

Calgary Metropolitan Region Board
Land Use Committee Meeting Agenda (Modified)
September 6, 2018, 9:30 AM
WinSport COP, 88 Canada Olympic Road SW
Multi Purpose Room C, Second Floor

The purpose of this meeting is to convene, discuss and make decisions regarding recommendations to be made to the Calgary Metropolitan Region Board.

- | | | |
|---|--------------|--------|
| 1. Call to Order | | Sheard |
| 2. Chair's Opening Remarks | | Sheard |
| 3. Adoption of Agenda
<i>To adopt and/or revise today's agenda</i> | | All |
| 4. Review and Approve Minutes
<i>For Decision To review and approve minutes from July 5th</i> | (Attachment) | All |
| 5. Population Projections
<i>For Decision Population Projections</i> | (Attachment) | Tipman |
| 6. Interim Growth Plan and Interim REF
<i>For Decision To review and approve Interim Growth Plan and Interim REF</i> | (Attachment) | Tipman |
| A) Provincial Flood Mapping Update
<i>For Information Provide an update on timing of provincial flood mapping reports</i> | | Sheard |
| 7. Next Meeting: Thursday October 4, 2018 | | |
| 8. Adjournment | | Sheard |

Land Use Committee Members:

Mayor Peter Brown
Councillor Gian-Carlo Carra
Mayor Marshall Chalmers
Mayor Jeff Genung
Reeve Larry Spilak

Mayor Craig Snodgrass
Mayor Bill Robertson
Reeve Greg Boehlke
Councillor Tom Ikert

Christopher Sheard, Committee Chair
Dale Beesley, GOA Representative

Upcoming Meetings:

Land Use Committee	Thursday Oct 4 - 9:30 AM	Mount Royal University Centre for Continuous Learning, Room EC2010
Board Meetings	Friday Sept 21- 9:00 AM Friday Oct 19 - 9:00 AM	Mount Royal University Centre for Continuous Learning, Room EC2010

Delegates in Attendance:

Mayor Peter Brown – City of Airdrie
Councillor Gian-Carlo Carra – City of Calgary
Mayor Marshall Chalmers – City of Chestermere
Mayor Jeff Genung – Town of Cochrane
Reeve Larry Spilak – MD of Foothills
Mayor Craig Snodgrass – Town of High River
Mayor Bill Robertson – Town of Okotoks
Reeve Greg Boehlke – Rocky View County
Councillor Bob Sobol - Strathmore
Councillor Tom Ikert – Wheatland County

Dale Beesley – ADM Municipal Affairs

CMRB Administration:

Christopher Sheard, Chair
Jordon Copping, Chief Officer
Liisa Tipman, Project Manager–Land Use
Jaime Graves, Project Manager–Intermunicipal Servicing
Shelley Armeneau, Office Manager
JP Leclair, GIS Analyst

1. Call to Order

Called to order at 9:30 AM.

2. Chair's Opening Remarks

Chair Sheard opened the meeting and highlighted the speakers presenting about water in a number of contexts in order to establish a common information base.

3. Approval of Agenda

Moved by Reeve Boehlke, **Seconded by** Mayor Robertson, accepted by Chair.

Motion: That the Calgary Metropolitan Region Land Use Committee approve the agenda of the meeting.

Motion carried unanimously.

4. Review and Approve Minutes

Moved by Reeve Spilak, **Seconded by** Reeve Boehlke, accepted by Chair.

Motion: That the Calgary Metropolitan Region Land Use Committee approve the Minutes of the June 7, 2018 meeting as presented.

Motion carried unanimously.

5. Miistakis Presentation

Kelly Learned provided a presentation on municipal flood and drought planning, based on *the Municipal Flood & Drought Planning Project Primer Guide* created by the Miistakis Institute.

6. Insurance Bureau of Canada Presentation

William Adams from IBC addressed the Board and provided information on the impact of floods, catastrophic losses, and mitigation strategies.

7. Closed Session began at 11:00 AM, ended at 12:45 PM

8. Adjourned at 12:50.

CMRB Chair, Christopher Sheard

Agenda Item	5
Submitted to	Land Use Committee
Purpose	Recommendation to the Land Use Committee
Subject	Population Projections
Meeting Date	September 6, 2018
For Decision	
That the Land Use Committee RECOMMEND FOR APPROVAL by the Board the Population projections	
<p>Background</p> <ul style="list-style-type: none"> • On May 10, 2018 the Land Use Committee (LUC) approved a recommendation from CMRB Administration to undertake an update of the Calgary Regional Partnership's population and employment projections • At the direction of LUC, Rennie Group (formerly Urban Futures) was engaged to update CRP population projections • CMRB Administration and Rennie Group have consulted with TAG representatives and municipal experts to establish regional population projections • The regional population projections include an overall regional projection that is then allocated to member municipalities. In reviewing the municipal projections, the municipalities have considered local demographic & economic trends, as well as existing planning/growth studies and projections • The regional population projections reflect general growth trends and patterns in the region. They will be used to support analysis in the Growth Plan and Servicing Plan and allow for the monitoring of change of regional growth patterns over time • Regional projections provide a common understanding of regional growth patterns. They do not supersede the need for local municipal projections that consider locally significant trends 	
<p>Attachments</p> <ul style="list-style-type: none"> • Calgary Metropolitan Region 2018 Population Projections 	

Background to the Proposed Population Projections

1. Introduction

The goal of the regional planning process is to identify how we will meet the needs of the Calgary Region, as defined by the Board, today and into the future. Population projections can be used to coordinate anticipated growth with the levels of land supply and servicing needed to fulfill the aspirations of the CMRB.

2. Population Projections - Overview

Population projections are a key foundation of regional planning. Because services are generally described on a per-capita basis, it is important to have both regional and municipal population projections to support the regional planning process.

- At the regional scale, population projections help us to consider the relationship between population growth, land use, and the overall levels of servicing that would be required to support projected growth.
- The municipal allocation of population growth illustrates current growth trends and patterns in the region and provides a basis by which to think regionally about growth.
- The population projections provide information upon which to monitor changing population growth trends over time.

3. Calgary Regional Partnership (CRP) Projections

Over the course of approximately a decade, the Calgary Regional Partnership (CRP) engaged Urban Futures (now Rennie Group) to develop and update projections of population, housing, and employment for the region. The projections were produced according to a long-term planning horizon (2076). A significant consultation program that included the CRP, Urban Futures, and member municipalities was undertaken as part of developing the forecasts.

- In 2012, the CRP published regional employment projections in a report entitled "A Context for Change Management in the Calgary Regional Partnership Area".
- In 2017, the CRP published regional and municipal population projects in a report entitled "Population Projections: Confirmation of Findings".

The population projections encompass both a regional components and outlooks for each municipality within the Calgary metropolitan area. Some member municipalities continue to use CRP forecasts for their internal planning purposes. Other municipalities have internal capacity to generate their own forecasts on a more frequent and ongoing basis using a variety of approaches.

4. Current Study Approach & Outcomes

Below is an outline of the approach taken by Rennie Group (Rennie) in developing both the historical regional and municipal population estimates as well as the projected ones. A summary of the projections, presented in 5-year increments, has been appended to this agenda.

4.1. The Regional Outlook

The first step involved in developing the municipal population estimates and projections was to develop a regional outlook. At this level of geography, macro trends evolve and manifest themselves, including those related to the economy and labour force, housing, and transportation.

The regional projections considered regional population estimates produced by Statistics Canada, which are updated annually and are produced for all Census Divisions and Provinces/Territories in Canada.

An important note about these regional estimates produced by StatsCan is that they are **Census Undercount Adjusted**. Any Census—be it federal, regional, municipal—invariably misses some people (and double counts others), most often because they are changing residences around the time of the Census, though other factors come into play as well.

StatsCan attempts to correct for this by providing what they refer to as “undercount-adjusted” population estimates, which are in the range of 2-5% higher than the underlying Census counts depending on the Census Division or Province or Territory being considered.

In the case of the Calgary Region, the estimated 2016 undercount currently sits at 4.8%, but it was as low as 1.2% back in 1986. The Calgary Region regional and municipal projections were adjusted by this amount.

4.2. The Municipal Outlook

Municipal allocations were determined using a series of historical federal Census estimates for the region’s 10 member municipalities, from 1986 to 2016 in five-year increments. This permitted the development of a percent distribution of population within the CMRB area for these historical years.

The population distribution, which sums to 100% of the regional population for the 10 member municipalities, was applied to the historical regional estimates produced by Statistics Canada (see above) yielding municipal population estimates. As such, the historical estimates presented in the attached table don’t precisely match historical

Census data, however they do entirely reflect the historical distribution of population across the 10 municipalities.

4.3. Municipal Review and Engagement

An initial set of municipal population projections was circulated to the Technical Advisory Group (TAG) and municipal experts for review and input. Feedback was provided by TAG to CMRB through the circulation of recent civic census data and updated projections contained in local growth plans and studies. The consultant worked with TAG and local experts to incorporate their current municipal outlooks and municipal census information. The consultant then completed an updated version of the municipal projections and circulated them to TAG and municipal experts based on the information provided.

Consensus was reached that the regional and municipal projections were generally consistent with the expectations of each municipality.

4.4. Other Comments

The municipal population allocations derived from the regional projection are not intended to be the sole reference point for making significant, long-term legacy decisions at the municipal level. The municipal population estimates provided do not reflect detailed local demographic compositions or trends, or local economic conditions and, as such, don't embody the unique changes that characterize each municipality and that determine the specific need for water, transportation infrastructure, schools, parks, etc.

The number of people being added to the CMRB area as part of this current projection is 15% below the previous model run (developed in 2016) for the 2017-2076 period for the 10 member municipalities that currently make up the CMRB. As such, one would expect that, as a starting point, each municipality would also add 15% fewer people over the projection horizon, all else being equal.

The regional population projection (and hence the municipal allocations) should be considered a baseline scenario, reflecting a long-run outlook that will, in reality, see growth oscillate around the outlook provided herein.

5. Population Projections for Recommendation to Board

CMRB Administration recommends that the Land Use Committee recommend the attached population projections for approval by the Board.

2018 Regional Projection and Municipal Allocation

29 August 2018



TOTAL POPULATION	1986	1991	1996	2001	2006	2011	2016	2018	2023	2028
Airdrie	11,603	13,747	16,373	20,942	30,121	44,285	64,536	66,889	74,556	84,828
Calgary	649,003	722,113	788,691	903,113	1,029,064	1,141,155	1,298,711	1,342,861	1,456,431	1,574,641
Chestermere	697	1,044	1,961	3,509	9,961	15,424	20,840	21,619	24,615	28,703
Cochrane	4,594	5,937	7,624	12,126	14,329	18,290	27,091	28,152	31,683	36,109
High River	5,524	6,767	7,557	9,603	11,163	13,442	14,237	14,825	16,907	19,464
Okotoks	5,749	7,370	8,738	11,987	17,854	25,500	30,266	31,439	35,266	39,918
Strathmore	3,576	4,265	5,422	7,830	10,648	12,802	14,415	14,982	16,867	19,221
Foothills	10,771	11,675	14,083	17,228	20,556	22,119	23,858	24,683	26,909	29,377
Rocky View	19,819	20,869	23,951	31,537	35,588	37,938	41,302	42,729	46,570	50,814
Wheatland	663	641	704	827	868	880	940	973	1,065	1,172
Total CMRB Area	712,000	794,428	875,104	1,018,702	1,180,152	1,331,836	1,536,197	1,589,152	1,730,870	1,884,247

TOTAL POPULATION	2033	2038	2043	2048	2053	2058	2063	2068	2073	2076
Airdrie	96,277	108,105	119,670	130,612	140,725	149,807	157,709	164,318	169,481	171,931
Calgary	1,694,822	1,812,147	1,924,545	2,029,430	2,124,804	2,209,260	2,282,202	2,343,086	2,391,190	2,414,306
Chestermere	33,720	39,285	44,660	49,632	54,147	58,133	61,575	64,438	66,691	67,766
Cochrane	40,785	45,409	49,752	53,715	57,277	60,394	63,065	65,271	66,995	67,813
High River	22,156	24,817	27,318	29,596	31,630	33,396	34,898	36,131	37,089	37,542
Okotoks	44,798	49,666	54,312	58,653	62,658	66,229	69,329	71,988	74,138	75,183
Strathmore	22,008	24,900	27,631	30,123	32,374	34,352	36,055	37,467	38,574	39,101
Foothills	31,951	34,498	36,891	39,082	41,103	42,920	44,514	45,859	46,930	47,446
Rocky View	55,223	59,584	63,775	67,706	71,439	74,878	77,960	80,608	82,750	83,794
Wheatland	1,283	1,393	1,496	1,590	1,671	1,738	1,793	1,836	1,869	1,884
Total CMRB Area	2,043,022	2,199,804	2,350,050	2,490,138	2,617,827	2,731,106	2,829,100	2,911,001	2,975,707	3,006,767

Agenda Item	6
Submitted to	Land Use Committee
Purpose	Approve For Recommendation to the Board
Subject	Interim Growth Plan (IGP) Criteria and Interim Regional Evaluation Framework (IREF) Submission Criteria and Evaluation Criteria
Meeting Date	September 6, 2018
<p>For Decision</p> <p>That the Land Use Committee APPROVE FOR RECOMMENDATION TO THE BOARD the Interim Growth Plan (IGP) and Interim Regional Evaluation Framework (IREF)</p>	
<p>Background</p> <ul style="list-style-type: none"> • The purpose of the IGP is to facilitate growth within the Region while the Growth and Servicing Plans are being developed. The IGP provides policy guidance which is mirrored in the evaluation criteria to of the IREF. The criteria will be the basis against which statutory plans and plan amendments will be judged on an interim basis. • The Principles and Objectives of the IGP reflect the aspirations and priorities of the ten member municipalities and provide high-level guidance on regionally significant topics. • The IREF supports the interpretation, implementation and evaluation of IGP policies. The IREF only applies to statutory plans and statutory plan amendments in accordance with the Municipal Government Act (MGA) and the CMRB Regulation. The CMRB is expected to establish an IREF as the mechanism for the evaluation of the conformance of statutory plans with the Interim Growth Plan. • The consultants and CMRB Administration worked closely with the Technical Advisory Group (TAG) and CAOs to define the criteria that form the basis of IGP and IREF. • There is general consensus on the overall direction of the IGP with a few areas for further discussion as noted in Section 4 of this report. 	

