

Calgary Metropolitan Region Board
 Land Use & Servicing Committee Meeting
 Agenda – December 11, 2020, 9:30 AM
 Go-To Meeting/Call-In
 MEETINGS ARE RECORDED & LIVE-STREAMED

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

- | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| 1. Call to Order & Opening Remarks | Sheard | |
| 2. Adoption of Agenda
<i>For Decision: Motion to adopt and/or revise the agenda</i> | All | |
| 3. Review and Approve Minutes (Attachment)
<i>For Decision: Motion that the Committee review and approve the Minutes of the October 29, 2020 meeting</i> | All | 3 |
| 4. Growth & Servicing Plan Project Update & Timeline (Attachment)
<i>For Decision: Motion that the Committee receive for information an update on the progress of the Growth & Servicing Plan and schedule timeline</i> | HDRC | 6 |
| 5. Workshop#4 What We Heard Summary
<i>For Decision: Motion that the Committee recommend the Workshop#4 What We Heard report to the Board for approval</i> | HDRC | 9 |
| 6. Public & Indigenous Engagement Update (Attachment)
<i>For Information: Motion that the Committee receive for information an update on the Public & Indigenous Engagement for the Growth and Servicing Plan</i> | Harding | 14 |
| 7. Flood Prone Areas Policy (Attachment)
<i>For Decision: Motion that the Committee approve in principle the Flood Prone Areas Policy and recommend to the Board for approval</i> | HDRC | 22 |
| 8. Economic Wellbeing Policy (Attachment)
<i>For Decision: Motion that the Committee approve in principle the Economic Wellbeing Policy and recommend to the Board for approval</i> | HDRC | 42 |

9. Agricultural Economy Policy (Attachment) HDRC **47**
For Decision: Motion that the Committee approve in principle the Agricultural Economy Policy and recommend to the Board for approval
10. Environmentally Sensitive Areas Policy (Attachment) HDRC **53**
For Decision: Motion that the Committee approve in principle the Environmentally Sensitive Areas Policy and recommend to the Board for approval
11. Next Meeting: Thursday January 21, 2020
12. Adjournment Sheard

Committee Members:

Mayor Peter Brown (Airdrie)	Mayor Craig Snodgrass (High River)
Councillor Gian-Carlo Carra (Calgary)	Mayor Bill Robertson (Okotoks) <i>Vice Chair</i>
Mayor Marshall Chalmers (Chestermere)	Reeve Dan Henn (Rocky View)
Mayor Jeff Genung (Cochrane)	Reeve Amber Link (Wheatland)
Reeve Suzanne Oel (Foothills) <i>Vice Chair</i>	Councillor Bob Sobol (Strathmore)
Councillor Don Moore (High River)	Mayor Pat Fule (Strathmore)
Councillor Tara McFadden (Cochrane)	Councillor Delilah Miller (Foothills)
Deputy Reeve Scott Klassen (Wheatland)	

Christopher Sheard, Committee Chair
Dale Beesley, GOA Representative

Upcoming Meetings:

Land Use & Servicing Committee	Thursday Jan 21 - 9:30 AM	GoTo Meeting
Board Meeting	Friday Dec 18 – 9:30 AM Friday Jan 15 - 9:30 AM	GoTo Meeting
Governance Committee	Thursday Dec 17 – 9:30 AM	GoTo Meeting
Advocacy Committee	Thursday Jan 14 – 1:00 PM	GoTo Meeting

Agenda Item 3 Attachment



Minutes of the Meeting of the
Land Use and Servicing Committee
of the Calgary Metropolitan Region Board
on Thursday October 29, 2020 by Go-To Meeting

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 Suzanne Oel – Foothills County (Vice Chair)
Mayor Craig Snodgrass – Town of High River
Mayor Bill Robertson – Town of Okotoks (Vice Chair)
Councillor Greg Boehlke – Rocky View County
Councillor Bob Sobol – Town of Strathmore
Deputy Reeve Scott Klassen – Wheatland County

CMRB Administration:

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

1. Call to Order

Called to order at 9:30 AM.

2. Approval of Agenda

Moved by Mayor Chalmers, **Seconded by** Mayor Robertson, accepted by Chair

Motion: That the Committee approve the agenda of October 29, 2020.

Motion carried unanimously.

3. Review Minutes

Moved by Councillor Carra, **Seconded by** Mayor Genung, accepted by Chair.

Motion: That the Committee approve the Minutes of the September 3, 2020 meeting.

Motion carried unanimously.

4. Phase 2 Public Engagement Update

Anne Harding from HDRC provided an update on this item. Public engagement questions were out for feedback from the Communications & Engagement TAG at the time of circulation of the agenda package. Feedback received from the TAG was incorporated and circulated to the Committee the day before the meeting. Members felt they needed more time to review the document prior to the launch of the website in order to provide further comments. Chair Sheard asked Committee members to provide their feedback to Jordon Copping by email prior to November 5.

Moved by Mayor Robertson, **Seconded by** Councillor Sobol, accepted by Chair.

Amending Motion: That the Committee receive for information an update on the progress of the Growth & Servicing Plan and delay launch of the public engagement website to November 5 to accommodate additional municipal input.

Motion carried unanimously.

5. Phase 1 Public Engagement What We Heard Report

Anne Harding reviewed the Report and answered questions from the Committee relating to weighting of feedback incorporated, impacts to the Plan and promotional tactics.

Moved by Mayor Genung, **Seconded by** Councillor Sobol, accepted by Chair.

Motion: That the Committee recommend to the Board for approval the Phase 1 Public Engagement What We Heard Report.

Motion carried unanimously.

6. Growth & Servicing Plan Project Update

Stephen Power from HDRC updated the Committee and answered questions about the meeting timeline. The timeline provides for the Growth and Servicing Plans to be circulated to member municipal councils no later than Friday, February 5 in order to accommodate a vote of the Board no later than Friday, February 26.

Moved by Mayor Robertson, **Seconded by** Mayor Genung, accepted by Chair.

Motion: That the Committee approve the approach proposed by HDRC to meet the timeline of delivery of the Growth and Servicing Plans to the Minister no later than March 1, 2021.

Motion carried unanimously.

7. REF Principles, Process and Timelines

Moved by Councillor Sobol, **Seconded** Mayor Genung, accepted by Chair.

Motion: That the Committee recommend to the Board for approval the REF principles, process, and timeline.

Motion carried unanimously.

8. Data Sharing Framework

Liisa Tipman reviewed the report in the agenda package and the Committee made the following motion:

Moved by Mayor Brown, **Seconded** Mayor Genung, accepted by Chair.

Motion: That the Committee recommend to the Board for approval the Data Sharing Framework.

Motion carried unanimously.

9. Next Meeting: Thursday December 3, 2020

10. Adjournment @ 12 PM.

CMRB Chair, Christopher Sheard

Agenda Item	4
Submitted to	Land Use and Servicing Committee
Purpose	For Information
Subject	Growth & Servicing Plan Update
Meeting Date	December 11, 2020
<i>Motion that the Committee receive for information an update on the progress of the Growth & Servicing Plan</i>	
<p>Summary</p> <ul style="list-style-type: none"> HDR Calthorpe has provided a Growth & Servicing Plan project update for the information of the Committee. The update includes a summary of progress and work completed to date. 	
<p>Attachments</p> <ul style="list-style-type: none"> Growth and Servicing Plan Committee Update, HDR Calthorpe 	

Agenda Item 4 Attachment

CMRB Land Use and Servicing Committee Update

Meeting Date: Thursday, December 10, 2020

Recent Progress

Policy Development

- Follow up discussion on:
 - o Growth Management Efficient Use of Land – revisions ongoing
 - o Environmentally Responsible Land Use – near completion
 - o Economic Well-Being – near completion
- Ongoing policy development for:
 - o Celebrating Urban-Rural Differences (Agriculture Economy near completion)
 - o Water Stewardship (to be introduced Dec. 11)
 - o Shared Services Optimization (to be introduced Dec. 11)

Engagement

- Round 2 Public Engagement Complete

Upcoming Tasks

Policy Development

- Dec. 11 TAG and Committee workshops on all policies (varying levels of completion)
- Expected additional TAG before Christmas

Engagement

- Round 2 What We Heard Report

Schedule Updates/Revisions

- Adapting schedule as progress continues to remain as efficient as possible

Workshop / TAG Meeting Schedule	Possible Date	Topic Focus
Workshop (elected/staff)	11-Dec-20	Policy Review: Growth Management and Efficient Use of Land, Economic Wellbeing, Environmentally Responsible Land Use, Agricultural Economy
TAG	11-Dec-20	Policy Refinement: Growth Management and Efficient Use of Land, Economic Wellbeing, Environmentally Responsible Land Use, Agricultural Economy, Conservation of Agriculture Lands Preliminary Policy Review: Water Stewardship, Shared Services Optimization
TAG	Date TBD (Dec. 21 or 23)	Policy Refinement: Growth Management and Efficient Use of Land, Water Stewardship, Shared Services Optimization Final Policies: Economic Wellbeing, Environmentally Responsible Land Use, Agricultural Economy, Conservation of Agriculture Lands
Workshop (elected/staff)	8-Jan-21	Final Policies: Growth Management and Efficient Use of Land Policy Refinement: Water Stewardship, Shared Services Optimization
Workshop (elected/staff)	5-Feb-21	Final Policies: Water Stewardship, Shared Services Optimization

