

Calgary Metropolitan Region Board
 Land Use & Servicing Committee Meeting
UPDATED Agenda – January 21, 2021, 9:30 AM
 Go-To Meeting/Call-In
 MEETINGS ARE RECORDED & LIVE-STREAMED

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

- | | | | |
|----|---|--------|-----------|
| 1. | Call to Order & Opening Remarks | Sheard | |
| 2. | Adoption of Agenda
<i>For Decision:</i> Motion to adopt and/or revise the agenda | All | |
| 3. | Review and Approve Minutes (Attachment)
<i>For Decision:</i> Motion that the Committee review and approve the Minutes of the December 11, 2020 meeting | All | 3 |
| 4. | Growth & Servicing Plan Project Update (Attachment)
<i>For Decision:</i> Motion that the Committee receive for information an update on the progress of the Growth & Servicing Plans | HDRC | 9 |
| 5. | Phase 2 Public Engagement What We Heard Report (Attachment)
<i>For Decision:</i> Motion that the Committee recommend to the Board for approval the Phase 2 Public Engagement What We Heard Report | HDRC | 11 |
| 6. | Growth Management and the Efficient Use of Land Policy (Attachment)
<i>For Discussion:</i> That the Committee provide feedback on and receive for information the Growth Management and the Efficient Use of Land section of the Growth and Servicing Plans | HDRC | 23 |
| 7. | Water Stewardship Policy (Attachment)
<i>For Discussion:</i> That the Committee provide feedback on and receive for information the Water Stewardship section of the Growth and Servicing Plans | HDRC | 46 |
| 8. | Shared Services Optimization Policy (Attachment)
<i>For Discussion:</i> That the Committee provide feedback on and receive for information the Shared Services section of the Growth and Servicing Plans | HDRC | 51 |

9. Celebrating Urban Rural Differences Policy (Attachment) HDRC **56**
For Discussion: *That the Committee provide feedback on and receive for information the Celebrating Urban Rural Differences section of the Growth and Servicing Plans*

10. Environmentally Responsible Land Use Policy (Attachment) HDRC **62**
For Discussion: *That the Committee provide feedback on and receive for information the Environmentally Responsible Land Use section of the Growth and Servicing Plans*

11. Next Meeting: Thursday February 4, 2021

12. Adjournment Sheard

Committee Members:

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

Christopher Sheard, Committee Chair
 Greg Clark, Committee Chair
 Dale Beesley, GOA Representative

Upcoming Meetings:

Land Use & Servicing Committee	February 4 - 9:30 AM	GoTo Meeting
Board Meeting	Friday Jan 29 – 9:30 AM Friday Feb 19 - 9:30 AM	GoTo Meeting
Governance Committee	Friday Feb 5 – 9:30 AM	GoTo Meeting
Advocacy Committee	TBD	GoTo Meeting

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:

- o A preference was noted to undertake the ESA work at the ASP scale.
- o 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

DRAFT

Agenda Item	4
Submitted to	Land Use & Servicing Committee
Purpose	For Information
Subject	Growth & Servicing Plan Update
Meeting Date	January 21, 2021
<i>Motion that the Committee receive for information an update on the progress of the Growth & Servicing Plans</i>	
<p>Summary</p> <ul style="list-style-type: none"> HDR Calthorpe has provided a Growth & Servicing Plan project update for the information of the Board. The update includes a summary of progress and work completed to date. 	
<p>Attachments</p> <ul style="list-style-type: none"> Growth and Servicing Plan Update, HDR Calthorpe 	

CMRB Land Use & Servicing Committee Update

Meeting Date: Thursday, January 21, 2021

Recent Progress

Policy Development

- Drafts of all policies now complete
- Foundational Policy: Growth Management and Efficient Use of Land
 - o Significant simplification of the policy to be more descriptive/qualitative
 - o Additional flexibility built in
 - o TAG/Elected Workshop January 8 to reach consensus on as much as possible and refer outstanding issue to Committee for decisions
- Other policies in various states of review

Engagement

- Complete
- Final What We Heard Report to Committee

Report

- Outlines complete
- Preliminary consolidated draft of Growth Plan for internal editing developed
- Preliminary internal Servicing Plan report

Upcoming Tasks

Policy Development

- Finalization of all policies and consolidation into a single document

Report

- Draft consolidated Growth Plan report for Committee information (content only) – implementation chapter to be completed
- Preliminary Servicing Plan
- Ongoing completion of maps and graphics

Agenda Item 4 Attachment

Agenda Item	5
Submitted to	Land Use and Servicing Committee
Purpose	For Decision
Subject	Phase 2 Public Engagement What We Heard Report
Meeting Date	January 21, 2021
<i>Motion that the Committee recommend to the Board for approval the Phase 2 Public Engagement What We Heard Report</i>	
<p>Summary</p> <ul style="list-style-type: none"> • The HDR Calthorpe Public Engagement Plan was approved by the Board in February 2020 which involved two phases of public engagement. • HDR Calthorpe conducted Phase 1 of Public Engagement for the Growth and Servicing Plans between July 24 and September 4, 2020. The What We Heard Report for Phase 1 was approved by the Board in November 2020 and is available on the CMRB website. • HDR Calthorpe conducted Phase 2 of Public Engagement for the Growth and Servicing Plans between November 5 and November 27, 2020. Phase 2 of Public Engagement was entirely virtual due to the COVID-19 pandemic. • HDR Calthorpe has provided a What We Heard Report for Phase 2 of Public Engagement for the Growth and Servicing Plan suitable for public release. 	
<p>Attachments</p> <ul style="list-style-type: none"> • Public Engagement – Phase 2 What We Heard Report, HDR Calthorpe • Phase 2 Public Engagement What We Heard Report Appendices, HDR Calthorpe 	

1. Introduction

Phase 2 of Public Engagement was conducted between November 5 and 27, 2020. The goal for this phase of the engagement process was to inform the public about the consultant's recommended approach while gathering input about implementation that would contribute to policy development.

2. Recommendation

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

Public Engagement - Phase 2

**We're planning for the next million residents in the Calgary Metro Region.
Check out the proposed approach and share your thoughts between November 5 and 27.**



What We Heard Report

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Introduction

The ten municipalities in the Calgary Metropolitan Region are working together to develop a long-term plan for managed, sustainable growth in the region. In the first phase of public engagement (July 24 to September 4, 2020), over 3000 people visited the online engagement website to learn about the process and offered nearly 1600 contributions that were used to help shape the proposed approach to manage growth in the Calgary Metro Region as we plan for the next million residents. The What We Heard Report for that phase of engagement can be found on the CMRB website.

Originally, Phase 2 of public engagement included both online and in-person engagement activities. Due to the COVID-19 global pandemic, the approach to public engagement shifted to an exclusively online format, with increased focus on providing a variety of ways that participants could share their views and experiences.

In the second phase of public engagement (November 5 to 27, 2020), participants were asked to learn about what was being proposed and share how their communities and ways of life might be affected, and what should be kept in mind when putting the proposed approach into action. The input gathered in the second phase of public engagement will contribute to the Regional Growth Plan policy development and implementation planning.

To learn more about the CMRB and its mandate, visit www.calgarymetroregion.ca.

Summary

Between November 5 and 27, 2020 there were 1,787 visits to the engagement website and 44 attendees at the virtual open house. Visitors to the website had the opportunity to learn about what was heard in the first phase of engagement and how that input contributed to the proposed approach for managing growth in the Calgary Metro Region through discussion forums. Participants were also asked to contribute to growth plan policy development in the survey by considering each of the six policy focus areas and sharing what was important about that focus area to them. A virtual open house was also held on November 17 to give community members an opportunity to learn about what was being proposed and ask questions that mattered to them. It was also possible to get hard copies of the public engagement materials for anyone who requested them.

The goal of the second phase of public engagement was to inform the public about the proposed approach while gathering input about implementation that will contribute to policy development. During the engagement period, there were 1,787 visits to the engagement site, 1,400 aware visitors (made at least one visit to the page), 622 informed visitors (clicked on something on the page) and 192 engaged visitors (made a contribution to an online tool). There were 83 registrants for the virtual open house, 44 of whom attended the session live.

Visitors to the engagement website site were not required to register or share their email address, which decreased barriers to participate and allowed participants to maintain anonymity. Three individuals requested hard copies of the public engagement materials, and one of those people provided a submission.

What was proposed for the Calgary Metro Region is to manage growth differently than we have experienced in the past ([click here](#) to view a description of what was proposed on the website). Through higher density, more redevelopment, shared servicing, a greater mix of place types and collaboratively planning for “transit ready” development along future transit corridors, the proposed approach strives to reduce land consumption, save money, on infrastructure achieve greater environmental outcomes and realize the overall benefits associated with regional planning.

The key themes that emerged through the second phase of public engagement, and that are being considered in the policy development and implementation are listed in point form below. The Appendices include all verbatim comments received through the discussion forums and survey, which are grouped into the key themes.

- Strong support for more mixed use developments, especially in urban areas
- More effective transit is necessary to realize the benefits of the proposed approach
- Strong support to minimize land consumption

- Protect natural areas, parks, and green spaces
- Policy guidelines should be used to make it harder for undesirable developments to be built
- Strong support for regional collaboration to share costs and services equitably
- Minimize water use and environmental impacts
- Recognize and maintain unique differences of municipalities in the region

Public input will contribute to the Regional Growth Plan alongside a number of other inputs, including guidance and feedback from technical advisory groups, and input from external stakeholders, as well as common interests that have been identified by member municipalities of the CMRB.

Promotion

Visually appealing graphics were created to support promotional activity of the engagement website during the second phase of public engagement (see below for samples). The engagement site was promoted on the homepage of the Calgary Metro Region, on their twitter feed and sent to the Communication and Engagement Technical Advisory Group to be shared through the 10 member municipalities' communication channels (Instagram, Facebook, Twitter, and municipal webpages).



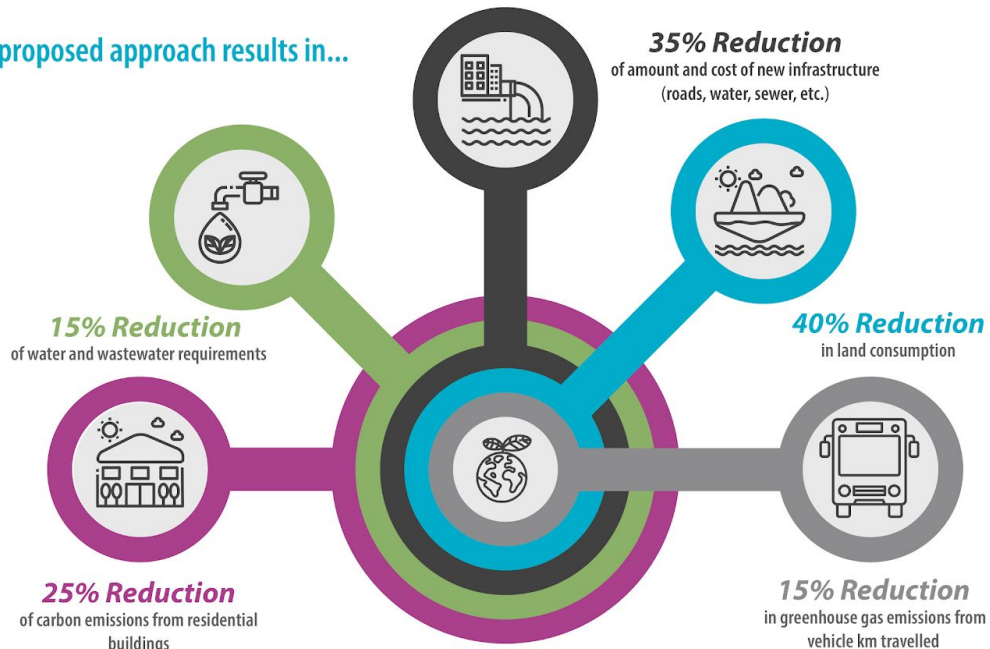
A media release was sent out to launch the second phase of public engagement, resulting in three articles being written about the engagement process. Temporary roadside signage was used in 5 member municipalities during the engagement period to also increase awareness and interest in the engagement (see image for sample from Airdrie). Physical promotion was limited due to restrictions on physical gathering at the time of the engagement.

While a Facebook ad campaign had been planned to run throughout the engagement period, it was only able to be launched for the last week of public engagement due to

Facebook's restrictions on advertising. Over half of the visits to the project website came in the last week of the engagement period, which also coincided with an increase in posts about the process by member municipalities. The Facebook ad campaign resulted in the following results:

- Impressions – 7,300
- Reach – 4,900
- Results – 188 clicks

The proposed approach results in...



You told us you want less water use.
We found a **15% reduction** in water and wastewater requirements.

Find out how we'll get there
calgarymetroregion.ca



You told us you want less spending on new infrastructure.
We found a **35% reduction** in the amount and cost of new infrastructure (roads, water, sewer, etc.).

Find out how we'll get there
calgarymetroregion.ca



Sample graphics from phase 2 of public engagement process

Engagement Outcomes

The goal of the second phase of public engagement was to inform the public about the proposed approach while gathering input about implementation that will contribute to policy development. This meant that the goal was primarily about driving traffic to the engagement website and virtual open house so that members of the public were aware of what was being proposed.

There were fewer visits to the engagement website in the second phase than in the first phase, which may be accounted for by the time of year, digital fatigue after 8 months in a pandemic, competing priorities (some municipalities had other public engagement activities happening at the same time), or lack of early promotion (the majority of promotion through Facebook ads and municipal social media channels occurred in the last week of the engagement period).

It was expected that the number of participants who took the time to offer qualitative contributions through the discussion forum and survey would be lower than in the first phase of engagement, because considerably more time was needed to contribute in the second phase than in the first phase. This expectation aligned with the results of the engagement process, which saw a smaller ratio of engaged visitors (those visitors who contributed through a tool on the website) than in the first phase of engagement (48% in the first phase compared with 11% in the second phase). However, the quality of input received in the second phase was very high, with 856 unique written comments being offered about the proposed approach.

What Comes Next

The input gathered through the second phase of public engagement will be used to inform the development of policies to guide planning for growth in the Calgary Metro Region. A number of other inputs will also contribute to policy development, including, guidance and feedback from technical advisory groups, and input from external stakeholders, as well as common interests that have been identified by member municipalities of the CMRB.

Visit cmrbgrowthplan.ca to subscribe to receive updates on the growth plan and potential future CMRB engagement opportunities.

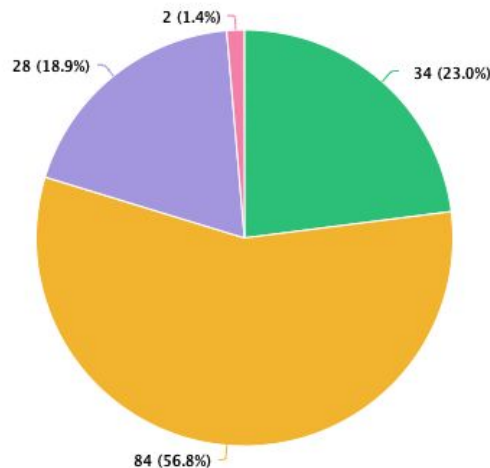
Demographics

In phase 1 of engagement, we heard that postal code did not always tell the story completely about where people live. For phase 2, we added another opportunity to tell us about the type of places participants live (rural, urban, both rural and urban) as well as sharing postal codes.

