

ANALYSIS OF MEMBER ISSUES

This document provides analysis of member issues raised in recent months and how the issues were addressed in the Calgary Metropolitan Plan as approved by the General Assembly June 19.

A. CLARIFICATION OF OUTSTANDING ISSUES RAISED UPON JUNE 19 RATIFICATION OF THE CMP

1. Issue: *“Loss of local autonomy”*

The fundamental principle and value of protected local autonomy remains strong. As stated in the CMP: *“... the CMP would not be able to force a municipality to change its land use to accept a specific land use that it did not accept”*. Specific concerns of lost autonomy have been addressed in the CMP. Furthermore, many members have suggested that matters of environmental protection have been compromised and have not gone far enough in order to protect municipal autonomy. CRP’s response is that the South Saskatchewan Regional Plan or the province through its legislation could require new environmental standards.

Regarding voting structures, CRP has adopted the provincial model as adopted for the Capital Region. This requires in CRP’s case a full 12 members, including Calgary, to make a decision. Furthermore, there is a robust appeal process that can lead to arbitration where a member feels aggrieved by a supermajority decision of the CRP.

2. Issue: *“The Plan isn’t happening in the cities and the towns. The growth will all be in the country, and the “urbans” can decide when, where, who gets servicing.”*

Some pertinent facts

- Land requirement for Compact Urban Nodes inside current **urban** boundaries 14,400 hectares; while....
- Land requirement for Compact Urban Nodes inside current **rural** boundaries 13,500 hectares
- **Urban** Intensification Expectations in the CMP total 391, 000 people
- **Rural** Intensification Expectations in the CMP total 28, 000 people

In addition, it may be argued that that the cities and towns hold the larger burden of the CMP as they are required to adhere to 100% of the of policies in the plan for growth and intensification in compact urban nodes as well as all of the environmental policies. On the other hand, outside of compact urban nodes the rural municipalities have few requirements or limitations. The CMP does not impose any density formulas that the rural municipality

must subscribe to. The CMP focuses the Calgary Metropolitan Plan on settlement patterns and infrastructure systems of regional interest and leave the development of rural lands up to the jurisdiction of the local MDs and Counties.

Detailed discussion:

The future of the region is a shared responsibility of our urban and rural municipalities. The CMP is indeed happening in the region's cities and towns and many would argue that the cities and towns hold the larger burden of the CMP as they are required to adhere to 100% of the of policies in the plan for growth and intensification in compact urban nodes as well as all of the environmental policies.

On the other hand, outside of compact urban nodes the rural municipalities have few requirements or limitations. In fact, the truth is that in the rural landscape outside of the compact urban nodes the CMP does not regulated the location, density or form of development that a rural municipality might desire to proceed with under their own growth plans. CMP does not impose any density formulas which the rural municipality must subscribe to. The CMP Committee agreed to focus the Calgary Metropolitan Plan on settlement patterns and infrastructure systems of regional interest and leave the development of rural lands up to the jurisdiction of the local MDs and Counties.

Lower density developments outside of compact urban nodes would rely on local servicing solutions and economies of scale. Again, CMP does not regulate or impose densities; locations or forms on any of this future expected rural forecast population and does not expect or envision that this rural growth should try to become urban in nature. Indeed, the rural members have been very clear that the CMP should stay out of local / municipal interests and not try to regulate growth on the rural landscape.

As a result, the Calgary Metropolitan Plan says very little about the rural land outside of the Compact Urban Nodes. This does not signify that the CRP members do not recognize and value the unique character and diversity that the rural lands and people bring to the region. On the contrary, the CMP recognizes and respects the continued need for rural lifestyles and opportunities. The CMP agrees that the MDs and Counties should continue to steward the rural lands and recognizes that these areas are of municipal NOT regional interest.

Note: The "urbans" do not decide when, where, who can get servicing. The Calgary Metropolitan Plan itself determines the **where** and to some extent the **who** by the settlement pattern and principles outlined above. An implementation, staging and capital plan will be built together with all

CRP members and will assist to determine **when and how**.

3. Issue: “100% of the land base for growth in the region is held within the rural land base of the MD Rocky View , MD Foothills and Wheatland County”

Less than 50% of the land base required for the Compact Urban Nodes in the CMP over the entire time horizon of the plan will be drawn from the current rural land base (Please see hectares of land requirements in #2 above). Urban municipalities are responsible to accommodate a large amount of the future growth in the compact urban nodes in their current municipal boundaries.

Detailed Discussion:

Of the total 27,813 hectares of land required to accommodate compact urban nodes (residential population and employment density) in the CMP, 14,357 hectares will be located inside of current urban boundaries. This leaves 13,456 hectares that would be required for growth beyond current urban boundaries in the rural municipalities.

The above land requirements are easily understood by simply looking at the CMP Growth map below that is overlaid with the current municipal boundaries. One can see that the urban municipalities are responsible to accommodate a large amount of the future growth in the compact urban nodes within their own boundaries.

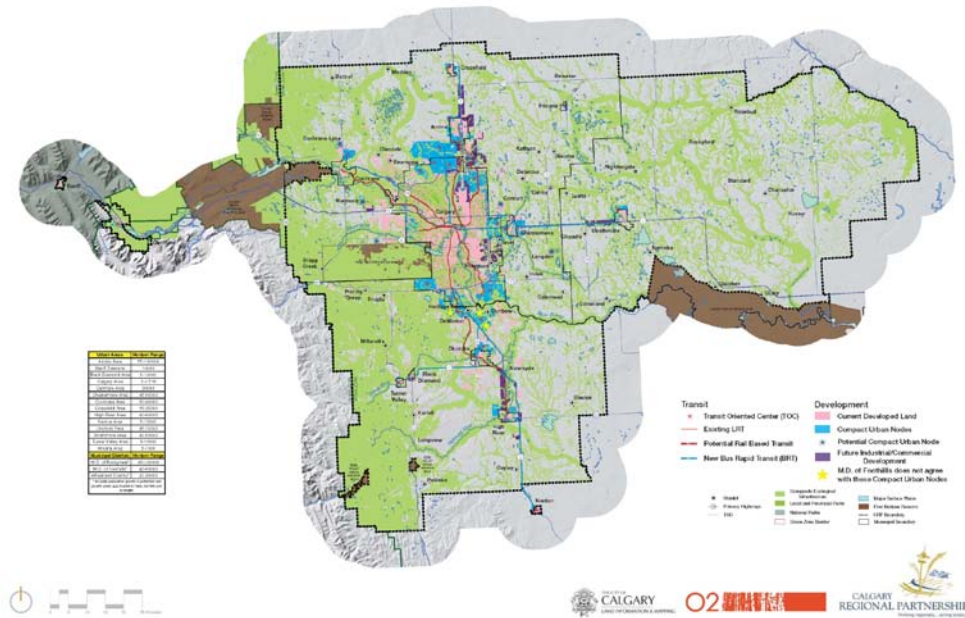


Figure 1: Map showing municipal boundaries (High resolution map is available at http://goliath.rockies.ca/public/greg/CRP_CMP_MAPS)

The CMP’s “Planning Concept Map” above illustrates, on a conceptual level, key elements of the ecological landscape (shown in green) and the regional settlement pattern associated with a regional population threshold of 2.8 million (in approximately 60 – 70 years’ time).

The CMP encourages the intensification of currently developed lands (shown in pink) and identifies the locations for future urban development, referred in the policies as “Compact Urban Nodes” (shown in blue on the map).

The Plan aims to conserve and protect the integrity of ecological features, while directing population growth to compatible locations that make more efficient use of already developed lands (e.g. intensification) and which support the efficient delivery of regional utilities and transit (Compact Urban Nodes).

The overall settlement pattern was developed from a “boundary free” view of the Calgary region. It began with understanding the importance of the ecological landscape, then designing a future settlement pattern to achieve a very efficient development footprint in locations that might result in the least impact on that landscape.

The plan allows for the contiguous build-out of existing urban communities, ensuring an efficient extension of hard utilities, roads and infrastructure and the efficient delivery of people-based services. These future Compact Urban Nodes were situated as if municipal boundaries were invisible, creating the logical extension of existing urban activities onto adjacent developable lands. Regardless of whether the lands required for this future urban growth are subsequently annexed or not, the plan identifies the future location, form, design and servicing of future urban areas from “land efficiency” and “infrastructure delivery” principles.

In this way, the Plan is fully integrated – directing growth to locations that protect the natural landscape, strengthen existing communities and support the viable extension of regional water / wastewater and transit services into regional growth areas.

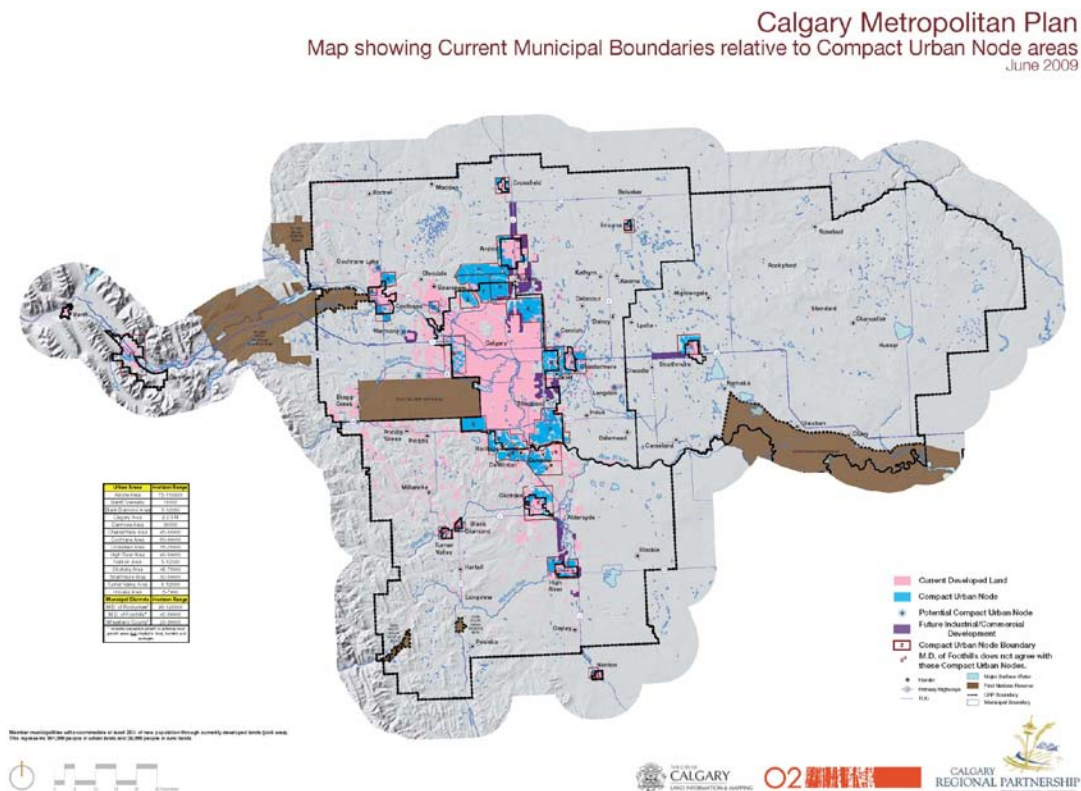


Figure 2: Map showing Current Municipal Boundaries relative to Compact Urban node areas (High Resolution Map is available at http://goliath.rockies.ca/public/greg/CRP_CMP_MAPS)

To position the implications of this “boundary free” settlement pattern in the realities of today’s jurisdictional boundaries, Figure 2 illustrates the relationship of the future Compact Urban Nodes (the blue areas) relative to existing urban municipal boundaries. This comparison shows that slightly more than half of the lands identified for future Compact Urban Nodes already lie within the jurisdiction of existing **urban** municipalities, while just less than half of the identified urban growth area lies within **rural** municipalities.