Agenda Item	5
Submitted to	Land Use and Servicing Committee
Purpose	For Decision
Subject	HDR Calthorpe Workshop #4 What We Heard Summary
Meeting Date	December 11, 2020
<i>Motion that the Committee recommend to the Board for approval HDR Calthorpe Workshop #4 What We Heard Summary</i>	
<p>Summary</p> <ul style="list-style-type: none"> • HDR Calthorpe held Workshop#4 over two virtual events due to the COVID-19 pandemic. Workshop#4 included: <ul style="list-style-type: none"> ○ a workshop with elected officials on October 16, 2020, ○ and a meeting with the External Technical Advisory Group October 23, 2020. • Each event included an online presentation and group discussion. • In preparation for the workshop, individual meetings were held with staff from each of the member municipalities. • HDR Calthorpe has provided a What We Heard Summary for Workshop #4 suitable for public release. 	
<p>Attachments</p> <ul style="list-style-type: none"> • Workshop #4 – What We Heard Summary, HDR Calthorpe 	

1. Introduction

HDR|Calthorpe has conducted a series of workshops with elected officials and members of municipal administrations as part of developing the Growth & Servicing Plan. What we heard reports from workshops #1, 2 and 3 are posted on the CMRB's website.

2. Recommendation

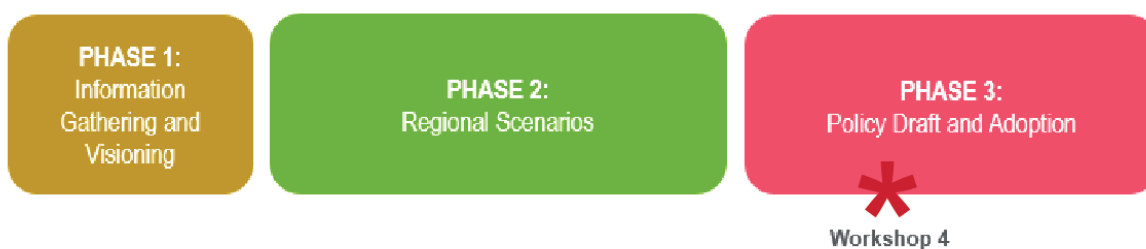
That the Committee recommend to the Board for approval the HDR Calthorpe Workshop #4 What We Heard Summary.

Agenda Item 5 Attachment

Workshop 4 What We Heard Summary

Overview

The Calgary Metropolitan Region Board (CMRB) is tasked with developing a long-term plan for managed and sustainable growth in the Region. A plan for growth and supporting policies will be documented in a Regional Growth and Servicing Plan. The CMRB is in the process of developing the Regional Growth and Servicing Plan and the process involves three main phases:



Workshop 4 Purpose

As part of Phase 3 of the Growth and Servicing Plan development, Workshop 4 included a workshop with elected officials (October 16, 2020) and a meeting with the External Technical Advisory Group (October 23, 2020). All were virtual discussions due to COVID 19. In preparation for the workshop, individual meetings were held with staff from each of the municipalities.

The purpose of the workshop was to provide an opportunity for a detailed review of the proposed scenario, which will be the basis of the regional growth structure. The proposed scenario presentation included maps showing growth areas, along with allocations of place types to municipalities. The proposed scenario also includes preliminary direction on how the regional growth structure can be achieved, which will ultimately form the basis for the land use components of the Growth Plan.

At the elected officials and External TAG workshops, team members from HDR | Calthorpe provided a background presentation, followed by an opportunity for discussion. The first part of the presentation reviewed previous scenario development and introduced the proposed land-use scenario.

The scenario proposed by the HDR | Calthorpe team includes many benefits when compared to the business-as-usual approach to development, including:

- 40% Reduction in land consumption
- 35% Reduction of amount and cost of new infrastructure (roads, water, sewer, etc.)
- 15% Reduction of water and wastewater requirements
- 15% Reduction in vehicle km travelled (and therefore vehicle greenhouse gas emissions)
- 25% Reduction of carbon emissions from residential buildings
- 56% Increase in municipal tax revenue per hectare of developed land
- 26% Reduction in impervious surface coverage

The proposed scenario we developed based on previous workshops, discussions with TAGs, and online public engagement.

What We Heard: Q&A with Elected Officials

Workshop 4 participants were asked to review and discuss the proposed scenario.

Discussion Areas

Most of the discussion was guided by discussion areas that are in the table below with the comments for each area. This is not a comprehensive list, but includes comments and questions that reflect the general themes and main ideas considered throughout the workshop.

Discussion Area 1: Joint Planning (JPA) boundaries, place types, and other controls

What we heard:

- More information on JPAs and their governance is required to better understand the implications of JPAs.
- More clarification is requested regarding effects on existing Municipal Development Plans and approved developments.

Discussion Area 2: JPA planning methods, infrastructure, shared costs and shared benefits

What we heard:

- Concern JPAs will needlessly complicate the regional planning and collaboration that is already happening in some areas.
- More clarification is needed to understand the relationship is between JPAs and municipal growth priorities.
- Cost and revenue sharing will be an important component of JPA implementation
- JPAs should not be restrictive but collaborative, taking advantage of a sub-regional lens.

Discussion 3: ESA policy applied at regional or local level

What we heard:

- Suggestion that other types of JPAs would be appropriate such as environmentally sensitive areas.

Discussion 4: Land development control by Place Type or density within municipal boundaries

What we heard:

- Caps on land consumption are over-restrictive and do not recognize difference between rural and urban policy.
- Place types are a good strategy to guide development as they can be less focused on broad density limits.

Discussion 5: Goals for infill and redevelopment within each municipal boundary

What we heard:

- Concern about how rural municipalities will be able to freely develop and have full control of their own land.
- The Growth & Servicing Plan has to reflect the current economic reality.

Discussion 6: Infrastructure development in non-JPA areas

What we heard:

- Office parks are a dying typology and may be appropriate to limit them.
- Some municipalities don't have the desire for rail as a regional transit strategy and concerns with the cost of higher order transit and who will pay.

Proposed Policy Framework Discussion

After looking over the adjustments to proposed policy framework, some final thoughts included:

- Opposing views on transit and the Growth and Servicing Plan being realistic vs. aspirational.
- The plan is an exercise in maximizing economic prosperity, regardless of the sector.
- There should be cost per acre for each scenario to see if we are able to complete the changes in the scenarios.
- What about having two different scenarios for the region?

What We Heard: Q&A with External TAG

The External TAG discussion was less structured than the elected officials workshop and more technical in nature.

What we heard:

- Need for of watersheds in the Growth & Servicing Plan development, alongside flooding and water availability concerns.
- Infill and reasonable density requirements should be promoted in rural areas with some targets for every municipality, but acknowledging the lack of demand of multi-family housing in rural areas.
- Desire for the changing travel patterns associated with COVID-19 to be considered.
- Need for policy for revenue sharing along with cost sharing.
- Need to be able to add or adjust JPAs in the future.
- Want a better description of a rural hub.

Agenda Item	6
Submitted to	Land Use and Servicing Committee
Purpose	For Information
Subject	Public & Indigenous Engagement Update
Meeting Date	December 11, 2020
<i>Motion that the Committee receive for information an update on public and Indigenous engagement for the Growth & Servicing Plan</i>	
<p>Summary</p> <ul style="list-style-type: none"> • Phase 2 of the Public Engagement occurred from November 2 to 27, 2020. • HDR Calthorpe has provided an update on public engagement and Indigenous engagement for the Growth and Servicing Plan. The update is for the information of the Committee. • A detailed What We Heard report is forthcoming. 	
<p>Attachments</p> <ul style="list-style-type: none"> • Public Engagement Update and Indigenous Engagement Update, Growth and Servicing Plan, HDR Calthorpe 	

December Public & Indigenous Engagement Update

Agenda Item 6 Attachment



Overview | Phase 2 Public Engagement

Goal: to inform the public about the proposed scenario while gathering input about implementation that will contribute to policy development

- **Online engagement (November 5 - 27)**
- **Virtual open house Tuesday, November 17**
- **Aiming for high volume of visitors with representative geographic distribution**
- **Value quality of input over quantity of responses**

Phase 2| Engagement Results

1,787 total site visits

- 1,400 aware visitors
 - 622 informed visitors
 - 192 engaged visitors
- People who are **aware** have visited the site at least once
 - **Informed** visitors have clicked on something on the site
 - **Engaged** visitors have contributed to a tool (poll, forum, or survey)

Phase 2| Engagement Results

**Geographic
distribution**
(from 'guestbook'
and survey)

59% Calgary
11% Foothills
10% Rocky View County
7% Cochrane
4% Chestermere
4% Airdrie
2% High River
2% Okotoks
1% Strathmore
0% Wheatland

