

Calgary Metropolitan Region Board

Agenda – July 23, 2021

11:30-2:30 PM

Go-To Meeting/Call-In

Meetings are recorded and live-streamed

CMRB Admin will utilize the recording function on GoToMeeting as a backup recording in case an internet connection is lost and CMRB's YouTube account is unable to record the meeting. When the recording function is enabled, you will hear an audio prompt notifying that the meeting is being recorded.

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|---|--------------|---------|------------|
| 1. Call to Order & Opening Remarks | | Clark | |
| 2. Adoption of Agenda | | All | |
| <i>For Decision: Motion to adopt and/or revise the agenda</i> | | | |
| 3. Review and Approve Minutes | (Attachment) | All | 3 |
| <i>For Decision: Motion that the Board review and approve the Minutes of the June 18, 2021 meeting</i> | | | |
| 4. Remembering Mayor Bill Robertson | (Verbal) | All | |
| 5. IREF Challenges | (Attachment) | Copping | |
| a) <i>For Decision: Motion that the Board approve IREF Application 2021-02, the Rocky View County North Springbank Area Structure Plan</i> | | | 6 |
| b) <i>For Decision: Motion that the Board approve IREF Application 2021-03, the Rocky View County South Springbank Area Structure Plan</i> | | | 65 |
| c) <i>For Decision: Motion that the Board approve IREF Application 2021-04, the Rocky View County Municipal Development Plan</i> | | | 125 |
| 6. Indigenous Awareness Workshop Follow-up | (Attachment) | Copping | |
| <i>For Decision: Motion that:</i> | | | |
| a) <i>The Board direct the Chair and Chief Officer to work with Indigenous Nations and communities to determine how they would like to engage with the CMRB and report back to the Board with a progress update in Q4 2021.</i> | | | 174 |
| b) <i>The Board authorize Administration to retain Anne Harding to assist in the engagement efforts of the CMRB, and that this contract not exceed \$15,000.</i> | | | |

7. Post Growth Plan Priorities – Board Survey Results (Attachment) Copping
For Decision: Motion that the Board direct Administration to create workplans, including preliminary budget estimates, for consideration by the Board no later than Q4 2021 for the following workstreams: Regional Economic Development; Watershed Protection; Sub-regional Water and Wastewater Governance; and Shared Investment for Shared Benefit Framework. **177**
8. Policy on Closed Sessions (Attachment) Copping
For Decision: Motion that the Board approve the Policy on Closed Sessions **183**
9. Roundtable All
10. Next Meetings: Friday September 10 & 17, 2021
11. Adjournment Clark

Upcoming Meetings:

Board Meeting	Friday September 10 @ 9:30 Friday September 17 @ 9:00	MRU GoTo Meeting
Land Use & Servicing Committee	Thursday September 2 @ 9:00	GoTo Meeting
Governance Committee	Thursday September 2 @ 1:00	GoTo Meeting
Advocacy Committee	TBD	

Delegates in Attendance

Mayor Peter Brown – City of Airdrie
Mayor Naheed Nenshi/Councillor Gian-Carlo Carra – City of Calgary
Mayor Marshall Chalmers – City of Chestermere
Mayor Jeff Genung – Town of Cochrane (Vice Chair)
Reeve Suzanne Oel – Foothills County
Mayor Craig Snodgrass – High River
Mayor Bill Robertson - Town of Okotoks
Reeve Dan Henn – Rocky View County
Mayor Pat Fule – Town of Strathmore
Deputy Reeve Scott Klassen – Wheatland County
Dale Beesley - Municipal Affairs

CMRB Administration:

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

1. Call to Order & Opening Comments

Called to order at 11:00 AM. Chair Clark clarified a procedural item from the May 21, 2021 Board meeting where he accepted a motion made in the negative, which was an error. In the future, only motions made in the positive will be accepted.

2. Approval of Agenda

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

M 2021-99

Motion: That the Board approve the agenda of the June 18, 2021 meeting.

Motion carried unanimously.

3. Review and Approve Minutes

Moved by Mayor Brown **Seconded by** Reeve Henn, accepted by Chair.

M 2021-100

Motion: That the Board approve the Minutes of the May 21, 2021 meeting.

Motion carried unanimously.

4. Q1 Actuals

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

M 2021-101

Motion: That the Board review and receive for information the Q1 Actuals for 2021.

Motion carried unanimously.

5. Economic Development Workshop: Session 1

The Board received a presentation from three senior principals of Hatch Ltd. who have significant experience in developing and delivering workshops to regional stakeholders and have been retained by the Board to deliver a three-part workshop beginning with a speaker series on this topic. The objective of the workshop is to provide relevant examples of regional economic development initiatives worldwide and their outcomes for consideration of the Board as they determine future actions regarding regional economic development in the CMR.

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

M2021-102

Motion: That the Board receive for information a presentation from Hatch regarding Economic Strategy.

Motion carried unanimously.

6. Roundtable

- Jaime Graves updated the Board on upcoming engagement opportunities on the Bow River Reservoir Options-Phase 2 Feasibility Study.
- Dale Beesley of Municipal Affairs provided a brief update on the province's re-opening announcement and continued vaccine rollout strategy for COVID-19.
- The Mayor of Strathmore advised the Board that his council recently passed a motion in favour of sending a letter to the Province requesting Strathmore be allowed to leave CMRB. Onerous pressure on staff time and the fact that decisions made by CMRB do not directly impact them due to their location were factors in making this decision.
- Board members asked when in-person meetings would resume. Jordon Copping and the Chair will be making a determination on this in the next few weeks.
- A member brought forward the idea of hosting a Stampede event this year.

- o Calgary highlighted a potential conflict with the timing of the September Board meeting relating to IREF application timelines. Jordon committed to review the date with administration.

7. Next Meeting

Friday July 23, 2021.

8. Adjournment at 12:45 PM.

Greg Clark, Chair

DRAFT

Agenda Item	5a
Submitted to	Board
Purpose	For Decision
Subject	IREF Application 2021-02
Meeting Date	July 23, 2021

That the Board APPROVE IREF Application 2021-02, the Rocky View County North Springbank Area Structure Plan

Summary

- CMRB Administration circulated the application to the Board on April 22, 2021.
- The application was reviewed by external third-party consultants, Situated, and was found to be generally consistent with the objectives of the IGP and IREF.
- On May 28, 2021, CMRB Administration recommended approval of IREF Application 2021-02. The recommendation is attached.
- CMRB Administration received four challenges by member municipalities to the recommendation of approval and one letter of concern. Each member municipality who submitted a challenge will have an opportunity to present for up to 15 minutes in the following order:
 - Okotoks
 - Airdrie
 - Calgary
 - Cochrane
- Board members will have the opportunity to ask questions after each presentation.
- High River, who submitted a letter of concern, will not present its letter to the Board but will have the opportunity to participate in the discussion as a member of the Board.
- Rocky View County will have an opportunity to present for up to 15 minutes.
- Following all presentations, the Board will debate the motion.

Attachments

- IREF Application 2021-02 [North Springbank Area Structure Plan](#)
- [CMRB Administration Recommendation and Situated Third Party Consultant Review](#)
- [Challenge Letter submitted to CMRB Administration – Okotoks](#)
 - Presentation Materials Okotoks
- [Challenge Letter submitted to CMRB Administration - Airdrie](#)
 - Presentation Materials Airdrie
- [Challenge Letter submitted to CMRB Administration - Calgary](#)
 - Presentation Materials Calgary
- [Challenge Letter submitted to CMRB Administration - Cochrane](#)
 - Presentation Materials Cochrane
- [Letter of Concern submitted to CMRB Administration – High River](#)
- Presentation Materials RVC

Additional supporting materials can be found on the CMRB website
[2021-02 — CMRB \(calgarymetroregion.ca\)](#)

Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation	
Member Municipality	Rocky View County
Application Name	Rocky View County North Springbank ASP
IREF Application Number	2021-02
Type of Application	North Springbank ASP
Municipality Bylaw #	C-8031-2020
Date of Complete Application	April 21, 2021
Date Application Circulated	April 22, 2021
Date of CMRB Administration Recommendation	May 28, 2021
CMRB Recommendation	
That the Board APPROVE IREF Application 2021-02, the Rocky View County North Springbank Area Structure Plan	
<ul style="list-style-type: none"> • IREF Application 2021-02 is a new Area Structure Plan (ASP) for North Springbank. The North Springbank Area Structure Plan (NSASP) area boundary is generally defined by the Bow River to the north, Highway 1 to the south, the City of Calgary to the east, and Range Road 40 to the west. • The proposed North Springbank ASP (NSASP) supersedes portions of the Central Springbank Area Structure Plan, adopted in 2001, and all of the North Springbank Area Structure Plan, adopted in 1999. • The NSASP provides a framework for the development of approximately 5,261 ha (13,000 ac) with a planned population of 19,969 people. • The proposed plan includes a range of residential, business, and mixed-use forms including infill and cluster country residential, live-work and villa condo, business commercial and industrial, and institutional and community service uses. • Business commercial and industrial uses are generally located along the Range Road 33 and Highway 1 corridors within the NSASP plan area. • The third-party consultant review, completed by Situated, found the application to be consistent with the Interim Growth Plan ("IGP") and the IREF. • CMRB Administration finds IREF Application 2021-02 to be consistent with the principles and policies of the IGP and Section 6.0 of the IREF and recommends the application for approval. 	
Attachment	
<ul style="list-style-type: none"> • Third-Party Consultant Review, Situated 	

1.0 Background

Rocky View County (RVC) has submitted Interim Regional Evaluation Framework (IREF) Application 2021-02, the Rocky View County North Springbank Area Structure Plan (NSASP), proposed Bylaw #C-8031-2020. A complete application was submitted to the CMRB on April 21, 2021.

The proposed NSASP amendment was submitted to the CMRB through IREF under Section 4.1 (c) which requires that municipalities refer "all amendments to ASPs, IDPs, ARPs and ASPs proposing employment areas and/or 50 or more new dwelling units" to the Board. IREF 2021-02 provides a framework for the development of approximately 5,260.91 hectares (13,000.00 acres) with a planned population of 19,969 people. This total includes the existing population of 1,860 people (2018 data). The proposed NSASP also includes country residential infill, cluster residential, cluster live-work, hamlet and urban interface areas, business commercial and industrial employment uses, future expansion area, and institutional and community services. The business commercial and industrial uses are generally focused along the Highway 1 and Range Road 33 corridors.

Administration notified CMRB members of IREF Application 2021-02 on April 22, 2021.

2.0 Third Party Evaluation

CMRB Administration obtained the assistance of Situated to evaluate the application with respect to the IREF requirements. The Situated evaluation (attached) reviewed the proposed NSASP in relation to the objectives of the Interim Growth Plan ("IGP") and the evaluation criteria of the IREF. Situated found IREF Application 2021-02 to be generally consistent with the objectives of the IGP and IREF.

3.0 CMRB Administration Comments

3.1 *Efficient Use of Land*

Efficient Use of Land is a term used throughout the IGP, including in "Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities" which includes a stated objective to "Promote the *efficient use of land* and *cost-effective development*." As defined in the Interim Growth Plan, *efficient use of land* includes "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" (IGP Section 6, Glossary).

The NSASP promotes higher density forms of country residential development, including infill and cluster country residential infill, semi-detached and villa condo, as well as multi-residential developments within the Urban Interface Area. As noted in the County's IREF submission, IREF Evaluation Criteria Review, "A primary goal of the NSASP is to increase residential density and promote more efficient land use by moving away from traditional country residential acreages ...This is achieved by allowing and

encouraging cluster subdivision (Sections 6 and 7) and other urban forms of development (Sections 9 and 10)” (see page 3). In this way, the NSASP seeks to create a “pattern of land-use that minimizes over time the amount of land required for development of the built environment” within the context of the NSASP.

It should be noted that when comparing Map 4: Existing Land Use and Map 5: Land Use Strategy of the NSASP, the NSASP replaces a significant amount of land currently identified for agriculture with country residential, employment, and future expansion area uses (approximately 40 quarter sections of land identified for agriculture). Although the overall density of the proposed land uses is higher than existing patterns of country residential development, it is also much lower than many other development forms being planned and built throughout the CMR. The NSASP is of significant size and scale, planning for 19,969 people on approximately 5,261 hectares (13,000 acres) with a long-term build out for the plan area. In this way, the NSASP may not create “pattern of land-use that minimizes over time the amount of land required for development of the built environment.”

In making its recommendation for approval, CMRB Administration has interpreted *efficient use of land* within the context of the NSASP and the development which currently exists in that location. This interpretation is consistent with the submission by Rocky View County and the third-party review report.

3.2 Demonstration of Collaboration to Coordinate (IGP Policy 3.2.2)

Section 3.2.2 of the IGP requires, at a minimum, that municipalities “demonstrate collaboration to coordinate” on new Area Structure Plans or amendments to existing Area Structure Plans within 1.6 km of a neighbouring municipal boundary or an agreed upon notification area between member municipalities. The ASP amendment area boundary is located adjacent to the Rocky View County’s municipal boundary with the City of Calgary.

Appendix D of the proposed NSASP provides a summary of the collaboration with the City of Calgary consistent with IGP Policy 3.2.2. Engagement began with the development of an agreed upon Intermunicipal Engagement Plan and occurred throughout plan development. In addition, Section 27 of the NSASP includes policies requiring that further collaboration at future stages of planning.

The collaboration process did not resolve the City of Calgary’s concerns in several areas, as noted in a letter from the City of Calgary included in the Rocky View County Council Report (see pages 704-706). The letter was provided as part of the IREF 2021-02 application materials and it available on the CMRB website. As stated in the letter, the City of Calgary’s outstanding concerns include:

- *Addressing impacts on Calgary infrastructure and services:* The City of Calgary requests additional policy to ensure there is no detrimental impact to infrastructure, services and facilities provided by The City of Calgary.

- *Need to identify priorities for growth:* The City of Calgary suggests there is a need for further growth management policies directing development and servicing in a comprehensive manner.
- *Source water protection:* The City of Calgary requests additional policy to support the sustainability of the region's long-term drinking water supply.
- *Transportation impacts:* The City of Calgary requests additional policy to ensure that development proposals consider and mitigate the cumulative impacts on The City of Calgary's transportation network.
- *Special Planning Areas:* The City of Calgary requests further meetings to clarify intent and provide additional policy language for these areas.

3.1 Consistency with the IGP and IREF

As outlined in the County's submission and the third-party review, and in consideration of its own review of IREF 2021-02 application materials, CMRB Administration finds IREF Application 2021-02 to be generally consistent with the objectives of the IGP and IREF.

4.0 Recommendation

That the Board **APPROVE** IREF Application 2021-02, the Rocky View County North Springbank Area Structure Plan.

May 20, 2021

Attention: Jordon Copping, Chief Officer
Calgary Metropolitan Region Board
305, 602 11 Ave SW
Calgary, Alberta T2R 1J8

Dear Mr. Copping:

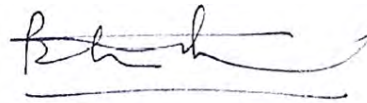
Reference: IREF#2021-02 for the North Springbank Area Structure Plan in Rocky View County

Please find attached, Situated's third-party evaluation for the North Springbank Area Structure Plan.

Should you have any questions, please do not hesitate to contact the undersigned.



Bob Clark, Strategic Advisor
bob@situated.co
Situated Consulting



Bela Syal, Planning Lead
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Situated Consulting

INTERIM REGIONAL EVALUATION FRAMEWORK (IREF) THIRD-PARTY REVIEW

Member Municipality	Rocky View County
Application Name	North Springbank Area Structure Plan
IREF Number	2021-02
Type of Application	Area Structure Plan
Municipality Bylaw #	C-8031-2020
Date of Application	April 21, 2021
Date of Third-Party Review Report	May 20, 2021

Findings

Situated's review found that the North Springbank Area Structure Plan (IREF 2021-02) is generally consistent with the objectives of the Calgary Metropolitan Region Board (CMRB) Interim Growth Plan (IGP), being Schedule A to Ministerial Order MSL:091/18. The ASP defers information in certain sections to be addressed through future ASP amendments / local plans.

As per North Springbank Area Structure Plan policies (Section 25) growth within the plan area will utilize utility infrastructure within Rocky View County and the existing regional transportation infrastructure in accordance with technical studies prepared by qualified Municipal and Transportation Engineering consultants (MPE, ISL and Watt). Situated's scope does not include review of the technical studies.

The plan also leaves open the ability to connect to infrastructure within the City of Calgary should a joint servicing solution become available in the future. Section 26 identifies policies for further engagement with the City of Calgary for any applications adjacent to the City.

A letter from the City, included in the IREF application, indicates that the City is not supportive of the ASP.

Summary of Review

An application for the North Springbank Area Structure Plan was submitted by Rocky View County to the Calgary Metropolitan Region Board ("CMRB"), for an Interim Regional Evaluation Framework ("IREF") review and evaluation.

- The North Springbank Area Structure Plan provides long term statutory planning to guide the development within the Plan area.
- The North Springbank Area Structure Plan supersedes portions of the Central Springbank Area Structure Plan and the entire North Springbank Area Structure Plan.
- The application is for approximately 5,261 hectares of land. This area is south of the Bow River, straddles Highway 1, west of the City of Calgary and east of the Harmony Conceptual Scheme and Range Road 40.
- The goals for the ASP were based on policy direction of the IGP, Rocky View MDP, and Calgary Rocky View County Intermunicipal Development Plan.
- The North Springbank ASP focuses on country residential, infill cluster residential development and alternative development forms such as cluster live-work, business transition, business commercial, business industrial commercial, hamlet interface, urban interface and future expansion area.
- The application contains land within the Floodway and Flood fringe of the Bow River. The ASP recognizes and meets the CMRB requirements through policies that restrict development within the floodway and flood fringe.
- The plan area contains the following regionally significant corridors:
 - Level 1 Highway (201)
 - Level 3 Highway (563)
 - Private Intermunicipal Transit
 - Private Water Treatment Plants
 - Private Wastewater Treatment Plants
 - Intermunicipal Wastewater Pipelines
 - Power Transmission Lines
 - Gas Pipeline

Situated's review found that the North Springbank Area Structure Plan (IREF 2021-02) is generally consistent with the objectives of the Calgary Metropolitan Region Board (CMRB) Interim Growth Plan (IGP). The ASP defers information in certain sections to be addressed through future ASP amendments / local plans.

As per North Springbank Area Structure Plan policies (Section 26), growth within the plan area will utilize utility infrastructure within Rocky View County and the existing regional transportation infrastructure in accordance with technical studies prepared by qualified Municipal and Transportation Engineering consultants (MPE, ISL and Watt). Situated's scope does not include review of the technical studies.

The plan also leaves open the ability to connect to intermunicipal infrastructure within the plan area or within the City of Calgary should a joint servicing solution become

available in the future. Clause 26.7 addresses the possibility of utilizing existing infrastructure for plans which are adjacent to another municipality. Section 27 identifies policies for further engagement with the City of Calgary for any applications adjacent to the City.

A letter from the City, included in the IREF application, indicates that the City is not supportive of the ASP due to reasons summarized below:

- Plan does not respond to cumulative impacts of proposed growth on regional infrastructure including transportation and long-term drinking water supply
- Lack of growth management policies
- Scope of population increase without sufficient community services policies in place and lack of cost-sharing discussions between municipalities

3.2 Region-wide Policies

3.2.1

Principles, Objectives,
and Policies

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

- Policies in Section 20 promote connection to piped utilities for water and wastewater address the IGP objective of promoting integration of land use and infrastructure.
- Land Use map indicates an increase in intensity of use along regional mobility corridors of Highway 1 and in proximity to the Springbank Airport, optimizing the use of existing infrastructure when accommodating growth. These uses include Business Transition, Business Commercial, Business Industrial Commercial, Urban and Hamlet Interface.
- Land Uses identified on the Land Use Map 05 and associated land use policies support higher densities and higher intensity of use with consideration for cluster residential development and alternative development forms such as cluster live-work, business industrial, business commercial, hamlet interface, urban interface and future expansion area.
- Policy 20.2 requires regional transmission corridors to be identified and protected at the local plan stage.
- Policies in Section 26 require that phasing of development follows the availability of efficient, cost effective and environmentally responsible utilities.
- Policies in Section 27 state that growth within the plan area will utilize utility infrastructure within Rocky View County and the existing regional transportation infrastructure in accordance with technical studies prepared by qualified Municipal and Transportation Engineering consultants (MPE, ISL and Watt). Situated's scope does not include review of the technical studies.
- The plan also leaves open the ability to connect to infrastructure within the City of Calgary should a joint servicing solution become available in the future. Clause 26.7 addresses appropriate mechanisms to address cross boundary impacts on adjacent municipalities. Section 27 identifies policies for further engagement with the City of Calgary for any applications adjacent to the City.

	<p>Principle 2: Protect Water Quality and Promote Water Conservation</p> <ul style="list-style-type: none"> ○ The ASP contains several policies in Section 14 to recognize the importance of ecological systems within the Region. These include wildlife corridors, wetlands and riparian areas. ○ Section 14 policies identify that wetland protection shall be governed by County, Regional and Provincial Policy. ○ Policy 20.8 and 20.9 promote water conservation practices. ○ Policies in Section 18 and 21 promote low impact development and best management practices to protect water quality. ○ Policy 7.6 and policies in Section 24 prohibits new development in the floodway. <p>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities.</p> <ul style="list-style-type: none"> ○ The ASP supports intensification of use along Highway 1 and Range Road 33, the Springbank Airport, Harmony, and adjacent to the City of Calgary. ○ Land Use Map 05 and Section 7 and 9 provide for a range of development types within the ASP area. ○ Section 7 provides policies that support villa condo in cluster residential areas at 4 upa, and potential for higher density use within the urban interface area and hamlet interface area. Urban Interface identifies densities of 6-10 upa, and the Hamlet Interface identifies densities of 4-6 upa. ○ Section 8 provides policies for community services and facilities. Policy 8.1 state that Institutional and Community Services development shall be located in the areas identified on Map 05: Land Use Strategy. It is unclear what services are to be provided in the locations identified. <p>The ASP defers the following information to be addressed through future ASP amendments / local plans:</p> <ul style="list-style-type: none"> ○ Policies in Future Expansion Area: Section 10 provides criteria for amendment to the ASP once technical and regional planning information is available.
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	<ul style="list-style-type: none">○ Section 8 and 17 provide policy for community services however, it is unclear what services are to be provided in the locations identified. Provision, need and locations have been deferred to the local plan.○ There are a number of regional corridors within the plan area including power transmission lines and a gas pipeline. The plan does not reference constraints for developing in proximity to the transmission lines and gas pipeline within the ASP.
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<p>3.2.2 Demonstrate collaboration to coordinate with other member municipalities</p>	<ul style="list-style-type: none"> ○ Engagement has been outlined in Appendix D of the ASP, specifically intermunicipal engagement is identified in Table 07. The City of Calgary has been engaged with through site visits, meetings, open houses, a technical workshop, and circulation of ASP drafts. This process is aligned with 3.2.2 of the IGP. ○ Section 27 identifies policies for further engagement with the City of Calgary for any applications adjacent to the City. ○ A letter from the City has been included in the IREF application. This letter indicates that the City is still not supportive of the ASP. They are not supportive for the following reasons: <ul style="list-style-type: none"> ▪ Significant transportation, servicing and stormwater impacts that could cause detriment to The City of Calgary ▪ Lack of growth management policies ▪ Scope of population increase without sufficient community services policies in place.
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<p>3.2.3 Water, wetlands and stormwater</p>	<ul style="list-style-type: none"> ○ Policies in Section 20 address water. Policies such as 20.8 promote water saving devices, 20.9 promotes stormwater reuse, 20.12 requires wastewater to meet Alberta regulatory requirements. ○ Section 21 addresses stormwater management and relies on the Springbank Master Drainage Plan prepared by MPE for additional policy and implementation. Situated’s scope does not include review of the Master Drainage Plan. ○ Policy 21.3 requires collaborating with adjacent municipalities to establish baseline conditions for infrastructure needs and environmental assets. ○ Policy 21.9 requires stormwater to be conveyed in a manner that protects downstream properties and preserves water quality of receiving water courses. ○ Policy 21.11 promotes bio-engineering techniques for volume control and water quality. ○ Policy 20.13 requires best management practices for stormwater which include source controls, stormwater reuse, LID etc. ○ Policy 20.15 supports lot level best management practices to reduce impervious surfaces. ○ Policy 14.9 requires that local plans identify wetlands using the Alberta Classification System. ○ Regional Corridors are identified on various maps within the ASP, although there is not a specific regional corridors map identifying all corridors. ○ Mitigation measures include a non-statutory action: Section 20 “Establish further tools and strategies to address regional source water concerns in partnership with other municipalities.”
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3.3 Flood Prone Areas	
<p>3.3.1 Development in the floodways</p>	<ul style="list-style-type: none"> ○ The North Springbank ASP is within the Bow River Floodway. ○ An entirety of Section 24 is dedicated to policies for Flood Risk Management. These policies prohibit new development within the floodway or flood fringe. ○ The ASP requires a flood risk hazard study be included with local plans. It also recommends locating more vulnerable developments in areas with a flood risk of less than 1:1000.
<p>3.3.2 Flood protection in flood fringe areas</p>	<ul style="list-style-type: none"> ○ The North Springbank ASP is within the Bow River flood fringe. ○ The ASP applies flood fringe standards to the 1:100 flood fringe and floodway, which aligns with the requirements in the MGA and in the IGP. ○ Policies 7.6 for residential development prohibit new residential development within the flood fringe.

3.4 Development Types

3.4.1 Intensification and Infill Development

<p>3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages</p>	<ul style="list-style-type: none"> ○ Not applicable.
<p>3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities</p>	<ul style="list-style-type: none"> ○ Not applicable.

3.4.2 Expansion of Settlement Areas

<p>3.4.2 Expansion of Settlement Areas</p> <p>3.4.2.1 Expansion of settlement areas in a contiguous pattern</p>	<ul style="list-style-type: none"> ○ The ASP identifies an Urban Interface Area adjacent to the City of Calgary and a Hamlet Interface Area adjacent to Harmony on the Land Use map. ○ Policies 11.1 and 11.2 provide direction for both commercial and residential uses, with a range of residential development types identified for the Urban Interface Area. ○ Policies 11.3 and 11.4 provide direction for both commercial and residential uses within the Hamlet Interface Area. ○ Community nodes, servicing and community services and facilities have been deferred to the local plan.
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<p>3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> ○ The ASP identifies an Urban Interface Area adjacent to the City of Calgary and a Hamlet Interface Area adjacent to Harmony on the Land Use map. ○ As per Section 11 of the ASP Community nodes, servicing, transit and community services and facilities have been deferred to the local plan.
<p>3.4.2.3 Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2</p>	<ul style="list-style-type: none"> ○ Not enough information to answer.
<p>3.4.3 New Freestanding Settlement Areas</p>	
<p>3.4.3.1 New freestanding settlement areas</p>	<ul style="list-style-type: none"> ○ Not applicable
<p>3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> ○ Not applicable
<p>3.4.3.3 Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet all components of Policy 3.4.3.2</p>	<ul style="list-style-type: none"> ○ Not applicable

3.4.4 Country Residential Development	
3.4.4 Country Residential Development	<ul style="list-style-type: none"> ○ The ASP consists of approximately 2,028 ha of permitted infill country residential or cluster residential development. ○ 3.2.2, 3.2.3, 3.3 compliance is demonstrated as per comments in the respective sections of this review. ○ Regional Corridors are identified on various maps within the ASP, although there is not a specific regional corridors map identifying all corridors.
3.4.5 Employment Areas	
3.4.5.1 New employment areas	<ul style="list-style-type: none"> ○ The ASP identifies Business, Business Transition and Business Industrial/Commercial and Business Commercial along Highway 1 and Range Road 33 and at the interchange of Highway 1 and Range Road 31. ○ Several of these areas were previously identified in the approved Central Springbank ASP and Springbank ASP, the areas have now been extended north along Range Road 31 and Range Road 33. ○ Higher intensity uses in these areas make cost-effective use of existing infrastructure and interchanges along Highway 1. Additionally, employment areas are located in proximity to the Springbank Airport.
3.4.5.2 Connections to transit stations and corridors	<ul style="list-style-type: none"> ○ There is currently no public transit within the ASP area. There is private intermunicipal transit on Highway 1. ○ Policies in Section 18 encourage opportunities to connect to the regional public/private transportation system.
3.5 Regional Corridors	

<p>3.5.1.1 Mobility Corridors</p>	<ul style="list-style-type: none"> ○ Map 9 identifies the Mobility Corridors within 1.6 km of the ASP. ○ These corridors include a Level 1 highway (Transcanada/Highway1), a Level 3 (Highway 563), and the Springbank Airport ○ Private intermunicipal transit on Highway 1 is shown within the plan area. ○ The location of non-residential uses as per Map 05 optimizes proximity to the regionally significant mobility corridors. ○ Policy 18.6 identifies no new direct access shall be approved from the Plan area to Stoney Trail or Highway 1 unless otherwise determined to be necessary by the Province and County. ○ Policy 18.8 encourages opportunities to connect to a regional public/private transportation system where feasible. ○ Policy 18.2 and Appendix B of the ASP identifies that at the local plan a Traffic Impact Assessment shall be required to support road plan and design.
<p>3.5.2.1 Transmission Corridors</p>	<ul style="list-style-type: none"> ○ Map 1, Map 11 and Map 12 show the transmission corridors. ○ Within 1.6 km of the ASP there are several regionally significant transmission corridors these include: ○ Two private water treatment plants (CalAlta and Harmony Water Corridor (CalAlta) ○ Private Wastewater (Harmony) ○ Intermunicipal wastewater (Cochrane – Calgary) ○ Power Transmission Lines ○ Pipelines (natural gas lines) ○ The plan does not reference constraints for developing in proximity to the transmission lines or the gas line corridors within the ASP. ○ Policy 20.2 requires regional transmission corridors to be identified and protected at the local plan stage.

