

Calgary Metropolitan Region Board
Agenda – September 17, 2021
12:00 PM-3:00 PM
Go-To Meeting/Call-In

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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. IREF Application 2021-13 | (Attachment) | Copping | 2 |
| <i>For Decision: Motion that the Board approve IREF Application 2021-13 the Rocky View County Bears paw Area Structure Plan Amendment (Ascension Conceptual Scheme)</i> | | | |
| 4. IREF Application 2021-16 Refusal | (Attachment) | Copping | 39 |
| <i>For Decision: Motion that the Board refuse IREF Application 2021-16 the Rocky View County Elbow View Area Structure Plan</i> | | | |
| 5. Terms of Reference Update | (Attachment) | Copping | 53 |
| <i>For Decision: Motion that the Board approve the draft Terms of Reference for the Governance Committee and the Land Use and Servicing Committee</i> | | | |
| 6. Advocacy Committee | (Attachment) | Copping | 61 |
| <i>For Decision:</i> | | | |
| <i>a) Motion that Board dissolve the Advocacy Committee; and</i> | | | |
| <i>b) Motion that the Board direct CMRB Administration to add a standing agenda item to Board meeting agendas whereby Board members may raise opportunities for advocacy for discussion by the Board, and direct CMRB Administration to create ad hoc working groups whose membership shall be determined by the Board, when necessary</i> | | | |
| 7. Roundtable | | | |
| i. GOA Update | Verbal | Beesley | |
| 8. Next Meeting: Board Orientation Friday December 3, 2021 | | | |
| 9. Adjournment | | Clark | |

Agenda Item	3
Submitted to	Board
Purpose	For Decision
Subject	IREF Application 2021-13
Meeting Date	September 17, 2021

That the Board APPROVE IREF Application 2021-13, the Rocky View County Bears paw Area Structure Plan amendment to provide for the Ascension Conceptual Scheme

Summary

- On July 29, 2021, CMRB Administration recommended approval of IREF Application 2021-13. This recommendation is provided in the attachments below.
- CMRB Administration received one challenge from the City of Calgary to its recommendation of approval and one letter of concern from the Town of Cochrane.
- In accordance with CMRB IREF procedures, IREF Application 2021-13 was brought to the September 10, 2021 Board meeting.
- At the September 10 Board meeting, IREF Application 2021-13 was tabled until September 17, 2021 by a motion of the Board to allow Rocky View County and the City of Calgary further opportunity to resolve outstanding areas of concern.
- Should an agreement be reached and changes be required to the Council-approved documentation, a new IREF application for the Rocky View County Bears paw Area Structure Plan amendment (Ascension Conceptual Scheme) would be submitted, and IREF application 2021-13 be withdrawn. The new application would include any proposed changes necessary to reflect agreement between Rocky View County and the City of Calgary. These amendments would be reviewed by CMRB Administration for consistency with the Interim Growth Plan. An updated IREF Application and CMRB Administration's recommendation would be circulated to the Board and brought to the September 17, 2021 Board meeting for discussion.
- IREF 2021-13 will be discussed by the Board at the September 17, 2021 meeting as required by the tabling motion.

Attachments

- IREF Application 2021-13 [Rocky View County Bearspaw Area Structure Plan Amendment](#)
- [CMRB Administration Recommendation and Stantec Third Party Consultant Review](#)
- [Challenge Letter submitted to CMRB Administration – City of Calgary](#)
 - Presentation Materials Calgary
- [Letter of Concern submitted to CMRB Administration – Town of Cochrane](#)
- Presentation Materials RVC

Additional supporting materials can be found on the CMRB website
[2021-13 – CMRB \(calgarymetroregion.ca\)](#)

Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation	
Member Municipality	Rocky View County
Application Name	Bearspaw Area Structure Plan amendment to provide for the Ascension Conceptual Scheme
IREF Application Number	2021-13
Type of Application	Area Structure Plan Amendment
Municipality Bylaw #	C-7991-2020
Date of Complete Application	July 12, 2021
Date Application Circulated	July 16, 2021
Date of CMRB Administration Recommendation	July 29, 2021
CMRB Recommendation	
That the Board APPROVE IREF Application 2021-13, the Rocky View County Bearspaw Area Structure Plan amendment to provide for the Ascension Conceptual Scheme, with an advisement.	
<ul style="list-style-type: none"> • IREF Application 2021-13 is a proposed amendment to the Bearspaw Area Structure Plan to provide for the Ascension Conceptual Scheme (the Conceptual Scheme or the Plan). The subject lands contain approximately 113 ha (278 ac). • The Conceptual Scheme provides the framework for the development of predominately single-detached residential units with multi-residential units located within walking distance of a larger retail/commercial area (the "Market Place"). <ul style="list-style-type: none"> ◦ The Market Place is a multi-purpose amenity, retail, and entertainment area including approximately 19 hectares (48 acres) of land. ◦ The residential component includes approximately 540 single-detached units, 43 comprehensively planned residential units at 15 units/acre, and 300 potential seniors' residential units adjacent to the Market Place. • The Plan policies propose a transition between neighbouring suburban and country residential densities through a conservation-based country residential design with an overall density of 2.49 units per acre gross developable (excluding the seniors residential). • Piped water servicing will be provided by Blazer Water Systems. Piped wastewater servicing will be provided by the Bearspaw Regional Wastewater Treatment Plant. • Approximately 20% of the total site is open space with trails/pathways, natural areas and environmental reserve land. • The third-party consultant review, completed by Stantec, found the application to be consistent with the Interim Growth Plan (IGP) and the IREF. • CMRB Administration finds IREF Application 2021-13 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	• Agenda Item 3i
• Third-Party Consultant Review, Stantec	

1.0 Background

Rocky View County has submitted an Interim Regional Evaluation Framework (IREF) application for an amendment to the Bearspaw Area Structure Plan. The purpose of the amendments is to provide for the Ascension Conceptual Scheme (the Conceptual Scheme or the Plan), Rocky View County Bylaw C-7991-2020. The Conceptual Scheme is being appended into the existing Bearspaw Area Structure Plan.

The Bearspaw ASP amendment was submitted to the CMRB through IREF under Section 4.1(c) which requires municipalities to refer “All amendments to MDPs, IDPs, ARPs and ASPs proposing employment areas and/or 50 or more new dwelling units” to the Board. The Bearspaw ASP amendment, which provides for the Ascension Conceptual Scheme, is a framework for the development of approximately 883 residential dwelling units and a retail/commercial area that is approximately 19 hectares (48 acres) in size.

CMRB Administration notified CMRB members of IREF Application 2021-13 on July 16, 2021.

2.0 Third Party Evaluation

CMRB Administration retained Stantec to evaluate the application with respect to the IREF requirements. The Stantec evaluation (attached) reviewed the proposed Bearspaw ASP amendment to provide for the Ascension Conceptual Scheme in relation to the objectives of the IGP and the evaluation criteria of the IREF. Stantec found IREF Application 2021-13 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 Rocky View County’s submission and the third-party review, and in consideration of its own review of IREF 2021-13 application materials, CMRB Administration finds IREF Application 2021-13 to be generally consistent with the objectives of the IGP and IREF.

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 immediately adjacent to the City of Calgary municipal boundary.

IREF Application 2021-13 is consistent with the requirements of Policy 3.2.2.

- The Applicant invited residents to participate in two open houses held in spring 2017 prior to the submission of the plan to the County.

- Rocky View County circulated the Conceptual Scheme to the City of Calgary during both the first circulation process in mid-2017 and again during the recirculation in late-2020.
- Several meetings took place between Rocky View County, the City of Calgary and the applicant regarding various elements of the Conceptual Scheme, particularly with respect to transportation and servicing.
- Several meetings took place between the County, City, Alberta Transportation to gain consensus on the population, growth and traffic assumptions used in the Transportation Impact Assessment.

In a letter provided by City of Calgary Administration to Rocky View County, the City of Calgary notes that it “does not support the Conceptual Scheme due to the potential significant transportation, servicing, and stormwater impacts that could cause detriment to The City of Calgary.” For more detailed information about the City of Calgary’s concerns, please refer to pages 186 to 192 of the Rocky View County Council Report dated June 1, 2021 submitted as part of the 2021-13 IREF application.

Rocky View County has amended the Conceptual Scheme in reference to the City of Calgary’s concerns (see pages 3 to 4 of the IREF Alignment Statement submitted by Rocky View County):

- Additional policies were added to Section 6.7 of the Conceptual Scheme to address boundary interface considerations.
- Additional detail on the function, timing and funding of the transportation network were included in Section 7 of the Conceptual Scheme, including policies 7.1.1, 7.1.2 and 7.1.3.
- Policy 8.1.10 was added to address concerns over impacts to the Bears paw Reservoir.
- Policy 12.1.2 was added to address matters of cost sharing: *“Prior to subdivision approval, the County, in consultation with The City of Calgary, shall review the impacts to The City of Calgary’s infrastructure and services. If material impacts are found, a cost sharing agreement and/or alternative appropriate mechanisms shall be in place prior to subdivision to address those impacts.”*

4.0 Recommendation

That the Board **APPROVE** IREF Application 2021-13, the Rocky View County Bears paw Area Structure Plan amendment to provide for the Ascension Conceptual Scheme, with the following advisement:

1. As stated in policy 3.1.12.1 of the Board-approved Growth Plan, “Area Structure Plans and Area Redevelopment Plans and amendments to Area Structure Plans and Area Redevelopment Plans submitted to the CMRB after approval of the Growth Plan by the Board and before the Growth Plan is approved by the Minister shall be brought into alignment with the Growth Plan within one year of approval of the Growth Plan by the Board.”

2. As stated in Policy 3.1.12.2 of the Board-approved Growth Plan, “If a member municipality determines that a Regionally Significant amendment is required to bring an Existing Area Structure Plan or an Existing Area Redevelopment Plan into alignment with the Growth Plan, the amendment shall be referred to the Board for approval through Regional Evaluation Framework.”

This IREF approval recommendation for 2021-13 does not remove or supersede the requirement for the Rocky View County Bearspaw Area Structure Plan amendment to provide for the Ascension Conceptual Scheme to comply with policies 3.1.12.1 and 3.1.12.2 of the Growth Plan by May 21, 2022.

July 28, 2021

Attention: Jordon Copping, Chief Officer

Calgary Metropolitan Region Board

305, 602 11 Ave SW

Calgary, Alberta T2R 1J8

Dear Mr. Copping:

Reference: IREF# 2021-13 for Bearspaw Area Structure Plan Amendment (to append the Ascension Conceptual Scheme into the ASP) in Rocky View County.

Please find attached the third-party evaluation of the Bearspaw Area Structure Plan Amendment (to append the Ascension Conceptual Scheme into the ASP).

It is our opinion that the proposed Conceptual Scheme is generally Consistent with the objectives of the Calgary Metropolitan Region Interim Growth Plan being schedule A to Ministerial Order MSL 091/18.