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

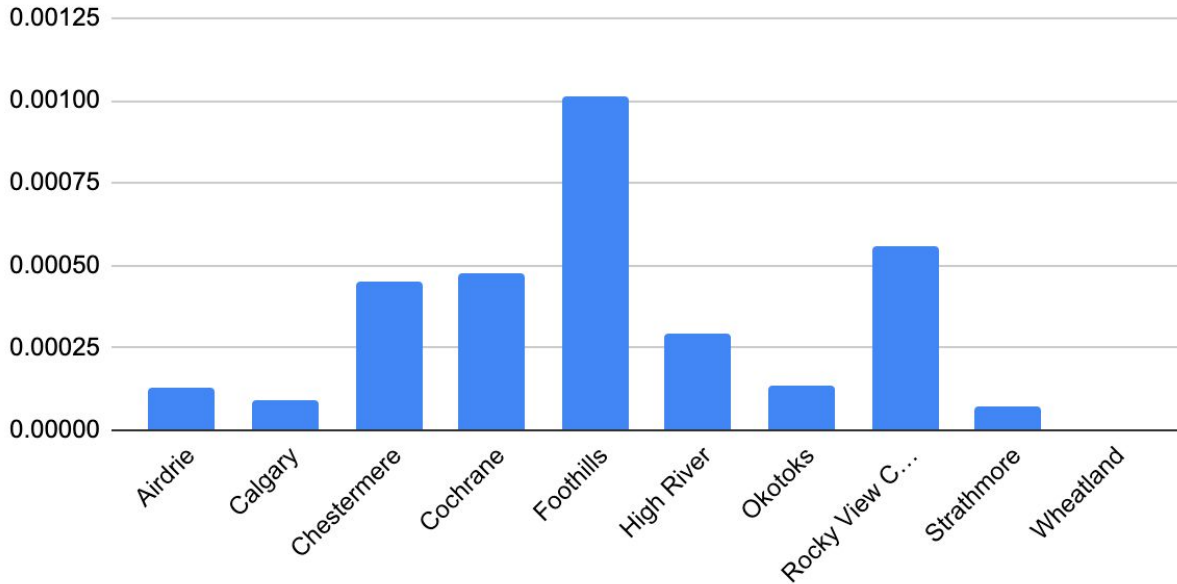
Question options
(Click items to hide)

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



Participation by Population Ratio

Phase 2 Engagement



Geographic distribution (from those who shared their postal code or location in the 'guestbook' and survey)

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

Engagement Results

Survey Results

There were ten questions asked in the survey around the following topics:

1. Joint planning areas
2. Which benefits matter most to you
3. Economic wellbeing
4. Growth management and efficient use of land
5. Environmentally responsible land use
6. Shared services optimization

7. Celebrating rural / urban differences
8. Water stewardship
9. Importance of diversity in housing options
1. What diversity in housing options means for you

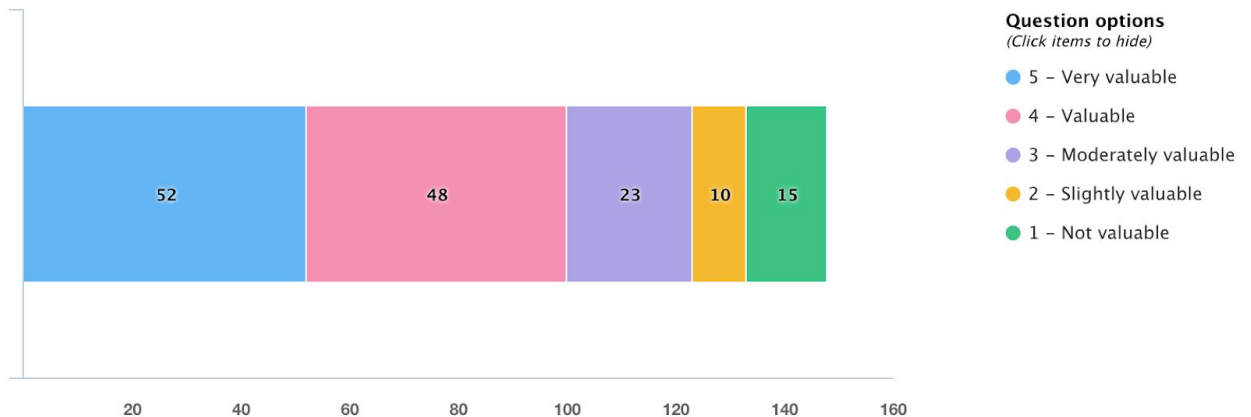
There were 147 responses to the survey. The results of the survey questions follow. Please note that responses were grouped into themes and the most frequently heard themes are listed. All of the verbatim comments can be found in the Appendices.

Q1 Joint Planning Areas

A key element of the proposed approach recognizes that there are some parts of the Region where municipalities have overlapping interests, such as areas for key transit or industrial development. The proposed approach identifies three “Joint Planning Areas” that encourage municipalities with common interests to work together in new or existing sub-regional groups. Specifically, the proposed approach identifies the following sub-regional groupings:

- Airdrie - Rocky View County - Calgary;
- Calgary - Rocky View County - Chestermere; and
- High River – Foothills County - Okotoks (existing partnership)

To what extent do you agree that the proposed sub-regional groups would be valuable in planning for growth in the Calgary Metro Region?



Q2 Which benefits matter most to you?

In the first phase of public engagement, we heard that residents of the Calgary Metro Region want us to manage growth differently than we have in the past, for a number of reasons. The proposed approach combines elements of the scenarios that were shared in phase 1, with the most elements coming from what was Scenario 3 (Transit-Oriented Development).

Based on the analysis of the proposed approach against growing the way we always have (Scenario 1 - Business As Usual), we expect to see a number of economic and environmental benefits for our Region.

Please tell us which of these benefits are most important to you, based on your experiences and values as a resident of the Calgary Metro Region. Rank these benefits from 1 to 6 with 1 being least important and 6 being most important.

OPTIONS	AVG. RANK
Reduction of carbon emissions from residential buildings	3.32
Reduction of water and wastewater requirements	3.34
Reduction in vehicle km travelled	3.36
Reduction of amount and cost of new infrastructure (roads, water, sewer, etc.)	3.53
Reduction in vehicle greenhouse gas emissions	3.53
Reduction in land consumption	3.91

Q3 What's most important about economic wellbeing – planning for employment areas in ways that attract businesses, connect people and goods, and provide an adequate supply of land to support a diversity of employment opportunities?

- Diversify the types of businesses, industries, and employment opportunities (41)
- Create live / work / play areas (30)
- Lower taxes / affordability (18)
- Good transportation and transit availability (16)
- Grow up not out (14)
- Balance between economic development and the need for natural and rural areas (9)

Q4 What's most important about growth management and the efficient use of land – developing land in a way that minimizes the overall amount of land needed to build places for people to live, work and play?

- More density, less use of land (38)
- Smaller environmental footprint (22)
- More land for green spaces (20)
- Use what we already have – redevelop rather than new development (20)
- Leave rural alone / urban and rural need to be treated differently (19)
- Reduce travel time and increase walkability (15)
- Live, work and play spaces (13)

Q5 What's most important about environmentally responsible land use – growing the region in a way that reduces the effect of land development on important environmental systems and features?

- Protect natural areas and preserve biodiversity / more green spaces (46)
- Smaller footprints / more density (38)
- More guidelines need to be in place / more emphasis on green building (21)
- Protect water supply (18)

Q6 What's most important about shared services optimization – reducing the cost of community services, such as recreation services, by working together to plan, build or deliver those services?

- Collaborative approach / use existing shared service agreements (40)
- Reduce costs and duplication (27)
- Equitable plan for costs and access (17)
- Regional transit service (14)

Q7 What's most important about celebrating rural/urban differences – respecting that the region is home to many unique communities that create a stronger Calgary Metro Region together?

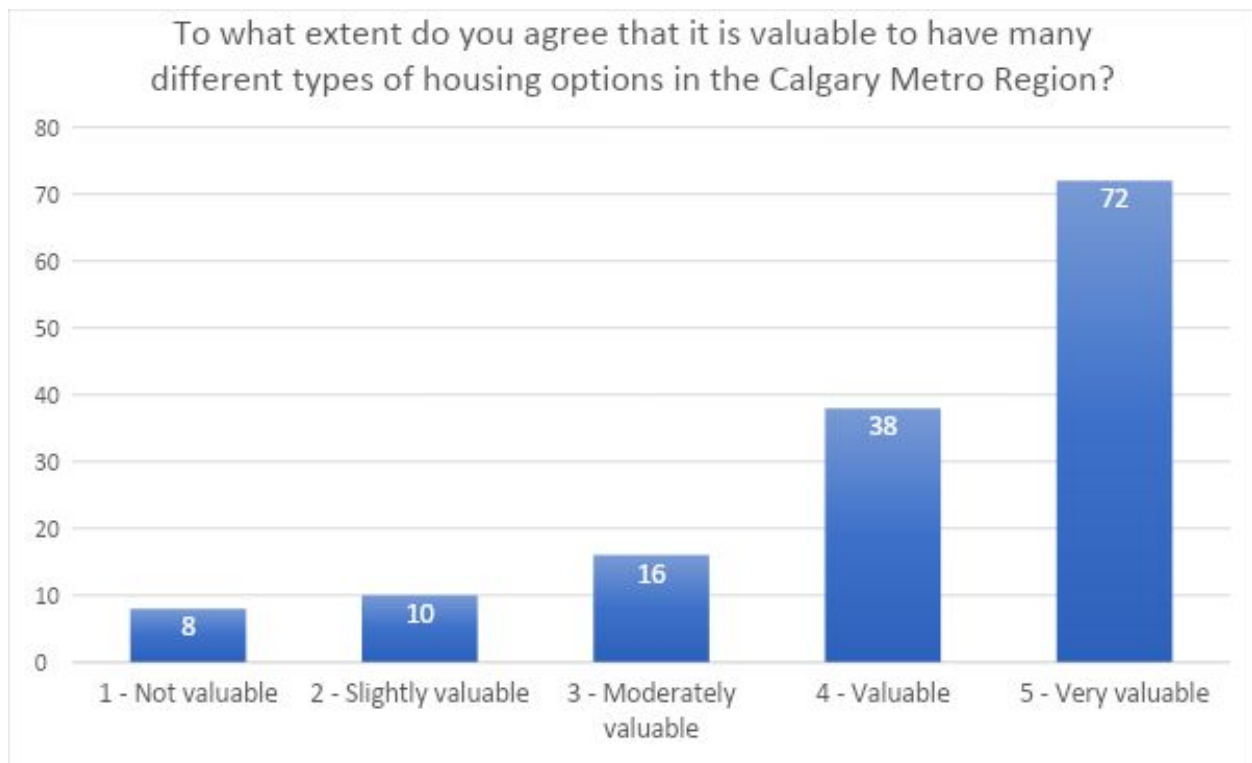
- Respect different choices – rural / urban (59)

- Preserve the character of different areas (18)
- Promote unique offerings of areas (17)
- More education on different ways of life (14)

Q8 What's most important about water stewardship – managing the region's water resources to ensure they are secure, clean and available for the current and future residents of the Calgary Metro Region?

- Long term planning / preservation focus (24)
- Minimize amount of water that needs to be used (21)
- Be more mindful of preserving the ecosystems (14)
- Coordinate in the region / standardized management (12)

Q9 Diversity of Choice - One of the themes we heard in the first phase of public engagement is the importance of having diverse housing and lifestyle options for residents to choose from. To what extent do you agree that it is valuable to have many different types of housing options in the Calgary Metro Region?



Q10 Please share what having diverse housing options means for you.

- Have affordable options in all types of housing (43)
- Allow for choice – urban / town / rural (34)
- Diverse housing types encourage diverse communities (28)
- Encourage smaller footprints and more environmental building (15)
- Aging in place options even for rural (9)

Discussion Forum Results

The proposed approach for growth in the Calgary Metro Region was based on a mix of six different “place types”. Each “place type” reflects a variety of buildings, streets, and amenities, and represents a different type of development with different levels of density for residential and employment use.

Each of the six discussion forum questions described a “place type”, what action was being proposed for that “place type” (i.e. more, fewer, or the same as today), and how what was proposed reflected what was heard in the first phase of public engagement. The “place types” that were included are listed below:

- More Masterplanned Community place types (15 comments)
- Fewer Residential Subdivision place types (13 comments)
- A shift in Country Residential place types (9 comments)
- Fewer Office Commercial place types (5 comments)
- More City and Town Centre or Transit-Oriented Development (TOD) place types (7 comments)
- Maintain Industrial place types (4 comments)

Participants were then asked to consider two questions related to that “place type”:

Based on your thoughts and experiences in the Calgary Metro Region, what do you see as the benefits and drawbacks of this type of development?

If more of this type of development came to your community, how do you think your way of life might be affected, for better or worse?

There were 53 comments in the discussion forum. The themes and sub-themes that emerged from those comments are listed in a table below. Please note that some comments addressed multiple themes. All of the verbatim comments can be found in the Appendices.

Theme	Sub-Theme
Appreciation for more mixed use development	<ul style="list-style-type: none"> ● Infill makes sense in more urban areas (cities/towns) (18 comments) ● See the benefits: multi-generational communities/ social benefits/lower cost of servicing (8 comments) ● Not enough density in proposed approach (1 comment)
Infrastructure needs to match development	<ul style="list-style-type: none"> ● Consider water/wastewater requirements before developing (9 comments) ● Apply good planning principles (look to existing developments that were done well) (10 comments) ● Investment in more frequent and better transit is needed (7 comments) ● More thought put to walkability is needed (9 comments) ● Maintain adequate parking with all types of development (2 comments)

Theme	Sub-Theme
Not all place types work in all parts of the region	<ul style="list-style-type: none"> ● Keep a lower density in rural areas (9 comments) ● Maintain differences between municipalities (7 comments) ● Increase density in hamlets (2 comments) ● Examples offered aren't helpful/accurate (5 comments)
Consider economic/commercial context	<ul style="list-style-type: none"> ● Commercial activity is needed for this to work (3 comments) ● See the benefits: increased tax base/ attracting economic development (2 comments)
Policy frameworks should drive development behaviour	<ul style="list-style-type: none"> ● Make it easier to build mixed-use in existing communities (4 comments) ● Incorporate environmental protection (1 comments) ● Don't allow a single developer to "build a community" or drive the process (4 comments) ● Make it harder to build undesirable developments (6 comments) ● Incorporate cost-benefit considerations for homeowners (2 comments)

Agenda Item	6
Submitted to	Land Use & Servicing Committee
Purpose	For Discussion
Subject	Growth Management and the Efficient Use of Land
Meeting Date	January 21, 2021
<i>That the Land Use & Servicing Committee provide feedback on and receive for information the Growth Management and Efficient Use of Land section of the Growth and Servicing Plans</i>	
<p>Summary</p> <ul style="list-style-type: none"> • Growth Management and the Efficient Use of Land is a section of the Growth Plan that includes policies related to the type, scale and location of growth in the Calgary Metropolitan Region. • Draft growth management policies were reviewed most recently at the January 8, 2021 workshop and the January 15, 2021 Board Meeting. • The Growth Management and Efficient Use of Land section of the Growth and Servicing Plans has been updated in consideration of the feedback of all feedback, including written feedback from TAG members. • A redline version has been provided to identify changes made to the document following the Board meeting. An updated map of the draft regional growth structure and the Joint Planning Area boundaries is also attached. • The Growth Management and Efficient Use of Land section will be further reviewed at the January 22, 2021 Technical Advisory Group (TAG) meeting. 	
<p>Attachments</p> <ul style="list-style-type: none"> • Growth Management and the Efficient Use of Land section of the Growth and Servicing Plans, HDR Calthorpe • Potential Final Scenario Map, Original JPA Boundaries HDR Calthorpe • Potential Final Scenario Map, Updated JPA Boundaries, HDR Calthorpe 	

1. Background

HDR|Calthorpe is in the process of building draft Growth and Servicing Plan documents. As part of this process, individual policies are being compiled together into document sections. The Growth Management and Efficient Use of Land section of the Growth and Servicing Plans brings together policies that will guide the type, scale, and location of growth in the Calgary Metropolitan Region.