- CMRB Administration requests Land Use Committee review the attached IGP and IREF documents and provide any additional feedback prior to Board review.

Attachments

- "Calgary Metropolitan Region, Interim Growth Plan and IREF", Presentation, ISL Engineering and Land Services and Urban Strategies Inc.
- "Interim Growth Plan 6.0", ISL Engineering and Land Services and Urban Strategies Inc.
- "IGP 6.0 Schedules", ISL Engineering and Land Services and Urban Strategies Inc.
- "Interim Regional Evaluation Framework", ISL Engineering and Land Services and Urban Strategies Inc.

Background to the Interim Growth Plan and Interim Regional Evaluation Framework

1. What is Interim Growth Plan (IGP)?

The Interim Growth Plan (IGP) has been prepared in consultation with the Land Use Committee, Chief Administrative Officers (CAOs) and the Technical Advisory Group (TAG). The IGP is not required under the *Calgary Metropolitan Region Board Regulation* ("Regulation") but has been developed to facilitate approvals in the Calgary Region on an interim basis during the development of the Growth Plan and Servicing Plan. CMRB Staff are providing project management services for the IGP.

The IGP establishes direction about growth and development in the Calgary Region on an interim basis. The IGP supports the review of statutory plan and plan amendments as part of the Regional Evaluation Framework (REF) by providing the criteria against which plans will be judged and approved.

The IGP does not address all requirements of the Regulation, but it does establish areas of agreement and creates a common language to describe development forms. Elements of the Regulation not addressed with the IGP will be addressed fully in the forthcoming Growth Plan and Servicing Plan. The IGP is intended to provide an opportunity to learn about the Calgary Region and test certain assumptions and directions while the Growth Plan and Servicing Plan are developed.

As discussed at the July 2018 Land Use Committee (LUC) meeting, the CAOs and TAG members provided the following overarching direction about the IGP:

- It's Interim – keep it simple
- Focus on regionally significant values
- Recognize diversity in the region
- Facilitate plan approvals

The key criteria for the IGP were chosen where:

- policy direction can be achieved on an interim basis,
- there is existing research or metrics to support the direction, and
- statutory plans and plan amendments in process can reasonably be expected to achieve the policies of the IGP.

The IGP addresses the following considerations in an effort to reflect the diversity of context in which growth and development are occurring:

- a. **Location** – What is the relationship and impact on the function of existing and planned regionally significant corridors and adjacent municipalities?
- b. **Scale** – What is the scale of the proposed development and the potential impact on regional infrastructure?
- c. **Type** – What type of development is proposed and what should the statutory plan address?

The IGP 6.0 has been included as Attachment 2 of this report.

1.1. Principles and Objectives

The Principles and Objectives provide a foundation to guide population and employment growth, land-use and infrastructure planning in the Calgary Region. The principles and objectives are focused in three (3) key areas:

- Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure
- Principle 2: Protect Water Quality and Promote Water Conservation
- Principle 3: Encourage Efficient Growth and Strong Sustainable Communities

2. Policy Focus

There are three (3) areas of policy focus within the IGP that form the basis of the document:

- **Region-wide policies** which apply to all developments;
- **Development Types** which outline the specific directions for intensification and infill, expansion of settlement areas, new freestanding settlement areas, country residential development and employment areas; and
- **Corridors**, including mobility corridors and transmission corridors.

2.1. Region-wide policies

The region-wide policies focus on water (source water, water conservation and stormwater, wetlands and floodways) and collaboration between municipalities for land use, development, infrastructure and service provision.

Refer to Section 3.2 of the attached IGP 6.0 for specific region-wide policies.

2.2. Development Types

The following is a brief overview of the policy direction related to the development types for the purposes of facilitating Committee discussion. **Refer to Section 3.3 of the attached IGP 6.0 for specific policies.**

2.2.1. Intensification and Infill Development

The intent of intensification and infill development policies is to promote intensification and infill development of existing settlement areas and encouraging strong and sustainable communities.

Intensification policies:

- Support intensification and infill development in urban municipalities, hamlets and unincorporated urban communities;
- Promote efficient use of land and higher densities in core areas
- Encourage mix of uses and housing options, amenities, community services, community nodes and transit connectivity, where appropriate to the local context; and
- Make efficient use of existing and planned infrastructure.

2.2.2. Settlement Areas

2.2.2.1. *Expansion of Settlement Areas*

The expansion of settlement areas refers to growth that is contiguous with existing built-up areas. The intent of the expansion of settlement area policies is to provide parameters around the expansion of these areas focusing on sustainable community planning and intermunicipal collaboration.

Expansion of settlement area policies:

- Promote a more efficient use of land;
- Develop mix of uses and community nodes appropriate to the local community;
- Make efficient use of existing and planned infrastructure through collaboration
- Provide community services – independently or through collaboration; and

- Establish additional requirements for large (500+ new dwelling units) developments (connection to transit, active transportation networks).

2.2.2.2. *New Freestanding Settlement Areas*

New freestanding settlement areas allows for residential and mixed-use growth and development that are not contiguous to existing built-up and/or planned areas. The intent of new freestanding settlement area policies is to promote efficient growth and sustainable communities.

New freestanding settlement area policies:

- Promote a more efficient use of land;
- Develop mix of uses, community services and community nodes appropriate to the local community;
- Make efficient use of existing and planned infrastructure through collaboration;
- Include additional requirements for large (500+ dwelling units) developments (connection to transit, active transportation networks); and
- Promote environmental protection.

2.2.2.3. *Country Residential Development*

Country residential development is a rural settlement form with a predominately residential land use. The intent of the of country residential development policies is to guide the infill of existing country residential development and new country residential development consistent with IGP Principles and Objectives. New country residential development areas and infill country residential development with 50 new lots or greater must be planned through a statutory plan or plan amendment.

2.2.3. Employment Areas

The intent of the employment areas policies is to align employment growth with existing and planned infrastructure to promote efficiency and regional prosperity.

Employment areas policies:

- Make efficient use of existing and planned corridors, infrastructure and services;
- Connect new employment to existing and planned transit, where appropriate; and
- Intensify existing employment areas in areas serviced by infrastructure and transit.

2.3. Regional Corridors

The Calgary Region includes two regionally significant corridor types: mobility corridors and transmission corridors.

The intent of mobility corridors policies is to encourage their efficient use and provide for multi-modal transportation connections across the Region and between municipalities. Policies for mobility corridors require statutory plans or plan amendments to:

- Identify mobility corridors on maps;
- Demonstrate the proposed development form makes efficient use of its proximity and adjacency to regionally significant mobility corridors; and
- Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors.

The intent of transmission corridors policies is to protect regionally significant transmission corridors that distribute water and wastewater and energy services across the Region. Policies for transmission corridors require statutory plans or plan amendments to:

- Identify transmission corridor rights-of-way or related infrastructure on maps;
- Provide a rationale, servicing agreements, and supporting policies for crossing, accessing and/or connecting to regionally significant transmission corridors; and
- Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant transmission corridors.

2.4. Mapping and GIS

Maps within the IGP establish a common understanding of regionally significant features and ensures these features are considered in all levels of the planning process. These features have been collected from member municipalities and incorporated into a new regional Geographic Information Systems (GIS) database. **The IGP 6.0 Schedules have been included as Attachment 3 to this report** and illustrate the information gathered through the process of developing the IGP.

The CMRB will use GIS as a principal tool to collect, record, track, and convey information on growth and the development in the Calgary Region. This information will be added into the regional GIS database to monitor and illustrate trends in growth and development and will be used in support of developing the Growth Plan and Servicing Plan. The regional GIS database will be an important part for reporting on implementation and monitoring criteria when those criteria are established as part of the Growth Plan and Servicing Plan.

As part of their REF application submission, member municipalities must include a GIS data set including, at minimum, the boundary of the new plan, its land-use concept, its transportation and servicing concepts including land-use statistics and residential density in support of creating an updated and complete regional GIS database.

3. What is the Interim Regional Evaluation Framework?

Once in place, the Interim Regional Evaluation Framework (IREF) will provide the Calgary Metropolitan Region Board Administration with the means to evaluate regionally significant statutory plans and statutory plan amendments. The primary goal of the IREF is to ensure local statutory plans are consistent with long-term regional goals and interests **as defined by the member municipalities in the IGP.**

The IREF contains two (2) parts:

- The Submission Criteria that identify which plans are considered regionally significant and are subject to the IREF process, and
- Evaluation Criteria which form the checklist that the CMRB will use to evaluate consistency between the statutory plan and plan amendment and the IGP.

The IREF is included as Attachment 4 to this report.

As part of the Submission Criteria, a member municipality must refer all new Municipal Development Plans (MDPs), Intermunicipal Development Plans (IDPs), Area Redevelopment Plans (ARPs), Area Structure Plans (ASPs) and all amendments to MDPs, IDPs, ARPs and ASPs unless the amendments represent “housekeeping” amendments. Municipalities will have the discretion to determine what represents a housekeeping amendment. CMRB Administration is available for pre-application meetings to discuss what constitutes a regionally significant statutory plan amendment.

The Evaluation Criteria is a checklist of requirements for IREF applications that are consistent with the policies of the IGP. This checklist identifies how the CMRB should interpret IGP criteria.

4. Technical Issues Where Consensus has not been Reached by TAG

Significant progress has been made in creating a common understanding of Calgary Metropolitan Region amongst member representatives through the development of the IGP and IREF. The development of the IGP and IREF has facilitated important discussions about how member municipalities plan within their communities and their values related to development. A few areas remain where technical issues have not been fully resolved, including:

- Thresholds (e.g. 50 new dwelling units/lots)

- Country Residential policies
- Definition, if required, of “household amendments”
- Mobility Corridors for inclusion
- Defining collaboration, coordination and intermunicipal agreement
- Glossary details

CMRB Administration, the IGP consultant team and TAG have a meeting scheduled on September 7, 2018 to confirm these elements and incorporate LUC direction into the IGP and IREF documents.

5. CMRB Administration Request of the Committee

CMRB Administration requests that the Land Use Committee approve for recommendation to the Board the Interim Growth Plan and Interim Regional Evaluation Framework for their review and approval.

Calgary Metropolitan Region Interim Growth Plan and IREF

Land Use Committee Meeting
September 6, 2018
Presentation Materials



Today's Objective

To get LUC's direction and feedback on:

- Draft IGP
- IREF in relation to the IGP policies



Today's Agenda

1. Project Update
2. IGP Process & Overview
3. IREF Draft Approach
4. Next Steps

01 Project Update

Meeting Schedule Update & Key Milestones

**Existing CMP
Plan Evaluation
& Draft
Contextual
Assessment**

**TAG
June 1**

**IGP Initial
Framework &
Final Contextual
Assessment**

**CAOs & TAG
June 22**

**LUC
July 5**

**Draft IGP
Principles &
Policies
& Mapping**

**CAOs & TAG
July 27**

Draft IGP Plan

**CAOs & TAG
August 17**

Final IGP Plan



**LUC September 6
TAG September 7**

Board September 21

02

Interim Growth Plan Process and Overview

Key inputs to IGP Development

PLAN REVIEW & EVALUATION



INTERIM GROWTH PLAN

GROWTH PLAN

Regulatory Requirements
(Objectives & Content of the Plan)

Existing CMP Review & Evaluation

CAO, TAG & LUC Input

Regional Context Assessment

Best Practices Review
(Policy Topics & Tools / Innovative Practices for Consideration)

Identify Policy Topics & Policy Directions for Consideration in the IGP

What will be addressed in the Growth Plan?

Interim Growth Plan Approach

- Presented to LUC on July 5, 2018
- LUC direction reviewed with CAOs and TAG, document updated
- Approach consistent with LUC direction
- Includes the following direction:
 - Keep it simple - It's interim
 - Focus on regionally significant values
 - Recognize diversity in the region
 - Facilitate plan approvals

Key Criteria for IGP Success

What can we focus on in the interim?

- Key criteria were chosen:
 - where policy direction can be achieved on an interim basis,
 - there is existing research or metrics to support the direction, and
 - where statutory plans and plan amendments in process can reasonably be expected to achieve the policies of the IGP
- Direction, in the IGP, would be designed to acknowledge the interim nature of the IGP and the tight timeframes for approval
- IGP should facilitate learning and discussion
- Key learnings are expected to be incorporated in the Growth Plan

Responding to Regional Context

To recognize the diversity of the region, IGP focuses on:

Location – What is the relationship and impact on the function of existing and planned regionally significant corridors and adjacent municipalities?

Scale – What is the scale of the proposed development and the potential impact on regional infrastructure?

*New statutory plans and amendments to existing statutory plans which are proposing 50 new dwelling units or greater, or statutory plans proposing employment uses, will be subject to the Interim Growth Plan and reviewed through the IREF process.

Type – What type of development is proposed and what should the statutory plan address?

IGP Structure

1.0 Introduction

About the CMR & CRMB
Legislative Context
Purpose of the Plan
How to Read

2.0 Principles & Objectives

Regional
Infrastructure

Water Quality &
Conservation

Efficient Growth &
Strong & Sustainable
Communities

3.0 Policy Areas

Region-wide

Development Types

Intensification and Infill
Expansion of Existing Settlement Areas
New Freestanding Settlement Areas
Country Residential Development
Employment Areas

Regionally Significant
Corridors

Mobility Corridors
Transmission Corridors

4.0 Implementation

Statutory Plans, IREF
Supporting Technical Studies
Data Collection / IGP Performance
Recommendations to other Orders of Government
2021 Growth Plan

Plan Schedules & Glossary

IGP Principles and Objectives

IGP Principles were developed based on input from CAOs, TAG and LUC:

1. Promote the Integration and Efficient Use of Regional Infrastructure
2. Protect Water Quality and Promote Water Conservation
3. Encourage Efficient Growth and Strong and Sustainable Communities

Key Policy Areas

1. Region-wide Policies that are applicable to all development
2. Development Types found in the Region:
 - Intensification and infill development in existing settlement areas;
 - Expansion of existing settlement areas;
 - New freestanding settlement areas;
 - Country residential development; and
 - Employment areas.
3. Development in Relation to Regional Corridors

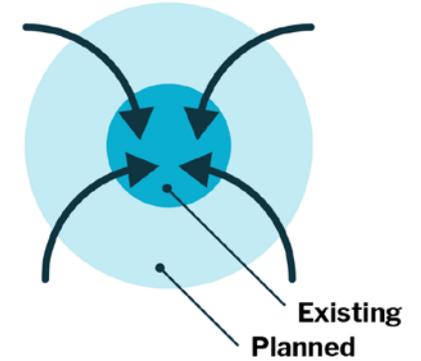
Region-wide Policies

Intent: To provide overarching policy direction for different types of development that is appropriate to local context and scale

Policy Direction:

- Requires collaboration and coordination among adjacent municipalities in plan development
- Addresses water quality and quantity, stormwater management, impacts on wetlands and corridors for all new development
- Prohibits development in provincially identified floodways, except for intensification and infill development and uses without permanent buildings such as agriculture, parks, recreation and utilities

Intensification and infill development in existing settlement areas

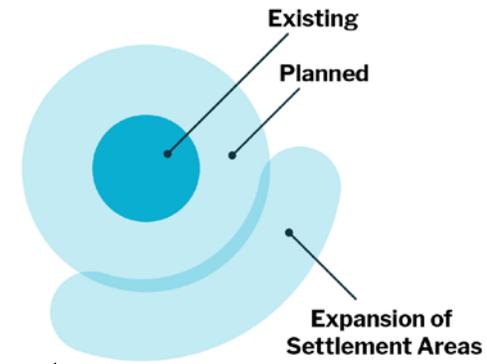


Intent: To promote intensification and infill development of existing settlement areas, encouraging strong and sustainable communities.