The Plan does not prescribe annexation as the only option for the development of these lands, but leaves open the possibility that urban forms, supported by regional services, might also be developed in the blue areas under the jurisdiction of the local rural municipality, still satisfying all of the Plan’s policies for the development of “complete”, urban communities.

4. Issue: *“Density of 8 – 10 unites per acre is the sole criteria for gaining access to regional servicing in the Calgary Metropolitan Plan”.*

The Calgary Metropolitan Plan hangs together. It is a highly integrated plan which is built on a cross section of triple bottom line growth management principles. The density requirement of 8 – 10 UPA for compact urban nodes is only one of a whole package of interdependent planning considerations. Regional scale services (water, waste water and transit) have been integrated into the land use and settlement pattern itself.

Detailed Discussion:

The Calgary Metropolitan Plan is a highly integrated plan which is built on a cross section of triple bottom line (TBL) growth management principles. The density requirement of 8 – 10 UPA for compact urban nodes is only one of a whole package of policy requirements and planning considerations about the form and location of growth which are built into the plan’s regional water and waste water servicing expectations. In fact, regional scale services (water, waste water and transit) have been integrated into land use and settlement pattern itself.

Principles used to locate and distribute population to Compact Urban Nodes

The lands identified and located in the CMP to accommodate the future urban growth in compact urban nodes at 8 – 10 UPA have been developed from the following set of integrated TBL principles:

- Begin with an understanding of the region’s municipal historic trends in population and settlement patterns
 - where have people settled in the region in the past
 - what are our historic growth trends

- Forecast future population growth in the region to 2076, then ...
- Consider the landscape and natural systems first (CRP environmental analysis/ maps),
- Protect agricultural land and working landscapes,
- Recognize that some places are better than others for specific uses,
- Integrate regional scale services (water and transit) into land use and settlement patterns,
- Identify and build on nodes of residential and job activities
- Build out on the existing urban infrastructure systems and footprint,
- Settle and distribute future urban population in denser, more compact patterns, connected with regional transit, water and sewer infrastructure
- Build up not out
 - encourage intensification
 - make more efficient use of land
 - build complete, self sufficient, walkable communities with transit oriented employment centres
 - connect the location of growth to planned transportation infrastructure
- Wherever possible and appropriate strive for contiguous development
- Build compactly to the edge of existing urban boundaries first,
- Increase density thresholds to support the implementation of infrastructure systems and provide cost efficiencies for capital and life cycle,
- Encourage jobs to locate where densities and services are

The Calgary Metropolitan Plan has a suite of policies and actions that are required, in addition to achieving a minimum of 8 – 10 UPA, in order to receive water and waste water servicing from the regional system. Please refer to *CMP Section 3 Regional Settlement Pattern* (policies 3.1 – 3.15) and *Section 4 Regional Infrastructure and Services* (policies 4.1 – 4.8)

It is also important to note that the CMP density target of 8-10 UPA is intended to apply **in the CMP's identified compact urban nodes only**, and NOT in rural lands where low to medium density may continue to occur under the jurisdiction of rural municipalities where local servicing solutions can be provided.

5. *The MD of Foothills wishes to remove the compact urban nodes identified to the south of Calgary in the Dunbow / Dewinton areas.*

The current settlement pattern of the Calgary Metropolitan Plan (CMP) was initially developed collaboratively with member municipalities in early 2008 following a comprehensive scenario building and evaluation process. The resulting maps have been under extensive discussion and revision since that time. The lands identified to accommodate the forecast future urban growth

(in compact urban nodes), have been identified by CRP members and distributed through rigorous analysis based on a set of integrated growth principles, landscape / transportation / and servicing analysis, and explicit population forecast assumptions.

The growth accommodated in the Compact Urban Nodes situated in Foothills to the south of Calgary reflect Calgary's share of the region's future expected urban population growth, distributed in a much denser compact form and according to the larger regional pattern of nodes and corridors.

Detailed Discussion:

The current settlement pattern of the Calgary Metropolitan Plan (CMP) was initially developed collaboratively with member municipalities in early 2008 following a comprehensive scenario building and evaluation process, and the resulting maps have been under extensive discussion and revision since that time. A few important things about the map and settlement pattern distributions need to be understood before a solution for the MD's above request is discussed.

How was growth distribution assigned between “urban” and “rural” forms of growth?

Currently, areas developed for “urban” land uses across the region represent approximately 94% of the populated settlement pattern in the region (with Calgary hosting 84% of the region's population and other urban municipalities accounting for 10%).

The “rural” population, in 2006, was approximately 70,000 people, representing the remaining 6% of the region's population.

The forecast distributions, informed by discussion among both urban and rural municipal planners, indicated that the rural municipalities expected that traditional rural settlement forms (i.e. acreages, farmsteads and hamlets) would likely continue to maintain a “more or less similar” share of regional population over the long-term, as more country residential acreages are approved and hamlets expand. As such, the rural-based population assumed in the 2076 planning horizon reflects just over 6% of the region's population, a modest increase over its 2006 share of 5.7%.

For example, for MD Foothills, which has a current population of approximately 20,000 persons, representing less than 2% of the region's total population in 2006, an assumed rural-based population growth of roughly 30,000 would place the overall rural-based population at roughly 50,000, maintaining its current 2% of the region's population at the 60 – 70 year planning horizon.

Provision for “urban” development forms (i.e. urban intensification and Compact Urban Nodes) will continue to account for the greatest share of the region’s growth – essentially holding constant the 94% “urban” share relative to the assumed 6% “rural” share. A significant forecast assumption, however, was made to reduce Calgary’s long-term share of the region’s “urban” population from the current 84% to 78%. This allowed the smaller urban centres to increase their assumed growth at a faster rate than historically, increasing their share of growth by a further 6%.

How is growth distributed on the CMP’s “Planning Concept Map”?

The lands identified to accommodate the forecast future urban growth (in compact urban nodes), have been identified by CRP members and distributed through rigorous analysis based on a set of integrated growth principles, landscape / transportation / and servicing analysis, and explicit population forecast assumptions, as noted above.

The CMP Planning Concept Map identifies the location of future “urban” growth areas, shown as “Compact Urban Nodes” or “Potential Compact Urban Nodes.

“Rural” growth expectations, for rural-based areas, are only reflected in the identification of existing hamlets. While the CMP has a small number of policies related to rural residential development, the location of new country-residential developments outside of the Compact Urban Nodes is at the discretion of the rural municipalities and their locations are not identified on the concept map.

Intensification is assumed to occur within existing urban and rural developed areas, at the discretion of the local municipality.

The regional settlement pattern was developed in a “nodes and corridors” approach to accommodate future growth in the region by:

- focusing new development in and around existing urban centres;
- along current and future road, transit and water / wastewater corridors;
- identifying regional employment corridors; and
- avoiding, to the extent possible, ecologically sensitive landscapes and water features

Residential population growth, in particular, was focused in locations that could be serviced by improved transit access to and from well connected major regional activity concentrations across the region and could be

efficiently serviced by existing and/or extended water and wastewater infrastructure.

Compact Urban Nodes South of Calgary:

The growth accommodated in the Compact Urban Nodes situated in Foothills to the south of Calgary is not related to the MD's current or historical shares of rural-based population growth on the regional basis. These Compact Urban Nodes reflect Calgary's share of the region's future expected urban population growth, distributed in a much denser compact form and according to the larger regional pattern of nodes and corridors.

The rationale for placing a significant Compact Urban Node immediately south of Calgary included:

- Proximity of future urban growth areas to existing LRT facilities (S. LRT line, planned to continue south of Calgary)
- Proximity of urban growth to existing major road infrastructure (e.g. Deerfoot Trail, MacLeod Trail, the planned Stoney Trail ring road / extension, and the East Ring Road (84 St. SE))
- Proximity of urban growth to future SE LRT development which may continue south, across the Bow River, into the Dunbow Road area
- Proximity of urban growth to existing potable water capacity (in the City of Calgary) and new sewage treatment facilities (Pine Creek), currently under construction
- The extent of the south Compact Urban Node was limited to lands to the east of the future Stoney Trail right-of-way (west of Spruce Meadows), and intentionally does not extend into important natural areas to the west of the future Stoney Trail
- The extent of the south Compact Urban Node in the Dunbow Road area kept within the tentative conceptual location of the 2nd Ring Road
- Provide sufficient urban lands to support a competitive "south growth corridor" for Calgary, as identified for many years in the *Calgary Transportation Plan (GoPlan)* and in *Calgary's Municipal Development Plan*, which together identify Calgary's preferred future long-term growth corridors as being primarily in the North and South directions
- Encouraging contiguous urban development in the Calgary to Okotoks / High River transit corridor to support future transit thresholds and systems viability
- Encouraging development to the south of Calgary to contribute to the financial viability of extending potable water from Calgary / Bow River south to many communities on the region's south side

History of Policy Discussion

The question of how to address MD Foothills concerns regarding the Compact Urban Nodes to the south of Calgary was discussed by the CMP Steering Committee on January 23 and the Executive Committee on February 20 when the draft plan was being endorsed for circulation to the public for review and feedback. The Executive Committee did not agree to remove the South growth areas from the map but instead agreed to make it very clear in all communications of the plan, and in labeling the maps, that the CMP growth/planning map was *DRAFT AND CONCEPTUAL ONLY*.

The question was again revisited at the CMP Steering Committee (following public consultations) on April 3 and April 17. The new “Subsequent Planning Processes” (policy 1.9) was developed by the Steering Committee as a way of specifically addressing the MD’s request to do further planning work, make any changes and/or refinements, and consult further with residents in the affected areas south of Calgary and with the City of Calgary.