Draft growth management policies were reviewed most recently at the January 8, 2021 workshop and the January 15, 2021 Board meeting. They will be further reviewed at the January 22, 2021 TAG meeting. A redline version of the document has been provided that identifies changes made in consideration of all feedback provided.

A comment tracking log will be circulated to Committee and LU TAG members in advance of the Committee meeting.

2. Policy Updates

HDR|Calthorpe has updated the Growth Management and Efficient Use of Land section in consideration of the feedback provided at the Board meeting and written comments provided by TAG members. The following key changes include:

- Providing a definition of density
- Updating JPA boundaries on maps in consideration of feedback provided
- Adding a requirement to establish a terms of reference for JPAs
- Providing further policy and direction for Hamlet Growth Areas

HDR|Calthorpe request the feedback of the Committee on the draft updates to the Growth Management and Efficient Use of Land section of the Growth and Servicing Plan documents.

3. Next Steps

The draft Growth and Servicing Plan documents will be reviewed by TAGs, Committee and the Board once compiled. The full Growth Plan and Servicing Plan documents must be ready for circulation to individual municipal councils by February 5, 2021 to give each municipality 2 weeks to review the document prior to Board review on February 19, 2021.

4. Recommendation

That the Committee provide feedback on and receive for information the Growth Management and Efficient Use of Land section of the Growth and Servicing Plans

DRAFT: ~~December 31, 2020~~ January 19, 2021

GROWTH MANAGEMENT AND EFFICIENT USE OF LAND

Growth management strategies can promote the efficient use of land by increasing the mix and density of growth areas and by directing a significant portion of growth to areas where services can be provided efficiently. They seek to promote the development of compact, walkable communities around existing city and town centres in urban areas, along transit corridors, in established rural hamlets, and in well-planned and serviced greenfield development.

As municipalities continue to grow, urban and rural development areas are converging and boundaries between municipalities have become blurred. As the region adds one another ~~one~~ million people, greater cooperation among all of the municipalities that make up the CMR will be needed to create a resilient and globally competitive region. If successful, a coordinated effort will minimize the impact of growth on social, economic, natural and fiscal components of the Region.

The CMR will, through these policies, enjoy mutual benefits and shared efficiencies that are beyond the reach of local planning. In the core areas of urban municipalities, infill and redevelopment should reinforce the role of core areas as economic, cultural and social centres of their respective towns and cities. In the urban-rural interface, plans should strive for fully serviced urban neighbourhoods and employment areas where people will be able to walk to everyday needs or useto transit for longer-distance trips. In rural areas, plans should seek to conserve agricultural land and resources by clustering growth around community infrastructure, facilities and services. This approach will result in positive environmental, economic and social impacts, reducing the impacts of climate change with sustainable growth and development. See Appendix C for background studies that confirm the multiple benefits such a direction can produce.

CMR Goals	Growth Plan Objectives
<p>The Calgary Metropolitan Region grows in a balanced way that reflects a variety of land uses and capitalizes on growth opportunities.</p>	<ul style="list-style-type: none"> a) Create opportunities for each municipality to grow and develop in a way that contributes to balanced regional growth. b) Promote a range of housing and neighbourhood types within each municipality. c) Strengthen the importance and livability of existing urban and rural centres. d) Provide adequate land area for a variety of employment opportunities in appropriate areas.
<p>The Calgary Metropolitan Region grows in way that reduces the amount of land and resources consumed from development.</p>	<ul style="list-style-type: none"> a) Focus future urban growth in suitable locations where land use, infrastructure and servicing are aligned. b) Promote compact and walkable communities. c) Reduce the amount of land consumed by achieving higher densities and more efficient and mixed-use development patterns. d) Limit or discourage new auto-oriented residential communities that are dominated by single-detached housing with limited amenities. e) Cluster<u>Encourage</u> country residential development- <u>in a clustered form of development</u>
<p>The Calgary Metropolitan Region grows in a fiscally sustainable way, including the integration of regional servicing.</p>	<ul style="list-style-type: none"> a) Reduce the cost of infrastructure to support growth compared to past practices. b) Focus regional service delivery in areas that take advantage of existing services, collaboration and plans.

The following policies are built around three fundamental strategies that support the CMR goals and objectives listed above:

1. Compact mixed-use place types along with aggressive infill and redevelopment can improve environmental, social and economic outcomes.
2. Directing urban development to key growth areas called Joint Planning Areas will improve multi-jurisdictional cooperation, efficient supply of services, and equitable distribution of shared obligations.
3. Traditional rural areas can be reinforced with clustered development, agricultural preservation, appropriate commercial areas, and Hamlets.

1. DEFINITIONS

- 1.1 **Placetypes:** A *placetype* is a generalized development typology that describes at a regional scale the land uses, development density, destinations and connectivity within an area. *Placetypes* are central to the policies as they define in a general way the six types of development typical in the region. Two are mixed-use areas that combine housing with commercial and civic uses into a walkable and bikeable community. These two along with Infill and Redevelopment type constitute '*Preferred Placetypes*'. The three other *Placetypes* are the more typical single-use development forms of Residential Neighborhoods, Rural and Cluster Residential, and Employment Area. The following defines each *placetype*:

Preferred Placetypes:

(a) Infill and Redevelopment: Development which takes place on parcels of land that are vacant and within existing built-up areas, or that are occupied by structures or uses that are planned for replacement by more intense development. Such development may vary in density and use according to the character of the surrounding community. They may be commercial, mixed, or primarily residential as the context requires.

(b) Mixed-Use Centre/TOD: A greenfield development characterized by mixed use development with many day-to-day services within walking distance of residential. These areas have a variety of housing types, employment types, and commercial / retail land uses mixed within them. When supported by existing or planned transit, this *placetype* is called Transit Oriented Development. It will provide frequent safe and direct pedestrian and bike access between uses. Higher density office development is encouraged along with regional, community or neighbourhood commercial centres in this pedestrian friendly area. The minimum average residential density shall be as follows:

Calgary: 20 du/ac

Other Urban Jurisdictions Municipalities and Joint Planning Areas: 15 du/ac

Rural Counties Hamlet Growth Areas: 12 du/ac

(c) Masterplan Community - A greenfield development characterized by its comprehensive and integrated approach to land use. It will typically include a mix of housing types and land uses, including retail, commercial, civic, and recreational amenities located within walking distance of residences. This *placetype* includes community or neighbourhood commercial centres. It requires safe and direct pedestrian and bike access between uses. Medium density ~~office development~~employment is encouraged along with community or neighbourhood commercial centres in this pedestrian friendly area. These communities should be

designed to evolve over time to higher densities and a greater mixture of uses. The minimum average residential density shall be as follows:

Calgary: 10 du/ac,

Other Urban Jurisdictions/Municipalities and Joint Planning Areas: 8 du/ac

Rural Counties/Hamlet Growth Areas: 6 du/ac

Other Placetypes:

(d) Employment Area: An ~~employment~~Employment Area is characterized by a variety of ~~fully serviced~~ industrial and commercial land uses that may include office complexes, research parks, warehousing, ~~light-medium industry~~ and manufacturing. The area may also include supporting uses for workers, such as food and business retail but does not include regional commercial centres. Where possible, they should be used as workplace destinations easily accessible by surrounding residential development and transit.

(e) Residential Community: A greenfield development that is predominantly residential and mostly in suburban locations. Single detached homes are the dominant housing type with other housing types possibly included. This *placetype* is generally auto oriented as the development pattern may have limited amenities and destinations that can be conveniently accessed via walking or biking. This placetype has a minimum residential density of 5 du/ac.

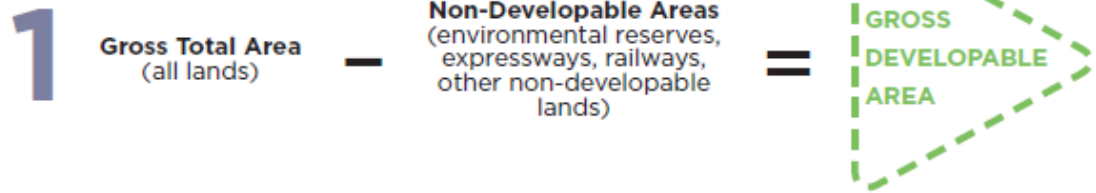
(f) Rural/Country Cluster: Rural areas characterized by larger lot sizes, lower density, and single-detached housing. This *placetype* can include Country Cluster patterns that configure housing development in a focused area and preserves remaining land for open space. The maximum density is .5du/ac overall which can be clustered onto ~~well-serviced~~ areas with a minimum average residential density of 3 gross du/ac.

4.21.2 Density: Gross Residential Density as defined below

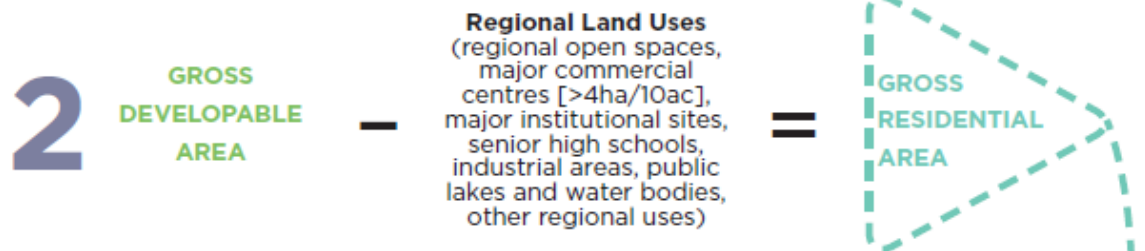
Regional Density Methodology

Calculating Density in the Calgary Region

Step 1: Calculate the gross developable area



Step 2: Calculate the gross residential area



Step 3: Calculate the gross residential density



What do you 'keep'/what's included in the gross residential area?

- Single unit residential
- Multi unit residential
- Local commercial
- Local parks & open space (municipal reserve)
- Elementary & junior high schools
- Local roads including majors & lanes
- Church sites
- Daycare centres
- Community centres
- Small indoor recreation centres
- Small site fire and police stations
- Private lakes, wet/dry ponds
- Public utility lots (PULs)
- Other local uses

1.3 **Greenfield Area:** An area for future growth located outside of the built-up urban area or previously approved planned areas.

1.34 **Hamlet:** A Provincially designated unincorporated community that consists of 5 or more dwellings, has a generally accepted boundary and name, and contains land that is used for non-residential purposes.

- 1.45 **Hamlet Growth Area:** ~~An~~ A new settlement area or an existing hamlet that is designated ~~by the Growth Plan~~ as a priority for growth and in addition to residential land uses, will include supporting commercial and industrial land uses, often in the form of a main street or central commercial area.
- 1.56 **Joint Planning Area (JPA):** Areas where significant intermunicipal servicing and related growth pressures either currently exist or are anticipated in the near future. To ensure efficient use of servicing and land a higher level of cooperation is required to guide future development in these Joint Planning Areas. These three areas are ~~described~~ described in Appendix ~~BA~~ and on the Growth Structure Map. These Joint Planning Areas (*JPA*) have the following common features:
- Existing or planned intermunicipal utility servicing
 - Need for shared service agreements
 - Primary transportation networks planned or in place
 - Significant growth pressure
 - Approved Areas Structure Plans and land uses in place
 - Non-residential growth potential
- 1.67 **Preferred Placetypes:** Three residential *placetypes* are classified as *Preferred Placetypes* for the purpose of focusing new residential growth into development forms which will better support the CMR Goals and Growth Plan Objectives; these three include Infill and Redevelopment, Mixed Use Centre/TOD, and Masterplan Community.
- 1.78 **Rural Municipality:** Member municipalities of the Calgary Metropolitan Region Board incorporated as a County, including Rocky View County, Foothills County and Wheatland County.
- 1.89 **Transit Ready Corridor:** An area within 800 ~~meters~~ metres of an existing or planned transit ~~line~~ corridor that includes dedicated transit lanes or right-of-way, where the built environment is intended to be organized around transit and walking trips.
- 1.910 **Transit Oriented Development:** Development located within 400 ~~meters~~ metres of existing or planned transit corridor that includes dedicated transit lanes or right-of-way, planned and developed as a mixed use, pedestrian-friendly community. Where possible, major employment and regional or district level retail can be integrated with housing.
- 1.1011 **Urban Municipality:** Member municipalities of the Calgary Metropolitan Region Board incorporated as a Town or City.

2. PLACETYPE TARGETS FOR POPULATION GROWTH

A key element of this Growth Management Policy is to guide the CMR toward the use of *Preferred Placetypes* in appropriate areas to achieve better outcomes in land consumption, infrastructure efficiency, service coordination, economic health and environmental stewardship. Each municipality has a responsibility to assist the Region in moving towards the many benefits of the preferred *placetypes*, including a reduction in land consumption across the Region, more cost-effective and efficient infrastructure and servicing.

2.1 Municipalities should achieve the minimum proportions of dwelling units in preferred *placetypes* identified for new planned residential development ~~across all greenfield areas~~ as follows. The three *Preferred Placetypes* can be mixed and located as appropriate within each municipality. These proportions are intended to be calculated ~~for all the greenfield ASPs~~ across the municipality during the reporting period as individual developments may vary significantly in their proportion of the preferred *placetypes*.