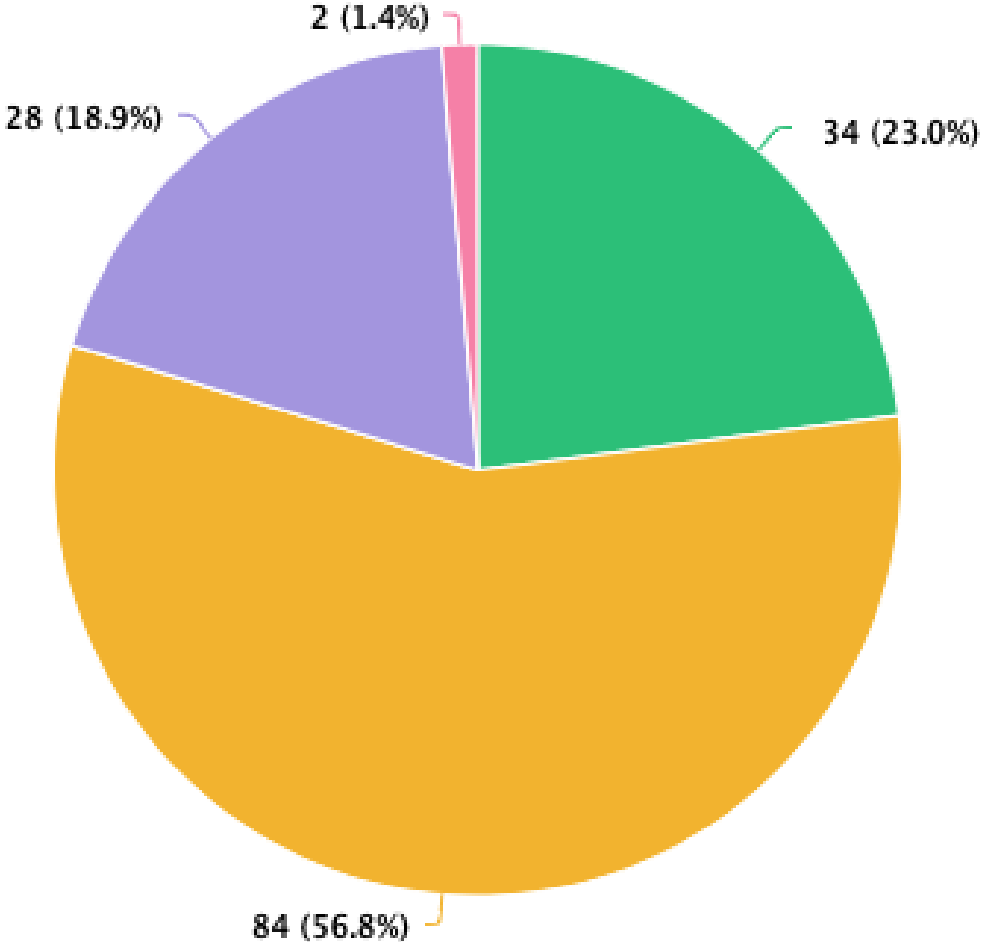
Phase 2| Engagement Results

We're looking to receive input from all parts of the Calgary Metro Region. Please share which term best describes where you are from.

Question options

(Click items to hide)

- Neither – I am not from the Calgary Metro Region
- Both rural and urban
- Urban
- Rural



Indigenous Engagement| Update

- Engagement with First Nations:
 - Meeting with Stoney Tribal, Chiniki First Nation, & Wesley First Nation Administration (September 23)
 - Discussed areas of mutual interest. CMRB & Stoney Tribal Administration will reach out to each other in the future as appropriate opportunities arise for involvement.
 - Meeting with Siksika Nation Chief & Council (November 16)
 - Directed to follow up with Councillor Wade Healy (Chair of Outreach Team) to further discuss opportunities for Siksika involvement with CMRB activities in the future
 - Early engagement with Tsuut'ina Nation in 2019

Questions & Discussion

Agenda Item	7
Submitted to	Land Use and Servicing Committee
Purpose	For Decision
Subject	Flood Prone Areas Policy
Meeting Date	December 11, 2020
<i>That the Committee approve in principle the Flood Prone Areas Policy and recommend to the Board for approval</i>	
<p>Summary</p> <ul style="list-style-type: none"> • In June 2020, a proposed approach to planning for flood prone areas was presented to Land Use and Servicing Committee and recommended for approval by the Board. The Board-approved Approach to Development of Policy on Flood Prone Areas emphasized the importance of working towards a design flood standard of 1:200. • The HDR C proposed policies reiterate Board objectives and enact the short-term actions from the Approach to Policy on Flood Prone areas as approved in June 2020. HDR C is seeking Committee direction that the proposed policies for flood prone areas are aligned with the Committee’s values in principle. • Planning for flood prone areas is complex given the regulatory role of the Province, liability considerations, existing information gaps and other considerations. Committee direction is requested on the proposed final direction for flood prone areas policy. • There may be some changes to policy language as the Growth and Servicing Plan documents come together. 	
<p>Attachments</p> <ul style="list-style-type: none"> • 7i: Flood Prone Areas – Policy Discussion, HDR Calthorpe • 7ii: Approach to Development of Policy for Flood Prone Areas (Board edits in redline), June 2020 • 7iii: Excerpt of IGP flood prone areas policy 	

Background

Based on the discussions with member municipality administrations, a proposed approach was presented to Land Use and Servicing Committee and recommended for approval by the Board in June 2020. The Board made a series of modifications to the

Agenda Item 7

approach and approved the approach to development of policy in flood prone areas in June of 2020. The Board-approved modifications are summarized in track changes in the attachment.

Since the June 2020 Board meeting, the province began the first phase of public engagement for draft flood inundation maps and reports for a number of draft studies in the CMR. The main public engagement website for all GoA new flood studies is www.alberta.ca/flood-study-engagements.aspx.

HDR|Calthorpe require the input of the LUSC to discuss recommended direction for flood prone areas policy which is to:

Reiterate the Board objectives and enact the medium-term actions from the Approach to Policy on Flood Prone areas as approved in June 2020. The Growth and Servicing Plans will use the policy language of the IGP except in greenfield areas where new policy language will be drafted to advance protection of lands for a 1:200 return flood.

1.1. Approved Board Objectives

The following objectives were approved by the Board in June 2020 and have been brought forward into the proposed policies:

- Prioritize public safety
- Mitigate risk to public, municipalities, businesses, park spaces, living assets and property/lands
- Over time and with appropriate inputs, examine how flood resilience might be achieved among CMR municipalities
- Educate the public and other development stakeholders on the risks of development in flood prone areas
- Maintain essential ecosystem function of flood protection and watershed health in environmentally sensitive areas (ESA)¹
- Minimum design standard of 1:200 years, or 0.5% design flood

1.2. Additional Definitions

The definitions of terms from the approved Approach to Development of Policy on Flood Prone Areas remain unchanged at this time. One additional term is defined below.
Greenfield Area - An area for future growth located outside of the built-up area.

Next Steps

The policy directions for flood prone areas will be shared with External TAG for comment. Final draft policies will be compiled into draft Growth and Servicing Plan documents to be reviewed by TAGs, Committee and the Board once all input has been received and the documents have been compiled.

¹ ESA is defined in the ESA Background Report

Recommendation

That the Committee approve in principle the Flood Prone Areas Policy and recommend to the Board for approval.

Agenda Item 7i Attachment

DRAFT: December 4, 2020

1. POLICY FOR FLOOD PRONE AREAS

Flood prone area policies are contained within the *Environmentally Responsible Land Use* focus area, with the goals and objectives for this focus area provided in the table below.

CMR Goals	Growth Plan Objectives
<p>The Calgary Metropolitan Region recognizes the important role of natural systems in the Region.</p>	<ul style="list-style-type: none"> • Increase awareness and understanding of natural and sensitive areas through ESA mapping. • Protect currently unprotected natural systems of regional significance and preserve the function of regionally significant natural systems. • Acknowledge the importance of natural floodplains through responsible growth.
<p>The Calgary Metropolitan Region is a leader in sustainable regional planning, which minimizes the impacts of development on our land, water and air.</p>	<ul style="list-style-type: none"> • Plan responsibly in flood prone areas through sensitive development and mitigation. • Accept the region’s responsibility to reduce our impact on the environment and climate, and achieve this through the development of plans and measurable targets. • Increase the environmental, economic, and social resiliency of our region.

2. BASIS FOR THE PROPOSED POLICY

A policy brief entitled ‘Approach to Development of Policy for Flood Prone Areas’ (“the Flood Brief”) was presented to the Land Use and Servicing Committee on June 11, 2020 and subsequently to the Board on June 26, 2020 (attached).

In the proposed Flood Prone Area section of the Growth Plan, some components of the Flood Brief have been included as background information as shown below, some as recommended actions and others as policies. There is general agreement among TAG regarding the approach to flood prone areas, although there were some diverging opinions on how to achieve the Board’s objectives. This discussion identifies recommended policies given the feedback received from TAG, Committee and the Board.

The Flood Brief identified short, medium and long-term actions that would lead to improved flood resilience in the CMR. The short-term actions from the Flood Brief included review of IGP policies and discussion of recommended Growth and Servicing Plan policies. These short-term actions have been taken.

Preamble - Flood Prone Areas

The Calgary Metropolitan Region has flood prone areas and has historically experienced significant flood events. Many member municipalities have responded to this critical challenge through policy and new regulations, reflecting local context and hydrological conditions.

