general, as well as the development permit process specifically. Clarified in order to distinguish between the two.	Low

4.4 Intermunicipal Cooperation

Update	Rationale	Impact
Minor Textual Updates	• Minor grammatical edits. • Update MD Foothills to Foothills County. • Correct some policy language ("should or shall" statements). • Previous MDP used the word "development" with respect to growth in general, as well as the development permit	Low

Update	Rationale	Impact
	process specifically. Clarified in order to distinguish between the two.	
Intermunicipal Development Plan (IDP) Updates	• Previously, the County did not have any IDPs. • Update to reflect. Note that IDPs are discussed generally in the Planning Hierarchy section above.	Low
Intermunicipal Objective: Dispute Resolution	• Add reference to dispute resolution, a required component of IDPs as per the MGA requirements. • Encourage alternate dispute resolution strategy for municipalities with no IDP in place.	Low
Intermunicipal Policies: Existing IDPs	• Direct specifics regarding consultation, notification area, etc. to the relevant IDP.	Low
Intermunicipal Policies: New IDPs	• Allow adoption of new IDPs.	Low
Intermunicipal Development Plan Policies	• Merged this subsection into Intermunicipal Policies above	Low

4.5 Financing Growth and Development

Update	Rationale	Impact
Update Title	• Update titles of section to "Financing Growth and Development" to better reflect the objectives of this part of the plan.	Low
Minor Textual Updates	• Enhance clarity between "development" meaning the general concept of planning and development, and "development" meaning the part of said process specific to Development Permits.	Low

4.6 Plan Review and Amendment

Update	Rationale	Impact
Minor Textual Updates	• Minor grammatical edits. • Enhance clarity between "development" meaning the	Low

	general concept of planning and development, and "development" meaning the part of said process specific to Development Permits.	
Review and Amendment policy: Adopted by Bylaw	• Remove policy stating that the MDP is adopted by bylaw. This is a result of a Council decision, not a policy.	Low

Section 5 – Transitional

Update	Rationale	Impact
Textual Updates	• Allows applications under assessment at the time of MDP adoption to be considered under the previous plan. • Applications received after adoption will be required to follow the updated MDP.	Low

Section 6 – Calgary Metropolitan Regional Board

Update	Rationale	Impact
Remove from MDP	• Remove the Interim Growth Plan and Interim Regional Evaluation Framework, which were appended to the previous MDP. • The interim plans have been replaced, meaning this section of the MDP is no longer valid. • Wheatland County is no longer within the Calgary Metropolitan Regional Board.	Low