City of Calgary: 90%,

Other Urban Municipalities: 75%,

and Joint Planning Areas outside the City of Calgary: 75%,

Hamlet Growth Areas: 60%-%

3. LOCATIONAL CRITERIA FOR PLACETYPES

Each *placetype* has appropriate and important locational criteria. The *Preferred Placetypes* and Employment Area locations, because of their densities and potential for transit, logically fall within urban jurisdictions and in focused growth areas with adequate infrastructure, circulation, and services. The *Rural/County Cluster placetype* is designed to preserve and enhance the rural character and economy of the county lands surrounding the cities towns and JPAs.

3.1- Municipalities shall comply with the following locational criteria when designating areas for placetypes:

- (a) *Preferred Placetypes* shall only be located in ~~Calgary,~~ Urban Municipalities, Hamlet Growth Areas, or Joint Planning Areas.
- (b) New Employment Areas shall only be located in ~~Calgary,~~ Urban Municipalities, Hamlet Growth Areas, or Joint Planning Areas, with the exception of resource extraction and agriculture-related business including processors, producers and other agri-business, which have no location criteria.
- (c) The *Rural/Country Cluster Placetype* shall not be located in ~~Calgary,~~ Urban Municipalities, or Joint Planning Areas.

4. RURAL AREA DEVELOPMENT

The rural counties surrounding the region's cities and towns play an important role in supporting an agricultural economy, rural character and identity. In addition, key environmental resources, water, and flood issues must be accommodated and protected. There is a diverse set of opportunities for rural areas to grow in productive ways that complement key regional needs.

4.1 ~~4.1~~ Rural municipalities will be supported with the following growth location opportunities:

- (a) Growth within a Joint Planning Area ~~with~~ preferred *placetypes* and Employment Areas.
- (b) Growth planned for development under approved ASPs;
- (c) Growth within identified Hamlet Growth Areas, if the proposed growth aligns with the three *Preferred Placetypes*, Employment Areas, and associated minimum densities; and
- (d) Growth in all rural areas that complies with the Rural/Country Cluster *placetype*.

4.2 The Rural / Country Cluster *placetype* is encouraged to be developed in clustered country residential development to a maximum of 80 dwelling units in locations where infrastructure and services are appropriate.

4.3 Hamlet Growth Areas provide an important opportunity for rural areas to develop independent focal areas with lower density mixed-use developments and employment areas. They play an essential role in providing services and amenities for rural areas not easily reached by urban municipalities. HGAs are intended to accommodate growth opportunities in rural municipalities that are not contiguous to urban municipalities and serve a broad geographic area. They are meant to enhance the rural character of the Region by adding strategically located nodes.

Future growth in Hamlet Growth Areas shall comply with the following:

- (a) consist of the proportion of the preferred placetypes specified in Section 2.1, and the employment area placetype; and
- (b) identify a main street or node where commercial and mixed-use development should be focused.

4.4 Municipal Development Plan updates shall identify geographic boundaries for all Hamlet Growth Areas identified in the Growth Plan.

4.5 The Board may designate new Hamlet Growth Areas.

4.6 When evaluating the merits of creating a new Hamlet Growth Area (HGA) the Board must consider how the proposed HGA meets the following criteria:

- (a) is not contiguous to an existing urban municipality, with a recommended minimum distance from an urbanized area of 2 km;
- (b) has potential for urban-style development of the preferred placetypes and employment areas;
- (c) has existing or planned services of water, wastewater and/or stormwater servicing with a preference for the potential for full municipal servicing;
- (d) has access to existing major transportation networks;
- (e) has potential for public transit service;
- (f) has a land area of 640 acres or less;
- (g) has an existing main street or potential for a main street where commercial and mixed-use developments can be focused; and
- (h) may have an existing urban or hamlet development pattern.

5. APPROVED STATUTORY PLANS

There is a large number of existing statutory plans throughout the Region that predate the Growth Plan. In some cases, these statutory plans have been grandfathered under the CMRB Regulation, while others have been approved under the Interim Growth Plan. There are several undeveloped or partially developed Area Structure Plans that may or may not be aligned with the Growth Plan, but have entitlements to develop over time as approved. Updates to Area Structure Plans and other statutory plans should bring the plans into conformance with the goals and policies of the CMRB.

5.1 Statutory Plans adopted prior to this Growth Plan coming into force are not subject to the policies of the Growth Plan, but each municipality is encouraged to revise existing plans to be in alignment with the Growth Plan.

5.2 Substantive amendments to existing Statutory Plans shall be subject to the Growth Plan policies.

6. JOINT PLANNING AREAS

Collaboration is important throughout the CMR and a fundamental part of a successful region. JPAs provide opportunities for neighbouring municipalities to collaborate in areas where growth impacts multiple municipalities and where a high level of municipally provided services will be necessary to support the full potential of the area. Existing Area Structure Plans and approved land uses introduce planning challenges, and they also highlight the need for collaboration around regionally significant considerations. Presently these areas do not have a single plan that aligns

both servicing and land use and these areas will benefit from a coordinated servicing and land use approach for the entire area. A single Context Study that addresses this coordination should inform Regional Evaluation Framework assessments, as neighbouring municipalities will have already agreed to the major issues affecting the Joint Planning Area.

6.1_ Policies pertaining to Joint Planning Areas shall apply to the Joint Planning Areas shown in Appendix B and on the Growth Structure Map.

6.2_ The Board may adopt additional Joint Planning Areas, repeal them, or modify their boundaries. The area encompassed by any new Joint Planning Area shall be added to the Growth Structure Map. Municipal Development Plans must reflect such amendments upon their next Periodic Review.

~~6.36.3~~ When evaluating the merits of creating a new Joint Planning Area, the Board must consider how the proposed JPA meets the following locational and intermunicipal criteria. A JPA should be an area that:

(a) is contiguous to existing urban areas;

(b) has an existing major transportation corridor(s);

(c) may have potential or is an existing transit corridor;

(d) has potential for urban-style development of the preferred placetypes and employment areas at a scale that is regionally significant (e.g. >5,000 acres and/or >2,000 dwelling units);

(e) the majority of land is removed from major environmental constraints (e.g. ESAs, flood prone areas, steep slopes);

(f) has existing or planned intermunicipal services of water, wastewater and/or stormwater servicing with a preference for the potential for full municipal servicing;

(g) requires shared amenities and services;

(h) involves other regionally significant land use and servicing matters would benefit from inter-municipal coordination (e.g. airports, recreation, environmental).

6.4 The municipalities which are party to the Joint Planning Area shall prepare a background report, called a Context Study, for the Joint Planning Area, which will inform and direct the Growth and Servicing Plans, as well as Municipal Development Plans.

~~6.4~~ A Context Study for each Joint Planning Area should be completed within two years of adoption of the Regional Growth Plan.

~~6.5~~ _____

6.5 Within one year, the participating municipalities shall adopt Terms of Reference to govern the development of the Context Plan which includes a process for dispute resolution and a timeframe for completion.

6.6 A Context Study shall include at a minimum, the following:

- (a) ~~Aa~~ servicing strategy for water, sewer, and stormwater;
- (b) ~~Aa~~ transportation and mobility plan identifying the designation of key future transportation corridors, including major roads with regional connections, regional transit corridors and transit-ready corridors for Transit-Oriented Development, and pathways and active transportation networks;
- (c) ~~Strategies~~strategies to address intermunicipally specific environmental issues:
- (~~e~~)~~(d)~~ ~~strategies~~ to equitably share costs and benefit associated with the development of the Joint Planning Area and its services such as fire, police, recreation, and utilities;
- (~~d~~)~~(e)~~ ~~Aa~~ general land use plan that aligns the servicing strategy with future development areas and that generally identifies the location of placetypes as defined and regulated in the Regional Growth Plan;
- (~~e~~)~~(f)~~ ~~Aa~~ land use statistics table based on the land use plan identifying the amount of land and required densities allocated to various placetypes as defined in the Regional Growth Plan; and
- (~~f~~)~~(g)~~ ~~Sequencing~~sequencing of developments, including strategies to ensure that development occurs in an orderly manner, maximizing the efficiency of servicing.

6.7 A Context Study may propose amendments to the boundaries of a Joint Planning Area to the Board, which would be updated in the next Periodic Review of the Regional Growth Plan.

7. MUNICIPAL DEVELOPMENT PLAN UPDATES

7.1 Within three years of adoption of the Regional Growth Plan, all member municipalities shall update their Municipal Development Plan to:

- (a) ~~Create~~create an alignment table between the regional *placetypes* defined in the Regional Growth Plan and land uses or typologies in the Municipal Development Plan; or
- (b) ~~Develop~~develop an Overlay map showing the locations of *Preferred Placetypes* within the municipality.

(c) undertake other revisions which incorporate the findings and agreements arrived at in the Context Study process.

8. PERIODIC REVIEWS AND REPORTING

8.1 ~~On a biennial basis~~ Every two years, each municipality shall provide a report indicating the proportion of dwelling units approved in Statutory Plans for the previous biennial reporting period by placetype.

8.2_ A update of the Regional Growth Plan shall be undertaken within five years of the adoption of the Regional Growth Plan and every five years thereafter to:

- (a) ~~Review~~review and adjust the population and employment forecast, and extension of the forecast by five years;
- (b) ~~Review~~review of the proportions of new residential growth approved since the last periodic review, by municipality and *placetype*.
- (c) ~~Adjust~~adjust the population and employment projections as needed to achieve the Goals, Objectives and Policies of the Regional Growth Plan.
- (d) ~~Incorporate~~incorporate the findings and direction of Joint Planning Area Context Studies as appropriate.

PRELIMINARY FOR DISCUSSION

Appendix A: Regional Growth Forecast

TABLE C.1: FORECAST OF REGIONAL GROWTH

Municipality	Incremental Population Growth (2018-2048)	Incremental Employment Growth (2018-2048)	Share of Regional Population Growth	Share of Regional Employment Growth
Calgary	—686,650	—337,660	76.2%	67.9%
Airdrie	—63,420	—23,500	7.0%	4.7%
Chestermere	—28,030	—8,050	3.1%	1.6%
Okotoks	—27,300	—9,840	3.0%	2.0%
Cochrane	—25,520	—9,140	2.8%	1.8%
High River	—14,840	—8,590	1.6%	1.7%
Strathmore	—15,160	—9,230	1.7%	1.9%
Rocky View	—24,960	—69,010	2.8%	13.9%
Foothills	—14,400	—22,230	1.6%	4.5%
Wheatland	—630	—330	0.1%	0.1%

Appendix B: Joint Planning Areas

Joint Planning Areas

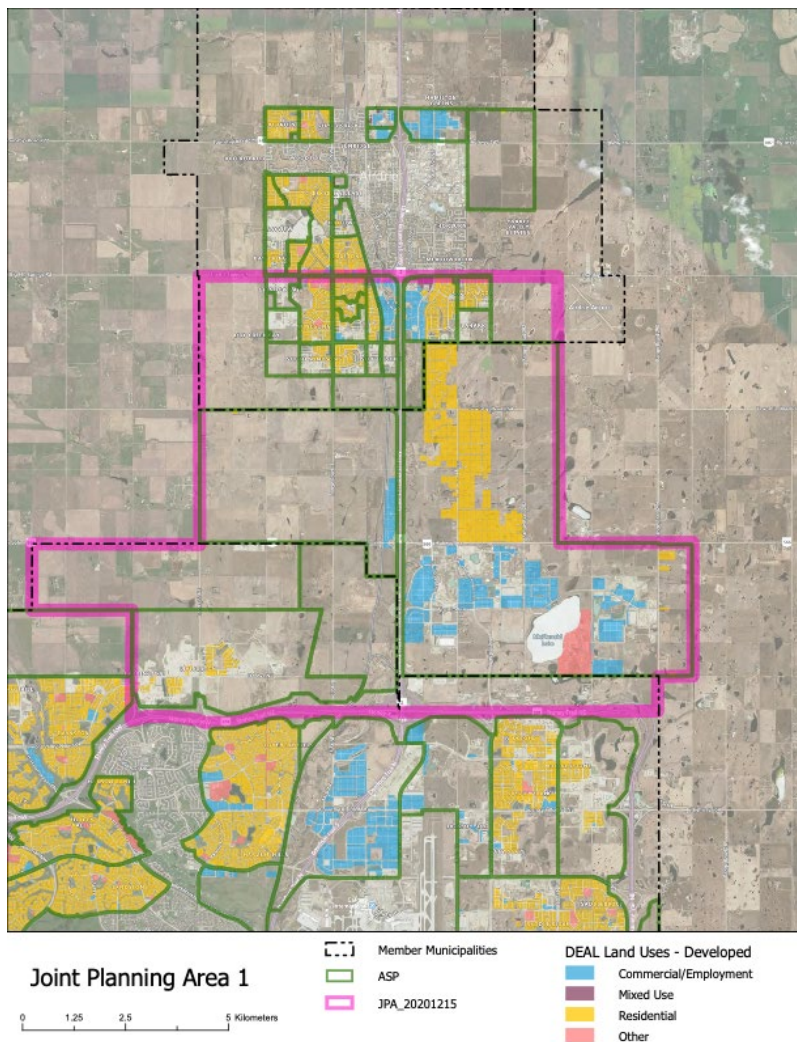
While collaboration is important throughout the Region, three areas have been identified where a higher level of cooperation can capitalize on future opportunities. These *Joint Planning Areas (JPA)* each have unique characteristics, opportunities and collaboration requirements. However, each of these JPAs already have approved Area Structure Plans in place for portions of their land area. While this reality introduces challenges, it also highlights the need for collaboration among the directly affected municipalities and for sharing the benefits and costs of maximizing the regional value of these areas. JPAs provide opportunities for neighbouring municipalities to initiate or continue collaboration in areas that impact multiple municipalities and can benefit from a coordinated plan for the entire area. A key goal for the JPAs is to align servicing strategies with land use planning that will create opportunities for urban standard development.

Joint Planning Area 1—Airdrie/Rocky View/Calgary

This JPA connects the Region's second largest city to Calgary. With only few kilometres between the boundaries of the two cities, there has been pressure for suburban style development in this subregion in recent years. Airdrie's population is projected to double to over 130,000 within the horizon of this plan. The commuting demand between Airdrie and Calgary will likely strain highway and transit services. Some of this commuting demand can be moderated with employment in Airdrie, and possibly in adjacent parts of Rocky View County. A future high capacity transit connection is envisioned between Airdrie and Calgary that also will serve the intermediate area

in Rocky View County. A more detailed transit assessment will be required to determine the most appropriate transit mode, alignment and timing. Although high capacity transit may be many years away, planning today for land use that is supportive of transit will ultimately enhance its effectiveness, and reduce its operating costs.

Industrial and commercial development are major existing and proposed land uses in this planning area with strong reliance on the provincial highway system. The focus of this JPA is coordination of long term transit and land use planning to maintain viability for future transit service by protecting one or more corridors and encouraging transit supportive land use. In addition to transit corridor planning, coordinated land use, transportation, utility and servicing planning throughout the identified area has the potential to align and balance individual identity and development consistency requirements in this area where future municipal boundaries are expected to be visible only on a map.