- MD Foothill’s suggestion that the possible full removal of the nodes after the two year subsequent planning period was discussed and rejected by the committee, thereby eliminating any reference to the possible “removal” of the nodes, in their entirety, through this subsequent planning process
- The concept of changing the wording in 1.9 to read “*Recognizing the conceptual nature of the areas proposed in the CMP as compact urban nodes*” was discussed as well, and rejected, because the word “proposed” would devolve the entirety of the CMP’s Settlement Pattern to an unapproved status while the rest of the plan has been agreed upon.

On June 3 the CMP Steering Committee again discussed the issue, along with the MD Foothills and, while no decision was made, the Steering Committee agreed to review the options again. While the majority of the Committee does would not support or recommend the removal of the south growth nodes, or a changing of the policy wording as per the above discussions, they agreed that the Executive Committee may want to reconsider the following options:

Options Considered By CRP

1. *Add an asterisk to the CMP’s Planning Concept Map, over top of the Compact Urban Nodes (immediately south and southeast of Calgary), and add a line of text to the bottom of*

the map, with asterisk, indicating - "The MD of Foothills does not agree with the identification of future Compact Urban Nodes in these locations".

2. *"Change the first paragraph to read: "Recognizing the conceptual nature of the areas proposed (in the CMP) as Compact Urban Nodes and rural employment/commercial/ industrial areas and also the long-term horizon underlying this Plan, further regional planning is needed to define these specific areas for the 60-year urban growth". (MD Foothills)*
3. *"Change 1.9(a) to read: "Examine the location and extent of the areas proposed by each municipality and recommend any changes, including their removal and refinement, through a CMP amendment". (MD Foothills)*
4. *"Remove the blue areas in Foothills to the immediate south of Calgary". (MD Foothills)*

On June 12 2009 the Executive Committee voted to include option 1. Above as part of the conciliatory items going forward in the CMP to the June 19 GA.

B. PRE JUNE 19 GENERAL ASSEMBLY ANALYSIS

The April 24th CRP Executive Committee meeting agreed to release the Proposed May 2009 Calgary Metropolitan Plan (CMP) for consideration and feedback from member Councils. A summary of CRP member responses indicated at the time that 14 of 17 members were ready to sign the CMP as it is, or with minor adjustments. The remaining 3 members submitted lengthy responses focusing on some very fundamental parts of the plan. These members indicated that they would not be in a position to support the plan on June 19 due to a number of outstanding issues which are summarized and discussed in detail below.

The CMP Steering Committee met on June 3 and CRP Executive Committee met June 12 to review the council member responses and to consider the options for moving forward. The June 12 CRP Executive Committee Meeting considered the options for moving forward and decided to *Stay the course with as many accommodations as possible* - to make whatever minor CMP policy conciliatory amendments everyone can agree on and move the CMP forward to a vote at the General assembly. It was not possible to incorporate the full volume and extent of fundamental recommendations that came in from some members as some would change the foundations and principles of the CMP. However there were a number of suggested revisions that had been analyzed by CRP staff and were deemed acceptable to the Executive Committee for amendment into the plan

before June 19. The remaining issues would be reviewed after June 19 and would be considered through the CMP amendment process.

The June 19th General Assembly agreed in a 2/3 majority weighted vote¹ that the Proposed Calgary Metropolitan Plan (May 2009) be approved with the eleven amendments that were considered conciliatory and achievable per the June 12 CRP Executive Committee Analysis (as identified and excerpted from that analysis below).

Next steps were identified as follows:

Upon approval of the CMP, according to CRP's governance and implementation plan, CRP would formally forward the adopted CMP to the Province for its consideration for adoption under the Municipal Government Act and/or the Land Stewardship Act while the CRP-prescribed 90-day period proceeds for members to consider their membership in the CRP.

¹ *The final vote was 47 in favour of the motion to approve the CMP and 15 against - well beyond the two-thirds majority that is required to pass such a motion.*

C. SUMMARY OF FUNDAMENTAL ISSUES RAISED BY MEMBERS (April - May 2009)

Table 1 below provides a summary of CRP member responses to the proposed CMP. 14 of 17 members were ready to sign the CMP as it was, or with minor adjustments.

| | Would sign CMP as is -or with minor changes | | | | Would <u>NOT</u> sign unless significant changes were first made to: | | | | |
|-----------------|---|---|---|--|--|--|--|--|--------------------------------|
| | Ready to sign-on to "Proposed CMP" on June 19th | Would sign-on, with minor adjustments to MAPS | Would sign-on, with minor adjustments to POLICY | Governance (e.g. voting structure, appeals, scope) | Fundamental Settlement Pattern and/or Environmental policies | Urban Density target of 8 - 10 units/acre in Compact Urban Nodes | Major changes to growth maps (that might be contested) | Principles and approach to accessing regional water / sewer services | Timeframes - slow process down |
| Airdrie | | | | | | | | | |
| Banff | | | | | | | | | |
| Black Diamond | | | | | | | | | |
| Calgary | | | | | | | | | |
| Canmore | | | | | | | | | |
| Chestermere | | | | | | | | | |
| Cochrane | | | | | | | | | |
| Crossfield | | | | | | | | | |
| Foothills | | | | | | | | | |
| High River | | | | | | | | | |
| Nanton | | | | | | | | | |
| Okotoks | | | | | | | | | |
| Redwood Meadows | | | | | | | | | |
| Rocky View | | | | | | | | | |
| Strathmore | | | | | | | | | |
| Turner Valley | | | | | | | | | |
| Wheatland | | | | | | | | | |

Table 1 Summary of CRP member positions as at CRP Executive Committee of June 12, 09

Table 2 below summarizes the fundamental Issues raised by members, options that were considered by the June 12 Executive Committee. The table below also summarizes the policy decisions to date and the approval process and path of CMP Committee and CRP Executive Committee to date.

Table 2 – Summary of member issues and history of discussion as at June 12 Exec Committee Meeting.

| Fundamental Issues & Concerns Raised | Raised by | Options that could be considered by Executive Committee | Policy Decision and Approval path to-date |
|---|---|---|---|
| <p>1) Annexation & Jurisdiction beyond scope of regional plan; IDP/MGA issue</p> | <p>Rocky View, Foothills, Chestermere</p> | <ol style="list-style-type: none"> 1. Do not revisit / leave as is 2. Remove Policy 1.9(c) 3. Remove or revise Policy 1.8 (Provision for Annexation) | <p>Policy 1.9 was a new policy introduced in April 09. On June 3 CMP Committee voted to recommend removal of policy 1.9 c</p> <p>Policy 1.8 was discussed Jan 23, Feb 20, April 3 & April 17 and Committee voted in favor to recommend policy 1.8 in its current form. (Please see Pages 14-16 below)</p> |
| <p>2) Governance Voting Structure, Appeals : request to suspend the supermajority during the two year planning period; consider different vote structure (stratified to allow MD veto); provide clarity on application of Super Majority and appeals</p> | <p>Rocky View, Foothills, Okotoks, Wheatland, Black Diamond</p> | <ol style="list-style-type: none"> 1. Do not revisit / leave as is 2. Reconsider and revise supermajority governance structure to a stratified form 3. Provide clarity on the application of supermajority vote and reconfirm agreed upon voting structure via Executive vote 4. Better understanding of appeals process | <p>Clarity is provided throughout the analysis section below. Current super majority voting structure was discussed at length by the RLUP Subcommittee until the special November 28th CRP Executive Committee Meeting where it was approved by all members minus one (Foothills), then minutes were accepted at Feb 20 Executive Committee Meeting. Further presentation of super majority with significant clarification of local autonomy was approved at April 24 Executive Committee for member council consideration. (Please see pages 16 to 20 below)</p> |
| <p>3) Settlement Pattern, Density and Water: MD Rocky View expressed that they felt the CMP does not reflect the original Terms of Agreement in that the regional settlement pattern</p> | <p>Rocky View</p> | <ol style="list-style-type: none"> 1. Do not revisit / leave as is 2. Remove Policy 3.10 density in Compact Urban Nodes (NEW request) 3. Reconsider changes to Policy 3.17 and 3.18 to allow for medium density rural residential development and CR infill / intensification supported by regional water & sewer servicing | <p>3.10 is a fundamental CMP policy – approved in principle by Exec committee as part of nodes and corridors settlement pattern in early 2008 and supported in all CMP versions through to May 2009</p> <p>Regional water servicing to medium density forms (CR infill/ intensification) was revisited by CMP com Jan 23 & Feb 20. Agreement</p> |

| | | | |
|--|---|---|---|
| <p>(compact urban nodes and corridors) does not reflect the unique character of rural municipalities with respect to a variety of densities and forms the ability to achieve water servicing in medium densities</p> | | <ol style="list-style-type: none"> 4. Reconsider Policy 3.5 to NOT require "Potential" Compact Urban Nodes and existing hamlets to achieve servicing a minimum density of 8 - 10 units / gross residential acre 5. Reconsider changes to Policies 4.2 - 4.5 to reflect servicing provisions for rural intensification and medium density should be revised | <p>was made to provide sewer service only to areas of environmental concern. Rural medium density servicing issue was reopened in committee at request of MD RV on April 3 & April 17 committee voted against recommending regional servicing to medium density (Please see pages 20 - 26 below)</p> |
| <p>4) Regional Servicing Model and Access to Water (CMP principles) disagreement with the principled basis for water sharing; provision of regional servicing for hamlets and villages</p> | <p>Rocky View, Foothills, Wheatland</p> | <ol style="list-style-type: none"> 1. Do not revisit / leave as is 2. Explore and incorporate a different water sharing model, based on requirements of forecast population to be accommodated in forms chosen by local municipalities (NEW request) 3. Revise servicing policies to support servicing for hamlets, villages and general rural growth areas at medium densities | <p>(NEW request) not part of CMP plan principles - not discussed or analyzed by Servicing or CMP committees</p> <p>Refer to above notes on medium density</p> <p>(Please see pages 26 – 29 below)</p> |
| <p>5) Planning Concept Map (fundamental) MD Foothills wishes to remove the compact urban nodes identified to the south of Calgary</p> | <p>Foothills</p> | <ol style="list-style-type: none"> 1. Do not revisit / leave as is 2. Remove Foothills compact urban nodes entirely 3. Leave the nodes as they are but identify the entire map as being "under review" 4. Leave map and polices as is but shade or label south compact nodes – indicating "MD Foothills has not agreed to this compact urban node" | <p>Discussed Jan 23 CMP Committee / Feb 20 Executive Committee (nodes were not removed for public consultation – maps labeled CONCEPT ONLY discussed again April 3 and April 17 policy 1.9 subsequent planning process developed to address MD Foothills south compact urban nodes – June 3 discussed again at CMP Com with some possible compromises proposed for consideration</p> <p>(Please see pages 29 – 30 below)</p> |
| <p>6) Planning Concept Map (general) numerous requests for changes to the map have been made</p> | <p>Rocky View, Wheatland, Strathmore, Airdrie, Okotoks, Canmore</p> | <p>NEW Requests</p> | <p>NEW Requests – discussed June 3</p> <p>(Please see pages 30 – 31 below)</p> |
| <p>7) Delay process to create more time for citizen engagement</p> | <p>Rocky View, Foothills, Wheatland</p> | <ol style="list-style-type: none"> 1. Option #1 Stay the Course with as many accommodations as possible 2. Option #2 Further Efforts to Accommodate three members on significant principles and delay | <p>The subject of a delay has been an ongoing debate at all CMP and Executive Committee meeting in 2009</p> <p>(Please see pages 34 - 36 below)</p> |

