

Minutes of the Meeting of the
Land Use and Servicing Committee
of the Calgary Metropolitan Region Board
on Friday December 11, 2020 by Go-To Meeting

Delegates in Attendance:

Mayor Peter Brown – City of Airdrie
Councillor Gian-Carlo Carra – City of Calgary
Mayor Marshall Chalmers – City of Chestermere
Mayor Jeff Genung – Town of Cochrane
Reeve Suzanne Oel – Foothills County (Vice Chair)
Councillor Delilah Miller – Foothills County
Mayor Craig Snodgrass – Town of High River
Mayor Bill Robertson – Town of Okotoks (Vice Chair)
Reeve Dan Henn – Rocky View County
Councillor Greg Boehlke – Rocky View County
Mayor Pat Fule – Town of Strathmore
Councillor Bob Sobol – Town of Strathmore
Deputy Reeve Scott Klassen – Wheatland County

CMRB Administration:

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

1. Call to Order

Called to order at 9:30 AM.

2. Approval of Agenda

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

Motion: That the Committee approve the agenda of December 11, 2020.

Motion carried unanimously.

3. Review Minutes

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

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

Motion carried unanimously.

4. Growth & Servicing Plan Project Update

Stephen Power from HDRC provided an update. The following comments were made by members:

- In order to identify what fits into each category for the policies, a request was made to HDRC to include some form of outline or table of contents for the Growth and Servicing Plans. The changes to titles/naming protocols is becoming confusing. Stephen agreed to make that work.
- Meeting materials for the TAG meetings and workshops need to be circulated further in advance. It is difficult to give constructive criticism or good feedback without proper preparation. Capacity issues in member municipalities don't allow for the short turnaround times currently being given.
- A request was made to have a broader discussion around capacity issues and timelines at the next Board meeting.

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

Motion: That the Committee receive for information an update on the progress of the Growth & Servicing Plan and schedule timeline.

Motion carried unanimously.

5. Workshop #4 What We Heard Summary

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

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

Motion carried unanimously.

6. Public & Indigenous Engagement Update

Anne Harding from HDRC presented on this item. She provided a further verbal update on the over 800 unique comments of qualitative input from the survey and forums. Around the idea of place types and what is being proposed by the consultant, comments suggested a desire for more master planned communities and fewer office commercial. In asking people to react and tell what that means for them in their communities, generally there was support for the direction being proposed, and a strong appreciation for mixed use and increasing mixed use where that makes sense (as long as infrastructure is in place to accompany it). Comments were provided around septic in rural residential, amenities in master planned communities, making sure transit is in city/town centre, and developed together. The survey asked for comments on different policy areas to share what's important to people relating to the following:

Economic well being:

- good transportation and transit availability
- diversify the types of business and industries
- create multi-use live/work/play areas
- growing up not out
- balance between economic development and need for natural and rural areas
- impacts of COVID to be taken into consideration

Growth Management and efficient use of land:

- more density, less use of land
- smaller environmental footprint
- develop infrastructure first
- leave rural alone
- reduce travel time and increase walkability

Environmentally responsible land use:

- more guidelines are needed to protect natural areas and preserve biodiversity
- protect water supply
- should be a cap on growth
- more density

Shared services optimization:

- themes around reducing cost and duplication
- having a regional transit service
- leverage what is already in existence rather than building new
- equitable plan for costs and access and taking a collaborative approach

Celebrating differences:

- preserve character of different areas
- promoting unique offerings
- respect different choices in terms of rural/urban
- more education on different ways of life

Water Stewardship:

- cap on growth
- minimizing amount of water that needs to be used
- using grey water when possible
- reducing waste water and coordinating services
- being more mindful of preserving ecosystems

Diverse housing options:

- o having diverse housing options encourages more diverse communities that allows for choice in urban, town and rural. Affordable options are important, encourage smaller footprint, more environmentally responsible development, aging in place options even for rural residents

A request was made to provide the total ratios of urban and rural resident responses based on population. Anne advised she would bring that to the next Board meeting.

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

Motion: That the Committee receive for information an update on the Public and Indigenous Engagement for the Growth & Servicing Plan.

Motion carried unanimously.

Chair Sheard indicated that the next four (4) items were being brought forward for approval in principle, feedback and direction, recognizing that the final wording would not be determined at this meeting. HDR|C has conducted workshops and TAG meetings that have shaped the policies for Flood Prone Areas, Economic Wellbeing, Agricultural Economy and Environmentally Sensitive Areas.

7. Flood Prone Areas Policy

The Committee discussed conflict between flood protection measures to the 1:200 and 1:100 flood event levels and aligning the Province of Alberta's standard. While some municipalities felt the flood prone areas policy did not go far enough, others felt it went too far.

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

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

Motion carried.

8. Economic Wellbeing Policy

Members discussed the policy and an amending motion was put forward relating to agenda page 45:

3. Draft Policies for Committee Review

1. Statutory Plan Development

1.1 Municipal Development Plans shall:

- (a) Confirm an adequate supply of available and serviced land for employment;*

Amending Motion:

Motion that the words 'and serviced' be removed from draft policy 1.1 (a), such that it will read:

(a) Confirm an adequate supply of available land for employment;

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

Motion carried unanimously.

Motion:

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

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

Motion carried.

9. Agricultural Economy Policy

Members discussed the policy and highlighted challenges with the preamble and terminology throughout. Chair strongly encouraged members to provide direction to their municipal administrations and subsequently specific feedback to TAG for redrafting the policy. Concerns around continuing to send documents back to TAG may negatively affect reaching the timeline of March 1, 2021. Jordon Copping advised that changes can be accommodated at this stage and through Committee in January.

Some members questioned the need to continue to send work back to the TAG group for further refinement when the report states that individual municipal administration input through subcommittees and TAG work is reflected in the work presented. Jordon Copping indicated that the core of all ideas agreed upon are in the policy, it is possible that in the language redrafting stage some elements may have been lost in translation.

Moved by Councillor Boehlke, **Seconded by** Reeve Oel, accepted by Chair.

Motion: That the Committee send back to TAG the Agricultural Economy Policy for further refinement.

Motion carried unanimously.

10. Environmentally Sensitive Areas Policy

Members provided feedback on the proposed policy including:

- A preference was noted to undertake the ESA work at the ASP scale.
- Some members felt there is an insufficient framework provided in the policy for the level of intermunicipal collaboration needed for the transboundary nature of ESAs.

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

Motion: That the Committee send back to TAG the Environmentally Sensitive Areas Policy for further refinement.

Motion carried unanimously.

11. Next Meeting: Thursday January 21, 2020

12. Adjournment @ 12:31 PM.



CMRB Chair, Christopher Sheard