Town of Okotoks

Challenge to IREF Application 2021-02

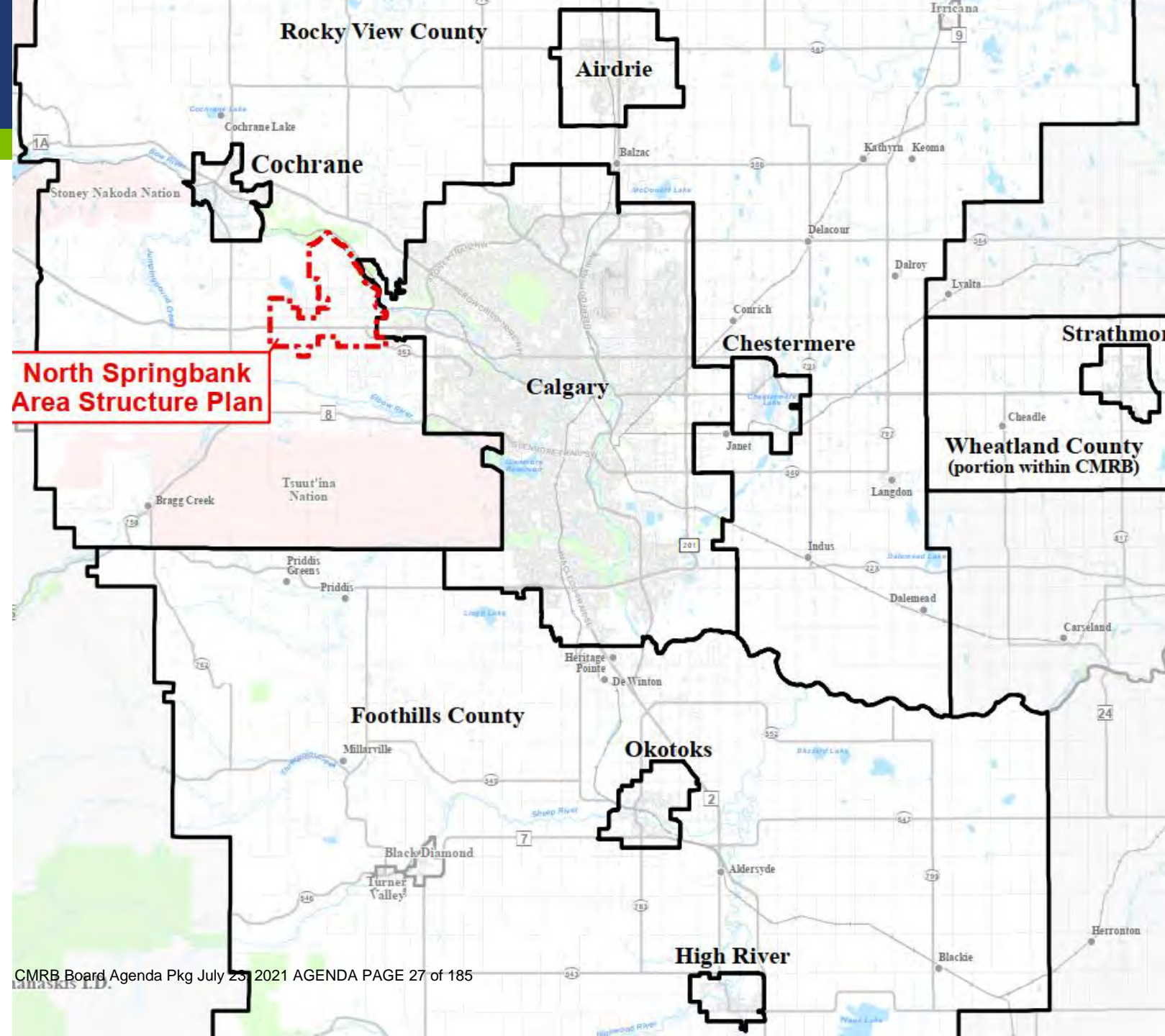
**North Springbank Area Structure Plan in
Rocky View County**

Presentation to the Calgary Metropolitan Region Board - July 23, 2021



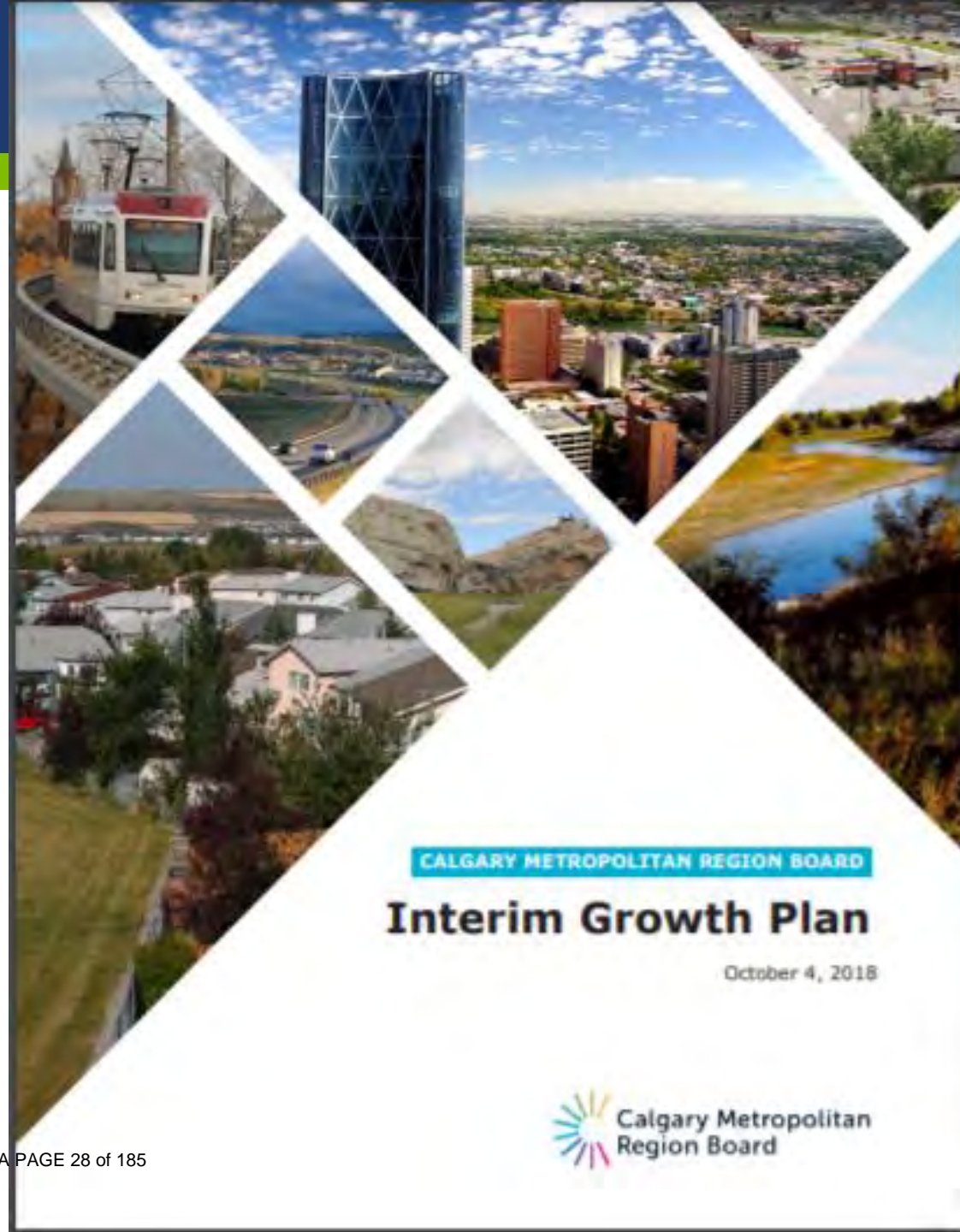
Context

- North Springbank ASP encompasses 5,261 ha (larger than most towns and cities in the CMR) with an anticipated population build out of 20,000 people



Interim Growth Plan

- Provides high level guidance for regionally significant plans that reflects the aspirations and priorities for future growth in the Calgary Region
- Unanimously approved by the Board in October 2018



Overview

- Challenge is based on misalignment with the principles and objectives of the IGP
- Deferral of many important planning considerations to local non-statutory planning stage
- No certainty that local plans would be subject to Board review
- ASP lacks sufficient policy guidance to ensure full build out of the plan will meet the principles and objectives of the IGP

Summary of Objection

- IGP Principle 1(a) and (b) – *“Promote the integration of land-use and infrastructure planning”* and *“Optimize the use of existing infrastructure when accommodating growth”*
- Plan lacks clear direction on an appropriate sequence of development to manage projected growth
- Plan enables opportunities for local plans to be accepted anywhere within the plan area, without apparent sequence
- Plan lacks a single comprehensive servicing strategy and enables proponents to determine servicing solutions within each local plan area

Summary of Objection

- IGP Principle 3(a) – *“Promote the efficient use of land and cost effective development”*
- This principle should be considered in the context of the broader region, rather than in the context of the plan area
- Plan enables opportunities for higher densities and more cost effective development, but lacks firm policy direction to ensure higher densities are in fact realized to facilitate efficient use of land and more cost effective development patterns
- Plan proposes to convert a significant amount of agricultural land to commercial and residential uses without a clear phasing strategy to prevent premature fragmentation of agricultural areas

Summary of Objection

- IGP Principle 1(c) and 3(e) – *“Encourage higher densities, greater intensity of use, the provision of community nodes, and the leveraging of transit service, where applicable” and “Ensure the provision or coordination of community services and facilities”* ”
- Plan proposes to accommodate up to 20,000 residents without sufficient guidance to ensure community services and facilities are provided to support population growth
 - These considerations are deferred to the local plan stage which may not be subject to regional review
- Opportunities for modest density increases are provided, but not required

Intermunicipal Collaboration

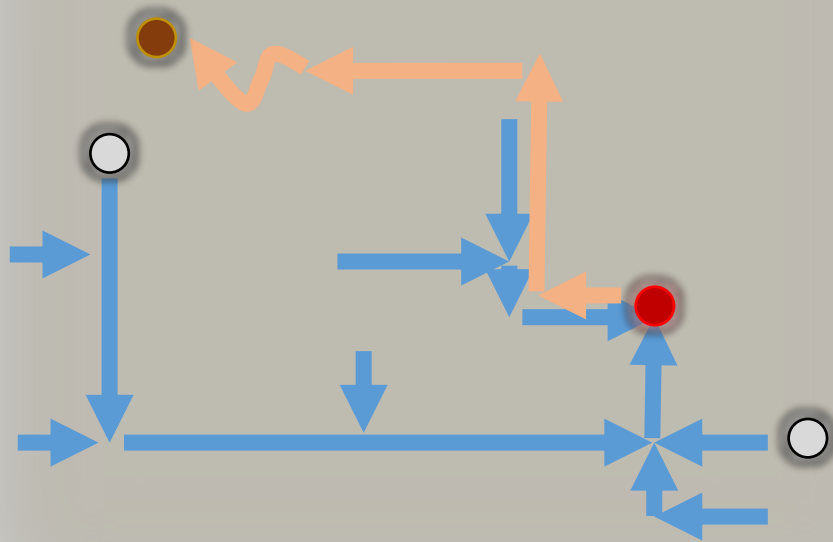
- Some municipalities have cited concerns over a lack of collaboration to coordinate planning for land-use, infrastructure, and service provision
- Okotoks has collaborated with our neighbour Foothills County on a number of mutually beneficial servicing matters:
 - Master Shared Servicing Agreement
 - Foothills/Okotoks Regional Water Project
 - Joint ownership of regional recreation centre

Conclusion

- The Town of Okotoks supports Rock View County's efforts to create an overarching plan for the Springbank Area;
- However, in accordance with section 6.1 of the IREF, the Town of Okotoks is not satisfied that approval and full implementation of the North Springbank ASP will result in development that is consistent with the principles and objectives of the IGP

IREF 2021-02

July 23, 2021



Section 2, Principle 1(a)

A need to **integrate** land use and infrastructure planning.

Section 2, Principle 2(a)

Concern about **environmental risks** associated with direct wastewater dispersion, regardless of the amount of treatment.

Section 3.2.3(a)

Policies along for wastewater discharge without treatment do not meet the intent of the IGP to **protect source water quality**.

North Springbank
13,000 ac.

20,000 people

South Springbank
13,200 ac.

14,600 people

Section 2, Principle 1(c)

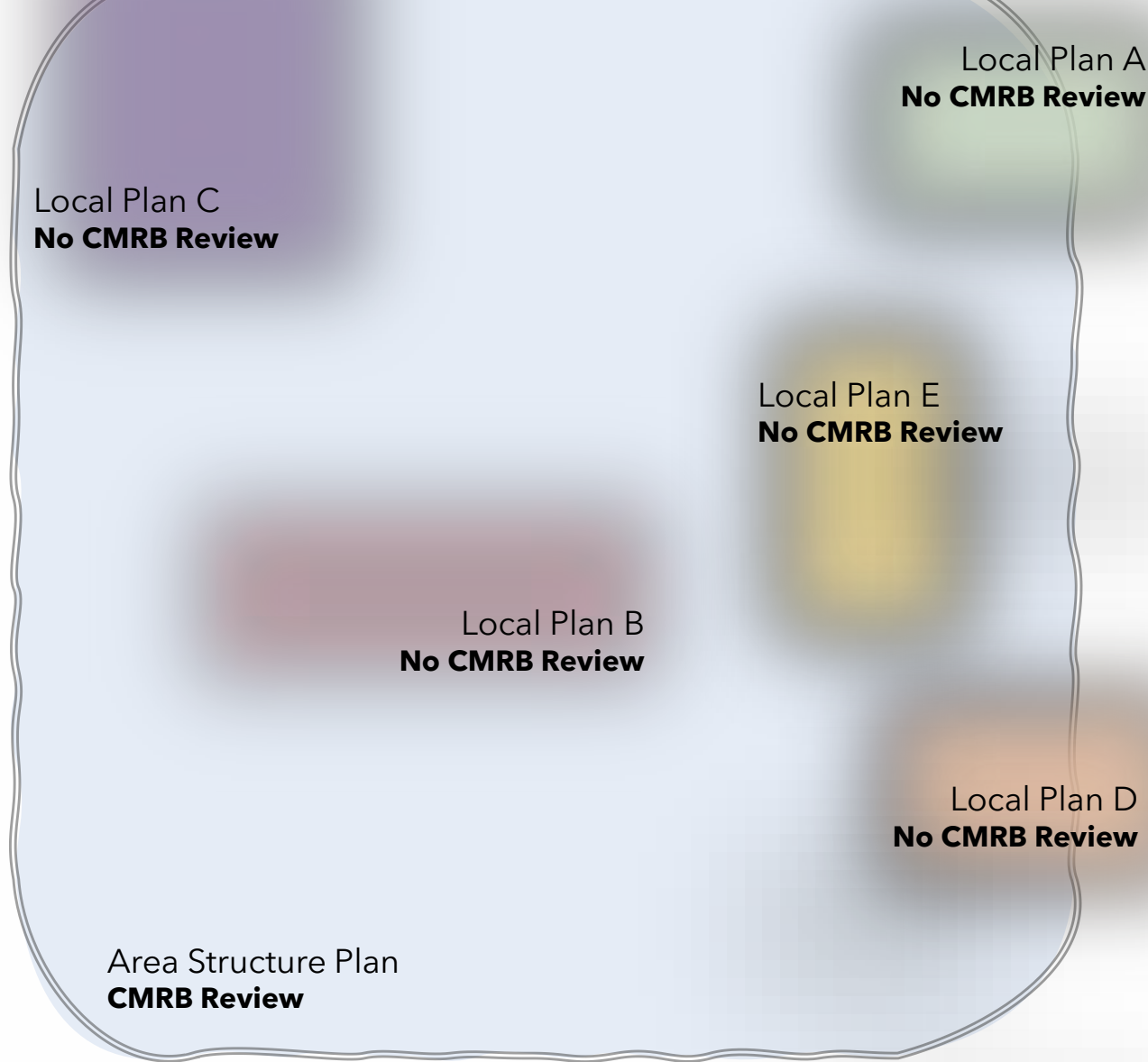
A need to plan for densities to make **environmentally and fiscally efficient decisions** for our collective land base.

Section 2, Principle 3(a)

A need to promote **efficient use of land and cost-effective development**; providing investment certainty.

Section 3.4.1.2

A need to plan for intensification and infill that achieves efficient use of land, higher density in central core areas, mixed use, services, facilities, and efficient use of infrastructure in **hamlets and other unincorporated urban communities** in the rural context.



Section 3.2.2

A need to collaborate with adjacent municipalities to coordinate land use, infrastructure and service provision.

Section 3.4.2.1

Concern on *de facto* expansion of settlement areas arising from Policy 7.32.

thank you.



City of Calgary challenge to Interim
Regional Evaluation Framework application

Presentation to the Calgary
Metropolitan Region Board

**2021-02 Rocky View County :
North Springbank ASP**

2021 July 23

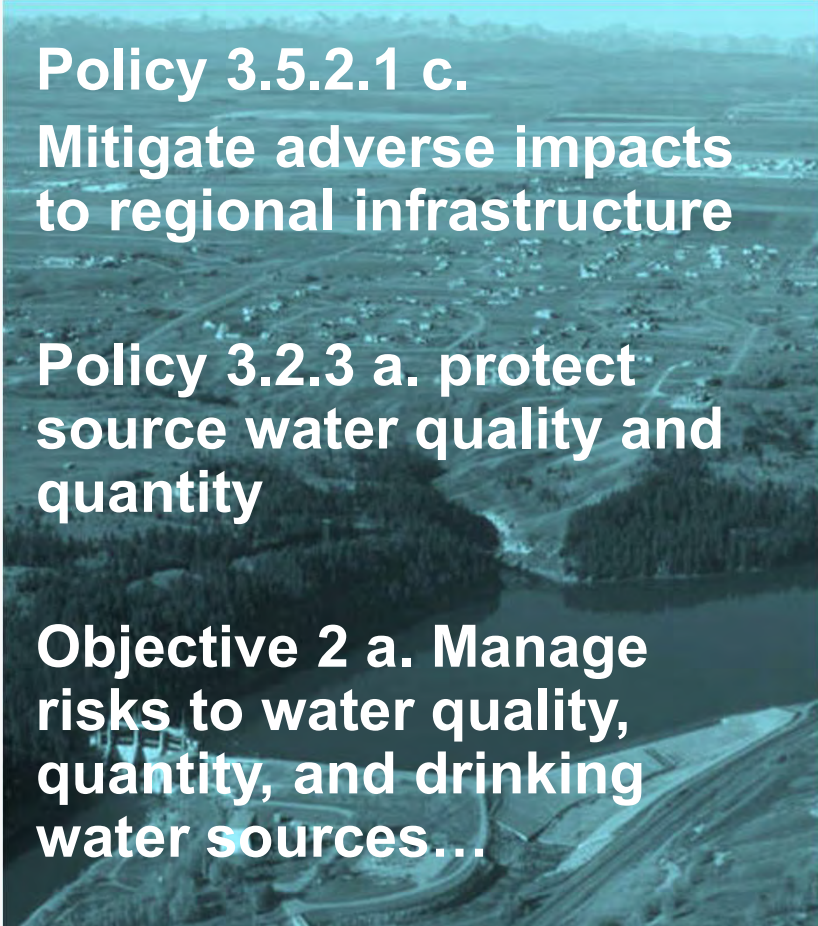




Summary of City Challenge

1. Proposed plans are not aligned to the principles, objectives and specific policies of the Interim Growth Plan
2. CMRB Administrative rationale for approving the proposed plans does not reflect the full intent of the Interim Growth Plan & Interim Regional Evaluation Framework process

Lack of Alignment to IGP

An aerial photograph of a landscape, likely a river valley, with a river winding through it. There are some buildings and infrastructure visible in the distance. The image has a blue tint.

**Policy 3.5.2.1 c.
Mitigate adverse impacts
to regional infrastructure**

**Policy 3.2.3 a. protect
source water quality and
quantity**

**Objective 2 a. Manage
risks to water quality,
quantity, and drinking
water sources...**

CALGARY RATIONALE

ASP does not sufficiently mitigate adverse impacts on infrastructure & protect drinking water sources

1. Unclear policy framework to protect drinking water: no cumulative impacts, baseline assessment, monitoring
2. Unknown how piped services will be provided for the plan area prior to local plan approval

Proposed North Springbank Area Structure Plan

Lack of Alignment to IGP

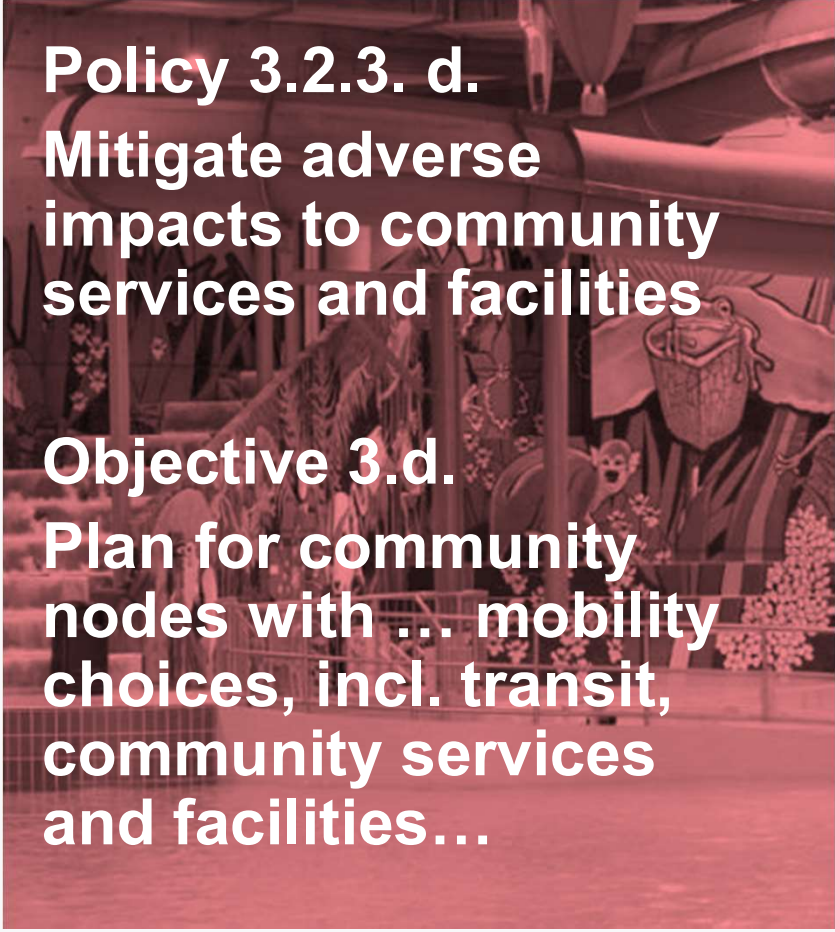


CALGARY RATIONALE

ASP does not sufficiently mitigate adverse impacts on corridors

1. Network Analysis identifies adverse impacts to HWY 1, HWY 563 and potentially Calgary streets and Transit
2. Lack of specific policy to address these impacts, which could cause downstream impacts on regionally significant infrastructure in Calgary

Lack of Alignment to IGP

A background image of a park area with a large, abstract sculpture in the foreground. The image is overlaid with a semi-transparent red filter.

**Policy 3.2.3. d.
Mitigate adverse
impacts to community
services and facilities**

**Objective 3.d.
Plan for community
nodes with ... mobility
choices, incl. transit,
community services
and facilities...**

CALGARY RATIONALE

ASP does not sufficiently mitigate adverse impacts to community services and facilities in Calgary:

1. ASP downloads the specifics of community services (e.g. provision, need, locations) to local planning
2. Vague policies related to existing community service
3. Lack of clarity for how these services will be provided.

Proposed North Springbank Area Structure Plan

Lack of Alignment to IGP



CALGARY RATIONALE

ASP does not address IGP objectives

1. Insufficient provisions linking land-use and infrastructure
2. Insufficient phasing or growth management policies to ensure sustainable growth without impacts on the environment and offsite infrastructure

Proposed North Springbank Area Structure Plan

Lack of Alignment to IGP



Policy 3.2.2
Collaborate to
coordinate

CALGARY RATIONALE

Calgary requested additional consultation and mediation

1. Policies for intermunicipal collaboration and mitigation of impacts are limited to applications adjacent to Calgary



CMRB Recommendation Not Aligned with Interim Growth Plan

1. Deferral to later stages in planning process is not provision
2. Background studies identify adverse impacts but are not evaluated within the IREF framework
3. Third party review does not consider downstream impacts to regional infrastructure in Calgary
4. Lack of municipal agreements, e.g. cost-sharing for community services and infrastructure



Calgary Metropolitan Region Board (CMRB) Regulation – Board Mandate

Promote the long term sustainability of the Calgary Metropolitan Region CMRG Regs 3 (1) (b)

Ensure environmentally responsible land use planning, growth management and efficient use of land. CMRG Regs 3 (1) (c)

MGA, s.708.06(1) In carrying out its duties and functions (including in approving a statutory plan), the CMRB must act in accordance with the SSRP.

IREF, s. 6.1....the Board must consider whether approval and full implementation of the statutory plan or amendment would result in development that is consistent with the Principles, Objectives and Policies of the IGP...

Moving Forward



1. Address adverse impacts to regional infrastructure, corridors, services and facilities in Calgary



2. Develop cost sharing agreements for community services and infrastructure



3. Continued collaboration



4. Logical and efficient growth tied to infrastructure



Thank you

IREF 2021-02
Rocky View County North
Springbank Area Structure Plan

Town of Cochrane Challenge

CMRB Board Presentation

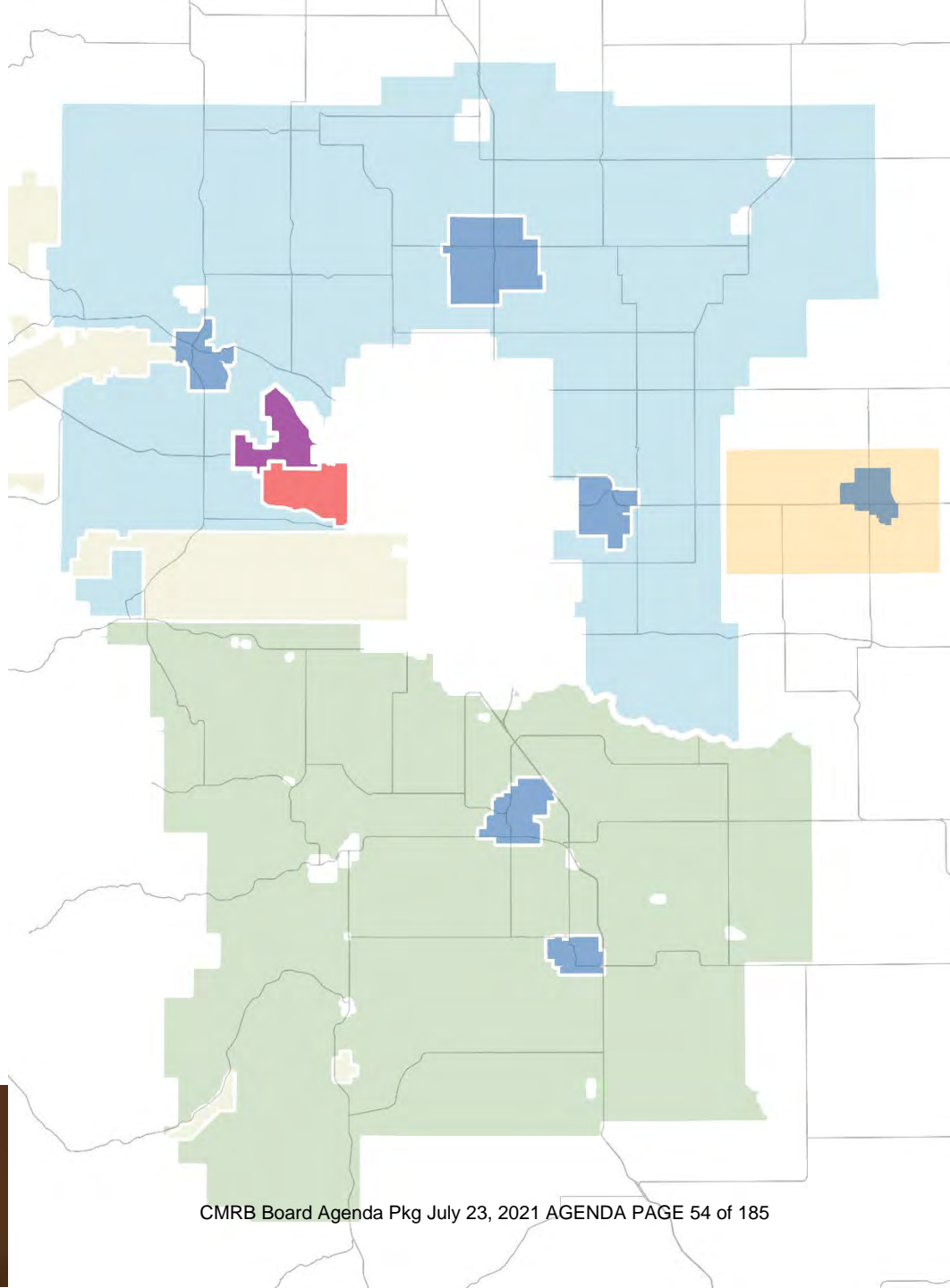
July 23, 2021

Identified Concerns

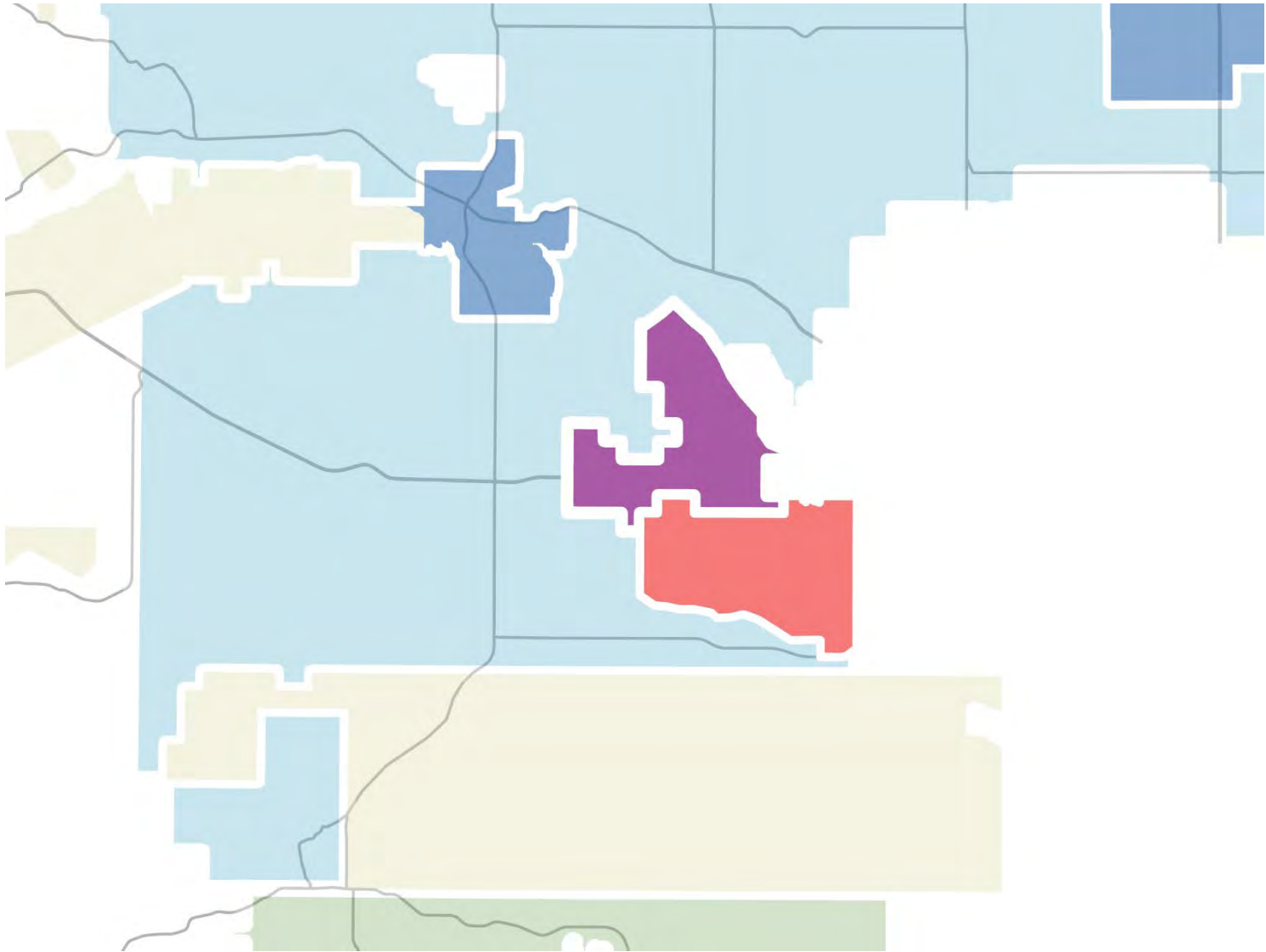
- **IREF Principle 1 : Promote the Integration and Efficient Use of Regional Infrastructure**
 - Lacking prioritization of growth areas, planned phasing or logical extension of infrastructure
- **IREF Principle 3: Encourage Efficient Growth and Strong Sustainable Communities**
 - Does not demonstrate higher densities nor efficient use of land
- **IREF Policy 3.2.2 – Demonstrate Collaboration to Coordinate with Other Member Municipalities**
 - Lacking collaboration on and policy for coordination of regional infrastructure and services