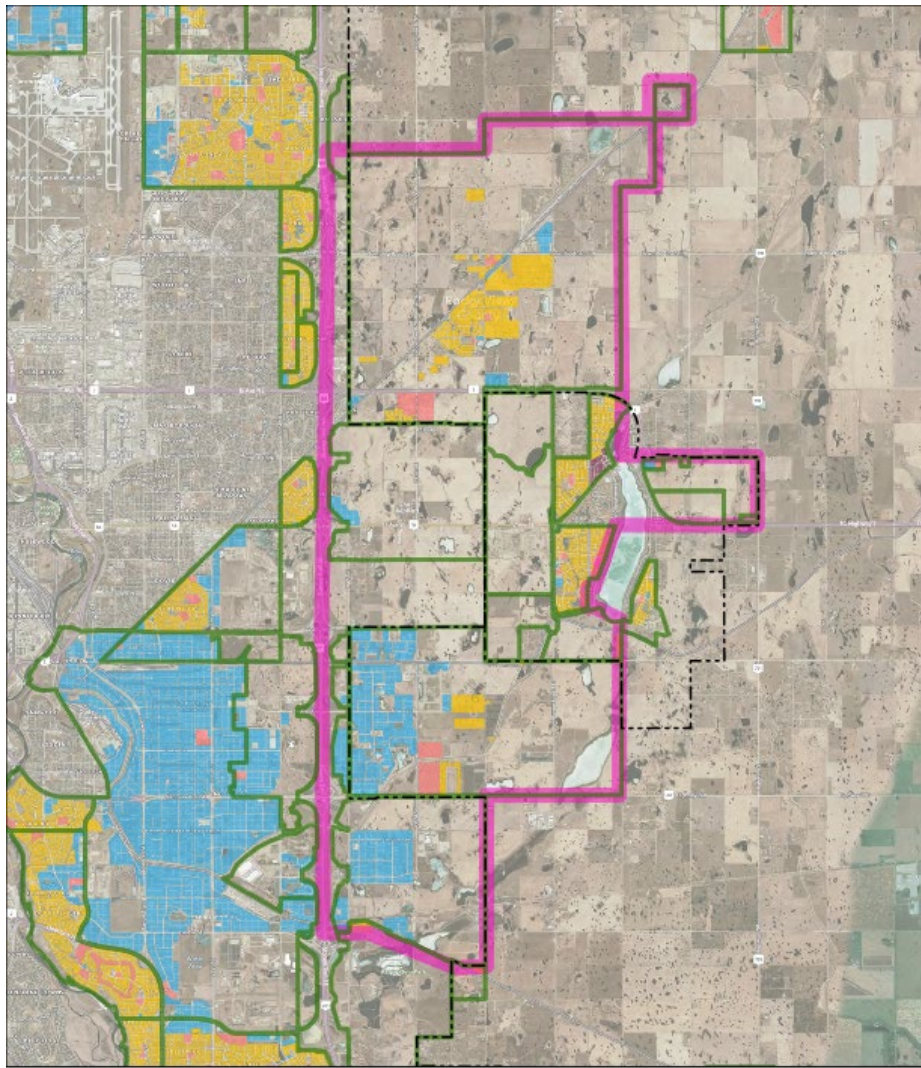
Joint Planning Area 2—Chestermere/Rocky View/Calgary

~~There are two primary issues requiring coordination in this JPA. Like JPA1, there will be need to support increased commuting demand between Chestermere and Calgary as growth continues. Calgary and Chestermere have planned and aligned land use for future extension of the 17 Avenue SE bus rapid transit corridor eastward along 17 Avenue and Chestermere Boulevard. Chestermere and Calgary recently adopted an Intermunicipal Development Plan that addressed the interface between the two municipalities, including policy that identifies land use consistent with transit-oriented development in this corridor. The two municipalities are currently exploring the introduction of intermunicipal transit service.~~

~~A high-capacity transit corridor would have indirect benefits to Rocky View County, as connecting routes to Conrich and Janet could be the framework for a future transit network serving these important employment areas.~~

~~Industrial and commercial development can benefit from coordinated planning in this area. The majority of the area has good access to the provincial highway system, and in some areas, the rail network, but the scale of currently planned employment growth in Janet, Conrich, Chestermere and Shepard has the potential to impact the road networks in all three municipalities. A coordinated approach is needed, one that includes a logical sequencing plan and a strategy to share costs and benefits. This approach can reduce or delay the need for significant highway, roadway and other servicing investments.~~

~~Planning in this JPA should reinforce the 17 Avenue SE/Chestermere Boulevard transit corridor, including how this corridor can ultimately be the backbone for local service for the full JPA, and support regional transit for Strathmore and Wheatland County. JPA planning should identify an employment sequencing plan that focuses on reducing and delaying major servicing investments and consider sharing the revenue benefits associated the “first in” developments.~~



Joint Planning Area 2

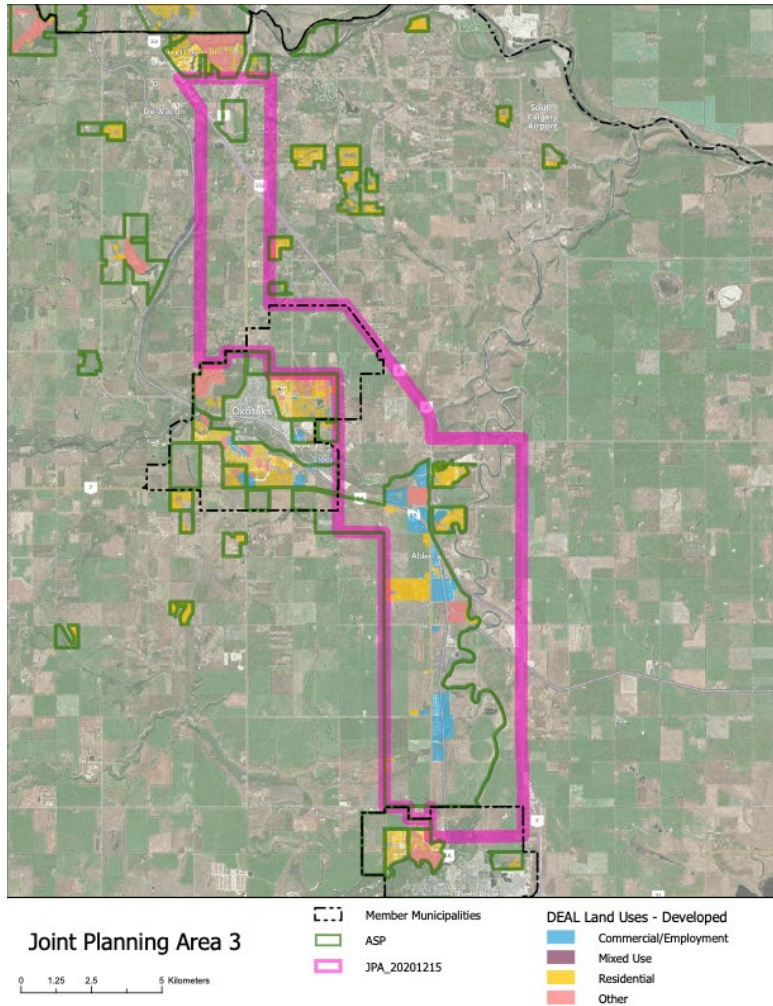
0 1.25 2.5 5 Kilometers

- | | |
|-----------------------|----------------------------|
| Member Municipalities | DEAL Land Uses - Developed |
| ASP | Commercial/Employment |
| JPA_20201215 | Mixed Use |
| | Residential |
| | Other |

Joint Planning Area 3—Calgary/Foothills/Okotoks

~~Foothills and Okotoks have recently established a Memorandum of Understanding to develop a new water line from the Bow River to serve multiple areas in Okotoks and Foothills, including some of the JPA3 area. The MOU for the new water line includes proposed water service areas. These services areas will attract significant development interest to this area between Calgary~~

Okotoks and High River. The area benefits from strong transportation connections (Hwy 2 and 2A), transit opportunities, and natural amenities along around the Bow River. A joint planning area will assist to align land use planning, servicing and transit while moving the region to the preferred placetypes.



PRELIMINARY

DISCUSSION

APPENDIX C: PLACETYPES AND PERFORMANCE METRICS

Through public, stakeholder and CMRB member municipality engagement activities, a series of land-use and growth scenarios based on six typical *placetype* patterns were analyzed and reviewed. Feedback was received and used to refined and revise proposed policies. The six *placetypes* provide a common language and vocabulary for the Regional Plan.

All placetypes have different outcomes in critical environmental, economic and social factors. For example, Mixed Use and Masterplan *placetypes* perform better on key household indicators, including less land consumption, fewer vehicle kilometres traveled and less water and energy use. The below table highlights these outcomes for the Mixed Use and Masterplan *placetypes* in comparison to the base case *placetype*, Residential Community.

- Reduction Compared to the Residential Community <i>placetype</i>	Placetype	
	Mixed Use	Masterplan
	% reduction compared to the Res. Community <i>placetype</i>	
Land Consumption per household	71%	44%
Vehicle km traveled per household	30%	13%
Road and Infrastructure Cost per household	64%	31%
Water Consumption per household	40%	29%
Energy Cost per household	24%	12%
Total Carbon per household	48%	39%

Regional *Placetype* Land use modeled performance

The development of this policy relied upon using the six *placetypes* to model different scenarios for the Region and to demonstrate the value of *placetype* land use planning that focuses on Mixed Use and Masterplan *placetypes* mentioned above, as well as the Infill/Redevelopment and Employment Centre *placetypes*.

These scenarios included: Business as Usual (BAU), Transportation Oriented Development (TOD) and Compact. By changing the amount and location of different *placetypes* within the scenarios, we were able to examine the subsequent impacts to the key environmental, economic and social factors (at the household level). The three scenarios revealed considerably better outcomes for important environmental, economic, and social factors for the Compact and TOD scenarios compared to BAU. After input from individual jurisdictions and the Board, a fourth scenario, the Synthesis Scenario, was created to adjust and fine tune the approach.

These key metrics are outlined in the tables below.

Reduction Compared to the Business as Usual Scenario	Scenario		
	Compact	TOD	Synthesis
	% reduction compared to the Business As Usual Scenario		
Land Consumption per household	40%	38%	37%
Vehicle km traveled per household	16%	14%	14%
Road and Infrastructure Cost per household	40%	38%	37%
Water Consumption per household	31%	47%	41%
Energy Cost per household	27%	24%	12%
Total Carbon per household	22%	21%	21%

PRELIMINARY FOR DISCUSSION

ROCKY VIEW COUNTY

AIRDRIE

COCHRANE

CALGARY

STRATHMORE

CHESTERMERE

WHEATLAND COUNTY
(Portion within CMRB)

LANGDON

OKOTOKS

FOOTHILLS COUNTY

HIGH RIVER

Legend

- CMRB Boundary
- Municipal Boundary
- First Nations Boundary
- Joint Planning Area (JPA)
- Area Structure Plan (ASP)
- Hamlet Growth Area

Transit

- Light Rail (CT Red / Blue Line)
- Transitway
- Proposed Transitway
- Proposed Light Rail
- Proposed BRT
- Proposed Rapid Transit (HOV or Other)

Note: Transit routes source Calgary Transit's RouteAhead

PRELIMINARY DRAFT FOR DISCUSSION PURPOSES

Joint Planning Areas Previously Presented Boundaries

ROCKY VIEW COUNTY

AIRDRIE

COCHRANE

CALGARY

STRATHMORE

CHESTERMERE

WHEATLAND COUNTY
(Portion within CMRB)

LANGDON

OKOTOKS

FOOTHILLS COUNTY

HIGH RIVER

Stoney Nakota Nation
(Eden Valley)

Stoney Nakota Nation
(Eden Valley)

- Legend**
- CMRB Boundary
 - - - Municipal Boundary
 - - - First Nations Boundary
 - Joint Planning Area (JPA)
 - Area Structure Plan (ASP)
 - Hamlet Growth Area

- Transit**
- Light Rail (CT Red / Blue Line)
 - Transitway
 - Proposed Transitway
 - Proposed Light Rail
 - Proposed BRT
 - Proposed Rapid Transit (HOV or Other)

Note:
Transit routes source Calgary Transit's RouteAhead

PRELIMINARY DRAFT FOR DISCUSSION PURPOSES

Joint Planning Areas Alternate Boundaries

Agenda Item	7
Submitted to	Land Use and Servicing Committee
Purpose	For Discussion
Subject	Water Stewardship Policy
Meeting Date	January 21, 2021
<i>That the Committee provide feedback on and receive for information the water stewardship section of the Growth and Servicing Plans</i>	
<p>Summary</p> <ul style="list-style-type: none"> • Water stewardship is a section of the Growth Plan that will be brief in the Growth Plan with most detail residing in the Servicing Plan. HDR C also notes that water stewardship policies and environmentally responsible land use policies should be considered together. • Environmentally responsible land use is the subject of another item in this agenda. • Preliminary policy direction for water stewardship were reviewed at the December 21, 2020 Technical Advisory Group (TAG) meeting. Feedback on the policy direction was requested following that meeting. • HDR C has updated some specific language for the water stewardship section based on input from the TAG. • There may be some changes to policy language as the Growth and Servicing Plan documents come together. 	
<p>Attachments</p> <ul style="list-style-type: none"> • Water Stewardship section of the Growth and Servicing Plans, HDR Calthorpe 	

Background

HDR|Calthorpe is in the process of building draft Growth and Servicing Plan documents. As part of this process, individual policies are being compiled together into document sections. The Growth and Servicing Plan documents have been provided as another item of this agenda.

The water stewardship section of the Growth Plan brings together high-level direction policies related to watershed protection, stormwater management, water efficiency and collaboration and governance on these topics. Preliminary policy direction for water

stewardship were reviewed at the December 21, 2020 TAG Meeting. Feedback on the policy direction was requested following that meeting.

As part of bringing the document together, policy language has been drafted considering TAG input since the presentation of the draft policy direction to TAG in December 2020:

- Addition of two new Growth Plan Objectives regarding advancement of regional collaboration on water stewardship and to enhance regional resilience due to climate change and human development
- Addition of policies in the areas of watershed protection, stormwater management, water efficiency and governance

A comment tracking log will be circulated to TAG members.

Next Steps

The draft Growth and Servicing Plan documents have been provided as another item of this agenda. They will be further reviewed by TAG, Committee and the Board. The full Growth Plan and Servicing Plan documents must be ready for circulation to individual municipal councils by February 5, 2021 to give each municipality 2 weeks to review the document prior to Board review on February 19, 2021.

Recommendation

That the Committee provide feedback on and receive for information the water stewardship section of the Growth and Servicing Plans.

Version: January 13, 2021

Water Stewardship

Water is essential to the success and quality of life in the Region. CMR members have a duty to ensure adequate access to a healthy and efficient supply of water for their citizens and businesses now and into the future.

Intermunicipal policies and recommendations are focused on stormwater management, water servicing, and governance at the sub-regional level, specifically in the JPAs. Exploring opportunities at the JPA level reflects existing efforts within the region and focuses the regional effort towards the areas where substantial growth is occurring.