Other Member Requests (Please see pages 36-46 below)

| | | | |
|--------------------------------------|--------------------------------------|--|--|
| 1) Off Stream Storage | Rocky View | NEW Request | Win-win accommodations proposed |
| 2) Clarity Municipal Autonomy | Foothills | Numerous minor wording requests to clarify wording in the CMP as it relates to municipal autonomy from the perspective of the MD Foothills / many of these are achievable as noted below | Several recent CMP Committee meetings reviewed and accepted clarifying wording; but more clarification is offered in detailed analysis below |
| 3) Other sundry items | Foothills Wheatland Rocky View | Many of these items are achievable as noted below | |

Analysis of Fundamental Issues and options for consideration

1. Annexation & Jurisdiction

Fundamental Member Issues - Policy 1.8 Provision for Annexation (MD Rocky View, MD Foothills, Wheatland County): “Annexation and issues of jurisdiction are currently addressed in the Municipal Government Act and inclusion of them in the proposed CMP erodes municipal autonomy” (MD Rocky View)

CRP Analysis

To date the CMP policies and settlement pattern have been developed 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 growth management principles. Policy 1.8 Provision for Annexation was placed in the CMP in order to reaffirm that the CMP does not supersede a municipality’s ability to apply to annex lands where appropriate and that annexation continues to be a useful growth management tool.

History of Policy Discussion

Policy 1.8 Provision for Annexation was discussed at the CMP Committee January 23 and approved for by Executive Committee for circulation in the draft plan to the public on February 20. Possible revisions to the policy were discussed at the CMP Committee on April 3 and on April 17 CMP

Committee voted 7/5 in favor to continue to recommend policy 1.8 in its current form in the proposed CMP.

Options

1. Leave Policy 1.8 as is in the CMP
2. Remove Policy 1.8 Provision for Annexation from the CMP (MD Rocky View)
3. Remove the words “in identified urban growth areas based upon municipal growth rates, long-term land needs and other strategic interests” in Policy 1.8. (MD Foothills)

Fundamental Member Issues Policy 1.9 C (*MD Rocky View, MD Foothill, and Town of Chestermere, Town of Black Diamond*): The above noted municipalities indicated that they were not supportive of policy 1.9 part (c) and its reference to using the 2 year subsequent planning process to “determine the appropriate long term jurisdiction to manage growth in these areas including provisions for future annexations”. Similar to the above discussion, these municipalities feel that consideration of jurisdiction is outside of the scope and mandate of the CMP and belongs in intermunicipal discussions and Province MGA Legislation.

“Jurisdiction of lands for future urban growth areas should be changed at the time of their annexation and not before. As well, it is through the Inter-Municipal Development Planning process that lands for future annexation are agreed too. And their jurisdiction changed. This is not an issue the region should decide upon”. (MD Foothills)

CRP Analysis

Following public consultation of the CMP policy 1.9 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 provides the time and process in which to addresses a number of important issues including, in the case of 1.9 C, the desire of 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.

History of Policy Discussion

Policy 1.9 was a new policy introduced in April 09. On June 3 CMP Committee voted to recommend removal of policy 1.9 c as a conciliatory measure.

Options / Recommendations

1. Remove Policy 1.9 (c) from CMP (conciliatory/achievable)

2. Governance, Voting Structure, Appeals

Fundamental Member Issues (*Rocky View, MD Foothills, Wheatland, Black Diamond*). There were two categories of requests made by CRP members with respect to CMP Governance and Voting Structure:

1. Request to consider a different voting structure:
 - a. possibly a stratified voting structure (a Double or Triple majority based on incorporation type or consideration)
 - b. consideration of land base and other assets in voting calculation, or
 - c. requiring “one of the 12 of 17 votes to be a Municipal District” (MD Rocky View, MD Foothills, Wheatland County and Black Diamond),
2. Request to provide more clarity on the kinds of decisions that would be subject to the Super Majority vote (MD Foothills, Wheatland County), and
3. Clarifying the appeal process (MD Rocky View)

CRP Analysis - Issue #1 Consider a Different Voting Structure: The idea of a Triple Majority or stratified vote based on municipal incorporation type was discussed and rejected at a CMP Committee Meeting October 08 and Special Executive Committee Meeting November 28th where the current super majority voting structure was approved. This was later adopted in the minutes of the February 20, 2009 meeting and approved as part of the proposed CMP for member consideration at the April 24, 2009 Executive Committee Meeting.

Major effort has gone into, and continues to go into, providing greater clarification to protect local autonomy. The Province reviewed the stratification-by-incorporation status for the Edmonton Capital region and rejected it in favor of a double majority similar to what CRP has adopted. It is highly unlikely the Province would themselves go back on this precedent they have set in the Capital region.

The CRP governance model proposes a consensus based approach followed by a super majority where Calgary with 84% of the population must be one of the 12 members; but conversely Calgary must get 11 other members to vote with it on a particular regional decision. In other words, if as few as six members are not in favor of a motion that Calgary supports, then approval of a motion is not achieved. In addition, if Calgary does not support then approval is not achieved. If one insists on using the “veto” word – the super

majority is really a “double veto” in that Calgary may have a veto based on its 84% of the region’s population, while other members have a veto of six members with as little as 6% of the population.

In response to public consultation, further clarification of the 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 the super majority vote 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 3 attempts to clarify these matters.

Options

The CRP Executive Committee should first determine if it wishes to reconsider in whole, or in part, the discussion of Issue #1 above, Super Majority Voting structure.

If the committee wishes to reconsider the above, some possible options based on member requests include:

1. Section 3.1 in the Governance & Implementation section of the proposed CMP needs to be reconsidered. Rocky View would recommend that a double majority based on incorporation type be considered. That is, where a majority of each type of jurisdiction (i.e., cities, towns and villages, and "rurals") would be required to vote in favor of a motion to constitute the second factor of the “double majority.” (MD Rocky View)
2. Page 20, Section 5 – Ratification of the CMP, Section 5.1: Third paragraph, last sentence currently reads, “It should not be possible,

therefore, for communities to cherry pick, to opt into or out of individual components of the CMP”. Recommendation: Remove this sentence in its entirety. Our first recommendation should address this, that being: The receiving municipality that is affected by a regional issue must be in favor of any action (Wheatland County)

3. MD Foothills proposes a 3rd tier of vote whereby the vote must contain the support of 2/3 of the “rurals” which is consistent with what the "urbans" already have. Add the word “and” at the end of point 2. Add a point 3 which reads “A vote that contains at least 2/3 of the County’s or Municipal District members (MD Foothills).

Issue #2 - Provide more clarity on the kinds of decisions that would be subject to a Super Majority vote: MD Foothills - Application of the Super Majority Model: (point 3.2 and the figure 2, Page 18 Governance section, proposed CMP). MD Foothills stated that “the proposed wording in 3.2 shows that the CRP vote will apply to *“Implementation of the CMP”* (Governance figure 2) and provides only examples of where it will not apply. Foothills feel this is the counter to the principle that members will retain their autonomy except for a limited number of decisions which are of regional interest.

CRP Analysis

Figure 3 – Decision Making of the CRP

| Super majority | Unanimous consent |
|--|---|
| <ul style="list-style-type: none"> • Implementation of the CMP including amendments. • Alignment of Municipal Development Plans (MDPs) and Inter-Municipal Development Plans (IDPs) with the CMP. • Determination of compact urban nodes, transportation and utility corridors. • Governance of regional systems (water/waste water / storm water; transit; waste; economic development; GIS). | <ul style="list-style-type: none"> • Changes to the CRP’s decision rules. • Changes to the legal or statutory authority of the CRP. • Expansion of the CRP’s membership.³ |

The CMP Committee at the April 17 meeting discussed the possibility of creating a “limited” list of decisions that would fall under a CRP super

majority vote. While the chart in figure 2 above (page governance section of proposed CMP) names a number of items that super majority applies to, it does not limit the list. Several CMP Committee members debated whether creating a self limiting list of items of regional interest would unduly restrict the activities of the partnership in the future. Some members were unconvinced that such a list should omit the entirety of section 3 of the CMP, the Environment section. The CMP committee left the items as they were in the document. The Executive Committee could revisit this item.

Options

1. Leave as is
2. In the chart Figure 2, change the wording from: “Implementation of the CMP” to “Implementation of a limited number of decisions for implementation of the CMP including amendments”
 - a. Alignment of Municipal Development Plans (MDPs) and Inter-Municipal Development Plans (IDPs) with the CMP
 - b. Determination of compact urban nodes and transportation and utility corridors and
 - c. Governance of regional systems (water/waste water/storm water; transit; waste; economic development; GIS).
(MD Foothills)
3. Change the last paragraph of 3.2 to read: *“Figure 2 outlines the types of decisions requiring a Super Majority Vote and those requiring unanimous consent. (MD Foothills)*

Wheatland County: Clarifying Issue – Landfills: “Page 18, Governance section 4 Implementation of the CMP: First bullet currently reads, “the CMP would not be able to force a municipality **to change its zoning bylaw** to house a landfill site contrary to its will”. Wheatland County would like to eliminate the words “to change its zoning bylaw”.

CRP Analysis:

The above changes appear to be acceptable and do not change the spirit of the CMP.

Options

1. Leave as is
2. Change commentary wording to say “the CMP would not be able to force a municipality to house a landfill site contrary to its will.”
(conciliatory/achievable)

Issue # 3 Clarifying Avenue of Appeal (MD Foothills) Concerning avenue of appeal with specific relation to the location and extent of Compact Urban Nodes, if an agreement cannot be reached on the south compact urban nodes then a decision will be required of the CRP and there will be a right of appeal to this CRP decision if a member disagrees with the decision. “Foothills wish the right of appeal (in this specific case) to be to the MGB. There would be no appeal to the MGB decision” (MD Foothills)

CRP Analysis

Members wanted a robust CRP appeal process but this exception should be possible as it is afforded under the MGA.