Policy Direction:

- Supports intensification and infill development in urban municipalities, hamlets and unincorporated urban communities
- Promotes efficient use of land and higher densities in core areas
- Encourages mix of uses and housing options; amenities; community services; community nodes and transit connectivity, where appropriate
- Makes efficient use of existing and planned infrastructure

Expansion of Existing Settlement Areas

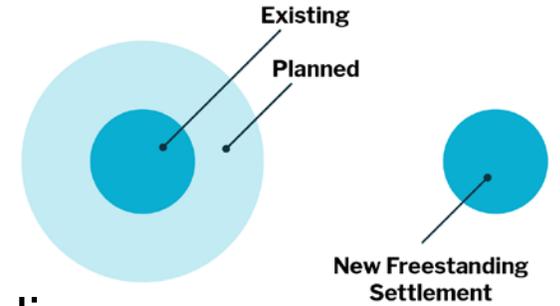


Intent: To provide parameters around the expansion of existing settlement areas focusing on sustainable community planning and intermunicipal collaboration

Policy Direction:

- Promote a more efficient use of land
- Develop mix of uses and community nodes appropriate to the local community
- Make efficient use of existing and planned infrastructure through collaboration
- Provide community services – independently or through collaboration
- Additional requirements for large (500+ new dwelling units) developments (connection to transit, active transportation networks)

New Freestanding Settlement Areas



Intent: To provide parameters around the creation of new freestanding communities that promote efficient growth and sustainable communities

Policy Direction:

- Promote a more efficient use of land
- Develop mix of uses, community services and community nodes appropriate to the local community
- Make efficient use of existing and planned infrastructure through collaboration
- Include additional requirements for large (500+ dwelling units) developments (connection to transit, active transportation networks).
- Promote environmental protection

Country Residential Development

Intent: To guide the infill of existing and new country residential development consistent with IGP Principles and Objectives.

“New *country residential development areas and infill country residential development* with 50 new lots or greater shall be planned and developed through a new *statutory plan* or an amendment to an existing *statutory plan* in accordance with the Principles and Objectives of this Plan.”



Employment Areas

Intent: To align employment growth with existing and planned infrastructure to promote efficiency and regional prosperity.

Policy Direction:

- Make efficient use of existing and planned corridors, infrastructure and services
- Connect new employment to existing and planned transit, where appropriate
- Intensify existing employment areas in areas serviced by infrastructure and transit

Development in Relation to Regional Corridors Policies

Mobility Corridors

Intent: To encourage efficient use of regionally significant mobility corridors and provide for multi-modal transportation connections across the Region and between municipalities.

Policy Direction

- Identify mobility corridors on maps in Statutory Plans and Plan Amendments
- Demonstrate the proposed development form makes efficient use of its proximity and adjacency to regionally significant mobility corridors
- Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors

Transmission Corridors

Intent: To protect regionally significant transmission corridors that distribute water and wastewater, and energy services across the Region.

Policy Direction:

- Identify transmission corridor rights-of-way or related infrastructure on maps in Statutory Plans and Plan Amendments
- Provide a rationale, servicing agreements and supporting policies for crossing, accessing and/or connecting to regionally significant transmission corridor rights-of-way or related infrastructure
- Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant transmission corridor rights-of-way or related infrastructure

IGP Implementation

Recommendations to Other Orders of Government:

Intent: To highlight the need to address water supply needs of the Calgary Region in collaboration with the Government of Alberta

Statement:

What we heard from TAG

IGP areas for further development/discussion

- Thresholds (e.g. 50 new dwelling units/lots)
- Country Residential policies
- Definition, if required, of “household amendments”
- Mobility Corridors for inclusion
- Defining collaboration, coordination and intermunicipal agreement
- Glossary details

03

IREF Draft Approach

- 
- Purpose of IREF is to evaluate new statutory plans and amendments to existing statutory plans against the Principles, Objectives, and Policies of the IGP
 - The IREF establishes the submission criteria, required documentation and evaluation criteria

Submission Criteria

Intent: To review most Statutory Plans and Plan Amendments and promote learning and collaboration in the interim period

Policy Direction:

- Member municipalities must refer:
 - a) All new MDPs, IDPs, ARPs, ASPs; and
 - b) All amendments to MDPs, IDPs, ARPs and ASPs.

* Housekeeping amendments are not subject to IREF. Municipalities have the discretion to determine what constitutes housekeeping.



Evaluation Criteria

- To ensure the alignment of new Statutory Plans or existing Statutory Plan Amendments with the Principles, Objectives and Policies of the IGP
- Evaluation Criteria identify how the IGP will be interpreted during the REF process
- Provide guidance and clarity to municipalities and development industry

CMRB Interim Growth Plan

Draft 6.0 for LUC and TAG Review, August 30, 2018

Interim Growth Plan Sections

The Interim Growth Plan consists of the following sections:

1. Introduction

The introduction provides an overview of the Interim Growth Plan and its legislative context, and defines its purpose.

2. Principles and Objectives

The Principles and Objectives reflect the aspirations and priorities of the CMRB and its member municipalities and provide high-level guidance on *regionally significant* topics.

3. Policy Areas

The Interim Growth Plan provides region-wide policies and a set of policies for different development types and *regionally significant corridors*.

4. Implementation

The implementation section details how the Interim Growth Plan will be implemented by member municipalities, identifies recommendations to other orders of government, and recognizes that further work is necessary to complete the 2021 Growth Plan and meet the requirements of the *Calgary Metropolitan Region Board Regulation*.

5. Schedules

The six Interim Growth Plan Schedules delineate the regional context, identify and map land-use plans in place prior to the approval of this Plan, and map and identify *regionally significant corridors*. These schedules are considered to be an appendix to the Plan.

6. Glossary

Key terms italicized in text are defined to assist with clarity and interpretation of the Interim Growth Plan Principles, Objectives and Policies.

Preamble

The Calgary Metropolitan Region Board was formed in January 2018 when the *Calgary Metropolitan Region Board Regulation* (“*CMRB Regulation*”) came into effect. The Calgary Metropolitan Region Board (CMRB) is mandated to promote the long-term sustainability of the Calgary Metropolitan Region, ensure environmentally responsible land-use planning and growth management, coordinate *regional infrastructure* investment and service delivery, and promote the economic wellbeing and competitiveness of the Region. To fulfill its mandate, the Board is required to develop a long-term Growth Plan and Servicing Plan by January 2021.

Prior to the *CMRB Regulation* coming into effect, the ten member municipalities that make up the Board collectively decided to prepare an Interim Growth Plan to guide land use, growth and infrastructure planning on an interim basis prior to the development and approval of the long-term Growth Plan and Servicing Plan. The Interim Growth Plan provides guidance to municipalities, the development industry and other regional stakeholders, and enables all ten member municipalities to proceed with planning and development approvals, prior to the adoption of the Growth Plan and Servicing Plan.

Any *statutory plan* passed or amended by member municipalities after January 1, 2018 shall conform with the Interim Growth Plan, until such a time that the Growth Plan and Servicing Plan are adopted and approved. *Statutory plans* and amendments to *statutory plans* approved under the Interim Growth Plan will remain in full force and in effect once the Growth Plan and Servicing Plan are adopted and approved. *Statutory plans* and amendments to *statutory plans* that were in effect prior to January 1, 2018 remain in full force and effect.

The Interim Growth Plan has been prepared through consultation and collaboration with member municipalities under the leadership of the Land-Use Committee, Chief Administrative Officers and technical planning advisors from each member municipality. Through these discussions, important *regionally significant* issues have been identified. Some of these issues are complex, including resiliency, fiscally sustainable growth, and water security and management. The Interim Growth Plan recognizes these complex issues as important for the future of the Region and anticipates that these issues will be addressed in the forthcoming Growth Plan and Servicing Plan.

The benefits and challenges of growth extend beyond municipal boundaries and require collaboration and coordination between municipalities. Through the adoption and implementation of the Interim Growth Plan, the CMRB member municipalities, other orders of government, service and infrastructure providers, and other regional stakeholders will work together as one metropolitan region to facilitate continued investment and development in the Region while the Board prepares the long-term Growth Plan and Servicing Plan. This Interim Growth Plan also provides guidance to inform the preparation and evaluation of *statutory plans* and amendments to *statutory plans* on an interim basis and provides a foundation to plan for and manage growth on a regional scale.

1. Introduction

1.1 What is the Interim Growth Plan?

The Interim Growth Plan provides guidance on land use, population and employment growth, and infrastructure planning related to matters of *regional significance* on an interim basis in the Calgary Metropolitan Region (or “the Region”) prior to the approval and implementation of the long-term Growth and Servicing Plans. *Statutory plans* and *statutory plan* amendments approved under the Interim Growth Plan will remain in full force and in effect once the Growth Plan and Servicing Plan are adopted and approved.

The Interim Growth Plan provides a foundation for the 2021 Growth Plan by mapping *regionally significant* features, establishing common definitions and begins to address key requirements identified by the *CMRB Regulation*.

1.2 About the Calgary Metropolitan Region and the Calgary Metropolitan Region Board

The Calgary Metropolitan Region Board (CMRB) was officially established in January 2018 when the *Calgary Metropolitan Region Board Regulation* (“*CMRB Regulation*”, *Alta Reg 190/2017*) came into effect. The CMRB is the first provincially mandated growth management board in the Calgary region. The Calgary Metropolitan Region consists of the 10 member municipalities mandated to develop a long-term plan for managed and sustainable growth.

Schedule 1: Regional Context maps the regional membership.

Members of the CMRB consist of:

- City of Airdrie
- City of Calgary
- City of Chestermere
- Town of Cochrane
- Municipal District of Foothills
- Town of High River
- Town of Okotoks
- Rocky View County
- Town of Strathmore
- Wheatland County (portion as described in the *Regulation*)

The CMRB acknowledges that the region is on the traditional territories of the people of the Treaty 7 region in Southern Alberta. This includes the Blackfoot Confederacy (comprising the Siksika, Piikani, and Kainai First Nations), the Tsuut’ina First Nation, and the Stoney Nakoda (including the Chiniki, Bearspaw, and Wesley First Nations). The Region is also home to Métis Nation of Alberta, Region III.

1.3 Legislative Context and the CMRB Regulation

The *CMRB Regulation* and its parent legislation, the *Municipal Government Act*, provide the legislative context and basis for the Interim Growth Plan. The *CMRB Regulation* sets out the Mandate of the Board, and requires the Board prepare a Growth Plan and Servicing Plan by 2021. The *CMRB Regulation* came into force and effect on January 1, 2018.

The Interim Growth Plan needs to be responsive to the enacting *Regulation* and the *Municipal Government Act*. In addition to the above provincial legislation, the Growth Plan and Servicing Plan need to align with the policies of the *South Saskatchewan Regional Plan* and its parent policy document the Alberta Land-use Framework and their enacting legislation, the *Alberta Land Stewardship Act*.

1.4 The Purpose of the Interim Growth Plan

The Interim Growth Plan provides planning direction and guidance on certain areas of *regional significance* related to population and employment growth, land use, infrastructure, and services.

The purpose of this Plan is to:

1. Provide a framework to guide the development, evaluation, and approval of *statutory plans* and amendments to *statutory plans*;
2. Enable continued growth prior to the adoption of the Growth Plan and Servicing Plan;
3. Provide guidance to promote *development* and the *efficient use of land* and *regionally significant infrastructure*;
4. Recognize that the Region is made up of diverse communities;
5. Provide planning guidance for growth in both rural and urban contexts;
6. Identify matters of *regional significance* related to proposed *development* by addressing the following:
 - a. **Location** – What is the relationship and impact on the function of existing and planned *regionally significant corridors* and adjacent municipalities?
 - b. **Scale** – What is the scale of the proposed *development* and the potential impact on *regional infrastructure*?
 - c. **Type** – What type of *development* is proposed and what should the *statutory plan* address?
7. Provide an opportunity to review the application and performance of interim policies and use this information to guide the preparation of the Growth Plan.

1.5 How to Use and Read this Plan

Local Context

The Calgary Metropolitan Region is a large geographic area with diverse and distinct communities, employment activities, service levels, physical conditions, and natural landscapes. The Region will continue to grow through a variety of development types at different scales, depending on local context and location.

The CMRB recognizes the rich diversity of our membership. The Interim Growth Plan applies to a range of geographic scales and contexts. The Principles, Objectives and Policies of this Plan provide important region-wide direction, but also need to be appropriately applied with regard for the local context and scale of each municipality.

Time Horizon

The *CMRB Regulation* came into force on January 1, 2018. All *statutory plans* approved prior to January 1, 2018 are *grandfathered* and are considered to be in full force and in effect. **Schedule 2: Approved Land Use Plans in Place** in Section 5 indicates approved plans in place.

Following adoption by the CMRB and approval by the Province, the Interim Growth Plan will guide land-use planning and decision-making in the Calgary Metropolitan Region for new *statutory plans* and amendments to existing *statutory plans* brought forward after January 1, 2018.

This Plan provides the basis for the Interim Regional Evaluation Framework (IREF). New *statutory plans* and *statutory plan* amendments shall conform with the Principles, Objectives, and Policies of this Plan. This Interim Growth Plan will be used to guide regional land-use decision-making until the Growth Plan and Servicing Plan are approved and come into effect.

