

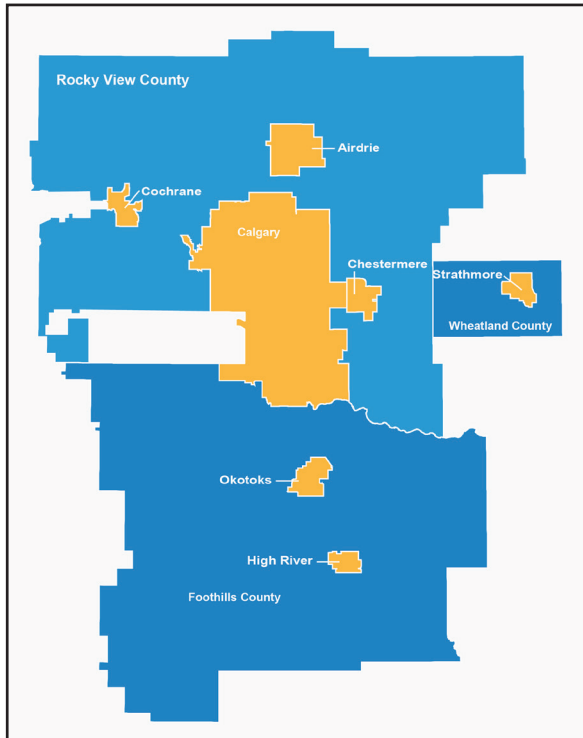
NEW REGIONAL GROWTH PLAN: IMPACTS TO ROCKY VIEW COUNTY LANDOWNERS



Did you know that Rocky View County is a member of the Calgary Metropolitan Region Board, commonly known as the CMRB? Your Council is concerned about the CMRB's new Growth Plan and the impact it could have on your property values and future development potential.

The Calgary Metropolitan Region Board

Formed by the Province in 2018, the Board consists of ten member municipalities; membership is mandatory. There are three counties and seven



CMRB Member Municipalities.

cities/towns. To have anything approved by the CMRB, you must have seven out of 10 members vote yes; one of them must be the City of Calgary. Urban municipalities having control over the future growth of rural communities is a big concern.

The purpose of the CMRB is to create a Regional Growth Plan that manages development across the region. This means that all plans within each municipality, including Rocky View County, must be approved by the Board. If the Board does not approve a plan, it cannot be built.

The Regional Growth Plan

The CMRB has spent the last two years and over a million dollars preparing the draft Regional Growth Plan. It is heavily biased towards promoting high-density urban development in cities, and limits even modest development in the counties.

Future growth in Rocky View County will be limited to specific areas chosen by the CMRB with no basis for doing so. The rest of the County will be limited to agriculture and very low density residential housing. Businesses would be restricted to existing areas, which undermines the future tax base for the County and shifts the tax burden to existing residents.

The Plan limits the County's ability to offer a range of business areas, housing types and lifestyles. There will be no ability to promote new housing options, or to accommodate additional commercial uses, in existing areas such as Bears paw and Springbank.

For those who own land outside of the growth areas identified in the regional plan, Council is concerned that your ability to develop your land in the future will be severely limited.

Impacts on the County and our Landowners

Economic development in Rocky View is essential for maintaining our quality of life, providing services to County residents, keeping taxes low, and paying for infrastructure costs.

By limiting the County's ability to adapt to market conditions, and restricting development in rural areas, the CMRB's Regional Growth Plan could damage the County's economic base, resulting in higher taxes or cuts to important services.

Landowners in large parts of the County may see impacts to their property values if they lose the opportunity to develop and change their land use designation. While urban residents can take advantage of the real estate market and change their land use designation, rural residents would not be allowed to pursue this option.

Limiting Democracy

Decisions on land use and development in the counties will be made at the CMRB, by urban officials looking after their own best interests with no accountability to County residents. You can't vote for or against the people making decisions about how your community grows or develops.

ACT NOW!

No matter your stance on development, the CMRB is not right for Rocky View County. Ultimately, your elected officials should have the ability to fulfill the mandate given to them by Rocky View County voters. The CMRB Growth Plan:

- Hampers the County's viability as a municipality.
- Limits lifestyle and housing choices.
- Could hurt you economically.
- Makes rural residents second-class citizens in the region.

County Council encourages you to share your thoughts on the CMRB by writing to your provincial MLA, the Minister of Municipal Affairs, and the Premier.

You should be supported by the people you elect, not controlled by urban neighbours. Please write your provincial politicians today.

Jason Kenney: premier@gov.ab.ca

Ric McIver: minister.municipalaffairs@gov.ab.ca

Leela Aheer: chestermere.strathmore@assembly.ab.ca

Pete Guthrie: airdrie.cochrane@assembly.ab.ca

Angela Pitt: airdrie.east@assembly.ab.ca

Miranda Rosin: banff.kananaskis@assembly.ab.ca



Limits business development



Could impact land value



Limits housing and lifestyle options



Limits your say in your own municipal government

To learn more, visit
www.rockyview.ca/cmrb



ROCKY VIEW COUNTY