Key Issues and Influences:

- Major recent floods had significant impacts to many communities within the CMR;
- Riverine flooding is the topic of this policy area;
- This policy does not consider the effects of overland flooding and stormwater management;
- Developing regional flood policy for the entire area of the CMR is complex as the Province is currently updating their Flood Hazard Area mapping; and
- The Board has indicated a desire to adopt a higher design standard than the current provincially defined standard.

The CMRB objectives, as approved by the Board, related to Flood Prone Areas are:

- Prioritize public safety;
- Mitigate risk to public, municipalities, businesses, park spaces, living assets and other property/lands;
- Over time and with appropriate inputs, examine how flood resilience might be achieved among CMR municipalities;
- Educate the public and other development stakeholders on the risks of development in flood prone areas;
- Maintain essential ecosystem functions of flood area; and
- Minimum design standard of 1:200, or 0.5% probability flood.

The Province of Alberta will be releasing updated flood hazard mapping (which includes multiple scenarios of flooding, including a 1:200 flood) in the near future¹. Actions approved by the Board to advance the development of flood prone policy following release of the finalized flood hazard mapping beyond adoption of the Growth Plan include: (referred to in the Appendix as **medium-term actions**):

- Request that the Government of Alberta take a leadership role in developing policy for flood prone areas;
- Engage with province and member municipalities to understand modifications to the Provincial Flood Development Regulation (if any);
- Update the policies of the Growth Plan to reflect the Flood Development Regulation (if required);
- Advocate to the Government of Alberta around incentives for implementing a higher design standard that would help the CMRB achieve its identified objectives.

¹ Note: Since the June 2020 Board meeting, the province began the first phase of public engagement for draft flood inundation maps and reports for a number of draft studies in the CMR. The main public engagement website for all GoA new flood studies is www.alberta.ca/flood-study-engagements.aspx

Over time, through ongoing monitoring of regulatory changes, updates to flood hazard mapping and statutory plan approvals under the Growth Plan, the CMRB may consider developing a more comprehensive approach to Flood Prone Area policy. Potential new policy measures could include, but are not be limited to:

- Flood fringe development controls
- Meander belt management
- Stepping Back from the Water / environmental reserve setbacks

3. DRAFT POLICIES AND DEFINITIONS FOR COMMITTEE REVIEW

Three potential policy options were considered with member municipality administrations:

- (a) Continue the IGP policy for flood prone areas (see attached) with no amendments.
- (b) Continue the IGP policy combined with the medium-term actions that would require further consideration of a higher flood standard in the future. This further consideration would occur once additional mapping and information is available from the Province (noted as medium-term actions in the Flood Brief). This approach keeps the IGP policies in place until a comprehensive approach to flood prone areas can be developed.
- (c) Continue the IGP policy and include additional higher standards for flood prone areas where new development is proposed in greenfield areas. These developments would require flood protection measures to the 1:200 flood event level. Further consideration of a higher flood standard would occur once additional mapping and information is available from the Province (noted as medium-term actions in the Flood Brief). This allows the region to move towards a higher flood standard for development in greenfield areas until a comprehensive approach to flood prone areas can be developed.

3.1 RECOMMENDED DRAFT POLICIES FOR THE GROWTH & SERVICING PLAN

The recommended policy approach is noted as (c) above, “Continue the IGP policy but include higher standards for flood prone areas except where new development is proposed in greenfield areas. These areas would require flood protection measures to the 1:200 flood event level. Further consideration of a higher flood standard would occur once additional mapping and information is available from the Province (noted as medium-term actions in the Flood Brief). This allows the region to move towards a higher flood standard for development in greenfield areas until a comprehensive approach to flood prone areas can be developed.”

Draft policies to implement the above would include:

1. No development shall be permitted within a provincially identified floodway, with the exception of uses with no permanent buildings, such as agriculture, natural areas, outdoor recreation, parks, roads, bridges, utilities, aggregate extraction, and flood mitigation infrastructure.

2. Development in provincially identified flood fringe areas shall include flood protection measures to mitigate risk at the 1:100 year flood event level.
3. Notwithstanding the above, new area structure plans in greenfield areas must include protection measures (single or in combination) to mitigate risk in provincially identified flood inundation areas at the 1:200 year flood event level.
4. After updated provincial flood hazard mapping is finalized, the CMRB shall work with the Province of Alberta and member municipalities to investigate changing the provincial definition of the flood hazard area to the 200-year level, including an assessment of the impacts to Alberta's Disaster Relief Program and private insurance.

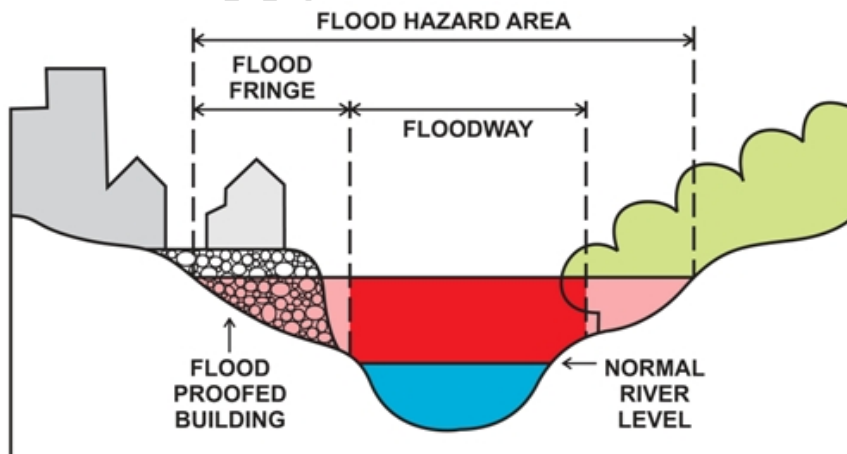
3.2 RECOMMENDED DRAFT DEFINITIONS FOR THE GROWTH & SERVICING PLAN

Land Use TAG and Water Table identified that the terminology used should be consistent with those used by the Province to ensure consistency among the member municipalities, development partners as well as consistency when communicating with the public. These definitions may be subject to change by the province. Many of these terms were also used in the Interim Growth Plan. A definition for Greenfield Areas has also been added.

Design Flood – The current design standard in Alberta is the 1% flood, defined as a flood whose magnitude has a 1% chance of being equalled or exceeded in any year. Although it can be referred to as a 100-year flood, **this does not mean that it will only occur once every hundred years.** CMRB members strongly suggest changing this design flood standard to 1:200 years, or a 0.5% flood.

Flood Fringe – The portion of the flood hazard area outside of the floodway. Water in the flood fringe is generally shallower and flows more slowly than in the floodway. New development in the flood fringe may be permitted in some communities and should be flood-proofed.

Flood Hazard Area – The flood hazard area is the area of land that will be flooded during the design flood event under encroached conditions. Once this area is defined, the flood hazard area is typically divided into two zones, the floodway and the flood fringe.



Source: Government of Alberta, www.alberta.ca/flood-hazard-mapping.aspx

Flood Inundation Maps: identify land areas on a map which would be inundated by water given a series of river flows, not just the 'design flood' flow. Flood inundation maps are created by hydraulic modelling using, among other data, historical precipitation information to simulate runoff and resulting river flows showing those areas which are overwhelmed by water. They are used for emergency preparedness and emergency response planning. The flood inundation map for a design flood flow informs the development of a flood hazard area map.

Flood Hazard Area Maps show where the floodway and flood fringe would be located, if flow in the river reached the design flood flow. Flood hazard area maps are used for long range planning and are used to make land use decisions, among other uses.

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.

Flood Prone Areas – Includes the flood hazard area as defined by the Government of Alberta's flood hazard maps and other areas affected by riverine flooding greater than the design flood as defined by member municipalities in respect of their local context.

Greenfield Areas: An area for future growth located outside of the built-up area.

3 QUESTIONS FOR COMMITTEE

- Does the LUSC approve of the recommended policies, in principle, as recommended?
- Does the LUSC approve of continuing to work with the Province to achieve a higher flood standard over the longer-term?

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	<p>Previously approved by the Board on June 26, 2020</p> <p>Board edits in red</p>

Introduction

On April 20, 2018, the Calgary Metropolitan Region Board voted to add “policies regarding flood prone areas” to the list of requirements to be included in the Growth and Servicing Plan. The Board has provided direction to CMRB Administration to address planning for flood prone areas with the intent of mitigating the impact of future flood events to the greatest extent possible.

The purpose of this agenda item is to report back to the Board on a recommended direction to achieve a more coordinated approach to flood prone areas over time.

At the February, April and May meetings, the Land Use TAG and the Water Table met to discuss the steps to develop policy for flood prone areas as directed by the Board. This report outlines why these considerations are key to the development of policies around flood prone areas and proposes how to move forward with policies around flood prone areas in light of the above factors.

Definitions

Land Use TAG and Water Table identified that the terminology used should be consistent with those used by the Province to ensure consistency among the member municipalities, development partners as well as consistency when communicating with the public. These definitions may be subject to change by the province. Many of these terms were also used in the Interim Growth Plan.

CMRB Definitions

Flood Prone Areas – Includes the flood hazard area as defined by the Government of Alberta’s flood hazard maps and other areas ~~that have been, or may be,~~ affected by riverine flooding greater than the design flood as defined by member municipalities in respect of their local context.