Stephen Oliver CD, MA, RPP, MCIP
Senior Planner

Mobile: 519-574-4002

Stantec Consulting Ltd.
200-325 25 Street SE
Calgary AB T2A 7H8 CA

Calgary Metropolitan Region Board Interim Regional Evaluation Framework	
Member Municipality	Rocky View County
Application Name	the Bearspaw Area Structure Plan Amendment (to append the Ascension Conceptual Scheme into the ASP)
IREF Number	2021-13
Type of Application	Amendment
Municipality Bylaw #	Bylaw_C_7991_2020
Date of Application	July 12, 2021
Date of Third-Party Review Report	July 29, 2021
Findings	
That the Bearspaw Area Structure Plan Amendment (to append the Ascension Conceptual Scheme into the ASP) is Consistent with the Interim Regional Evaluation Framework MSL: 091/18.	
Summary of Review	
<ul style="list-style-type: none"> • An application to adopt a new statutory plan, Bearspaw Area Structure Plan Amendment (to append the Ascension Conceptual Scheme into the ASP), was submitted by Rocky View County ("RVC") to the Calgary Metropolitan Region Board ("CMRB") for an IREF review and evaluation. • The application is generally located on Highway 1A on the border of Rocky View County and the City of Calgary between rural residential developments to the North, East, West and South. • The purpose of the application was to establish a Conceptual Scheme which will provide a comprehensive statutory framework to guide the development of the area. • The application determined that the development is not an expansion of the settlement area as the Bearspaw ASP had previously identified the subject land as development for Country Residential. The Concept Scheme informs a more efficient development of that ASP within the constraints of that approved policy. • The application proposes approximately 883 new dwelling units (Single Family 61%, Planned lots 5%, Senior's Residential 34%). All the Senior's Residential is part of the mixed employment, commercial lands called "the Market Place". • The application acknowledges that the intermunicipal funding agreement between the City of Calgary and Rocky View County is still pending which will support the application. This is reflected in both the City of Calgary Submission (to RVC) and the RVC submission (to the CMRB). 	



- The Conceptual Scheme leverages existing regional water and transportation infrastructure to support the development.

Review Prepared by



Stephen Oliver CD, MA, RPP, MCIP
Senior Planner

Stantec Consulting Ltd.



IREF 2021-13

Rocky View County: Bearspaw Area Structure Plan Amendment (to append the Ascension
Conceptual Scheme into the ASP)

2

3.2 Region-wide Policies	
3.2.1 Principles, Objectives, and Policies	<p>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure</p> <ul style="list-style-type: none"> • The Conceptual Scheme is located near a major transportation corridor (Highway 1A), with existing supporting transportation corridors (12 Mile Coulee Road). • The Conceptual Scheme connects to the Bearspaw Regional Wastewater Treatment Plant and Blazer Water Treatment Systems to support the development. <p>Principle 2: Protect Water Quality and Promote Water Conservation</p> <ul style="list-style-type: none"> • The Conceptual Scheme provides several core policies which protect or promote water quality in alignment with the Bearspaw-Glenbow Master Drainage Plan. The management of storm water and water treatment will leverage existing infrastructure. <p>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</p> <ul style="list-style-type: none"> • The Conceptual Scheme identifies the development of a community providing residential, employment and commercial uses, which will connect existing development between the urban development in Calgary and Rural/Suburban development in RVC as key principles. • The Conceptual Scheme diversifies the land uses available to the surrounding predominantly residential uses. • This Conceptual Scheme provides for the respect of natural features as a key principle which informs both the Conceptual Scheme and future implementation. • This Conceptual Scheme exceeds the development set forth in the Bearspaw Area Structure Plan in efficiency and form.



<p>3.2.2</p> <p>Demonstrate collaboration to coordinate with other member municipalities</p>	<ul style="list-style-type: none"> • The Conceptual Scheme is located directly adjacent to the City of Calgary. • The submission includes a letter from the City of Calgary Planning Department dated May 12, 2021 as demonstration of this engagement. Through this letter the City of Calgary indicated that are unable to support the Conceptual Scheme, identifying the following reasons: <ul style="list-style-type: none"> ○ Transportation impacts, where the City has identified both “down-stream impacts” and specific design concerns for the intersections on Crowchild Tr/ 12 Mile Coulee Rd. ○ Source Water protection and Stormwater management, where additional information is being requested on both these matters with specific concerns about degraded water quality. ○ Sharing of costs between RVC and the City of Calgary; where the City has identified several infrastructure components which may have need for upgrades prior to the development and a cost-sharing provision has not been included in the Concept Scheme. ○ Inconsistency with Bearspaw ASP, where the City identifies that the Concept Scheme deviates from the ASP in both Type and Scale, in both bases proposing higher intensity development. • This letter states that the City of Calgary determines that the appropriate consultation between RVC and the City on the Concept Scheme has not occurred and that the Scheme does not align with the Interim Growth Plan. • The IREF evaluation framework submitted with the application addresses many of the City’s concerns directly, including: <ul style="list-style-type: none"> ○ What policies were changed as a result of inter-municipal collaboration. ○ A commitment to continue to refine the transportation impacts and design. ○ A commitment to establish a subsequent agreement for cost-sharing of regional facilities and infrastructure.
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<p>3.2.3 Water, wetlands and stormwater</p>	<ul style="list-style-type: none"> • Section 8.1 of the Conceptual Scheme provides policy direction for the management of Stormwater. A particular emphasis has been identified on the use of Low Impact Development (LID) and other conservation methods. • The management of Stormwater is established to be in accordance with Alberta Environment, including the acknowledge proximity of the Bearspaw Reservoir.
<p>3.3 Flood Prone Areas</p>	
<p>3.3.1 Development in the floodways</p>	<ul style="list-style-type: none"> • The proposed Conceptual Scheme does not appear to include any development in the floodways.



<p>3.3.2 Flood protection in flood fringe areas</p>	<ul style="list-style-type: none"> The proposed Conceptual Scheme does not appear to include any development in the flood fringe areas.
<p>3.4 Development Types</p>	
<p>3.4.1 Intensification and Infill Development</p>	
<p>3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages</p>	<ul style="list-style-type: none"> The proposed Conceptual Scheme is not in an existing settlement area.



<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"> The proposed Conceptual Scheme is not in an existing settlement area.
<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 area of Concept Scheme is identified in the Bearspaw ASP as Country Residential and requires a Concept Scheme to define further development. This development ASP indicates that the Concept Scheme will establish 'rules and regulations' for country residential. The Bearspaw ASP, which was approved in 1993, does not align with the policy direction regarding residential development established in the IREF. This is especially true with the emphasis on the efficient use of land and mix of uses. The mixture of uses from the IREF are more accurately represented in the presented Concept Scheme. The application identifies that the location is bound by rural development to the North and South and City of Calgary to the East. The Conceptual Scheme aims to provide a mixture of commercial and employment uses as a 'rural node', which is not represented by the ASP, but is more consistent with the intent of the IREF. The development area is established in a contiguous manner directly on the border of the City of Calgary with direct access to the existing infrastructure and facilities. The Concept Scheme Policy 12.1.2 sets the direction for establishing an intermunicipal agreement on community services.



<p>3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> • The Concept Scheme proposes approximately 883 new dwelling units (Single Family 61%, Planned lots 5%, Senior’s Residential 34%). • While the Bearspaw ASP does not provide direction for commercial and employment land uses in the Concept Scheme area, the Concept Scheme does provide those uses in alignment with the policies of the IGP. • The Concept Scheme includes development of an appropriately scaled node and connects to existing infrastructure in both the City of Calgary and surrounding development. • It is notable that the 300-unit seniors’ residential unit, which is suggested in policy, is located in the Market Place mixed use node, and therefore has no land allocated to that purpose. Depending on the implementation of that development it may radically affect the density metrics and mix of uses in the Concept Scheme. The policy identifies that no residential development would be a drop from 3.76 UPA to 2.49 UPA.
<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"> • The applicant states here that the development meets policies 3.4.2.1 & 3.4.2.2. It is worth noting however that the rationale provided in the 3.4.2.1 provides sufficient rationale to meet the objective in this policy area; through stating that the development is not an expansion of the settlement area, rather as it was already designated as a development area in the Bearspaw ASP. The Bearspaw ASP does not provide the mixture of land uses or land efficiency intended by the IREF which the Concept Scheme subsequently aims to achieve. • It should be considered that if this Concept Scheme is determined to be an expansion of the settlement area, subsequent rationale may be necessary under this section.



3.4.3 New Freestanding Settlement Areas	
<p>3.4.3.1 New freestanding settlement areas</p>	<ul style="list-style-type: none"> • The Conceptual Scheme does not propose a new freestanding settlement area.
<p>3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units</p>	<ul style="list-style-type: none"> • The Conceptual Scheme does not propose a new freestanding settlement area.



<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"> • The Conceptual Scheme does not propose a new freestanding settlement area.
<p>3.4.4 Country Residential Development</p>	
<p>3.4.4 Country Residential Development</p>	<ul style="list-style-type: none"> • The Concept Scheme proposes a development of 883 dwelling units. <ul style="list-style-type: none"> ○ The Concept Scheme responds to policies 3.2.1, 3.2.2 and 3.2.3 of the IGP as discussed above. In these responses it remains worthy of discussion if the criteria of 3.2.3 was fully and comprehensively achieved. ○ The Concept Scheme does not interact with the Flood Prone Areas.



3.4.5 Employment Areas	
<p>3.4.5.1 New employment areas</p>	<ul style="list-style-type: none"> • The Concept Scheme provides for the development of commercial and employment lands on the south east of the area. This area accounts for 20% of the developable area of the Concept Scheme. • The Market Place is detailed to include a mixture of commercial and employment uses in addition to a 300-unit seniors' facility. • The Concept Scheme sites the Market Place with access to 12 MILE Coulee RD (via Blueridge Rise) and access to Highway 1A. It is located to leverage existing regional infrastructure through the transportation network.
<p>3.4.5.2 Connections to transit stations and corridors</p>	<ul style="list-style-type: none"> • The Concept Scheme is located approximately 2km from the Tuscany LRT transit station. The nature of the pathways and roadway in the area make the LRT station difficult to access from the area on foot. It has been noted as an intermunicipal connection and therefore micro-transit, transit or other transportation services could provide connection. • Highway 1A is identified as supporting future private intermunicipal transit service which could be integrated into the Concept Scheme area. Policy 7.2.7 dictates that roads should be constructed with future transit in mind.



