

## **Proposed Calgary Metropolitan Plan**

### **REPORT ON PUBLIC AND STAKEHOLDER CONSULTATION March/April 2009**

#### **1. Introduction**

The Draft Calgary Metropolitan Plan (CMP) was released for public review and comment in March of 2009. The Draft Plan itself was developed through an extensive stakeholder process, one that directly involved staff and councillors from all of the region's municipalities, experts in a wide range of technical disciplines, residents, public agencies and industry organizations, and a host of participants representing the broad array of social, economic and environmental interests and perspectives in the region. This process was aimed at ensuring that the CMP rests on a foundation that is built from "the ground up", truly reflects our local needs and offers solutions crafted by local knowledge.

Following the release of the Draft CMP, a consultation program was carried out throughout March and April. The aims of this program was to increase public awareness of the Draft Plan, to gauge the level of public and stakeholder support for the policies and strategic directions of the Plan, and to provide opportunities for stakeholders to identify any areas of concern, new ideas or questions.

This report provides a summary of:

- the consultation program and events;
- the range of public and stakeholder responses received, including some general areas where concerns or questions were raised; and
- and the key areas where changes have been now been made to the Plan in response to this input.

More detailed information on comments and submissions received can be provided by the Calgary Regional Partnership staff.

## 2. Public Consultation Program and Events

The consultation program included a range of components, including:

- Media
  - Advertisements were placed in all regional newspapers providing information on the Draft Plan and public open houses.
  - Media interviews were given to raise awareness and significant coverage on the Plan was carried by news media throughout the region. Detailed media reports are provided on the calgaryregion.ca website at <http://www.calgaryregion.ca/crp/inthenews/articlesclips.aspx>
- The CRP website provided information on the Draft Plan and on all public open houses/information sessions. The web site also provided a survey form and an opportunity for submitting written comments.
- 53 separate public open houses and presentations were made, covering all municipalities and in a range of locations to reach as many of the region's residents as possible. All public sessions also provided feedback forms so that written comments could be provided easily by anyone attending.
- Over thirty information sessions were / will be held with municipal councils from March to May, 2009.
- A formal survey was undertaken by ENRG Research Group with responses provided by open house attendees and through the CRP website. A summary of survey results is attached.
- Presentations on the Draft Plan were given to a range of interest groups, including the Urban Development Institute, Calgary Chamber of Commerce, Cochrane Realtors, Calgary and Region Home Builders Association and the University of Calgary.

Feedback has been received in a variety of formats as a result of the CMP draft policy consultation.

- A summary of the formal survey results (Please see Appendices 1-4);
- notes from open house question and answer sessions;
- written comments from Councils, individuals, interest groups and industry.

### **3. Synthesis of Public and Stakeholder Comments**

Overall, there was a high level of support for the guiding principles and policy directions of the Draft Calgary Metropolitan Plan, particularly with respect to environmental and watershed protection, protection of viable agricultural land, planning to manage growth by guiding future settlement patterns in the region and accommodating future growth in higher density more fiscally sustainable ways. The need for better integrated, more efficient and cost effective systems for regional transit and mobility and regional water and sewer servicing was also well supported. On the whole, participants favoured the plan's long-range goal of a more compact regional footprint with better connected more complete communities. These results were quite consistent with the stakeholder input leading to the development CRP vision and the Draft Plan.

Where concerns or questions were raised, these tended to focus on issues related to the implementation of the Plan, the strength or mandate of the various policies, uncertainties about the implications of the plan on landowners, industry and future markets, the perceived negative consequences the plan might have on local municipal authority, and the varying levels of public, landowner and industry awareness of the CRP planning process to date. Concerns were also raised around the governance and voting structure.

The key themes that generated questions and concerns from the public are outlined below. Please refer to section 5 of this report to learn how CRP responded to the key public concerns and ideas in the revised Calgary Metropolitan Plan which is currently being circulating to member councils for consideration (May 2009).

#### **Compact Urban Nodes**

Background: The Calgary Metropolitan Plan begins by building on the analysis of the region's natural landscapes and important natural systems to determine where urban growth *should not* occur. The CMP then minimizes the future human footprint by intensifying development in the existing developed areas and organizing the future urban growth around higher density, transit-connected Compact Urban Nodes. The Plan builds on the assets and current footprint of the existing communities first and makes efficient use of infrastructure capacity already in place.

Support for the principles of the CMP settlement pattern included comments such as:

*"If we can achieve this together as a region, many other issues/ problems will be addresses. If we don't aim for this, continued low density development (urban and rural) will consume more land, impact the environment, make transit unfeasible, be more expensive to service, green-house-gas will continue to increase ... " (2009 CRP survey respondent)*

*"The region today lacks a coherent long-term integrated plan for preserving the integrity of the regional environment as well as for developing human settlements that are that are transit supportive and affordable, offering a range of services that one could walk to." (2009 CRP survey respondent)*

*“I agree with the plan. I understand there is conflict with holding land from further development in order to plan for nodes but this is a necessary evil to achieve the greater goal of protecting the environment and farmland for generations to come.” (2009 CRP survey respondent)*

*“All our infrastructure is based upon where we put our growth - if we deal with a smaller footprint of building then costs for waste water management, clean water supplies, roads etc. will be more efficiently and hopefully more environmentally dealt with.” (2009 CRP survey respondent)*

Notwithstanding the support for compacting the region's development footprint public concerns about Compact Urban Nodes included:

### **Protection of Land for Future Compact Urban Nodes**

Some land owners expressed concern that land identified in the CMP for future compact urban nodes could be “frozen” for any kind of use be it for residential, agricultural, commercial and industrial or resource extraction. The ability of individual land owners to continue to subdivide their land (along low density acreage subdivision methods) and realise expected financial returns was a dominant theme. Also emphasised was the concern that while lands in compact urban nodes immediately adjacent to urban municipalities could be expected to increase in value and market demand – lands located at the farther geographic reaches of the proposed compact urban nodes could be sterilised as they waited to urbanise over the life of the 50 – 70 year plan. Here are some of the comments received in this regard:

- *“My major concern is the freezing of land in the future compact urban nodes (blue blobs). I do not see how it is fair or reasonable to freeze development of this land in any way because it might be used for an urban development in the next 60 years. My retirement security depends on by being able to develop and sell my land. The freezing of this land could literally cost me in the millions of dollars. Dropping the value of my land because of some future need is not fair and is potentially devastating to my financial well being.” (2009 CRP survey respondent)*
- *“I think the density proposed is too high. I would like to know how the proposed plan will compensate me for the restriction on subdivision when many farms in my neighbourhood have done so and where is it written that my rights to the highest value I can achieve on my investment are subordinate to other peoples wishes who don't even live there.” (2009 CRP survey respondent)*
- *“Future planning is important and necessary. However; current landowners should have the ability to subdivide and develop their properties as approved by the MD. This will ensure the best overall land usage. Protecting or "freezing" subdivision or development for 60 years on land determined by the CRP violates and undermines basic freedoms of landowners.” (2009 CRP survey respondent)*