Government of Alberta Definitions

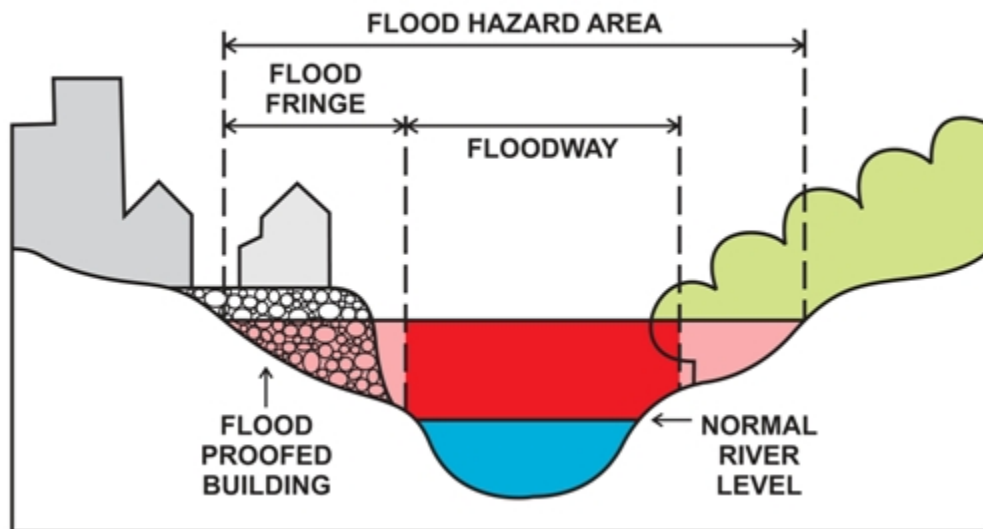
Design Flood – The current design standard in Alberta is the 1% flood, defined as a flood whose magnitude has a 1% chance of being equalled or exceeded in any year. Although it can be referred to as a 100-year flood, **this does not mean that it will**

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only occur once every hundred years. CMRB members strongly suggest changing this design flood standard to 1:200 years, or a 0.5% flood.

Flood Fringe – The portion of the flood hazard area outside of the floodway. Water in the flood fringe is generally shallower and flows more slowly than in the floodway. New development in the flood fringe may be permitted in some communities and should be flood-proofed.

Flood Hazard Area – The flood hazard area is the area of land that will be flooded during the design flood event under encroached conditions. Once this area is defined, the flood hazard area is typically divided into two zones, the floodway and the flood fringe.



Source: Government of Alberta, www.alberta.ca/flood-hazard-mapping.aspx

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.

Mapping Tools and their Uses

Flood Inundation Maps: identify land areas on a map which would be inundated by water given a series of river flows, not just the 'design flood' flow. Flood inundation maps are created by hydraulic modelling using, among other data, historical precipitation information to simulate runoff and resulting river flows showing those areas which are overwhelmed by water. They are used for emergency preparedness and emergency response planning. The flood inundation map for a design flood flow informs the development of a flood hazard area map.

Flood Hazard Area Maps show where the floodway and flood fringe would be located, if flow in the river reached the design flood flow. Flood hazard area maps are used for long range planning and are used to make land use decisions, among other uses.

Approach to Policy Development

The Land Use TAG and the Water Table have identified several key considerations that influence the development of policies for flood prone areas:

- the objectives of the CMRB for flood prone areas, and
- the need for updated flood hazard area mapping from the Province of Alberta in developing the CMRB policy for flood prone areas.

HDR|Calthorpe would like to confirm the objectives of the Board related to flood prone areas, and to test the recommendations from the Land Use TAG and Water Table related to a phased approach to policy development. The information gathered today will support HDR|Calthorpe as they work to develop policies for the Growth and Servicing Plan.

3.1. Confirming Board Objectives

The policies of the Growth and Servicing Plan need to reflect the Board's objectives for flood prone areas. Given previous discussions at the Committee and the Board, and in consideration of information provided by the Land Use TAG and Water Table, a draft list of objectives is provided below for Board consideration:

- Prioritize public safety
- Mitigate risk to public, municipalities, businesses, park spaces, living assets and property/lands
- Over time and with appropriate inputs, examine how flood resilience might be achieved among CMR municipalities
- Educate the public and other development stakeholders on the risks of development in flood prone areas
- Maintain essential ecosystem function of flood protection and watershed health in environmentally sensitive areas (ESA)¹
- **Minimum design standard of 1:200 years, or 0.5% design flood**

Phased Approach to Policy Development

Developing regional flood policy for the CMRB is complex, given the role of the province in developing flood hazard area mapping and the role of the mapping in guiding municipal plans. The Board has previously indicated the importance of achieving a high standard of protection against the impact of flood events. One method of achieving this seen in other jurisdictions is through a more stringent flood standard.

At the meetings of the Land Use TAG and Water Table, it was identified that to contemplate the impacts and regulatory nuances of moving to a more stringent flood standard, the updated publicly available flood hazard area maps are required as input. This maintains transparency, reduces the risk of overturns by the MGB for

¹ ESA is defined in the ESA Background Report

municipalities, and reduces regulatory risk for development partners. It also reduces the exposure to liability related to the preservation of lands that were previously identified as developable.

Given the Province's flood mapping is not yet publicly available (an update on the status of the mapping has been provided in Appendix A), it is recommended that the CMRB develop an approach to planning for flood prone areas that identifies short, medium and long-term approaches in achieving the Board's objectives once confirmed.

This phased approach focuses on riverine flood events and excludes consideration of overland flooding because these events, although significant and serious in nature, are usually local in context and not regional in scale.

4.1. Short-Term Actions – Growth and Servicing Plan Policies

The Growth and Servicing Plan provides an opportunity to further the policies of the IGP by considering the objectives of the Board to the extent possible given the lack of publicly available provincial mapping and the complexity of this issue.

Once the objectives of the Board are confirmed, recommended policy directions will be reviewed with the Land Use TAG and Water Table and brought forward by HDR|Calthorpe to the Land Use and Servicing Committee for review. These policies will use the policies of the IGP as a foundation.

4.2. Medium-Term Actions – Responding to the Public Release of Provincial Flood Hazard Mapping

As identified in *Appendix A – Update on Provincial Flood Hazard Mapping* the Government of Alberta is working towards the public release of updated provincial flood hazard area mapping. Given this mapping is a key consideration around if and how the CMRB might address flood mitigation in the CMR, LU TAG and Water Table recommend revisiting the policies of the Growth and Servicing Plan related to flood prone areas once this information has been made publicly available to determine the most appropriate next steps.

To promote a comprehensive policy review, it is recommended that the CMRB:

- a) Request that the Government of Alberta take a leadership role in developing policy for flood prone areas.
- b) Engage with province and member municipalities to understand modifications to provincial flood development regulation (if any),
- c) Update the policies of the Growth and Servicing Plan to reflect changes to the provincial flood development regulation (if required),
- d) Identify any additional studies, information or engagement activities necessary to refine the long term actions, such as a best practices review to identify gaps and inform next actions (e.g. consider two policy streams for existing development and future greenfield development),

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- e) Advocate to the Government of Alberta around incentives in the CMR that would help the CMRB achieve its identified objectives.

4.3. Long-Term Actions –Regional Approach to Flood Prone Areas

The outcome of implementing regional policies should lead to a more flood resilient region. Once the medium-term actions are complete, and a full understanding of the new provincial flood hazard mapping has been attained, the CMR will be in a position to develop a comprehensive approach to flood policy in the CMR. Potential measures **may** include:

- More stringent design flood (1:200, highest flood level experienced, other)
- Restricting all future development from the 1:200 flood hazard area
- Flood fringe development controls
- Meander belt management
- Stepping Back from the Water / environmental reserve setbacks
- Other

Depending on schedule and timing of the required inputs for these actions, the final product may be summarized in the updated version of the Growth and Servicing Plan, due to the minister by December 31, 2025 per the CMRB Regulation.

Appendix A - Update on Government of Alberta Flood Hazard Mapping Project

The following update was provided to CMRB by the technical team with AEP:

- Technical work on the 21 new provincial flood studies commissioned since 2015 is now complete, and the Government of Alberta is on track to deliver more flood mapping to Albertans this year than in the last 30 years combined.
- These studies create 1,500 km of new or updated flood mapping through more than 60 municipalities and 5 First Nations across Alberta, including CMRB members Calgary, Cochrane, Foothills County, High River, Okotoks, Rocky View County, and Wheatland County.
- About 600 km of the new mapping will replace existing maps and about 900 km of mapping will be completed for areas never mapped before.
- The total budget for these studies was approximately \$15.4 million, including \$5.2 million of federal co-funding.
- The first stage of the study engagement and finalization process is sharing draft reports and flood inundation maps with municipalities and First Nations, so AEP can carefully consider and address feedback prior to future public release of reports and flood maps.
- AEP shared draft reports and flood inundation maps for the first 5 new studies in July 2019 and for more 6 studies in December 2019. AEP plan to share reports and flood inundation maps for 10 recently completed studies as soon as possible this spring.
- AEP recognize there is tremendous interest in new flood mapping. AEP are exploring opportunities for future public engagement for the new studies, and will continue to provide updates at www.floodhazard.alberta.ca when more information becomes available.
- New studies include an enhanced flood inundation map library of thirteen different sized floods, showing areas at risk for a wide range of flood flows higher and lower than the 1:100 flood and identifying areas at risk behind local flood berms.
- Flood inundation maps are typically used for emergency response planning and to inform local infrastructure design, and are different than the flood hazard maps that define floodways typically used to guide long-term development planning.
- Even in draft form, flood inundation maps shared with municipalities and First Nations can support emergency responders on the ground during the upcoming flood season. Sharing these draft maps increases public safety, even if future changes are needed.