3.5 Regional Corridors	
<p>3.5.1.1 Mobility Corridors</p>	<ul style="list-style-type: none"> • Mobility Corridors have been identified within the Concept Scheme as figure 13. • The Concept Scheme leverages the existing transportation network established through Highway 1A, 12 Mile Coulee Rd and Bearspaw Road. • Section 7.1 of the Concept Scheme cites that a TIA was completed in 2017 and updated in 2020. The Concept Scheme acknowledges, some permanent upgrades to the transportation network will be required through the development, with interim improvements identified for the intersection of Highway 1A and 12 Mile Coulee Road. • Reference policy 3.2.2 the City of Calgary has cited some specific concerns relating to the incorporation of this Conceptual Scheme within existing infrastructure.
<p>3.5.2.1 Transmission Corridors</p>	<ul style="list-style-type: none"> • The Conceptual Scheme is directly adjacent to a Regional Power Transmission corridor. The ROW is not within the Conceptual Scheme area. • The Conceptual Scheme is directly adjacent to an intermunicipal water transmission corridor. The Conceptual Scheme does not connect to the regional water service on the west side. The Conceptual Scheme will access water through the Bearspaw Regional Wastewater Treatment Plant. Section 9 of the Conceptual Scheme outlines those policies as they relate to water servicing.





City of Calgary challenge to Interim Regional Evaluation Framework application

Presentation to the Calgary Metropolitan Region Board

**2021-13 Rocky View County :
Bears paw ASP Amendment (Ascension
Conceptual Scheme**

2021 Sep 10

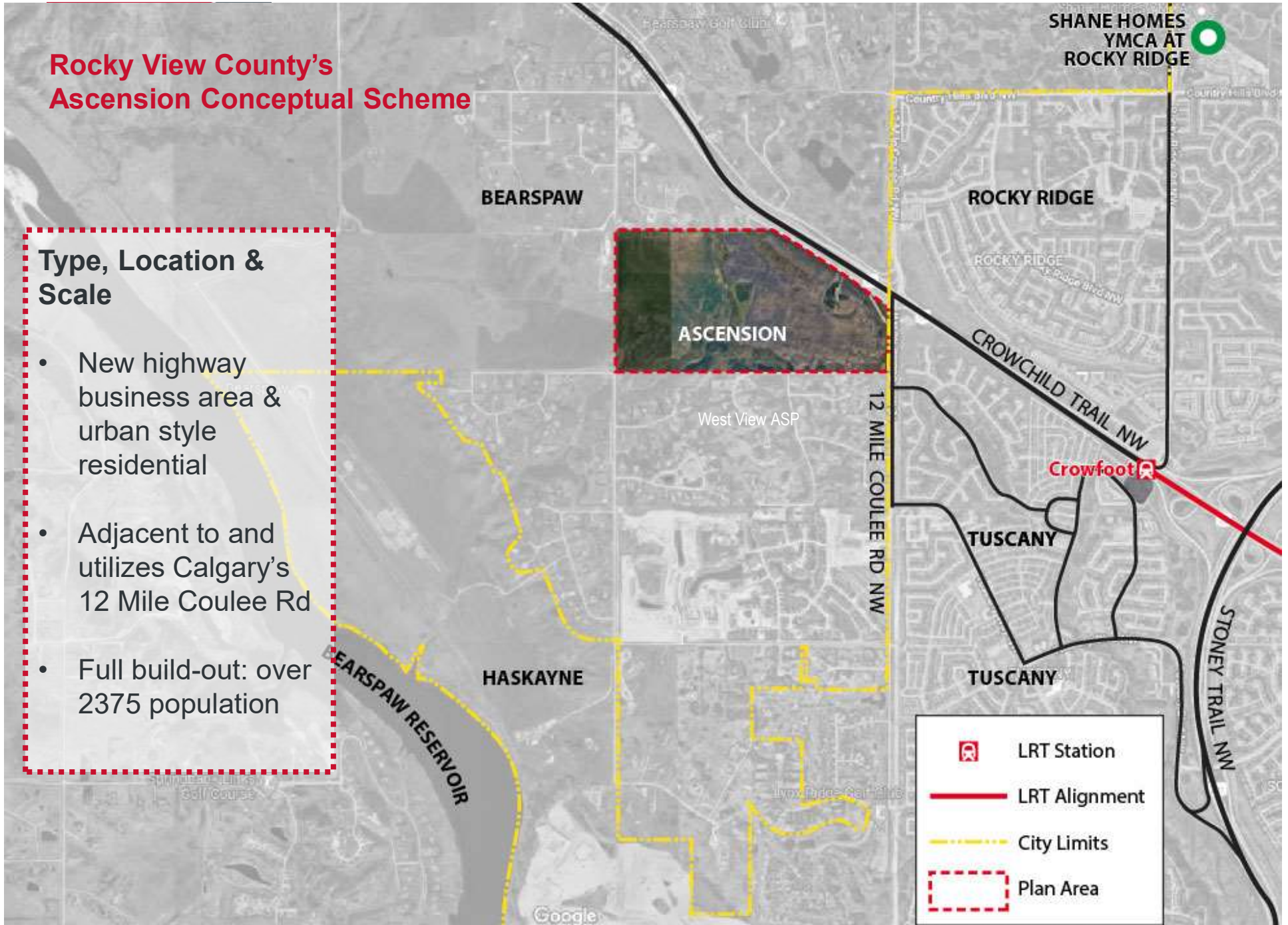


Agenda Item 3ii

Rocky View County's Ascension Conceptual Scheme

Type, Location & Scale

- New highway business area & urban style residential
- Adjacent to and utilizes Calgary's 12 Mile Coulee Rd
- Full build-out: over 2375 population



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



Proposed Bearspaw ASP Amendment (Ascension Conceptual Scheme)

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

ASP amendment does not sufficiently mitigate adverse impacts on infrastructure

1. Lack of policy to protect drinking water sources; does not address cumulative impacts sufficiently, and no monitoring system
2. No guidance used from Bearspaw Tri-lateral Agreement consensus report
3. Unclear how stormwater that drains off-site will be managed.

Proposed Bearspaw ASP Amendment (Ascension Conceptual Scheme)

Lack of Alignment to IGP



CALGARY RATIONALE

ASP amendment does not sufficiently mitigate adverse impacts on regionally significant infrastructure in Calgary

1. Calgary does not concur with traffic impact assessment
2. Appropriate design and specific funding commitments needed
3. Insufficient policy to address adverse impacts on Calgary



Proposed Bearspaw ASP Amendment (Ascension Conceptual Scheme)

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

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

1. Transit use and agreements should be explored further.
2. Reliance on passive recreation
3. Limited policy on cost-sharing
4. Further collaboration and coordination of services is needed.

Proposed Bearspaw ASP Amendment (Ascension Conceptual Scheme)

Lack of Alignment to IGP



CALGARY RATIONALE

ASP does not address IGP objectives

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

Proposed Bearspaw ASP Amendment (Ascension Conceptual Scheme)

Lack of Alignment to IGP



CALGARY RATIONALE

Calgary requested additional consultation and mediation

Intermunicipal agreements not in place.



CMRB Recommendation Not Aligned with Interim Growth Plan

1. Deferral to later stages in planning process is not sufficient provision
2. Background studies identify adverse impacts to regional infrastructure in Calgary but are not evaluated within the IREF framework
3. Intermunicipal agreements needed, 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.

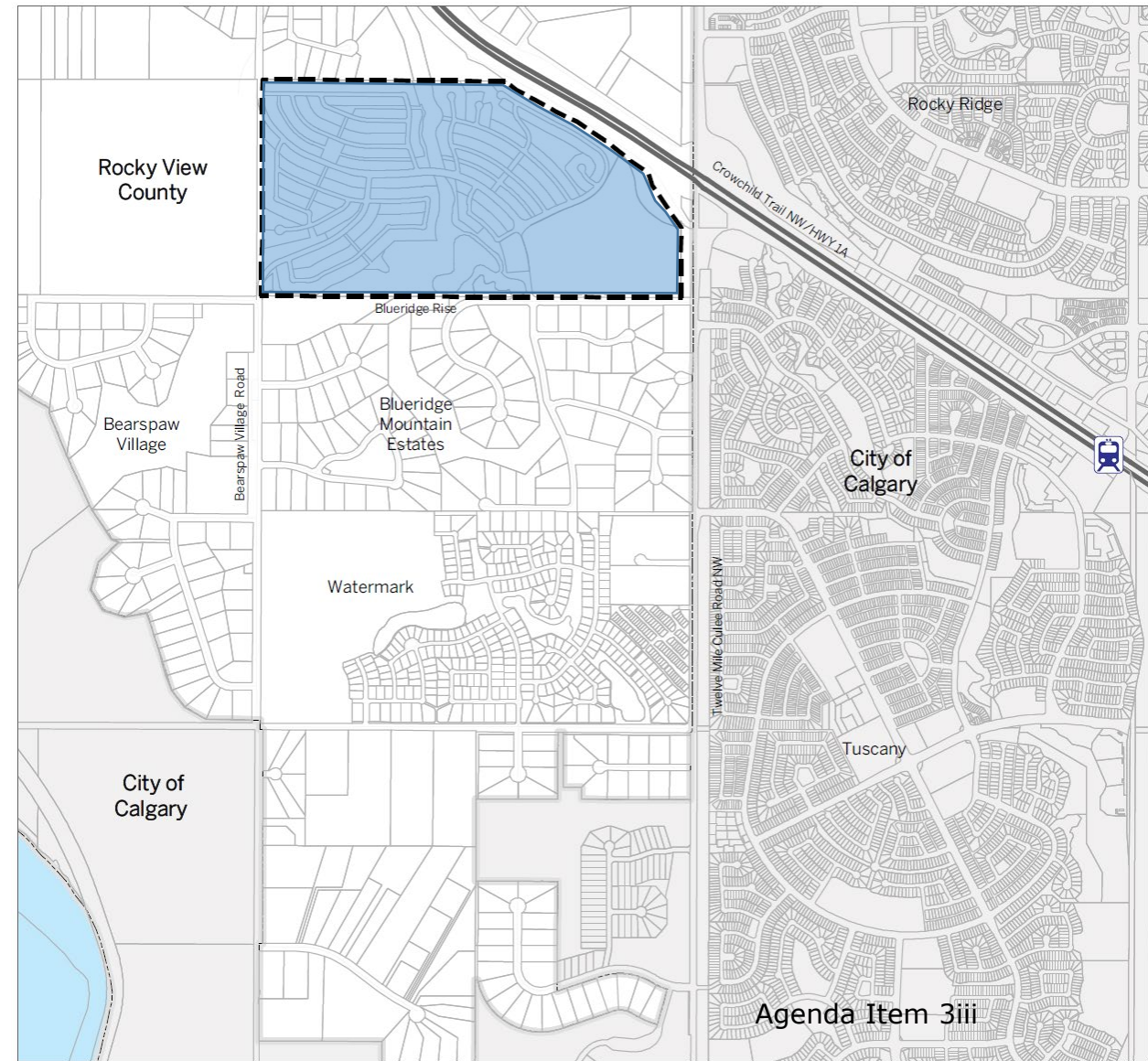
IREF, s. 6.1....the Board must consider whether approval and full implementation of the statutory plan or amendment would result in development that is consistent with the Principles, Objectives and Policies of the IGP...