## **Acreage Lifestyle**

Some land owners expressed a desire to maintain their current acreage lifestyle and felt that the CMP policy was forcing urbanisation on an unwilling public

- *“We bought our land to live in a country setting if you force us to live in an urban environment, you should have to buy us out. If we wanted to live in Calgary or Okotoks, that’s where we would have chosen to purchase.” (2009 CRP Survey respondent)*
- *“Leave Springbank alone - we do not want high density urban areas in our community. Minimum lot size should remain at 2 acres there is no need for bus transportation here.” (2009 CRP survey respondent)*

## **Role of Large Urban Municipalities**

It was expressed by some people that the urban municipalities should take the majority if not all of the future population growth of 1.6 million people within their current municipal boundaries:

- *“Calgary has a land mass the size of New York. New York has 7 million people. I don’t support urban sprawl. Let’s learn to live within the City’s boundaries”. (2009 CRP survey respondent)*

Some people expressed a fear and distrust for the larger Urban Municipalities and in particular the City of Calgary along with a general feeling that the CMP was created as a land grab or a forced annexation and is a potential exploitation of land owner rights. *Related to this there was a general misunderstanding among residents in some cases about who initiated the Calgary Metropolitan Plan, what the drivers and goals of the plan are and who was involved in developing the plan.*

- *“I feel the City if Calgary has no right to govern my acreage. Country residents and city people have different ideas. High density urban areas in the country infringe on my rights as a land owner.” (2009 CRP survey respondent)*
- *“The CRP is no more than a poorly camouflaged land grab by the City of Calgary. With regard to rural municipalities, the CRP plan is a plan designed by urban, not rural planners perpetuating urban sprawl dressed up as Compact Urban Nodes ...urban sprawl should be contained within city boundaries.” (2009 CRP survey respondent)*
- *“I am concerned that the "partnership" is being driven primarily by the interests of the City of Calgary and not necessarily in the interests of the smaller towns and centres affected by this plan. I moved from the City of Calgary to a smaller town in order to enjoy a quieter and more spacious way of life and I am not convinced that the City of Calgary should be dictating how an independent town should manage their growth. I believe that a true partnership would be where the City approached the region and requested input prior to developing the plan rather than asking*

*everyone else to come on board after the city has already developed the plan.” (2009 CRP survey respondent)*

**Important note to readers:** The 17 municipalities in the region both urban and rural initiated the plan together in 2006 following the development of the long-term regional vision and the signing of the historic and voluntary “Terms of Agreement to Work Together to Develop a Regional Land Use Plan”. All 17 municipalities have been at the table for two years actively planning the CMP. This includes municipal planners, engineers, senior administration and elected representatives. The working committees guiding the CMP and other related projects such as regional servicing and regional transit have both urban and rural planners, staff and elected members, as well as representatives from the Province of Alberta.

## **Role of Planning**

Some people felt that long-range planning in general was unnecessary and unrealistic due to the unpredictable nature of the economy and other variables:

- *“We have no idea today - what our world will look like in 60 years - so do not be too ridged in the planning concepts. Whatever you do - you likely will be wrong.” (2009 CRP survey respondent)*

In addition, a limited number of municipalities are behind other regional partners in developing growth management plans of their own. In these cases some citizens expressed feeling a higher level of uncertainty and lack of control over how they were going to be impacted by all the overlapping process underway including the provincial Land Use Framework.

## **Density and Form in Compact Urban Nodes**

### **Background**

Underpinning the compact settlement pattern of the CMP is an urban density requirement of a minimum of 8 – 10 units per/gross residential acre in Compact Urban Nodes. Supporting this goal are a number of associated policies about the form and function of that density related to walkability, housing affordability, proximity to local and regional transit and water and sewer servicing etc. (see section 3 and 4 of proposed CMP). The CMP density targets represent an intentional move away from historic status quo urban densities of approximately 5-7 UPA. A number of CRP municipalities have already adopted the higher density targets in their Municipal Development Plans.

The Calgary Metropolitan Plan’s target density of 8-10 UPA has been determined to:

- Reduce the overall urban footprint,
- Make the most efficient use of the region’s land and natural environment as well as its hard infrastructure,
- Produce direct environmental benefits,
- Encourage more walkable, affordable and human connected communities,
- Generate capital and operating cost efficiencies and tax savings for rate payers and,

- Provide the thresholds required for regional services such as transit systems.

The CMP requires that a comprehensive local plan (policy 4.5) be developed over a future Compact Urban Node area to detail how 8-10 UPA would be planned for and staged in over time. At the wider scale of a Compact Urban Node 8-10 UPA could be designed to allow for ample public open space and environmental conservation areas while allowing for up to 65% single family dwellings where desired and accommodating higher density mixed use forms in and around transit oriented employment centres.

Some affirmative responses to the CMP's density targets included comments like:

- *"I am a young professional coming into my career I strongly believe a high density compact lifestyle would be very beneficial to me and my generation as a whole. My parents live in a rural community out of Calgary and I recognize the importance of protecting agricultural land."* (2009 CRP survey respondent)
- *"To date - housing development to accommodate population growth has been almost exclusively suburban, detached, single family dwellings with every little to offer in the way of public realm, or commercial public space beyond school yards. This only serves a very select demographic of the population and even then not well. Development that achieves a greater variety of housing stock, commercial stock (more affordable & flexible commercial space than "big box stores") and public spaces will encourage more resilient, environmentally and economically sustainable communities."* (2009 CRP survey respondent)
- *"Developers are willing to provide alternative housing forms instead of the typical 'country residential'. With support from the Calgary Regional Partnership and the plans being developed mixed housing with smaller footprints that create communities can be developed. Currently, the policies in the rural communities are not supportive of this type of development and I believe Southern Alberta could miss out on these opportunities."* (2009 CRP survey respondent)

Concerns expressed about the CMP density targets of 8-10 UPA included:

#### Target Density of 8-10 UPA for Compact Urban nodes

- The shift toward higher density targets of 8 – 10 UPA was consistently resisted by a segment of the development and real-estate industry and some residents in the open houses
- Industry representatives expressed a concern that the market in Calgary and region would not accommodate or accept higher density forms of living

*"Single family homes remain the number one choice now and into the future. People will not buy smaller lot - higher density product in this City"* (2009 CRP survey respondent)

*"You could seriously impact our business by regulated higher density in the form of 8-10 UPA, is not doable, tell me where it is successfully occurring today in the region?"* (2009 CRP survey respondent)

Notwithstanding the above issues, some development industry representatives expressed that the CMP actually provides more certainty to the industry about potential land use approvals and the availability of key services such as water servicing. However, concern was expressed that currently out dated land use and development bylaws and regulations may continue to create a barrier to speedy approvals of innovative or out-of-the-box higher density projects as is the experience today.

Concerns about potentially dangerous and unattractive point tower communities were expressed by some residents in the open houses. Additionally, worry about a reduction in overall quality of life and a rise in crime rates was attributed to increased density. Some residents voiced a general disagreement with the idea of density and a more compact settlement patterns.