Identified Concerns

- **General**
 - Important details deferred to Local Plan stage, ASP lacks policy guidance for future plans
- **General**
 - Unclear whether future Local Plans will be subject to review through the CMRB
- **General**
 - Scope of cumulative proposed growth in the area



Plan / Municipality	Hectares	Acres	Population
South Springbank	5,336	13,187	14,600
North Springbank	5,261	13,000	20,000
TOTAL	10,597	26,187	34,600
Cochrane	3,179	7,855	32,000 (58,000 Full Buildout)
Okotoks	3,904	9,647	29,000 (70,000 Full Buildout)
High River	2,139	5,286	14,500 (31,000 30 year Projection)
TOTAL	9,222	22,788	75,500 (159,000 Full Buildout)



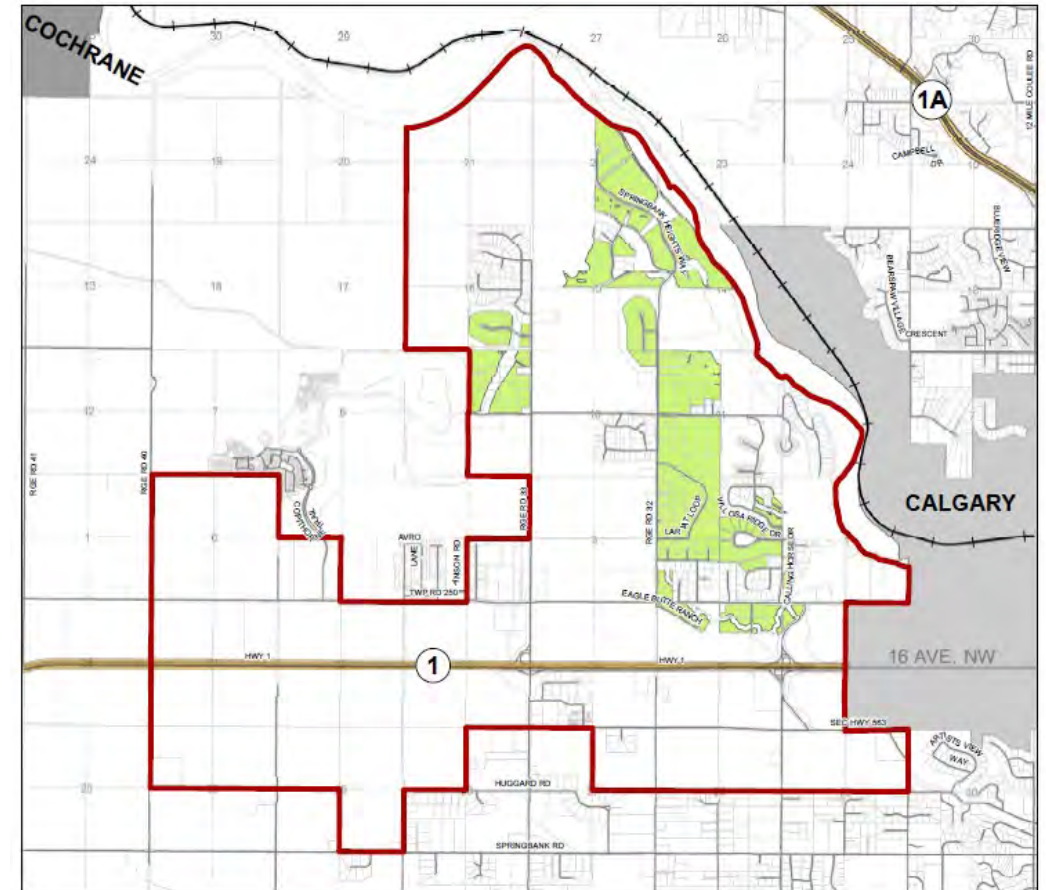
Thank You



IREF Application 2021-02

North Springbank Area Structure Plan

Rocky View County



Existing Conditions

Springbank Area

- Springbank Airport.
- Trans-Canada Highway.
- Calaway Park.
- Five schools and a recreation centre.
- Hamlet of Harmony - 10,000 people at full build out, water and wastewater servicing, recreational uses, and future provision of up to three school sites to serve the wider Springbank area.

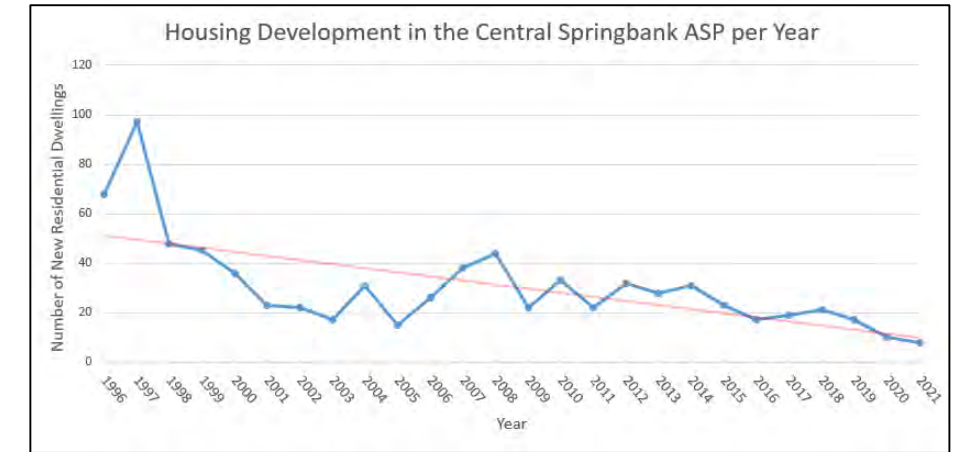
Existing Springbank ASPs

Existing Population: 5,900

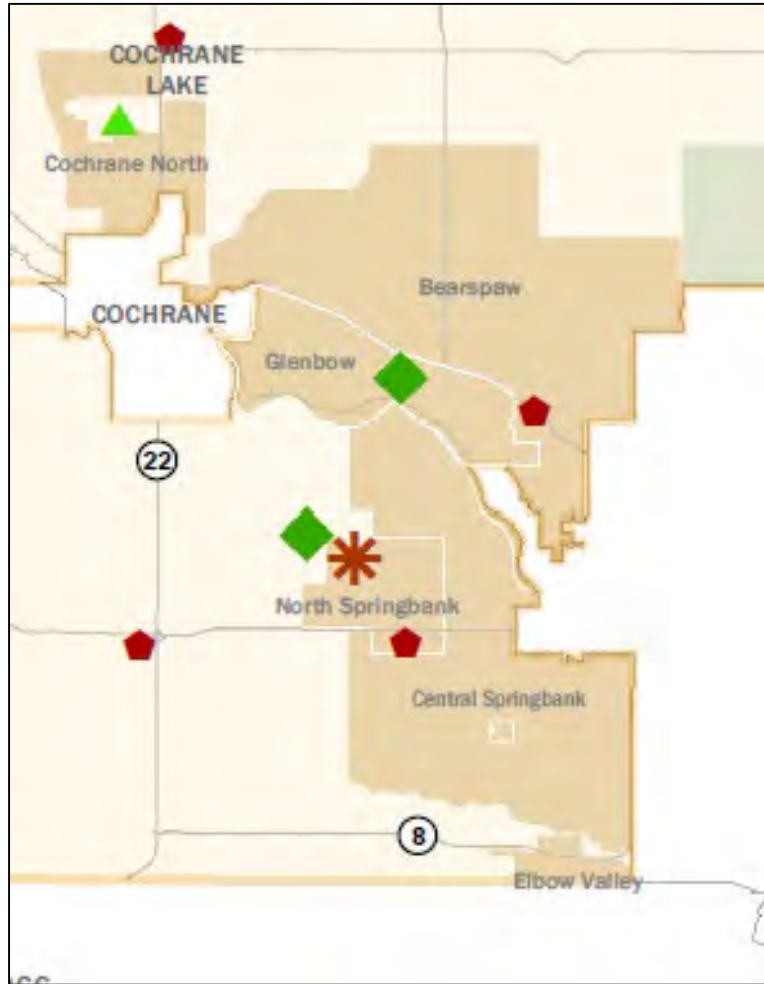
Total Area: 10,054 ha (24,843 ac)

Build-out Population: 19,000 to 29,000

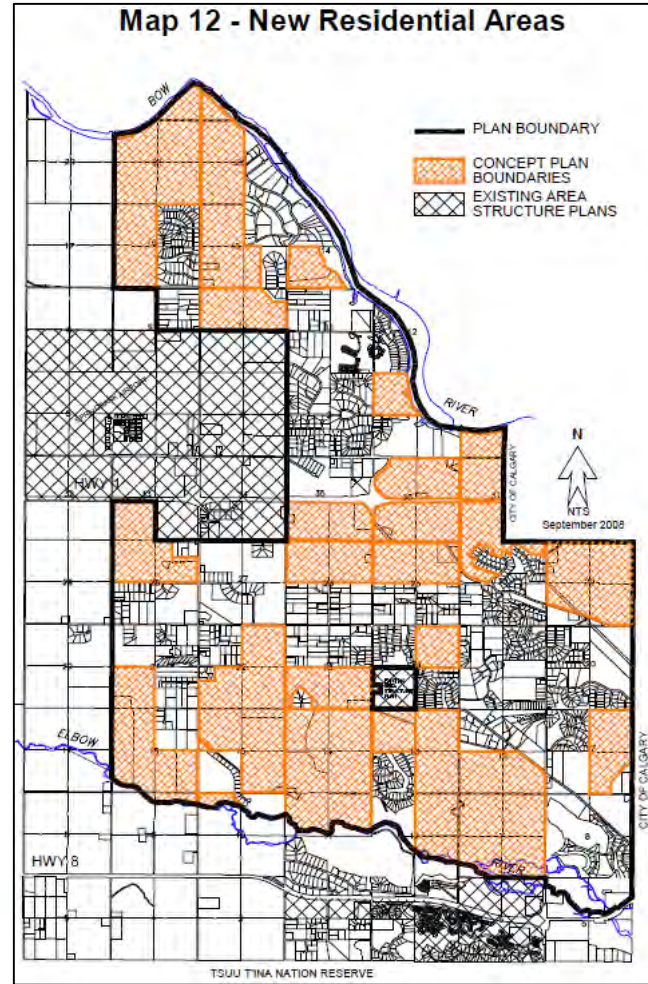
Build-out Ratio: 96:4 residential to employment.



Existing Planning Framework



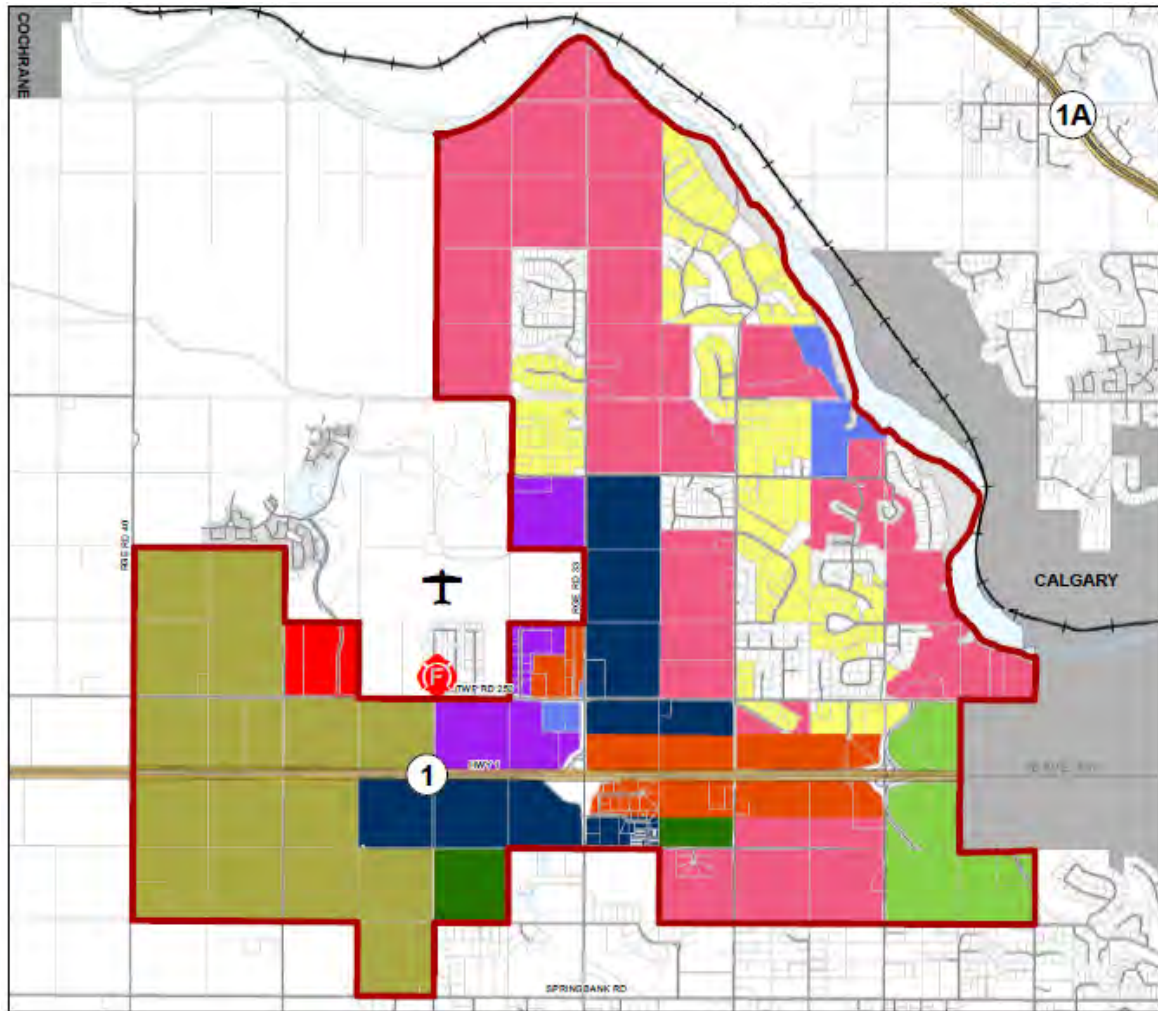
Municipal Development Plan
(County Plan) 2013



North Springbank ASP 1998

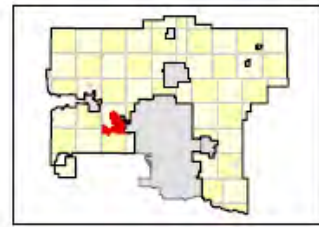


Land Use Strategy and Phasing

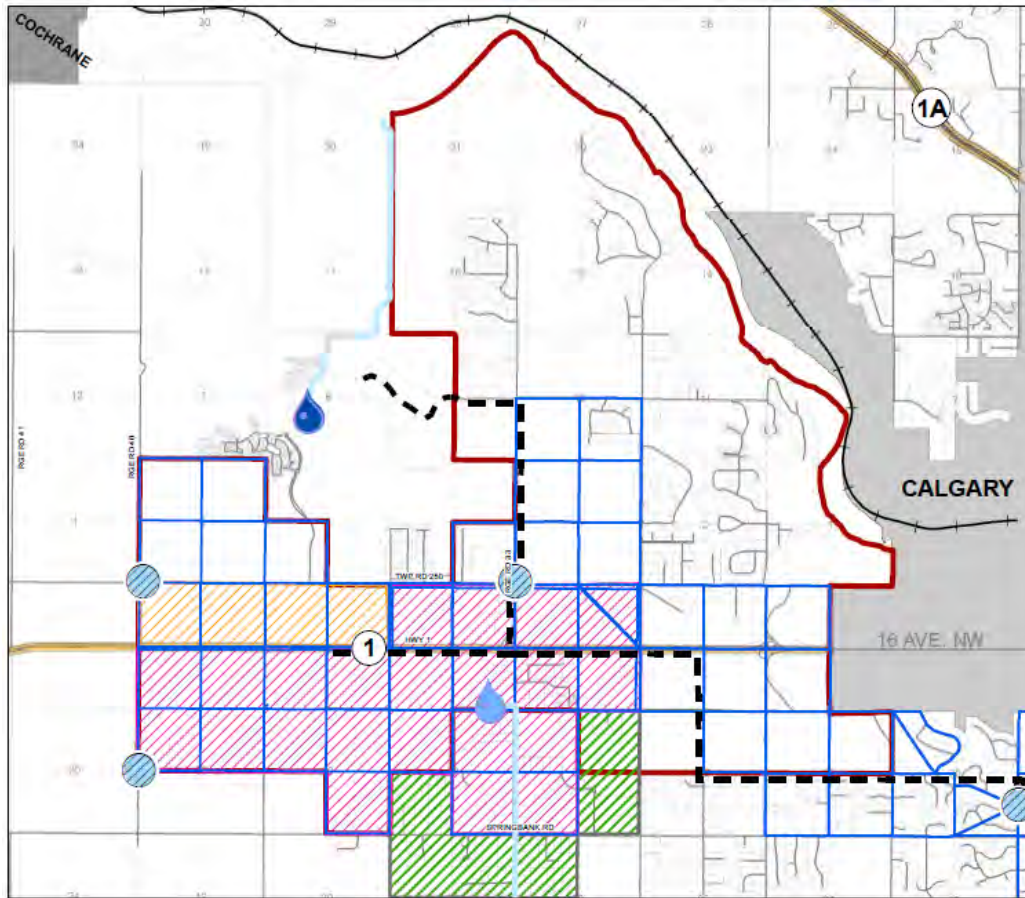


This map is conceptual in nature. No measurements or area calculations should be taken from this map.

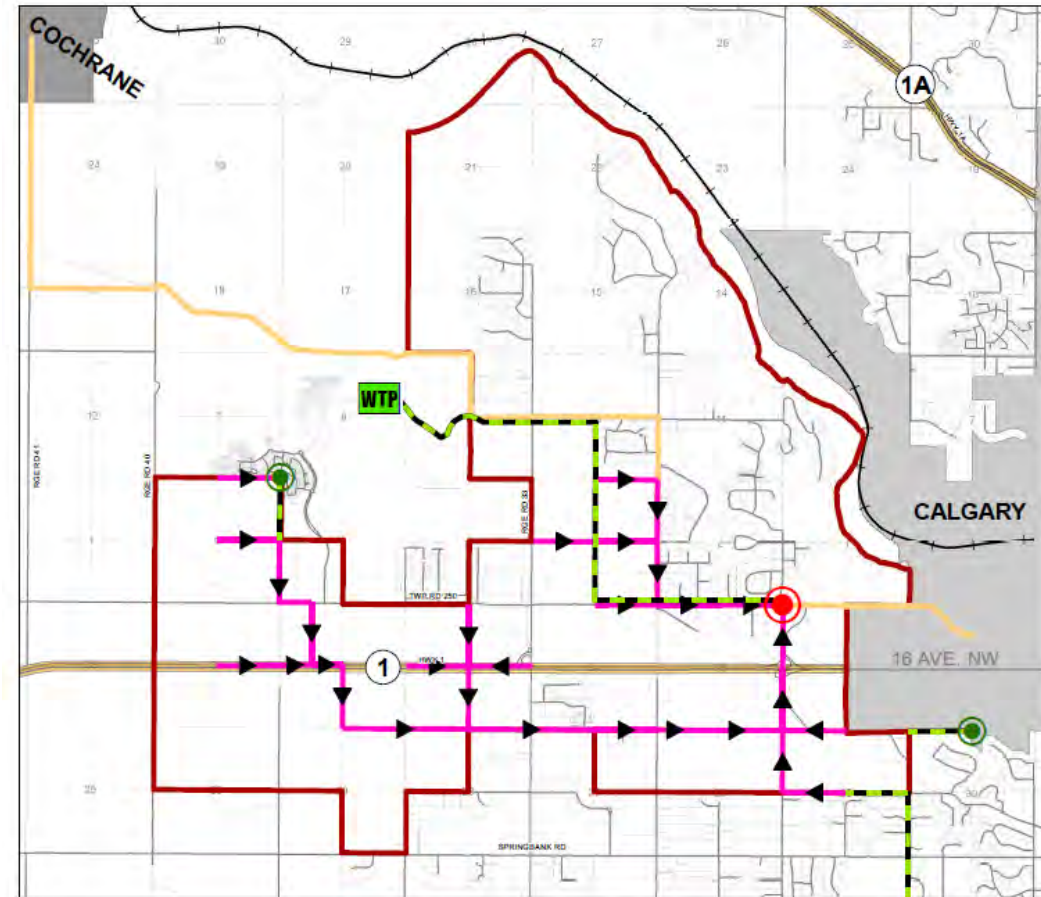
- Fire Hall
- ASP Boundary
- Built Out Areas
- Country Residential Infill
- Cluster Live-Work
- Future Expansion Areas
- Business Industrial/Commercial
- Business Transition
- Institutional & Community Services
- Business Commercial
- Cluster Residential Development
- Hamlet Interface Area
- Urban Interface Area
- Regional Mobility Corridor
- Utility Right of Way



Servicing

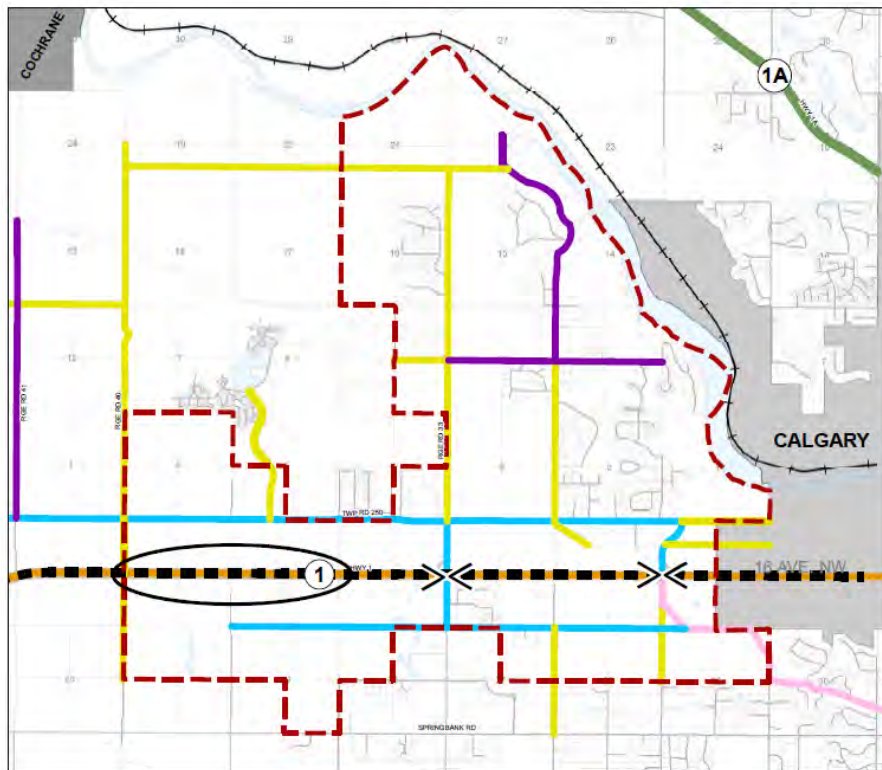


Preferred Potable Water Servicing Option



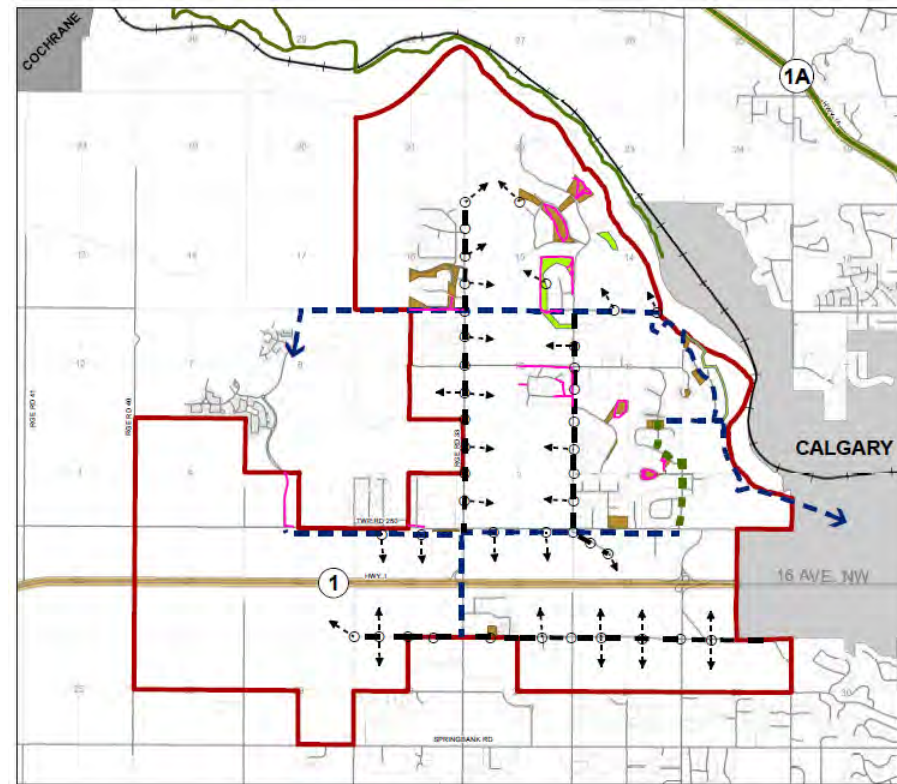
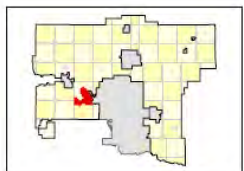
Preferred Wastewater Servicing Option

Transportation



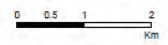
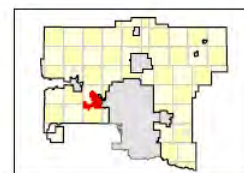
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

- ASP Boundary
- Existing Interchange
- Future Interchange
- Potential Interchange
- Regional Mobility/Intermunicipal Transit Corridor
- Provincial Highway (Level 1)
- Provincial Highway (Level 2)
- Provincial Highway (Level 3)
- Industrial Commercial Collector
- Regional Arterial
- Regional Collector



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

- Environmental Reserve
- Municipal Reserve
- Existing Trails
- Future Shared Use Pathway
- Future Yield Roadway
- Future Active Transportation Network
- The Great Trail



IREF Alignment

IGP Policy 3.2.1

- Principle 1: Provides feasible servicing solutions, optimizes use of Hwy 1 and Springbank Airport, and supports planning for future transit.
- Principle 2: Promotes shift away from septic systems and water wells, prevents development in flood risk areas and preserves wildlife corridors.
- Principle 3: Encourages higher densities and more efficient land use relative to existing context.

IGP Policy 3.2.2

- Four years of intermunicipal engagement.
- Several policies within the Implementation section and throughout the ASP speak to addressing intermunicipal matters.

Springbank is an area with regionally significant infrastructure and attributes.

Facilitates a shift from supporting almost entirely residential land uses to a more balanced mix of local amenities and recreation, and piped services where appropriate.

This is a heavily fragmented area covered by existing adopted ASPs.

The proposed ASP requires all local plans to be appended to the ASP through a statutory plan amendment.

CMRB Administration found the ASP to be in alignment with the IGP and Section 6 of the IREF.



Agenda Item	5b
Submitted to	Board
Purpose	For Decision
Subject	IREF Application 2021-03
Meeting Date	July 23, 2021

That the Board APPROVE IREF Application 2021-03, the Rocky View County South Springbank Area Structure Plan

Summary

- CMRB Administration circulated the application to the Board on April 22, 2021.
- The application was reviewed by external third-party consultants, Situated, and was found to be generally consistent with the objectives of the IGP and IREF.
- On May 28, 2021, CMRB Administration recommended approval of IREF Application 2021-03. The recommendation is attached.
- CMRB Administration received four challenges by member municipalities to the recommendation of approval and one letter of concern. Each member municipality who submitted a challenge will have an opportunity to present for up to 15 minutes in the following order:
 - Okotoks
 - Airdrie
 - Calgary
 - Cochrane
- Board members will have the opportunity to ask questions after each presentation.
- High River, who submitted a letter of concern, will not present its letter to the Board but will have the opportunity to participate in the discussion as a member of the Board.
- Rocky View County will have an opportunity to present for up to 15 minutes.
- Following all presentations, the Board will debate the motion.

Attachments

- IREF Application 2021-03 [South Springbank Area Structure Plan](#)
- [CMRB Administration Recommendation and Situated Third Party Consultant Review](#)
- [Challenge Letter submitted to CMRB Administration – Okotoks](#)
 - Presentation Materials Okotoks
- [Challenge Letter submitted to CMRB Administration - Airdrie](#)
 - Presentation Materials Airdrie
- [Challenge Letter submitted to CMRB Administration - Calgary](#)
 - Presentation Materials Calgary
- [Challenge Letter submitted to CMRB Administration - Cochrane](#)
 - Presentation Materials Cochrane
- [Letter of Concern submitted to CMRB Administration – High River](#)
- Presentation Materials RVC

Additional supporting materials can be found on the CMRB website:
[2021-03 — CMRB \(calgarymetroregion.ca\)](#)

Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation	
Member Municipality	Rocky View County
Application Name	South Springbank Area Structure Plan
IREF Application Number	2021-03
Type of Application	Area Structure Plan
Municipality Bylaw #	C-8064-2020
Date of Complete Application	April 21, 2021
Date Application Circulated	April 22, 2021
Date of CMRB Administration Recommendation	May 28, 2021
CMRB Recommendation	
That the Board APPROVE IREF Application 2021-03, the Rocky View County South Springbank Area Structure Plan	
<ul style="list-style-type: none"> • IREF Application 2021-03 is a new Area Structure Plan for the South Springbank area. The South Springbank Area Structure Plan (SSASP) is generally defined by the Elbow River to the south, the City of Calgary to the east, and Range Road 34 to the west. The north boundary of the SSASP abuts the south boundary of the North Springbank Area Structure Plan. The SSASP does not include Highway 1 corridor. • The proposed SSASP supersedes, in part, the Central Springbank Area Structure Plan, which was adopted in 2001. • The South Springbank Area Structure Plan provides a framework for the development of approximately 5,336 hectares (13,187 acres) of land with a planned population of 14,600 people. • The proposed plan intends to maintain the existing residential character of the South Springbank area with a focus on country residential infill and cluster development, with community and institutional uses focused along Range Road 33. There are also four special areas within the SSASP and one urban interface area. • The third-party consultant review, completed by Situated, found the application to be consistent with the Interim Growth Plan ("IGP") and the IREF. • CMRB Administration finds IREF Application 2021-03 to be consistent with the principles and policies of the IGP and Section 6.0 of the IREF and recommends the application for approval. 	
Attachment	
<ul style="list-style-type: none"> • Third-Party Consultant Review, Situated 	

1.0 Background

Rocky View County (RVC) has submitted Interim Regional Evaluation Framework (IREF) Application 2021-03, the Rocky View County South Springbank Area Structure Plan (SSASP), proposed Bylaw #C-8064-2020. A complete application was submitted to the CMRB on April 21, 2021.