IREF Application 2021-13

Bearspaw ASP Amendment

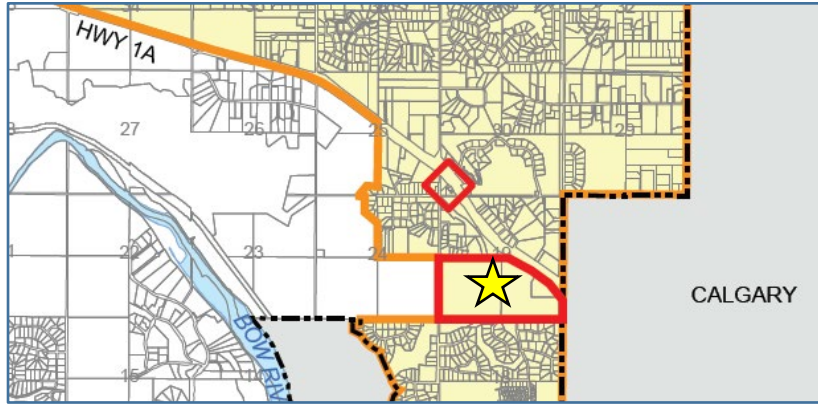
Ascension Conceptual Scheme

Rocky View County

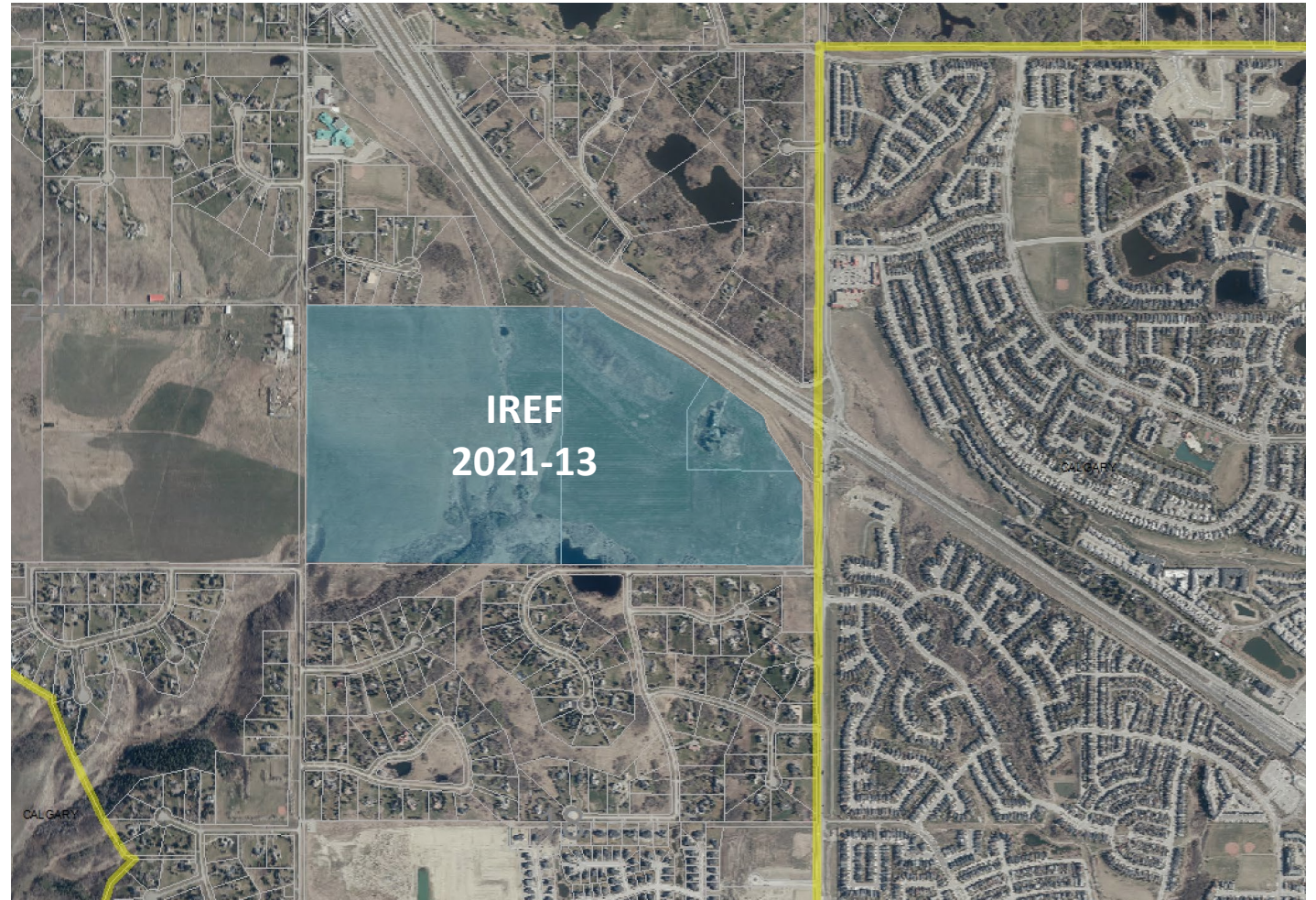


Context

Bearspaw ASP (1994)



County Plan (2013)

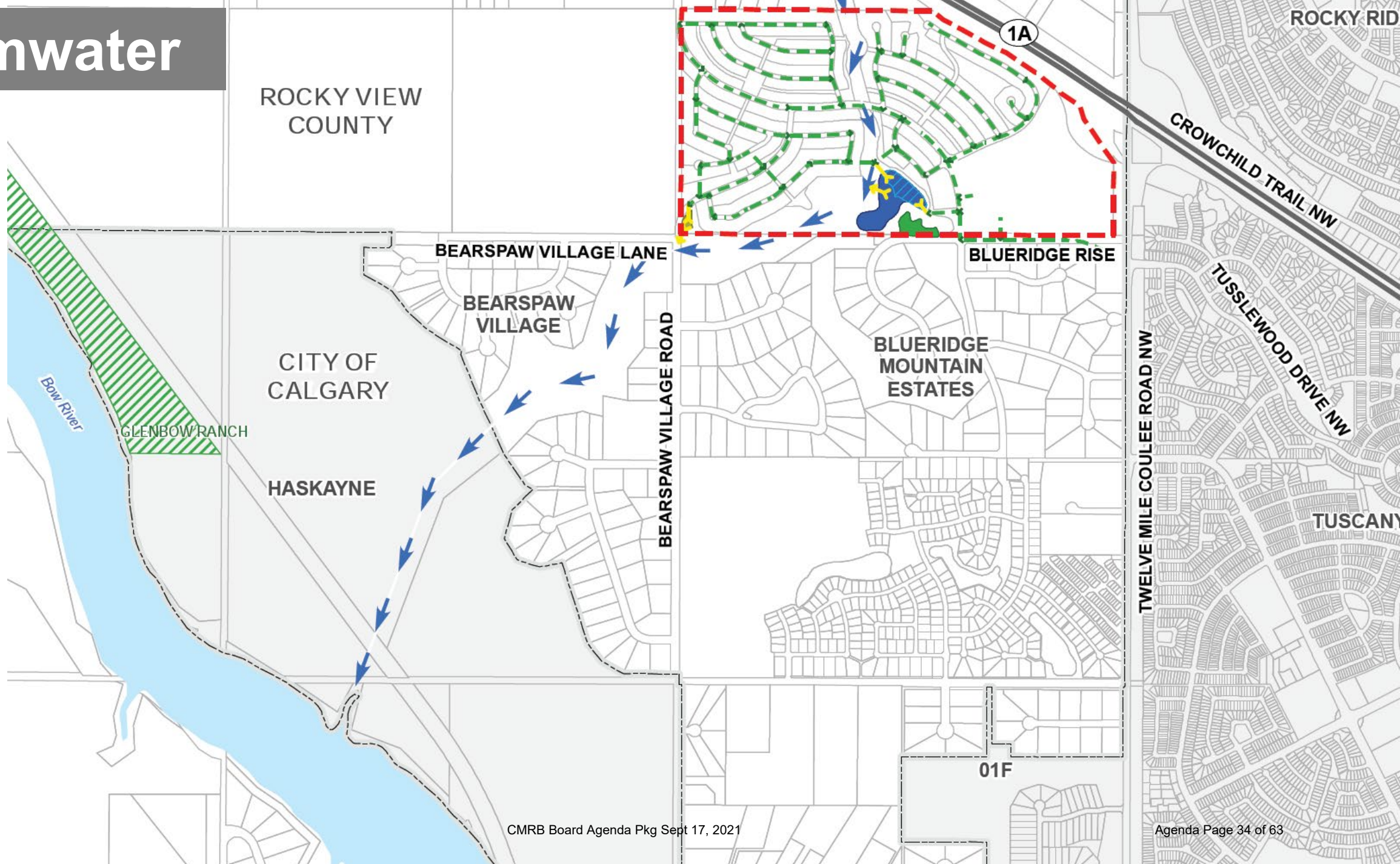


Concept

- 275 ac site.
- Residential portion 883 units, including 300 seniors units (2,375 population).
- 48 acre commercial site including retail and entertainment uses.