Plan Interpretation, Defined Terms and Meanings

1. **Defined Terms** – Italicized terms are defined terms in the glossary. When a term is defined and italicized in specific policies, the defined meaning applies to the term.
2. **Statutory Plans** – New *Municipal Development Plans (MDPs)* and *Intermunicipal Development Plans (IDPs)* and amendments to existing *MDPs* and *IDPs* shall address and adhere to the Principles and Objectives of this Plan, the applicable region-wide policies, and the applicable development type and *regionally significant corridor* policies. *Statutory plans* that implement *MDPs* and *IDPs*, including *Area Structure Plans (ASPs)*, or an equivalent local plan approved by bylaw through a statutory process, and *Area Redevelopment Plans (ARPs)*, shall address and adhere to the Principles, Objectives, and Policies of this Plan. If there is a conflict or an inconsistency between the Interim Growth Plan and a new *statutory plan* or an amendment to an existing *statutory plan* approved after January 1, 2018 and prior to the Growth Plan and Servicing Plan coming into effect, the Interim Growth Plan shall prevail.
3. **Scale** – New *statutory plans* and amendments to existing *statutory plans* proposing 50 new dwelling units or greater, or employment uses, will be subject to the Interim Growth Plan and reviewed through the IREF process.
4. **Federal and Provincial Policy and Regulation** – All federal and provincial policies and regulations shall apply. If there is a conflict between the federal and provincial policy or regulation and a policy of this Plan, the federal and provincial policy or regulation shall prevail.
5. **Plan Language** – All instances of the words shall and will are elements that municipalities shall conform with through *statutory plans*. All instances of the word should or may express recommendation and guideline direction.
6. **Policy** – Where a policy contains a list of sub-policies, all are required to be addressed unless otherwise noted.

2. Principles and Objectives

The Principles and Objectives provide a foundation to guide population and employment growth, land-use, and infrastructure planning in the Calgary Metropolitan Region and provide high-level planning direction on *regionally significant* topics. The policies in Section 3 provide further direction on the planning and *development* of land and the accommodation of growth in the Calgary Metropolitan Region.

Member municipalities will work to ensure that new *statutory plans* and amendments to existing *statutory* address the following Principles and Objectives:

Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure

- Objectives:
- A. Promote the integration of land-use and infrastructure planning
 - B. Optimize the use of existing infrastructure when accommodating growth
 - C. Encourage higher densities, greater intensity of use, the provision of *community nodes*, and the leveraging of transit service, where applicable
 - D. Protect the function of *regionally significant mobility and transmission corridors*

Principle 2: Protect Water Quality and Promote Water Conservation

- Objectives:
- A. Manage the risks to water quality, quantity and drinking water sources in accordance with federal and provincial legislation and regulation
 - B. Promote *water conservation* practices
 - C. Recognize and maintain *ecological systems*
 - D. Prohibit new *development* in the *floodway*

Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities

- Objectives:
- A. Promote the *efficient use of land* and cost-effective *development*
 - B. Recognize and complement the Region's diverse community visions and desired scale of *development*
 - C. Ensure *settlement areas* are planned and designed to encourage higher densities, appropriate to the local scale and context
 - D. Plan for *community nodes* with a mix of uses and a range of housing types, mobility choices, including transit (where viable), *community services and facilities*, where and as appropriate for the local scale and context
 - E. Ensure the provision of *community services and facilities* is coordinated with designated service providers

3. Policy Areas

3.1 Introduction and Context

The CMRB is committed to working towards long-term sustainable growth in the Region. The CMRB and member municipalities will plan for long-term population and employment growth to promote the efficient and cost-effective use of land and infrastructure, promote water *conservation*, protect source water quality, and create strong and sustainable communities, in accordance with the Principles and Objectives in Section 2 of this Plan.

Region-wide Policies

Section 3.2 of this Plan provides overarching region-wide policies that apply across all development types and *regionally significant corridors*.

Development Types

Section 3.3 of this Plan provides policies to guide planning and development, based on the following development types:

- *intensification and infill development in existing settlement areas;*
- *expansion of existing settlement areas;*
- *new freestanding settlement areas;*
- *country residential development; and*
- *employment areas.*

The development type policies provide guidance to implement the Principles and Objectives on a *statutory plan* level and will be used to inform the preparation of new *statutory plans* and amendments to existing *statutory plans*. Amendments to approved *ASPs* and *ARPs* will be subject to the *intensification* and *infill development* policies.

Development in Relation to Regional Corridors

Section 3.4 of this Plan provides policies to guide planning and the preparation of new *statutory plans* and amendments to existing *statutory plans* for areas that contain or are adjacent to the following *regionally significant corridor* types: ***mobility corridors*** and ***transmission corridors***, indicated on Schedules 3 to 6 of this Plan.

3.2 Region-wide Policies

The following section provides policy direction that shall be addressed in new *statutory plans* and amendments to existing *statutory plans*.

3.2.1 The Principles, Objectives and Policies of this Plan will be considered and applied within the local context and scale of each *development* and local community.

3.2.2 Member municipalities shall demonstrate collaboration and coordination in planning for land use, *development*, infrastructure and service provision with every adjacent municipality within 1.6 kilometres of the *statutory plan* area boundary. Collaboration shall be demonstrated through a memorandum of understanding, applicable *statutory plan* policies, *statutory plan* amendments, or applicable municipal agreement(s).

3.2.3 All *development* shall be planned and developed to:

- a) protect source water quality and quantity, promote water *conservation*, and incorporate effective stormwater management;
- b) adhere to the Provincially identified wetland classification system, and incorporate measures to minimize and mitigate impacts on wetlands; and
- c) address the policies in Section 3.4 – Regional Corridors, if applicable.

3.2.4 *Development* in provincially identified *floodways* shall not be permitted in the following development types: the *expansion of settlement areas*, *new freestanding settlement areas*, *new country residential development areas*, and *new employment areas* with the exception of uses with no permanent buildings such as natural areas, outdoor recreation, parks, and utilities.

3.3 Development Types

3.3.1 Intensification and Infill Development

The following section provides planning and policy direction for *intensification* and *infill development* in *existing settlement areas*. *Intensification* refers to *redevelopment*, *infill development*, and/or the expansion or conversion of existing buildings at higher densities within *existing settlement areas*. This form of *development* and type of growth provides an opportunity to increase population and employment *density* in *existing settlement areas*, with the aim to optimize existing infrastructure and services, and contribute to the creation of strong and sustainable communities.

Intensification and Infill Development Policies:

- 3.3.1.1** *Intensification* in *existing settlement areas* in urban municipalities shall be planned and developed to:
- a) achieve an *efficient use of land*;
 - b) achieve higher *density development* in the downtown or central core areas, in *transit station areas* and *transit corridors*, where appropriate, and/or on brownfield sites;
 - c) accommodate residential and/or mixed-use *development* at a higher *density* than currently exists;
 - d) provide for a mix of uses, such as employment and *community services and facilities*, where appropriate;
 - e) provide for a range of housing forms and options, where appropriate;
 - f) make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers; and

- g) connect to existing, planned and/or future local and/or regional transit and *active transportation* networks, where appropriate.

3.3.1.2 *Intensification in existing settlement areas in hamlets* and other unincorporated urban communities within rural municipalities shall be planned and developed to:

- a) achieve an *efficient use of land*;
- b) achieve higher *density development* in central core areas and/or on brownfield sites;
- c) accommodate residential and/or mixed-use *development* at a higher *density* than currently exists;
- d) provide for a mix of uses including *community services and facilities*, where appropriate; and
- e) make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers.

3.3.2 Expansion of Settlement Areas

The expansion of settlement areas refers to areas proposed for new residential and/or mixed-use growth and *development* that are located outside of but are *contiguous* to *existing settlement areas*. The *expansion of settlement areas* will be planned to make *efficient use of land* and infrastructure, and contribute to the creation of strong and sustainable communities.

Expansion of Settlement Areas Policies:

3.3.2.1 The *expansion of settlement areas* shall be planned and developed in a *contiguous* pattern to:

- a) achieve an *efficient use of land*;
- b) provide for a mix of uses;
- c) incorporate a *community node*, planned at a scale appropriate to the *development*;
- d) make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers; and connect to municipally-owned or franchised water and wastewater services;
- e) provide access to *community services and facilities*, or make efficient and cost-effective use of existing and planned *community services and facilities* through applicable municipal agreements with service providers where appropriate.

3.3.2.2 In addition to Policy 3.3.2.1, any proposed *expansion of settlement areas* with 500 or greater new dwelling units shall also address the following:

- a) provide for a full mix of uses including but not limited to employment uses, and *community services and facilities*;
- b) incorporate multiple *community nodes* located in proximity to existing, planned, and/or future transit, where appropriate;

- c) provide for a range of housing forms and options;
- d) make use of *regional infrastructure*, where appropriate, without *adversely impacting regional infrastructure*;
- e) connect to existing, planned, and/or future local and/or regional transit and *active transportation* networks, where appropriate; and
- f) demonstrate collaboration and coordination with every adjacent municipality within 3.2 kilometres of the boundaries of the *statutory plan* or amendment area through a memorandum of understanding, applicable *statutory plan* policies, or applicable municipal agreements.

3.3.3 New Freestanding Settlement Areas

New freestanding settlement areas are areas proposed for new residential and mixed-use growth and *development* that are not *contiguous* to *existing settlement areas*. *New freestanding settlement areas* are subject to the following specific policies to ensure the proposed adheres to the Principle and Objectives of this Plan.

New Freestanding Settlement Area Policies

- 3.3.3.1** *New freestanding settlement areas* shall be planned through a proposed *statutory plan* and developed to:
- a) achieve an *efficient use of land*;
 - b) provide for a mix of uses;
 - c) incorporate a *community node*, planned at a scale appropriate to the *development*;
 - d) make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers, and connect to municipally-owned or franchised water and wastewater services;
 - e) provide access to existing or planned *community services and facilities*; or make efficient and cost-effective use of existing and planned *community services and facilities* through applicable municipal agreements with service providers, where appropriate.
- 3.3.3.2** In addition to Policy 3.3.3.1, *new freestanding settlement areas* with 500 or greater dwelling units shall also address the following:
- a) provide for a full mix of uses including but not limited to employment uses, and *community services and facilities*;
 - b) incorporate multiple *community nodes* located in proximity to existing, planned and/or future local and/or regional transit, where appropriate;
 - c) provide for adequate access to *community services and facilities* within the plan area boundary;
 - d) provide for a range of housing forms and options;

- e) connect to existing, planned and/or future local and/or regional transit, where appropriate; and
- f) protect *environmentally sensitive areas*, as defined by the Province.

3.3.3.3 Proposed *statutory plans* or amendments to existing *statutory plans* for *new freestanding settlement areas* shall address the following:

- a) demonstrate that the proposed *development* does not *adversely impact* existing, planned and/or future *regional infrastructure, regionally significant corridors, and community services and facilities*; and
- b) if 500 or greater dwelling units are proposed, demonstrate collaboration and coordination with every adjacent municipality within 3.2 kilometres of the *statutory plan* area boundary, through a memorandum of understanding, applicable *statutory plan* policies, or applicable municipal agreements.

3.3.4 Country Residential

New *country residential development areas* and *infill country residential development* with 50 new lots or greater shall be planned and developed through a new *statutory plan* or an amendment to an existing *statutory plan* in accordance with the Principles and Objectives of this Plan.

3.3.5 Employment Areas

Planning for employment and job growth is an important component of long-term regional prosperity. Aligning employment growth and infrastructure will contribute to the economic competitiveness of the Region.

Employment Areas Policies:

- 3.3.5.1 *New employment areas* shall be planned and developed to make efficient and cost-effective use of existing and planned infrastructure and services.
- 3.3.5.2 *Development* with office, institutional, and/or retail uses should plan for connections to existing, planned, and/or future transit stations and *transit corridors*, where appropriate.
- 3.3.5.3 The *intensification* of *existing employment areas* should promote the optimization of existing land, infrastructure and services, and increase employment *density* in areas serviced by existing, planned, and/or future transit.

3.4 Regional Corridors

The Calgary Metropolitan Region includes two *regionally significant corridor* types: *mobility corridors* and *transmission corridors*, indicated on **Schedules 3 to 6** in Section 5.

Schedule 3: Mobility Corridors – Transportation and Trade

- Level 1 Provincial Highways (National Highways: 1, 2, 9 and 201¹)
- Level 2 Provincial Highways: the remaining provincial 1-216 series
- Level 3 Provincial Highways: the provincial 500-986 series highways
- Trade Corridors: Existing and Proposed High Load Corridors and CANAMEX
- Rail and Intermodal Facilities
- Airports with NAV CANADA Towers (YYC and YBW)

Schedule 4: Mobility Corridors – Transit and Active Transportation

- Existing, Planned and Potential Future Higher Order Transit [Light Rail Transit (LRT) and Bus Rapid Transit (BRT)]
- Existing and Planned Intermunicipal Transit
- Active Transportation Network (The Great Trail² and other recognized interregional trails)

Schedule 5: Transmission Corridors – Water and Wastewater

- Intermunicipal water transmission lines
- Intermunicipal wastewater transmission lines
- Western Irrigation District (WID) canals

Schedule 6: Transmission Corridors - Energy

- Electricity transmission lines
- Oil and gas pipelines

3.4.1 Mobility Corridors

Regionally significant mobility corridors provide multi-modal transportation connections across the Region and between municipalities.

- 3.4.1.1** Proposed *statutory plans* and amendments to *statutory plans* for lands within 1.6 kilometres of a *regionally significant mobility corridor* identified on Schedule 3 and/or 4 within the *statutory plan* area boundary shall:
- a) identify the *mobility corridor* on maps;

¹ Highway 201, also known as Stoney Trail, is located within Calgary's Transportation/Utility Corridor.

² Formerly known as the Trans Canada Trail

- b) demonstrate that the proposed land-use, built form, and density optimizes the proximity and adjacency to *regionally significant mobility corridors*; and
- c) provide mitigation measures and policies to address identified/potential *adverse impacts* on *regionally significant mobility corridors*.

3.4.2 Transmission Corridors

Regionally significant transmission corridors distribute water and wastewater and energy services across the Region.