The proposed SSASP amendment was submitted to the CMRB through IREF under Section 4.1 (c) which requires that municipalities refer “all amendments to ASPs, IDPs, ARPs and ASPs proposing employment areas and/or 50 or more new dwelling units” to the Board. IREF 2021-03 provides a framework for the development of approximately 5,336 hectares (13,187 acres) of land with a planned population of 14,600 people. This total includes the existing population of 3,989 (2018 data).

The proposed SSASP provides for the continued development of the Springbank area as an acreage community with opportunities for cluster forms of country residential development that promote open space and pathway connections. In general, the SSASP plans for:

- Single detached dwellings as the predominant form of housing in Springbank to maintain the existing character of the area with some opportunities for other housing types such as country cluster and villa condo developments.
- Community and Institutional uses predominantly focused around Range Road 33.
- Four special planning areas. These are areas that require additional consideration given their location adjoining the municipal boundary with the city of Calgary and adjacent to the transportation corridors of Stoney Trail, or Highway 8. In addition, more information is required as to how these areas will obtain an adequate level of potable water and wastewater servicing. Impacts upon transportation infrastructure will need coordination with Alberta Transportation and the City of Calgary.

Administration notified CMRB members of IREF Application 2021-03 on April 22, 2021.

2.0 Third Party Evaluation

CMRB Administration obtained the assistance of Situated to evaluate the application with respect to the IREF requirements. The Situated evaluation (attached) reviewed the proposed SSASP in relation to the objectives of the Interim Growth Plan (“IGP”) and the evaluation criteria of the IREF. Situated found IREF Application 2021-03 to be generally consistent with the objectives of the IGP and IREF.

3.0 CMRB Administration Comments

3.1 *Efficient Use of Land*

Efficient Use of Land is a term used throughout the IGP, including in “Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities” which includes a stated objective to “Promote the *efficient use of land* and *cost-effective development*.”

As defined in the Interim Growth Plan, *efficient use of land* includes “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” (IGP Section 6, Glossary).

The SSASP promotes higher density forms of country residential development, such as infill and cluster country residential infill, semi-detached and villa condo developments. As noted in the County’s IREF submission, IREF Evaluation Criteria Review, “A primary goal of the SSASP is to increase residential density and promote more efficient land use by moving away from traditional country residential acreages ...This is achieved by allowing and encouraging cluster subdivision (Sections 6 and 7) and other urban forms of development (Sections 9 and 10)” (see page 3). In this way, the SSASP seeks to create a “pattern of land-use that minimizes over time the amount of land required for development of the built environment” within the context of the SSASP.

It should be noted that when comparing Map 4: Existing Land Use and Map 5: Land Use Strategy of the SSASP, the SSASP replaces a significant amount of land currently identified for agriculture with country residential, community and institutional, and special area uses (approximately 10 quarter sections of land). Although the overall density of the proposed land uses is higher than existing patterns of country residential development, it is also much lower than many other development forms being planned and built throughout the CMR. The SSASP is of a significant size and scale, planning for 14,600 people on approximately 5,336 hectares (13,187 acres), with a long-term build out of the plan area. In this way, the SSASP may not create “pattern of land-use that minimizes over time the amount of land required for development of the built environment.”

In making its recommendation for approval, CMRB Administration has interpreted *efficient use of land* within the context of the SSASP and the development which currently exists in that location. This interpretation is consistent with the submission by Rocky View County and the third-party review report.

3.2 Demonstration of Collaboration to Coordinate (IGP Policy 3.2.2)

Section 3.2.2 of the IGP requires, at a minimum, that municipalities “demonstrate collaboration to coordinate” on new Area Structure Plans or amendments to existing Area Structure Plans within 1.6 km of a neighbouring municipal boundary or an agreed upon notification area between member municipalities. The ASP amendment area boundary is located adjacent to Rocky View County’s municipal boundary with the City of Calgary.

Appendix D of the proposed SSASP provides a summary of the collaboration with the City of Calgary consistent with IGP Policy 3.2.2. Engagement began with the development of an agreed upon Intermunicipal Engagement Plan and occurred throughout plan development. In addition, “Section 26: Intermunicipal Coordination

and Cooperation” of the SSASP includes policies requiring that further collaboration at future stages of planning.

The collaboration process did not resolve the City of Calgary’s concerns in several areas, as noted in a letter from the City of Calgary included in the Rocky View County Council Report (see pages 392-394). The letter was provided as part of the IREF 2021-03 application materials and is available on the CMRB website. As stated in the letter, the City of Calgary’s outstanding concerns include:

- *Addressing impacts on Calgary infrastructure and services:* The City requests additional policy to ensure there is no detrimental impact to infrastructure, services and facilities provided by the City of Calgary.
- *Need to identify priorities for growth:* The City of Calgary suggests there is a need for further growth management policies directing development and servicing in a comprehensive manner.
- *Source water protection:* The City of Calgary requests additional policy to support the sustainability of the region’s long-term drinking water supply.
- *Transportation impacts:* The City requests additional policy to ensure that development proposals consider and mitigate the cumulative impacts on the City of Calgary’s transportation network.
- *Special Planning Areas:* The City requests further meetings to clarify intent and provide additional policy language for these areas.

3.1 Consistency with the IGP and IREF

As outlined in the County’s submission and the third-party review, and in consideration of its own review of IREF 2021-03 application materials, CMRB Administration finds IREF Application 2021-03 to be generally consistent with the objectives of the IGP and IREF.

4.0 Recommendation

That the Board **APPROVE** IREF Application 2021-03, the Rocky View County South Springbank Area Structure Plan.

May 20, 2021

Attention: Jordon Copping, Chief Officer
Calgary Metropolitan Region Board
305, 602 11 Ave SW
Calgary, Alberta T2R 1J8

Dear Mr. Copping:

Reference: IREF#2021-03 for the South Springbank Area Structure Plan in Rocky View County

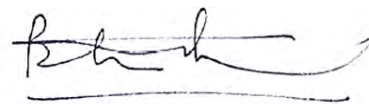
Please find attached Situated's third-party evaluation for the South Springbank Area Structure Plan.

Should you have any questions, please do not hesitate to contact the undersigned.



Bob Clark, Strategic Advisor
bob@situated.co

Situated Consulting



Bela Syal, Planning Lead
bela@situated.co

Situated Consulting

**INTERIM REGIONAL EVALUATION FRAMEWORK (IREF)
THIRD-PARTY REVIEW**

Member Municipality	Rocky View County
Application Name	South Springbank Area Structure Plan
IREF Number	2021-03
Type of Application	Area Structure Plan
Municipality Bylaw #	C-8064-2020
Date of Application	April 21, 2021
Date of Third-Party Review Report	May 20, 2021

Findings

Situated's review found that the South Springbank Area Structure Plan (IREF 2021-03) is generally consistent with the objectives of the Calgary Metropolitan Region Board (CMRB) Interim Growth Plan (IGP), being Schedule A to Ministerial Order MSL:091/18. The ASP defers information in certain sections to be addressed through future ASP amendments / local plans.

As per South Springbank Area Structure Plan policies (Section 25) growth within the plan area will utilize utility infrastructure within Rocky View County and the existing regional transportation infrastructure in accordance with technical studies prepared by qualified Municipal and Transportation Engineering consultants (MPE, ISL and Watt). Situated's scope does not include review of the technical studies.

The plan also leaves open the ability to connect to infrastructure within the City of Calgary should a joint servicing solution become available in the future. Section 26 identifies policies for further engagement with the City of Calgary for any applications adjacent to the City.

A letter from the City, included in the IREF application, indicates that the City is not supportive of the ASP.

Summary of Review

An application for the South Springbank Area Structure Plan was submitted by Rocky View County to the Calgary Metropolitan Region Board ("CMRB"), for an Interim Regional Evaluation Framework ("IREF") review and evaluation.

- The South Springbank Area Structure Plan provides long term statutory planning to guide the development within the Plan area.
- The South Springbank Area Structure Plan replaces the Central Springbank Area Structure Plan.
- The application is for approximately 5,337 hectares of land. This area is north of the Elbow River, south of Highway 1, west of the City of Calgary and east of Range Road 34.
- The goals for the ASP were based on policy direction of the IGP, Rocky View MDP, and Rocky View County/City of Calgary Intermunicipal Development Plan.
- The South Springbank ASP focuses on country residential, country residential infill and cluster residential development. This land use accounts for approximately 4,559 hectares of the ASP area.
- The ASP also contains a community core, an urban interface area and four special planning areas which will contain higher intensity development in proximity to the City of Calgary.
- The application contains land within the Floodway and Flood fringe of the Elbow River. The ASP recognizes and meets the CMRB requirements through policies that restrict development within the floodway and flood fringe.
- The plan area contains the following regionally significant corridors:
 - Level 1 Highway (201)
 - Future Level 1 Highway (201)
 - Level 2 Highway (8)
 - Level 3 Highway (563)
 - Transportation Utility Corridor
 - Private Water Treatment Plants
 - Pipelines
 - Power Transmission Lines

Situated's review found that the South Springbank Area Structure Plan (IREF 2021-03) is generally consistent with the objectives of the Calgary Metropolitan Region Board (CMRB) Interim Growth Plan (IGP). The ASP defers information in certain sections to be addressed through future ASP amendments / local plans.

As per South Springbank Area Structure Plan policies (Section 25), growth within the plan area will utilize utility infrastructure within Rocky View County and the existing regional transportation infrastructure in accordance with technical studies prepared by qualified Municipal and Transportation Engineering consultants (MPE, ISL and Watt). Situated's scope does not include review of the technical studies.

The plan also leaves open the ability to connect to infrastructure within the City of Calgary should a joint servicing solution become available in the future. Section 26 identifies policies for further engagement with the City of Calgary for any applications adjacent to the City.

A letter from the City, included in the IREF application, indicates that the City is not supportive of the ASP due to reasons summarized below:

- Plan does not respond to cumulative impacts of proposed growth on regional infrastructure including transportation and long-term drinking water supply.
- Lack of growth management policies
- Scope of population increase without sufficient community services policies in place and lack of cost-sharing discussions between municipalities.

3.2 Region-wide Policies

3.2.1

Principles, Objectives,
and Policies

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

- Policies in Section 19 promote connection to piped utilities for water and wastewater address the IGP objective of promoting integration of land use and infrastructure.
- Policies in Section 10 support commercial uses in proximity to the regional transportation network.
- Objectives in Section 9 are supportive of higher intensity uses within the 4 Special Planning Areas. These special planning areas are in proximity to Stoney Trail. Actual land uses within Special Planning Areas are to be determined through coordination with The City of Calgary.
- Land Use map indicates an increase in intensity of use and increase in density as formerly agricultural land use areas are permitted for country residential infill or cluster residential.
- Section 7 provides for policies to support villa condo development and increased density of up to 8.0 upa.
- Land Use map identifies a Community Core. Section 8 policies support institutional and community services and provide consideration for neighbourhood commercial and higher density land use in the form of villa condo development.
- Policy 17.6 requires no new direct access to Stoney Trail, a major regional transportation network.
- Policies in Section 25 require that phasing of development follows the availability of efficient, cost effective and environmentally responsible utilities. Policies in Section 25 state that growth within the plan area will utilize utility infrastructure within Rocky View County and the existing regional transportation infrastructure in accordance with technical studies prepared by qualified Municipal and Transportation Engineering consultants (MPE, ISL and Watt). Situated's scope does not include review of the technical studies.
- The plan also leaves open the ability to connect to infrastructure within the City of Calgary should a joint

servicing solution become available in the future. Clause 25.7 addresses appropriate mechanisms to address cross boundary impacts on adjacent municipalities. Section 26 identifies policies for further engagement with the City of Calgary for any applications adjacent to the City. Sections 9 and 10 require that plans in the Urban Interface and Special Planning Areas commence collaborative engagement with The City of Calgary at an early stage to allow sufficient time to coordinate any joint planning initiatives and to address any cross boundary issues and opportunities;

Principle 2: Protect Water Quality and Promote Water Conservation

- The ASP contains several policies in Section 13 to recognize the importance of ecological systems within the Region. These include wildlife corridors, wetlands and riparian areas.
- Section 13 policies identify that wetland protection shall be governed by County, Regional and Provincial Policy.
- Policy 19.8 and 19.9 promote water conservation practices.
- Policies in Section 20 promote low impact development and best management practices to protect water quality.
- Policy 7.6 and policies in Section 23 prohibits new development in the floodway.

Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities.

- The ASP supports intensification of existing Special Planning Areas through objectives in Section 9. Actual policies for these areas are subject to an amendment to the ASP following collaboration with the City of Calgary.
- Section 7 provides policies that support villa condo and potential for higher density use within the Special Planning Areas.
- Section 8 provides policies that support a community core where community services and facilities will be located for the ASP area.

The ASP defers the following information to be addressed through future ASP amendments / local plans:

	<ul style="list-style-type: none">○ Policies in Special Study Areas: Section 9 provides criteria for amendment to the ASP once details such as servicing, detailed land use, density and interface have been addressed.○ Section 8 encourages a large range of community and institutional services within the Community Core area, however, there is no specific land dedicated for community facilities, schools etc. Provision, need and locations have been deferred to the local plan.○ There are a number of regional corridors within the plan area including pipelines and power transmission lines. The plan does not reference any constraints for developing in proximity to the 138 KV transmission lines or the gas line corridors within the ASP.○ Highway 563 a level 3 highway is not identified as part of the regional corridors in the ASP maps.
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<p>3.2.2</p> <p>Demonstrate collaboration to coordinate with other member municipalities</p>	<ul style="list-style-type: none"> ○ Engagement has been outlined in Appendix E of the ASP, specifically intermunicipal engagement is identified in Table 08. The City of Calgary has been engaged with through site visits, meetings, open houses, a technical workshop, and circulation of ASP drafts. This process is aligned with 3.2.2 of the IGP. ○ Section 9 identifies policies for further engagement with the City of Calgary for an amendment to the ASP for Special Study Areas. ○ Section 26 identifies policies for further engagement with the City of Calgary for any applications adjacent to the City. ○ A letter from the City has been included in the IREF application. This letter indicates that the City is still not supportive of the ASP. They are not supportive for the following reasons: <ul style="list-style-type: none"> ▪ Plan does not respond to cumulative impacts of proposed growth on regional infrastructure including transportation and long-term drinking water supply ▪ Lack of growth management policies ▪ Scope of population increase without sufficient community services policies in place and lack of cost-sharing discussions between municipalities
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<p>3.2.3 Water, wetlands and stormwater</p>	<ul style="list-style-type: none"> ○ Policies in Section 20 address stormwater management and rely on the Springbank Master Drainage Plan prepared by MPE for additional policy and implementation. Situated's scope does not include review of the Master Drainage Plan. ○ Policy 20.8 identifies that stormwater management shall be done in a manner that protects downstream properties and preserves water quality of receiving water courses. ○ Policy 20.10 promotes bio-engineering techniques for volume control and water quality. ○ Policy 20.12 requires best management practices for stormwater which include source controls, stormwater reuse, LID etc. ○ Policy 20.14 supports lot level best management practices to reduce impervious surfaces. ○ Policy 20.2 identifies that the County will work with neighbours to create strategies and planning tools for watershed management. ○ Policy 13.9 requires that local plans identify wetlands using the Alberta Classification System. ○ Regional Corridors are identified on various maps within the ASP, although there is not a specific regional corridors map identifying all corridors. <p>Mitigation measures include a non-statutory action: Section 20 <i>"Establish further tools and strategies to address regional source water concerns in partnership with other municipalities."</i></p>
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3.3 Flood Prone Areas	
<p>3.3.1 Development in the floodways</p>	<ul style="list-style-type: none"> ○ The South Springbank ASP is within the Elbow River Floodway. ○ An entirety of Section 23 is dedicated to policies for Flood Risk Management. These policies prohibit new development within the floodway or flood fringe. ○ The ASP recommends locating more vulnerable developments in areas with a flood risk of less than 1:1000.
<p>3.3.2 Flood protection in flood fringe areas</p>	<ul style="list-style-type: none"> ○ The South Springbank ASP is within the Elbow River flood fringe. ○ The ASP applies flood fringe standards to the 1:100 flood fringe and floodway, which aligns with the requirements in the MGA and in the IGP. ○ Policies 7.6 for residential development prohibit new residential development within the flood fringe.

3.4 Development Types

3.4.1 Intensification and Infill Development

<p>3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages</p>	<ul style="list-style-type: none"> ○ Not applicable.
<p>3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities</p>	<ul style="list-style-type: none"> ○ Not applicable.

3.4.2 Expansion of Settlement Areas

<p>3.4.2 Expansion of Settlement Areas</p> <p>3.4.2.1 Expansion of settlement areas in a contiguous pattern</p>	<ul style="list-style-type: none"> ○ The ASP identifies 4 Special Planning Areas adjacent to the City of Calgary on the Land Use map. ○ The ASP indicates that these areas will be suitable for higher density development. ASP policies defers actual densities to be determined through an amendment to the ASP. Interim development requires a local plan. ○ Section 9 provides criteria for amendment to the ASP once details such as servicing, detailed land use, density and interface have been addressed.
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<p>3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> ○ The ASP identifies 4 Special Planning Areas adjacent to the City of Calgary on the Land Use map. ○ Section 9 provides criteria for amendment to the ASP once details such as servicing, detailed land use, density and interface have been addressed. Section 10 provides for commercial development in the Urban Interface area.
<p>3.4.2.3 Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2</p>	<ul style="list-style-type: none"> ○ Not enough information to answer.
<p>3.4.3 New Freestanding Settlement Areas</p>	
<p>3.4.3.1 New freestanding settlement areas</p>	<ul style="list-style-type: none"> ○ Not applicable
<p>3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> ○ Not applicable
<p>3.4.3.3 Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet all components of Policy 3.4.3.2</p>	<ul style="list-style-type: none"> ○ Not applicable

3.4.4 Country Residential Development	
3.4.4 Country Residential Development	<ul style="list-style-type: none"> ○ The ASP consists of approximately 4,559 ha of permitted country residential, infill country residential or cluster residential development. ○ 3.2.2, 3.2.3, 3.3 compliance is demonstrated as per comments in the respective sections of this review. ○ Regional Corridors are identified on various maps within the ASP, although there is not a specific regional corridors map identifying all corridors.
3.4.5 Employment Areas	
3.4.5.1 New employment areas	<ul style="list-style-type: none"> ○ The ASP identifies an Urban Interface Area. ○ These lands are identified for commercial development in proximity to the City of Calgary. ○ The Urban Interface Area is adjacent to Stoney Trail which will make cost-effective use of planned infrastructure.
3.4.5.2 Connections to transit stations and corridors	<ul style="list-style-type: none"> ○ There is currently no transit within the ASP area. ○ Policy 10.2 identifies that appropriate mechanisms to implement the construction of the transportation and transit network shall be identified. ○ Policies in Section 17 encourage opportunities to connect to the regional public/private transportation system.
3.5 Regional Corridors	

<p>3.5.1.1 Mobility Corridors</p>	<ul style="list-style-type: none"> ○ Map 9 identifies the Mobility Corridors within 1.6 km of the ASP. ○ These corridors include a Level 1 highway (Transcanada/Highway1), a Future Level 1 (Stoney Trail), a Level 2 (Highway 8), and the Transportation Utility Corridor. ○ Map 9 does not show Level 3 Highway (Old Banff Coach Road / Hwy 563) ○ Consistent with Figure 21 of the Springbank -ASP Network Analysis, the ASP does not show connections to Stoney Trail at 17th Av. This is inconsistent with Exhibit 4.4 of the CMRB South and East Regional Transportation Study, Figure 3 of the Springbank – ASP Network Analysis and a review of the Calgary West Ring Road Plan. Situated’s scope does not include review of the technical analysis. ○ The location of the Urban Interface Area will provide a built form that optimizes the proximity to Stoney Trail and the TUC ○ The Special Planning Areas are anticipated to be higher density development which should also optimize this infrastructure. ○ Private intermunicipal transit on Highway 1 and Public intermunicipal Transit on Highway are within 1.6 km of the plan area. ○ Policy 17.8 encourages opportunities to connect to a regional public/private transportation system where feasible. ○ Policy 17.2 and Appendix B of the ASP identifies that at the local plan a Traffic Impact Assessment shall be required to support road plan and design. ○ There are specific policies to address impacts to Stoney Trail (17.11 and 17.12).
<p>3.5.2.1 Transmission Corridors</p>	<ul style="list-style-type: none"> ○ Map 1 and Map 11 show the transmission corridors. ○ Within 1.6 km of the ASP there are several regionally significant transmission corridors these include: <ul style="list-style-type: none"> ● Two private water treatment plants (CalAlta and Glencoe) ● Water Corridor (CalAlta) ● Intermunicipal Wastewater ● Transportation Utility Corridor ● Power Transmission Lines ● Pipelines

	<ul style="list-style-type: none">○ The plan does not reference any constraints for developing in proximity to the 138 KV transmission lines or the gas line corridors within the ASP.
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Town of Okotoks

Challenge to IREF Application 2021-03

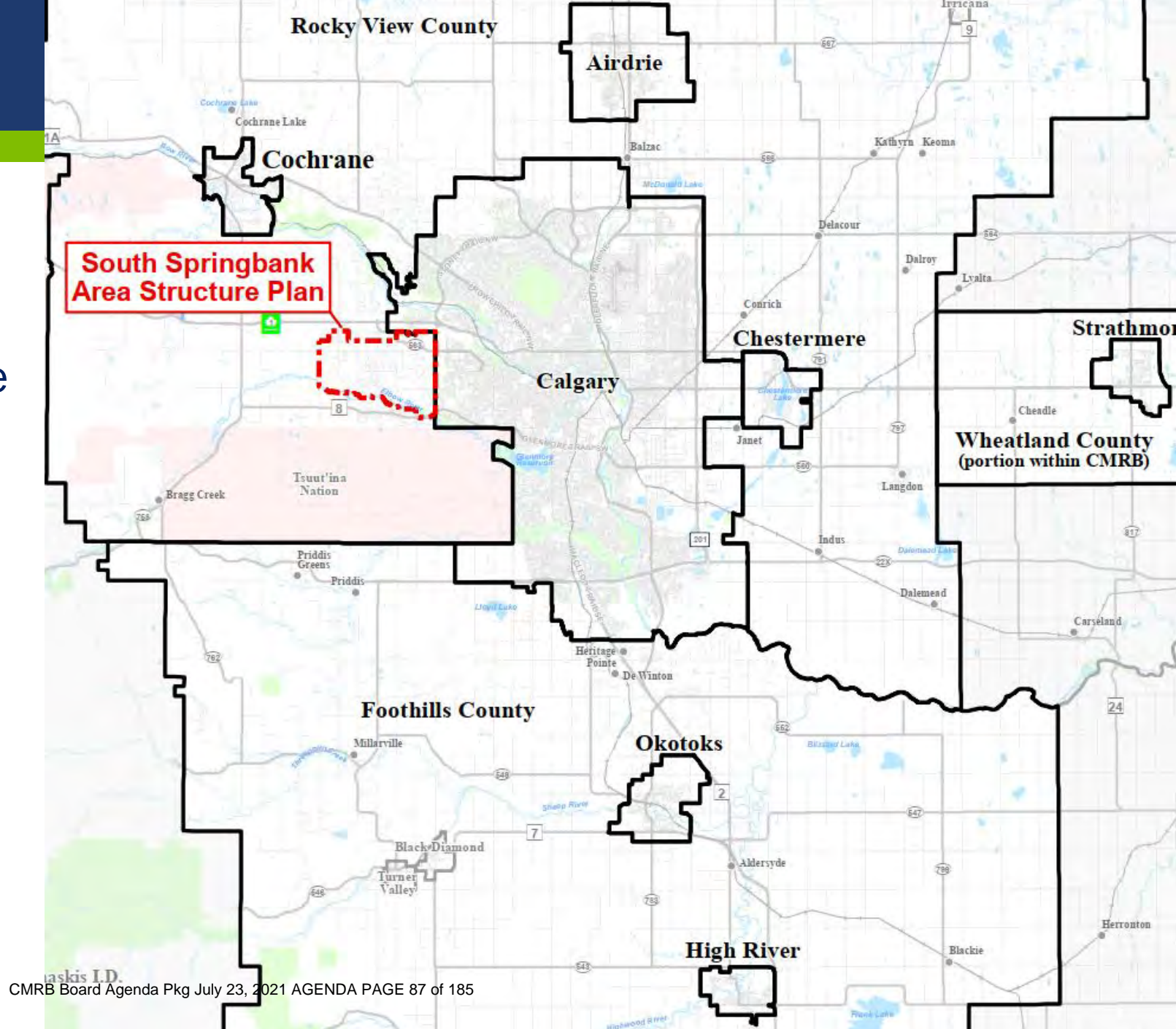
**South Springbank Area Structure Plan in
Rocky View County**

Presentation to the Calgary Metropolitan Region Board - July 23, 2021



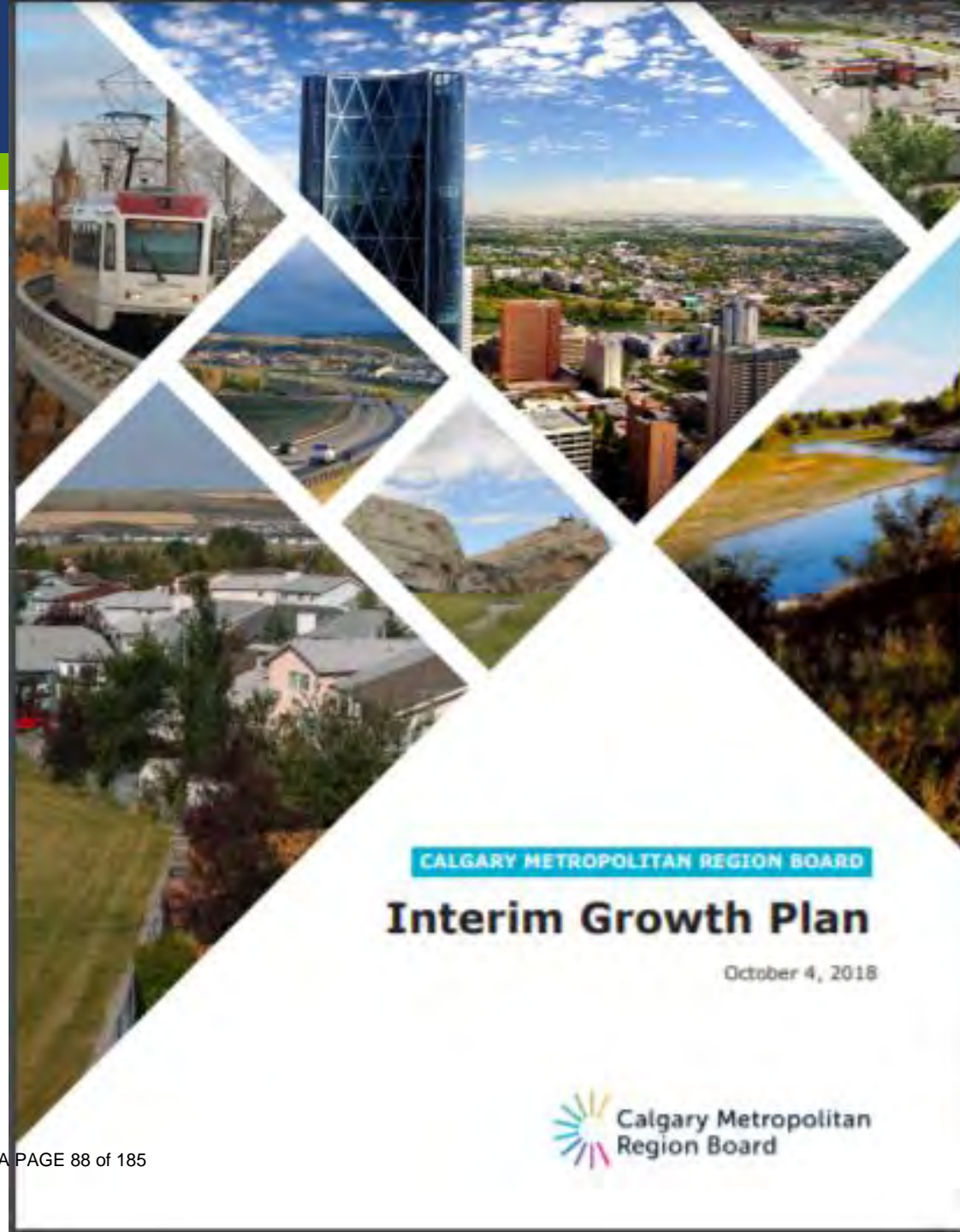
Context

- South Springbank ASP encompasses 5,336 ha (larger than most towns and cities in the CMR) with an anticipated population build out of 14,600 people
- North and South Springbank ASP's anticipated build out population of 35,000 people
- Regional pop. projection for RVC anticipates addition 41,000 over 50+ year horizon



Interim Growth Plan

- Provides high level guidance for regionally significant plans that reflects the aspirations and priorities for future growth in the Calgary Region
- Unanimously approved by the Board in October 2018



Overview

- Challenge is based on misalignment with the principles and objectives of the IGP
- Deferral of many important planning considerations to local non-statutory planning stage
- No certainty that local plans would be subject to Board review
- ASP lacks sufficient policy guidance to ensure full build out of the plan will meet the principles and objectives of the IGP

Summary of Objection

- IGP Principle 1(a) and (b) – *“Promote the integration of land-use and infrastructure planning”* and *“Optimize the use of existing infrastructure when accommodating growth”*
- Plan lacks clear direction on an appropriate sequence of development to manage projected growth
- Plan enables opportunities for local plans to be accepted anywhere within the plan area, without apparent sequence
- Plan lacks a comprehensive servicing strategy and enables proponents to determine servicing solutions within each local plan area

Summary of Objection

- IGP Principle 3(a) – *“Promote the efficient use of land and cost effective development”*
- This principle should be considered in the context of the broader region, rather than in the context of the plan area
- Plan enables opportunities for higher densities and more cost effective development, but lacks firm policy direction to ensure higher densities are in fact realized to facilitate efficient use of land and more cost effective development patterns
- Plan proposes to convert a significant amount of agricultural land to commercial and residential uses without a clear phasing strategy to prevent premature fragmentation of agricultural areas

Summary of Objection

- IGP Principle 1(c) and 3(e) – “Encourage higher densities, greater intensity of use, the provision of community nodes, and the leveraging of transit service, where applicable” and “Ensure the provision or coordination of community services and facilities” ”
- Plan proposes to accommodate up to 14,600 residents without sufficient guidance to ensure community services and facilities are provided to support population growth
 - These considerations are deferred to the local plan stage which may not be subject to regional review
- Opportunities for modest density increases are provided, but not required

Intermunicipal Collaboration

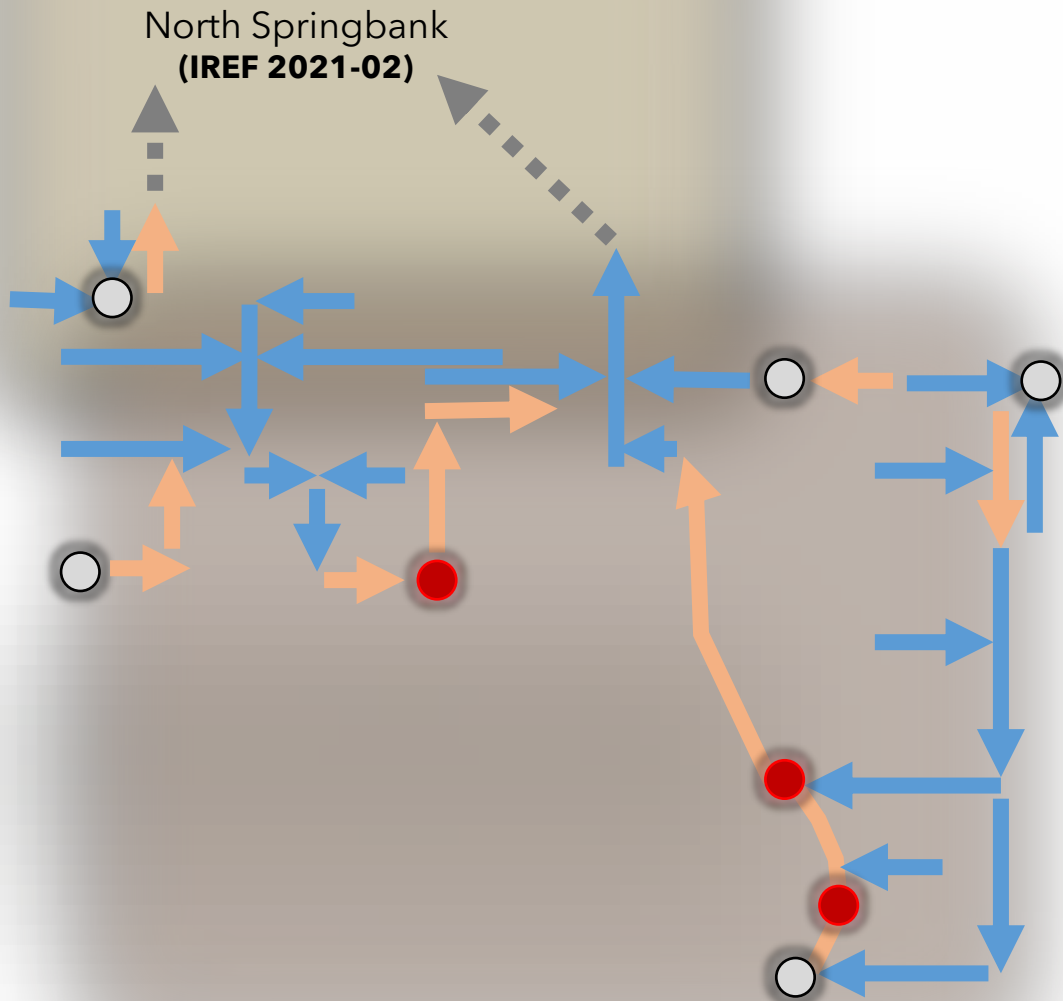
- Some municipalities have cited concerns over a lack of collaboration to coordinate planning for land-use, infrastructure, and service provision
- Okotoks has experienced great benefit in collaborating with our neighbour Foothills County on a number of mutually beneficial servicing matters:
 - Master Shared Servicing Agreement
 - Foothills/Okotoks Regional Water Project
 - Joint ownership of regional recreation centre

Conclusion

- The Town of Okotoks supports Rock View County's efforts to create an overarching plan for the Springbank Area;
- However, in accordance with section 6.1 of the IREF, the Town of Okotoks is not satisfied that approval and full implementation of the South Springbank ASP will result in development that is consistent with the principles and objectives of the IGP

IREF 2021-03

July 23, 2021



Section 2, Principle 1(a)

A need to **integrate** land use and infrastructure planning.