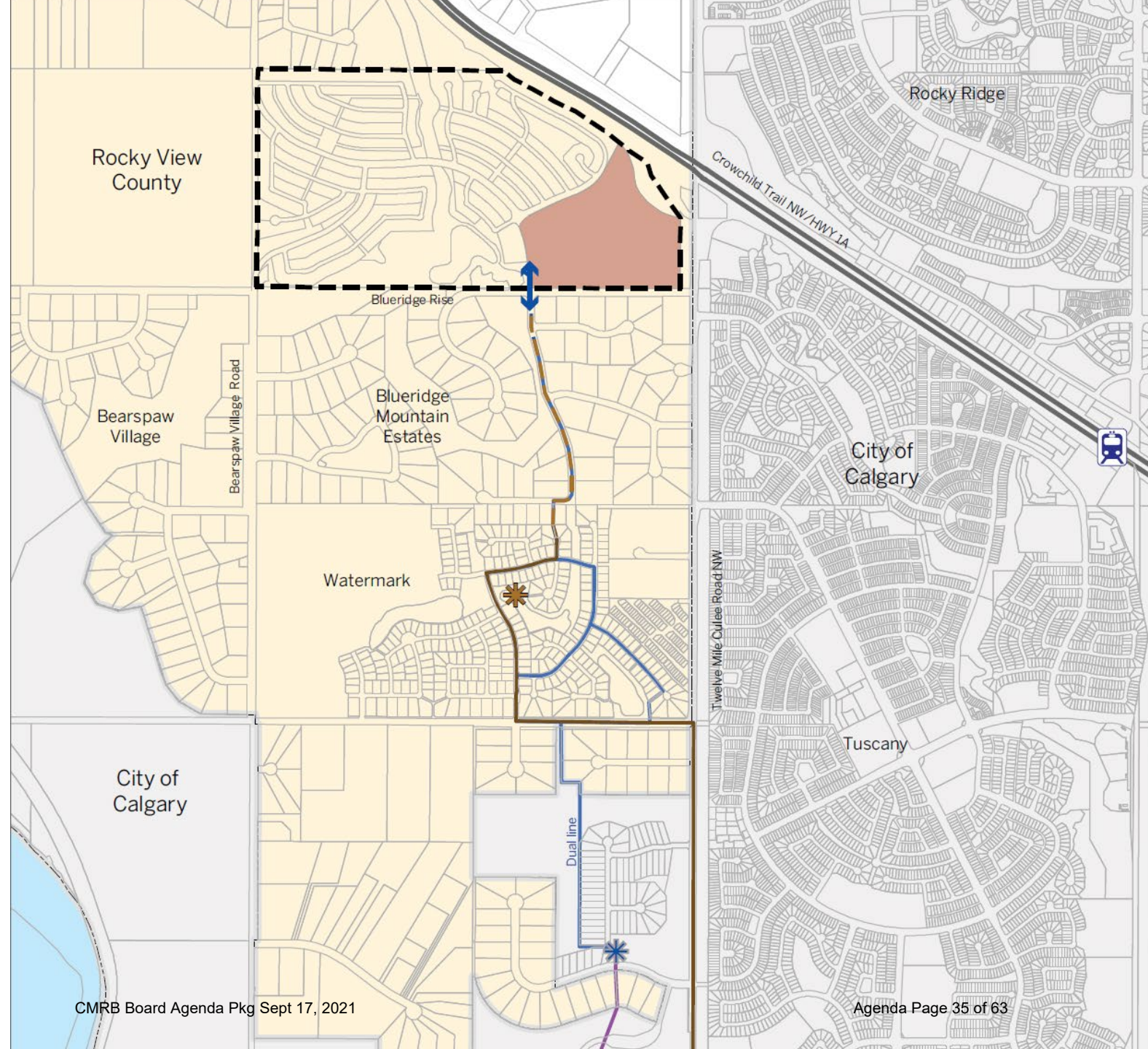


Stormwater



Servicing

- Proposed Sanitary Sewer Connection
- Existing Sanitary
- Existing Raw Water Supply
- Proposed Water Main Supply
- Existing Water Main
- ✱ Bearspaw Regional Wastewater Treatment Plant
- ✱ Existing Balzac Water Treatment Plant



Transportation

--- Subject Land

... Regional Pathway

○ Future Interchange Upgrade

○ Future Traffic Circle

Existing Road

— Highway/Skeletal

— Collector

— Local Road

Proposed Road

— 27m Urban Primary Collector

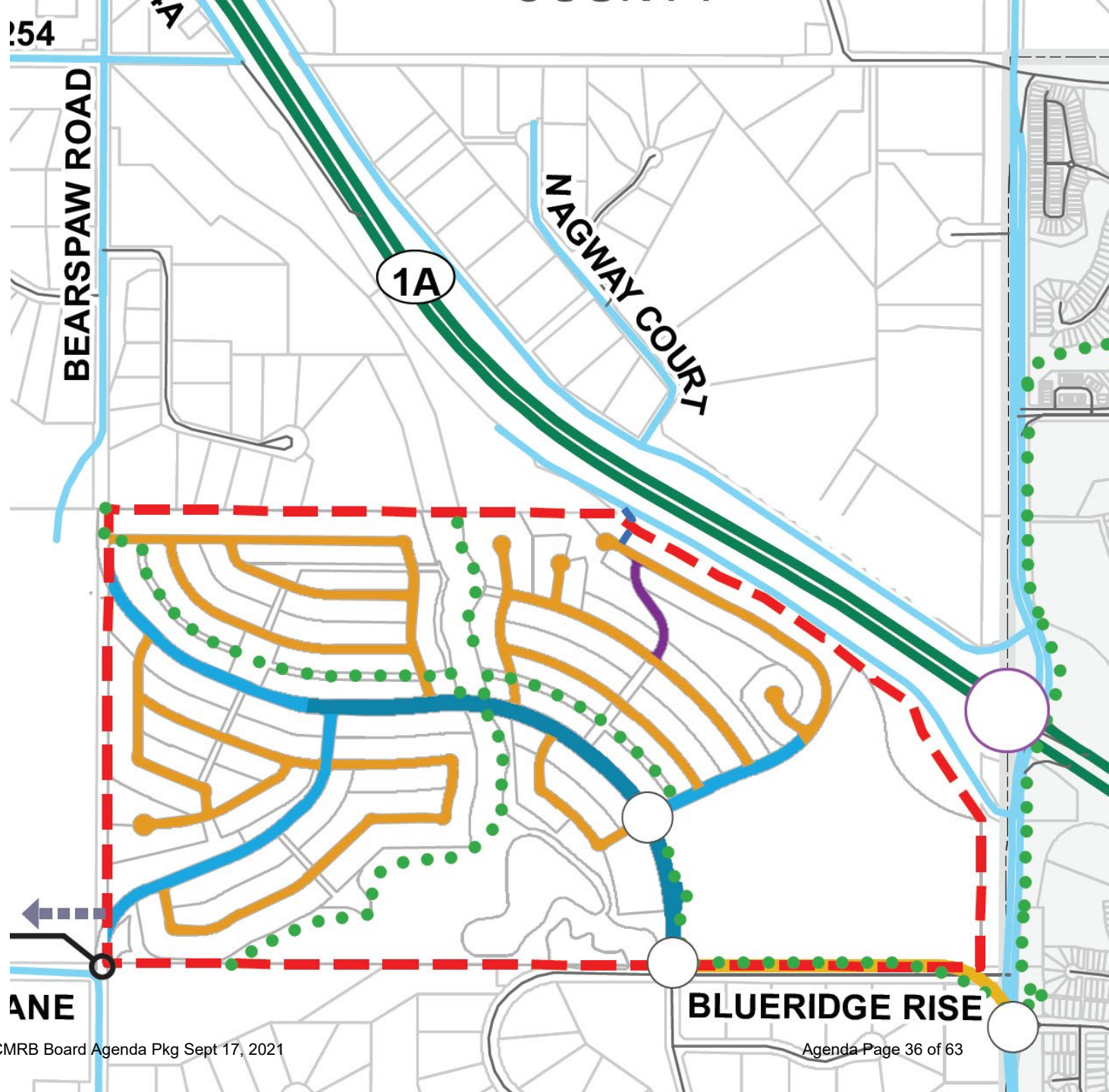
— 20m Urban Residential Collector

— 15m Urban Residential

— 6m Paved Lane

— Existing Country Collector / Future 36m Major

← Future Glenbow Ranch Connection



Calgary Challenge

- Source water
- Recreation services
- Transportation
- Transit
- Insufficient Collaboration

Policy 12.1.2

Prior to subdivision approval, the County, in consultation with The City of Calgary, shall review the impacts to The City of Calgary's infrastructure and services. If material impacts are found, a cost sharing agreement and/or alternative appropriate mechanisms shall be in place prior to subdivision to address those impacts.

Transportation Policies 7.1.1, 7.1.2, 7.1.3.



IREF Alignment

IGP Policy 3.2.1

- Principle 1: The proposal promotes efficient use of existing regional infrastructure including Hwy 1A and existing water and wastewater treatment plants.
- Principle 2: Water quality and conservation are supported through several statutory policies and will also be subject to municipal and provincial approvals.
- Principle 3: Encourages a mix of densities and uses and promotes a sensitive transition between urban and country residential development improving on the existing development form supported by the ASP.

IGP Policy 3.2.2

- Administration sought to address Calgary concerns through meetings, correspondence and several policies covering intermunicipal matters.

The proposed use is recognised as appropriate by all statutory plans, including the Intermunicipal Development Plan.

All technical matters have been addressed sufficiently to guide further detailed planning at the subdivision stage.

The County is aligning with established standards and approval processes.

The Local Plan is statutory and sets clear requirements to address intermunicipal impacts prior to subdivision approval.

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



Agenda Item	4
Submitted to	Board
Purpose	For Decision
Subject	IREF Application 2021-16
Meeting Date	September 17, 2021
<p><i>That the Board REFUSE IREF Application 2021-16, the Rocky View County Elbow View Area Structure Plan.</i></p>	
<p>Summary</p> <ul style="list-style-type: none"> • The Elbow View Area Structure Plan (ASP) was previously submitted as IREF application 2021-10. CMRB Administration recommended refusal of IREF application 2021-10 and the application was withdrawn by Rocky View County. Rocky View County Council approved several changes to the ASP. The application was resubmitted as IREF application 2021-16. • CMRB Administration circulated IREF application 2021-16 to the Board on August 12, 2021. • The application was reviewed by external third-party consultant, Lovatt Planning Consultants, and was found to be not consistent with the objectives of the IGP and IREF. • On September 9, 2021, CMRB Administration recommended refusal of IREF Application 2021-16. The recommendation is at the link below. • CMRB Administration will have an opportunity to present for up to 15 minutes. Rocky View County will have an opportunity to present for up to 15 minutes. • Board members will have the opportunity to ask questions after each presentation. • Following the presentations, the Board will debate the motion. 	
<p>Attachments</p> <ul style="list-style-type: none"> • IREF Application 2021-16 Rocky View County Elbow View Area Structure Plan (Redline Version) • CMRB Administration Recommendation and Lovatt Third Party Consultant Review • Presentation Materials Rocky View County <p>Additional supporting materials can be found on the CMRB website 2021-16 — CMRB (calgarymetroregion.ca)</p>	

Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation	
Member Municipality	Rocky View County
Application Name	Elbow View Area Structure Plan
IREF Application Number	2021-16
Type of Application	Area Structure Plan
Municipality Bylaw #	Bylaw C-8111-2020
Date of Complete Application	August 6, 2021
Date Application Circulated	August 12, 2021
Date of CMRB Administration Recommendation	September 9, 2021
CMRB Recommendation	
That the Board REFUSE IREF Application 2021-16, the Rocky View County Elbow View Area Structure Plan.	
<ul style="list-style-type: none"> • IREF Application 2021-16 is for the proposed Elbow View Area Structure Plan (Elbow View ASP) with a plan area including approximately 890 ha (2200 acres) of land. The Elbow View ASP provides a framework for the development of a new community with approximately 10,000 to 18,000 people at dwelling units per net acre ranging from 3.5 to 7.5. • The Elbow View ASP was previously submitted as IREF application 2021-10. CMRB Administration recommended refusal of application 2021-10 and the application was withdrawn by the applicant, Rocky View County. • Rocky View County Council approved several changes to the ASP. A redline version of the updated ASP was included with the IREF 2021-16 application to inform Board members of the changes made to the plan. • The changes to the Elbow View ASP generally focus on requiring future local plans to be appended into the ASP making them statutory in effect, requiring a multi-phase water servicing strategy with the first local plan, and adding clarifying details around the transportation aspects of the ASP (see below for further details). • The third-party consultant review, completed by Lovatt Planning Consultants, found the application to be not consistent with the Interim Growth Plan (IGP) and the IREF. • CMRB Administration finds IREF Application 2021-16 to be not consistent with the principles and policies of the IGP and Section 6.0 of the IREF and recommends refusal of the application. 	
Attachment	
<ul style="list-style-type: none"> • Third Party Consultant Review, Lovatt Planning Consultants 	

Agenda Item 4i

1.0 Background

Rocky View County has submitted an Interim Regional Evaluation Framework (IREF) application for a new Area Structure Plan, the proposed Elbow View Area Structure Plan (Elbow View ASP), Rocky View County Bylaw C-8111-2020.