- *"I disagree that we must limit people to dense 8-10 urban "nodes." This plan is not what people want. We have plenty of land where people can live a pleasant country lifestyle, and using that land for this purpose will not affect agriculture materially. Work continues on development of sustainable means of transportation - we do not have to rely on buses and high density areas to serve this need. Cities and towns are not the only reasonable places for people to live - if land owners wish to develop their land let them do so." (2009 CRP survey respondents)*

It was noted in several sessions that there is a need and desire for more information about how density (8-10 UPA) can be staged in by municipalities over time and across varying scales, designs and local contexts while continuing to accommodate up to 65% single family dwellings.

The question was raised - how can smaller urban communities accommodate 8-10 UPA and hold onto their unique identity and cultural feel? Some urban residents who enjoy their larger lot single family communities expressed that they did not want their lifestyle to change and that most of the pressure and impact of increased density would be felt by urban municipalities especially in the short to medium term while rural residents would seem to be mostly unaffected.

Concern was raised that while there are multiple policies and density mandates guiding growth in urban areas in the CMP there are virtually no policies guiding or regulating growth outside of the Compact Urban Nodes on the rural landscape:

- *"The unchecked, low density, country residential development, perpetuated by the silence of this plan on development outside of the Compact Urban Nodes, will most certainly encourage continued low density rural sprawl, increased land fragmentation and loss of important landscape connectivity as well as drawing on critical fossil groundwater resources." (2009 CRP survey respondent)*

## Location and Extent of Compact Urban Nodes

Some residents were unhappy that a future Compact Urban Node was being proposed in their rural country residential area. Residents in some municipalities felt that they had not been presented with the opportunity to participate in the locating and planning for the future urban area where it intersected with their lands. Residents in rural areas where land has been identified for future Compact Urban Nodes wished to know the exact location of the nodes and determine if their land was in or out. Some residents felt that the regional maps were too high level and required more detail

- *“You need to more clearly define the boundaries of the compact urban nodes even if they are only draft and planned etc. Put in exact street names etc.” (2009 CRP survey respondent)*
- *“The land that will be frozen in these proposed urban blobs has not yet been completely defined. What are the people supposed to do if they need to sell if their land is “frozen” will they be fairly compensated. (2009 CRP survey respondent)*

## Managing Growth versus Limiting or Capping Growth

Background:

The Calgary Metropolitan Plan reflects a proactive planning strategy to sustainably manage the region’s forecast growth of approximately 2.8 million people over the next 50 – 70 years.

In 2007, CRP, in collaboration with The City of Calgary, engaged the demographic forecasting firm Urban Futures to update a comprehensive analysis of population and job trends and forecasts to support planning efforts at the regional level and for the City of Calgary’s “Sustainable City Project (Plan-It-Calgary)”. This analysis, completed in January 2008, provides a detailed and independent analysis of demographic and economic trends and forecasts for the region leading to the vicinity of a total regional population of approximately 2.8 Million people in the 60 – 70 year timeframe. These numbers align with the City’s “Long Range Scenario” forecast which is done periodically by the City of Calgary to support the Regional Transportation Model (RTM) analysis for the Calgary region, as undertaken by The City of Calgary and funded, in part, by the Province of Alberta.

During the open houses the CMP objective of planning for and managing the expected population growth was debated next to the idea of potentially limiting, or capping future growth in the Calgary Region. The concerns primarily focused on the region’s semi arid environment and uncertainties about the supply and availability of water to support future populations given variables such as climate change and current unknowns about the true nature of the region’s ground water resources.

Comments supporting a managed approach to growth included:

- *“Growth is going to happen regardless ... it is important that the local levels of municipal government are involved in controlling levels of development around them.” (2009 CRP survey respondent)*
- *“Continued growth and development is inevitable. We need to be realistic. I strongly suggest that we become involved in the CRP and thereby have a voice in the process. If we do not become involved, it will still happen, but without our input.” (2009 CRP survey respondent)*
- *“Long-term planning is a must. The vision of plan should extend probably fifty years at least. Infrastructure corridors for transportation, schools, community centers, business centers, etc must be considered along with transportation access. By designating this in the long-term, residents that decide to move into this area will understand the consequences surrounding the particular piece of land they are moving to and will have a clear understanding of what development can be expected surrounding them.” (2009 CRP survey respondent)*
- *“Without planning there is no direction for the future.” (2009 survey respondent)*
- *“The plan’s starting point of the environment is strong but the plan will need to stay adaptable in order to integrate new information on the shifting state of water resources over time.” (2009 CRP survey respondent)*
- *“There is a need to guide where growth is to occur within the region over time in order to optimize the regions' social, economic and environmental performance.” (2009 CRP survey respondent)*

Proponents for limiting or capping growth expressed that limits to water equal limits to growth – the region should not be planning for a large increase in population given what we don't know at this time about the certainty, or lack thereof, of our water supply

- *“Water supply and use are both limiting factors for economic growth and population/physical growth of Calgary and the Region. Water is scarce in Southern Alberta and that needs to be recognized and addressed. How Southern Albertans view there water supply needs to shift so that water resources are appreciated, conserved and managed in a way that protects ecosystems, food crops and human populations”. (2009 CRP survey respondent)*
- *“The planned population increases exceed the availability of water. Rural and urban communities need to start placing caps on development and population. Water conservation includes caps not conservation to squeeze on more users. Water permit capacities should be double for the population i.e. if you have a permit that allows water capacities for 3 million people then population should be limited to 1.5 million.” (2009 CRP survey respondent)*

Some input suggested that the region and the province should just stop the growth and have the new population locate elsewhere in the province such as Northern Alberta – or - another province.

A number of concerns were raised across the open houses about continued rural population growth predicated on continued use of the region's uncertain groundwater resources

- *“The CRP plan as outlined does not fully address the question of sustainability. It is not good enough to suggest that compact urban nodes will rely on piped water (from Calgary). This source is not guaranteed in the long run. Neither is there any concern that enhanced hamlet development and cluster developments in rural areas will have a sustainable groundwater supply. Before any development takes place there is an urgent need to relate such developments to sustainable groundwater supply ... in MD Foothills, all groundwater is fossil water with extremely slow recharge rates. As such well water supplies are in essence 'mining' these fossil water supplies.” (2009 CRP survey respondent)*
- *“I am concerned that water sheds and recharge zones must be adequately understood and protected for this plan to proceed. Ground water in particular needs to be mapped before assigning development zones.” (2009 CRP survey respondent)*

Some people were concerned that the region appeared to be prescribing growth versus managing growth

## **Governance and Municipal Autonomy**

### Background

The super majority voting structure that will come into place once the CMP is passed by the Calgary Regional Partnership (CRP) was the focus of concern in some open houses and in survey feedback. There was a general fear expressed that by virtue of a perceived City of Calgary veto the City could impose unwanted decisions and actions on individual municipalities and would have general control over the Calgary Metropolitan Plan. In particular, some residents felt that the CRP voting structure as a loss of autonomy – the ability for municipalities to govern their own lands. There has been some misunderstanding about how the super majority vote is actually structured and what decisions it would include versus what kinds of decisions would be excluded.