Section 2, Principle 2(a)

Concern about **environmental risks** associated with direct wastewater dispersion, regardless of the amount of treatment.

Section 3.2.3(a)

Policies along for wastewater discharge without treatment do not meet the intent of the IGP to **protect source water quality**.

North Springbank
13,000 ac.

19,970 people

South Springbank
13,200 ac.

14,600 people

Section 2, Principle 1(c)

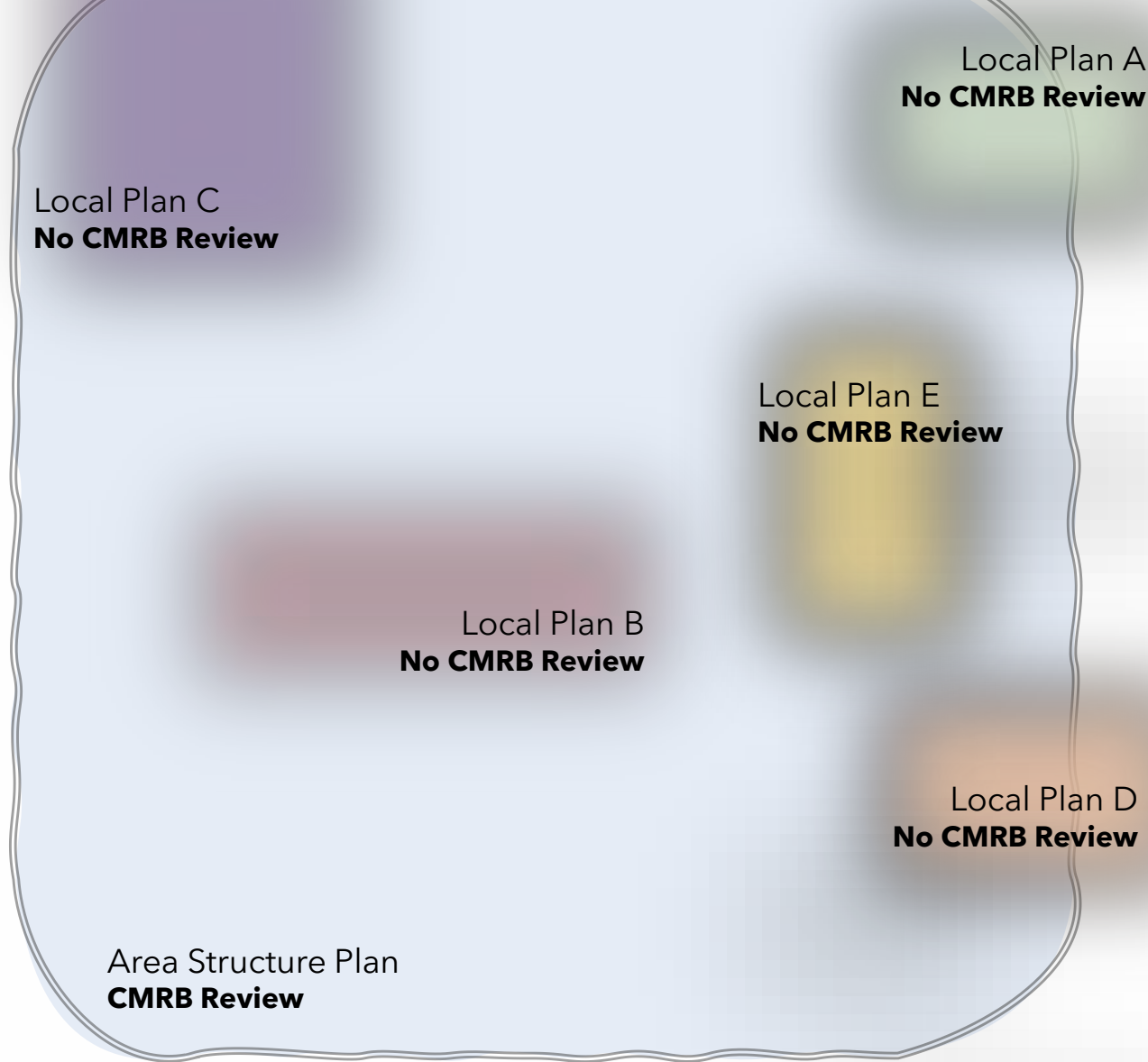
A need to plan for densities to make **environmentally and fiscally efficient decisions** for our collective land base.

Section 2, Principle 3(a)

A need to promote **efficient use of land and cost-effective development**; providing investment certainty.

Section 3.4.1.2

A need to plan for intensification and infill that achieves efficient use of land, higher density in central core areas, mixed use, services, facilities, and efficient use of infrastructure in **hamlets and other unincorporated urban communities** in the rural context.



Section 3.2.2

A need to collaborate with adjacent municipalities to coordinate land use, infrastructure and service provision.

Section 3.4.2.1

Concern on *de facto* expansion of settlement areas arising from Policy 7.33.

thank you.



City of Calgary challenge to Interim
Regional Evaluation Framework application

Presentation to the Calgary
Metropolitan Region Board

**2021-03 Rocky View County :
South Springbank ASP**

2021 July 23

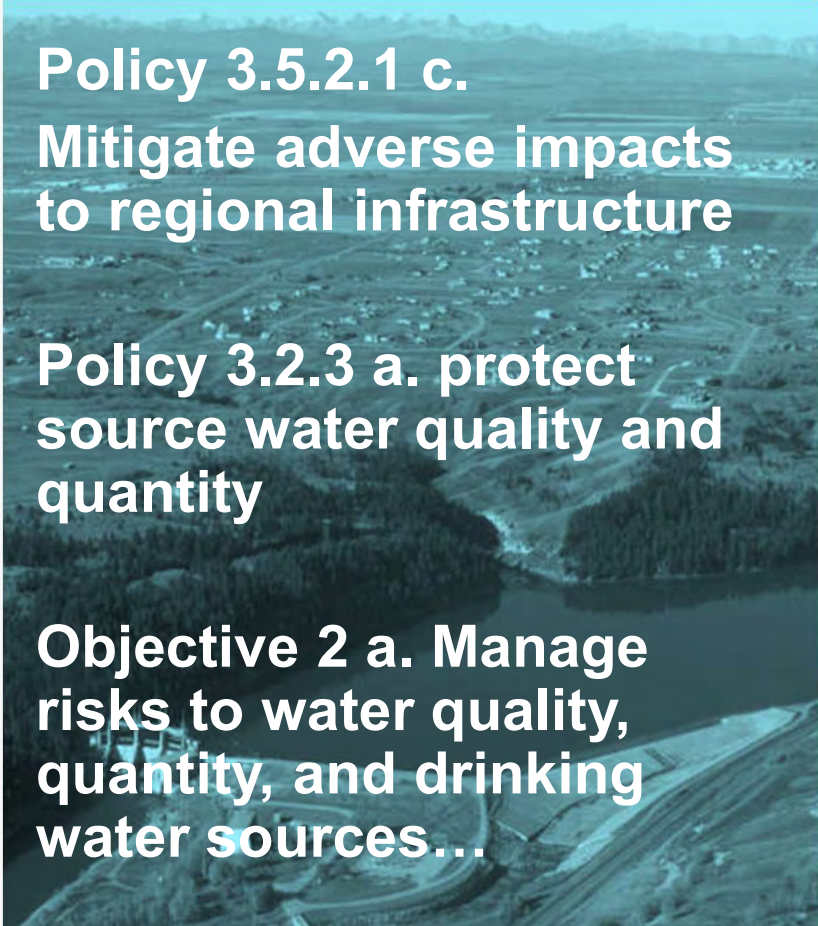




Summary of City Challenge

1. Proposed plans are not aligned to the principles, objectives and specific policies of the Interim Growth Plan
2. CMRB Administrative rationale for approving the proposed plans does not reflect the full intent of the Interim Growth Plan & Interim Regional Evaluation Framework process

Lack of Alignment to IGP

An aerial photograph of a river valley, likely the Bow River, showing a mix of natural landscape and infrastructure. The river flows through the center, with roads and some buildings visible on the banks. The image has a teal color overlay.

**Policy 3.5.2.1 c.
Mitigate adverse impacts
to regional infrastructure**

**Policy 3.2.3 a. protect
source water quality and
quantity**

**Objective 2 a. Manage
risks to water quality,
quantity, and drinking
water sources...**

CALGARY RATIONALE

ASP does not sufficiently mitigate adverse impacts on infrastructure & protect drinking water sources

1. Unclear policy framework to protect drinking water: no cumulative impacts, baseline assessment, monitoring
2. Unknown how piped services will be provided for the plan area prior to local plan approval

Proposed North Springbank Area Structure Plan

Lack of Alignment to IGP

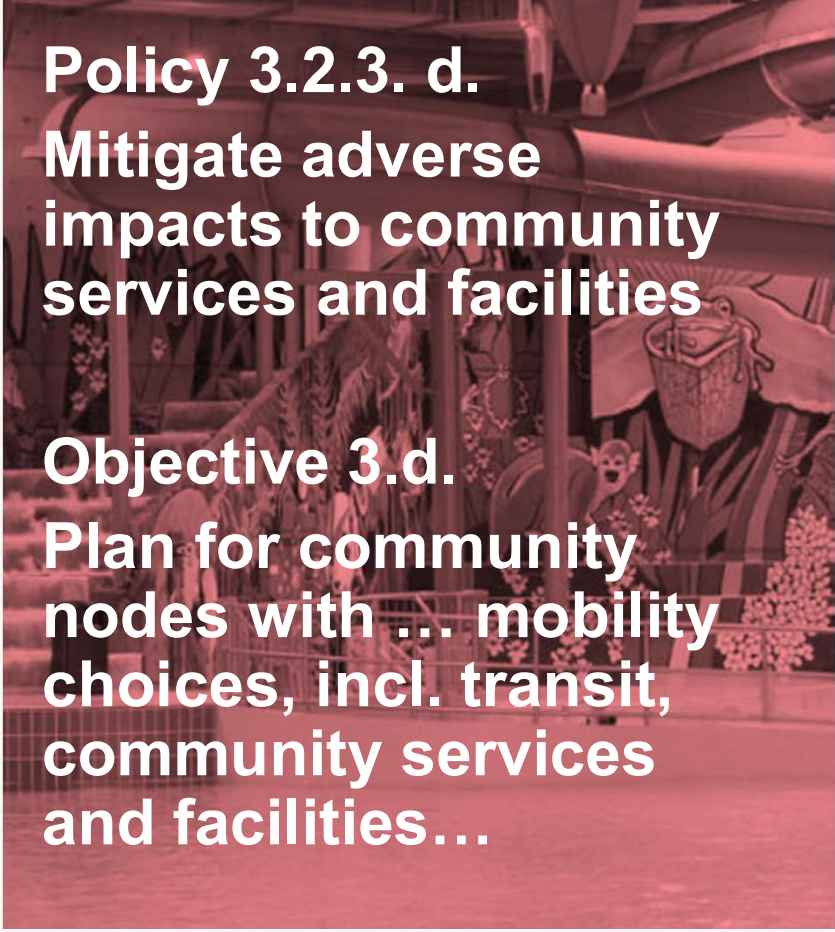


CALGARY RATIONALE

ASP does not sufficiently mitigate adverse impacts on corridors

1. Network Analysis identifies adverse impacts to HWY 1, HWY 563 and potentially Calgary streets and Transit
2. Lack of specific policy to address these impacts, which could cause downstream impacts on regionally significant infrastructure in Calgary

Lack of Alignment to IGP

A background image of a park area with a large, abstract sculpture in the foreground. The image is overlaid with a semi-transparent red filter.

**Policy 3.2.3. d.
Mitigate adverse
impacts to community
services and facilities**

**Objective 3.d.
Plan for community
nodes with ... mobility
choices, incl. transit,
community services
and facilities...**

CALGARY RATIONALE

ASP does not sufficiently mitigate adverse impacts to community services and facilities in Calgary:

1. ASP downloads the specifics of community services (e.g. provision, need, locations) to local planning
2. Vague policies related to existing community service
3. Lack of clarity for how these services will be provided.

Proposed North Springbank Area Structure Plan

Lack of Alignment to IGP



CALGARY RATIONALE

ASP does not address IGP objectives

1. Insufficient provisions linking land-use and infrastructure
2. Insufficient phasing or growth management policies to ensure sustainable growth without impacts on the environment and offsite infrastructure

Proposed North Springbank Area Structure Plan

Lack of Alignment to IGP



CALGARY RATIONALE

Calgary requested additional consultation and mediation

1. Policies for intermunicipal collaboration and mitigation of impacts are limited to applications adjacent to Calgary



CMRB Recommendation Not Aligned with Interim Growth Plan

1. Deferral to later stages in planning process is not provision
2. Background studies identify adverse impacts but are not evaluated within the IREF framework
3. Third party review does not consider downstream impacts to regional infrastructure in Calgary
4. Lack of municipal agreements, e.g. cost-sharing for community services and infrastructure



Calgary Metropolitan Region Board (CMRB) Regulation – Board Mandate

Promote the long term sustainability of the Calgary Metropolitan Region CMRG Regs 3 (1) (b)

Ensure environmentally responsible land use planning, growth management and efficient use of land. CMRG Regs 3 (1) (c)

MGA, s.708.06(1) In carrying out its duties and functions (including in approving a statutory plan), the CMRB must act in accordance with the SSRP.

IREF, s. 6.1....the Board must consider whether approval and full implementation of the statutory plan or amendment would result in development that is consistent with the Principles, Objectives and Policies of the IGP...

Moving Forward



1. Address adverse impacts to regional infrastructure, corridors, services and facilities in Calgary



2. Develop cost sharing agreements for community services and infrastructure



3. Continued collaboration



4. Logical and efficient growth tied to infrastructure



Thank you

IREF 2021-03
Rocky View County South
Springbank Area Structure Plan
Town of Cochrane Challenge

CMRB Board Presentation

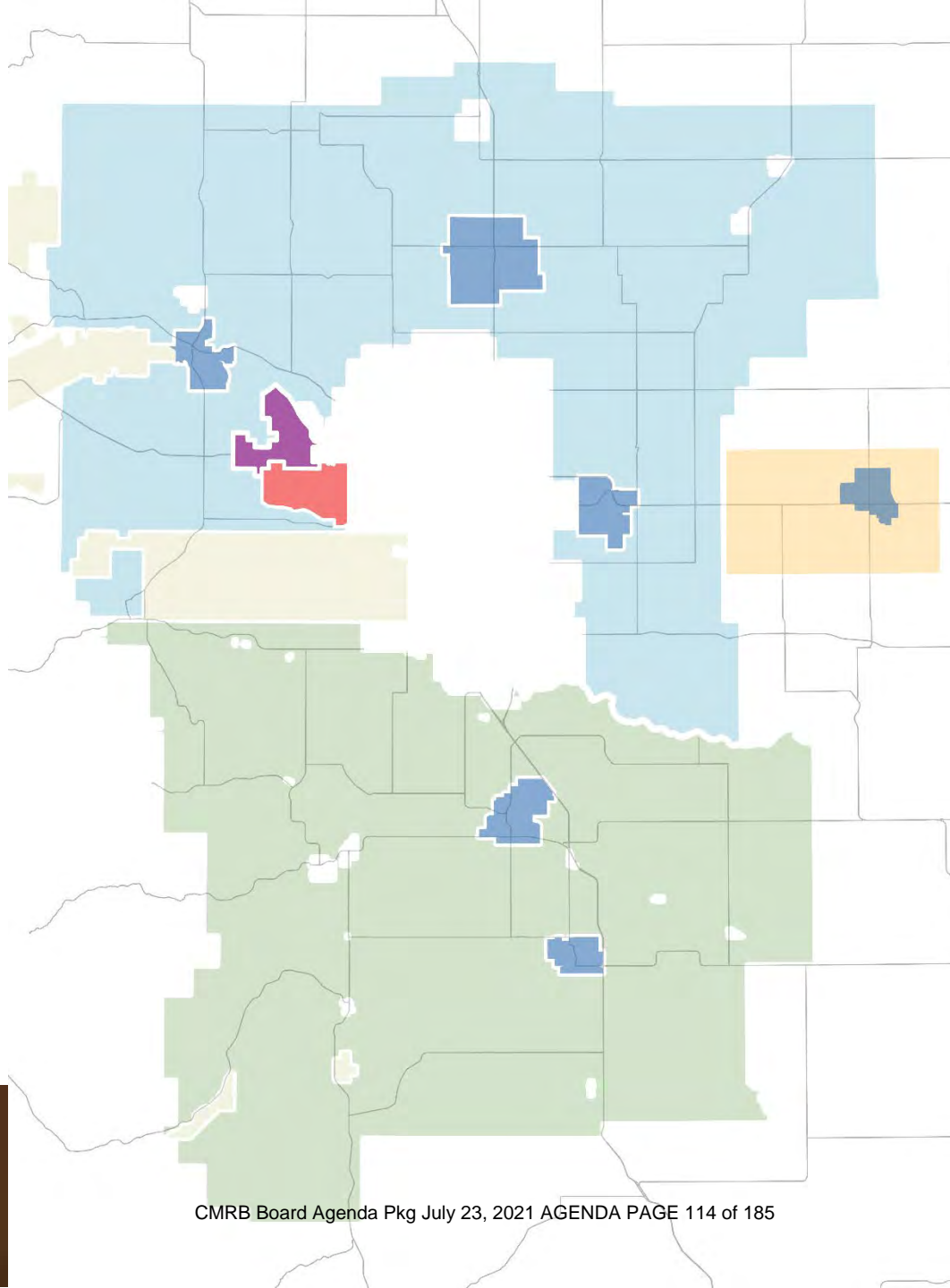
July 23, 2021

Identified Concerns

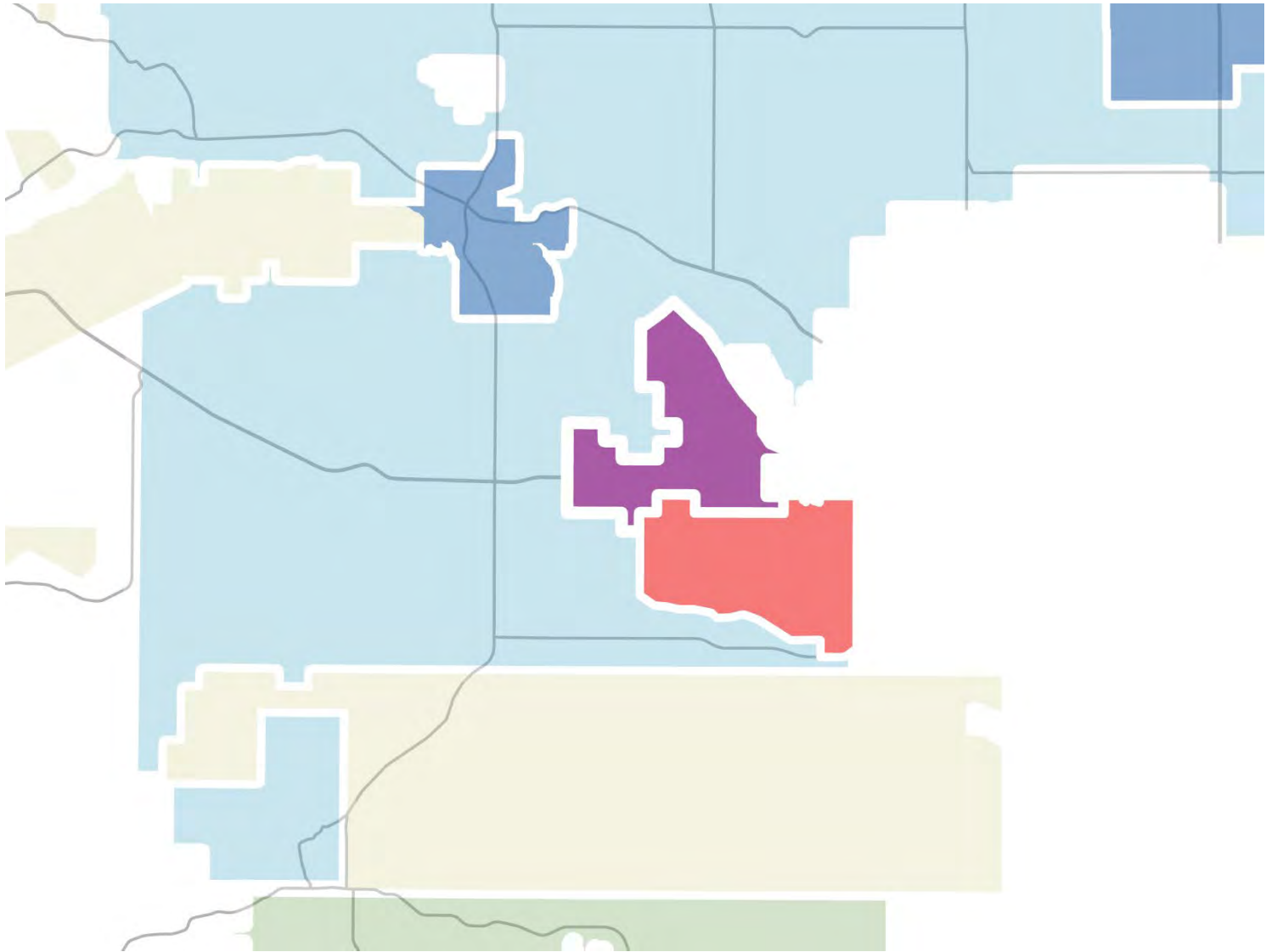
- **IREF Principle 1 : Promote the Integration and Efficient Use of Regional Infrastructure**
 - Lacking prioritization of growth areas, planned phasing or logical extension of infrastructure
- **IREF Principle 3: Encourage Efficient Growth and Strong Sustainable Communities**
 - Does not demonstrate higher densities nor efficient use of land
- **IREF Policy 3.2.2 – Demonstrate Collaboration to Coordinate with Other Member Municipalities**
 - Lacking collaboration on and policy for coordination of regional infrastructure and services

Identified Concerns

- **General**
 - Important details deferred to Local Plan stage, ASP lacks policy guidance for future plans
- **General**
 - Unclear whether future Local Plans will be subject to review through the CMRB
- **General**
 - Scope of cumulative proposed growth in the area



Plan / Municipality	Hectares	Acres	Population
South Springbank	5,336	13,187	14,600
North Springbank	5,261	13,000	20,000
TOTAL	10,597	26,187	34,600
Cochrane	3,179	7,855	32,000 (58,000 Full Buildout)
Okotoks	3,904	9,647	29,000 (70,000 Full Buildout)
High River	2,139	5,286	14,500 (31,000 30 year Projection)
TOTAL	9,222	22,788	75,500 (159,000 Full Buildout)



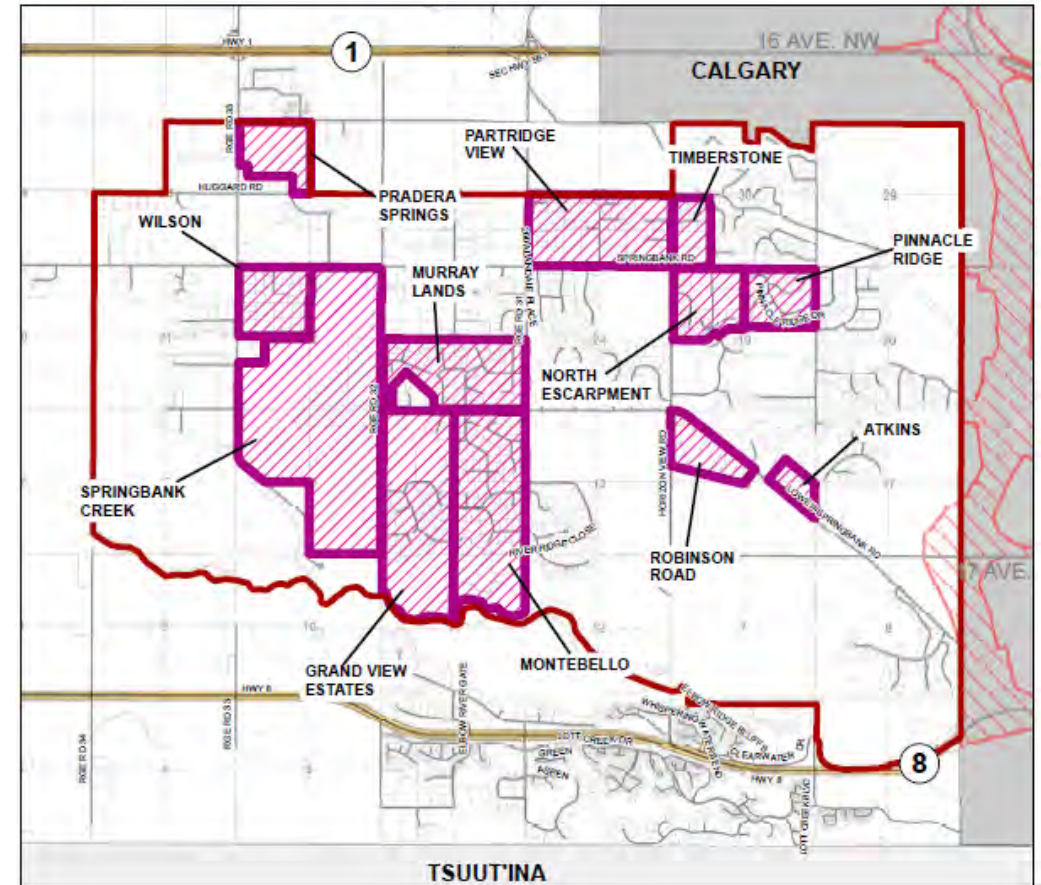
Thank You



IREF Application 2021-03

South Springbank Area Structure Plan

Rocky View County



Existing Conditions

Springbank Area

- Springbank Airport.
- Trans-Canada Highway.
- Calaway Park.
- Five schools and a recreation centre.
- Hamlet of Harmony - 10,000 people at full build out, water and wastewater servicing, recreational uses, and future provision of up to three school sites to serve the wider Springbank area.