Development and natural processes, including climate change, threaten the quality and sustainability of our water supply. It is important that regional members protect and manage the watersheds within our jurisdiction. The CMR can play a role in facilitating this protection and advocating for the protection of the watersheds that we rely on outside of the region. As our water supply is limited, it is also critical that we consciously manage and use water, for both our benefit, and the communities downstream. Opportunities to share the costs and risks associated with supplying and managing water, and in exploring ways to cooperate through new structures, such as JPAs, are considered.

Policy related to Water Stewardship is discussed at both the *watershed* and *intermunicipal* levels.

The CMR Servicing Plan provides additional information on future actions associated with Water Stewardship in the CMR.

CMR Goals	Growth Plan Objectives
The Calgary Metropolitan Region has a water strategy that promotes healthy people, healthy ecosystems and is resilient in times of drought and flood.	<ul style="list-style-type: none">• Enhance protection of our watersheds and natural water systems• Provide a safe, affordable, and reliable supply of drinking water for residents and businesses• Enhance regional collaboration of water stewardship• Enhance the Region's resilience to changes to natural water systems due to climate change and human development
The Calgary Metropolitan Region has a coordinated approach to water, wastewater and	<ul style="list-style-type: none">• Improve the efficiency with which we use our limited water supply

<p>stormwater that provides safe and healthy water for our growing region.</p>	<ul style="list-style-type: none"> • Advance opportunities to better manage and share the risks and costs of water, wastewater and stormwater infrastructure and service delivery.
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1. Watershed Protection

The combination of variable precipitation and continued regional growth has the potential to cause water shortages in the future if fundamental changes to water use and management are not made. Many locations within the region are also susceptible to flooding, as evident from significant recent events. Adding upstream water storage capacity has the potential to mitigate one or potentially both risks and would be a long-term investment in improving the region’s resiliency.

Policies

- 1.1 The CMRB will advocate to the Province to update the SSRP for enhanced protection of the headwaters of rivers that the CMR relies on for drinking water and economic production that are located inside and outside the CMR.
- 1.2 The CMRB will support the continued development of upstream reservoirs on the region’s rivers to provide water storage capacity and flood mitigation.

2. Stormwater Management

Stormwater and watershed management are inherently regional, as many of the Region’s watersheds and water bodies extend through multiple municipalities, and one community’s stormwater is another community’s drinking water.

Policies

- 2.1 The CMRB will provide regional leadership for the management of stormwater for regionally significant stormwater issues.

3. Water Efficiency

One of the simplest approaches to improving our water resiliency is to use less water. This includes encouraging water conservation, implementing new methods and technologies that use less water, and improving the overall system efficiency through things such as replacing old, leaking infrastructure.

Policies

3.1 The CMRB will work with the Province to advance initiatives that improve the region's ability to sustainably use and share water, including water-reuse and improvements to the water transfer and sharing processes.

4. Collaboration and Governance

The consideration of alternate or new water governance structures is a potential approach to sub-regional water management and conservation. Using a bottom-up approach to identify and develop such structures would enable members to create a model that works for them, and the proposed JPAs provide a reasonable starting point with which to organize the new governance structures.

Policies

4.1 CMRB Members should investigate potential collaborative water governance structures within the CMR and specifically for each JPA.

DRAFT

Agenda Item	8
Submitted to	Land Use and Servicing Committee
Purpose	For Discussion
Subject	Shared Services Optimization Policy
Meeting Date	January 21, 2021
<i>That the Committee provide feedback on and receive for information the shared services optimization section of the Growth and Servicing Plans</i>	
<p>Summary</p> <ul style="list-style-type: none"> • Shared services optimization is a brief section of the Growth Plan with additional detail residing in the Servicing Plan. HDR C also refers to the optimization of shared services in the economic wellbeing section policies. Emphasis in the Growth Plan will be on identification of corridors that are a requirement under the CMRB Regulation. This section will address coordination of infrastructure planning and development among member municipalities. • Preliminary policy direction for shared services optimization were reviewed at the December 21, 2020 Technical Advisory Group (TAG) meeting. Feedback on the policy direction was requested following that meeting. • HDR C has prepared policy language for the shared services optimization section based on input on policy direction received from TAG. • There may be some changes to policy language as the Growth and Servicing Plan documents come together. 	
<p>Attachments</p> <ul style="list-style-type: none"> • Shared services optimization section of the Growth and Servicing Plans 	

Background

HDR|Calthorpe is in the process of building draft Growth and Servicing Plan documents. As part of this process, individual policies are being compiled together into document sections. The draft Growth and Servicing Plan documents have been provided as an agenda item for this meeting.

Shared services optimization is a section of the Growth Plan that will be brief in the Growth Plan with additional detail residing in the Servicing Plan. HDR|C also refers to the optimization of shared services in the economic wellbeing section policies. Emphasis in the Growth Plan will be on identification of corridors that are a requirement under the CMRB Regulation. This section will address coordination of infrastructure planning and development among member municipalities. Preliminary policy direction for shared services optimization were reviewed at the December 21, 2020 TAG Meeting. Feedback on the policy direction was requested following that meeting.

As part of bringing the document together, policy language have been drafted considering TAG input since the presentation of the draft policy direction to TAG in December 2020. Changes include:

- Removal of broadband internet policy area.
- Focusing shared service optimization efforts in Joint Planning Areas.
- Including policies on regional recreation previously approved by the Board.

A comment tracking log will be circulated to TAG.

Next Steps

The draft Growth and Servicing Plan documents have been included as an agenda item of this meeting. They will be further reviewed by TAG, Committee and the Board. The full Growth Plan and Servicing Plan documents must be ready for circulation to individual municipal councils by February 5th, 2021 to give each municipality 2 weeks to review the document prior to Board review on February 19, 2021.

Recommendation

That the Committee provide feedback on and receive for information the shared services optimization section of the Growth and Servicing Plans.

DRAFT: January 13, 2021

SHARED SERVICES OPTIMIZATION

In the face of global economic competition, the Calgary Region must find ways to deliver services in an efficient and sustainable way that maintains the Region’s high quality of life and low cost of doing business. Residents and businesses alike benefit when the Region finds ways to deliver borderless shared services that reflect cost-effective and optimized service delivery.

The CMR Servicing Plan also addresses matters related to shared services optimization and should be read in tandem with this section of the Growth Plan.

CMR Goals	Growth Plan Objectives
Residents of the Calgary Metropolitan Region experience borderless delivery of essential services based on a fair cost-benefit model.	<ul style="list-style-type: none">• Protect future opportunities to share regional infrastructure and services through mobility and transmission corridor protection.• Coordinate regional land use planning with service provision and planning, specifically transit.
The Calgary Metropolitan Region delivers services in a more efficient and sustainable way through shared services optimization.	<ul style="list-style-type: none">• Achieve servicing efficiencies through a conscious effort to share infrastructure and services, particularly in Joint Planning Areas.

1. Transportation Corridors

The efficient movement of people and goods supports the economy and quality of life in the CMR. Optimized transportation corridors are a key to maintaining a competitive region. The North and South/East Regional Transportation studies provide much of the context for transportation corridors in the CMR.

Policies

- 1.1 Statutory plans within 1.6 km of an identified Transportation Corridor as shown on *Map XX: Major Transportation Corridors* shall:
- i) identify the corridor(s) on relevant maps within the plan;
 - ii) demonstrate how the plan optimizes the proximity and adjacency to the corridor; and
 - iii) describe how the plan provides mitigation for any potential impacts to the corridor.

Planning for transit at the regional scale is an extremely effective way of creating an efficient, integrated and connected transit system. It supports a more cost-effective and better planned transit network over time. Transit is a fundamental part of achieving many

regional goals, such as improved economic growth, environmentalism, resilience and quality of life.

1.2 Statutory plans shall identify corridors with higher density infill and mixed use land use that currently, or may in the future, support intermunicipal transit infrastructure and services appropriate to the scale and context of the corridor and surrounding area.

1.3 New Area Structure Plans and Area Redevelopment Plans shall:

- (a) provide direction on how plans could provide or improve transit service in the future, as appropriate to the scale and context; and
- (b) provide direction on transit-oriented design strategies and standards, as appropriate to the scale and context.

MAP – MAJOR TRANSPORTATION CORRIDORS TO BE ADDED

2. Recreation

The intent of this policy section is to focus on the role of parks, natural areas, and public spaces in the context of regional growth and development, as well as on recreation services delivered by government organizations for the benefit of individuals and communities. The recreation system across the Calgary Metropolitan Region is diverse, complex, and multifaceted. Recreation services provided by municipalities not only lead to residents and visitors being more physically active; it also brings people together and positively contributes to desired outcomes in other public service areas such as education, justice and health.

Policies

- 2.1 CMRB municipalities will work together to provide residents of the Region with high-quality recreational opportunities that are delivered in a cost-effective manner.
- 2.1 Collaborative processes for regional recreation decision-making will build trust, be transparent, and respect an individual municipality's right to make its own recreation decisions.
- 2.2 To further voluntary regional collaboration, the CMRB will establish a recreation working group of member municipalities to facilitate collaboration by identifying areas of common interest, coordination, regional challenges and to share information.
- 2.3 When working together, member municipalities will establish processes that incorporate evidence-based decision making to the greatest extent possible.
- 2.4 Member municipalities will collect and share data in support of evidence-based approaches to decision-making at the regional level.

3. Energy and Utility Corridors

Regional energy and utility corridors include those that accommodate the infrastructure that conveys water, wastewater, energy and other utilities. They are often found along or within regional mobility corridors, but can also be located within minor public rights-of-way. These facilities enable the efficient transmission of utilities and services to the regional consumers and beyond, and correctly locating and protecting these facilities will ultimately lower costs and enable increased service provision for regional customers.

Policies

3.1 Statutory plans with a regionally significant corridor(s) shall:

- i) identify any regionally significant corridor(s) shown on *Map XX: Regionally Significant Energy and Utility Corridors* on relevant maps within the Statutory plan;
- ii) describe the supporting rationale, agreements and policies for crossing, accessing and connecting to the identified corridor(s); and
- iii) describe how necessary mitigations will be undertaken to ensure protection of the corridor(s).

MAP – REGIONALLY SIGNIFICANT ENERGY AND UTILITY CORRIDORS TO BE ADDED

4. Water, Wastewater and Stormwater

Policies related to servicing for water, wastewater and stormwater are included in the Water Stewardship policy area, and additional detail included in the CMR Servicing Plan.

Definitions (not defined in other policies)

Regional Recreation - A regional recreation facility, space, program or service has a realistic potential of substantial use by, and broader benefits to, residents from outside the municipal boundaries in which it is provided.

Agenda Item	9
Submitted to	Land Use and Servicing Committee
Purpose	For Discussion
Subject	Celebrating Urban Rural Differences
Meeting Date	January 21, 2021
<i>Motion that the Committee provide feedback on and receive for information the Celebrating Urban Rural Differences section of the Growth and Servicing Plans.</i>	
<p>Summary</p> <ul style="list-style-type: none"> • At the December 2020 Land Use and Servicing Committee meeting, HDR Calthorpe presented preliminary agricultural economy policies for approval in principle. The agricultural economy policies were referred back to the Technical Advisory Group (TAG) for further discussion and review. • HDR C has updated the agricultural economy policies in consideration of feedback from the Committee and from TAG and included them in the Urban Rural differences section of the Growth and Servicing Plans. General changes include updating the policy preamble and minor policy wording changes. • The Celebrating Urban Rural differences section combines policies for agricultural economy and for the conservation of agricultural lands. • Given feedback provided at the January 2021 Board meeting on the topic of Economic Wellbeing, HDR Calthorpe seeks input from the Committee on moving the agricultural economy policies and the conservation of agricultural lands to other areas of the Growth Plan document. • There may be some changes to policy language as the Growth and Servicing Plan documents come together. 	
<p>Attachments</p> <ul style="list-style-type: none"> • Celebrating Urban Rural Differences Section of the Growth and Servicing Plans, HDR Calthorpe 	

1. Background

HDR|Calthorpe is in the process of building draft Growth and Servicing Plan documents. As part of this process, individual policies are being compiled together into document sections. The Celebrating Urban Rural Differences section of the Growth and Servicing Plans document includes policies for agricultural economy and conservation of agricultural lands. The policies for agricultural economy were presented to Committee

for approval in principle at the December 2020 meeting. The Committee referred the policies back to TAG for further work and refinement.

The policies for agricultural economy have been updated in consideration of Committee and LU TAG feedback. The preamble to the policy has been updated, and there have been some minor policy wording changes in consideration of TAG input. A comment tracking log will be circulated to TAG members.

2. Committee Discussion

Given feedback provided at the January 2021 Board meeting on the topic of Economic Wellbeing, HDR|Calthorpe seeks input from the Committee on moving the agricultural economy policies and the conservation of agricultural lands policies to other areas of the Growth Plan document. This would mean that the Celebration of Urban-Rural Differences section of the Growth Plan would be incorporated into other part of the Plan and would not be a standalone section of the document.

In addition to seeking feedback on the policies contained in the attachment HDR|Calthorpe is also seeking feedback on the below questions.

Would the Committee like to:

- Move the policies related to agricultural economy to the Economic Wellbeing Section of the Growth and Servicing Plans, and
- Move the policies related to the conservation of agricultural lands to the Growth Management and Efficient Use of Land section?

3. Next Steps

The draft Growth and Servicing Plan documents will be included as another item of this agenda. They will be further reviewed by TAGs, Committee and the Board. The full Growth Plan and Servicing Plan documents must be ready for circulation to individual municipal councils by February 5, 2021 to give each municipality 2 weeks to review the document prior to Board review on February 19, 2021.

4. Recommendation

That the Committee provide feedback on and receive for information the Celebrating Urban Rural Differences section of the Growth and Servicing Plans

DRAFT: January 4, 2021

Celebrating Urban-Rural Differences

The CMR is a collection of ten distinct municipalities, each with its own character and each contributing to the strength and attractiveness of the region. Discussions on growth and servicing tend to focus on existing and emerging urban areas, and the value to the Region that is generated by coordinated approaches. Rural areas have different needs relative to growth management, with a greater focus on supporting and growing the rural economy, which in the CMR is heavily influenced by agriculture.

Agriculture is a complex system, including both rural and urban components, which operate at local, regional, provincial, national and international scales. Agriculture plays an important cultural and economic role in large and small communities across the CMR. Farming is a business, and producers will make decisions that allow them to compete in a globalized marketplace. It is important to achieve a balance between conserving agricultural land and promoting other forms of economic development in a manner that promotes new land uses which are compatible with existing ones. Supporting value-added agriculture and related industries in proximity to producers is important for supporting the agricultural industry.

The member municipalities of the CMRB can support growth of the agriculture industry, including value-added agriculture and related industries by providing education to the general public, supporting growth in agricultural value chain supportive land use policies, and reducing land use conflicts. Agriculture is an important opportunity for economic diversification for the CMR. Supporting the success of agriculture in all its forms will ultimately require consideration for the provision of internet to underserved areas, investing in transportation infrastructure to remove bottlenecks, providing supportive land use policies, and encouraging cross-sector networks in order to leverage new technologies and other strategies.