2 PRINCIPLES & OBJECTIVES

The Principles and Objectives of the Interim Growth Plan 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 plans* 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 the importance of *ecological systems* within the Region
- 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), and *community services and facilities*, where and as appropriate to the local scale and context
- e. Ensure the provision or coordination of *community services and facilities*

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 local community.

3.2.2 Municipalities should collaborate to coordinate planning for land-use, infrastructure, and service provision with other member municipalities, where appropriate. As a minimum requirement, new *Area Structure Plans* (ASPs) or amendments to existing ASPs, within 1.6 km of a neighbouring municipal boundary or an agreed upon notification area between the member municipalities, shall demonstrate collaboration to coordinate through:

- a. processes that may include;
 - a structured engagement process,
 - circulation and review of technical studies,
 - joint planning,
 - participation in mediation or other dispute resolution protocols, and/or
- b. instruments that may include;
 - a joint *Area Structure Plan*,
 - a memorandum of understanding,
 - a statement of non-concern,
 - applicable *statutory plan* policies,
 - *statutory plan* amendments, or
 - applicable *intermunicipal agreement(s)*.

3.2.3 All *statutory plans* shall:

- a. protect source water quality and quantity in accordance with federal and provincial legislation and regulation, 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;
- c. address the policies in Section 3.5 – Regional Corridors, if applicable; and
- d. provide mitigation measures and policies to address identified *adverse impacts* on existing or planned *regional infrastructure, regionally significant corridors, and community services and facilities*.

3.3 Flood Prone Areas

The Calgary Metropolitan Region has flood prone areas and experiences significant flood events. Many member municipalities have responded to this critical challenge through policy and new regulations, reflecting local context and flood prone conditions. Some of these policies and regulations may be more restrictive than the policies of the Interim Growth Plan. Further, the Province of Alberta will be releasing updated floodway mapping in the near future. Given the critical and complex nature of preparing a regional policy framework to address flood prone areas, the CMRB recognizes that the 2021 Growth Plan for the Region will require robust and substantive consideration of this matter.

3.3.1 *Statutory plans* and amendments to existing *statutory plans* shall not permit development in provincially identified *floodways* for the expansion of existing *settlement areas* and the creation of *new freestanding settlement areas*, new

country residential development areas, and new employment areas, with the exception of uses with no permanent buildings, such as agriculture, natural areas, outdoor recreation, parks, roads, bridges, utilities, aggregate extraction, and flood mitigation infrastructure.

3.3.2 *Development* in provincially identified flood fringe areas shall include flood protection measures to mitigate risk at the 1:100 year flood event level.

3.4 Development Types

3.4.1 Intensification and Infill Development

The following section provides planning and policy direction for *intensification and infill* in 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:

3.4.1.1 *Intensification and infill* in existing *settlement areas* in cities, towns, and villages 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;
- 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.

3.4.1.2 *Intensification and infill* 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;
- 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.

3.4.2 Expansion of Settlement Areas

The *expansion of settlement areas* will be planned to make *efficient use of land* and efficient use of infrastructure, and contribute to the creation of strong and sustainable communities.

Expansion of Settlement Areas Policies:

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

6 GLOSSARY

Terms in the glossary are terms used in the Principles, Objectives, and 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 – Resulting in a significant negative consequence on the overall level, capacity, and provision of existing and/or planned *regional infrastructure*.

Cluster Country Residential – A rural settlement form based on *conservation* design principles and the protection of open space.

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 and which may include: schools and 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 employment uses, *community services and facilities*, and housing, appropriate to the scale and size of the community, and to local community needs.

Conservation - As per the 2008 Alberta Land-use Framework, conservation is the responsible preservation, management, and care of our land and of our natural and cultural resources.

Contiguous – Adjacent to an existing built-up area or to a 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 generally 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, or jobs per unit of area, such as a gross developable hectare or an 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.

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

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.

Employment Areas – Lands predominately providing for multi-lot employment *development* that may include but is not limited to: industrial, institutional, office, commercial, and retail uses.

Environmentally Significant Areas – As per the Alberta Parks Website, environmentally significant areas are: important to the long-term maintenance of biological diversity, soil, water, or other natural processes, at multiple spatial scales. Environmentally significant areas contain rare or unique elements or include elements that may require special management consideration due to their *conservation* needs.

Floodway – As per the Alberta Environment and Parks Flood Hazard Mapping Website, the floodway is 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.

Flood Fringe - As per the Alberta Environment and Parks Flood Hazard Mapping Website, the portion of the flood hazard area outside of the floodway. Water in the flood fringe is generally shallower and flows more slowly than in the floodway. New development in the flood fringe may be permitted in some communities and should be flood-proofed.

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 AR 190/2017*.

Hamlet – An unincorporated urban community with a generally accepted name and boundary. *Hamlets* are designated by Counties 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.

Intensification and Infill – *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*; *development* of underutilized lots within previously developed areas; subdivision; or the expansion or conversion of existing buildings.

Intermunicipal Agreement – An agreement between two or more municipalities.

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

Municipal Agreement – As per the *Municipal Government Act*, a municipal agreement is 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 AR 190/2017*.

Redevelopment – The creation of new units, uses, or lots on previously developed land.

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, provincial interchanges, regional water, wastewater and stormwater systems, power systems, hospitals, post-secondary institutions, etc.

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

- i. it can reasonably be assumed to benefit or impact the wider regional membership, and
- ii. impact to it 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 may extend beyond a single municipality and consist of designated rights-of-way or routes for moving people and goods and for distributing water, wastewater and energy services.

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*.

Settlement Areas - All lands located within *planned areas* in cities, towns, villages, *hamlets*, and other unincorporated urban communities. *Settlement areas* do not include country residential areas.

Expansion of Settlement 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.

Agenda Item	8
Submitted to	Land Use and Servicing Committee
Purpose	For Decision
Subject	Economic Wellbeing Policy
Meeting Date	December 11, 2020
<i>That the Committee approve in principle the Economic Wellbeing Policy and recommend to the Board for approval</i>	
<p>Summary</p> <ul style="list-style-type: none"> • HDR C is presenting the proposed policy direction for economic wellbeing to the Committee for approval in principle. HDR C presented the proposed policy directions to LU TAG for review and feedback at the November 27, 2020 meeting. • HDR C is seeking Committee direction that the proposed policies for economic wellbeing are aligned with the Committee's values in principle. • The subject of economic wellbeing will continue to be discussed as the Board identifies future work areas beyond the Growth and Servicing Plans. • There may be changes to specific policy language as the Growth and Servicing Plan documents come together. 	
<p>Attachments</p> <ul style="list-style-type: none"> • Economic Wellbeing Policies 	

1. Background

HDR|C is currently in Phase 3: Policy Draft and Adoption of the Growth and Servicing Plan development. As part of Phase 3, HDR|C is bringing proposed policy directions forward for review and approval by the Committee. These policies were reviewed by the LU TAG at its meeting on November 27, 2020.

2. Next Steps

Policy directions for economic wellbeing will be shared with External TAG for comment. Final draft policies will be compiled into draft Growth and Servicing Plan documents to be reviewed by TAGs, Committee and the Board once all input has been received and the documents have been compiled.

3. Recommendation

That the Committee approve in principle the Economic Wellbeing Policy and recommend to the Board for approval.

Agenda Item 8 Attachment

DRAFT: December 4, 2020

1. POLICY FOR ECONOMIC WELLBEING

The Economic Wellbeing policies have been reviewed by the TAG, with consensus on the key elements of the draft policy, including the brevity of the policy. Some minor changes have been made since presentation to the TAG, representing feedback from the TAG.

Economic wellbeing is a focus area of the Board, with Calgary Metropolitan Region goals previously suggested by the Board. The table below presents the Growth Plan objectives associated with the goals.

CMR Goals	Growth Plan Objectives
The Calgary Metropolitan Region is a globally recognized economy, attracting the best and brightest in a variety of economic sectors to support regional prosperity and a high quality of life.	<ul style="list-style-type: none"> • Diversify the economy in the Calgary Metropolitan Region, supported by creating more resilient, efficient, and livable communities. • Enable transit, walking and cycling to work, contributing to attracting and retaining workforce. • Provide an effective transportation network, assuring efficient transportation of goods to market. • Ensure adequate suitable land for emerging market demand, providing capacity for economic growth.
The Calgary Metropolitan Region has a strong and unified approach to regional economic growth.	<ul style="list-style-type: none"> • Build on the strengths of all member municipalities to create a plan for economic growth in the region. • Collaborate among municipalities and with industry partners.