- 3.4.2.1** Proposed *statutory plans* and amendments to *statutory plans* with *regionally significant transmission corridor* right-of-ways and/or related infrastructure identified on Schedule 5 and/or 6 within the *statutory plan* area boundary shall:
- a) identify the *transmission corridor* rights-of-way or related infrastructure on maps;
 - b) provide a rationale, servicing agreements, and supporting policies for crossing, accessing, and/or connecting to *regionally significant transmission corridor* rights-of-way or related infrastructure; and
 - c) provide mitigation measures and policies to address identified/potential *adverse impacts* on *regionally significant transmission corridor* rights-of-way or related infrastructure.

4. Implementation

4.1 Statutory Plans

Established through the Municipal Government Act, *statutory plans* (e.g. *IDPs*, *MDPs*, *ASPs* and *ARPs*) are the intermunicipal and local planning mechanisms by which municipality's direct long-term growth through land-use policy. As such, municipalities will implement Interim Growth Plan Principles, Objectives, and Policies through future *statutory plans* and amendments to existing *statutory plans*. *Statutory plans* in effect prior to the establishment of the Calgary Metropolitan Region Board Regulation on January 1, 2018 are recognized as *grandfathered* and remain in full force and effect.

Intermunicipal Development Plans

IDPs are statutory planning tools for municipalities to implement the Interim Growth Plan and future Growth Plan. New *IDPs*, and amendments to existing *IDPs* will be subject to the Interim Regional Evaluation Framework (IREF) process (see Section 4.3 below), in accordance with the IREF submission and evaluation criteria.

Municipal Development Plans

MDPs are essential means of implementing the Interim Growth Plan and future Growth Plan. New *MDPs*, and amendments to existing *MDPs* will be subject to the IREF process in accordance with the IREF submission and evaluation criteria.

Area Structure Plans and Area Redevelopment Plans

In addition to *MDPs*, *ASPs*, and *ARPs* are important statutory planning tools for municipalities to implement Principles, Objectives, and policies of the Interim Growth Plan for *settlement areas*. This level of *statutory plans* allows municipalities to demonstrate alignment for *settlement areas* when more detailed planning work has been completed to support anticipated development. New *ASPs*, or *equivalent local plans* that are approved by bylaw through a statutory process, and *ARPs*, and amendments thereto, will be subject to the IREF in accordance with the IREF submission and evaluation criteria.

4.2 Planning for Growth through Statutory Plans

Establishing a common planning system for the Region that uses statutory plans or conceptual schemes as defined by the MGA will more adequately support CMRB's ability to evaluate implementation of the Interim Growth Plan and gain a better understanding as to how the Region is growing. Since the Calgary Metropolitan Region Board Regulation establishes that only statutory plans can be evaluated through the IREF process, this approach will enable the IREF to be a more effective tool to evaluate growth in the Region.

4.2.1 Employment and population growth within the Region shall be planned through *statutory plans* or *conceptual schemes* as defined by the MGA.

4.3 Interim Regional Evaluation Framework (IREF)

The IREF only applies to new *statutory plans* and *statutory plan* amendments in accordance with the *Municipal Government Act* (MGA) and the *CMRB Regulation*. The CMRB is expected to establish an IREF as the mechanism for the evaluation of the conformance of new *statutory plans* and *statutory plan* amendments with the Interim Growth Plan. The evaluation criteria will be based on the Principles, Objectives, and Policies of the Interim Growth Plan.

In addition to the above, the IREF will provide the CMRB an opportunity to review new *statutory plans* and *statutory plan* amendments within the Region to document and gain a better understanding of how the Region is growing. The information collected will inform the development of the 2021 Growth Plan and Servicing Plan.

The CMRB will provide its recommendation to the Government of Alberta with respect to the submission and evaluation criteria. The CMRB's recommendations will address submission and evaluation criteria that:

- focus on *statutory plans* that are *regionally significant*;
- reflect the objectives of the Growth Plan as determined by the *CMRB Regulation*; and
- conform with the Principles, Objectives, and Policies of the Interim Growth Plan.

4.4 Supporting Technical Studies for Statutory Plans

Municipalities undertake technical studies in support of *statutory plans* and amendments. These technical studies may influence how infrastructure, such as transportation and municipal servicing are planned, and they may also impact the implementation of the Interim Growth Plan.

4.4.1 Municipalities shall submit technical studies and applicable municipal agreements in support of new *statutory plans* and amendments to existing *statutory plans* when established thresholds (e.g. number of units) are met.

4.4.2 *Statutory plan* policies, technical studies, or other applicable documents shall demonstrate how roads and services (i.e., water, wastewater, and stormwater infrastructure) will be provided for the Plan area before plan approval is achieved.

4.4.3 The above supporting technical studies and applicable municipal agreements shall be submitted to CMRB as information in support of IREF applications.

4.5 Data Collection and Testing the Interim Growth Plan Performance

The CMRB will use Geographic Information Systems (GIS) as a principal tool to collect, record, track, and convey information on growth and the development of *regional infrastructure* within the Region. Provision of this GIS data will support the CMRB's future work in the development of the Growth Plan and Servicing Plan and support application evaluation under the IREF. The boundaries and concepts shall be provided to the CMRB in either Esri shapefile (SHP) or Esri file geodatabase (GDB) format.

- 4.5.1** Member municipalities submitting proposed new statutory plans and amendments to existing statutory plans to the CMRB for IREF review shall provide CMRB Administration with the corresponding GIS data set including, at minimum, the boundary of the new plan, its land-use concept, and its transportation and servicing concepts including land-use statistics and residential density.
- 4.5.2** If the IREF application is for an amendment to an existing statutory plan, the member municipality shall provide the boundary of the plan amendment area, and the land-use, transportation and servicing concepts including land-use statistics and residential density both within the plan amendment area and in the balance of the existing plan area.

4.6 Recommendations to Other Orders of Government

Water security and certainty of access to a supply of potable water is critical to the future growth and development of all member municipalities in the Calgary Metropolitan Region. The Region is experiencing critical water servicing challenges as a result of the current water supply system. Implementation of a regional water solution is part of an effective growth management strategy, providing certainty to investors and municipalities and creating a competitive and thriving Calgary Metropolitan Region. Therefore, a regional water solution is required to address both the short and long-term challenges as part of developing the Growth Plan and Servicing Plan.

Consistent with CMRB's mandate to develop policies regarding the coordination of *regional infrastructure* investment and service delivery, and to address water supply needs, the Board makes the following recommendation to the Minister:

- 4.6.1** CMRB shall work collaboratively with the Government of Alberta (Municipal Affairs, Environment and Parks, and Infrastructure) to define a regional water solution that addresses the water servicing needs of all member municipalities and facilitates the implementation of a regional water solution.

4.7 2021 Growth Plan

The Interim Growth Plan has made progress on addressing key Growth Plan requirements. This work provides a foundation to complete the 2021 Growth Plan and meet all of the requirements of the *CMRB Regulation*.

Moving forward, the CMRB will prepare a comprehensive Growth Plan in accordance with the objectives and contents as established by the *CMRB Regulation*, and within the timeline set by the Government of Alberta. The Board may also direct that the 2021 Growth Plan further advance policies addressed in the Interim Growth Plan or any other matter relating to the physical, social or economic development of the CMR. Through the process to develop the Interim Growth Plan, the Land-Use Committee has recommended that policies that address the long-term regional water supply and flood prone areas be included in the 2021 Growth Plan and Servicing Plan.

In preparation of the 2021 Growth Plan and Servicing Plan, the CMRB will also engage with non-members as potential stakeholders, including Treaty Seven Nations and smaller non-member municipalities within the Region, where appropriate.

5. Schedules

Schedule 1: Regional Context

Schedule 2: Approved Land Use Plans in Place

Schedule 3: Mobility Corridors – Transportation and Trade

- Level 1 Provincial Highways (National Highways: 1, 2, 9 and 201³)
- Level 2 Provincial Highways: the remaining provincial 1-216 series
- Level 3 Provincial Highways: the provincial 500-986 series highways
- Trade Corridors: Existing and Proposed High Load Corridors and CANAMEX
- Rail and Intermodal Facilities
- Airports with NAV CANADA Towers (YYC and YBW)

Schedule 4: Mobility Corridors – Transit and Active Transportation

- Existing, Planned and Potential Future Higher Order Transit [Light Rail Transit (LRT) and Bus Rapid Transit (BRT)]
- Existing and Planned Intermunicipal Transit
- Active Transportation Network (The Great Trail⁴ and other recognized interregional trails)

Schedule 5: Transmission Corridors – Water and Wastewater

- Intermunicipal water transmission lines
- Intermunicipal wastewater transmission lines
- Western Irrigation District (WID) canals

Schedule 6: Transmission Corridors - Energy

- Electricity transmission lines
- Oil and gas pipelines

³ Highway 201, also known as Stoney Trail, is located within Calgary's Transportation/Utility Corridor.

⁴ Formerly known as the Trans Canada Trail

6. Glossary

Terms in the glossary are terms used in the policies of the Interim Growth Plan. The definitions provide support to guide the implementation and interpretation of this Plan and may vary from local planning definitions. Where applicable, definitions are based on the *Municipal Government Act* and other provincial legislation.

Area Structure Plan (ASP) – A statutory plan adopted by a municipality by bylaw in accordance with the Municipal Government Act to provide a framework for the subsequent subdivision and development of a defined area of land.

Area Redevelopment Plan (ARP) – A statutory plan adopted by a municipality by by-law in accordance with the Municipal Government Act to provide a framework for the future redevelopment of a defined area of land.

Active Transportation – Human-powered travel, including but not limited to: walking, cycling, inline skating, and travel with the use of mobility aids, including motorized wheelchairs and other power assisted devices moving at comparable speeds.

Adverse Impact – A development resulting in a significant negative consequence on the overall level, capacity, and provision of existing and/or planned regional infrastructure.

Communal Services – Water and sanitary waste services serving a residential and / or employment area developed to a standard acceptable to Alberta Environment and Parks or the approval authority having jurisdiction.

Community Services and Facilities – Public facilities and services that support the needs of a community including but not limited to: schools/educational facilities, daycares, libraries, recreation centres, emergency services as necessary such as police stations, emergency medical services and fire halls, social services, medical and/or health care centres, parks and playgrounds.

Community Node – A central area within a settlement area containing a mix of uses such as housing, employment uses, community services and facilities, appropriate to the scale and size of the community, and local community needs.

Conceptual Scheme (CS) – A non-statutory plan (may be termed a conceptual plan, local plan, master site plan, etc.) for the subsequent subdivision and/or development of land that is subordinate to a Municipal Development Plan, Area Structure Plan or Agricultural/Large Rural Residential Policy Areas of Municipal Development Plans. A CS establishes a potential plan of future subdivision or development that applies to a specific parcel of land and ensures that the redistricting and/or subdivision under review does not prohibit the ability of remnant parcels, or adjacent parcels, to be further subdivided in the future.

Conservation - The responsible preservation, management and care of our land and of our natural and cultural resources. (From Alberta Land-use Framework, 2008)

Contiguous – Adjacent to an existing built-up area or planned area approved for development through a statutory plan, or conceptual scheme.

Country Residential – A rural settlement form in which the land use is mainly residential and characterized by dispersed, low density development with lot sizes 1 acre or greater. Country residential areas may include a variety of lot sizes, while maintaining a rural character, incorporating landscape considerations in their design and offering passive and active recreational and cultural opportunities. Country residential households are often responsible for providing on-site water and private sewage systems.

Density – The relative number of an attribute, such as people, dwellings and jobs per unit of area, such as a gross developable hectare or acre of land.

Development – As defined by the MGA, meaning an excavation or stockpile and creation of either of them; a building or an addition or replacement or repair of a building and the construction or placing of any of them on, in, over, or under land; a change in use or a building or act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or a change in the intensity of the use of a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building. (Municipal Development Act).

Ecological Systems – A coherent system of natural and semi-natural landscape elements.

Employment Areas – Lands predominately for employment uses that may include but not limited to: industrial, production, office, commercial and retail uses.

Existing employment areas – Lands predominately planned and used for existing employment uses.

Planned employment areas - Lands with approved statutory plans (ASPs) and non-statutory plans for predominately employment uses.

New employment areas - Areas are located outside of existing employment areas, and/or previously planned/approved areas.

Efficient Use of Land – A pattern of land use that minimizes over time the amount of land required for development of the built environment and may include, as appropriate to the local context, walkable neighbourhoods, a mix of land uses (residential, retail, workplace and institutional), multi-modal transportation access, and efficient and cost-effective servicing.

Environmentally Sensitive Areas – A landscape area or feature that has one or all of the following criteria: a high quality of biotic community, ecological function, distinctive and/or unusual land form or feature; and uniqueness.

First Parcel Out – means the first parcel out of an unsubdivided quarter section.

Floodway – The portion of the flood hazard area where flows are deepest, fastest, and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area. (AEP Flood Hazard Identification Program, 2014) Municipalities should consult Provincial mapping and modelling of the Floodway and Flood Fringe as they become available.

Grandfathered – The exemption of municipal statutory plans that were approved prior to January 1, 2018 from the application of the Principles, Objectives and Policies of this Plan. January 1, 2018 is the effective date to identify statutory plans subject to grandfathering, as determined by the Minister of Municipal Affairs and reflected in the *Calgary Metropolitan Region Board Regulation AR190/2017*.

Hamlet – An unincorporated urban community with a generally accepted name and boundary. Hamlets are designated by County's and Municipal Districts and each designation must specify the hamlet's name and boundaries. Only those unincorporated urban communities recognized by Alberta Municipal Affairs as hamlets, are recognized as hamlets by the Calgary Metropolitan Region Board.

Infill Development – The subdivision of lots in existing settlement areas and/or country residential areas, resulting in the reduction of lot sizes to accommodate growth within existing settlement areas and/or country residential areas.

Intensification – Development at a higher density, as appropriate to the local context, than currently exists in existing country residential areas, settlement areas and employment areas through: redevelopment; the development of underutilized lots within previously developed areas; infill development; or the expansion or conversion of existing buildings.

Intermunicipal Development Plan (IDP) – A statutory plan adopted by two or more municipalities by bylaw in accordance with the MGA.

Municipal Agreement – Means an agreement entered into by a participating municipality

Municipal Development Plan (MDP) – A statutory plan adopted by a municipality by bylaw in accordance with the MGA.

Planned Area – An area subject to a previously adopted statutory or non-statutory plan below the MDP or IDP level. This includes plans adopted before the January 1, 2018 effective date of the *Calgary Metropolitan Region Board Regulation AR190/2017*.