Concerns about governance and municipal autonomy included fear that Calgary could force actions like a growth cap removal on Okotoks or drastic changes to how the MD's wish to develop on their land by virtue of the super majority and subsequent regional plan amendments

- *“If this partnership goes ahead the MD Foothills will have little or no control over these issues and that is not what the residents want. We want to preserve our rights and believe that we do live in a democratic society.” (2009 CRP survey respondent)*

There were questions and concerns' regarding the fairness of Calgary's perceived power in the Partnership and over the CMP. There was intimation that Calgary is “really running things” and has some ulterior motive for its involvement. The question was raised: *Who has authority to define what happens in country residential development?*

- *“Calgary should not have the power to control rural development, nor should the rural areas have control over urban development. There must be a balance in all aspects of regional planning (wildlife vs. farm usage, water quantity and quality vs. population density, etc.). The current draft does not balance interests adequately and gives Calgary disproportionate control.”* (2009 CRP survey respondent)
- Some people wanted to know what happens if a municipality opts out of the plan?

Clarity was requested on the worse case scenarios that could happen to municipalities under the super majority voting structure – is there an example of a “good thing” for a municipality that Calgary would stop/veto? Is there an example of an unwanted action that Calgary would force on a member municipality?

There was some concerns about how the voting structure would play out in relating to CMP policies that are mandatory (or “Musts”) versus policies that are discretionary in nature (or “shoulds”). The question of how the CRP will deal with new member requests from municipalities both inside and outside the “CRP Boundary was raised.

### **Jurisdiction and taxes**

#### Background

To date the CMP has been developed the 50 – 70 year plan without respect to municipal boundaries. The plan has been constructed on the basis of what is best for the region as a whole and has based the settlement patterns on a number of overarching principles such as efficient use of land and infrastructure, building up not out, intensifying and building inside existing municipal boundaries to the extent possible, avoiding sensitive natural areas etc ...while it is expected that in some cases annexations may occur over the life of the plan where deemed appropriate and necessary – the plan does not go as far as defining who may hold jurisdiction of all, or part, of future Compact Urban Nodes in the long-term.

- Both residents and developers expressed a desire to understand whose jurisdiction their land would ultimately be managed under.
- Residents desired certainty about where they were paying their taxes to, would they expect tax increase and if they would be receiving equitable services for their tax dollar.
- As noted previously, some residents in MDs feel that the CMP is actually an annexation bid and wish to clarify what in fact may be annexed into the future.
- Industry expressed that jurisdiction was an important part of the equation in terms of certainty of services and costs and in market expectations for future residents.

### **Regional Transit (Bus Rapid Transit / Commuter Rail)**

#### Background

Key to the CMP regional settlement pattern is the integration of regional transit and mobility systems with the development of current and future Compact Urban Nodes.

Connecting residents and municipal employment centres is a major focus of the plan. The CMP builds on and expands existing systems and plans for future transportation and transit corridors and right-of-ways. CRP is currently developing a Regional Transit Plan that supports the CMP. A Regional Transit survey with over 700 regional responses has been completed and is available on the CRP website.

Overall there was a very positive response to the regional transit plans. Feedback on Regional Transit at the open houses included comments and questions such as:

- *“By expanding the public transit system and simultaneously encourage people to drive less, we will reduce pollution, improve the health of the region, and promote liveable neighbourhoods and communities.” (2009 CRP survey respondent)*
- *“This plan will help to take cars off the road, especially helpful for people that cannot afford to live in the city and need to commute every day to and from work. This will save on the congestion of the roads, save on gas and emissions and funding for infrastructure.” (2009 CRP survey respondent)*
- *“This is important for students, seniors, working community but most importantly our environment. The more people that use public transit, the less emissions in the air. Our carbon footprint would not have such an impact.” (2009 CRP survey respondent)*
- *“Bus service would cut gas emissions, save road kill of our wild life, create a greener earth, save on highway repairs, save lives, help control traffic/parking issues in Calgary and keep our areas sustainable for the future. Transit service alone will make a huge impact on so many issues. We do not want or need any more ring roads! We want to protect what is here now. Transit is a must.” (2009 CRP survey respondent)*

Other feedback included:

- Is waiting for thresholds to be achieved the right approach or could transit lead the way?
- Should the region lead and incent development - build the tracks and stations and the people and development will come.
- How could the region push the population thresholds for commuter trains and LRT in strategic locations?
- Some residents and developers expressed that opportunities for transit oriented land use and associated commercial development could be lost if the region waits for thresholds to build
- Concerns were raised about the current ability, or lack thereof, for the region and local municipalities to fund these transit systems and the need for a long –term commitment from the provincial and federal government
  - *“Municipalities cannot afford to undergo any of these initiatives on their own. They require funding support from federal and provincial governments.” (2009 CRP survey respondent)*

- Some respondents cautioned that the region should not put the emphasis on transit at the expense of other important transportation infrastructure
  - *“With this many people, you need a fast and efficient road system.” (2009 CRP survey respondent)*

## **Water and Sewer Servicing**

### Background

The Calgary Regional Partnership with support from the Province of Alberta completed several studies on Regional Water Supply and Water & Wastewater Servicing. These studies and reports are available on the following web page of calgaryregion.ca

<http://www.calgaryregion.ca/crp/projects/projects/regionalwater/documents.aspx?year=2007>

The above studies determined that the region’s growth of 1.6 million residents should be able to be serviced with water and wastewater sustainably given the following measures:

- watershed protection,
- thoughtful land use planning,
- 30% water conservation,
- water license capacity sharing (by the City of Calgary who is the holder of the largest water license), and
- new efficient regional water servicing and treatment infrastructure.

The CMP proposes the above measures and includes the following specific plans:

- Regional water and wastewater infrastructure and services are intended to serve the region’s compact urban nodes and rural industrial and employment areas.
- Water conservation will be a priority – 30% reduction target.
- Several CRP member municipalities do not have adequate water licenses to accommodate new growth. Other municipalities have enough water to support new growth. The plan will develop a framework to allow negotiations to achieve water sharing throughout the region to ensure we all have access to water.
- The CRP proposed to commission a water supply risk analysis with a number of other partners to assess the true water capacity beyond just that licensed. The CMP outlines principles that are meant to address issues raised in the public consultations.

The following issues were raised in the public consultation process:

- Licensed capacity versus real water capacity. What is definitive capacity of the Bow and Sheep Rivers?
- Many questions of the cost of water from Calgary – not wanting to be held “hostage” by a Calgary monopoly.
- How are we really protecting our watershed?
- Limited Ground water resources and continued country residential development

## The Environment and Agricultural Land

### Background

The Calgary Metropolitan Plan recognizes the interconnected, complex “natural systems” water, air, vegetation, habitats and land forms. The Calgary Metropolitan Plan begins by building on the analysis of the region’s natural systems to make more efficient use of land and the services it offers.