2. BASIS FOR THE PROPOSED POLICY

The significant growth in the CMR economy in recent decades has been largely driven by the energy sector. The City of Calgary is the Canadian headquarters of many oil and gas companies, with two-thirds of Calgary’s 118 head offices focused in the energy and oilfield services sector. The sector offers employment throughout the CMR, yet its dominance has caused instability with periods of high and low growth, often referred to as boom and bust periods. The region has struggled with downsizing and layoffs during the most recent and ongoing downturn that began in 2013.

Despite the past reliance on energy and the associated ups and downs of the market, Calgary’s economy is diversifying. Over the next three years it is anticipated that there will be an increase in employment across all sectors. According to the Regional Employment Forecast, it is anticipated there will be over 500,000 additional jobs under a status-quo scenario to support the next million regional population. It is estimated that the largest jobs growth will be in Healthcare

and Social Assistance; Professional, Scientific and Technical Services; Construction; Retail Trade; and Transportation and Warehousing. According to Calgary Economic Development, agribusiness is also among the key sectors for growth in Calgary and the region. Together, these industries are expected to make up approximately 50% of total job growth.

The CMR can work together to form a clear vision of an equitable, diversified and resilient present and future regional economy. The Economic Wellbeing policies encourage this collaboration that will promote resilience and risk management, efficiency and cost effectiveness, as well as enhancing quality of life. Improving the efficiency of land use by increasing the regional transportation coordination and accessibility of businesses and providing suitable land for emerging sectors throughout the CMR will help achieve these core policy considerations. A focus on regional economic wellbeing with the help of efficient land use and economic development strategies will guide the CMR's use of their varying resources, community characteristics and employment opportunities to develop, retain and attract talent.

Although economic development planning is not a component of the Growth Plan, there is an important connection between land use, servicing and economic development. A sufficient supply of employment land with access to markets will help to support economic growth in the CMR. A coordinated regional approach to economic development will support the economic well-being and competitiveness of the CMR. This coordinated approach should align with the Growth Plan and potentially inform future updates to the Growth Plan. Industry partners should be involved in developing the coordinated regional approach.

3. DRAFT POLICIES FOR COMMITTEE REVIEW

1. STATUTORY PLAN DEVELOPMENT

1.1 Municipal Development Plans shall:

- (a) Confirm an adequate supply of available and serviced land for employment;
- (b) Include policies to focus employment growth in Infill and Redevelopment, Mixed Use Centres, and Employment Centres, with employment in other areas primarily oriented to servicing the local community;
- (c) Identify how employment will be concentrated in areas that can be serviced by transit immediately, or in the future;
- (d) Identify where and how employment land use will be intensified; and
- (e) Promote the co-location of land uses in industrial areas that support the function and efficiency of industry.

2. ECONOMIC ELEMENTS OF TRANSPORTATION PLAN DEVELOPMENT:

2.1 Regional transportation plans and Municipal Development Plans shall:

- (a) Identify strategies to minimize the effects of commuter congestion on important goods movement and trade routes;
- (b) Identify road/rail conflicts that affect access to industrial areas;
- (c) Prioritize access to the Calgary International Airport from throughout the Region; and
- (d) Include policies that promote locating industry, that relies on external markets, close to major highway and/or rail corridors.

4. QUESTIONS FOR COMMITTEE

HDR | Calthorpe is seeking feedback from Land Use and Servicing Committee on these draft policies, including the following:

- Are there additional policies required to address this focus area that are within the scope of the Growth and Servicing Plan?
- Should the Regional Transportation Plan guidance be included as policy, or simply referenced for future consideration?

Agenda Item	9
Submitted to	Land Use and Servicing Committee
Purpose	For Decision
Subject	Agricultural Economy Policy
Meeting Date	December 11, 2020
<i>That the Committee approve in principle the Agricultural Economy Policy and recommend to the Board for approval</i>	
<p>Summary</p> <ul style="list-style-type: none"> • The Agriculture Background Report was approved by the Board in April 2020. The report was drafted by the Agriculture Subcommittee to provide an overview of agriculture in the Calgary Metropolitan Region (“CMR”). As part of developing the Growth and Servicing Plans, HDR C reviewed the recommendations of the background report. • HDR C is seeking Committee direction that the proposed policies for economic wellbeing are aligned with the Committee’s values in principle. • There may be some changes to policy language as the Growth and Servicing Plan documents come together. 	
<p>Attachments</p> <ul style="list-style-type: none"> • Agricultural Economy Policies 	

1. Background

HDR|C is currently in Phase 3: Policy Draft and Adoption of the Growth and Servicing Plan development. As part of Phase 3, HDR|C is bringing proposed policy directions forward for review and approval by the Committee. These policies were reviewed by the LU TAG at its meeting on November 27, 2020.

The proposed policy directions are generally consistent with the recommendations of the background report written by the Agricultural Subcommittee, which was approved by the Board in April 2020. The Agriculture Background Report provides an overview of agriculture in the CMR and includes recommendations around goals, objectives, definitions and policy opportunities.

2. Next Steps

The policy directions for agricultural economy will be shared with External TAG for comment. Final draft policies will be compiled into draft Growth and Servicing Plan

documents to be reviewed by TAGs, Committee and the Board once all input has been received and the documents have been compiled.

3. Recommendation

That the Committee approve in principle the Agricultural Economy Policy and recommend to the Board for approval

Agenda Item 9 Attachment

DRAFT: December 4, 2020

1. POLICY FOR AGRICULTURAL ECONOMY

CMR Goals	Growth Plan Objectives
<p>The Calgary Metropolitan Region has grown in a way which celebrates the individual character of our municipalities while working together to build a stronger region.</p>	<ul style="list-style-type: none"> - Promote a coordinated effort to grow and diversify the agricultural industry in the CMR through land use planning policy, strengthening connections between producers, processors and consumers. - Address agriculture as an important land use, viable industry and important service.
<p>The Calgary Metropolitan Region has worked together to make our developments perform better financially, environmentally and socially.</p>	<ul style="list-style-type: none"> - Build awareness of the benefits, importance and diversity of the regional agricultural ecosystem in the CMR. - Support the viability and diversity of the agriculture sector through investment in the critical infrastructure services required to support and grow the regional agricultural ecosystem. - Address agriculture as an important land use, viable industry and important service.

2. BASIS FOR THE PROPOSED POLICY

Agriculture plays an important cultural and economic role in large and small communities across the CMR. While rural municipalities are more oriented towards large-scale agriculture, urban municipalities often have indoor agricultural operations, community gardens, farmers markets, beekeeping operations and other urban agricultural activities. Other elements of the agricultural value chain are evident in urban areas as they often act as processing hubs and provide a range of business services.

Although urban and rural communities differ in the ways they accommodate and support agricultural operations, they rely on each other in a system of producers, processors, input and machinery suppliers, agri-businesses, agri-tourism, and consumers. While Alberta's economy has transitioned to a focus on energy and other high-value products, agriculture continues to contribute to the economy and remains deeply rooted in Albertan culture. For example, in the 2016 Ag Census, there were 145 farms in the City of Calgary, 36 of those with gross revenues over \$100,000. A regional approach to agriculture in the CMR will support the continued economic growth and diversification of the agriculture system.

Future growth in the CMR will marginally impact the consumption of agricultural land, yet trends of urban sprawl and scattered rural development calls for thoughtful, planned growth of urban and rural areas and conservation of the rural environment. Rural development is expected to continue with the growth of hamlets, country residential, and clustered growth in rural areas that will contribute to negative environmental impacts. Opportunities for conservation of agricultural lands and intensive agriculture on smaller parcels of land will preserve the natural landscape and provide an option for agriculture to have a closer connection between the rural and urban economies.

Producers and processors face many challenges including weather events, climate change, changing public attitudes towards some agricultural products, trade disputes, rising input and operating costs, price uncertainty and a lack of key infrastructure such as high-speed internet or reliable rail access. Supporting agriculture through regional planning will not remove these challenges, but it may establish a better integration of the various components of producing and processing food to create a more resilient agricultural system.

Agricultural Economy

Agriculture is an important portion of the CMR economy that can grow with urban-rural collaboration and contribution to the local food system. The industry needs to continue to diversify and evolve as technology advances and the environment becomes increasingly at risk with the increase of population, development and consumption of goods. The policies in the Growth and Servicing Plan foster an innovative, diverse and resilient agriculture sector that contributes to the economic growth of the Region in a sustainable manner.

Key Issues and Influences:

- Much of the regional farm economy is oriented towards large-scale exports, yet climate change and increasing population in urban areas suggest the need for more intensive, smaller-scale agriculture closer to city centres,;
- The average age of Alberta farmers has been increasing as the population and landscape continues to urbanize;
- Automation and technology are changing farming practices and the ways urban and rural populations purchase and consume goods;
- Capital requirements can be a financial barrier to entry for new farmers; and
- Consumers in the region may not be aware of foods grown in the region or where to purchase local food.