Options

1. “Either the plan or the governance document should be changed to provide an appeal process to the MGB should a member disagree with a CRP decision concerning proposed urban growth nodes” (MD Foothills) (conciliatory/ achievable)
2. Do not allow an appeal in the specific case to the MGB and keep it to the CRP appeal process only.

3. Settlement Pattern, Density and Water Servicing

Fundamental Member Issues (MD Rocky View, Wheatland County):

The MD Rocky View expressed that they felt the CMP does not reflect the original Terms of Agreement for Working Together in that they feel the regional settlement pattern (compact urban nodes and corridors) does not consider the unique character and diversity of rural municipalities with respect to a variety of densities, forms and lifestyle choices and the ability to achieve water servicing to medium density forms:

“Policy 3.10 of the proposed CMP speaks to provision of services contingent on minimum densities being achieved. The minimum 8-10 units per acre density is not realistically achievable considering the varied settlement forms in the region” (MD RV input)

(Please refer directly to MD Rocky View input compilation of member responses)

Wheatland County also expressed that they do not agree that water servicing should be tied to CMP population density. *(Please refer directly to Wheatland County input compilation of member responses)*

CRP Analysis

History of CMP Settlement Pattern: In 2007/ 2008 CRP developed and analyzed 3 regional growth management scenarios, each based on a different rationale for their population and job pattern distributions.

The Trend Scenario: distributed population in the region based on municipal growth aspirations and approved or anticipated plans, which reflected predominately single use urban residential forms and low to medium density rural residential types. The Trend Scenario would see an additional 125,000 hectares of land developed in the region.

The Ecological Scenario: minimized the impact of development on the region's environment and make the most effect use of land. Ecologically sensitive lands were identified using remote sensing, GIS analyses and other mapped data. Future development was then located where it does the least harm to these resources and in denser, more compact forms. In the Ecological Scenario 25% of all new development occurred through intensification (redevelopment of existing developed land); and the rest was placed in greenfield development. While much harder to achieve, the Ecological Scenario would develop only 39,000 additional hectares of land in the region.

Nodes & Corridors Scenario: focused new development in and around existing urban centres and along transportation and regional employment corridors. 25% of all new development was distributed through intensification (redevelopment of existing developed land). Residential population growth was focused in locations that could be serviced by improved transit access to and from well connected major regional activity concentrations across the region. Employment and job centres were situated within transit-supportive nodes (towns / cities) and adjacent to major transit corridors. Regional economic development would be supported along existing regional road and heavy rail corridors that now serve the industrial and goods movement sectors (e.g., focusing employment areas along major highways and rail lines). Regional water and waste water servicing would be provided to dense population and employment concentrations. The Nodes and Corridors scenario would see an additional 56, 000 hectares of land developed.

Calgary Metropolitan Plan (CMP): Following over 40 formal discussions, workshops and meetings with stakeholders, staff and elected officials' on the 3 scenarios, the CRP Executive Committee directed that a 4th "Hybrid"

settlement pattern be constructed focusing on a Nodes and Corridors approach while respecting critical elements of the Ecological Scenario. The current settlement pattern of the Calgary Metropolitan Plan (CMP) was initially developed with member municipalities in early 2008 and has been under discussion and revision since that time.

The CMP reflects a balanced and efficient settlement pattern that supports the five key regional systems identified in the plan. The CMP defines where growth should occur and where growth should be discouraged. The CMP respects important ecological elements and processes while providing for more compact growth and the efficient provision of infrastructure and transit. Like the nodes and corridors scenario CMP distributes 25% of all new development through intensification. The CMP is a highly integrated plan which takes into consideration a cross section of triple bottom line (TBL) principles noted below. Increased density in urban areas is only one of many elements that come together to build a region of more compact, completed and connected communities. The CMP would see an additional 48,000 hectares of land developed or a 64% reduction in footprint from the trend scenario (and an approximate saving of 30% in infrastructure costs).

Density in Compact Urban Nodes

Foundational to the CMP settlement pattern is the urban density requirement of 8-10 UPA on lands that are targeted to capture the region's forecast urban population growth. The lands identified to accommodate the future urban growth in compact urban nodes, have been identified by CRP members and distributed through rigorous analysis based on a set of integrated TBL growth principles. These principles were agreed on by all CRP members two years ago through the scenario building process. The CMP also utilises a set of reliable forecast growth assumptions. The CMP growth principles used to build and distribute the settlement pattern include:

- Begin from an understanding of the region's municipal historic trends in population and settlement patterns
 - where have people settled in the region in the past
 - what are our historic growth trends
- Forecast future population growth in the region to 2076, then ...
- Consider the landscape and natural systems (CRP environmental analysis and maps),
- Protect agricultural land and working landscapes,
- Recognize that some places are better than others for specific uses,
- Integrate regional scale services (water and transit) into land use and settlement patterns,
- Identify and build on nodes of residential and job activities
- Build out on the existing urban infrastructure systems and footprint,

- Settle and distribute future urban population in denser, more compact patterns, connected with regional transit, water and sewer infrastructure
- Wherever possible and appropriate strive for contiguous development
- Build compactly to the edge of existing urban boundaries first,
- Increase density thresholds to support the implementation of infrastructure systems and provide cost efficiencies for capital and life cycle,
- Encourage jobs to locate where densities and services are

Regardless of which jurisdiction they end up in, the compact urban nodes represent a distribution of historically urban growth that will continue to be urban in nature. The CMP settles that urban growth in a much denser, more efficient compact form, leaving more of the rural landscape intact.

The CMP density target of 8-10 UPA is intended to apply in the compact urban nodes only NOT in rural lands where low to medium density would continue to occur under the jurisdiction of rural municipalities with local servicing solutions.

Development Outside of Compact Urban Nodes Are Not Regulated by the CMP

In the rural landscape outside of the compact urban nodes the CMP does not regulate the location, density or form of development that a rural municipality might desire to proceed with under their own growth plans. CMP does not impose any density formulas which the rural municipality must subscribe to. The CMP Committee agreed to focus the Calgary Metropolitan Plan on *settlement patterns and infrastructure systems of regional interest* and leave the development of rural lands up to the jurisdiction of the local MDs and Counties.

The MD Rocky View's' forecast share of the region's growth to 2076 is expected to increase slightly from 3.1% (or 36, 817 people in 2006) to about 3.8% or an addition of 69,500 people to an approximate total of 106,317 people in 2076. These forecast numbers refer to people in the MD who would have traditionally settled in a rural form. In the CMP it is expected that this forecast rural population would in fact continue to settle in a diversity of low to medium density rural forms, outside of compact urban nodes, according to the MD's vision and growth plans.

These rural areas and densities would rely on local servicing solutions and economies of scale. Again, CMP does not regulate or impose densities; locations or forms on any of this future expected rural forecast population and does not expect or envision that this rural growth should try to become urban in nature. Indeed, the rural members have been very clear

that the CMP should stay out of local / municipal interests and not try to regulate growth on the rural landscape. As a result, the Calgary Metropolitan Plan says very little about the rural land outside of the Compact Urban Nodes. This does not signify that the CRP members do not recognize and value the unique character and diversity that the rural lands and people bring to the region. On the contrary, the CMP recognizes and respects the continued need for rural lifestyles and opportunities. CMP agrees that the MDs and Counties should continue to steward the rural lands and recognizes that these areas are of municipal *NOT* regional interest. It should also be recognized The SSRP may have more concrete things to say about rural growth forms but that is left to be seen in the future.

NOTE: While the Compact Urban Nodes do not represent the forecast rural population share, the MD may prefer to see some of the compact nodes occur within their own jurisdiction (i.e. without annexation). A good example of this is the Balzac area which has been identified in the CMP and in the Rocky View Growth Plan as an important intervening node in the North corridor which will support future regional transit and employment thresholds. Balzac has been listed as a “Potential Compact Urban Node”. Given the MD’s Growth Plan and the current activities in the Balzac area, the MD may wish to begin to develop Balzac as a compact urban node in the immediate future. The CMP would accommodate this idea and would not require Balzac to wait until contiguous growth arrived from Calgary going North and Airdrie going south. The MD would be required to develop a local plan (policy 4.5) over the Balzac area and show how the plan complies with the CMP policies on Compact Urban Nodes. It would also be subject to policy 4.4 the staging of regional services.

In addition, the CMP in policy 3.5 *Potential Compact Urban Nodes* lists a number of specific locations that the MD has identified which may, over time, intensify and evolve into compact urban nodes. The CMP recognizes that regional infrastructure may be made available to support the development of these locations subject to policy 4.4 Staging of Regional Infrastructure. In the MD Rocky View the areas identified are Cochrane lakes, Langdon, Balzac, Conrich, Harmony and the potential highway 8.

Density Tool Kit

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 8 – 10 density in compact urban nodes as outlined in the CMP. Following the General Assembly in

June 2009 the CRP plans to 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.

History of Policy Discussion

In the context of the development of the CMP regional settlement pattern 2007 - 2009, the idea of providing regional water and sewer servicing to medium or low density rural residential development has been discussed and analyzed many times. The provision of water and wastewater services to medium densities has been rejected several times as being contrary to the foundations and principles of the CMP noted above.

Recently regional water servicing to medium density forms (CR infill, intensification, medium density growth nodes) was revisited by the CMP Committee on January 23 and February 20. Agreement was made to provide sewer services only, to areas of environmental concern. Following CRP public consultation in March 2009, the request to provide regional services to medium density rural residential was reopened by the MD Rocky View on April 3. On April 17 the CMP Committee voted against recommending regional servicing to medium density.

Options

The CRP Executive Committee should first determine if it wishes to reopen in whole, or in part, the discussion of the CMP regional settlement pattern and density as it relates to provision of services to medium density.

If the committee wishes to reconsider the above, some possible options based on member requests include:

1. Agree that this conversation is too fundamental to reconsider before June 19 and consent to continue analysis of the matter during the two year subsequent planning process under policy 1.9. Under this option any changes or refinements would be brought in through CMP plan amendment.
2. Consider removing Policy 3.10 density in Compact Urban Nodes (*NEW request from MD RV*)
3. The CRP further explore what appropriate densities may look like in both urban and rural settings and adjust policies in the proposed CMP to reflect this”.
4. Reconsider changes to Policy 3.17 and 3.18 to allow for medium density rural residential development and CR infill / intensification supported by regional water & sewer servicing
5. Reconsider Policy 3.5 to NOT require "Potential" Compact Urban Nodes and existing hamlets to achieve servicing a minimum density of 8 - 10 units / gross residential acre
6. Reconsider changes to Policies 4.2 - 4.5 to reflect servicing provisions for rural intensification and medium density development, should policies be revised

4. Regional Servicing Model and CMP Access to Water

Fundamental Member Issues:

Issue A -- Regional Water Allocation Model: As mentioned in the previous section the MD Rocky View is in general disagreement with the CMP principle of allocating regional water and sewer to compact urban nodes and regional employment centres in the plan to the exclusion of other medium density rural development forms:

“The proposed plan in its current form is only a half-measure, as it does not provide for a corresponding allocation of water to complete designed land use throughout the region” (Please refer directly to MD Rocky View input - compilation of member responses)

The suggestion put forward is to reconsider the model for allocating water in the region to instead provide water to municipalities based on historical growth trends and taking into consideration the portion of residential and commercial industrial development they are expected to absorb. The municipality would steward the water and chose the forms and densities to appropriately develop and distribute water to within its boundary.