The CMP identifies 5 priority elements of these natural systems:

- Wetlands
- Riparian buffers
- Regional corridors
- Large patches of natural vegetation
- Ridges and escarpments

The CMP is committed to understanding, respecting, and even enhancing the integrity of these systems by directing significant urban and rural growth away from sensitive natural areas and including policies in the plan that prioritize environmental considerations and help to guide municipal and regional decisions and actions as growth continues.

- *“Everything else hinges on preserving our air, land and water quality for future generations.” (2009 CRP survey respondent)*
- *“We cannot continue to consume prime agricultural, watershed and watercourse course, environmentally sensitive, and wildlife habitat lands at the current rate.” (2009 CRP survey respondent)*
- *“We have allowed excessive sprawl and over development of our natural environment and agricultural land of the region.” (2009 CRP survey respondent)*
- Issue and uncertainties around the long-term supply and quality of water in the Bow Basin for current and future populations was consistently raised in open houses and through survey feedback
- *“Everything depends on water -- our future, our quality of life for both urban and rural dwellers. However the Bow and Elbow watersheds are not being effectively or intelligently managed. Preserve the headwaters, manage the drainages to prevent erosion and non-point pollution, manage water withdrawals and ensure clean wastewater is returned to the rivers.” (2009 CRP survey respondent)*
- *“This is the most important issue in North America if not the world. We need to protect our agricultural land and our watersheds so that it can support the people that live here. If we continue to strip our land for more housing and outpace our water supply we and our future generations will be without the basics to survive or only those with extremely good means will be able to afford to have quality of life.” (2009 CRP survey respondent)*

Some respondents questioned the strength of the Calgary Metropolitan Plan to actually implement the environmental policies and principles:

- *“The plan's focus on preserving our natural environment and densification is excellent. I am concerned that without firm targets it will just lapse into another nice idea that won't be implemented due to competing pressures.” (2009 CRP survey respondents)*
- *“Despite all the talk about the environment, it still does not get enough attention since it always us being 'balanced' with economic growth. But a well-managed and protected environment is the only basis for economic growth.” (2009 CRP survey respondent)*
- *“As an agriculture landowner who has river running through our property we have been good land and water stewards which has been rewarding to us and hopefully for our future family generations. We have watched over the last decade the sprawling urbanization of our Highwood Watershed without consideration of the impacts on the landscape, water resources and agriculture land costs, terrestrial and aquatic habitats in our area. Reducing the urban and country residential footprint may solve some of these problems but it will take a much more balanced and integrated approach to managing natural water resources and wastewater systems. We have yet to see from the CRP how this will be actually achieved.” (2009 CRP survey respondent)*

How will connectivity of wildlife corridors be managed if regional members do not agree on those corridors as a whole across the region?

- *“If we keep developing the land at the pace that we are, there won't be anywhere for the animals to go. As we continue to develop the landscape, we need to be extremely aware of how animals can get to high quality habitat patches and other resources.” (2009 CRP survey respondent)*

Who else (landowners, agencies, NGOs, province etc) needs to be involved in monitoring and implementing the environmental policies? The question was raised numerous times about how and when will riparian setbacks be achieved with the open ended CMP policy which has no guiding regulations or expectations? If there is to be no net loss of wetlands, how will we offset lost wetlands? As mentioned in previous section the question of limiting or capping growth according to the water availability in a semi arid climactic zone was discussed often. There was a consistent concern that the aspirational, nonbinding nature of the CMP environmental policies left too much to chance. The need for clear targets and measurable outcomes related to the CMP environmental policies was mentioned often:

- *“I would like the CRP to clearly state targets to manage cumulative effects as per the land use framework goals, e.g., "working together" doesn't give me a sense of what the measureable outcomes will be, how much habitat will remain intact? Make the 45,000 hectares of development an accountable goal rather than a vision. Make binding commitments with clear implementation strategies and tactics, e.g., how will the great values that have been outlined be maintained through policy?” (2009 CRP survey respondent)*

Environmental risks due to septic system linked to continued growth in acreage development was raised as an issues in the open houses

- *“I am very concerned with over development and water use as well as septic systems and contaminant issues along the watershed.” (2009 CRP survey respondent)*

In several open houses and in survey feedback, food security as it relates to planning for the Calgary Region was discussed - some respondents felt the CMP does not properly address food security issues

- *“This issue relates closely to food security within the region. The more agricultural land that is destroyed by urban encroachment the harder it is for us to ensure food security. This will be especially important should we encounter a peak oil situation where food cannot be transported here from the other side of the world. We need to find new innovative ways of growing our urban societies to lessen the impact on our food growing abilities.” (2009 CRP survey respondent)*
- *“I am extremely opposed to seeing farmland carved up to make "country residential" property, which does not resemble "country" living in any way. What are we all going to eat when all the existing farmland has been developed? It bothers me that developers cram as many residences onto property that they have acquired to maximize their profits without any consideration to existing landowners, area farmers, or the environment.” (2009 CRP survey respondent)*

There was consistent feedback throughout on the need to fairly compensate landowners for the stewardship of their land and farmers for keeping their land in agriculture production instead of realising the potential economic opportunity of subdividing their lands

- *“We think we have lots of land but once farm land is lost (like Richmond BC) it is lost forever. We need to be able to produce food to feed the increased number of people. However we have to be fair to the farmers and not freeze their land unless we can compensate them fairly or pay them properly so they can afford to keep farming.” (2009 CRP survey respondent)*

## **Economic Development**

### **Background**

A focus and driver of the Compact Urban Node settlement pattern of the CMP is the development of viable, self sustaining mixed use economic and employment centres across the region that are well connected with local and regional transit services. Also emphasised in the plan are rural regional employment and industry centres. It is recognised that a strong diversified regional economy is the backbone the region's future. The CMP integrates economic policies and goals throughout including a strong link to the regional transit plan. In addition, the CRP is developing a regional economic development strategy to be finalized this fall. The principles of that strategy will be considered along with the Calgary Metropolitan plan at the June 19 GA.

The Regional Economic Development Strategy will:

- help identify local opportunities for our municipalities that are best suited to effective, collaborative regional efforts.
- will build on our existing strengths, as well as identify new and emerging opportunities on which to base the future prosperity of the municipalities in our region.
- most importantly, the strategy will help the region address a fundamental challenge of the CMP – fostering jobs where people live to foster more efficient land use and decrease the burden on transportation and other infrastructure.

