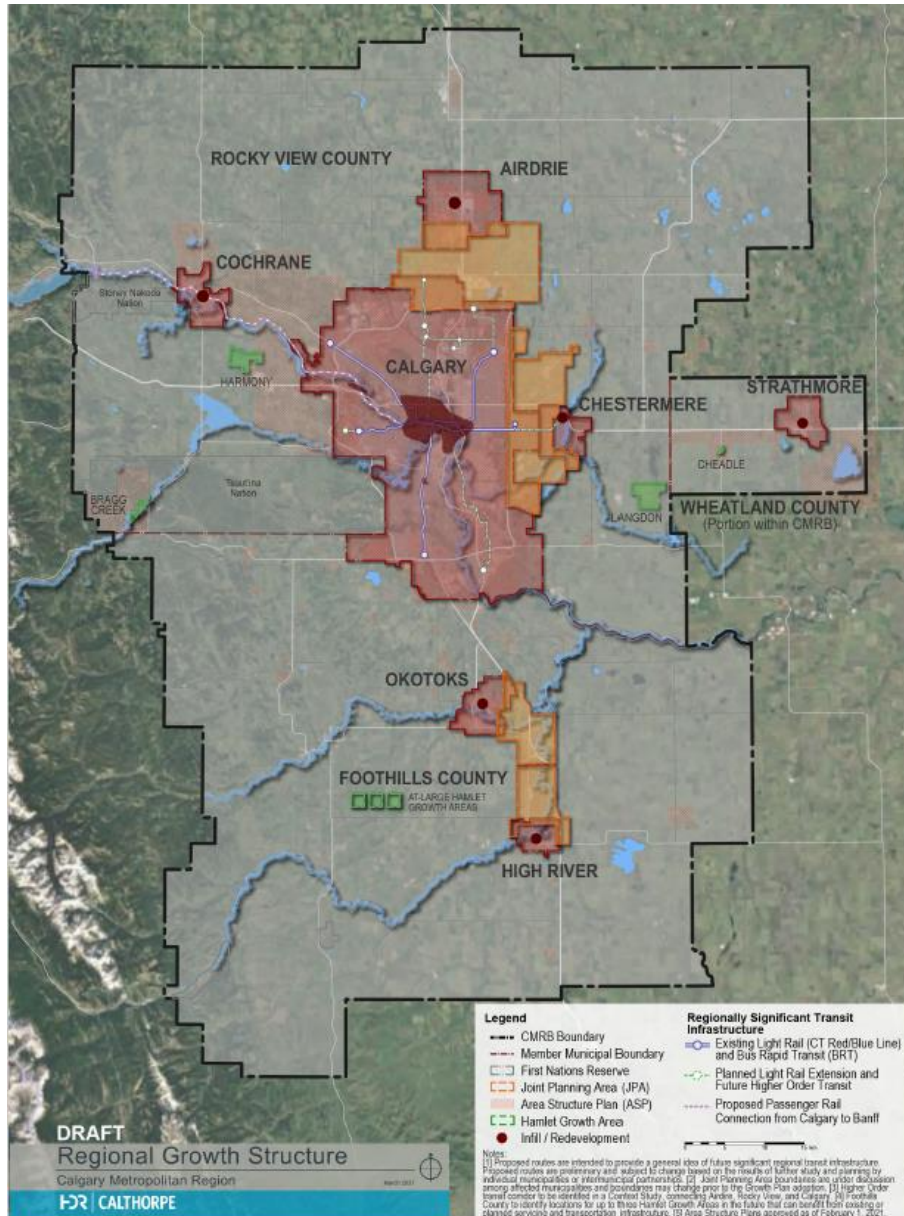


Growth Plan Overview

The Growth Plan is a strategy for managing growth in the Calgary Metropolitan Region. It is focused on accommodating the next one million people and 600,000 jobs, identifying population and job forecasts for each municipality. Rocky View County is forecasted to have 71,439 people by 2053, and to create an additional 69,010 jobs by 2048. The projected employment growth for the County is 13.9 per cent of the total regional forecast.