Although urban and rural communities differ in the ways they accommodate and support agricultural operations, they rely on each other in a system of producers, processors, input and machinery suppliers, agri-businesses, agri-tourism, and consumers. While energy and other high-value products are typically associated with Alberta's economic growth, agriculture has remained a vital and stable component of the provincial economy, remains deeply rooted in Albertan culture. A regional approach to agriculture in the CMR will support the continued economic growth and diversification of the agriculture system.

Trends of urban sprawl and scattered rural development call for thoughtful, planned growth of urban and rural areas that will protect agricultural lands from fragmentation and other effects of urban expansion. Opportunities for conservation of agricultural lands will also help to preserve the natural landscape.

Agenda Item 9i Attachment

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

Agriculture has historically been and will continue to be critical to the Region's growth, economy and identity. All members of the CMRB have a role in supporting the continued growth of agriculture in the Region:

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

Policies

Policies to support agriculture in the CMR include building awareness of the benefits, importance and diversity of the regional agricultural ecosystem in the CMR. Land use planning policy within Municipal Development Plans can promote growth and diversification of the agriculture industry, and can strengthen connections between producers, processors and consumers. Integration of agriculture as a key component of an overall regional economic development strategy will address agriculture as a viable industry and important service. Protection of agricultural land from urban expansion is primarily addressed through the Growth Management and Efficient Use policies but limiting the footprint of new development.

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

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

3. Statutory plans shall identify the impacts, including fragmentation of farmland, of greenfield development on land used for agricultural purposes. Strategies to mitigate the identified impacts shall also be included.

Definitions

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

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

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

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

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

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

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

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

Agenda Item	10
Submitted to	Land Use & Servicing Committee
Purpose	For Discussion
Subject	Environmentally Responsible Land Use
Meeting Date	January 21, 2021
<p><i>That the Committee provide feedback on and receive for information the Environmentally Responsible Land Use section of the Growth and Servicing Plans</i></p>	
<p>Summary</p> <ul style="list-style-type: none"> • Environmentally Responsible Land Use is a section of the Growth Plan that includes policies for environmentally sensitive areas, flood prone areas, and climate change. • The draft Growth Plan policies for environmentally sensitive areas and flood prone areas were reviewed by TAG and Committee. At the December Committee meeting, the flood prone areas policies were approved in principle. Environmentally sensitive land use policies were referred back to administration for further work. • The Environmentally Responsible Land Use section was most recently reviewed at the January 2021 Board meeting. Given the discussion at the Board meeting, HDR C has provided two options for environmentally responsible land use policies for further discussion. The two options are based on: <ul style="list-style-type: none"> ○ tweaks to language from policies included in the January 15th Board agenda package (Option A), and ○ policy language drafted by the City of Calgary and provided to HDR Calthorpe (Option B). <p>The Environmentally Responsible Land Use section will be further reviewed at the January 22, 2021 Technical Advisory Group (TAG) meeting.</p>	
<p>Attachments</p> <ul style="list-style-type: none"> • Draft Environmentally Responsible Land Use section of the Growth Plan, Option A • Draft Environmentally Responsible Land Use section of the Growth Plan, Option B 	

1. Background

HDR|Calthorpe is in the process of building draft Growth and Servicing Plan documents. As part of this process, individual policies are being compiled together into document sections. The Environmentally Responsible Land Use section of the Growth Plan brings together policies for environmentally sensitive areas, flood prone areas, and climate change.

At the December 2020 Committee meeting, the flood prone areas policies were approved in principle. The environmentally responsible land use policies were referred back to TAG for further work and refinement. The policies contained in the Environmentally Responsible Land Use section of the Growth Plan provided in this agenda item have been updated in consideration of all feedback provided. A comment tracking log was circulated to TAG members.

The draft Environmentally Responsible Land Use policies were reviewed most recently at the January 15, 2021 Board meeting. A redline version of the document has been provided that identifies changes made in consideration of all feedback provided. The policies will be further reviewed at the January 22, 2021 TAG meeting.

2. Two Options

At the January Board meeting, the City of Calgary expressed a desire for further advancement of policies to ESAs. Two options have been presented in consideration of this feedback and other feedback received to date.

- Option A includes tweaks to language in policies brought forward in the January 15th meeting of the Board.
- Option B includes an alternative proposed by the City of Calgary in the rounds of feedback received.

HDR|C recommends Option A based on the feedback provided by member municipalities. Option A provides an approach to environmentally sensitive areas that generally aligns with the input provided by most TAG representatives and “threads the needle” of the multiplicity of perspectives offered during the development of the policy.

HDR|C is looking for direction from the Committee regarding which option best represents the direction of the CMRB for policy in the Growth and Servicing Plans.

3. Next Steps

The draft Growth and Servicing Plan documents will be reviewed by TAGs, Committee and the Board once compiled. The full Growth Plan and Servicing Plan documents must be ready for circulation to individual municipal councils by February 5, 2021 to give each municipality 2 weeks to review the document prior to Board review on February 19, 2021.

4. Recommendation

That the Committee provide feedback on and receive for information the Environmentally Responsible Land Use section of the Growth and Servicing Plans.

Environmentally Responsible Land Use: January 18, 2021

Natural systems play an important role in the region, and the CMR recognizes that it is important to plan growth in a manner that protects and enhances the natural environment and systems. Reducing the footprint of new development as described through the approach to Growth Management and Efficient Use of Land is an important component of protecting natural systems. Environmentally responsible land use means growing in a manner that protects these important natural resources, such as environmentally sensitive areas, while doing our part to limit our impact on the climate, and building in a manner that protects the future well-being of the region from a wide range of hazards, such as floods.

The CMR recognizes its responsibility to reduce its impact on the climate, while preparing for the impacts of climate change and other natural and man-made hazards. Steps to create a more sustainable and resilient region will help protect our communities and create a more stable foundation for the region to prosper now and into the future. The Growth Plan seeks to help reduce our impact on the environment; achieving reductions in emissions, land consumption, impervious cover, and water demand.

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

~~Polices associated with environmentally responsible land use are closely related to the Growth Plan and Servicing Plan policies for water stewardship, and should be considered together. The polices associated with Environmentally Responsible Land Use reflect the following key policies:~~

- ~~1. Flood policy is highly influenced by Provincial Flood Hazard mapping and the CMRB has a desire for application of a higher standard for Flood Hazard mapping.~~
- ~~2. Assessment of environmentally sensitive areas is complex, and requires consideration at the watershed, regional, local and site level. The Regional approach to environmentally sensitive areas will need to be integrated with other scales of planning.~~

Polices associated with environmentally responsible land use are closely related to the Growth Plan and Servicing Plan policies for water stewardship, and should be considered together. The polices associated with Environmentally Responsible Land Use reflect the following key policies:

1. Flood policy is highly influenced by Provincial Flood Hazard mapping and the CMRB has a desire for application of a higher standard for Flood Hazard mapping.
2. Assessment of environmentally sensitive areas is complex, and requires consideration at the watershed, regional, local and site level. The Regional approach to environmentally sensitive areas will need to be integrated with other scales of planning.

Flood Prone Areas

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

Municipalities in the Region have committed to building flood resilience to protect lives and property. For example, CMRB members strongly suggest changing the design flood standard to 1:200 years, or a 0.5% flood. The Region's watersheds are large, interconnected systems. Flood resilience is best approached at multiple scales (watershed, community, property) and from multiple perspectives (upstream/downstream). Regional responses will require ongoing coordination with watershed-level planning (e.g. SSRP) and at the community and property-level with municipalities and developers.

The Province of Alberta recently released updated draft flood ~~hazard and~~ inundation mapping for some areas of the Region. As further mapping is released,

actions approved by the Board to advance the development of flood prone policy beyond adoption of the Growth Plan include:

- Request the Government of Alberta take a stronger leadership role in developing standards and policy for flood prone areas;
- Engage with the Province and member municipalities to understand modifications to the Provincial Floodway Development Regulation;
- Update the policies of the Growth Plan to reflect the Flood Floodway Development Regulation (if required);

Key Issues and Influences:

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

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

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

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

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

POLICIES

- 1.1 No development shall be permitted within a provincially identified floodway, with the exception of uses with no permanent buildings, such as agriculture, natural areas, outdoor recreation, parks, roads, bridges, utilities, aggregate extraction, and flood mitigation infrastructure.
- 1.2 Development in provincially identified flood fringe areas shall include flood protection measures to mitigate risk at the 1:100 year flood event level.
- 1.3 New area structure plans must include cumulative protection measures to mitigate risk in provincially identified flood inundation hazard areas at the 1:200 year flood event level.
- 1.4 After updated provincial flood hazard mapping is finalized, the CMRB shall work with the Province of Alberta and member municipalities to investigate changing the provincial definition of the flood hazard area to the 1:200 year level, including an assessment of the impacts to Alberta's Disaster Relief Program and private insurance.

Environmentally Sensitive Areas

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

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

Key Issues and Influences:

- Natural areas, and in particular ESAs provide important ecosystem services, and their health has been threatened by recent development trends and practices.

- Existing mapping data is quite varied across the CMR, and the existing location and extent of some ESAs are unknown, limiting the ability to protect them.
- Protecting certain types of ESAs will benefit other policy areas, including flooding and recreation.

POLICIES

The policies associated with environmentally sensitive areas (ESAs) establishes a consistent framework and approach for identifying, analyzing and planning near ESAs..

1. Area Structure Plans and Area Redevelopment Plans shall address *Environmentally Sensitive Areas* through the following means:
 - (a) Undertake a desktop-based *environmental screening* to identify *Environmentally Sensitive Areas* on-site and within 100 metres of the site boundary;
 - (b) The *environmental screening* shall include a map of all identified *Environmentally Sensitive Areas*;
 - (c) If an *Environmentally Sensitive Area* is located on or within 100 metres of the site, the proponent/municipality must conduct an *environmental study*; and
 - (d) An *environmental study* shall identify the potential impacts of the proposed development on the identified *Environmentally Sensitive Area(s)* and recommend mitigation measures to protect it.
2. Municipal Development Plans and Intermunicipal Development Plans shall:
 - a. include map(s) of regional *Environmentally Sensitive Areas* that have existing documentation and mapping within areas designated for future growth.
 - b. Include a shared definition of *Environmentally Sensitive Areas* as defined in the Regional Growth Plan.
3. The CMRB shall compile the municipally identified *environmentally sensitive areas* into a common database for the Region.

Climate Change

Climate change policies sets direction for municipalities in the Region to collectively take action on climate change.

1. Municipal Development Plans shall address climate change resiliency, which will include:
 - a. A plan commitment to reduce municipal greenhouse gas reduction and water consumption; and
 - b. A plan to identify and mitigate risks due to climate change, including economic changes impacted by climate change.

Definitions

Climate Change - The long-term shift in weather conditions measured by changes in temperature, precipitation, wind, snow cover, and other indicators.

Design Flood – The current design standard in Alberta is the 1% flood, defined as a flood whose magnitude has a 1% chance of being equalled or exceeded in any year.

Ecosystem Services - The following are examples of ecosystem services, the benefits that come from healthy functioning ecosystems and the biodiversity found in them:

- food, fiber, fresh water (“provisioning” services)
- flood control, water and air purification (“regulating” services)
- spiritual, recreational, cultural benefits (“cultural” services)
- nutrient cycling, soil formation (“supporting” services)

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

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

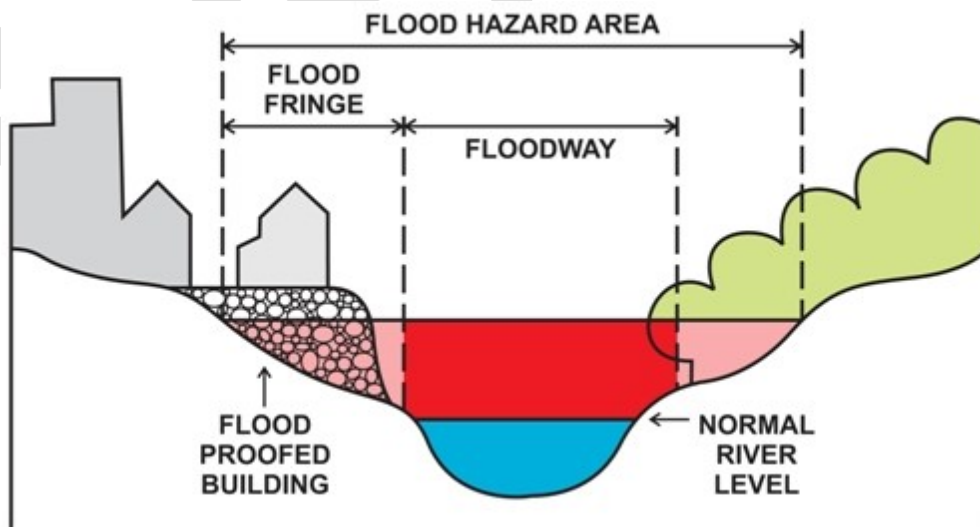
Environmental Study – A detailed study and review of the effects of a proposed development on identified Environmentally Sensitive Areas, that anticipates, interprets and evaluates impacts and identifies mitigation measures to avoid, minimize or compensate for these impacts.

Environmentally Sensitive Areas - Environmentally Sensitive Areas are key natural components of the regional landscape, providing essential ecosystem functions and services. They include areas that:

- Maintain the provision of water quality and quantity and provide protection against drought and flood events. Includes water courses, water bodies, and riparian areas;
- Provide habitat for identified local species of interest, designated species of conservation concern (SCC), or identified focal species groups;
- Provide rare, unique, or biologically diverse ecosystems or unique landforms;
- Contribute to other important ecosystem functions or services at the local scale; and
- Include Provincial Environmentally Significant Areas.

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

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



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

Flood Inundation Maps: identify land areas on a map which would be inundated by water given a series of river flows, not just the 'design flood' flow. Flood inundation

maps are created by hydraulic modelling using, among other data, historical precipitation information to simulate runoff and resulting river flows showing those areas which are overwhelmed by water. They are used for emergency preparedness and emergency response planning. The flood inundation map for a design flood flow informs the development of a flood hazard area map.

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

Floodway – The portion of the flood hazard area where flows are deepest, fastest and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area.

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

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

Regional Environmentally Sensitive Areas – Regional Environmentally Sensitive Areas are defined as areas that:

- Provide the environmental benefits of Environmentally Sensitive Areas beyond one municipality's geographic area;
- Contribute to other important ecosystem functions or services at the regional scale. and
- Include Provincial Environmentally Significant Areas.

DRAFT: ALTERNATIVE January 18, 2021

The SSRP sets the stage for robust growth, vibrant communities and a healthy environment within the region for the next 50 years. The SSRP establishes the need to consider cumulative environmental impacts in decision making and the need to establish a cumulative environmental management system to manage the cumulative effects of development on air, water, land and biodiversity to ensure the value and benefit of these environmental systems are sustained at the regional level and contribute to provincial outcomes. The SSRP has established baseline outcomes and objectives along with strategies and actions that will be used to achieve them. Integrated monitoring, evaluation and reporting systems are essential as they are used to assess progress in achieving outcomes and objectives

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

The Calgary Metropolitan Region must ensure alignment to SSRP's strategies, implementation actions and regulatory details, particularly in establishing:

- 1) mapping and a cumulative environmental management system for the CMR and
- 2) policies that protect and manage cumulative environmental impact in land use and development decisions in the Region.