The Elbow View ASP was submitted to the CMRB through IREF under Section 4.1(b) which requires municipalities to refer “all new Area Redevelopment Plans (“ARPs”) and Area Structure Plans (“ASPs”) proposing employment areas and/or 50 or more new dwelling units” to the Board. The Elbow View ASP provides a framework for the development of approximately 10,000 to 18,000 residents on 890 ha (2200 acres) of land with net dwelling units per acre ranging from 3.5 to 7.5 upa.

CMRB Administration notified CMRB members of IREF Application 2021-16 on August 12, 2021.

The Elbow View ASP was previously submitted as IREF Application 2021-10, which received a recommendation of refusal from CMRB Administration and was subsequently withdrawn by Rocky View County. The full recommendation provided by CMRB Administration and the third party report for IREF Application 2021-10 can be found at www.calgarymetroregion.ca/2021-10.

1.1 Changes to the Elbow View ASP

As noted above, the Elbow View ASP is a new statutory plan for a greenfield, New Freestanding Settlement Area. The Elbow View ASP provides a framework for the development of approximately 10,000 to 18,000 residents on 890 ha (2200 acres) of land with dwelling units per net acre ranging from 3.5 to 7.5 upa.

Rocky View County has changed some aspects of the proposed Elbow View ASP since it was submitted as IREF Application 2021-10. As described in the cover letter for IREF Application 2021-16 (see pages 1-2), these changes are as follows:

- *A new policy has been added requiring that Local Plans must be appended to the ASP; such ASP amendments would necessitate referral to the CMRB for review and consideration with respect to the IGP and IREF. This would allow further consideration of the Plans alignment with the IGP with respect to servicing, population and density at each planning stage*
- *A new policy has been added such that as part of the initial Local Plan application, a multi-phase water servicing strategy shall be required and developed through a collaboration between the applicant, the County, and other relevant stakeholders. This amendment is intended to provide additional certainty around the timing and comprehensive nature of the water servicing strategy for the area. By appending Local Plans, as discussed above, and inclusion of this policy further clarifying that a water servicing strategy will be required at first Local Plan with a full, multi-phase plan to be implemented through each Local Plan stage. Additional wording has been proposed within both the text of the water servicing section and Policies 21.2 and 21.3 to improve*

clarity and to strengthen connection between policy and supporting technical studies.

- *Additional text was added to Section 20 to further clarify requirements for further transportation planning to be in accordance with the supporting Transportation Servicing Study.*
- *Details around transportation requirements, timing, and implementation are detailed in the supporting study; however, the CMRB Administration review did not find sufficient connection between policy of the ASP and the supporting technical studies. Again, additional wording has been proposed within both the text of the transportation section and Policies 20.2 and 20.11 to improve clarity and to strengthen connection between policy and supporting technical studies.*

2.0 Third-Party Evaluation

CMRB Administration retained Lovatt Planning Consultants to evaluate the application with respect to the IREF requirements. The Lovatt Planning Consultants evaluation (attached) reviewed the proposed Elbow View ASP in relation to the objectives of the Interim Growth Plan (“IGP”) and the evaluation criteria of the IREF. Lovatt Planning Consultants found IREF Application 2021-16 to be **not 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 third-party review, and in consideration of its own review of IREF 2021-16 application materials, CMRB Administration finds IREF Application 2021-16 to be **not consistent** with the objectives of the IGP and IREF and provides the following rationale. As IREF Application 2021-16 is generally the same ASP document as was submitted under 2021-10, many of the comments provided by CMRB Administration continue to apply. The full recommendation provided by CMRB Administration and the third party report for IREF Application 2021-10 can be found at www.calgarymetroregion.ca/2021-10.

3.1.1 Location, Scale and Type

A stated purpose of the IGP, see Section 1.4, is to identify matters of regional significance related to proposed development by addressing the following:

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

The development proposed within the Elbow View ASP is significant in scale, with a plan area of 890 ha (2200 acres) of land. At the writing of this report, the Elbow View ASP plan area is the largest greenfield ASP ever submitted to the CMRB IREF process for

approval in either a rural or urban area. The proposed development is planned for a greenfield area with no existing services or infrastructure within the plan area itself to service or support the future population, which ranges from 10,000 to 18,000 people. Although the ASP plan area is adjacent to an area of existing country residential development, it is not contiguous with built areas where there is a high level of existing service provision for utility servicing, recreation, community services or other services.

3.1.2 Efficient and Cost-Effective Use of Existing Infrastructure

As highlighted in the IGP, given the location, scale, and type of the proposed Elbow View ASP, the planned development has a high degree of regional significance and a high potential for impact of regional corridors and infrastructure, including potential impacts on transportation corridors, waterways, and community infrastructure. Given this, it is important to ensure the plan provides the Board with sufficient detail about what is being proposed for future development to ensure the proposal is consistent with the policies of the Board.

As noted in the IGP, Section 3.4.3.1, New Freestanding Settlement Areas shall, “d. make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers, and connect to municipally-owned or franchised water and wastewater services; e. provide access to existing or planned community services and facilities; or make efficient and cost-effective use of existing and planned community services and facilities through applicable municipal agreements with service providers at the appropriate time.”

CMRB Administration finds the level of detail presented in the plan and policies of the Elbow View ASP, including a wide range of densities and population, a very general proposed land use plan, and options for future servicing, insufficient to determine if the proposed Elbow View ASP is consistent with Section 3.4.3.1 d) and e) of the IGP.

3.1.3. Mitigating Impacts on Regionally Significant Infrastructure

Through policy 3.2.3 d), the IGP requires that all statutory plans shall “provide mitigation measures and policies to address identified adverse impacts on existing or planned regional infrastructure, regionally significant corridors, and community services and facilities.” Many planning details, such as those around water servicing, wastewater servicing, and the integration of land use and infrastructure, are deferred to future local plans.

Although technical studies for the Elbow View ASP, which were not submitted to the IREF and have not been reviewed in detail by CMRB Administration, provide an overview of the **feasibility** of several servicing options, CMRB Administration cannot weigh the appropriateness of those options without a clear understanding of which option is being proposed. As an example, Section 22 Wastewater Servicing of the ASP notes that there are three options for wastewater servicing:

- *Option 1: on-site collection with on-site treatment, returning to the Elbow River;*
- *Option 2: on-site collection with off-site routing for treatment via the HAWSCo facility, and treated effluent returning to the Elbow River in the County; and*

- *Option 3: on-site collection with off-site routing for treatment via the Bonneybrook facility, returning to the Bow River in The City of Calgary.*

All of these options for wastewater servicing may be feasible, but CMRB Administration cannot determine if the proposed Elbow View ASP policies appropriately mitigate any regional impacts from the wastewater servicing strategy given no one servicing approach is presented in detail and integrated with the land use strategy.

In a similar way, water servicing is not clearly defined for review by the Board. As noted in the covering letter provided by Rocky View County, “a new policy has been added such that as part of the initial Local Plan application, a multi-phase water servicing strategy shall be required and developed through a collaboration between the applicant, the County, and other relevant stakeholders.” The regional impact of building a new water servicing system, a proposed strategy presented in Section 21 Water Servicing of the ASP, could be significant and should be given due consideration.

CMRB Administration does not accept that the first future local plan is an appropriate planning stage to determine plan-wide strategies for a proposed community of this size and scale, especially given the role of the IREF process to review statutory plans in their entirety and provide recommendations to the Board on the proposed development as a whole. Although ASPs are high-level frameworks and must accommodate flexibility, they must also be a clear guide to what’s being proposed and provide the Board with an opportunity to review the application in sufficient detail to be confident that regional concerns and considerations are effectively addressed.

3.1.4 Appending future Local Plans into the ASP

Changes made to the Elbow View ASP since its submission as IREF Application 2021-10 include a provision to require future local plans to be appended into the Elbow View ASP. This would allow the Board an opportunity to review further details around land use and servicing as they would be submitted through IREF or REF as ASP amendments. As noted in the IREF Alignment Statement provided by RVC, “policy will be implemented through the creation of statutory local plans, which will provide the next layer of integrated land-use and infrastructure planning, establishing specific boundaries and locations for land uses and infrastructure components set out at a high level in the ASP. All statutory local plans will be informed by additional technical studies, which are mandated by the ASP policies” (see page 2).

CMRB Administration appreciates the willingness of Rocky View County to refer local plans for the area to the CMRB Board in the future. This would allow the Board the opportunity to ensure consistency with the IGP or the Growth Plan at future stages of planning. However, as noted above, the proposed Elbow View ASP does not itself contain sufficient detail to determine if the overall development is consistent with the IGP. As previously stated, although ASPs are high-level frameworks and must accommodate flexibility, they must also be a clear guide to what’s being proposed and provide the Board with an opportunity to review the application in sufficient detail to be confident that regional concerns and considerations are effectively addressed.

4.0 Recommendation

That the Board **REFUSE** IREF Application 2021-16, the Rocky View County Elbow View Area Structure Plan.

IF the Board chooses to approve IREF 2021-16, CMRB Administration recommends that it be approved with the following advisement:

- 1. As stated in policy 3.1.12.1 of the Board-approved Growth Plan, "Area Structure Plans and Area Redevelopment Plans and amendments to Area Structure Plans and Area Redevelopment Plans submitted to the CMRB after approval of the Growth Plan by the Board and before the Growth Plan is approved by the Minister shall be brought into alignment with the Growth Plan within one year of approval of the Growth Plan by the Board."*
- 2. As stated in Policy 3.1.12.2 of the Board-approved Growth Plan, "If a member municipality determines that a Regionally Significant amendment is required to bring an Existing Area Structure Plan or an Existing Area Redevelopment Plan into alignment with the Growth Plan, the amendment shall be referred to the Board for approval through Regional Evaluation Framework."*

The IREF approval for 2021-16 does not remove or supersede the requirement for the Rocky View County Elbow View Area Structure Plan to comply with policies 3.1.12.1 and 3.1.12.2 of the Growth Plan by May 21, 2022.