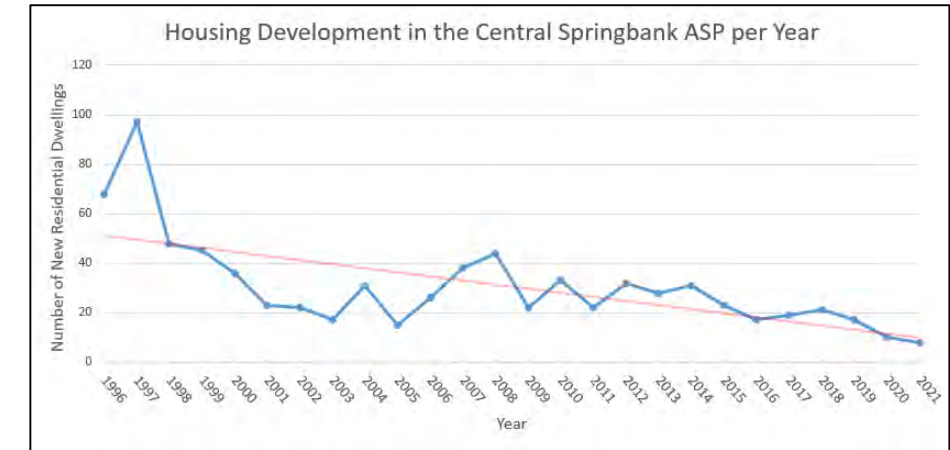
Existing Springbank ASPs

Existing Population: 5,900

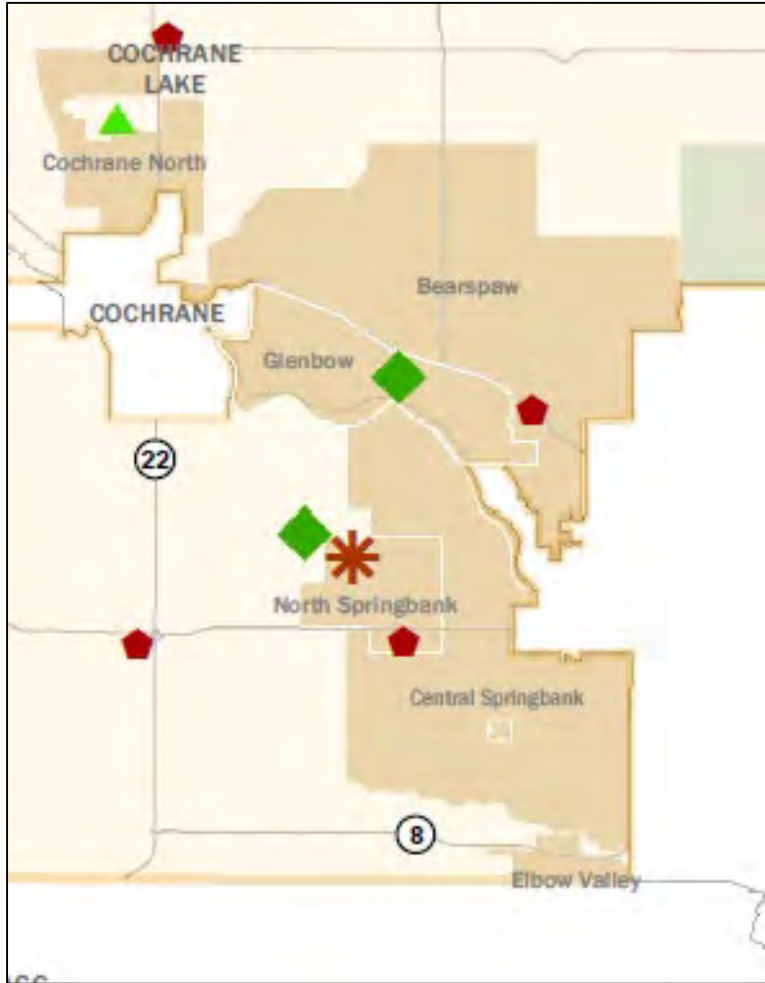
Total Area: 10,054 ha (24,843 ac)

Build-out Population: 19,000 to 29,000

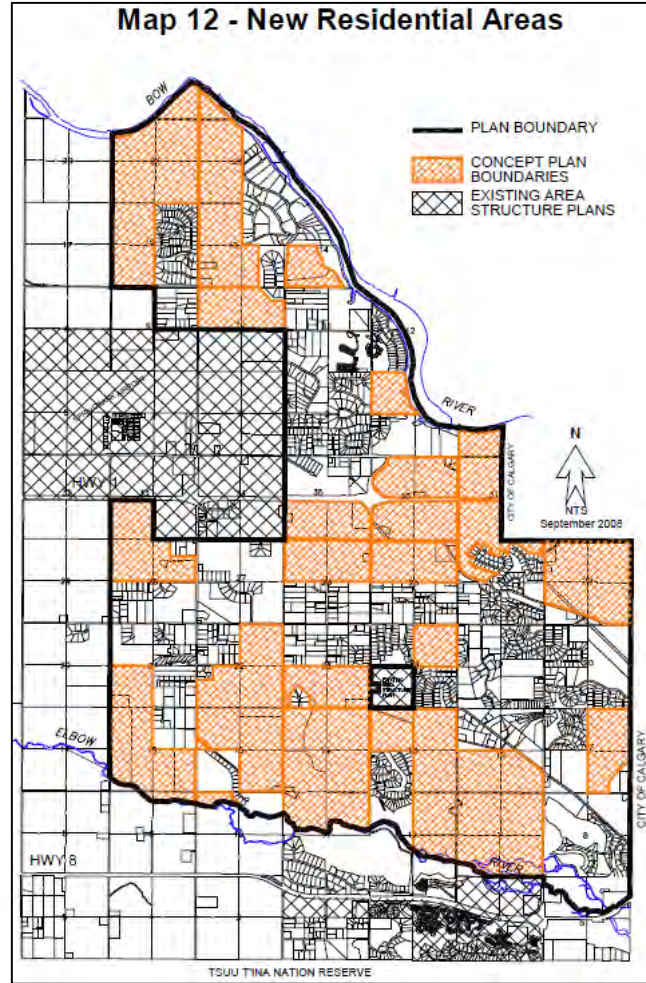
Build-out Ratio: 96:4 residential to employment.



Existing Planning Framework



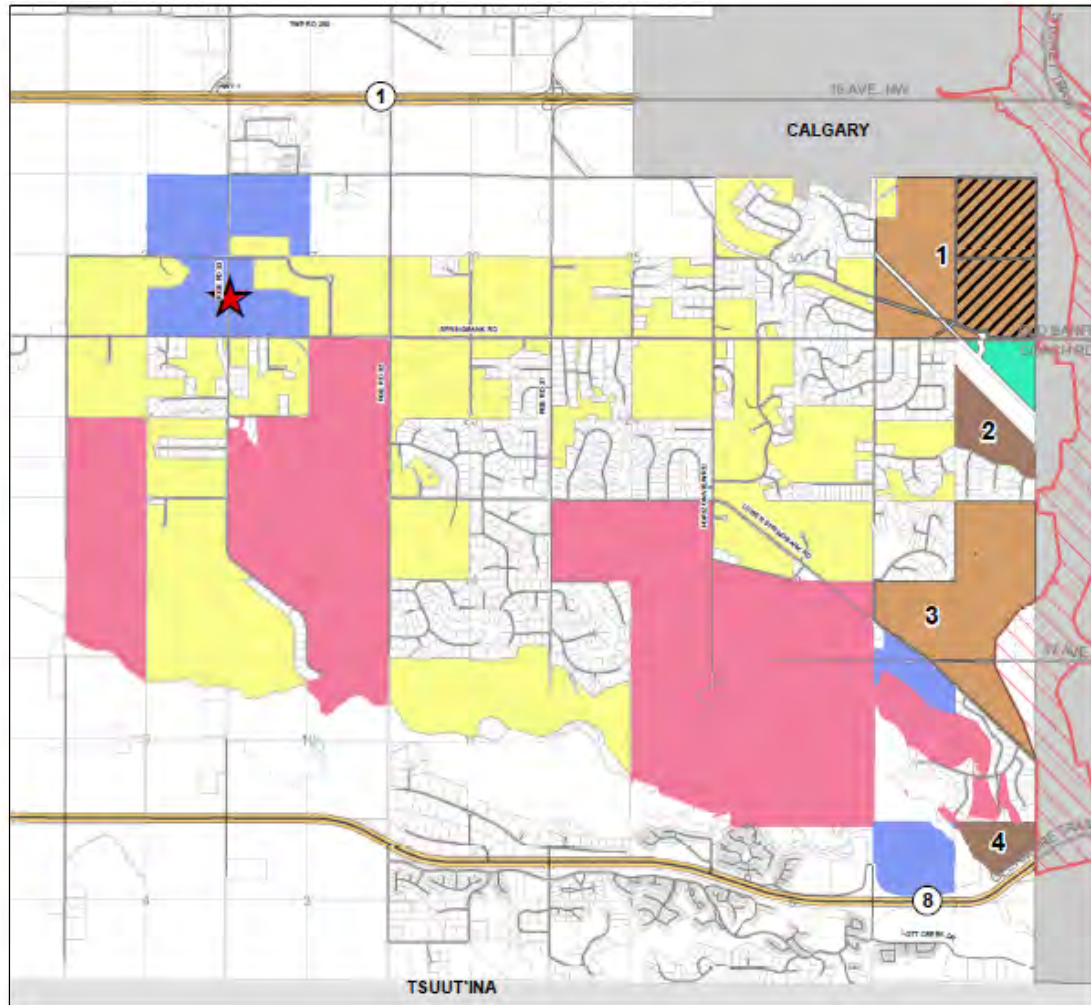
Municipal Development Plan
(County Plan) 2013



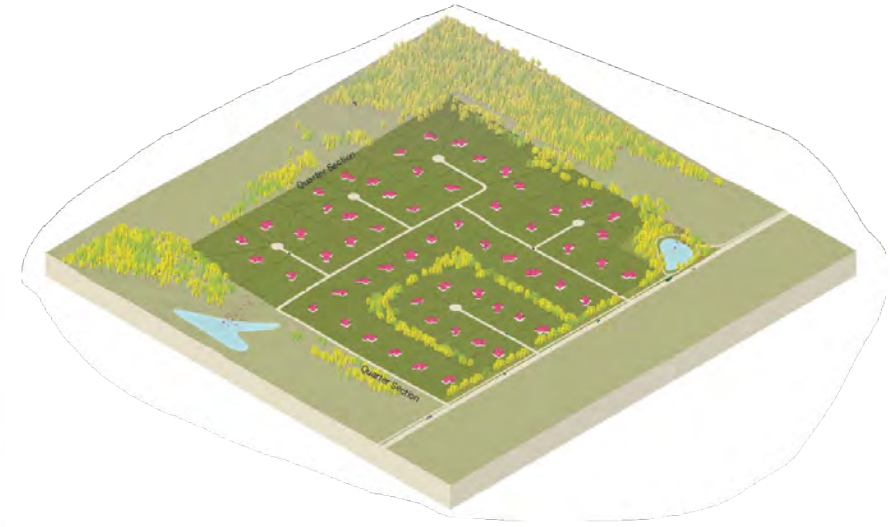
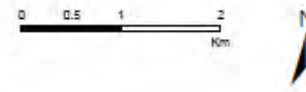
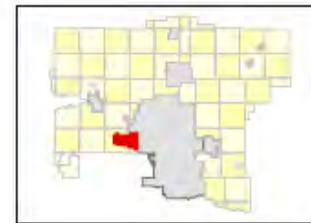
Central Springbank ASP 2001



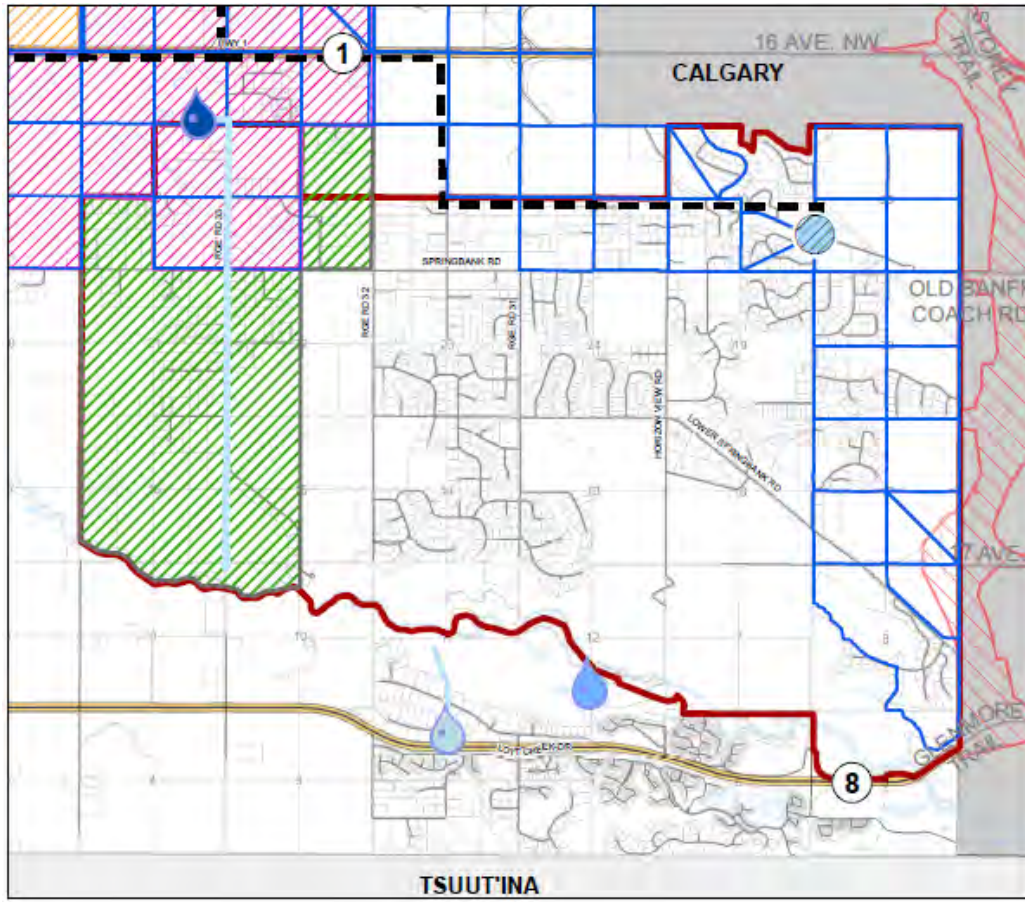
Land Use Strategy and Phasing



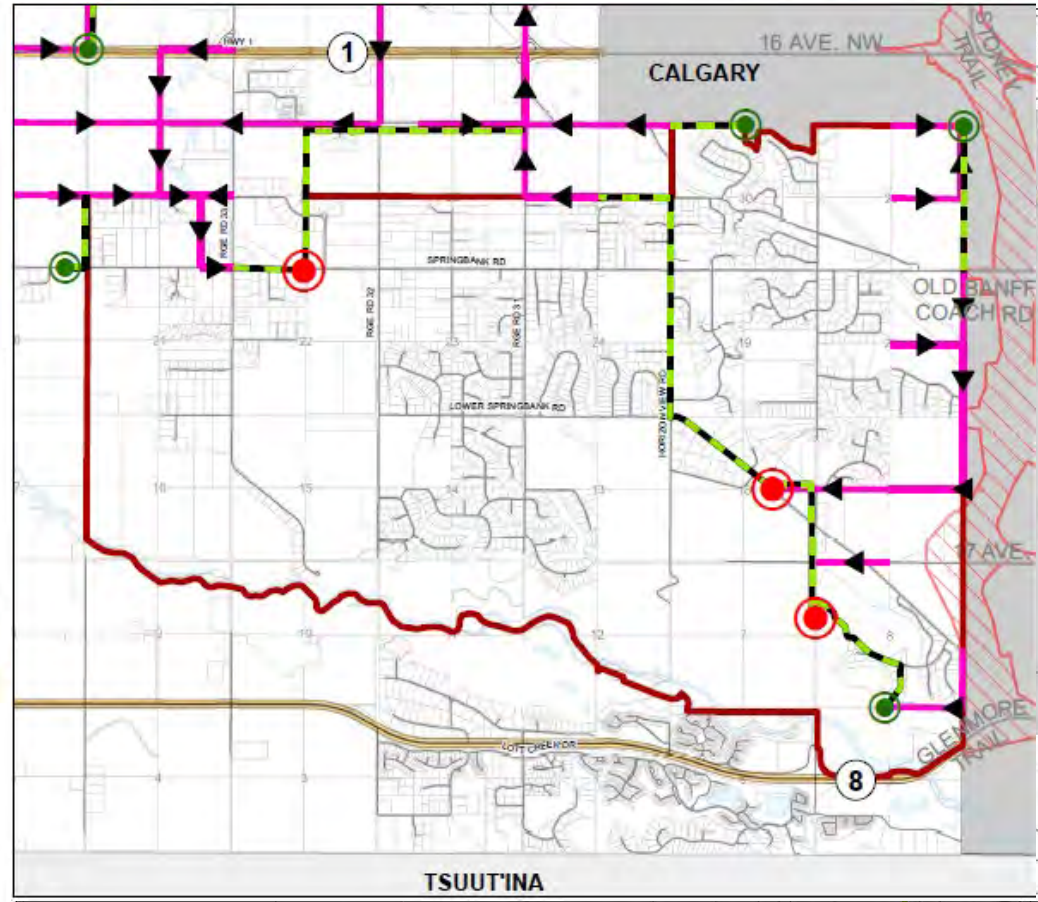
- Community Core
- Regional Mobility Corridor
- ASP Boundary
- Built Out Areas
- Limited Servicing Interim Uses
- Country Residential Infill
- Institutional & Community Services
- Cluster Residential Development
- Urban Interface Area
- Special Planning Area
- Transportation and Utility Corridor



Servicing

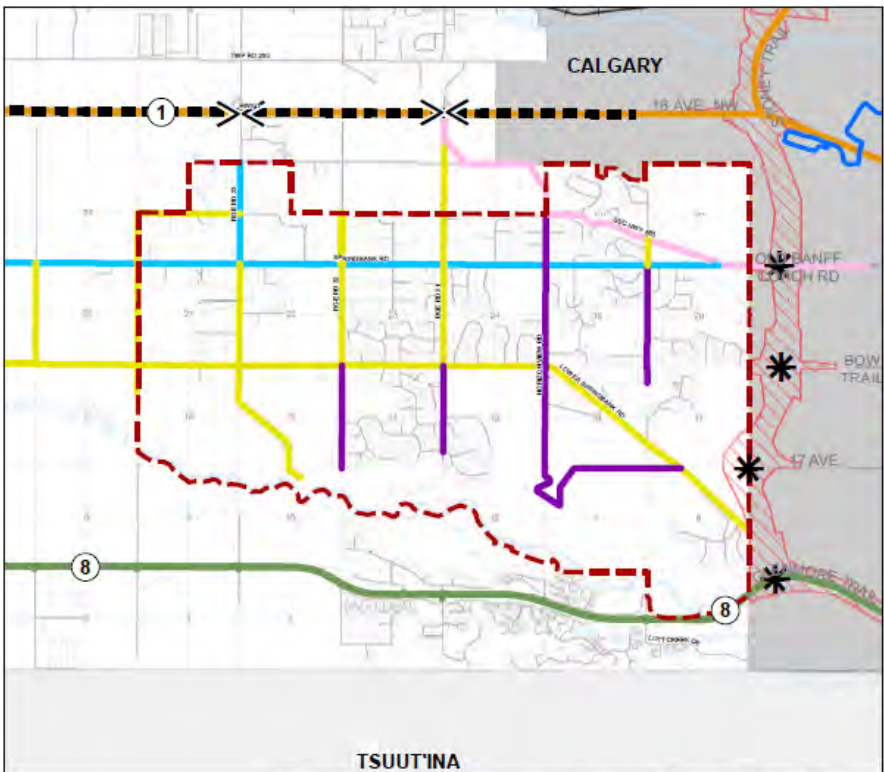


Preferred Potable Water Servicing Option

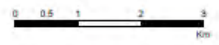
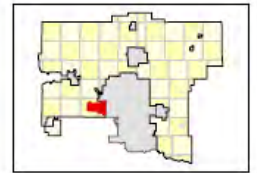


Preferred Wastewater Servicing Option

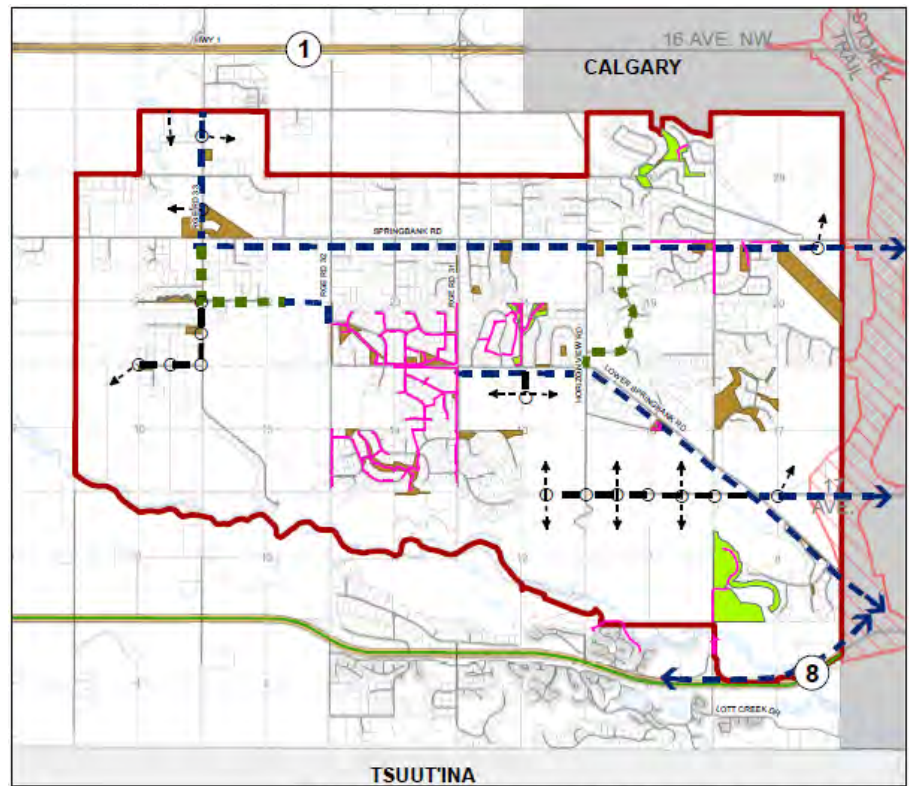
Transportation



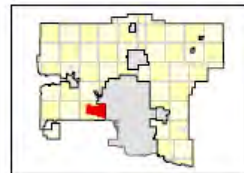
- >> Existing Interchange
- * Future Interchange
- Regional Mobility/Intermunicipal Transit Corridor
- Existing Higher Order Transit
- ASP Boundary
- Provincial Highway (Level 1)
- Provincial Highway (Level 2)
- Provincial Highway (Level 3)
- Industrial Commercial Collector
- Regional Arterial
- Regional Collector



This map is conceptual in nature. No measurements or area calculations should be taken from this map.



- Environmental Reserve
- Municipal Reserve
- Existing Trails
- Future Shared Use Pathway
- Future Yield Roadway
- Future Active Transportation Network
- Regional Pathway



This map is conceptual in nature. No measurements or area calculations should be taken from this map.



ROCKY VIEW COUNTY

IREF Alignment

IGP Policy 3.2.1

- Principle 1: Provides feasible servicing solutions, optimizes use of Hwy 1 and Springbank Airport, and supports planning for future transit.
- Principle 2: Promotes shift away from septic systems and water wells, prevents development in flood risk areas and preserves wildlife corridors.
- Principle 3: Encourages higher densities and more efficient land use relative to existing context.

IGP Policy 3.2.2

- Four years of intermunicipal engagement.
- Several policies within the Implementation section and throughout the ASP speak to addressing intermunicipal matters.

Community Core provides a focus for commercial and institutional uses and an anchor for pathways and open space.

Higher intensity uses would be planned through further ASP amendments, requiring CMRB approval.

This is a heavily fragmented area covered by existing adopted ASPs.

The proposed ASP requires all local plans to be appended to the ASP through a statutory plan amendment.

CMRB Administration found the ASP to be in alignment with the IGP and Section 6 of the IREF.



Agenda Item	5c
Submitted to	Board
Purpose	For Decision
Subject	IREF Application 2021-04
Meeting Date	July 23, 2021

That the Board APPROVE IREF Application 2021-04, the Rocky View County Municipal Development Plan, with an advisement

Summary

- CMRB Administration circulated the application to the Board on April 27, 2021.
- The application was reviewed by external third-party consultants, Lovatt Planning Consultants, and was found to be generally consistent with the objectives of the IGP and IREF.
- On June 2, 2021, CMRB Administration recommended approval of IREF Application 2021-04, with an advisement. The recommendation is attached.
- CMRB Administration received four challenges by member municipalities to the recommendation of approval and one letter of concern. Each member municipality who submitted a challenge will have an opportunity to present for up to 15 minutes in the following order:
 - Airdrie
 - Okotoks
 - Calgary
 - Cochrane
- Board members will have the opportunity to ask questions after each presentation.
- High River, who submitted a letter of concern, will not present its letter to the Board but will have the opportunity to participate in the discussion as a member of the Board.
- Rocky View County will have an opportunity to present for up to 15 minutes.
- Following all presentations, the Board will debate the motion.

Attachments

- IREF Application 2021-04 [Rocky View County Municipal Development Plan](#)
- [CMRB Administration Recommendation and Lovatt Planning Consultants Third Party Consultant Review](#)
- [Challenge Letter submitted to CMRB Administration – Airdrie](#)
 - Presentation Materials Airdrie
- [Challenge Letter submitted to CMRB Administration - Okotoks](#)
 - Presentation Materials Okotoks
- [Challenge Letter submitted to CMRB Administration - Calgary](#)
 - Presentation Materials Calgary
- [Challenge Letter submitted to CMRB Administration - Cochrane](#)
 - Presentation Materials Cochrane
- [Letter of Concern submitted to CMRB Administration – High River](#)
- Presentation Materials RVC

Additional supporting materials can be found on the CMRB website
[2021-04 — CMRB \(calgarymetroregion.ca\)](#)

Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation	
Member Municipality	Rocky View County
Application Name	Municipal Development Plan
IREF Application Number	2021-04
Type of Application	Municipal Development Plan
Municipality Bylaw #	C-8090-2020
Date of Complete Application	April 23, 2020
Date Application Circulated	April 27, 2021
Date of CMRB Administration Recommendation	June 2, 2021
CMRB Recommendation	
That the Board APPROVE IREF Application 2021-04, the Rocky View County Municipal Development Plan, with an advisement.	
<ul style="list-style-type: none"> • IREF Application 2021-04 is the proposed Rocky View County (RVC) Municipal Development Plan (MDP). The MDP provides a framework for the next 20 years of growth, planning for a population increase from 42,424 people in 2018 to just over 60,000 people by 2040. The County projects it will grow by approximately 5,800 new dwellings by 2038. • The MDP uses six principles to guide the policies of the MDP: Responsible Growth, Economic Diversification, Community Development, Agriculture, The Environment, and Partnerships. The MDP provides performance measures and targets for each of the six guiding principles (see Section 4.3 Reviewing and Monitoring the MDP). • The Growth Concept Map (Figure 2) identifies priority areas for the growth and expansion of residential, commercial, and industrial land uses. Many growth areas are existing, but new growth areas have been identified. • The MDP encourages higher densities, intensified land use, and provision of community nodes in certain hamlets, and promotes greater sustainability in country residential areas. • The MDP encourages partnership and collaboration around transportation corridors, source water, the provision of community facilities and services, the provision of utility services and other areas of regional interest. • The third-party consultant review, completed by Lovatt Planning Consultants, found the application to be consistent with the Interim Growth Plan (“IGP”) and the IREF. • CMRB Administration finds IREF Application 2021-04 to be consistent with the principles and policies of the IGP and Section 6.0 of the IREF and recommends the application for approval. 	
Attachment	
<ul style="list-style-type: none"> • Third-Party Consultant Review, Lovatt Planning Consultants 	

1.0 Background

Rocky View County (RVC) has submitted Interim Regional Evaluation Framework (IREF) Application 2021-04, the Rocky View County Municipal Development Plan (MDP), proposed Bylaw #C-8090-2020. The application was determined to be complete on April 23, 2021.

The proposed MDP was submitted to the CMRB through IREF under Section 4.1 (a) which requires that municipalities refer “all new Municipal Development Plans (MDPs) and Intermunicipal Development Plans (IDPs)” to the Board. The MDP is a comprehensive, long-range plan for growth within RVC. The MDP provides a framework for the next 20 years of growth, planning for a population increase from 42,424 people in 2018 to just over 60,000 people by 2040. This is consistent with the approved population projections approved by the CMRB. The County projects it will grow approximately 5,800 new dwellings by 2038.

Administration notified CMRB members of IREF Application 2021-04 on April 27, 2021.

2.0 Third Party Evaluation

CMRB Administration obtained the assistance of Lovatt Planning Consultants to evaluate the application with respect to the IREF requirements. The Lovatt Planning Consultants evaluation (attached) reviewed the proposed MDP in relation to the objectives of the Interim Growth Plan (“IGP”) and the evaluation criteria of the IREF. Lovatt Planning Consultants found IREF Application 2021-04 to be generally consistent with the objectives of the IGP and IREF.

3.0 CMRB Administration Comments

3.1 Consistency with the IGP and IREF

As outlined in RVC’s submission and the third-party review, and in consideration of its own review of IREF 2021-04 application materials, CMRB Administration finds IREF Application 2021-04 to be generally consistent with the objectives of the IGP and IREF. CMRB Administration recommends the approval of the Rocky View County MDP, with an advisement.

3.1 Intermunicipal Collaboration (IGP Policy 3.2.2)

Consistent with IGP Policy 3.2.2, RVC completed the following intermunicipal collaboration processes, as noted in the Council Report submitted as part of the IREF application:

- Initial workshop meetings with adjacent municipalities to introduce the project timeline and approach and to gain initial input on any items to be addressed through collaboration.
- Circulation of the draft MDP to all adjacent municipalities and First Nations for input and comment, alongside circulation to provincial agencies and other statutory bodies.

- Following feedback from municipalities and agencies, the County revised the Plan and sent the revised draft out to municipalities and stakeholders. The circulation included responses to those parties where suggested amendments had not been incorporated into the Plan.

As identified in the IREF Alignment Table provided as part of RVC's IREF application, the County passed amendments to the draft MDP in response to intermunicipal concerns. The policy changes included adding additional policies to Section 4.1.2 Intermunicipal Planning and a policy on source water in Section 3.5.2 Water (see IREF Alignment Statement, pages 6-7).

Of the adjacent municipalities that responded to RVC, the City of Chestermere, Town of Crossfield, Mountain View County, and Wheatland County raised no concerns. The City of Airdrie, City of Calgary, and Town of Cochrane have outstanding concerns which include, in general:

- Concerns about MDP alignment with the Regional Growth Plan, including Joint Planning Areas and the location of proposed growth areas;
- Flexibility to create additional growth areas and the lack of growth management strategies in the MDP;
- Detrimental impacts of proposed growth on City of Calgary's regionally significant infrastructure, corridors, and services and on source water;
- Lack of alignment between proposed growth areas and growth corridors identified in the Rocky View County/City of Calgary Intermunicipal Development Plan;
- Lack of gateway policies around the Town of Cochrane; and
- Lack of sufficient collaboration on the development of the MDP.

A summary of intermunicipal engagement and full comments from member municipalities are included as part of the Council Report provided as part of the IREF application submission (see Council Report, pages 4 to 6 and Attachment B: Intermunicipal Comments).

4.0 Recommendation

That the Board **APPROVE** IREF Application 2021-04, the Rocky View County Municipal Development Plan with the following advisement:

1. MDPs must align with the Growth Plan as per Section 708.061(2) of the Municipal Government Act which states: "The Council of a participating municipality must amend every statutory plan and bylaw as necessary to conform with a growth plan no later than the date specified by the growth management board." As required in Policy 3.1.10.1 of the Board-approved Growth Plan, "Within three years of approval of the Growth Plan by the Minister of Municipal Affairs, all member municipalities shall update their Municipal Development Plan to be consistent with the Growth Plan." This IREF approval recommendation for 2021-04 does not remove or supersede the requirement for the Rocky View County MDP to align with the Growth Plan within the date specified by the Board.