Flood Prone Areas

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

Municipalities in the Region have committed to building flood resilience to protect lives and property. For example, CMRB members strongly suggest changing the design flood

standard to 1:200 years, or a 0.5% flood. The Region's watersheds are large, interconnected systems. Flood resilience is best approached at multiple scales (watershed, community, property) and from multiple perspectives (upstream/downstream). Regional responses will require ongoing coordination with watershed-level planning (e.g. SSRP) and at the community and property-level with municipalities and developers.

The Province of Alberta recently released updated draft flood inundation mapping for some areas of the Region. As further mapping is released, actions approved by the Board to advance the development of flood prone policy beyond adoption of the Growth Plan include:

- Request the Government of Alberta take a stronger leadership role in standards and policy for flood prone areas;
- Engage with the Province and member municipalities to understand modifications to the Provincial Floodway Development Regulation;
- Update the policies of the Growth Plan to reflect the Floodway Development Regulation (if required);

Key Issues and Influences:

- Major recent floods had significant impacts to many communities within the CMR;
- Riverine flooding is the topic of this policy area;
- This policy does not consider the effects of overland flooding and stormwater management;
- Developing regional flood policy for the entire area of the CMR is complex as the Province is currently updating their Flood Hazard Area mapping; and
- The Board has indicated a desire to adopt a higher design standard than the current provincially defined standard.
- The CMRB objectives, as approved by the Board, related to Flood Prone Areas are:
- Prioritize public safety;
- Mitigate risk to public, municipalities, businesses, park spaces, living assets and other property/lands;
- Over time and with appropriate inputs, examine how flood resilience might be achieved among CMR municipalities;
- Educate the public and other development stakeholders on the risks of development in flood prone areas;

- Maintain essential ecosystem functions of flood areas; and
- Minimum design standard of 1:200, or 0.5% probability flood.

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

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

POLICIES

- 1.1 No development shall be permitted within a provincially identified floodway, with the exception of uses with no permanent buildings, such as agriculture, natural areas, outdoor recreation, parks, roads, bridges, utilities, aggregate extraction, and flood mitigation infrastructure.
- 1.2 Development in provincially identified flood fringe areas shall include flood protection measures to mitigate risk at the 1:100 year flood event level.
- 1.3 New area structure plans must include cumulative protection measures to mitigate risk in provincially identified flood hazard areas at the 1:200 year flood event level.
- 1.4 After updated provincial flood hazard mapping is finalized, the CMRB shall work with the Province of Alberta and member municipalities to investigate changing the provincial definition of the flood hazard area to the 1:200 year level, including an assessment of the impacts to Alberta's Disaster Relief Program and private insurance.

Environmentally Sensitive Areas

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

ESAs are recognized as sensitive landscape features as their loss or degradation directly impacts ecosystem function. These areas have a disproportionate impact on the function of the regional landscape and require particulate focus and attention during all stages of land use planning efforts.

The South Saskatchewan Regional Plan (SSRP) identifies the preservation of river corridors and intact native grasslands, connectivity of wildlife habitat, and the recovery of species at risk as important to conserving and maintaining biodiversity and ecosystem services in the region. In

the CMR, ESAs of particular importance to the region include intact native grasslands; river and stream corridors including floodplains, riparian areas and escarpments; wetlands including their catchment areas; and species at risk and the habitats that support them. Identifying and protecting ESAs that are important at a regional scale and aligning to the SSRP gives direction to municipalities when considering ESAs in their MDPs, ASPs and through the development process, and allows for a consistent approach across the CMR.

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

The CMRB should compile and maintain the municipally and provincially identified *environmentally sensitive areas* into a common database for the Region, and establish a CMR cumulative environmental management system that aligns to the strategic, implementation and regulatory details frameworks established in the SSRP.

Key Issues and Influences:

- As a sub-regional plan, the CMR should establish cumulative effects management systems that identify, protect and manage ESA's in alignment with key strategies, implementation and regulatory frameworks in the SSRP
- Natural areas, and in particular ESAs provide important ecosystem services, and their health has been threatened by recent development trends and practices.
- Municipalities have limited conservation tools for certain types of ESAs.
- Existing mapping data is limited and high level, providing a broad picture of ESAs at the regional level. Some ESAs can only be identified through site visits, and their location and extent is unknown, limiting the ability to consider them at a regional planning scale.
- Protecting certain types of ESAs will benefit other policy areas, including flooding and recreation.
- Establishing a consistent framework and approach for identifying, analyzing and planning near ESAs is the primary goal of this policy area.

Policies

1. Municipal Development Plans shall:
 - a) Include a map and policies to protect and manage regional *environmentally sensitive areas* within areas designated for future growth.
 - b) Include a shared, formal definition of ESAs, as is defined in the Calgary Metropolitan Region Growth Plan
2. Area Structure Plan and Area Redevelopment Plan shall address ESA's through the following means:
 - a) Environmental Screening:
 - i. A desktop-based *environmental screening* shall be undertaken to identify *Environmentally Sensitive Areas* on-site and within 100 metres of the site boundary

- ii. The *environmental screening* shall include a map of all identified *Environmentally Sensitive Areas*.
 - b) Environmental Study:
 - i. If an *Environmentally Sensitive Area* is located on or within 50m of the site, the municipality/proponent shall conduct an *environmental study*.
 - ii. An *environmental study* shall identify the potential impacts of the proposed development on the identified *Environmentally Sensitive Area(s)* and recommend mitigation measures to protect it.
- 3. The CMRB will identify and pursue options and opportunities to support member municipalities in their efforts to actively protect critical watershed areas for the benefit of the region.
- 4. CMRB and member municipalities will actively work with the Province of Alberta, the Bow River Basin Council (BRBC) and other key stakeholders to support the development and implementation of an Integrated Watershed Management (IWM) approach. The IWM will deal effectively with the relationships between land use, water quality management and water supply in the Calgary region.
- 5. The CMRB and member municipalities will identify locations where storm water management may impact regional infrastructure systems, develop appropriate policies and approaches to address potential areas of impact and address cumulative effects management considerations.
- 6. Member municipalities will adopt a “no net loss of wetlands” approach by avoiding, minimizing and mitigating impacts to wetlands. Municipalities will determine actions within their jurisdiction.
- 7. Member municipalities will protect the ecological function of riparian lands within their jurisdiction.
- 8. CMRB and member municipalities acknowledge the value of our region’s natural environment and will align and coordinate local, regional and inter-municipal plans to protect the six key elements of the region’s ecological infrastructure:
 - a) wetlands
 - b) riparian buffers
 - c) regional corridors
 - d) large patches of natural vegetation
 - e) habitat for native species of interest, designated species of conservation concern or identified focal species group
 - f) rare, intact or biologically diverse ecosystems
- 9. Member municipalities will encourage the restoration of strategically important ecological infrastructure that has been impacted by past development.
- 10. CMRB and member municipalities will strive to work together to maintain the diversity of species and ecosystem types in the region.
- 11. Member municipalities will work together to maintain and enhance landscape connectivity across the region to ensure the health and integrity of the ecological system.
- 12. CMRB will pursue the creation of a Regional Open Space Strategy, which would include the provision of publicly accessible parkland.
- 13. Cumulative impacts of growth will be managed through the following:

- a) The CRMB and member municipalities shall actively work with the province of Alberta to develop a regional ESA management framework, cumulative effects monitoring approach and an appropriate suite of ESA indicators that can be measured to assess if regional objectives are being achieved. This will align with the SSRP Biodiversity Management Framework (currently in progress).
- b) The CMRB shall work with the Province of Alberta to develop and implement a regional cumulative effects management (CEM) approach.
- c) The CMRB will work with the Province, member municipalities and the private sector to develop and implement a range of conservation tools to support the goals of the CMRB and the Provincial Land-Use Framework.
- d) The CMRB will support the coordination of environmental actions and conservation initiatives of regional interest with member municipalities, the provincial and federal governments and First Nations.

Climate Change

Climate change policies sets direction for municipalities in the Region to collectively take action on climate change.

- 1. Municipal Development Plans shall address climate change resiliency, which will include:
 - a. A commitment to reduce municipal greenhouse gas reduction and water consumption; and
 - b. A plan to identify and mitigate risks due to climate change, including economic changes impacted by climate change.

Definitions

Climate Change - The long-term shift in weather conditions measured by changes in temperature, precipitation, wind, snow cover, and other indicators.

Design Flood – The current design standard in Alberta is the 1% flood, defined as a flood whose magnitude has a 1% chance of being equalled or exceeded in any year.

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

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

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

Environmentally Sensitive Areas - Environmentally Sensitive Areas are key natural components of the regional landscape, providing essential ecosystem functions and services. They include areas that:

- Maintain the provision of water quality and quantity throughout the Region and provide protection against drought and flood events. Includes water courses, water bodies, and riparian areas;
- Provide habitat for identified local species of interest, designated species of conservation concern (SCC), or identified focal species groups;
- Provide rare, unique, or biologically diverse ecosystems or unique landforms;
- Contribute to other important ecosystem functions or services at regional or local scales; and
- Include Provincial Environmentally Significant Areas

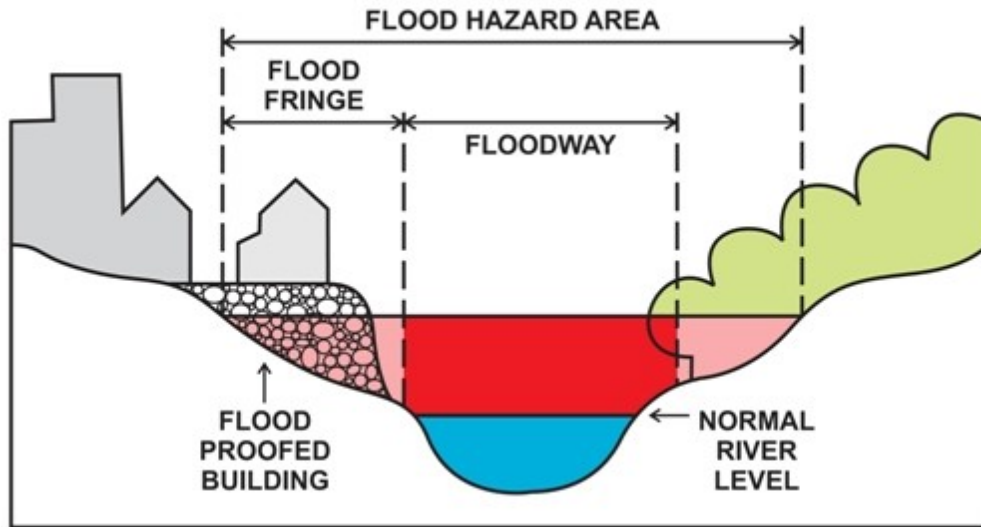
Biodiversity - The Land-use Framework defines biodiversity as “The assortment of life on earth – the variety of genetic material in all living things, the variety of species on earth and the different kinds of living communities and the environments in which they occur”.

Ecosystem Services - The following are examples of ecosystem services, the benefits that come from healthy functioning ecosystems and the biodiversity found in them:

- food, fiber, fresh water (“provisioning” services)
- flood control, water and air purification (“regulating” services)
- spiritual, recreational, cultural benefits (“cultural” services)
- nutrient cycling, soil formation (“supporting” services)

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

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



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

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

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

Floodway – The portion of the flood hazard area where flows are deepest, fastest and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area.

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

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

Intact native grasslands are tracts of grassland plant communities that have not been substantially altered by land-use practices. These are native plant communities that exhibit their normal ecological processes and functions (plant species diversity, nutrient cycling, soil and site stability, capture and beneficial release of water and productivity). Intact native grasslands also provide connectivity which is an important issue for the sustainability of biodiversity on the landscape. Connectivity is necessary in preventing habitat fragmentation and isolation of populations. Larger contiguous areas of native grasslands generally have more conservation

value than smaller dispersed areas, although 'islands' do have a place in the network as stepping stones for certain species.

Regional Environmentally Sensitive Areas – Regional Environmentally Sensitive Areas are defined as areas that:

- Provide the environmental benefits of Environmentally Sensitive Areas beyond one municipality's geographic area;
- Contribute to other important ecosystem functions or services at the regional scale. and
- Include Provincial Environmentally Significant Areas.

DRAFT

SSRP info (for reference)

OUTCOME:

Biodiversity and ecosystem function are sustained through shared stewardship – The benefits received from biodiversity and healthy functioning ecosystems are critical to the ongoing prosperity of all Albertans. The impacts of multiple land-use demands and pressure must be managed through an integrated approach.

Strategic Direction: • Conserving and maintaining the benefits of biodiversity

Biodiversity and Ecosystems

Objectives:

Regional

- *T*errestrial and aquatic biodiversity are maintained.
- *L*ong-term ecosystem health and resiliency is maintained.
- *S*pecies at risk are recovered and no new species at risk are designated.
- *I*ntact grasslands habitat is sustained.
- *B*iodiversity and healthy, functioning ecosystems continue to provide a range of benefits to communities in the region and all Albertans and there is sustainable use of Alberta's biodiversity resources.

Private lands:

- *T*he contributions of landowners for their stewardship and conservation efforts on private lands are recognized.
- *T*he contribution and value of private land in supplying ecosystem services is recognized and opportunities to support ecosystem services on private land are identified.
- *T*he value of ecosystem services supplied by economic sectors reliant on private lands is recognized.

Indicators for Managing Biodiversity and Ecosystems

The following are indicators of interest that will be monitored to understand the trends occurring in the region and evaluated to assess the effectiveness of the strategies in supporting the achievement of desired outcomes:

- Amount of land in conservation easements
- Amount of intact native grasslands
- Area of conserved land

Calgary Regional Partnership

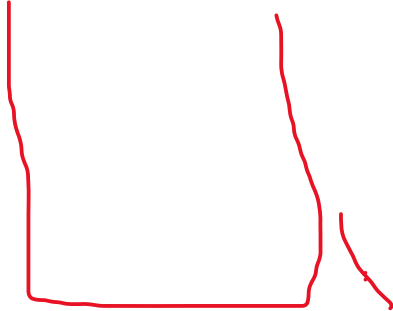
- *W*ork together to ensure growth occurs in a sustainable manner in the region.

Strategies:

When making land-use decisions, municipalities, provincial departments, boards and agencies and other partners are expected to:

8.1 Work together to achieve the shared environmental, economic and social outcomes in the South Saskatchewan Regional Plan and minimize negative environmental cumulative effects.

8.2 Address common planning issues, especially where valued natural features and historic resources are of interests to more than one stakeholder and where the possible effect of development transcends jurisdictional boundaries.



Map 5: Biodiversity Values