August 20, 2021

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

Dear Mr. Copping:

Reference: **IREF 2021-16 - Statutory Plan Evaluation of the Rocky View County
Elbow View Area Structure Plan**

The proposed Elbow View Area Structure Plan is not 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.



O. Lovatt, RPP, MCIP
Principal

Attachment: IREF 2021-16

Interim Regional Evaluation Framework (IREF) Third Part Review

Member Municipality	Rocky View County
Application Name	Elbow View Area Structure Plan as amended
IREF Number	2021-16
Type of Application	New Amended Area Structure Plan
Municipality Bylaw #	C-8111-2020 as amended
Date of Application	August 6, 2021
Date of Third-Party Review Report	August 17, 2021

Findings

That the Rocky View County Elbow View Area Structure Plan is **not consistent** with the Interim Growth Plan MSL: 091/18.

Efficient Use of Land:

*Land is a limited non-renewable resource, and so it should not be wasted.
Land-use decisions should strive to reduce the human footprint on
Alberta's landscape.*

Alberta Land Use Framework

Summary of Review

- Rocky View County has resubmitted an application to approve the amended Elbow View Area Structure Plan (ASP) to the Calgary Metropolitan Region Board (CMRB) for an Interim Regional Evaluation Framework ("IREF") review.
- The proposed ASP promotes creation of a 900 hectare (2,200 acre) hamlet bounded on the north by the Elbow River and the south by the Tsuut'ina Nation. The Plan area is bisected from east to west by Highway 8.
- The ASP proposes a density range to a maximum of 7.5 units per net acre (18.5 units per net hectare) for the residential area with a total population at build-out of 18,000 persons. Some 64 percent (1,400 acres) of the Plan area is proposed to be primarily single family residential developments with duplex/semi attached, and medium density housing types (@7.5 units per net acre an eight unit apartment building would occupy more than an acre of land while a four duplex unit would also occupy an acre).
- A centrally located linear commercial corridor extending north/south with two village centres located at either end of the corridor includes Core, Commercial and Village Centre type uses that are defined by the ASP (Figure 01).
- An initial application was withdrawn after negative IREF evaluations. The significant plan short falls cited were:

- The lack of integration between land use and density provisions of the proposed ASP with the water, sanitary sewer and transportation servicing requirements to be developed in the future. With consideration for the large Plan area, servicing capacity, land use and residential density must be inter-related in space and time to optimize *a limited non-renewable resource*.
- The ASP defers critical municipal servicing matters to a non-statutory level of planning.
- The land use and population density proposed by the ASP is not an efficient use of land.
- In response to the negative evaluation the proposed ASP was amended as follows:
 - *A new policy has been added such that as part of the initial Local Plan application, a multi-phase water servicing strategy shall be required and developed through a collaboration between the applicant, the County, and other relevant stakeholders.*
 - *Additional text was added to Section 20 to further clarify requirements for further transportation planning to be in accordance with the supporting Transportation Servicing Study.*
 - *A new policy has been added requiring that Local Plans must be appended to the ASP (making local plans statutory).*
- The amended ASP clarifies the transportation and water servicing intentions of local plans and provides surety that local plans will be statutory; however the amended plan does not address the necessary integration of land use with municipal services. The amended ASP does not address the fundamental principle of encouraging the efficient use of land. As well, a hamlet should be appropriately scaled as required by the Interim Growth Plan.
- The Elbow View Area Structure Plan is not an efficient use of land and is not scaled appropriately. It is therefore is **not 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 location and capacity of water and waste water systems and their integration with regional systems will not be confirmed until after residential densities and land uses for the entire 900 hectare ASP is adopted.
- As such, the efficiency of the ASP in terms of providing municipal services also cannot be confirmed.

Principle 2: Protect Water Quality and Promote Water Conservation

- The proposed ASP requires that a Water Shortage Response Plan be prepared at a later time.
- Also the ASP requires that a Master Drainage Plan for the entire Plan area be submitted by an applicant at the time of an initial local plan.

	<p>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</p> <ul style="list-style-type: none"> • The low average residential density is contrary to ensuring that settlement areas are planned and designed to encourage higher densities as encouraged by numerous policies in the Interim Growth Plan. • Community design elements include a diversity of housing types, identification of development typologies, and promotion of low impact developments. However, there is a disconnect between the development typologies proposed and the maximum density allowed. Multi-storey residential and mixed use developments are typically associated with net residential densities of 14.0 units per acre and greater. • Hamlet development should be appropriately scaled.
<p>3.2.2 Demonstrate collaboration to coordinate with other member municipalities</p>	<ul style="list-style-type: none"> • The City of Calgary commented on the ASP. The City does not support the ASP due to the potential significant transportation, servicing and stormwater impacts to the City. The amended ASP adds an Objective to <i>Work with Alberta Transportation for timing of required upgrades</i>, but does not include the City in those discussions. • The amended ASP does not address the city of Calgary's contention that the type of development being contemplated is not in keeping with the Rocky View County Plan and belongs in neighbouring urban municipalities.
<p>3.2.3 Water, wetlands and storm water</p>	<ul style="list-style-type: none"> • The amended ASP provides that a water servicing strategy be prepared as part of the initial local plan. • The amended ASP did not address the status of wetlands or stormwater planning.
<p>3.3 Flood Prone Areas</p>	
<p>3.3.1 Development in the floodways</p>	<ul style="list-style-type: none"> • Not applicable.
<p>3.3.2 Flood protection in flood fringe areas</p>	<ul style="list-style-type: none"> • Not applicable.

3.4 Development Types	
3.4.1 Intensification and Infill Development	
3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages	<ul style="list-style-type: none"> • Not applicable.
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:	<ul style="list-style-type: none"> • Not applicable.
3.4.2 Expansion of Settlement Areas	
3.4.2.1 Expansion of settlement areas in a contiguous pattern	<ul style="list-style-type: none"> • Not applicable.
3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units	<ul style="list-style-type: none"> • Not applicable.

<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 applicable.
<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.
<p>3.4.4 Country Residential Development</p>	
<p>3.4.4 Country Residential Development</p>	<ul style="list-style-type: none"> • Not applicable.
<p>3.4.5 Employment Areas</p>	
<p>3.4.5.1 Employment areas</p>	<ul style="list-style-type: none"> • Not applicable.

<p>3.4.5.2 Connections to transit stations and corridors</p>	<ul style="list-style-type: none"> • Not applicable.
<p>3.5 Regional Corridors</p>	
<p>3.5.1.1 Mobility Corridors</p>	<ul style="list-style-type: none"> • Not applicable.
<p>3.5.2.1 Transmission Corridors</p>	<ul style="list-style-type: none"> • Not applicable.

Agenda Item	5
Submitted to	Governance Committee
Purpose	For Recommendation
Subject	Committee Terms of Reference
Meeting Date	September 17, 2021
<i>Motion that the Board approve the draft Terms of Reference for the Governance Committee and the Land Use and Servicing Committee.</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 Board has the authority to strike committees and determine their mandate. • Terms of Reference (TOR) were developed for some Committees of the Board as the Board focused on organizational start-up and meeting the requirements of the regulation in the Growth and Servicing Plans. • CMRB Administration was directed to normalize the TOR for committees of the Board for consistency and clarity. The purpose of normalizing the TOR is to articulate roles and responsibilities of the committees and provide details regarding mandate, authority, and membership. • Land Use TAG reviewed earlier versions of the draft TOR and feedback was reviewed and incorporated, where appropriate. • The Governance Committee recommended the draft TOR to the Board for approval. One Governance Committee member noted a lack of clarity in the draft TOR about how the chair of the Committee is chosen. CMRB Administration has addressed this in red markup in the drafts attached. • The Board-approved Terms of Reference will be posted to the CMRB website. 	
<p>Attachments</p> <ul style="list-style-type: none"> • Draft Terms of Reference – Governance Committee • Draft Terms of Reference – Land Use and Servicing Committee 	

1. Introduction

As the CMRB matures as an organization, the terms of reference of committees will be reviewed and adapted, as appropriate. Committees of the Board may, from time to

time, consider changes to their Terms of Reference and recommend changes to the Governance Committee for consideration, and for final approval by the Board.

2. Recommendation

That the Committee recommend for approval by the Board the draft Terms of Reference for the Governance Committee and the Land Use and Servicing Committee.

Terms of Reference Governance Committee

Authority

The Governance Committee is established by the Calgary Metropolitan Region Board (“the Board”) and reports to the Board through the Committee Chair. The Committee Chair shall provide leadership to the Committee members in fulfilling the mandate set out in these Terms of Reference.

Purpose

The purpose of the Governance Committee (“the Committee”) is to provide a focus on governance that will enhance the Board’s performance. The Committee shall be a standing committee of the Board.

1. Responsibilities of the Governance Committee

The Governance Committee shall oversee, and provide advice and direction, to the Board in three primary areas:

- a. Board governance and operations
- b. Finance
- c. Human Resources.

As well, the Committee will be responsible for such other matters as may be assigned to them from time to time. The Committee Chair shall work with the Chief Officer and the Board Chair in planning Committee meetings and agendas.

a. Board Governance Duties

With assistance from the Board Chair, the Chief Officer, and others as required, the Committee shall review and recommend to the Board:

- i. Policies and procedures by which the Board operates
- ii. Roles and responsibilities for the Board Chair and Chief Officer
- iii. The Terms of Reference for all standing committees of the Board.

b. Finance Duties

With assistance from the Board Chair and the Chief Officer, the Committee shall monitor the financial affairs of the Board, including the preparation of financial statements and annual audits, and shall make such reports and recommendations to the Board as it considers appropriate.

c. Human Resources

With assistance from the Board Chair and the Chief Officer, the Committee will monitor and provide direction regarding the Board's human resources policies and practices. In the event of a need to recruit a Chief Officer or Board Chair, the Committee will oversee the recruitment process, and will make a recommendation to the Board for appointment.

2. Chair

The Committee Chair shall be the Board Chair, unless otherwise directed by the Board.

3. Vice Chair

The Committee shall appoint a Vice Chair from amongst themselves in alignment with the Board and Committee Vice Chair Selection Process Policy.

4. Committee Membership

The Committee will be comprised of at least three (3) Board members selected by the Board. Each member municipality may have up to one (1) elected member on the Committee. Alternate members may attend provided they are a member of a participating municipality's council and are well briefed on the current status of the Committee initiatives and agenda. The Chair will be an "ex officio" member of the Committee. The term of membership shall be for the duration of their appointment or office.

Committee members, and their alternate, must review and commit to abide by the provisions of the Code of Conduct Policy.

5. Quorum

Quorum is defined as a simple majority (50% plus one) of the membership of the Committee.

6. Governance

Decisions of the Committee will be determined by a simple majority with each member holding a single vote. Decisions of the Committee will form the basis for recommendations to the Board, which will make the final decision on all matters forwarded by the Committee.