Location of Development in the Region

The draft Growth Plan directs new residential and employment growth in the region to Preferred Growth Areas. All urban municipalities are identified as Preferred Growth Areas. In the counties, Preferred Growth Areas are identified in Joint Planning Areas and Hamlet Growth Areas (see map); growth must be directed to these specific areas and is limited in all other parts of the County. As identified in the Regional Plan, Rocky View County can have residential and employment growth in the following areas:

- Three Hamlet Growth Areas - Bragg Creek, Harmony, and Langdon;
- Two Joint Planning Areas (JPA):
 - JPA 1 - north Calgary, south Airdrie, and Rocky View County: east and west Balzac.
 - JPA 2 - east Calgary, portions of Chestermere, and Rocky View County: Conrich, Omni, and Janet.
 - JPAs are intended to be guided by Context Studies, which are to be prepared jointly by the three parties in the JPA. They are intended to address shared servicing opportunities, transit and transportation, cost/benefit sharing, and sequencing of land use.
 - Existing Area Structure Plans (ASP) can continue in a JPA, regardless of status of the Context Study. For Rocky View County, most of the JPA areas already have existing ASPs: Balzac West, Balzac East, Omni, Conrich, and Janet.
- Existing Area Structure Plans – if not identified as a Preferred Growth Area, existing plans can continue as currently adopted. However, if they are amended, ASPs must conform to the Growth Plan, which provides limited opportunities if they are not Preferred Growth Areas. This impacts the following plans in Rocky View County: Central Springbank, North Springbank, Cochrane North, Bearspaw, Glenbow Ranch, Dalroy, Delacour, Indus, and North Central Industrial (Joint with Crossfield).

There are policies within the plan that allow the County to propose additional employment areas, Hamlet Growth Areas, and Joint Planning Areas, but these must meet specific criteria and be approved by the Board.

Types of Development

In addition to directing growth to specific areas, another key feature of the plan is identifying which forms of growth, or placetypes, are desired. A placetype generally describes, at a regional scale, the land uses and density of a certain type of development. The six placetypes in the region are:

1. Infill and Redevelopment;
2. Masterplan Communities;
3. Mixed-Use / Transit Oriented Development;
4. Residential Communities;
5. Employment Areas; and
6. Rural and Country Cluster Communities.

The Growth Plan outlines minimum and/or maximum densities for each placetype. The first three placetypes are “Preferred Placetypes”; the majority of new residential growth in the region should conform to one of these preferred placetypes. The Growth Plan provides some flexibility to each municipality to determine the appropriate mix of placetypes in a given area. Generally, the placetypes encourage higher densities, mixed use, and consideration of transit.

With the exception of Rural and Country Cluster, the Growth Plan restricts these placetypes in the counties to Preferred Growth Areas, which are JPAs, and Growth Hamlets. Only the Rural and Country Cluster placetype can be used in other areas of the County. Employment Areas, unless already identified in an existing ASP, must be located in JPAs and Growth Hamlets.

The Growth Hamlets (Bragg Creek, Langdon, and Harmony) will be encouraged to have higher densities, starting at a minimum of five units per acre. For reference, Langdon is currently an average of four units per acre. Harmony is around five units per acre and would be considered a Masterplan Community. These could have Employment Areas.

Servicing Plan Overview

As per the Calgary Metropolitan Region Board (CMRB) Regulation, the Regional Growth Plan must be supported by a Servicing Plan and a Regional Evaluation Framework (REF). A brief overview of these two documents is provided below.

The Servicing Plan outlines how the planning and coordination of regional servicing will support the implementation of the Growth Plan. The Servicing Plan identifies servicing priorities, and mandates co-operation through working groups and evidence-based decision-making to achieve regional servicing efficiencies in the future.

The Servicing Plan identifies five areas, each with priorities, and each with actions necessary to achieve completion of the priorities. These five priority areas include:

1. Transportation and Transit;
2. Long-Term Water Strategy;
3. Water and Wastewater Servicing;
4. Stormwater Management; and
5. Recreation.

The primary function of the Servicing Plan is to identify future work necessary to fully implement the servicing plan. It is a ‘plan to plan’ and will result in additional work commitments, especially with respect to the joint planning areas. There will be costs associated with these studies which will be incurred by the members of the CMRB.

Regional Evaluation Framework (REF) Overview

The purpose of the REF is to:

- (i) Provide criteria to determine which new or amended statutory plan is to be submitted to the CMRB for approval;
- (ii) Outline procedures for submission of plans; and

- (iii) Provide direction on how the CMRB Administration and Board Members will review and approve statutory plans to ensure they are consistent with the Regional Growth Plan.

There are concerns with the REF process, as compliance with the Growth Plan does not always mean that your plan will be approved. For example, several recent County statutory plans (North/South Springbank Area Structure Plans, and the County Municipal Development Plan) were found to consistent with the Interim Growth Plan, but were still challenged by urban CMRB members and rejected by the Board for political reasons.

The REF is based on the policies of the Growth Plan. The County has limited concerns with the proposed REF, with the exception of:

- Definition of 'Regional Significance': broad definition – most County statutory plans will have to be submitted to the Board. One aspect of the definitions is "affecting two or more neighbouring municipalities'. Given the number of neighbours Rocky View County has, most plans will be deemed regionally significant due to proximity of a neighbour.
- Meaning and use of the term 'Natural Systems': the reference to natural systems is broad, and may capture features that are not regionally significant.