9711 - 141 Street, Edmonton, Alberta T5N 2M5 Phone (780) 452 - 8326 Fax (780) 452-3820

May 30, 2021

**Jordon Copping, Chief Officer
Calgary Metropolitan Region Board
305, 602 11 Ave SW
Calgary, Alberta T2R 1J8**

Dear Mr. Copping:

Reference: **IREF 2021-04**
Statutory Plan Evaluation for Rocky View County Municipal Development Plan

The proposed Municipal Development Plan is consistent with the objectives of the Calgary Metropolitan Region Interim Growth Plan being schedule A to Ministerial Order MSL 091/18.

Attached is our Third Party Consultant Evaluation report for the captioned statutory plan referral from Rocky View County.

Sincerely,
LOVATT PLANNING CONSULTANTS Inc.

A handwritten signature in blue ink, appearing to read 'O. Lovatt', is written over a faint, larger version of the signature.

O. Lovatt, RPP, MCIP
Principal

Attachment: IREF 2021-04

Interim Regional Evaluation Framework (IREF) Third Part Review

Member Municipality	Rocky View County
Application Name	Rocky View County Municipal Development Plan
IREF Number	2021-04
Type of Application	New Plan
Municipality Bylaw #	C-8090-2020
Date of Application	April 23, 2021
Date of Third-Party Review Report	May 8, 2021

Findings

That the Rocky View County Municipal Development Plan is **consistent** with the Interim Growth Plan MSL: 091/18.

Summary of Review

- Rocky View County submitted an application for a new Municipal Development Plan (MDP) to the Calgary Metropolitan Region Board for an Interim Regional Evaluation Framework review.
- The proposed statutory plan applies to the entirety of Rocky View County.
- The 51 page (72 pages with Appendices) MDP is divided into four sections including: Introduction; Land Use Policies; County-Wide Policies and Implementation and Monitoring.
- The Vision defines Rocky View County's *ideal state* as an inclusive, sustainable community with a high quality of life. The Vision is accompanied by six Guiding Principles related to Responsible Growth, Economic Diversification, Community Development, Agriculture, The Environment and Partnerships. Policies are divided into Land Use Policies, County-Wide Policies and Implementation and Monitoring Policies.
- Mindful of the CMRB Population projections the MDP identifies proposed areas of growth to direct both infrastructure investment and the need for more planning.
- The proposed MDP provides a growth strategy that is focussed on the continued development of existing residential and employment areas.
- Some larger hamlets and country residential areas have been prioritized for continued growth and infrastructure investments while small hamlets are anticipated to receive lower levels of investment in infrastructure and services.
- New growth is to be planned and accommodated *in a fiscally sustainable manner*.
- The proposed MDP also addresses the development of transportation and utility infrastructure, natural resource development and agriculture.
- Based on the six Guiding Principles, a series of Performance Measures are included in the proposed MDP to allow concentrated monitoring with the ability to make strategic adjustments.
- The proposed MDP will continue to promote orderly development, the effective use of land, and the efficient consumption of regionally significant infrastructure.

- The evaluation found that the proposed Rocky View County MDP is **consistent** with the CMRB Interim Growth Plan.

Review Prepared by

Lovatt Planning Consultants Inc.

3.2 Region-wide Policies

3.2.1

Principles,
Objectives, and
Policies

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

- The proposed MDP directs that county residential, commercial and industrial growth utilize existing transportation and utility infrastructure.
- Extension or upgrades to infrastructure is to be done in a fiscally responsible manner as indicated by utility services objectives: *Existing communities and growth areas are connected to effective and fiscally sustainable utility systems.*

Principle 2: Protect Water Quality and Promote Water Conservation

- The proposed MDP recognizes the protection of water quality as a significant regional issue. Three objectives of the Environment section are:
 - *Drinking water sources are protected.*
 - *Stormwater and wastewater are managed to protect surface water, riparian areas, and wetlands.*
 - *Mitigate the impacts of a changing climate on future development through thoughtful planning.*
- Water, stormwater and wastewater policies conserve and protect surface and groundwater.

Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities

- The first guiding principle of the proposed MDP deals with Responsible Growth.
- *MDP's Growth Concept provides a planning framework that balances sustainable development with providing a high quality of life and diverse range of residential and economic opportunities. (excerpt from Executive Summary)*

<p>3.2.2 Demonstrate collaboration to coordinate with other member municipalities</p>	<ul style="list-style-type: none"> Proposed MDP Policy 3.2.1 b) requires that the County partner with other municipalities and with developers to co-ordinate transportation improvements and the expansion of transportation infrastructure. A regionally significant objective of the proposed MDP is to collaborate with neighbouring municipalities and other organizations in the development, use, and maintenance of recreation facilities, parks, pathways, and trails is an MDP objective. The Intergovernmental Relations section states that: <i>The County values its neighbours and is committed to building positive relations that create opportunities for collaboration, ensure effective communication, result in mutually beneficial solutions to growth and development, and provide opportunities for partnering in the delivery of services.</i> A regionally significant transportation objectives is to: <i>Partner with other municipalities and developers to co-ordinate transportation improvements and the expansion of transportation infrastructure.</i>
<p>3.2.3 Water, wetlands and storm water</p>	<ul style="list-style-type: none"> MDP Policy 3.6.4 e) requires a continued collaboration with the multi-jurisdictional Cooperative Stormwater Management Initiative The guiding MDP principle dealing with the environment pledges to <i>develop and operate in a manner that protects the ecological integrity of the County.</i> Water source protection and waterbodies are discussed within the context of Growth Areas with waterbodies prominently featured on <i>Figure2: Growth Concept Map Identifying Priority Areas for Growth</i> Sections 3.5.2 Water, 3.5.3 Stormwater and Wastewater, 3.5.5 Land and Environmental Stewardship contain policies to manage water resources. Concern for protection and accommodation of water resources is evident through planning, development and monitoring policies.
<p>3.3 Flood Prone Areas</p>	
<p>3.3.1 Development in the floodways</p>	<ul style="list-style-type: none"> Section 3.5.4 Hazard Land policies include floodway and flood fringe prohibitions and a process for the approval of development that includes a Flood Hazard Risk Study.
<p>3.3.2 Flood protection in flood fringe areas</p>	

3.4 Development Types	
3.4.1 Intensification and Infill Development	
<p>3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages</p>	<ul style="list-style-type: none"> • Not applicable.
<p>3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities shall be planned and developed:</p>	<ul style="list-style-type: none"> • Rocky View County's growth strategy is focussed on the continued development of the County's planned residential and employment areas (Figure 2: Growth Concept Map Identifying Priority Areas for Growth). • Proposed residential development policies separate Growth Hamlets from Small Hamlets. Planning and infrastructure investment policies are proposed that support Growth Hamlets. Policies are proposed to preserve the unique character of Small Hamlets. • Proposed country residential policies consider sustainability when approving conventional country residential developments. • Policies for considering Fragmented Country Residential Development are also proposed.
3.4.2 Expansion of Settlement Areas	
<p>3.4.2.1 Expansion of settlement areas in a contiguous pattern</p>	<ul style="list-style-type: none"> • Policy 2.3.1 g) does not support new multi-lot residential developments adjacent Primary Residential Areas unless approved as an amendment to a hamlet boundaries or through an ASP. • Policy 2.5.1 f) states that the expansion of a Hamlet Growth Area boundary should only be considered when 50% of the gross area has been developed, and will require an amendment to the local ASP.
<p>3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> • All ASPs and ASP amendments include requirements for a range of housing, transit and active transportation considerations and employment and community uses.

<p>3.4.2.3</p> <p>Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2</p>	<ul style="list-style-type: none"> • Not applicable.
<p>3.4.3 New Freestanding Settlement Areas</p>	
<p>3.4.3.1</p> <p>New freestanding settlement areas</p>	<ul style="list-style-type: none"> • New freestanding residential developments are not envisioned as part of Rocky View County's growth strategy. However Policy 2.3.1 g) allows such development within an approved ASP <i>in the vicinity of Primary Residential Areas.</i>
<p>3.4.3.2</p> <p>New freestanding settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> • All ASPs and ASP amendments include requirements for a range of housing, transit and active transportation considerations and employment and community uses.
<p>3.4.3.3</p> <p>Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet all components of Policy 3.4.3.2</p>	<ul style="list-style-type: none"> • Not applicable.
<p>3.4.4 Country Residential Development</p>	
<p>3.4.4</p> <p>Country Residential Development</p>	<ul style="list-style-type: none"> • Some existing country residential areas are considered Primary Residential areas and will continue to grow to maturity. • Expansion of country residential development will be considered, <i>but additional growth in these areas should be considered through the lens of long-term fiscal sustainability for the County.</i>

3.4.5 Employment Areas	
3.4.5.1 Employment areas	<ul style="list-style-type: none"> • Figure 2 identifies Employment Areas. • Policy 3.4.1 a) Employment Areas, as identified in <i>Figure 2</i>, require an ASP to be in place prior to development.
3.4.5.2 Connections to transit stations and corridors	<ul style="list-style-type: none"> • Policy 3.2.1 h) Consider connections to existing, planned and future local and regional transit when developing or amending ASPs and conceptual schemes.
3.5 Regional Corridors	
3.5.1.1 Mobility Corridors	<ul style="list-style-type: none"> • The proposed MDP encourages consistency with the CMRB Interim Growth Plan. Requirement exists for statutory plans or plan amendments located within 1.6 kilometres of mobility corridors as established in Schedules 3 and 4 of the Interim Growth Plan to identify, demonstrate optimization, and provide mitigation on regionally significant mobility corridors. The MDP Appendix includes maps for: Transportation and Trade; Transit and Active Transportation; Water; and, Energy. • Transportation and utility policies are proposed that require partnering with adjacent municipalities and developers to plan, maintain and protect transportation and utilities infrastructure.
3.5.2.1 Transmission Corridors	<ul style="list-style-type: none"> • Transmission corridors are identified on a map in the Appendix, and policies are proposed requiring partnering with other jurisdictions and adjacent municipalities <i>to ensure efficient and integrated utility systems.</i>

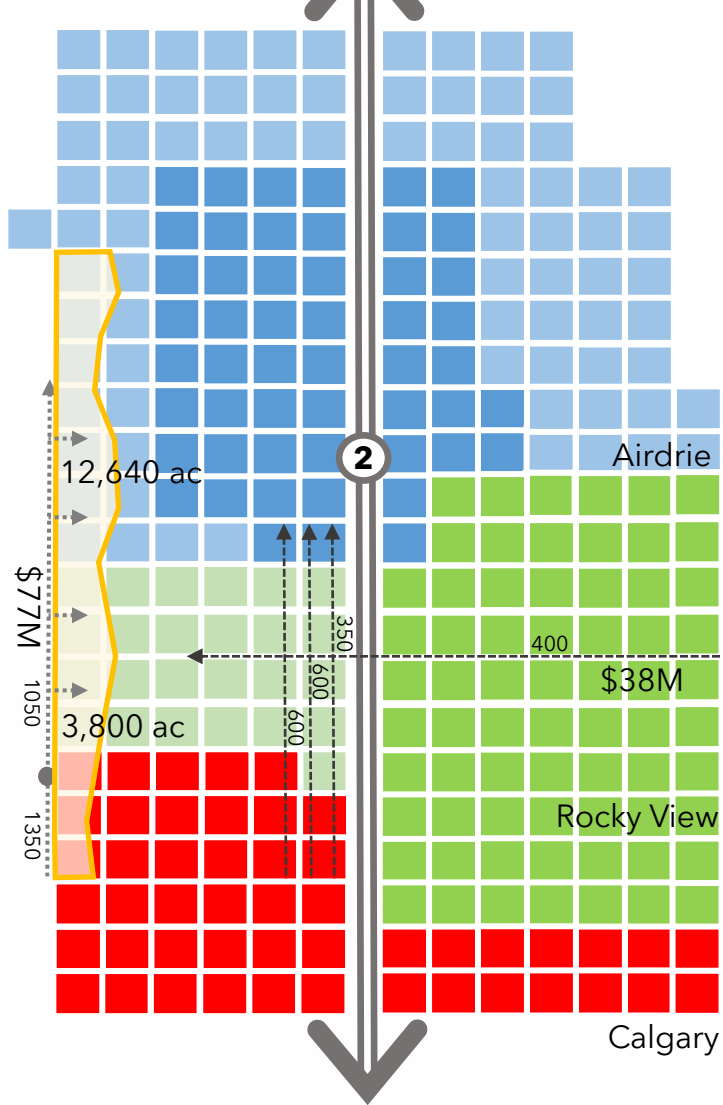
IREF 2021-04

July 23, 2021

objection



opportunity

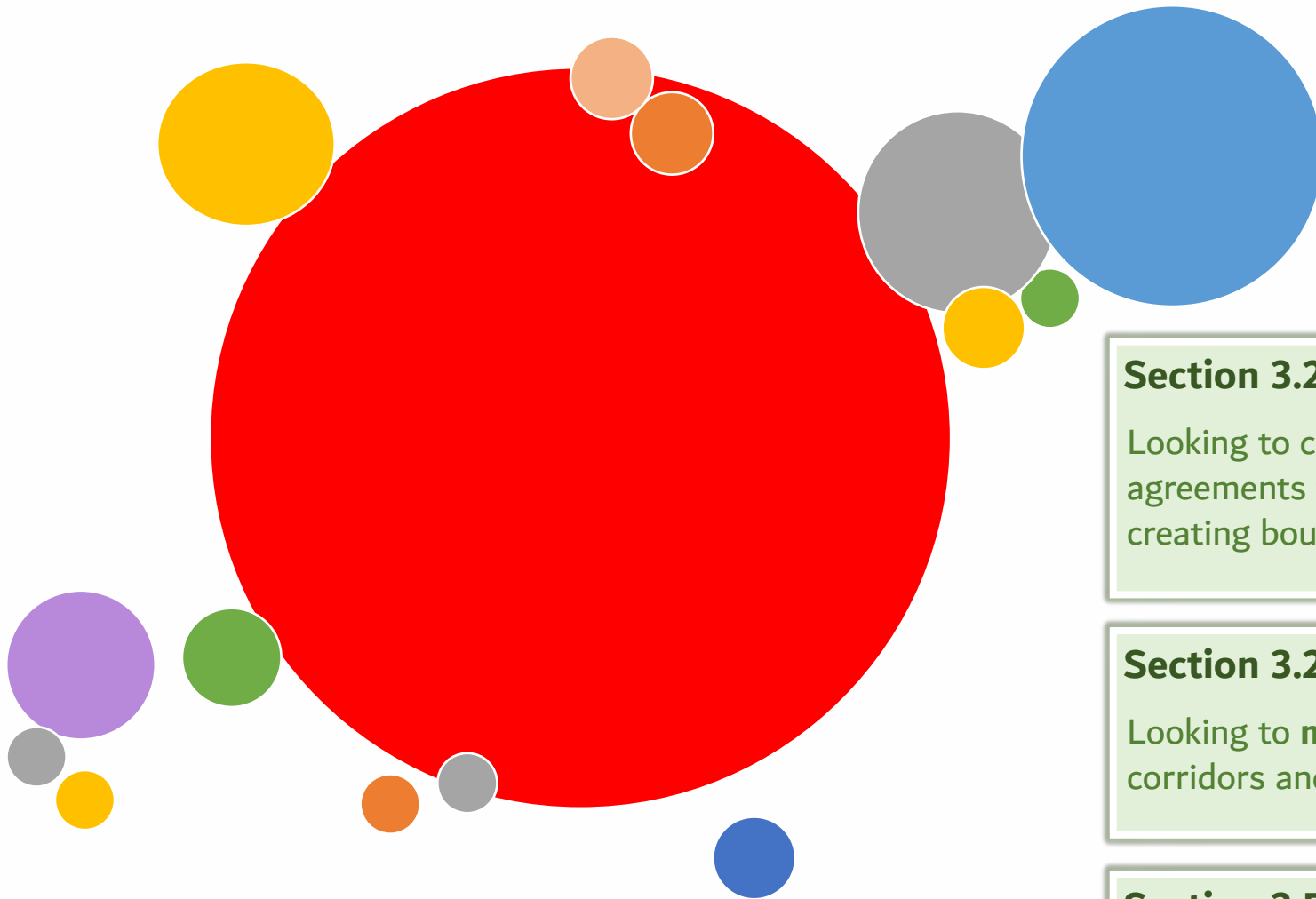


Section 2, Principle 1(b)

Looking to collaborate to **optimize the use** of existing infrastructure to accommodate growth.

Section 3.4.5

Looking to collaborate to make **cost-effective use** of existing and planned infrastructure.



Section 3.2.2

Looking to coordinate on shared servicing and cost-sharing agreements to **equalize** demand and provision of services; creating boundaryless efficiency for the regional taxpayer.

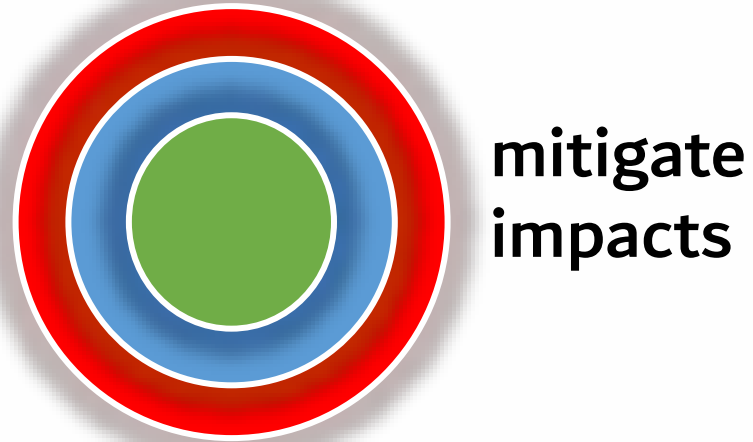
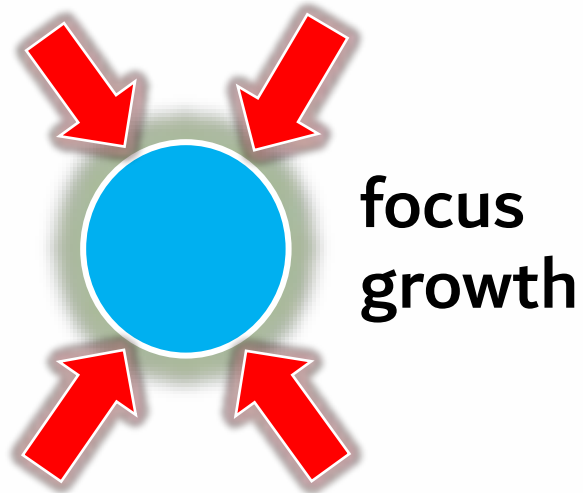
Section 3.2.3(d)

Looking to **mitigate impacts** on existing infrastructure, services, corridors and land uses.

Section 3.5.1.1(c)

Looking to **achieve intermunicipal coordination** on impacts of corridor development of non-residential uses along QEII.

revisions for local and regional benefit



thank you.

Town of Okotoks

Challenge to IREF Application 2021-04

**New Municipal Development Plan in
Rocky View County**

Presentation to the Calgary Metropolitan Region Board, July 23, 2021



Context

- Plan contemplates approx. 5,800 new dwelling units and 18,000 persons over 20 years
- Regional pop. projection for RVC anticipates additional 41,000 residents over 50+ year horizon
- Priority growth areas encompass land base similar to Calgary

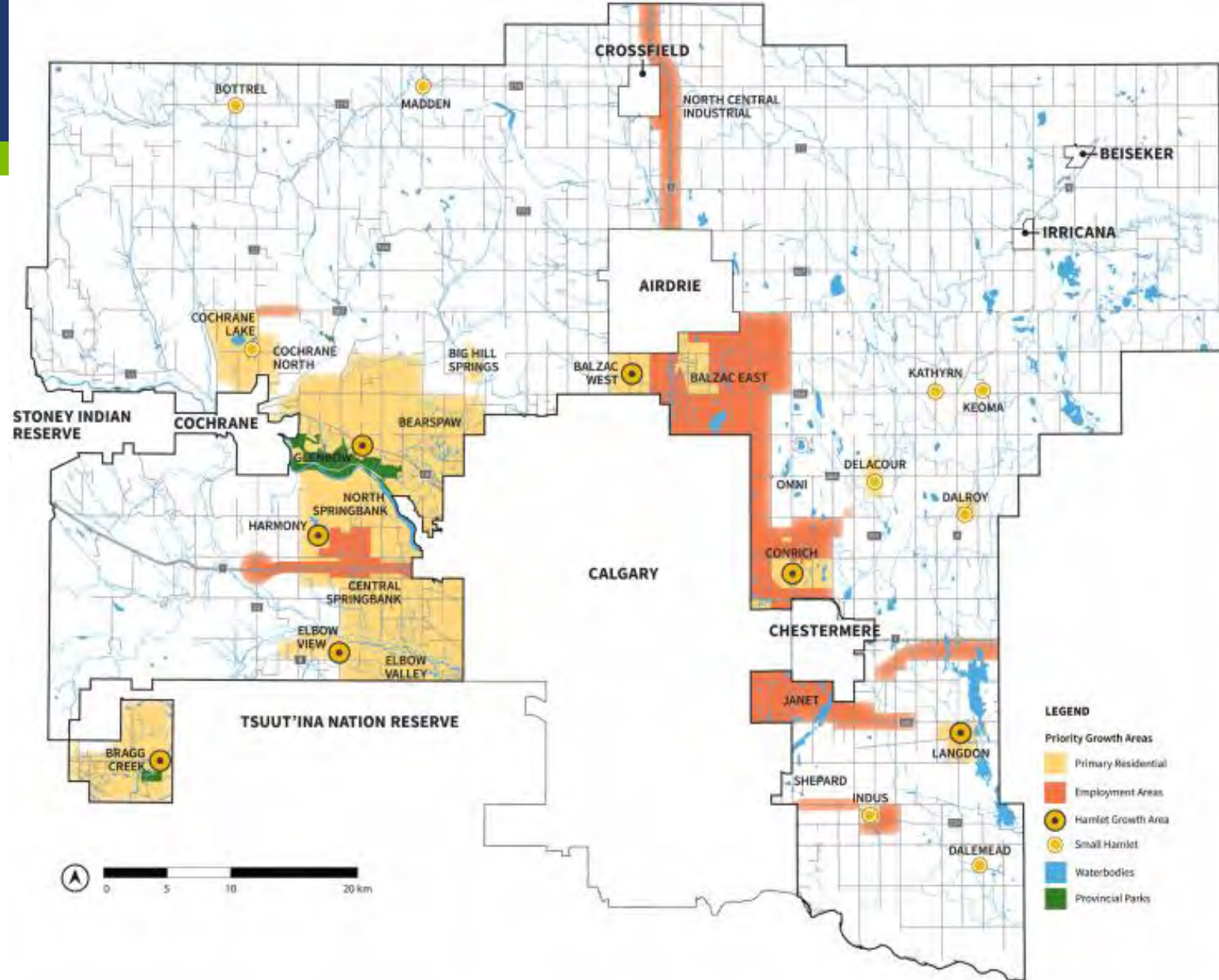
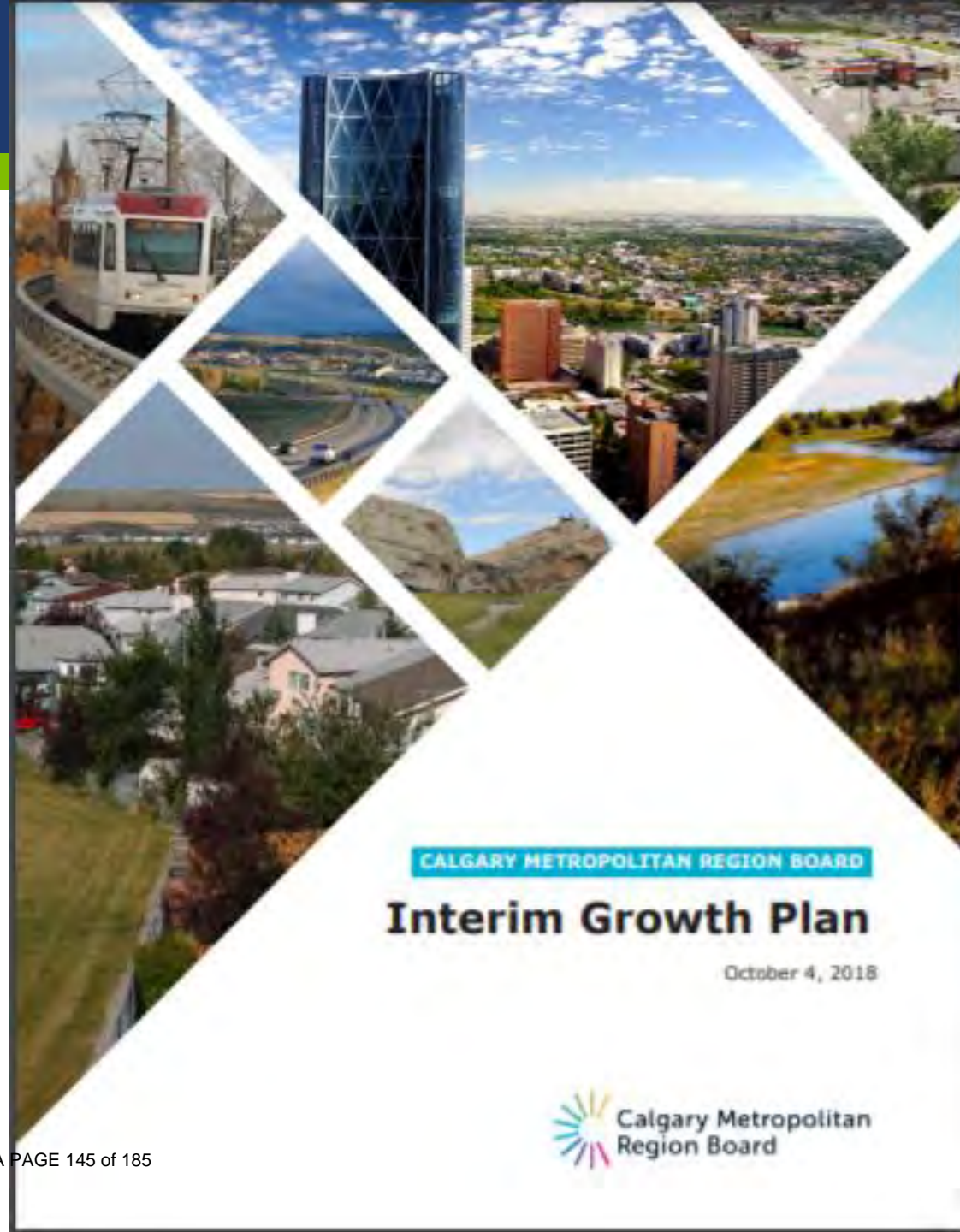


Figure 2: Growth Concept Map Identifying Priority Areas for Growth

Interim Growth Plan

- Provides high level guidance for regionally significant plans that reflects the aspirations and priorities for future growth in the Calgary Region
- Unanimously approved by the Board in October 2018



Overview

- Challenge is based on misalignment with the principles and objectives of the IGP
- Deferral of many important planning considerations to ASP and subsequent local non-statutory planning stage
- MDP lacks appropriate policy direction to ensure implementation of the plan will meet the principles and objectives of the IGP

Summary of Objection

- IGP Principle 1(a) (b) – *“Promote the integration of land-use and infrastructure planning”* and *“Optimize the use of existing infrastructure when accommodating growth”* and Principle 3(a) – *“Promote the efficient use of land and cost effective development”*
- Priority growth areas substantive in relation to anticipated population growth
- Plan lacks clear direction on an appropriate sequence of development within priority growth areas – enabling overall dispersed pattern of growth
- Plan policies facilitate opportunities for new growth to be accommodated outside of priority growth areas and without the benefit of an ASP

Summary of Objection

- IGP Principle 1(c) – *“Encourage higher densities, greater intensity of use, the provision of community nodes, and the leveraging of transit service, where applicable”*
- MDP encourages higher densities; however, the plan lacks clear policy direction to ensure this objective is realized
- Lack of development phasing policies and subsequent enabling of a dispersed development pattern does not facilitate the conditions for a viable and cost effective transit service

Summary of Objection

- IGP Principle 3(e) – *“Ensure the provision or coordination of community services and facilities”* ”
- Plan proposes to accommodate up to 20,000 residents without sufficient guidance to ensure community services and facilities are provided to support population growth
- These considerations are deferred to ASP and local plan stage which may not be subject to regional review

Intermunicipal Collaboration

- Some municipalities have cited concerns over a lack of collaboration to coordinate planning for land-use, infrastructure, and service provision
- Okotoks has collaborated with our neighbour Foothills County on a number of mutually beneficial servicing matters:
 - Master Shared Servicing Agreement
 - Foothills/Okotoks Regional Water Project
 - Joint ownership of regional recreation centre

Conclusion

- The Town of Okotoks appreciates the desire to provide flexibility in the MDP to accommodate market demand;
- However, in accordance with section 6.1 of the IREF, the Town of Okotoks is not satisfied that the MDP provides sufficient direction to ensure that full implementation of this plan will result in a pattern of growth that is consistent with the principles and objectives of the IGP



“Municipal Development Plans are essential means of implementing the Interim Growth Plan and future Growth Plan” IGP

City of Calgary challenge to Interim Regional Evaluation Framework application

Presentation to the Calgary Metropolitan Region Board

**2021-04 Rocky View County:
Municipal Development Plan**

2021 July 23





Summary of City Challenge

1. Proposed MDP is not aligned to the principles, objectives and specific policies of the Interim Growth Plan
2. CMRB Administrative rationale for approving the proposed MDP does not reflect the full intent of the Interim Growth Plan & Interim Regional Evaluation Framework

Proposed Municipal Development Plan

Lack of Alignment to IGP

**Policy 3.5.2.1 c.
Mitigate adverse impacts
to regional infrastructure**

**Policy 3.2.3 a.
Protect source water
quality and quantity**

**Objective 2 a.
Manage risks to water
quality, quantity, and
drinking water sources...**

CALGARY RATIONALE

MDP does not sufficiently mitigate adverse impacts to infrastructure

1. Impacts to water treatment plants through degraded source water
2. Lacks policy framework to protect drinking water sources
3. No requirement for baseline assessment, monitoring, surface water quality data, modelling
4. Disconnect between servicing, and urban type development

Proposed Municipal Development Plan

Lack of Alignment to IGP



CALGARY RATIONALE

MDP does not sufficiently mitigate adverse impacts to corridors

1. No transportation study – impacts to HWY 8, 2, 1, Stoney, Deerfoot.
2. Lack of specific transportation policy to address impacts
3. Holistic transit planning is not addressed



Proposed Municipal Development Plan

Lack of Alignment to IGP

Policy 3.2.3. d.
Mitigate adverse impacts to community services and facilities

Objective 3.d.
Plan for community nodes with... mobility choices, incl. transit, community services and facilities...

CALGARY RATIONALE

MDP does not sufficiently mitigate adverse impacts to community services and facilities in Calgary:

1. No policy to mitigate impacts on regional recreation facilities within Calgary
2. Weak policies requiring provision of parks, open space, recreation amenities, and active transportation connections

Proposed Municipal Development Plan

Lack of Alignment to IGP



Objective 1.a.