3. DRAFT POLICIES AND DEFINITIONS FOR COMMITTEE REVIEW

3.1 RECOMMENDED DRAFT POLICIES FOR THE GROWTH & SERVICING PLAN

1. Municipal Development Plans shall:
 - (a) Identify the role agriculture in the municipality and include policies to support a strong, resilient and diversified agricultural economy;
 - (b) Include policies to support growth of agri-business and value-added agriculture and related industries, especially when located in proximity to producers, as appropriate to the local scale and context;
 - (c) Identify more places to buy, share and sell locally produced food; and
 - (d) Identify opportunities for agri-tourism, as appropriate to the local scale and context.

2. As part of a broader approach to regional economic development, the CMRB shall work with regional economic development partners, learning institutions, and other agricultural specialists to:
 - (a) Establish areas of focus where the CMRB can use its mandate to support the growth and diversification of the agriculture industry and local agricultural value chains;
 - (b) Identify inventories, gaps and priorities for the improvement of infrastructure assets critical to the agricultural sector; and
 - (c) Identify areas where agricultural production and processing are important or dominant land uses and coordinate those areas with necessary infrastructure and services.

3.2 RECOMMENDED DRAFT DEFINITIONS FOR THE GROWTH & SERVICING PLAN

Agriculture: The growing, raising, managing, transporting and/or sale of livestock, crops, foods, horticulture.

Agricultural Areas: Areas identified by member municipalities that form significant parts of the agricultural value chain, such as areas of production, processing, agri-business or agri-tourism.

Agricultural Value Chain: The people and activities that bring agricultural products to the consumer, through stages such as processing, packaging, and distribution; a partnership between producers, processors and marketers created to improve quality, increase efficiencies or develop and market differentiated agricultural products.

Agri-tourism: Tourism that supports commercial agricultural production at a working farm, ranch, or processing facility; tourism that generates supplemental income for an agricultural producer; tourism related to activities that promote or market livestock and agricultural products such as fairs, market gardens and rodeos.

Agri-business: Suppliers/businesses who enable agricultural production by providing inputs, machinery, equipment or services; such as fertilizer, pesticides, seeds, machinery and equipment, services (i.e. machinery maintenance or veterinary services), financial services, data management, grain drying, agronomy advice, agricultural research, transportation services, marketing, traders etc.

Local Food System: A complex system that offers the ability for more economic activity within the region due to an increased amount of value-added processing, marketing, and distribution, and consumption occurring locally within the CMR rather than outside of the region.

Processor: Businesses that process (or transform) primary agricultural products into intermediary or final products for consumption (i.e. seed processors/crushers, milling, slaughterhouses, wool/leather production, milk/cheese production, food manufacturing, fibre production, preservation, packaging etc.)

Producer: Primary producers are ranchers and farmers, greenhouse operators, aquaculturalists beekeepers, and other individuals who create primary agricultural products via biological processes.

4. QUESTIONS FOR COMMITTEE

- Does the LUSC approve of the recommended policies, in principle, as recommended?

Agenda Item	10
Submitted to	Land Use and Servicing Committee
Purpose	For Decision
Subject	Environmentally Sensitive Areas Policy
Meeting Date	December 11, 2020
<i>That the Committee approve in principle the Environmentally Sensitive Areas Policy and recommend to the Board for approval</i>	
<p>Summary</p> <ul style="list-style-type: none"> • The Environmentally Sensitive Areas Background Study was approved by the Board in December 2019. The report was drafted by an external consultant to provide an overview of environmental systems in the Calgary Metropolitan Region (“CMR”). As part of developing the Growth and Servicing Plans, HDR C reviewed the recommendations of the background study. • HDR C is seeking Committee direction that the proposed policies for economic wellbeing are aligned with the Committee’s values in principle. • There may be some changes to policy language as the Growth and Servicing Plan documents come together. 	
Attachment: Environmentally Sensitive Areas Policies	

1. Background

HDR|C is currently in Phase 3: Policy Draft and Adoption of the Growth and Servicing Plan development. As part of Phase 3, HDR|C is bringing proposed policy directions forward for review and approval by the Committee. These policies were reviewed by the LU TAG at its meeting on November 27, 2020.

The proposed policy directions are generally consistent with the recommendations of the Environmentally Sensitive Areas (ESA) Background Study, which was approved by the Board in December 2019. The ESA Background Study provides an overview of environmental systems in the CMR and includes recommendations around goals, objectives, definitions, and policy opportunities.

2. Next Steps

The policy directions for environmentally sensitive areas will be shared with External TAG for comment. Final draft policies will be compiled into draft Growth

Agenda Item 10

and Servicing Plan documents to be reviewed by TAGs, Committee, and the Board once all input has been received and the documents have been compiled.

3. Recommendation

That the Committee approve in principle the Environmentally Sensitive Areas Policy and recommend to the Board for approval

Agenda Item 10 Attachment

DRAFT: December 4, 2020

1. POLICY FOR ENVIRONMENTALLY SENSITIVE AREAS

The Environmentally Sensitive Areas policy will be included in the broader *Environmentally Responsible Land Use* focus area. The goals and objectives for this focus area were included in the discussion of Flood Prone Areas draft policies.

2. BASIS FOR THE PROPOSED POLICY

Environmentally Sensitive Areas (ESAs) are key landscape features, providing important ecosystem services to municipalities at regional and local scales. These cherished and often irreplaceable natural places are worthy of retention and special care to maintain water quality, provide flood mitigation, retain natural habitats and diverse landscapes, and preserve other valued ecosystem functions and services.

In addition to protecting ESAs, members should also adopt best practices for environmentally sensitive land development and planning, including the use of low impact development and efficient land use principles, the use of appropriate setbacks from water and natural areas, and stormwater and watershed best management practices.

Key Issues and Influences:

- Natural areas, and in particular ESAs provide important ecosystem services, and their health has been threatened by recent development trends and practices.
- Existing mapping data is limited and high level, and the existing location and extent of some ESAs are unknown, limiting the ability to protect them.
- Protecting certain types of ESAs will benefit other policy areas, including flooding and recreation.
- Establishing a consistent framework and approach for identifying, analyzing and planning near ESAs is the primary goal of this policy area.

3. DRAFT POLICIES AND DEFINITIONS FOR COMMITTEE REVIEW

3.1 RECOMMENDED DRAFT POLICIES FOR THE GROWTH & SERVICING PLAN

The following are proposed draft policies related to Environmentally Sensitive Areas. For most areas of this policy, there is consensus among the TAG, with some areas of difference that are noted in our request for clarification. There was desire for greater discussion of watershed and sub-watershed planning considerations. These will be addressed in the *Water Stewardship* focus area.

There is some divergence of opinion among the TAG on the level of statutory plan that policy should be applied to. Some believe that draft policies related to mapping should be applied to the Municipal Development Plan level to provide a less fragmented approach to environmentally sensitive areas. Others preferred applying the draft mapping policies at the Area Structure Plan level as the municipal level is too large.

1. Area Structure Plan and Area Redevelopment Plan shall:
 - (a) A desktop-based *environmental screening* shall be undertaken to identify *Environmentally Sensitive Areas* on-site and within 100 metres of the site boundary,
 - (b) The *environmental screening* shall include a map of all identified *Environmentally Sensitive Areas*.
 - (c) If an *Environmentally Sensitive Area* is located on or within 50m of the site, the proponent must conduct an *environmental study*.
 - (d) An *environmental study* shall identify the potential impacts of the proposed development on the identified *Environmentally Sensitive Area(s)* and recommend mitigation measures to protect it.
2. Municipal Development Plans shall include a map of regional *environmentally sensitive areas* within areas designated for future growth.
3. The CMRB shall compile the municipally identified *environmentally sensitive areas* into a common database for the Region.

3.2 RECOMMENDED DRAFT DEFINITIONS FOR THE GROWTH & SERVICING PLAN

Environmental Screening – An environmental screening is a desktop study to identify the presence of Environmentally Sensitive Areas using the following criteria:

- (a) Areas maintaining the provision of water quality and quantity and providing protection against drought and flooding events;
- (b) Areas providing habitat for identified local species of interest, designated species of conservation concern (SCC), or identified focal species groups.;
- (c) Areas providing rare, unique, or biologically diverse ecosystems or unique landforms;
- (d) Areas contributing to other important ecosystem functions or services at regional or local scales.

Environmental Study – A detailed study and review of the effects of a proposed development on identified Environmentally Sensitive Areas, that anticipates, interprets and evaluates impacts and identifies mitigation measures to avoid, minimize or compensate for these impacts.

Environmentally Sensitive Areas - Environmentally Sensitive Areas are defined as areas that:

- Maintain the provision of water quality and quantity throughout the Region and provide protection against drought and flood events. Includes water courses, water bodies, and riparian areas;
- Provide habitat for identified local species of interest, designated species of conservation concern (SCC), or identified focal species groups;
- Provide rare, unique, or biologically diverse ecosystems or unique landforms;

- Contribute to other important ecosystem functions or services at regional or local scales; and
- Include Provincial Environmentally Significant Areas

4. QUESTIONS FOR COMMITTEE

- HDR | Calthorpe is seeking general feedback and guidance from the Land Use and Servicing Committee on the draft Environmentally Sensitive Areas policies and specifically on the scale of statutory plan for application of Environmentally Sensitive Area policy.
 - Option 1: As written, requirements at both the ASP/ARP and MDP level.
 - Option 2: Requirements at only the MDP level (e.g. require environmental screening in MDP)

PRELIMINARY FOR DISCUSSION