The following kinds of issues raised in the public consultations are to be addressed in the regional economic development strategy:

- *“Economic growth and stability provide the underpinning to deal with all of the other issues on the list.” (2009 CRP survey respondent)*
- *“The economic health of the region affects all communities in the region in terms of employment, standard of living, community services and burden of taxation, transportation and recreational opportunities.” (2009 CRP survey respondent)*
- *How are we really going to ensure employment centres – real, complete urban nodes?*
- *How will our small municipalities thrive? How are we really going to ensure jobs are fostered where people live?*

## **Next Steps and Timing of the Plan**

### **Background**

Following the regional open houses and stakeholder sessions the key feedback, as discussed in this document, was reviewed and considered by the CMP Staff and Elected committee (consisting of urban and rural members). Municipalities themselves also provided some input and recommendations. As a result, a number of key policy changes were generated and a revised (now proposed) CMP was recommended to the Calgary Regional Partnership (CRP) Executive Committee for consideration by individual CRP member councils through May 2009. Pending further CRP discussion on May 29<sup>th</sup> and June 12<sup>th</sup> the CMP will continue on a path to consideration by the full CRP General Assembly and potential ratification in June 19, 2009. Figure 1 below summarizes the next steps.

Key policies were revised in the CMP in order to address the issues and concerns surrounding the speed and timing of the plan and the request for more public consultation (see section 5 to follow) as noted below.

- What’s the rush? CRP seems to be moving very fast for government

- *“There seems to be a rush to sign and implement this plan before the fine details are worked out. If this plan is to control the next 60 years, let’s work out the details, make sure all residents understand the consequences, and do it right.” (2009 CRP survey respondent)*

Some residents lacked a critical awareness about the Calgary Metropolitan Plan process that had been underway for two years in the region and as a result felt it was being imposed upon them and their municipality suddenly and unexpectedly by an outside CRP organisation. Those people who just heard about this process from their municipality felt they need more time to consult in more detail

- *“Signing this agreement by June 2009 is too quick. As a resident of the MD I have just attended my first meeting regarding this partnership and can say after leaving this meeting that myself and approx. 100 other people who attended this meeting tonight are against these CRP proposals. We are especially against your no development zones.” (2009 CRP survey respondents)*

It was expressed in the public session that there is a need to need to get back to participants in the public with further iterations of the plan or at least information on how their input was considered

## Next Steps

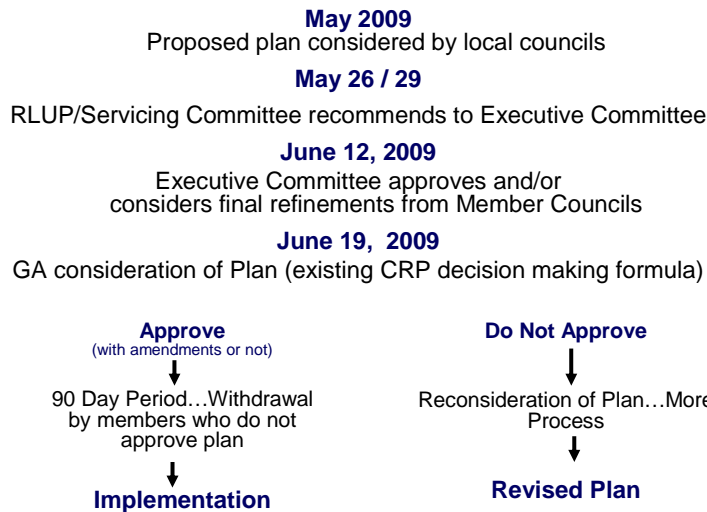


Figure 1 – Next Steps for consideration of the Calgary Metropolitan Plan

## 4. Summary of Survey

This NRG Research Group Poll, conducted on behalf of CRP, is on-going as of May 5th, 2009, email and written survey distributed at CRP “town hall” events. By distributing surveys in the 17 municipalities in the CRP, it is ensured that the views and opinions of each municipality are considered in the final survey. The current representative cross section of 219 adults in CRP Municipalities is accurate within  $\pm 6.6$  percentage points at a 95% confidence level. In other words, if the entire adult population of the CRP Municipalities had been surveyed, the results of such a census would not differ from this poll of 219 residents by more than plus or minus 6.6 percentage points, 19 times out of 20. As the number of completed surveys increase, the margin of error in the study will decrease steadily.

### Summary of Important Priorities

Residents of the Calgary region who participated in the survey process were asked about the importance of various regional initiatives. Issues related to water and the environment top the list of important priorities, followed by concerns about development initiatives, economic concerns, and transportation and mobility concerns. The detailed results of those surveys are contained in Appendix 1, 2 and 3.

The **water and environmental concerns** rated as most important include:

- Managing the Elbow and the Bow River watersheds (85%), preserving the environment in the region (77%), protecting wildlife corridors (68%), and protecting views and vistas (61%), and access to water and wastewater systems (57%).

Please see Figure 2 for details

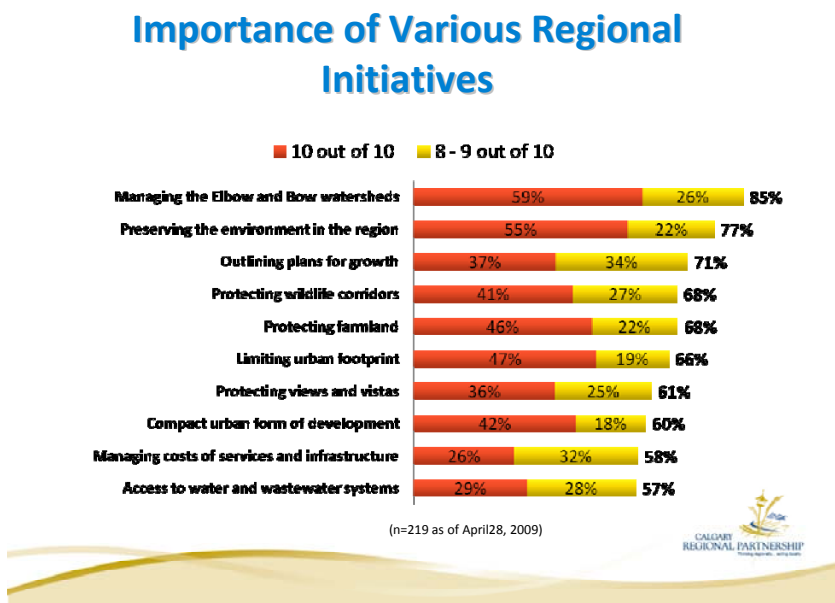


Figure 2 - Environmental and Water Concerns as most important

Concerns about **development initiatives** placed second on the priority list, including (Please see Figure 3 below):

- Outlining plans for growth (71%), protecting farmland (68%), limiting the urban footprint (66%), having a more compact form of urban development (60%), limiting country residential development (49%), protecting transportation and utility corridors (44%), and ensuring the supply and availability of affordable housing (41%).