7. Reporting

Periodically, the Chief Officer, Chair, or Vice Chair may report to the Board on matters within the Committee's responsibilities. The Committee shall work and liaise with other committees of the Board, as necessary.

8. Meeting Process

The Committee is required to conduct its meetings in public unless a matter to be discussed is within one of the exceptions to disclosure in Division 2 of Part 1 of the Freedom of Information and Protection of Privacy Act, pursuant to s 708.04 of the Municipal Government Act. In the event that a portion of a meeting is closed to the public, the Closed Session Policy will apply to Committee members and all other individuals present during the closed portion of the meeting.

Proposed meeting dates will be set according to Committee needs, and every effort will be made to confirm meeting dates at least three weeks in advance. Committee meetings will be recorded and made available to the public by the CMRB website, where possible. Meeting minutes will be kept by CMRB Administration and reviewed by the Committee. Following approval, the minutes will be posted to the CMRB website. The meetings may be viewed by members of the public.

The Chair will determine who may speak during the meeting at their discretion.

9. Support and Resources

The Committee will be supported by the Chief Officer and CMRB Administration, member municipality administrations, external consultants, and professionals as necessary and as directed by the Chief Officer. The Committee will make available to new members of the Committee a suitable onboarding process. The Member Per Diem Policy applies to Committee members.

10. Amendments to the Terms of Reference

The Committee may, from time to time, consider changes to its Terms of Reference and recommend proposed changes to the Terms of Reference to the Board for consideration and approval.

Terms of Reference Land Use and Servicing Committee

Authority

The Land Use and Servicing Committee is established by the Calgary Metropolitan Region Board (“the Board”) and reports to the Board through the Committee Chair. The Committee Chair shall provide leadership to the Committee members in fulfilling the mandate set out in these Terms of Reference.

Purpose

The purpose of the Land Use and Servicing Committee (“the Committee”) is to support the implementation of the Growth and Servicing Plans, and matters related to the Regional Evaluation Framework, once approved by the Minister. The Board may direct the Committee to undertake related additional work or studies. Overall, the Committee is a working committee which makes recommendations to the Board for ultimate approval.

1. Responsibilities of the Land Use and Servicing Committee

The Land Use and Servicing Committee shall oversee, provide advice and recommendations to the Board and CMRB Administration in the areas of:

- a. Implementation of the Growth Plan or Interim Growth Plan
- b. Implementation of the Servicing Plan
- c. Administration of the Regional Evaluation Framework or Interim Regional Evaluation Framework
- d. Other matters, as may be assigned from time to time.

The above responsibilities may require support or study from the administrative working groups, external stakeholders or consultants, from time to time. CMRB Administration will recommend the rationale, objectives, and outcomes of the work as well as recommendations regarding external stakeholder involvement. The Committee will consider the recommendations, refine where required, and provide CMRB Administration approval to proceed with developing the detailed scopes of work, with support from municipal administrations or working groups, where appropriate.

2. Chair

The Committee Chair shall be the Board Chair, unless otherwise directed by the Board.

3. Vice Chair

The Committee shall appoint a Vice Chair from amongst themselves **in alignment with the Board and Committee Vice Chair Selection Process Policy**.

4. Committee Membership

Each member municipality must have one (1) elected member participating and may have up to two (2) elected members participating on the Committee. Alternate members may attend provided they are a member of a participating municipality's council and are well briefed on the current status of the Committee initiatives and agenda. The Chair will be an "ex officio" member of the Committee. The term of membership shall be for the duration of their appointment or office.

Committee members, and their alternate, must review and commit to abide by the provisions of the Code of Conduct Policy.

5. Quorum

Quorum is defined as a simple majority (50% plus one) of the membership of the Committee.

6. Governance

Decisions of the Committee will be determined by a simple majority with each municipality holding a single vote. Decisions of the Committee will form the basis for recommendations to the Board, which will make the final decision on all matters forwarded by the Committee.

7. Reporting

Periodically, the Chief Officer, Chair, Vice Chair or CMRB Administration may report to the Board on matters within the Committee's responsibilities. The Committee shall work and liaise with other committees of the Board, as necessary.

Draft work products undertaken with the Committee's approval will be reviewed by the Committee. If deemed acceptable by the Committee, the Committee will recommend the draft work product for review and decision by the Board.

8. Meeting Process

The Committee is required to conduct its meetings in public (either virtually or in-person) unless a matter to be discussed is within one of the exceptions to disclosure in Division 2 of Part 1 of the Freedom of Information and Protection of Privacy Act, pursuant to s 708.04 of the Municipal Government Act. In the event that a portion of a meeting is closed to the public, the Closed Session Policy will

apply to Committee members and all other individuals present during the closed portion of the meeting.

Proposed meeting dates will be set every two months, or according to Committee needs. CMRB Administration will circulate a schedule of meeting dates late in the calendar year for the upcoming year. Every effort will be made to circulate changes to those dates at least three weeks in advance. Committee meetings will be made public on the CMRB website, where possible. Meeting minutes will be kept by CMRB Administration and reviewed by the Committee at the following Committee meeting. Following approval, the minutes will be posted to the CMRB website. The meetings may be viewed by members of the public.

The Chair will determine who may speak during the meeting at their discretion.

9. Support and Resources

The Committee will be supported by the Chief Officer and CMRB Administration, member municipality administrations, external consultants, and professionals, as necessary and as directed by the Chief Officer. The Committee will make available to new members of the Committee a suitable onboarding process. The Member Per Diem Policy applies to Committee members.

10. Amendments to the Terms of Reference

The Committee may, from time to time, consider changes to its Terms of Reference and recommend changes to the Governance Committee for consideration, and for final approval by the Board.

Agenda Item	6
Submitted to	Board
Purpose	For Decision
Subject	Advocacy Committee
Meeting Date	September 17, 2021
<p><i>a) Motion that Board dissolve the Advocacy Committee; and</i></p> <p><i>b) Motion that the Board direct CMRB Administration to add a standing agenda item to Board meeting agendas whereby Board members may raise opportunities for advocacy for discussion by the Board, and direct CMRB Administration to create ad hoc working groups whose membership shall be determined by the Board, when necessary.</i></p>	
<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 Board has the authority to strike committees and determine their mandate. • Terms of Reference (TOR) were developed for some Committees of the Board as the Board focused on organizational start-up and meeting the requirements of the regulation in the Growth and Servicing Plans. • CMRB Administration was directed to normalize the TOR for committees of the Board for consistency and clarity. The purpose of normalizing the TOR is to articulate roles and responsibilities of the committees and provide details regarding mandate, authority, and membership. • Land Use TAG reviewed earlier versions of the draft TOR and feedback was reviewed and incorporated, where appropriate. In reviewing the feedback, reconsideration of the need for the Advocacy Committee was recommended. • The Governance Committee discussed the need for a CMRB Advocacy Committee at the September 2, 2021 meeting, and recommend to the Board to dissolve it. The Governance Committee directed CMRB Administration to recommend options to the Board regarding how matters of advocacy be dealt with in the future. 	
<p>Attachments</p> <ul style="list-style-type: none"> • None 	

1. Introduction

As the CMRB matures as an organization, the terms of reference of committees will be reviewed and adapted, as appropriate. Committees of the Board may, from time to time, consider changes to their Terms of Reference and recommend changes to the Governance Committee for consideration, and for final approval by the Board.

2. Background

Feedback received from TAG on the draft TOR included the following points that CMRB Administration brought to the attention of the Governance Committee for discussion:

- Governance Committee consider that additional municipal administration participation may be beneficial to advancing technical matters, rather than deferring these matters to the technical advisory groups. There may be benefit to striking sub-committees or task force groups that include participation by elected members, as well as municipal administrations, CMRB administration and other stakeholders. CMRB Administration supports these ideas and potentially implementing them in the future.
- A member municipality recommended reconsidering the need for the Advocacy Committee. Some member municipalities are supportive of having an Advocacy Committee and some are not. Given this, CMRB has developed the following pros and cons for having an Advocacy Committee.

Pros of having an Advocacy Committee	Cons of having an Advocacy Committee
<ul style="list-style-type: none"> - Allows for more broad participation from municipal councils in the work of the CMRB - Discussion, debate and direction from elected members is held in committee, rather than at the Board. This may shorten the duration of Board meetings. 	<ul style="list-style-type: none"> - Additional time commitment from elected members - Additional time commitment from municipal administrations, given their supporting role to Advocacy Committee

The Governance Committee discussed the need for a CMRB Advocacy Committee at the September 2, 2021 meeting, and recommended to the Board to dissolve it. The Governance Committee directed CMRB Administration to recommend options to the Board regarding how matters of advocacy be dealt with in the future.

3. CMRB Advocacy Function Options

Following the Governance Committee's direction to recommend options to the Board regarding how matters of advocacy be dealt with in the future, CMRB has prepared the following options for consideration of the Board:

Agenda Item 6

3.1 Option A: Ad Hoc Working Groups Comprised of Elected and Non-Elected members

In this option, the Board would take on the responsibility of determining the advocacy agenda and to what external organizations (federal / provincial government, others). In order to complete research, foster discussion, and create advocacy materials (where necessary), the Board would strike ad hoc working groups made up of elected and non-elected members. Membership of the working group would be determined by member municipalities based on the topic. The working group would meet on an ad hoc basis, and as directed by the Board. Once the advocacy deliverable is approved by the Board, the working group would no longer meet. CMRB Administration would provide administrative support to the working group. An elected official would report back to the Board, with support of CMRB Administration.

3.2 Option B: Ad Hoc Working Groups Comprised of Member Municipality and CMRB Administrations

Option B is similar to Option A, except that the working group is made up of non-elected member municipality administrations only. In this option, the Board would take on the responsibility of determining the advocacy agenda and to what external organizations (federal / provincial government, others). In order to complete research, foster discussion, and create advocacy materials (where necessary), the Board would strike a temporary ad hoc working group made up of member municipality staff only, similar to a TAG. Membership of the working group would be determined by member municipalities based on the topic. The working group would meet on an ad hoc basis, and as directed by the Board. Once the advocacy deliverable is approved by the Board, the working group would no longer meet. CMRB Administration would provide administrative support to the working group. The Chief Officer of CMRB Administration would report back to the Board.

3.3 Option C: Standing Agenda Item

CMRB Administration recommends that the Board direct CMRB Administration to add a standing agenda item to Board meeting agendas whereby Board members may raise topics for advocacy for discussion by the Board.

4. Recommendation

- a) Motion that Board dissolve the Advocacy Committee; and*
- b) Motion that the Board direct CMRB Administration to add a standing agenda item to Board meeting agendas whereby Board members may raise opportunities for advocacy for discussion by the Board, and direct CMRB Administration to create ad hoc working groups whose membership shall be determined by the Board, when necessary.*