Similarly, Wheatland County would prefer the region to allocate water to municipally identified growth areas in general (density and form to be determined by the municipality) and not tie it to urban compact nodes or density requirements. *(Please refer directly to Wheatland County input - compilation of member responses)*

CRP Analysis: This is a new model which has not been introduced or discussed by the CRP under the CMP or the Regional Servicing Study to date. As was discussed in the previous section, the CMP Nodes and Corridors approach has been developed based on an integrated approach which closely links the location, form and required density thresholds of the proposed regional land use pattern with efficient regional infrastructure and services. The rationale for this has been discussed above.

Based on the integrated principles of the CMP the Regional Servicing Steering committee and CH2MHILL consultants have proceeded to develop a set of regional servicing principles and engineering options for servicing the CMP’s Compact Urban Nodes. These settlement patterns and infrastructure systems are considered to be of regional interest.

Options

If the committee decides to consider the above request, some possible options based on member requests include:

1. Agree that this conversation is too fundamental to consider before June 19 and consent to continue analysis of the matter during the two year subsequent planning process under policy 1.9. Under this option any changes or refinements would be brought in through CMP plan amendment.
2. “Rocky View would recommend that the servicing committee investigate an appropriate method of water allocation to be

incorporated into the regional servicing component of the plan, and further that such investigation be conducted in consultation with Minister of Environment in view of Alberta Environment's current study of water allocation within the Province of Alberta".

3. Wheatland County would recommend that in the CMP preamble, page 7 paragraph 1 of the proposed CMP, the words "major urban" would be removed and replaced with the word "growth". The new wording would say:

*"The CMP uses the provision of regional infrastructure as a tool to both guide and enable the development of **growth areas** in locations and forms that would support improved access to service, lessen the extent of our growing human footprint on the natural landscape and improve the mobility choices available to residents of the region". (NEW request)*

Issue B - Subregional Water Servicing Opportunities (MD Foothills)

Concerning water and wastewater for Hamlets & Villages the MD Foothills expressed:

"There will be the need in future years, as a result of either growth or the ageing of existing facilities, to upgrade the services to Hamlets & Villages - examples include such as Cayley and Longview where plans are already under way. The use of sub-regional or local systems may well make the most economic, logical and logistical sense and this should not be precluded by its members being a part of CRP.

These systems will have no effect other than on the affected municipalities and should not be governed by a Super Majority Vote which has no relevance and a Calgary veto has even less. They will not use services from Calgary but will use local resources such as off-stream storage or groundwater. They should not be a part of "regional servicing".

MD Recommends: *Include in the "CRP's Water, Wastewater and Storm water System" words to the effect that: "Hamlets and Villages could require local water or wastewater. In accordance with the strategies of the affected member municipalities, the region will support the extension of services to these communities.*

CRP Analysis: The MD's request is in keeping with recent CRP servicing discussions. Please see Bruce Lake Recommendation in the Agenda Package where this matter is addressed more specifically with the following reference to Bruce Lake. Similar wording could be applied to regional servicing policy in the CMP.

Options

If the committee decides to consider the above request, some possible options include:

1. Consider adding wording to the CMP policy 4.9 Situationally Appropriate Regional Water and Waste Water Solutions ...

(4.9 b) "There are sub-regional systems that may be beneficial for servicing development that is in alignment with the CMP, but not within compact urban nodes, such as existing rural hamlets. Servicing for development of this type is not within the scope of the CMP Regional Servicing System. The CRP would not be opposed to any such sub-regional system (or support such a system) that is aligned with the CMP." (Conciliatory/Achievable)

5. Fundamental Changes to Planning Concept Map (MD Foothills)

MD Foothills wishes to remove the compact urban nodes identified to the south of Calgary in the Dunbow / Dewinton areas.

The MD Foothills is concerned that the wording in policy 1.9 recognizes specifically that "the areas identified and approved in the CMP as compact urban nodes" indicates their approval in the CMP, in spite of strong disagreement with their approval by the MD.

The MD proposes the wording changes below:

- *"Change the first paragraph to read: "Recognizing the conceptual nature of the areas proposed (in the CMP) as compact urban nodes and rural employment/commercial/ industrial areas and also the long-term horizon underlying this Plan, further regional planning is needed to define these specific areas for the 60-year urban growth".*
- *"Change 1.9(a) to read: "Examine the location and extent of the areas proposed by each municipality and recommend any changes, including their removal and refinement, through a CMP amendment".*
- *"Remove the blue areas in Foothills to the immediate south of Calgary".*

CRP Analysis

The current settlement pattern of the Calgary Metropolitan Plan (CMP) was initially developed collaboratively with member municipalities in early 2008 following a comprehensive scenario building and evaluation process, and the resulting maps have been under extensive discussion and revision since that time. A few important things about the map and settlement pattern distributions need to be understood before a solution for the MD's above request is discussed.

How was growth distribution assigned between “urban” and “rural” forms of growth?

Currently, areas developed for “urban” land uses across the region represent approximately 94% of the populated settlement pattern in the region (with Calgary hosting 84% of the region's population and other urban municipalities accounting for 10%).

The “rural” population, in 2006, was approximately 70,000 people, representing the remaining 6% of the region's population.

The forecast distributions, informed by discussion among both urban and rural municipal planners, indicated that the rural municipalities expected that traditional rural settlement forms (i.e. acreages, farmsteads and hamlets) would likely continue to maintain a “more or less similar” share of regional population over the long-term, as more country residential acreages are approved and hamlets expand. As such, the rural-based population assumed in the 2076 planning horizon reflects just over 6% of the region's population, a modest increase over its 2006 share of 5.7%.

For example, for MD Foothills, which has a current population of approximately 20,000 persons, representing less than 2% of the region's total population in 2006, an assumed rural-based population growth of roughly 30,000 would place the overall rural-based population at roughly 50,000, maintaining its current 2% of the region's population at the 60 – 70 year planning horizon.

Provision for “urban” development forms (i.e. urban intensification and Compact Urban Nodes) will continue to account for the greatest share of the region's growth – essentially holding constant the 94% “urban” share relative to the assumed 6% “rural” share. A significant forecast assumption, however, was made to reduce Calgary's long-term share of the region's “urban” population from the current 84% to 78%. This allowed the smaller urban centres to increase their assumed growth at a faster rate than historically, increasing their share of growth by a further 6%.

How is growth distributed on the CMP's "Planning Concept Map"?

The lands identified to accommodate the forecast future urban growth (in compact urban nodes), have been identified by CRP members and distributed through rigorous analysis based on a set of integrated growth principles, landscape / transportation / and servicing analysis, and explicit population forecast assumptions, as noted above.

The CMP Planning Concept Map identifies the location of future "urban" growth areas, shown as "Compact Urban Nodes" or "Potential Compact Urban Nodes.

"Rural" growth expectations, for rural-based areas, are only reflected in the identification of existing hamlets. While the CMP has a small number of policies related to rural residential development, the location of new country-residential developments outside of the Compact Urban Nodes is at the discretion of the rural municipalities and their locations are not identified on the concept map.

Intensification is assumed to occur within every existing urban and rural developed area, at the discretion of the local municipality.

The regional settlement pattern was developed in a "nodes and corridors" approach to accommodate future growth in the region by:

- focusing new development in and around existing urban centres;
- along current and future road, transit and water / wastewater corridors;
- identifying regional employment corridors; and
- avoiding, to the extent possible, ecologically sensitive landscapes and water features

Residential population growth, in particular, was focused in locations that could be serviced by improved transit access to and from well connected major regional activity concentrations across the region and could be efficiently serviced by existing and/or extended water and wastewater infrastructure.

Compact Urban Nodes South of Calgary:

The growth accommodated in the Compact Urban Nodes situated in Foothills to the south of Calgary is not related to the MD's current or historical shares of rural-based population growth on the regional basis. These Compact Urban Nodes reflect Calgary's share of the region's future expected urban population growth, distributed in a much denser compact form and according to the larger regional pattern of nodes and corridors.

The rationale for placing a significant Compact Urban Node immediately south of Calgary included:

- Proximity of future urban growth areas to existing LRT facilities (S. LRT line, planned to continue south of Calgary)
- Proximity of urban growth to existing major road infrastructure (e.g. Deerfoot Trail, MacLeod Trail, the planned Stoney Trail ring road / extension, and the East Ring Road (84 St. SE)
- Proximity of urban growth to future SE LRT development which may continue south, across the Bow River, into the Dunbow Road area
- Proximity of urban growth to existing potable water capacity (in the City of Calgary) and new sewage treatment facilities (Pine Creek), currently under construction
- The extent of the south Compact Urban Node was limited to lands to the east of the future Stoney Trail right-of-way (west of Spruce Meadows), and intentionally does not extend into important natural areas to the west of the future Stoney Trail)
- The extent of the south Compact Urban Node in the Dunbow Road area kept within the tentative conceptual location of the 2nd Ring Road
- Provide sufficient urban lands to support a competitive “south growth corridor” for Calgary, as identified for many years in the *Calgary Transportation Plan (GoPlan)* and in Calgary’s *Municipal Development Plan*, which together identify Calgary’s preferred future long-term growth corridors as being primarily in the North and South directions
- Encouraging contiguous urban development in the Calgary to Okotoks / High River transit corridor to support future transit thresholds and systems viability
- Encouraging development to the south of Calgary to contribute to the financial viability of extending potable water from Calgary / Bow River south to many communities on the region’s south side

History of Policy Discussion

The question of how to address MD Foothills concerns regarding the Compact Urban Nodes to the south of Calgary was discussed by the CMP Steering Committee on January 23 and the Executive Committee on February 20 when the draft plan was being endorsed for circulation to the public for review and feedback. The Executive Committee did not agree to remove the South growth areas from the map but instead agreed to make it very clear in all communications of the plan, and in labeling the maps, that the CMP growth/planning map was *DRAFT AND CONCEPTUAL ONLY*.