Redevelopment – The creation of new units, uses or lots on previously developed land. (See *Intensification*.)

Regional Infrastructure – Physical infrastructure and facilities developed by one or more levels of government and/or regional service commissions or irrigation districts to provide services to citizens and businesses, and to support growth and the function of a regional economy. This includes, for example, highways, intermunicipal bus and light rail transit systems, major interchanges, bridges, regional water, wastewater and stormwater systems, power systems, hospitals, post-secondary institutions, etc. (See *Regionally Significant Corridors*.)

Regionally Significant – Of a scale and significance such that it may benefit or impact two or more municipal members of the CMRB Region by virtue of: adjacency, land use, infrastructure and/or servicing requirements. A resource, service, development or opportunity may be regionally significant if it:

- i. can reasonably be assumed to benefit or impact the wider regional membership, and
- ii. if impacted by natural or human disturbance and disruption could have an adverse effect on the growth and prosperity of the Region.

Proximity to regionally significant corridors and reliance on regional infrastructure may affect the regional significance of a proposed development.

Regionally Significant Corridors – Human-made features within the Calgary Metropolitan Region that extend beyond a single municipality, and consist of designated rights-of-way or routes for moving people and goods and distributing water, wastewater and energy services Regionally significant corridors identified in the Interim Growth Plan consist of the following:

Mobility Corridors:

- Regional Roads [Level 1, 2 and 3 provincial highways within the Region as well as municipally owned roadways that provide an intermunicipal goods movement and/or commuter function or which connect *hamlets* to the rest of the regional road network. Level 1 highways include the provincial highways that are designated core routes in Canada's National Highway System (specifically Highways 1, 2, 9, and 201). Level 2 highways are the remaining provincial 1-216 series highways within the Region. Level 3 highways are the provincial 500-986 series of highways within the Region.]
- Trade Corridors [Existing and Proposed High Load Corridors; CANAMEX]
- Rail [Intermodal Facilities]
- Existing, Planned and Potential Future Higher Order Transit [LRT/BRT]
- Existing and Planned Intermunicipal Transit

- Active Transportation Network (The Great Trail⁵ and other recognized interregional trails)
- Airports with NAV CANADA Towers (YYC and YBW)

Transmission Corridors:

- Intermunicipal water transmission lines
- Intermunicipal wastewater transmission lines
- Western Irrigation District
- Transportation Utility Corridor (TUC) (See Transportation Utility Corridor)
- Electricity transmission lines
- Oil and gas pipelines

Statutory Plan – As defined by the MGA. A plan adopted by a municipality by bylaw in accordance with the MGA including IDPs, MDPs, ASPs, and ARPs. (From the Municipal Government Act).

Settlement Areas (or Existing Settlement Areas) - All lands located within the limits of developed, subdivided, and planned areas in cities, towns, villages, *hamlets* and other unincorporated urban communities. Settlement areas do not include country residential areas.

Expansion of Settlement Areas (or Settlement Expansion Areas) – Areas proposed for new residential and/or mixed-use growth and development that are located outside of but are contiguous to *existing settlement areas*. These areas were not identified for residential and/or mixed-use development in previously approved statutory plans.

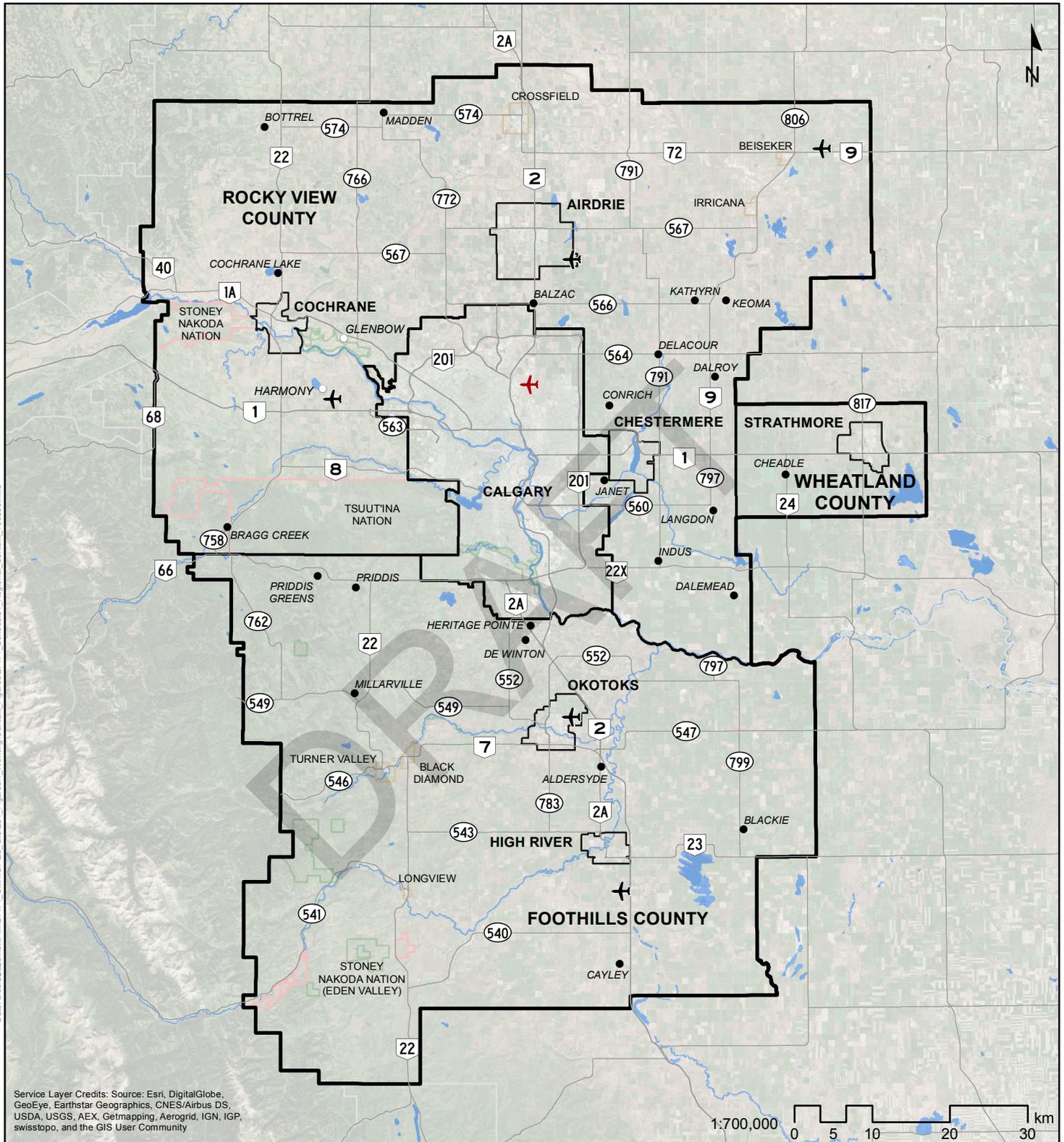
New Freestanding Settlement Areas – Areas proposed for new residential and/or mixed-use growth and development that are not contiguous to *existing settlement areas*. These areas were not identified for residential and/or mixed-use development in previously approved statutory plans.

Transit Station Areas – Areas serviced by transit infrastructure and service, within approximately 500 metres of a transit station.

Transit Corridors – Existing or planned dedicated right of way for transit vehicles (buses or trains) or a right of way for numerous different modes. Higher-order transit refers to transit that is high-speed, frequent, reliable and comfortable. This may include heavy rail, light rail, and commuter transit service.

⁵ Formerly known as the Trans Canada Trail

Schedule 1: Regional Context



Date: 8/30/2018; Document: M127174_CMRB/ICP25_GIS/251_Figures/1_Working/Context_Figures/27174_Schedule1_Regional_Context_180830.mxd

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

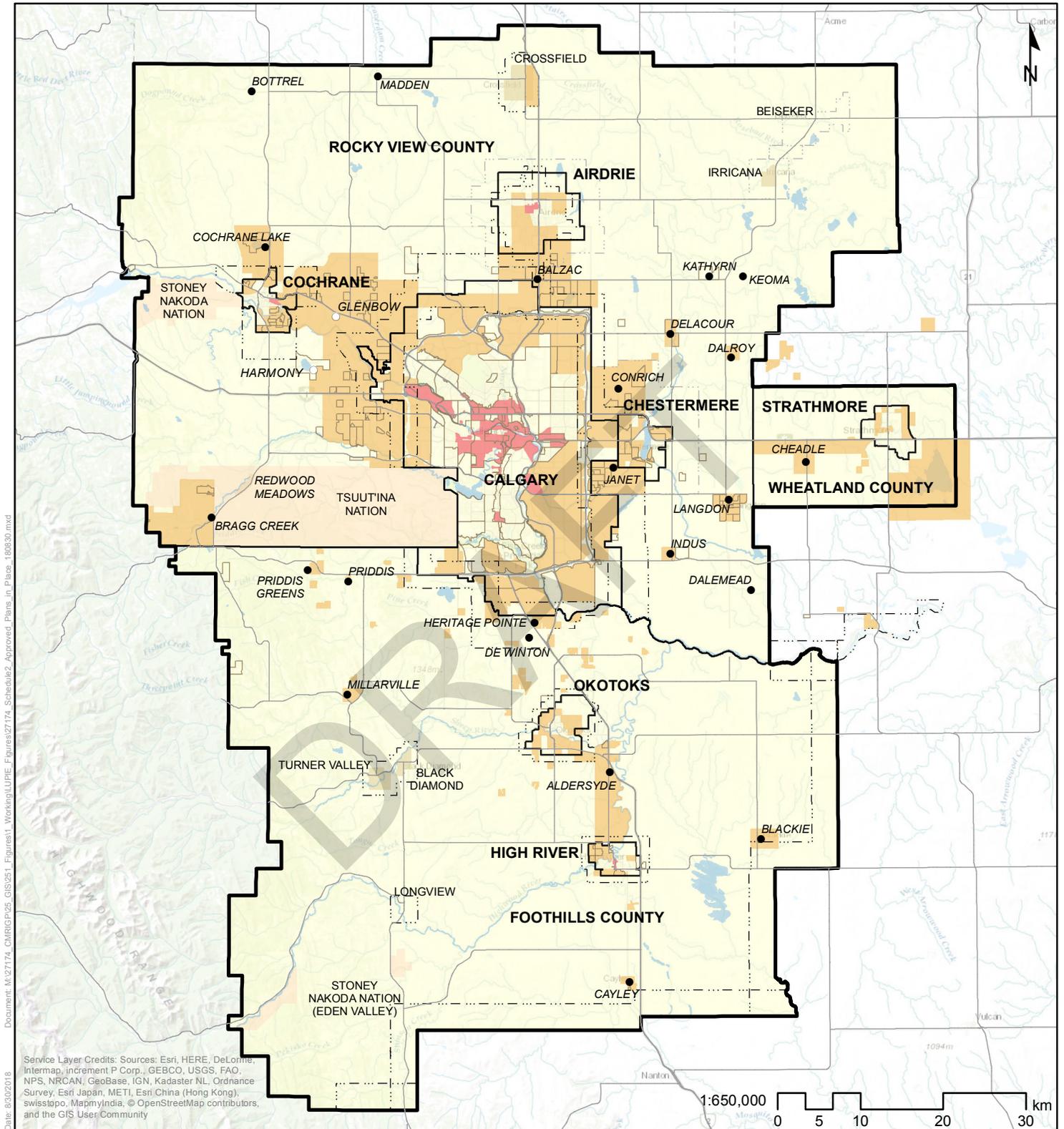
- ★ International
- ★ Other
- Provincial Highway
- CMRB Boundary
- CMRB Member
- Non-Member
- Hamlet
- Unincorporated Urban Community †
- First Nation Reserve
- Provincial Park or Protected Area
- Hydrology

Calgary Metropolitan Region Interim Growth Plan



DRAFT: Aug-30/18

Schedule 2: Approved Land Use Plans in Place



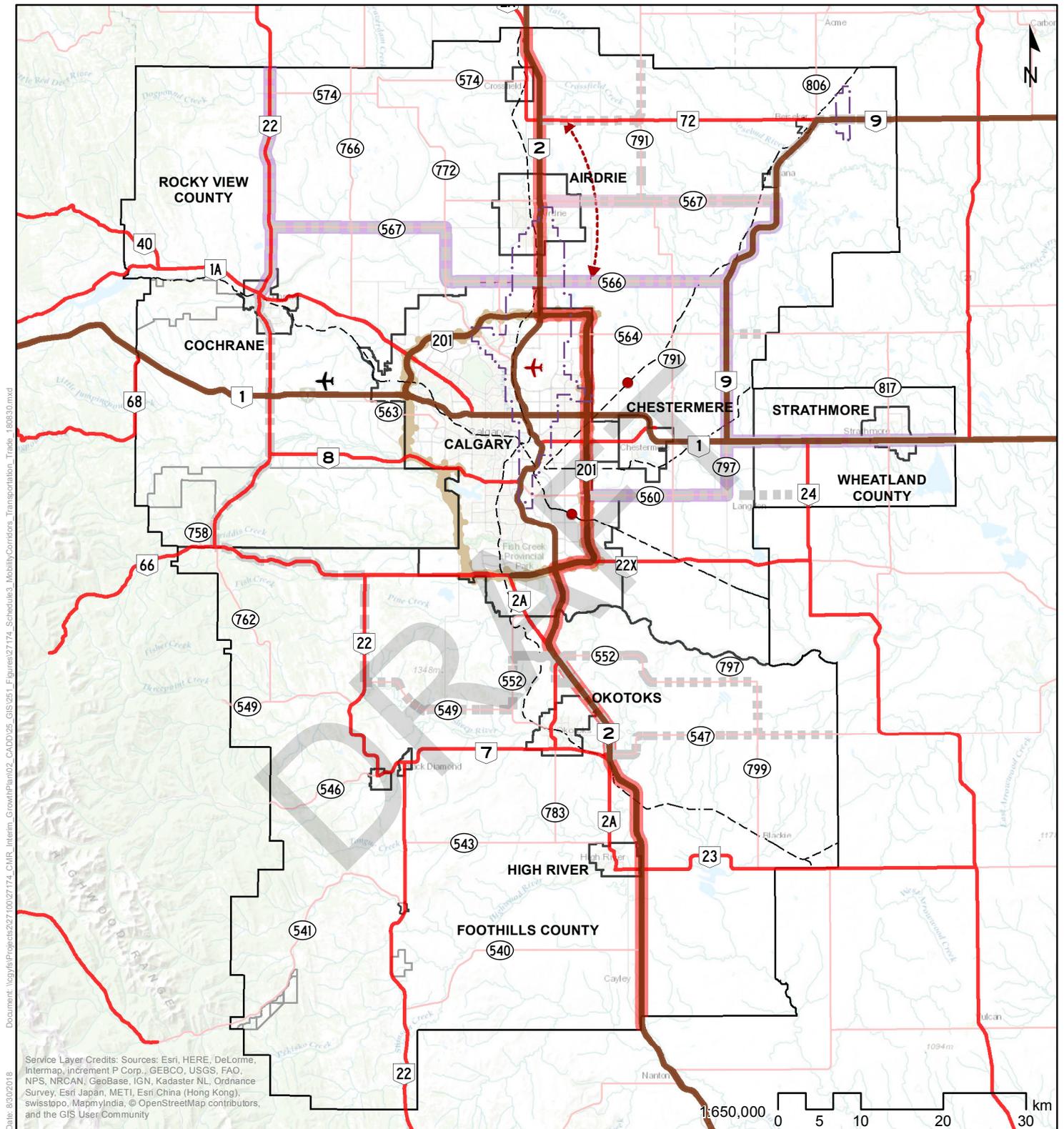
- CMRB Boundary
- CMRB Member
- Non-Member
- First Nation Reserve
- Hamlet
- Unincorporated Urban Community
- Non-Statutory Plan
- Area Structure Plan
- Area Redevelopment Plan
- Municipal Development Plan
- Intermunicipal Development Plan
- Intermunicipal Notification Zone

