



Minutes of the meeting of the
Land Use and Servicing Committee
of the Calgary Metropolitan Region Board held by
Go To Meeting on Thursday January 21, 2021

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
Councillor Ed Sands – Town of Okotoks
Reeve Dan Henn – Rocky View County
Councillor Bob Sobol – Town of Strathmore
Deputy Reeve Scott Klassen – Wheatland County

CMRB Administration:

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

1. Call to Order & Opening Comments

Called to order at 9:30 AM. Chair Sheard acknowledged that the documents for the meeting came later than the typical one week in advance schedule as a result of the materials needing to be updated from the January 15 Board meeting. He acknowledged the challenges with the timeline, however in order to complete the Plans, adjustments are being made.

2. Approval of Agenda

It was noted that agenda item #4 should be for information, not decision.

Moved by Councillor Sobol, **seconded by** Mayor Chalmers, accepted by Chair

Motion: That the Committee approve the agenda of the January 21, 2021 meeting.

Motion carried unanimously.

3. Review and Approve Minutes

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

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

Motion carried unanimously.

4. Growth & Servicing Plan Project Update

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

Motion: That the Committee receive for information an update on the progress of the Growth & Servicing Plans

Motion carried unanimously.

5. Phase 2 Public Engagement What We Heard Report

Anne Harding introduced this item and answered questions about future engagement and the appendices of comments. Chair noted that presentations on the Plans to council are being scheduled, some of which will have a public component for feedback. A request was made to clarify the percentage by population ratio graph to indicate it is the percentage of overall population. Anne agreed to make that change going to the Board.

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

Motion: That the Committee recommend to the Board for approval the Phase 2 Public Engagement What We Heard Report.

Motion carried unanimously.

6. Growth Management & the Efficient Use of Land Policy

Peter Calthorpe reviewed the key changes to this policy relating to hamlet growth areas, rural area development, joint planning area criteria and industry feedback. Members asked questions and discussed:

- Existing mixed-use hamlets versus existing area structure plans
- Complete communities
- Rationale for designating hamlet growth areas of 640 acres
- Rural country cluster place type definition
- The Board's ability to designate new hamlet growth areas and clarifying the criteria
- The necessity for joint planning area 3
- Urban and rural reserves
- Flexibility and staff capacity
- Public and council input
- Dispute resolution

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

Motion: That the Committee receive for information the Growth Management and the Efficient Use of Land section of the Growth & Servicing Plans.

Motion carried unanimously.

7. Water Stewardship Policy

Stephen Power introduced this item and answered questions. While some members felt the policy was too vague and required bolder language, others felt the scope was too specific. The TAG was directed with narrowing the gap on this policy. A request was made to consider the following changes:

Policy 1.2 - remove the word "development" and replace with "assessment" so the policy reads:

*1.2 The CMRB will support the continued **assessment** of upstream reservoirs on the region's rivers to provide water storage capacity and flood mitigation.*

Policy 4.1 - remove the words "and specifically for each JPA" at the end so the policy reads:

4.1 CMRB Members should investigate potential collaborative water governance structures within the CMR.

Moved by Deputy Reeve Klassen, **seconded by** Councillor Sobol, accepted by Chair.

Motion: That the Committee receive for information the Water Stewardship section of the Growth & Servicing Plans.

Motion carried unanimously.

8. Shared Services Optimization Policy

There was general agreement on this policy and the following feedback was given:

- o Request the map of transportation corridors to include future transitway on rail line between Calgary and Cochrane.
- o Ensure relationship between this chapter in servicing plan is clear and there's a direct line of sight between this chapter directing the servicing plan, which is less statutory.
- o Policy 1.2 transportation corridors may not be applicable in certain types of ASPs in the rural context. Not appropriate for all ASPs in rural areas to have corridors with high density infill and mixed land use, particularly if ASP contemplates the rural country cluster development. May need flexibility in wording.

- Clarify in policy 1.3 intent is for transportation infrastructure to be designed and planned as appropriate to scale and context to fit in with opportunities around potential transit-oriented development.
- Recreation Policy 2.4 consider capacity of member municipalities, specifically volunteer organizations and participants in facilities.

Moved by Mayor Brown, **seconded by** Deputy Reeve Klassen, accepted by Chair.

Motion: That the Committee receive for information the Shared Services section of the Growth & Servicing Plans.

Motion carried unanimously.

9. Celebrating Urban Rural Differences Policy

There was some general consensus on this policy and the following comments were made:

- Consider moving provisions of agriculture economy to economic portion of the Plan, and provisions about conservation of agricultural lands to growth management and the efficient use of land section of plan. The suggestion was also made to include it in both Plans with reference to the other.
- Include a goal statement and objective language that reflects the rural lifestyle.
- Although a member requested Policy 3 be removed, it is a requirement of the Regulation and must be addressed. A solution suggested was to specify policy 3 is for municipal development plans, and not area structure plans.
- In order to address municipalities that go directly from farmland to full master planned communities, include a statement that suggests the impact on overall agriculture systems region wide would be impacted by a certain percentage. Statement that agricultural land has been taken out of service and what the impact is.

Moved by Councillor Sands, **seconded by** Mayor Brown, accepted by Chair.

Motion: That the Committee receive for information the Celebrating Urban Rural Differences section of the Growth & Servicing Plans.

Motion carried unanimously.

10. Environmentally Responsible Land Use Policy

Stephen Power introduced this item. Members discussed the two options coming forward:

- Option A includes tweaks to language in policies brought forward in the January 15 Board meeting.

- Option B includes an alternative proposed by the City of Calgary in the rounds of feedback received.

HDRC recommended Option A due to the lack of consensus by TAG on this item and because of the enormous workload Option B would require. Chair noted that if no decision was made at this meeting it would go back to TAG.

Motion Arising:

Moved by Deputy Reeve Klassen, **seconded** by Reeve Henn, accepted by Chair.

Motion: That the Committee support Option A as presented.

Motion fails.

Industry feedback related to Environmentally Responsible Land Use from BILD Calgary and NAIOP was as follows:

Areas of general support: Option A in the agenda package creates a process for defining ESAs that is reasonable and cost-effective. BILD and NAIOP do not have any significant issues with this approach.

Areas of Concern: BILD and NAIOP are concerned about adding additional requirements/studies through the Plans where the federal or provincial governments are also producing regulations or policies on the same subject. Specifically, moving to a 1:200 flood design standard and additional climate change requirements that are difficult to scope and implement.

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

Motion: That the Committee receive for information the Environmentally Responsible Land Use section of the Growth & Servicing Plans.

Motion carried unanimously.

11. Next Meeting: Thursday February 4, 2021

Jaime Graves advised that the Impact Assessment Agency of Canada is having a public information session on January 21 and 27 at 5 PM on the Springbank OffStream Reservoir Project. Of note, this is the last opportunity for the public to sit in on those information sessions.

12. Adjournment

Meeting adjourned at 12:50 PM.



CMRB Chair, Christopher Sheard