**Economic concerns** were third on the list of priorities, including:

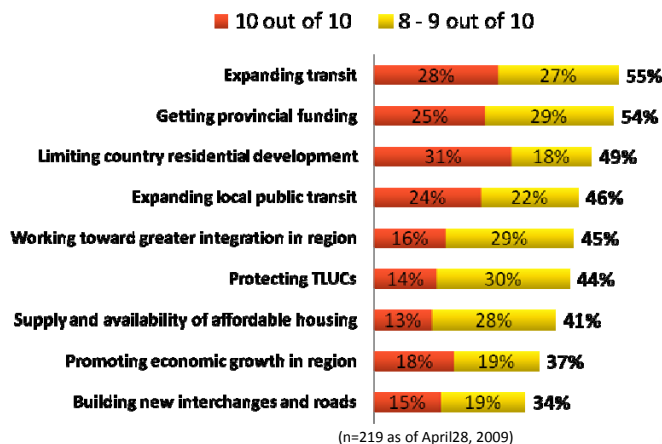
- Managing the cost of services and infrastructure (58%), getting adequate provincial funding (54%), and promoting economic growth in the region (37%).

In the feedback received from the Calgary Regional Partnership outreach efforts, **transportation and mobility** concerns are not rated as high in importance as other concerns:

- Expanding regional transit (55%), expanding local public transit (46%), and building new interchanges and roads (34%).

Typically, mobility concerns rank at the top of the list of priorities in numerous other surveys conducted within the city of Calgary over the past decade, and this is reflected in the higher ranking of importance of mobility concerns among residents of Calgary and the MD of Foothills.

## Importance of Various Regional Initiatives continued



(n=219 as of April 28, 2009)



Figure 3 – Development activities and economic concerns a lower priority

## **Guiding Principles**

There is widespread agreement with many of the guiding principles contained in the Calgary Regional Partnership plans. For instance, four out of five participants agreed that “the natural systems and landscape of the region should guide the entire plan” (81%), “that plan should clearly outline areas in the region where growth will occur, as well as areas where it will not” (81%), and “25% of the population coming to the region should be accommodated through increasing the density of existing development in cities and towns” (79%).

There is also agreement regarding increasing density in general, with 76% agreeing that “cities and communities in the region should grow up not out so natural and agricultural lands are protected.” Three out of four participants also agreed that “an efficient regional transportation system should be a priority to lessen dependence on automobiles” (75%). Seven out of ten (70%) agreed that “within three years of adopting Calgary regional plan, all local municipal plans should be amended if necessary to align with the regional plan”.

Just over half of participants agreed that “areas for long-term growth should be identified and preserved for future development” (61%), “existing low-density and country residential development communities should be encouraged to intensify land-use on their existing footprint” (56%), and “new development that does not meet criteria for a compact urban node should not be located within designated high-growth areas” (55%).

## **Public Transit Priorities**

The highest transit priorities identified by survey participants are reliability of service (67% high priority), and parking at a central pickup and drop-off point in my community (60%). Medium priorities include the cost of the service (56%), frequency of service (50%), and the service hours (41%). Relatively low priority assigned to factors such as comfort of seats on a bus (15% high priority), how new the buses are (15%), and who delivers the service, whether that be Calgary Transit (14%), or a private sector company (14%).

## **5. Key Revisions Made to the CMP Policy in Response to Feedback**

### **Additional Two Year Planning Process Subsequent to the Approval of the CMP**

Following public consultation a CMP policy was developed to provide an additional two year planning process which would allow for further local and intermunicipal planning and public involvement following the adoption of the CMP in June 2009. The policy which is noted below provides the time a process in which to addresses the following issues noted previously in this report:

1. The desire in some instances to further examine, confirm, refine or change the location and extent of Compact Urban Nodes and,
2. ... the associated desire for more opportunities for public involvement in the planning process
3. The need to develop together with municipal neighbors a staging and capital plan for implementing regional services such as water and sewer and regional transit
4. The request for municipalities to fine-tune / better define the edges of their Compact Urban Nodes to provide certainty and so land owners will know if they are in or out of a Compact Urban Node
5. The need to work together to clearly determine what “protection” of lands for future Compact Urban Nodes should look like and how landowners and municipalities would be affected (please note that there has been an interim protection policy developed that will be in place for two years while the subsequent planning process is underway) and,
6. The desire by citizens and some municipalities to plan for and /or confirm long term growth directions, potential jurisdiction and/or municipal cost sharing arrangements related to who would manage lands in the future Compact Urban Nodes

### ***Subsequent Planning Process (policy 1.9)***

*Recognizing the conceptual nature of the areas identified and approved in the Calgary Metropolitan Plan as Compact Urban Nodes and Rural Employment/commercial industrial areas, and the long term planning horizon underlying this plan, further regional planning is needed to refine these specific areas.*

*An analysis and refinement of all areas identified in the Calgary Metropolitan Plan as compact urban nodes and rural employment/commercial industrial areas will be undertaken **within two years following approval of this Plan**, and will address the following issues:*

- A. *Examine the location and extent of the areas identified and propose any changes or refinements through a CMP amendment;*
- B. *Identify how these areas will be protected for the long term growth requirements of member municipalities;*
- C. *Determine the appropriate long-term jurisdiction to manage growth in these areas, including provisions for future annexation; and*
- D. *During the review period, the extension of regional services should not be considered*

### **Protection of Compact Urban Nodes**

The draft policies presented during the public consultation stated; “New development that does not meet the criteria for a Compact Urban Node shall not be located within areas identified for future Compact Urban Nodes”. As stated in the feedback summary above, there was concern that this is in effect a “land freeze” for those land owners at far ends of nodes until they are able to develop at high urban densities. In response and in the spirit of flexibility and adaptability the policy was significantly revised. The current policy is an interim protection policy subject to the two year time frame of policy 1.9.

### **Protecting Future Compact Urban Nodes (policy 3.7b)**

*“Interim protection policies” are established as part of CMP, subject to review through the process proposed outlined under Policy 1.9.*

#### **Interim Protection Policies**

*Within the areas identified as compact urban nodes, planning and development approvals should only be granted for:*

- *Development that meets the requirements outlined in this plan;*
- *First parcels out, where allowed by a municipality;*
- *Uses allowed within approved municipal area structure plans or land use bylaw designations in place at the time of adoption of this Plan;*
- *Natural resource extraction;*
- *Transitional uses that do not prohibit or constrain the land from being developed to compact urban development in the future; or*
- *Other uses agreed to by the affected adjacent municipality(s).*

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Note: During the two year subsequent planning process noted previously in policy 1.9 the question of what protection of future compact urban nodes will look like and how it will be implemented will be the subject of further planning dialogue. It is possible that some of the above criteria could change and/or new criteria could be added. Municipalities would have an opportunity to consult further with their citizens on the matter as part of the two year process. Potential Changes to the interim policy would come into the plan through a plan amendment.

### **CMP Density Targets for Compact Urban Nodes (8-10 UPA)**

The CMP continues to promote the strategic intensification of 25% of future population growth in the currently built out urban and rural footprint over time ...