Calgary Metropolitan Region Interim Growth Plan



DRAFT: Aug-30/18

Schedule 3: Mobility Corridors – Transportation and Trade



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 Date: 8/30/2018

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

- Intermodal Facility
- ✈ International Airport
- ✈ Springbank Airport
- ⬜ Airport Vicinity Protection Area
- ▬ Transportation Utility Corridor

- Transportation**
- Rail
 - ▬ Level 1 Highway
 - ▬ Level 2 Highway
 - ▬ Level 3 Highway
 - ↔ Conceptual Bypass

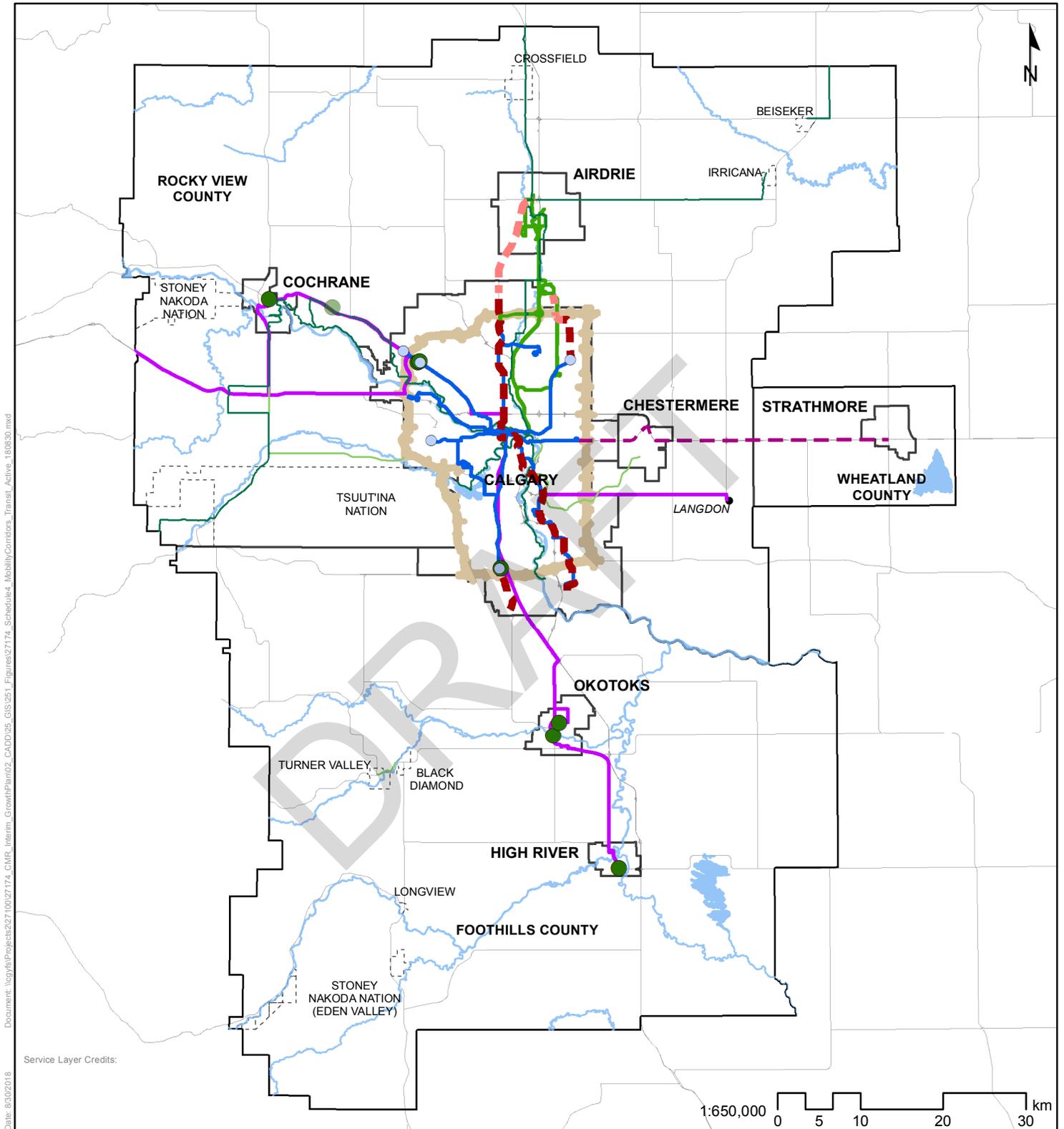
- Trade**
- ▬ CANAMEX
 - ▬ Existing High Load †
 - ▬ Proposed High Load †
 - ▬ Proposed Oversize/Overweight ‡

Calgary Metropolitan Region Interim Growth Plan



DRAFT: Aug-30/18

Schedule 4: Mobility Corridors – Transit and Active Transportation



Date: 8/30/2018 Document: \\cgs\GIS\Projects\2017\174_CMIR_Interim_GrowthPlan\02_CADD\05_GIS\051_Figures\27174_Schedule4_MobilityCorridors_Traffic_Active_180830.mxd

Service Layer Credits:

- Park and Ride
- Future Park and Ride
- LRT Terminus Station/ Intermunicipal Connection
- Transportation Utility Corridor
- Active Transportation Corridors**
- The Great Trail †
- Regional Pathway
- Higher Order Transit (HOT) Corridors**
- Existing HOT ‡
- Planned HOT ‡
- Potential Future HOT ‡
- Intermunicipal Transit Corridors**
- Public Intermunicipal Transit
- Private Intermunicipal Transit
- Future Intermunicipal Transit

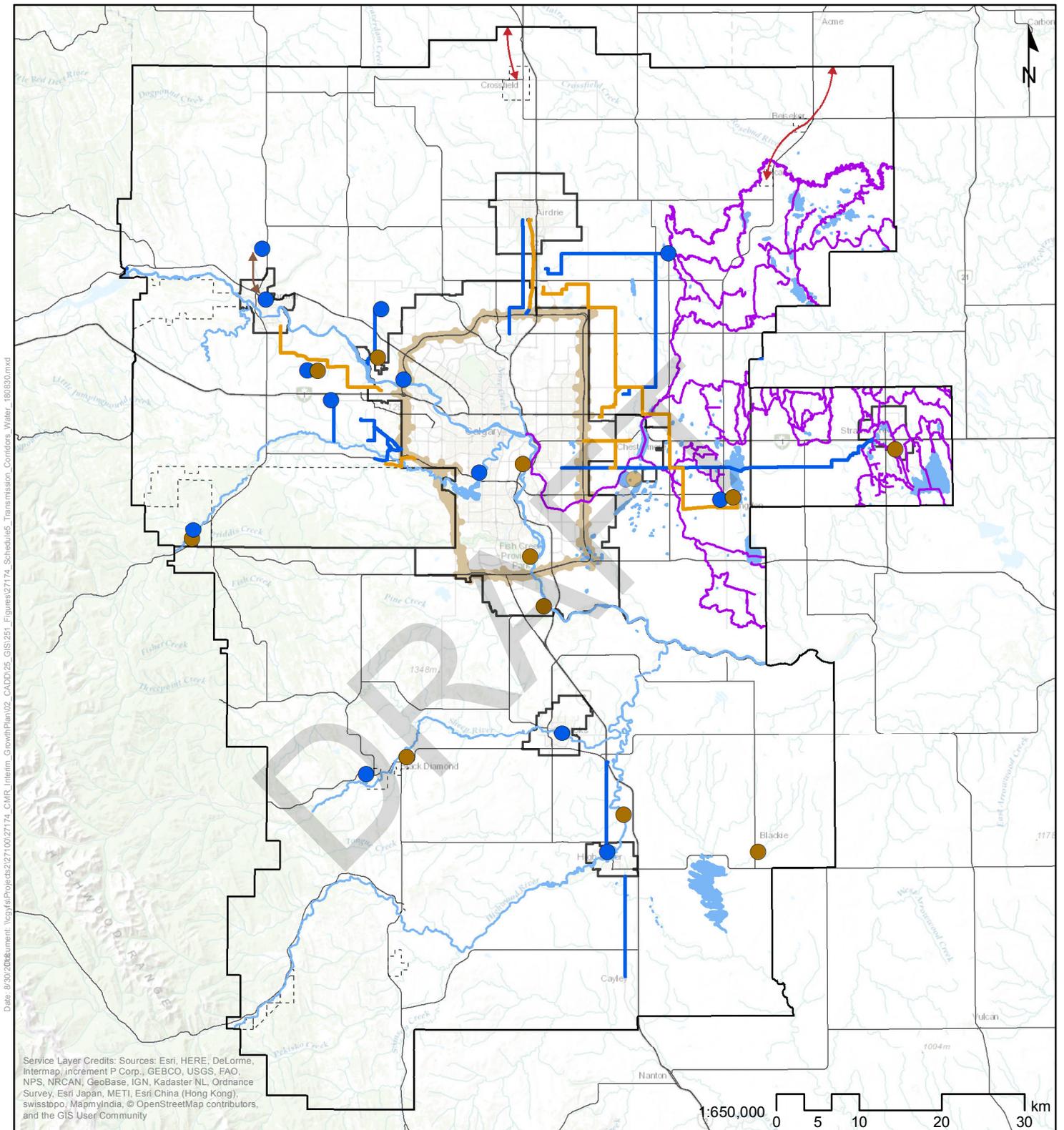
Calgary Metropolitan Region Interim Growth Plan



DRAFT: Aug-30/18

† Formerly the Trans Canada Trail. ‡ Higher order transit (HOT) includes light rail transit (LRT) and bus rapid transit (BRT).

Schedule 5: Transmission Corridors – Water



Date: 8/30/2018; Document: \c:\p\projects\27100\27174_CMR_Interim_GrowthPlan\02_CADD\25_GIS\251_Figures\27174_Schedule5_Transmission_Corridors_Water_180830.mxd

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

- | | |
|--------------------------------------|---------------------------------------|
| ● Water Treatment Plant | Water and Wastewater Corridors |
| ● Wastewater Treatment Plant | — Intermunicipal Water |
| ● Private Water Treatment Plant | ↔ Water Commission Line † |
| ● Private Wastewater Treatment Plant | — Western Irrigation District System |
| — Transportation Utility Corridor | — Intermunicipal Wastewater ‡ |
| | ↔ Cochrane Lake Wastewater ‡ |

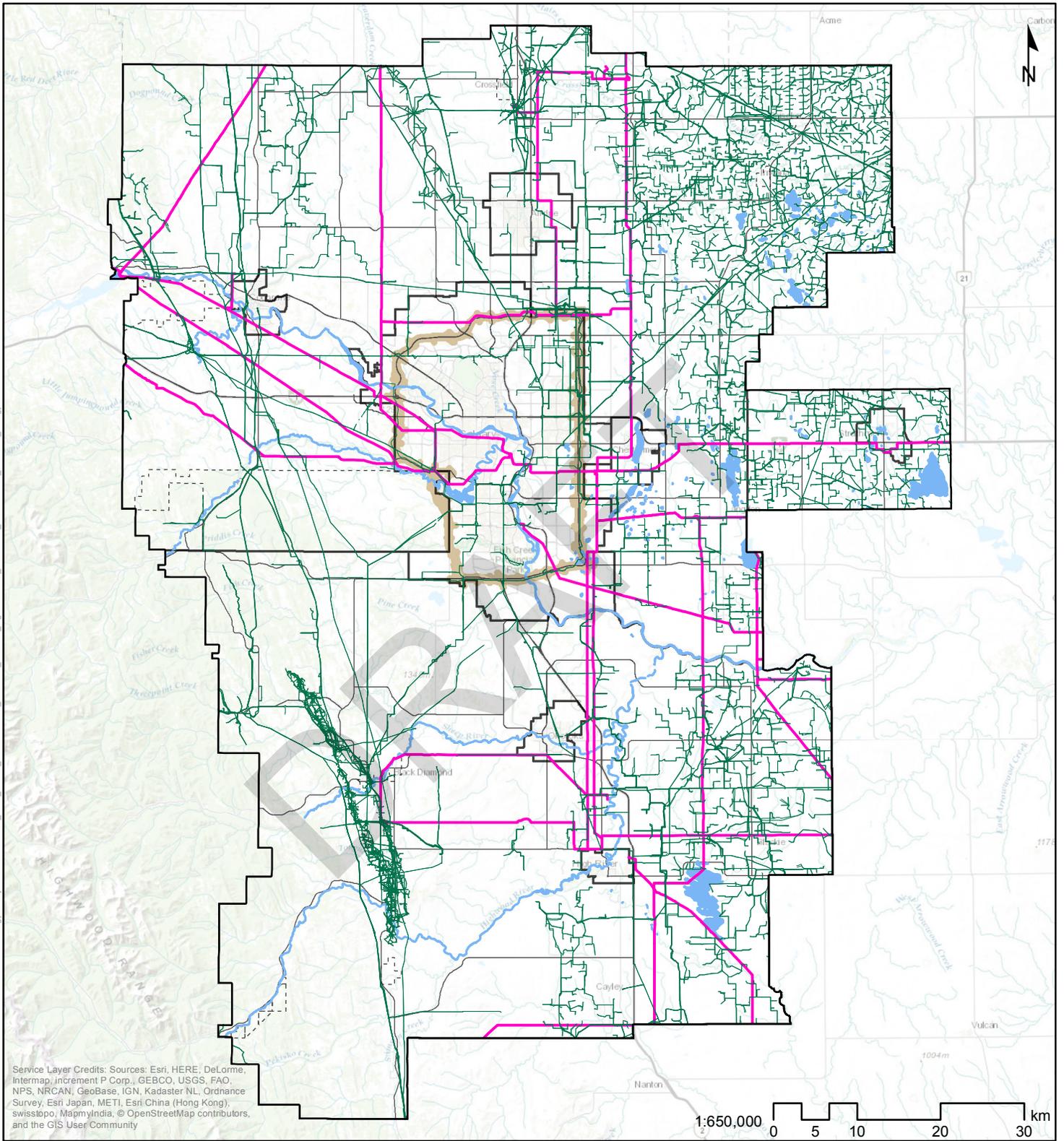
Calgary Metropolitan Region Interim Growth Plan



DRAFT: Aug-30/18

† Water commission lines are conceptual until accurate alignments received from the commissions. ‡ Alignment of wastewater line servicing Cochrane Lake is conceptual.