The question was again revisited at the CMP Steering Committee (following public consultations) on April 3 and April 17. The new “Subsequent Planning Processes” (policy 1.9) was developed by the Steering Committee as a way

of specifically addressing the MD's request to do further planning work, make any changes and/or refinements, and consult further with residents in the affected areas south of Calgary and with the City of Calgary.

- MD Foothill's suggestion that the possible full removal of the nodes after the two year subsequent planning period was discussed and rejected by the committee, thereby eliminating any reference to the possible "removal" of the nodes, in their entirety, through this subsequent planning process
- The concept of changing the wording in 1.9 to read "*Recognizing the conceptual nature of the areas proposed in the CMP as compact urban nodes*" was discussed as well, and rejected, because the word "proposed" would devolve the entirety of the CMP's Settlement Pattern to an unapproved status while the rest of the plan has been agreed upon.

On June 3 the CMP Steering Committee again discussed the issue, along with the MD Foothills and, while no decision was made, the Steering Committee agreed to review the options again. While the majority of the Committee does would not support or recommend the removal of the south growth nodes, or a changing of the policy wording as per the above discussions, they agreed that the Executive Committee may want to reconsider the following options:

Options

1. *Add an asterisk to the CMP's Planning Concept Map, over top of the Compact Urban Nodes (immediately south and southeast of Calgary), and add a line of text to the bottom of the map, with asterisk, indicating "The MD of Foothills does not agree with the identification of future Compact Urban Nodes in these locations". (conciliatory/achievable)*
2. *"Change the first paragraph to read: "Recognizing the conceptual nature of the areas proposed (in the CMP) as Compact Urban Nodes and rural employment/commercial/ industrial areas and also the long-term horizon underlying this Plan, further regional planning is needed to define these specific areas for the 60-year urban growth". MD Foothills)*
3. *"Change 1.9(a) to read: "Examine the location and extent of the areas proposed by each municipality and recommend any changes, including their removal and refinement, through a CMP amendment". (MD Foothills)*

4. *“Remove the blue areas in Foothills to the immediate south of Calgary”.* (MD Foothills)

6. **General Changes to Planning Concept Map** (Airdrie, Strathmore, Canmore, Okotoks, MD Rocky View, Wheatland County, MD Foothills)

In May 2009 the Proposed CMP and Planning Concept Map were circulated to member Councils. The municipalities listed above have requested changes to the CMP Planning Concept map. The map requests are primarily simple changes due to recently revised MDPs, IDPs and annexation applications. In the case of the MD of Rocky View, there are a number of fairly extensive new requests arising from their recently tabled Growth Management Plan.

While many of the requested changes are relatively straightforward some of the changes make a significant impact to the regional population and employment distributions and the overall planning concept and require a level of analysis.

CRP Analysis

At the June 3 CMP Committee meeting it was discussed that the CMP Map requests from the members would be best to be considered and analyzed together as a whole. Because of the significant additions in some areas, this technical process cannot be accomplished by June 19. Option #1 below was discussed as potentially being the best way to move forward by some of the affected committee members Airdrie, Okotoks, MD Rocky View. Executive Committee will want to consider the following options.

Options

1. Approve the CMP Map on June 19 **“as is”** and proceed to analyze and process the map change requests as a whole.
2. Process immediately (before June 19) the mapping request that do not make significant impact to the overall plan and settlement pattern. Identify those changes that require technical analysis

7. Public Consultation & Timing

Fundamental Member Issue (MD Rocky View, MD Foothills, Wheatland County) Three CRP Members have indicated that they would like the CMP process to be delayed:

“Ratification of the proposed CMP (should) be postponed pending further meaningful consideration of public comments and further public consultation

regarding the governance model and the regional servicing principles” (MD Rocky View)

“Ratification on June 19th cannot be achieved as there is too much work yet to be done on the proposed documents”. (MD Foothills)

“We question the rush to approve this document for two reasons: a) It should comply with the provincial Land Use Framework; and b) Given the amendments to the document, there has not been sufficient time allocated for public review and comment” (Wheatland County)

CRP Analysis

The CMP has been underway since 2007 and while it has made significant progress it has been through a number of delays. The delays have been designed to provide the opportunity for member municipalities to become more involved in the planning process and to better communicate the regional efforts to their citizens. The Partnership was ready to launch the draft plan to the region’s citizens for engagement and feedback in April 2008 but instead, at the request of the MD Foothills, the partnership agreed to suspend public engagement and instead do more internal CRP planning work with elected officials and staff. The process was to be delayed 6 months but was again delayed to June 2009. Since April 2008, there has been close to 100 collective and private CRP member meetings and workshops to address all matters relating to CMP policy, transit and water infrastructure systems and settlement pattern maps, including the recently held subregional mapping sessions.

While the above process allowed for better internal engagement some municipalities and citizens feel that more time is needed to work consult externally with the public.

After the CMP March 2009 Public Engagement an additional planning process was proposed, subsequent to the approval of the CMP. Policy 1.9 was developed to provide an additional two year planning process which would allow for further local and inter-municipal planning and public involvement following the adoption of the CMP in June 2009. The policy provides the time and a process in which to addresses the following issues:

- The desire in some instances to further examine, confirm, refine or change the location and extent of Compact Urban Nodes and,
- The associated desire for more opportunities for public involvement in the planning process,
- 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,

- 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,
- 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,
- 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

Options

The concept of delay is up for consideration by the CRP Executive Committee under the two primary options that will be reviewed:

Option# 1 - Stay the Course with as many accommodations as possible. Make whatever minor CMP policy conciliatory amendments everyone can agree on and move the CMP forward to a vote at the General assembly.

Option #2 - Further efforts to accommodate three members on significant issues plus delay On June 19 CRP members would endorse a set of CMP policies and associated governance and servicing items “in principle” while noting as exceptions the policies that CRP will continue to review and work on.

OTHER MEMBER REQUESTS

1. Off Stream Storage – Rocky View

The MD Rocky View suggests that In order to ensure that the region’s long-term water supply is managed in the most efficient manner possible, discussion of raw water storage and movement need to be included in the proposed servicing principles. Limiting discussions to only the sharing of water and wastewater is not a comprehensive way of providing servicing for the region. The MD recommends that the CRP review the proposed servicing principles to consider not only the sharing of water but also to include assessment of options for raw water storage and movement to the most optimal locations for maximizing use throughout the region.

CRP Analysis

There is general consensus amongst CRP members that we need to add some discussion regarding off-stream storage to the CMP's Servicing Policies. The following proposed "consideration" of raw water storage is something that CRP should do as part of the "scarcity analysis" that should be done with Alberta Environment.

Options

Executive Committee could consider modifying the following key principles at the end of the "Regional Servicing" section of the CMP (page 26-27) as follows:

1. Environmental Stewardship: *as a responsible water and wastewater service provider, the CRP recognizes the value of ecological infrastructure to the region. The Entity will be responsible for protection of the watershed, preservation of the quality and quantity of source water, and alignment with the objectives of applicable watershed management plans and the Water for Life Strategy. Watershed management planning should include consideration of raw water storage reservoirs within the watershed to provide long term river and water supply management possibilities. The Entity will develop and implement a region-wide drinking water safety plan. The Entity will also coordinate funding from CRP members and the Provincial Government, as necessary, to implement environmental stewardship programs. (conciliatory/achievable)*

3. System Integration: The principle components of the regional trunk infrastructure will be planned, designed, constructed, operated and maintained as an integrated system across the region. This includes existing and future raw water storage facilities and sub-regional trunk infrastructure systems that service specific areas of the region, whether or not an ... (conciliatory/achievable)

2. Clarifying Local Autonomy – MD Foothills Detailed Issues

(Please refer directly to the MD Foothills' response in the compilation of member responses)

Amendments in General: It is recognized that amendments will be required during the life of the Plan but the concern is that a future amendment could appear to be made using the super majority vote which would affect a municipalities' authority against its will and its present ability to represent resident's interests. Foothills appreciates that this is not intended (and CRP cannot do this). This can be easily clarified by requiring a unanimous vote on the Governance chart (Fig 2 Page 18) if a proposed amendment were to change

either CRP *or* member authority. *Change the wording to “Changes to the legal or statutory authority of the CRP or a member”*

CRP Analysis

This amendment is reasonable as CRP cannot change municipal authority only the province can. However, the amendment may be moot if in fact CRP cannot change municipal authority anyway.

Options

1. Change the wording as noted above “*Changes to the legal or statutory authority of the CRP or a member”* (MD Foothills)
(conciliatory/achievable)

3. Plan Update and Amendment: Concerning CMP Policy 1.5: The policy refers to “Plan Update and Amendment”. We presume any change to the CMP must be done through an Amendment as indicated in Policy 1.4. The use of the word “updates” may perhaps be confusing?

CRP Analysis

This amendment is reasonable

Options

1. Remove the word “updates”. New title wording would read “plan amendments”.

4. Ecological systems – wording in CMP preamble: Foothills has concern with the paragraph on Page 6 of the CMP which states: “While land uses are “local”, the integrity of the region’s landscape, ecological systems and related settlement pattern, supported by region-wide infrastructure, are all of *fundamental* “regional” *interest*”. This paragraph should be removed.

It is Foothills understanding that members have now agreed to policies to which all members must align but, local municipalities remain responsible for how the policies will be implemented in their jurisdictions other than for a “limited number of decisions” which need to be the responsibility of CRP. This is an important principle which is stated in the CMP. (Page 7). However, this paragraph on Page 6 creates ambiguity as to what is regional and what is local. i.e. where the Super Majority Vote will apply and where it will not. For example, the first paragraphs in the Governance Document (Page 17: “3. Decision-making process.”) state that CRP can make “binding implementation decisions that affect the region as a whole . . .”

Other than for a “limited number of decisions” where the Supermajority will apply, the members retain their current legislated land-use planning and decision-

making authority to develop and implement local plans in alignment with the CMP and the Provincial Land-Use Framework. (Also on Page 7) This paragraph on Page 6 should be removed.

CRP Analysis

With regards to the above concern MD Foothills offered/requested to have the words “ecological systems” removed from the CMP preamble. Some members agreed that the words could be removed as they are somewhat redundant and the remaining words still respect that regional landscapes are a foundation of the regional plan. However a vote was taken at 3/3 and as a result the vote was defeated. Executive Committee could reconsider.

Options

1. Leave preamble wording as is
2. Take out the words “ecological systems”

5. Implementation of Conservation Tools: As stated elsewhere, the “limited number of decisions” to which the Super Majority Vote may apply must be listed in the Governance Document. Also and in the bullet above this phrase, remove the word “While” and put a period after “planning process”. For clarification (track-edited): *the CMP will be implemented within the current legislative and financial frameworks available to local municipalities in ways determined by each member through their local planning process*

CRP Analysis

CRP would discourage this change as it deletes CRP intent to in fact work with the Province on these conservation funding tools that are critical to the Province and the Plan.