- *with the service capacities that municipalities can make available to support the targeted intensification;*
- *in areas identified by the municipality as most appropriate for intensification; and*
- *where no harm will come to the environment*

The Calgary Metropolitan Plan continues to hold strong to the density target for Compact Urban Nodes as it is fundamental to:

- *reducing the overall urban footprint;*
- *making the most efficient use of the region’s land and the natural environment as well as its exiting hard infrastructure;*
- *producing direct environmental benefits;*
- *encouraging more walkable, affordable and human connected communities;*

- *generating capital and operating cost efficiencies and tax savings for rate payers; and*
- *providing the thresholds required for regional services such as transit systems*

### **Density Tool Kit - Calculating, Designing and Staging Density**

CRP recognizes that there is a need and an opportunity to work with member municipalities, industry and land owners to build a toolkit of support for planning, designing and staging density in the Calgary Region as outlined in the CMP.

The design (form and aesthetic) of 8 – 10 UPA will be key to its success in the Calgary Region's marketplace and in achieving the goals of the CMP. Research on best practices in regions across North America and abroad demonstrate how density can be designed to appeal to a diverse set of market expectations and needs while providing for increased choice and ranges of affordability.

Following the General Assembly in June 2009 the CRP will assemble a density team consisting of business and development industry representatives, design experts, citizens, local planners and CRP members. The team will develop a tool kit on density by:

- *Exploring and designing concrete examples of what 8 – 10 means across varying scales and diverse regional and local contexts*
- *Determining a variety of ways that density can be staged into local plans (over time) for future compact urban nodes; and*
- *Looking at innovative ways that density can be staged in to lead the market*

The team will involve participation of local municipalities and the public and will build on the two year subsequent planning process that will be underway.

### **Strengthening the CMP Environment Policies**

As mentioned previously there was a loud and consistent message through the public consultations and survey that Calgary Metropolitan Plan should be stronger with regards to the environment policies and include actionable targets, measures and strategies. This issue is the flip side of coin related to local autonomy. The CRP has said it is not and will not be a level of government; thus it has no mandated or legal jurisdiction with respect to matters of the environment. That is provincial jurisdiction.

CRP's response to issues related to the environment can be summarized as follows:

- *The 5 natural systems and other ecologically significant information has been mapped and the data has been used as fundamental information to create the draft Calgary Metropolitan Plan*
- *This environmental data is available as a value added benefit to the CRP municipalities for their use as they make decision in their local planning processes*
- *The CMP determines where urban growth should go (Compact Urban Nodes) and where urban growth should not go*
- *Lands identified in the CMP as important ecological areas are not frozen, or strictly regulated by CMP as this is currently outside of CRP jurisdiction*

- *While the CMP represents a commitment by all CRP member municipalities to plan for the long-term health of the environment, the policies remain guiding and aspirational in nature*
- *Municipalities will be responsible for determining how to best implement the environmental policies in the CMP and to best manage ecologically sensitive lands in their jurisdiction along with land owners, agencies and other levels of government*
- *Areas in the CMP that may eventually be targeted for protection or legislation from development (such as certain natural corridors) will likely fall to the Province under the South Saskatchewan Regional Plan (SSRP) and its recently announced Alberta Land Stewardship Act*
- *This broad regional planning process under SSRP will begin this fall and it is expected that it will validate the Calgary Regional Plan (as part of the much broader South Saskatchewan River Region)*
- *As quoted from the recent Province of Alberta news release on the announcement of the SSRP Regional Advisory Council states "... the plan will build on work started with the Water for Life strategy, the Provincial Energy Strategy, the Alberta Plan for Parks, the Rural Development Strategy and the draft Calgary Regional Partnership metropolitan plan." (Government of Alberta News Release, May 13, 2009)*
- *It is this Provincial process that will ultimately build on the analysis and direction and environmental vision begun by CRP and help to answer the kinds of specific questions and issues residents have expressed*
- *SSRP will help implement the conservation tools to assist land owners to preserve and conserve and steward their land*
- *CRP and its member municipalities will be a part of that process and will be working with the Province on it*
- *CRP will continue to work with the Province to complete a vulnerability and risk assessment regarding the true nature of the water resources in the region (both supply and quality) as it relates to carrying capacities for population growth, climate change and other variables*
- *CRP is and will continue to work very closely with Bow River Basin Council on developing measurable targets and on monitoring and providing tools, support and education for implementing the aspirational policies in the CMP*
- *CRP has initiated and/or partnered in support of a number of targeted scientific research projects that will continue to bring in leading information and build tools for responding to the region's water and natural systems*

### **Decision Making Process – Governance and Municipal Autonomy**

The draft policies presented with the public consultation stated; "Member Municipalities will abide by the agreed upon CRP decision making and dispute resolution process to:

- a) Amend the Calgary Regional Plan and,
- b) Make regional scale implementation decisions."

As stated in the feedback summary above, comments were stated such as; "Calgary can force things (like growth cap removal on Okotoks, drastic changes to MD's) by virtue of

the super majority and subsequent regional plan amendments.”

In response to the comments, further clarification of this fundamental principle of **local autonomy was made** in the Proposed CMP (Please see Page 18 Section 4) It has been made clear, for example, that the CRP would not be able to force a municipality to change its land use to accept a specific land use that it did not accept, such as:

- the CMP would not be able to force a municipality to change its zoning bylaw to house, for example, a land fill site contrary to its will;
- The CMP could not force a municipality against its will or zoning bylaw to require, for example, certain riparian setbacks, septic system standards or wildlife corridors (The South Saskatchewan Regional Plan or the Province through its legislation could require such new environmental standards).

It was also clarified in the Proposed CMP where it does apply to matters that have a **regional impact**. For example, the CMP would be able to require that a water or transit line be placed through a municipal jurisdiction that may not be in favour of (or not in favour of some aspect of such a regional service). This would maintain the integrity of critical regional water, wastewater or transit services and be subject to a regional decision. Figure 4 attempts to clarify these matters.

## Local Autonomy Retained...

- Municipalities Retain their current legislated land use planning and decision making authority but will be **guided** by the plan

## Regional Decisions...

- Implementation of the CMP including amendments.
- Alignment of Municipal Development Plans (MDP's) and Intermunicipal Plans (IMP) with the regional plan and South Saskatchewan Regional Plan;
- Determine compact urban growth centres, transportation & utility corridors;
- Governance of regional water/wastewater servicing, transit, and regional projects



**Regional decisions may be appealed to third party**



**Figure 4 - Summary of Local Autonomy with map describing the CMP and the SSRP.**

It is important to reiterate that Municipalities retain their current legislated land use planning and decision making authority but will be **guided** by the Calgary Metropolitan Plan and the South Saskatchewan Regional Plan. It's all about alignment of plans. Further emphasis and detail will be provided regarding the right of all members to appeal regional decisions may to a third party

## **APPENDICES**

Appendix 1 - Summary of CRP Surveys (Open Houses March-April 2009)

Appendix 2 - Summary of CRP Survey Response by Member with Significant Samples (Open Houses March-April 2009)

Appendix 3 - Summary of CRP Survey Response by Member (Open Houses March-April 2009)

Appendix 4 - Specific Responses to Questions

Appendix 5 – Open-ended responses to questions posed by the Survey (Open Houses March-April 2009)