Promote the integration of land-use and infrastructure planning

Objective 1.d.

Protect the function of regionally significant mobility and transmission corridors

CALGARY RATIONALE

MDP does not address objectives

1. Priority Growth Areas not adequately linked to logical extension of piped servicing
2. Full buildout will create adverse impact Calgary, uncertainty with flexibility for additional growth
3. Lack of growth management
4. Inconsistencies with planned / future areas vs actual Area Structure Plans



Proposed Municipal Development Plan

Lack of Alignment to IGP



Policy 3.2.2
Collaborate to coordinate

CALGARY RATIONALE

Calgary requested additional consultation and mediation:

1. Limited engagement at key milestones
2. Insufficient time to address issues identified in circulations
3. County Growth proposed Calgary Growth Areas identified in IDP



CMRB Recommendation Not Aligned with Interim Growth Plan

1. Deferral to later stages in planning process is not provision
2. Lack of background studies - adverse impacts not evaluated within the framework of the IREF
3. Third party review does not consider downstream impacts to regional infrastructure in Calgary
4. Lack of municipal agreements, e.g. cost-sharing for community services and infrastructure



Calgary Metropolitan Region Board (CMRB) Regulation – Board Mandate

Promote the long term sustainability of the Calgary Metropolitan Region CMRG Regs 3 (1) (b)

Ensure environmentally responsible land use planning, growth management and efficient use of land. CMRG Regs 3 (1) (c)

MGA, s.708.06(1) In carrying out its duties and functions (including in approving a statutory plan), the CMRB must act in accordance with the SSRP.

IREF, s. 6.1....the Board must consider whether approval and full implementation of the statutory plan or amendment would result in development that is consistent with the Principles, Objectives and Policies of the IGP...

Moving Forward



1. Address adverse impacts to regional infrastructure, corridors, services and facilities in Calgary



2. Develop municipal agreements for cost sharing community services and infrastructure



3. Continued collaboration



4. Logical and efficient growth tied to infrastructure



Thank you

IREF 2021-04
Rocky View County
Municipal Development Plan
Town of Cochrane Challenge

CMRB Board Presentation

July 23, 2021

Summary

The Town of Cochrane respects the desire of municipalities to grow

Cochrane challenges the Third Party and CMRB's Administration determination that the proposed Rocky View County Municipal Development Plan is in alignment with the Interim Growth Plan and the Interim Regional Evaluation Framework

Identified Concerns

- **IREF Principle 1 : Promote the Integration and Efficient Use of Regional Infrastructure**
 - Important details deferred to Area Structure Plan stage, MDP lacks policy guidance for future plans
- **IREF Principle 2: Protect Water Quality and Promote Water Conservation**
 - Lacking environmental protection policies

Identified Concerns

- **IREF Principle 3: Encourage Efficient Growth and Strong Sustainable Communities**
 - Lacking growth management policies, planned phasing or logical extension of infrastructure with disconnected growth areas
 - Does not demonstrate higher densities nor efficient use of land
- **IREF Policy 3.2.2 – Demonstrate Collaboration to Coordinate with Other Member Municipalities**
 - Lacking collaboration of and policy for coordination of regional infrastructure and services

Identified Concerns

- **General**
 - Lacking MDP level guidance – Items deferred to ASP level
 - Timing of MDP completion & Introduction of new growth areas

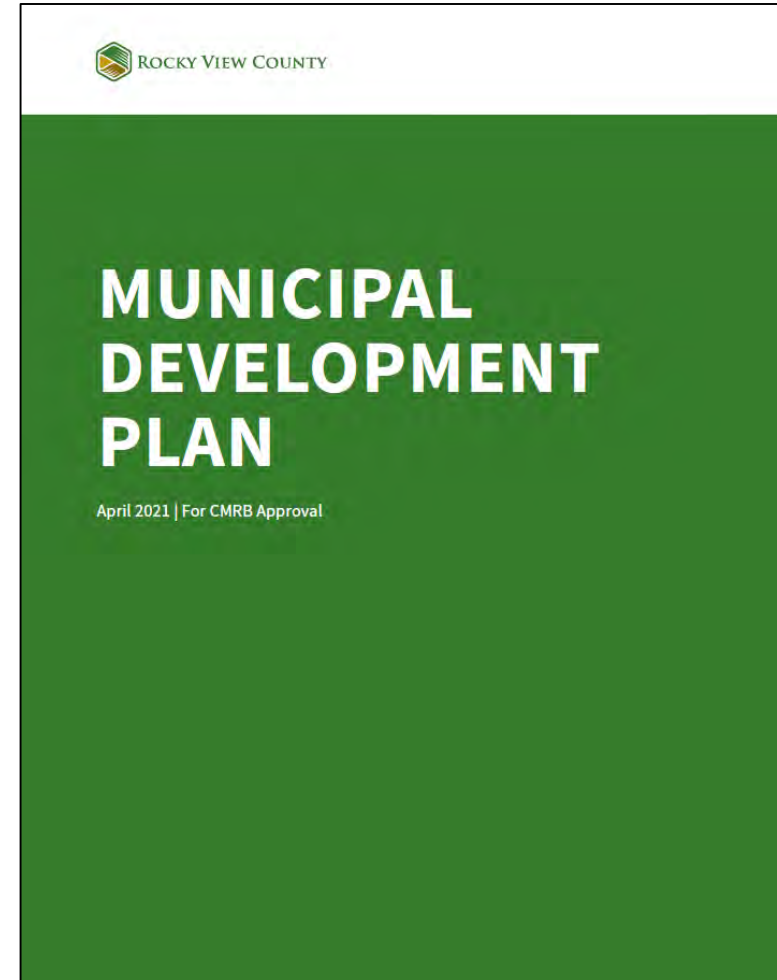
Thank You



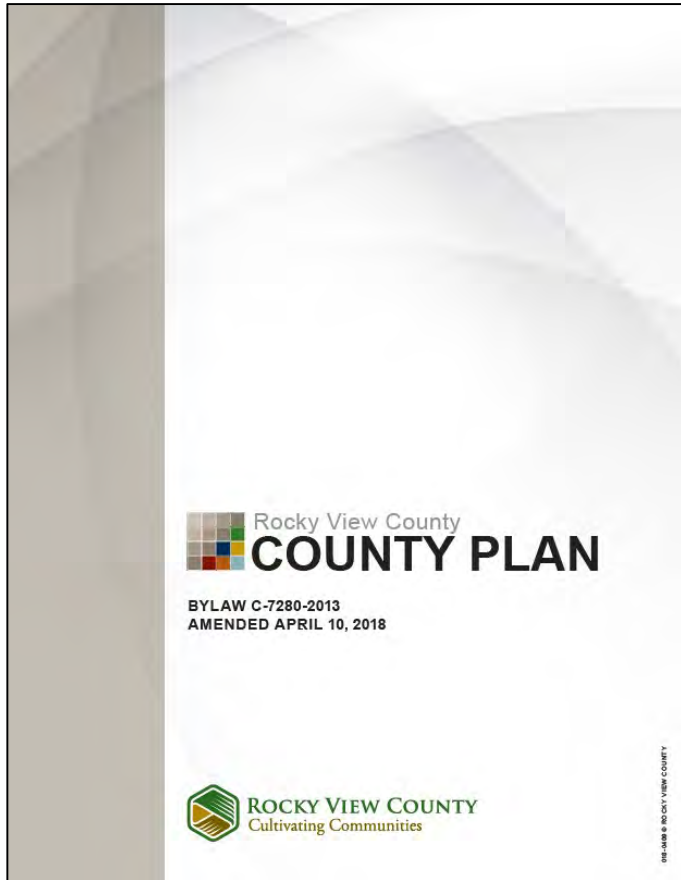
IREF Application 2021-04

Municipal Development
Plan

Rocky View County

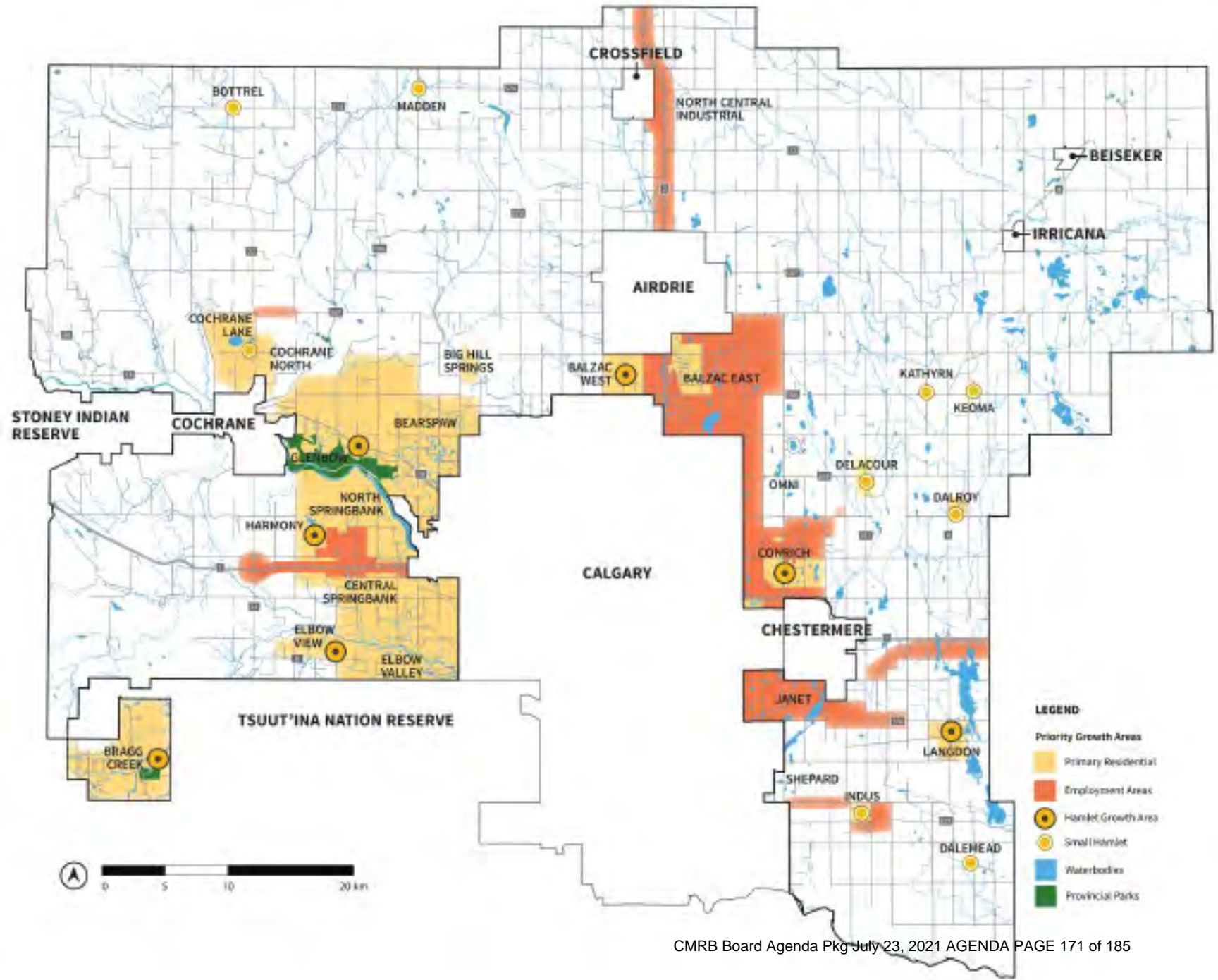


Background

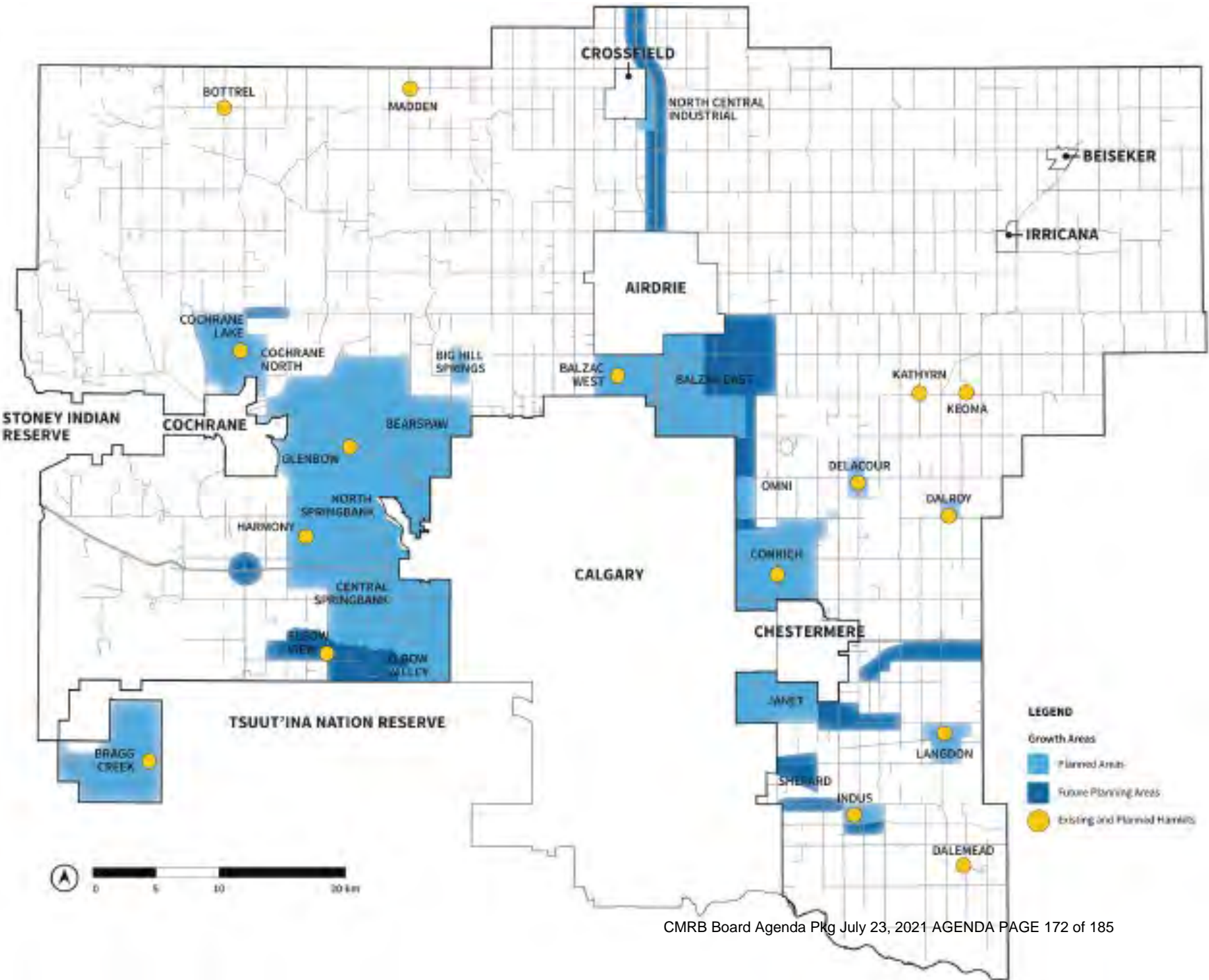


- Existing MDP (County Plan) was adopted in 2013.
- Population within the County increased by 14% between 2011 and 2018.
- Shift in demand towards different development forms as shown by previous land inventories and growth studies.
- A number of ASPs have also been approved since adoption of the previous plan.
- Planned growth areas with flexibility to respond to changing markets and servicing opportunities.

Growth Areas



Future & Planned Areas



IREF Alignment

Member IREF Concerns

- Concerns over efficiency of servicing and integration with land use.
- Insufficient protection of regional corridors and coverage of transit.
- Deferral of items to ASP and Local Plan stage.
- Intermunicipal collaboration and impact concerns.
- Lack of direction on cost-sharing and intermunicipal servicing.
- Flexibility in growth management strategy.
- Lack of focus on environmental aspects and preservation of agricultural lands.

Differences in development form, growth rates and planning framework between urban centres and rural municipalities should be recognised.

MDP provides high-level framework for future planning. CMRB has full oversight over ASP approval process.

CMRB Administration found the ASP to be in alignment with the IGP and Section 6 of the IREF.



Agenda Item	6
Submitted to	Board
Purpose	For Decision
Subject	Indigenous Engagement
Meeting Date	July 23, 2021
<p>Motion that:</p> <p>a) The Board direct the Chair and Chief Officer to work with Indigenous Nations and communities to determine how they would like to engage with the CMRB and report back to the Board with a progress update and a multi-year engagement plan in Q1 2022.</p> <p>b) The Board authorize Administration to retain Anne Harding to assist in the engagement efforts of the CMRB and that this contract does not exceed \$15,000.</p>	
<p>Summary</p> <ul style="list-style-type: none"> • At the direction of the Board, CMRB Administration hosted Indigenous Awareness workshops on June 3rd, 11th, and 18th, 2021. Part of the discussion at the final workshop was to begin exploring next steps for engagement. • A clear point of agreement is that the Board is committed to building relationships with Indigenous stakeholders and that building these relationships will take time. • On June 25, 2021, CMRB Administration circulated a survey to seek input from member municipalities on future work of the Board. This survey also solicited feedback from member municipalities on the path forward for engaging with Indigenous Nations and communities. • Feedback from members fell into two broad categories: <ul style="list-style-type: none"> ○ Work with Indigenous representatives to determine how they would like to engage with the CMRB and; ○ Work with Indigenous representatives on specific projects as mutual interests are identified. • CMRB Administration proposes to undertake both the above initiatives. Administration currently has authority to engage with interested parties on specific projects via the Stakeholder Engagement policy. <p>Administration is seeking approval from the Board to build on previous engagement and to retain the assistance of Anne Harding going forward.</p>	

Attachments

- [CMRB Policy on External Stakeholder Participation in CMRB Initiatives](#)

1. Introduction

The mandate of the Calgary Metropolitan Region Board (CMRB) is laid out in the *Calgary Metropolitan Region Board Regulation*, as below:

3(1) The Board shall

- (a) strive towards consensus regarding matters before the Board,
- (b) promote the long-term sustainability of the Calgary Metropolitan Region,
- (c) ensure environmentally responsible land-use planning, growth management and efficient use of land,
- (d) develop policies regarding the coordination of regional infrastructure investment and service delivery,
- (e) promote the economic well-being and competitiveness of the Calgary Metropolitan Region,
- (f) develop policies outlining how the Board shall engage the public on the Growth Plan and the Servicing Plan, and
- (g) be limited in its mandate and role to those powers given to the Board under the Act and this Regulation.

The Regulation allows for a great deal of flexibility for the Board to direct Administration to undertake work which will benefit the members and citizens of the Calgary Metropolitan Region.

During the development of the Plans, the Board created and approved the Regional Vision:

“Building on thousands of years of history, we welcome everyone to join us in living happy, healthy and prosperous lives in a spectacular natural environment. We are a world leading Region built on hard work, resilience, helping others and a deep respect for nature. We use our land wisely, share our services and care for our wildlife, air and water. We grow together.”

2. Background

At the September 18, 2020 meeting of the Board, a series of Indigenous Awareness workshops were approved. These three workshops were held on June 3rd, 11th & 18th.

The objective of the workshops was to build awareness and understanding about Indigenous Peoples’ history and experiences, specifically related to those communities within, and adjacent to, the Calgary Metropolitan Region.

Several options for next steps on how to strengthen relationships with Indigenous Nations and communities were put forward at the June 18th workshop. Some of the ideas briefly discussed on June 18th included exploring if the Indigenous Nations and communities would be interested in being engaged through:

- Signing a memorandum of understanding with Indigenous Nations in the CMR.
- Creating an advisory panel through which representatives of Indigenous Nations and communities could provide meaningful input on CMRB initiatives.
- Offer representatives of Indigenous Nations a seat on the Board; and
- Engage with Indigenous Nations and communities on specific projects of interest.

On June 25, 2021, CMRB Administration circulated a survey to give CMRB Administration a sense of how member municipalities would like to proceed with engaging Indigenous Nations and communities.

Feedback from members fell into two broad categories:

- Work with Indigenous representatives to determine how they would like to engage with the CMRB and;
- Work with Indigenous representatives on specific projects as mutual interests are identified.

These categories are complimentary and need to be built on strong relationships.

3. Recommendation

Motion that:

- a) The Board direct the Chair and Chief Officer to work with Indigenous Nations and communities to determine how they would like to engage with the CMRB and report back to the Board with a progress update and a multi-year engagement plan in Q1 2022.
- b) The Board authorize Administration to retain Anne Harding to assist in the engagement efforts of the CMRB, and that this contract does not exceed \$15,000.

Agenda Item	7
Submitted to	Board
Purpose	For Decision
Subject	Post Growth Plan Priorities – Board Survey Results
Meeting Date	July 23, 2021
<p>Motion that the Board direct Administration to create workplans, including preliminary budget estimates, for consideration by the Board no later than Q4 2021 for the following workstreams: Regional Economic Development; Watershed Protection; Sub-regional Water and Wastewater Governance; and Shared Investment for Shared Benefit Framework.</p>	
<p>Summary</p> <ul style="list-style-type: none"> • The <i>Calgary Metropolitan Region Board Regulation</i> gives the CMRB wide latitude in areas of focus which the Board may choose to direct CMRB Administration, with the initial focus being the development and delivery of the Growth and Servicing plans to the Minister. • The Growth Plan and the Servicing Plan (“the Plans”) were delivered to the Minister on June 1, 2021. Now that the Plans are completed, the focus of the Board and Administration will shift. • In November 2020, CMRB Administration brought forward the following focus areas for future work of the Board: <ul style="list-style-type: none"> ○ Stewards of the Growth and Servicing Plans ○ Conducting further work identified in the Plans ○ New areas of focus not contained in the Plans • On June 25, 2021, CMRB Administration circulated a survey to members soliciting feedback on priorities for future work of the CMRB. Seven members responded. • The responses were weighted by respondents and given a total number determining a priority order, the motion above reflects the top four (4). • The work referred to in the above motion will be confirmed by the new Board post October 2021. Administration will use the time before the new Board to work with stakeholders to develop the background information necessary to start the work. 	

Attachments

- Survey Results

1. Introduction

The mandate of the Calgary Metropolitan Region Board (CMRB) is laid out in the *Calgary Metropolitan Region Board Regulation*, as below:

3(1) The Board shall

- (a) strive towards consensus regarding matters before the Board,
- (b) promote the long-term sustainability of the Calgary Metropolitan Region,
- (c) ensure environmentally responsible land-use planning, growth management and efficient use of land,
- (d) develop policies regarding the coordination of regional infrastructure investment and service delivery,
- (e) promote the economic well-being and competitiveness of the Calgary Metropolitan Region,
- (f) develop policies outlining how the Board shall engage the public on the Growth Plan and the Servicing Plan, and
- (g) be limited in its mandate and role to those powers given to the Board under the Act and this Regulation.

The Regulation allows for a great deal of flexibility for the Board to direct Administration to undertake work which will benefit the members and citizens of the Calgary Metropolitan Region.

During the development of the Plans, the Board created and approved the Regional Vision:

“Building on thousands of years of history, we welcome everyone to join us in living happy, healthy and prosperous lives in a spectacular natural environment. We are a world leading Region built on hard work, resilience, helping others and a deep respect for nature. We use our land wisely, share our services and care for our wildlife, air and water. We grow together.”

2. Future Areas of Focus

With the completion of the Plans, the focus of the Board and Administration is shifting. The three focus areas which will occupy the Board are discussed below.

1. Stewards of the Growth and Servicing Plans
The Plans contain policies and planning requirements that will be the responsibility of CMRB Administration to ensure that the policies are being met and the effectiveness of policies are being monitored. This will be accomplished through a number of mechanisms, including the processing of Regional Evaluation Framework (REF) applications.
2. Conducting further work identified in the Plans. This focus area includes the efforts needed to update the Growth Plan (within 10 years) and the Servicing Plan (within 5 years) as required by the Regulation. Other workstreams which may be included in this focus area include, but are not limited to:
 - a. Sub-regional Water & Wastewater Governance
 - b. Regional Transportation and Transit Master Plan
 - c. Policy and Planning efforts required to implement the Joint Planning Areas
 - d. Identification of Regional Environmentally Sensitive Areas
3. New areas of focus not contained in the Plans. This focus area includes workstreams not intended to be, or not currently, part of the Plans. Workstreams which may be included in this focus area include, but are not limited to:
 - a. Regional Economic Development
 - b. Regional Policing Initiative
 - c. Other operational issues where regional collaboration will be beneficial to member municipalities and their citizens (business licenses and communications).

3. Next Steps

While not all ten members responded to the survey in time for their responses to be included in this document, clear preferences emerged from the responses received. The top four areas are:

1. Regional Economic Development;
2. Watershed Protection;
3. Sub-regional Water and Wastewater Governance; and
4. Shared Investment for Shared Benefit Framework.

Administration will work with the appropriate stakeholders to create a work plan for each of these topics, including a preliminary budget estimate. These workplans will be presented to the Board in December 2021, for decision on which should go forward, prioritization, budget implications, etc.

3.1. Regional Economic Development

The Board is currently engaged in a series of workshops focused on regional economic development. The purpose of these workshops is to help the Board explore potential value of & steps towards developing an economic strategy for the region. The outcome of these workshops will guide Administration in developing a work plan.

3.2. Watershed Protection

The CMR is a water constrained region and protection of our watersheds is of great importance. During the development of the Growth and Servicing Plans, several members raised watershed protection as an initiative to examine on completion of the Plans. Administration will examine the role of current organizations and determine what value-added role the Calgary Metropolitan Region Board can play in this key issue.

3.3. Sub-Regional Water & Wastewater Governance

The Board has discussed the potential for a review of Regional/ Sub-Regional Water Governance. This may include either or both water and wastewater. Water/ wastewater servicing on a sub-regional scale may provide opportunities including:

- More efficient operations
- Strengthening advocacy with the Government of Alberta
- Improved environmental outcomes

3.4. Shared Investment for Shared Benefit Framework

The Mandate of the Board, contained in the Calgary Metropolitan Region Board Regulation, section 3(2) states

In fulfilling its mandate the board shall further

e. develop and implement policies for the sharing of costs for regional projects of the Calgary Metropolitan Region.

It is important to note that there is no time requirement attached to the above regulatory statement.

The EMRB recently finished work developing a Shared Investment for Shared Benefit (SISB). The final report can be found [here](#).

As noted in the SISB Final Report:

The SISB Framework and Model are intended to invest in and leverage the collective strengths, capacity and resources of the Region's municipalities to efficiently deliver infrastructure, programs and services that would be otherwise beyond each municipality's ability to pay for and accomplish individually. The ultimate objective of the SISB project is to create long-term shared benefits that will enhance the Region's overall quality of life and foster conditions that will contribute to its global competitiveness, attractiveness and sustainability.

4. Recommendation

Motion that the Board direct Administration to create workplans, including preliminary budget estimates, for consideration by the Board no later than Q4 2021 for the following workstreams: Regional Economic Development; Watershed Protection; Sub-regional Water and Wastewater Governance; and Shared Investment for Shared Benefit Framework.

5. Survey Results

Priority work areas	(Points)	RANKING										Total Points	Ranking	
		1 10	2 9	3 8	4 7	5 6	6 5	7 4	8 3	9 2	10 1			
Broadband Connectivity		*		*		*	*						29	5
Regional Economic Development		***	*	*			*						52	1
Shared Investment for Shared Benefit		**	*	*									37	4
Sub-regional Water/ Waste Water Governance			*	*	**		*			*			38	3
Watershed Protection		*	*	**	*	*							48	2
Business Environment Initiatives					*	*	*		*				21	6
Regional Transportation and Transit Plan			*			*							15	7

Agenda Item	8
Submitted to	Board
Purpose	For Decision
Subject	Policy on Closed Sessions
Meeting Date	July 23, 2021
<i>That the Board approve the Policy on Closed Sessions.</i>	
<p>Background</p> <ul style="list-style-type: none"> • The CMRB Regulation grants the Board the authority to create internal governance policies and processes. • The CMRB must conduct all business in public unless the matter to be discussed meets the criteria for a closed session as defined in Sections 16 through 29 of the <i>Freedom of Information and Protection of Privacy Act (FOIP)</i>. • The CMRB currently does not have a policy on who may participate in closed session discussions. • This policy is intended to give greater clarity on this issue. • The Governance Committee reviewed the proposed Policy on Closed Sessions at the May 13, 2021 meeting and recommended approval to the Board with the following changes, which have been made in the version attached: <ul style="list-style-type: none"> ○ add sub bullet in Section 3(f) Chief Administrative Officers, or their designate; ○ clarify in Section 5 that one of the Representatives, or their designate may speak; ○ add to Section 5 that others may participate at the discretion of the Chair ○ add to Section 6 that the topic of the CMRB closed session may be shared with member municipality councils in a closed session of a member municipality council meeting; and ○ add to Section 7 that recording be prohibited for the duration of the closed session; ○ confirm that there is no conflict with other Board policies. 	
<p>Attachments</p> <ul style="list-style-type: none"> • Proposed Policy on Closed Sessions 	

1. Introduction

As the CMRB matures as an organization, further policies are required to give clarity on how the Board conducts business. Per the direction of Governance Committee, CMRB Administration has confirmed that the proposed Policy on Closed Sessions does not conflict with existing policies of the Board.

2. Recommendation

That the Board approve the proposed Policy on Closed Sessions.

Policy on Closed Sessions

Policy Purpose

This policy is intended to define when a closed session may be called, and who may participate in a closed session.

Scope

This policy applies to CMRB Board and Committee meetings.

Policy

1. The CMRB must conduct all business in public unless the matter to be discussed meets the criteria for a closed session as defined in Sections 16 through 29 of the *Freedom of Information and Protection of Privacy (FOIP) Act*.
2. Participants in a closed session shall include:
 - a. All CMRB Representatives, as defined in the *Calgary Metropolitan Board Regulation* Sections 2(2) through 2(6);
 - i. For clarity, this includes the chief elected representative of each participating municipality and each designate assigned to either the Board or one or more Committees.
 - b. The Chair of the Board, unless the Chair of the Board is the topic of discussion for the closed session, or the Representatives vote to exclude the chair using the voting procedure in Clause 4 of this policy;

- c. In the absence of the Chair, the Vice Chair of the Board or Committee shall preside over the closed session.
3. Participants in a closed session may include:
 - a. The CMRB Chief Officer;
 - b. The designated representative of the Government of Alberta;
 - c. Additional CMRB staff;
 - d. Professional resources (eg. legal counsel, auditors, etc.);
 - e. Other individuals as requested by the CMRB Board or Committee
 - f. Chief Administrative Officers, or their designate;
4. The voting structure in place for the Board or Committee shall be used to resolve any dispute about the participation of any persons listed in Clause 3 above.
 - a. For further clarity, this means the voting structure defined in Section 5 of the *Calgary Metropolitan Region Board Regulation* applies to Board meetings, and a simple majority applies to Committee meetings.
5. One Representative of each participating municipality, or their designate, shall be allowed to speak in a closed session. Any additional Representatives are permitted to attend as observers only. Others may participate at the discretion of the Chair.
6. The topic of the CMRB closed session may be shared with member municipality councils in a closed session of a member municipality council meeting.
7. Recording is prohibited for the duration of the closed session.