Options

1. Leave as is
2. Remove wording as noted above

6. Regional Strategies: “This Plan commits local municipalities to pursuing *common strategic directions at the metropolitan level*” and “Identifying the collective (regional) actions necessary to create and support *regional strategies, systems* and the delivery of regional infrastructure.” (Page 7 opening paragraph and the second bullet under “Working Together to achieve shared regional outcomes”).

If Foothills is to commit to something it ought to be quite clear what that is with the present wording this is not the case. E.g. - what are the *strategic directions* that we have committed to pursue and where are they stated? E.g. - what are the *regional strategies and systems* and where are they stated? *If this is simply hyperbole then it should be removed or changed. If it is more than that, then one should not have to search through the document to find these strategic directions, strategies and systems that we are committing to – they should be stated clearly in one table.*

CRP Analysis

The shared commitment to common strategic directions and collective regional actions from the CMP will take place at two levels:

1. With each municipality’s individual assessment of how it can most appropriately implement, at the local level, the policy directions described throughout the Plan; and
2. Each municipality will participate in shaping a collective “Implementation Plan” for the CMP, and determine appropriate tasks, roles and accountabilities for implementation that are acceptable to the members collectively. This will occur in the Fall of 2009

Options

1. Leave as is

7. Policy 1.4 More Clarity around Municipal Autonomy: “Working Together Section (CMP Page 7): There is a policy (CMP 1.4) stating that members “must abide by the CRP Supermajority Decision Process to make regional scale implementation decisions. However, it does not state that this will apply to only a *limited number of decisions* even though this has always been and still is the CRP position as stated in Governance 1.1.4. (Page 15). Nor does the document state what these limited decisions are. If these limited situations are not made clear in the Plan then they must be made clear in the Governance Document. *Presently, neither the Plan nor the Governance Document provides this clarity. The “limited number of decisions” where the Super Majority Vote will apply should be clearly stated in the table of 4.0 of the Governance document. Foothills is advised that these “must” areas are the 5 bulleted items shown on*

Page 17. *If, in the future, we find that we have missed one of these “limited situations” then it can simply be added later via an Amendment process.*

The Governance Document: (Page 18 “4. Implementation of the CMP”). The simple grouping together of two statements which are already in the Plan would add clarity. Add to the end of the first sentence of the second paragraph, the wording that appears on Page 7 of the CMP. The first sentence of the second paragraph would then read: *The fundamental principle of local autonomy remains and CRP municipalities will retain their current legislated land-use planning and decision-making authority to develop and implement local plans in alignment with the CMP and the Provincial Land-Use Framework*

CRP Analysis

This request appears reasonable

Options

1. Leave wording as is
2. Change wording on page 18 governance section as per above note to read:” *The fundamental principle of local autonomy remains and CRP municipalities will retain their current legislated land-use planning and decision-making authority to develop and implement local plans in alignment with the CMP and the Provincial Land-Use Framework” (MD Foothills) (conciliatory/achievable)*

8. Scenic Corridors: CMP Policy 3.6 – Scenic Corridors (Page 10). This is a **municipal** authority to implement. Remove the words “CRP and”.

CRP Analysis

CRP disagrees that scenic corridors are a municipal matter only and in fact scenic corridors and viewsapes are mentioned in the Provincial Land Use Framework. The region’s viewsapes are of regional concern as viewsapes are part of the collective commons enjoyed by all residents urban and rural in the region. This is simply an encouraging and aspirational policy that the region would work together on. Furthermore, this amendment would not respect the GIS mapping and other resources that CRP is providing in order for scenic corridors to be considered for protection by municipalities.

Options

1. Leave as is

2. Change the policy wording as per above noted comments

9. CRP as an Implementer: CMP Policies 2.5 and 2.6 states that “CRP will implement” – the word implement is incorrect as it is members that will implement and not CRP. Remove the words “and implement”. Foothills suggest staff might want to use wording like that in 2.12 which is that “*CRP will identify and pursue options and opportunities to support member municipalities in their efforts to implement. . .*”

CRP Analysis

Regarding 2.5, This suggested amendment does not respect the regional cumulative effects work that CRP is funding, supporting and otherwise assisting in with the Partnership and other stakeholders (For example the Upper Bow River Basin Cumulative Effects Study now underway as approved by CRP Executive Committee – Marc 28, 2008). Regarding 2.6, this proposed amendment does not take into account CRP’s intent to in fact work with the Province on conservation funding tools that are critical to the Province and the Plan’s implementation.

Options

1. Leave as is
2. Change the policy wording as suggested above

10. Governance of Regional Systems: “Governance” of the regional systems has yet to be decided. There are many different models and it may well be that their governance is best independent of the CRP and therefore not subject to a CRP vote. A good example today is that of Regional Commissions which are responsible for a service that covers a number of municipalities such as Ambulance. Under the MGA they are quite independent of the municipalities that agreed to provide this service for the common good of residents across many municipalities. *Change the word “Governance” to “Implementation”*

CRP Analysis

This suggestion seems reasonable. It is important to note that CRP has not necessarily assumed the broad role of the Capital Region Board who is ultimately responsible for all things that it has been mandated for regionally. CRP has kept the option to spin off certain structures and projects to an independent commission or agency

Options

1. Leave as is
2. Change the policy wording – remove the word “Governance” and replace with “implementation” of the regional systems has yet to be decided.as suggested above (MD Foothills) (conciliatory/achievable)

11. 25% Intensification: Policy 3.1: The words “*strive to*” should be removed as they make this policy worthless. 95% of the future growth will be in urban areas and meeting targets for urban intensification is critical if the human footprint in the region is to be better managed in the future than heretofore. Remove the words “strive to”.

CRP Analysis

The intent of this policy is to point toward a direction (intensification) so as to prompt local action, recognizing that different municipalities will be at very different starting points and have differing opportunities available to them to intensify.

For example, and young community like Chestermere, with a relatively new single family housing stock and little current intensification emphasis, may require a longer timeframe to achieve intensification objectives.

Calgary, in contrast, has large areas of older housing stock, suitable for intensification or redevelopment, and has the available services (e.g. transit, community facilities and protective services) to better support intensification in the short-term.

The intensification expectation might be more aggressive in Calgary, largely because the opportunities are more available and there is an established practice of infill and redevelopment.

This is not a policy to be dogmatic or prescriptive about – it is a long-term direction to move towards – each municipality in ways that are appropriate to its own situation.

This applies equally to the notion of rural intensification, which is also contemplated in the “strive to” fashion, without being dogmatic as to how / where / when it is implemented

12. Infrastructure System Cost Policy 4.6 -- Much of the investment in existing facilities was funded provincially and consequently by all Albertans. It seems unreasonable to expect that future users of regional systems should be expected to pay for existing facilities again. *Remove the words: "including recognition of investments to date" (#21)*

CRP Analysis – Where infrastructure was funded by a particular municipality that should be brought into the mix; just as watershed protection and other such costs are taken into the mix per the regional servicing principles. More particularly, *Principle 8 - Standard Method for Rate Calculations* reads as follows: *Individual municipalities should be encouraged to adopt a standard base calculation-method and format for water and wastewater rates. This rate structure should cover the full cost of water and wastewater servicing, and should include a breakout for levies for regional environmental stewardship and water conservation initiatives. Actual customer rates will be set by member municipalities. Rates will be subject to regulatory review by the Alberta Utilities Commission, for those utilities under their jurisdiction.*

13. Regional Open Space Strategy: CMP 2.3 Foothills believes that this item is part and parcel of the Regional Landscape policies and therefore should be left to the member Municipalities to determine the appropriate action in consultation with their residents that needs to be taken to achieve this policy. Replace policy CMP 2.3 with the following: *CMP 2.3 – Open Space Strategy Member Municipalities through local planning processes will develop an open space strategy and in cooperation with other member municipalities coordinate efforts to achieve common open space objectives.*

CRP Analysis

16 of 17 members have agreed that CRP will pursue as 2.4 states the creation of a Regional Open Space Strategy which would include the provision of publicly accessible parkland. This item has been discussed many times and voted on. It is a key item and some members would like to strengthen the wording but have agreed to leave it as a strategic policy to satisfy the MD Foothills. CRP would not suggest opening this policy for discussion again.

14. Wheatland County – Remove all items that involve provincial jurisdiction:

Page 9 – Watershed Protection: We question the landowner concerns in this section as provincial legislation regulates and addressed these issues.

Recommendation: Remove all items that are governed by provincial legislation, regulation, etc. These items include water and environmental issues and, in Section 1.8 – annexation.

CRP Analysis: CRP has effectively removed all items that involve provincial jurisdiction related to environment as discussed above – making all policies aspirational. The natural corridors and other ecological maps have been used as background information to create the draft regional plan we now have. The Plan determines where urban growth should go and where urban growth should not go. Areas not for urban development may still be considered by municipalities for development proposals for the area; but any such development would not receive regional / urban services such as regional water and wastewater servicing. Areas that may eventually be protected or legislated from development – like possibly certain natural corridors - will fall to the Province and its recently announced Land Stewardship Act.

15. Rocky View – Economic Development: Remove economic development from point 4. Economic development is not an issue of regional concern and making it subject to a regional vote erodes municipal autonomy.

CRP Analysis: Economic development has been one of the cornerstones of the regional vision since the CRP's inception in 1998. A regional economic development strategy up until this proposal from the MD of Rocky View was seen as a critical means to implement the Calgary Metropolitan Plan....

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 centers across the region that are well connected with local and regional transit services. Also emphasized in the plan are rural regional employment and industry centers. It is recognized 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 regional economic development strategy will be considered in the fall of 2009

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.

16. Rocky View - Plan Title: CRP consider adoption of an alternate title for the proposed CMP that better reflects the diversity of the region. This proposed alternate could be brought forward to the Province for further consideration.

CRP Analysis: CRP would be happy to change the name of the Calgary Metropolitan Plan. The Province calls it that and CRP simply thought for consistency and clarity CRP should use the same name that is in the legislation and regulations. However, CRP should be open to suggestions otherwise.

17. Rocky View – Glossary: The current version of the plan does not include a glossary of terms. Inclusion of such a section in the proposed CMP is crucial so that all municipalities interpret terms in the same manner. In doing so, future confusion and misinterpretation can be avoided. Recommendation: Staff work to propose a glossary of terms to be presented as an amendment to the proposed document in time for the June 19, 2009, General Assembly.

CRP Analysis

The CMP Steering Committee agreed to move forward a simple package to June the policy items and sections on governance and servicing. They agreed that the detailed plan writing and all the support items would come after the basic policies were approved. A plan writing team which includes members from the MD Rocky View has begun the detailed work but has put that on hold at the request of the CMP Committee. A draft glossary has been prepared for some time now but is not a current priority item.