Schedule 6: Transmission Corridors – Energy



Date: 8/24/2018; Document: \c:\pfa\projects\27100\27174_CMR_Interim_GrowthPlan\02_CADD\25_GIS\251_Figures\27174_Schedule6_Transmission_Corridors_Energy.mxd

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

-  Transportation Utility Corridor
- Energy Corridors**
-  Power Transmission Line
-  Pipeline

**Calgary Metropolitan Region
Interim Growth Plan**



DRAFT: Aug-24/18

Agenda Item 6

† Water commission lines are conceptual until accurate alignments received from the commissions. ‡ Alignment of wastewater line servicing Cochrane Lake not yet confirmed.

Interim Regional Evaluation Framework

Draft 6.0 for LUC and TAG Review, August 31, 2018

1.0 Introduction

The Calgary Metropolitan Region Board (the “Board”) has been directed through the Calgary Metropolitan Region Board Regulation (“the Regulation”) to implement the Calgary Metropolitan Region Interim Growth Plan (“the IGP”) subsequent to its adoption by the Government of Alberta. The Interim Regional Evaluation Framework (“the IREF”) provides the Board with the authority to evaluate and approve member municipal new statutory plans and existing statutory plan amendments to ensure alignment with the Principles, Objectives and Policies of the Calgary Metropolitan Region Interim Growth Plan.

2.0 Purpose

The purpose of the IREF is to provide member municipalities with criteria to determine when new municipal statutory plans and amendments to existing statutory plans shall be submitted to the Board for approval and procedures for submission. Further, the IREF establishes evaluation criteria and procedures for the Board to follow in the review and approval of statutory plans and amendments of regional significance to ensure they are consistent with the long-term regional interests identified in the IGP.

3.0 Definitions

In addition to the definitions contained in the Regulation, words defined in IGP shall be given the same meaning for the purposes of this IREF.

4.0 Submission Criteria

4.1 A Municipality shall refer:

- a) All new Municipal Development Plans (MDPs), Intermunicipal Development Plans (IDPs), Area Redevelopment Plans (ARPs), Area Structure Plans (ASPs); and
- b) All amendments to MDPs, IDPs, ARPs and ASPs.

4.2 Notwithstanding Section 4.1, municipalities do not need to submit proposed statutory plans and/or amendments to existing statutory plans to consolidate bylaws into one bylaw or bylaws to correct or update clerical, technical, grammatical, and/or typographical errors and omissions that do not materially affect the statutory plan and/ or amendment in principle or substance in accordance with the Municipal Government Act (“MGA”).

- 4.3 Notwithstanding Section 4.1, municipalities do not need to submit proposed amendments to existing ARPs that are not substantive in effect on the existing ARP, such as:
- i. Minor amendments to the Land Use Concept Map for a single parcel;
 - ii. Minor text amendments; and
 - iii. Small scale land use conversion for a single parcel.

5.0 Submission Documents

- 5.1 A new statutory plan or amendment to an existing statutory plan referred by a municipality to the Board shall include:
- a) The proposed statutory plan or amendment bylaw;
 - b) Sufficient documentation to explain the statutory plan or amendment;
 - c) Sufficient information including applicable technical documents, memorandums of understanding, and applicable municipal agreements where appropriate, to ensure that the new statutory plan or existing statutory plan amendment can be evaluated pursuant to the evaluation criteria in Section 6.0 below; and
 - d) A copy of the most recent amended statutory plan without the proposed amendment.

6.0 Evaluation Criteria

- 6.1 When evaluating a new statutory plan or existing statutory plan amendment, the Board must consider whether approval and full implementation of the statutory plan or amendment would result in development that is consistent with the Principles, Objectives and Policies of the IGP using the following evaluation criteria.

3.2 Region-wide Policies	Statutory plan or statutory plan amendment response
3.2.1 Principles, Objectives and Policies	<input type="checkbox"/> Does the proposed statutory plan or existing statutory plan amendment address the Principles, Objectives and Policies of the IGP?
3.2.2 Demonstrate collaboration and coordination with adjacent municipalities	<input type="checkbox"/> Did the applicant municipality demonstrate collaboration and coordination with adjacent municipalities within 1.6 km of the boundaries of the proposed statutory plan or existing statutory plan amendment area in planning for land use, development, and infrastructure and service provision? <input type="checkbox"/> Is the collaboration demonstrated through a memorandum of understanding or applicable policies in the new statutory plan or existing statutory plan amendment, and/or applicable municipal agreement(s) where appropriate?

3.2.3 Water, wetlands and stormwater	<p>Does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Protect source water quality and quantity, promote water conservation, and incorporate effective stormwater management; <input type="checkbox"/> Adhere to the Provincially identified wetland classification system, and incorporate measures to minimize and mitigate adverse impacts on wetlands; and <input type="checkbox"/> Address the policies in Section 3.4 of the IGP, if applicable?
3.2.4 Development in floodways	<p>Does the proposed statutory plan or existing statutory plan amendment protect provincially identified floodways from development (excepting uses with no permanent buildings such as natural areas, outdoor recreation, parks, and utilities) for the following development types:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Expansion of settlement areas; <input type="checkbox"/> New freestanding communities; <input type="checkbox"/> New employment areas?

3.3.1 Development Type Policies – Intensification and Infill Development	
Statutory plan or statutory plan amendment response	
3.3.1.1 Intensification of existing settlement areas in urban municipalities	<p>Does the proposed statutory plan or existing statutory plan amendment apply to lands within an urban municipality? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Achieve an efficient use of land; <input type="checkbox"/> Achieve higher density development in the downtown or central core areas, in transit station areas and transit corridors, where appropriate, and/or on brownfield sites; <input type="checkbox"/> Accommodate residential and/or mixed-use development a higher density than currently exists; <input type="checkbox"/> Provide for a mix of uses, such as employment, amenities, community services and facilities, where appropriate; <input type="checkbox"/> Provide for a range of housing forms and options, where appropriate; <input type="checkbox"/> Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers; and

	<input type="checkbox"/> Connect to existing, planned and/or future local and/or regional transit and active transportation networks, where appropriate?
3.3.1.2 Intensification of existing hamlet settlement areas	<p>Does the proposed statutory plan or existing statutory plan amendment apply to lands within an existing settlement area in a hamlet? If so, does the statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Achieve an efficient use of land; <input type="checkbox"/> Achieve higher density development in central core areas and/or on brownfield sites; <input type="checkbox"/> Accommodate residential and/or mixed-use development at a higher density than currently exists; <input type="checkbox"/> Provide for a mix of uses, and community services and facilities, where appropriate; and <input type="checkbox"/> Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers?

3.3.2 Development Type Policies – Expansion of Settlement Areas

Statutory plan or statutory plan amendment response

3.3.2.1 Expansion of settlement areas	<p>Does the proposed statutory plan or existing statutory plan amendment apply to lands adjacent to an existing built or previously planned settlement area in either urban municipalities or hamlets? If so, does the statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Plan for and result in development in a contiguous pattern; <input type="checkbox"/> Achieve an efficient use of land; <input type="checkbox"/> Provide for a mix of uses and incorporate a community node, planned at a scale appropriate to the development; <input type="checkbox"/> Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers and connect to municipally owned or franchised water and wastewater services; and <input type="checkbox"/> Provide access to community services and facilities, or make efficient and cost-effective use of existing and planned community services and facilities through applicable municipal agreements with service providers where appropriate?
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3.3.2.2

Does the proposed statutory plan or existing statutory plan amendment apply to lands adjacent to an existing built or previously planned settlement area in either urban municipalities or hamlets, and plan for 500 and greater dwelling units? If so, does the statutory plan or existing statutory plan amendment:

- Comply with all components of Policy 3.3.2.1 of the IGP (above);
- Provide for a full mix of uses including but not limited to:
 - employment uses; and
 - community services and facilities;
- Incorporate multiple community nodes located in proximity to existing, planned and/or future transit, where appropriate;
- Provide for a range of housing forms and options;
- Make use of regional infrastructure, where appropriate, without adversely impacting regional infrastructure;
- Connect to existing, planned and/ or future local and/or regional transit and active transportation networks, where appropriate; and
- Demonstrate collaboration and coordination with every adjacent municipality within 3.2 km of the boundaries of the statutory plan or statutory plan amendment area through a memorandum of understanding, applicable statutory plan policies or applicable municipal agreements.

3.3.3 Development Type Policies – New Freestanding Settlement Areas

Statutory plan or statutory plan amendment response

3.3.3.1 New freestanding settlement areas

Does the proposed statutory plan or existing statutory plan amendment apply to lands that are not contiguous to existing built or planned settlement areas? If so, does the proposed statutory plan or existing statutory plan amendment:

- Achieve an efficient use of land;
- Provide for a mix of uses;
- Incorporate a community node, planned at a scale appropriate to the development;
- Make efficient and cost-effective use of existing, and planned infrastructure through agreements with service providers, and connect to municipally-owned or franchised water and wastewater services; and

	<ul style="list-style-type: none"> <input type="checkbox"/> Provide access to existing or planned community services and facilities, or make efficient and cost-effective use of existing and planned community services and facilities through applicable municipal agreements with service providers, where appropriate.
<p>3.3.3.2 New freestanding settlement areas for 500 and greater dwelling units</p>	<p>Does the proposed statutory plan or existing statutory plan amendment apply to lands that are not contiguous to existing built or planned settlement areas, and plan for 500 and greater dwelling units? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Comply with all components of Policy 3.3.3.1 of the IGP (above); <input type="checkbox"/> Provide for a full mix of uses including but not limited to: <ul style="list-style-type: none"> • employment uses, and • community services and facilities; <input type="checkbox"/> Incorporate multiple community nodes located in proximity to existing, planned and/or future local and/or regional transit, where appropriate; <input type="checkbox"/> Provide for adequate access to community services and facilities within the statutory plan area boundary; <input type="checkbox"/> Provide for a range of housing forms and options; <input type="checkbox"/> Connect to existing, planned and/or future local and/or regional transit, where appropriate; and <input type="checkbox"/> Protect environmentally sensitive areas, as defined by the Province.
<p>3.3.3.3 New freestanding settlement areas</p>	<p>Does the proposed statutory plan or existing statutory plan amendment apply to lands that are not contiguous to existing built or planned settlement areas? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Demonstrate that the proposed development does not adversely impact existing, planned and/or future regional infrastructure, regionally significant corridors, and community service and facilities; and <input type="checkbox"/> If more than 500 dwelling units are proposed, demonstrate collaboration and coordination with every adjacent municipality within 3.2 kilometres of the statutory plan area boundary, through a memorandum of understanding, applicable statutory plan policies, or applicable municipal agreements?

3.3.4 Development Type Policies – Country Residential Areas

Statutory plan or statutory plan amendment response

3.3.4	<p>Does a proposal for new country residential development or infill of an existing country residential area result in development of 50 lots or more? If so, is the proposed development:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Planned through a statutory plan or an amendment to an existing statutory plan?
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3.3.5 Development Type Policies – Employment Areas

Statutory plan or statutory plan amendment response

3.3.5.1 New employment areas	<p>Does the proposed statutory plan or existing statutory plan amendment apply to lands that will result in development that is a mix of non-residential uses, such as industrial, office, commercial, retail or other employment uses? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Make efficient and cost-effective use of existing and planned infrastructure and services?
3.3.5.2 Connections to transit stations and corridors	<p>Does the proposed statutory plan or existing statutory plan amendment apply to lands that will result in development that includes office, institutional and/or retail uses? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Plan for connections to existing, planned and/or future transit stations and transit corridors, where appropriate?
3.3.5.3 Intensification of existing employment areas	<p>Does the proposed statutory plan or existing statutory plan amendment result in intensification of development in existing employment areas? If so, does the proposed statutory plan or existing plan amendment:</p> <ul style="list-style-type: none"> <input type="checkbox"/> promote the optimization of existing land, infrastructure and services and ; <input type="checkbox"/> increase employment density in areas services by existing, planned and/or future transit?

3.4 Regional Corridors	Statutory plan or statutory plan amendment response
3.4.1.1 Mobility corridors	<p>Is the proposed statutory plan or existing statutory plan amendment within 1.6 kilometres of a regionally significant mobility corridor identified on Schedule 3 and/or 4 of the IGP? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Identify the mobility corridor on maps; <input type="checkbox"/> Demonstrate that the proposed land-use, built form and density optimizes the proximity and adjacency to regionally significant mobility corridors; and <input type="checkbox"/> Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors?
3.4.2.1 Transmission Corridors	<p>Does the proposed statutory plan or statutory plan amendment area include transmission corridor right-of-ways and/or related infrastructure identified on Schedule 5 and/or 6 of the IGP? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Identify the transmission corridor rights-of-way or related infrastructure on maps; <input type="checkbox"/> Provide a rationale, servicing agreements, and supporting policies for crossing, accessing and/or connecting to regionally significant transmission corridor rights-of-way or related infrastructure; and <input type="checkbox"/> Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant transmission corridor rights-of-way or related infrastructure?