Growth Plan Update Task Force

Agenda

Thursday, August 13, 2015
Noon – 5:00 p.m. (lunch provided for Task Force)
Chateau Louis Conference Centre – Grand Ballroom
11727 Kingsway NW, Edmonton

Meeting Objective:
To agree on the regional issues and Growth Plan 2.0 Policy outcomes as direction for policy framework development. Further Discussion on specific Policy Areas to inform the Policy framework.

Agenda Items

1. **Call to Order** – Mayor Roxanne Carr, Chair
2. **Chair Opening Remarks**
3. **Approval of Agenda** – Mayor Roxanne Carr, Chair
4. **Approval of Minutes of July 9, 2015** – Mayor Roxanne Carr, Chair
5. **Cities Consultation** – Mayor Roxanne Carr, Chair

   **Recommended Motion**: That the Growth Plan Update Task Force receive the Cites Consultation Summary as information to inform the Growth Plan Update.

6. **Counties submission and discussion of RTAC and Consultant (Core Project Team) analysis of Sub-regional planning approach** – Hassan Shaheen

   **Recommended Motion**: That the Growth Plan Update Task Force accept the recommendations of the Core Project Team regarding the Counties submission.

7. **Review of CAO Input on Policy Areas and Planning Approach** – Hassan Shaheen

   *Review feedback from the August 7th Consultation with the CAOs for the Task Force’s consideration.*

   **Recommended Motion**: That the Growth Plan Update Task Force receive the CAO input on Policy Areas and Planning Approach as information to inform the Growth Plan update.
8. **LUNCH BREAK – 30 minutes**


   **Regional Issues and Growth Plan Outcomes – Melanie Hare**

   *Part 1: Please refer to the discussion questions listed on the first page of the Brief Note: Policy Area Framework dated August 5th, 2015. The intent is to have the Task Force approve this document as a basis for developing policies.*

   *Part 2: Will involve a more detailed discussion on specific topics within the policy areas listed below. The specific questions will be sent out on Friday August 7th, 2015.*

   **Policy Areas Discussion - Barry Huybens /Melanie Hare**

   i. Agriculture  
   ii. Integration of Land Use & Infrastructure  
   iii. Economic Competitiveness & Employment

   **Recommended Motion:** That the Growth Plan Update Task Force approve of the change in the Principle and Policy Area name from Natural Heritage Systems to *Natural Living Systems* and Environmental Assets.

   **Recommended Motion:** That the Growth Plan Update Task Force recommend the Board approve the *Policy Areas Framework* as the basis for the developing the Growth Plan policies.

10. **Next Steps – Sharon Shuya**

11. **Adjournment**

   **Next Meeting Date:**
   
   **August 27, 2015**  
   *La Cite Francophone – Jean-Louis Dentinger Room*  
   **9:00 a.m.– 3:00 p.m.**
Growth Plan Update Task Force

Thursday, July 9, 2015
10:00 a.m. – 4:30 p.m.
Chateau Louis Conference Centre – Grand Ballroom
11727 Kingsway, Edmonton

Members:
Roxanne Carr, Strathcona County (Chair)
Lisa Holmes, Town of Morinville (Vice Chair)
Don Iveson, City of Edmonton
Gale Katchur, City of Fort Saskatchewan
Cathy Heron, City of St. Albert
John Schonewille, Leduc County
Ralph van Assen, Village of Warburg

Provincial Liaison:
Victoria Brown, Alberta Municipal Affairs

Regional Technical Advisors:
David Hales
Greg Hofmann
Clayton Kittlitz
Peter Ohm
Peter Vana

Strategic Advisor:
Barry Huybens

Consultants:
Melanie Hare, Urban Strategies
Hassan Shaheen, ISL Engineering & Land Services

CRB Staff:
Malcolm Bruce, CEO
Neal Sarnecki, Project Manager
Sharon Shuya, Project Manager
Stephanie Chai, Project Manager
Leslie Chivers, Operations Manager
Loreen Lennon, Communications Manager
Brandt Denham, GIS Coordinator
Lisa Saskiw, Administrative Assistant

Guests:
Nolan Crouse, Board Chair
Grant Bain, Leduc County
Camille Berube, Town of Beaumont
Lindsey Butterfield, City of Edmonton
Gibby Davis, City of Edmonton
Linton Delainey, Strathcona County
Cathy Ducharme, Strathcona County
Jordan Evans, Leduc County
Susan Evans, Sturgeon County
Andrea Friedman, Urban Strategies
Dwight Ganske, City of Edmonton
Tom Goulden, Town of Stony Plain
Ryan Hall, Strathcona County
Jacquie Hansen, City of St. Albert
Michelle Hay, City of Leduc
Debra Irving, City of Spruce Grove
Cory Labrecque, City of Leduc
Jeff Laurien, Government of Alberta
Cory Levasseur, City of Spruce Grove
Elaine Milliken, Town of Lamont
Claire Negrin, City of Fort Saskatchewan
Bonnie Riddell, Strathcona County
Karen Shaw, Sturgeon County
Yolande Shaw, Strathcona County
Peter Tarnawsky, Sturgeon County
Patty Walker, City of Fort Saskatchewan
Michael Walters, City of Edmonton
1. Call to Order

Chair, Mayor Roxanne Carr called the meeting to order at 10:09 a.m.

2. Chair’s Opening Remarks

3. Approval of the Agenda

   **Motion:** That the Growth Plan Update Task Force agenda of July 9, 2015 be approved as amended, moving item #6 to end of the agenda.
   
   **Moved by:** Councillor John Schonewille, *Leduc County*
   
   **Decision:** Carried unanimously

4. Approval of the Minutes, May 14, 2015

   **Motion:** That the Growth Plan Update Task Force minutes of May 14, 2015 be approved.
   
   **Moved by:** Mayor Gale Katchur, *City of Fort Saskatchewan*
   
   **Decision:** Carried unanimously

5. Approval of the Minutes, June 26, 2015

   **Motion:** That the Growth Plan Update Task Force minutes of June 26, 2015 be approved.
   
   **Moved by:** Mayor Ralph van Assen, *Village of Warburg*
   
   **Decision:** Carried unanimously

7. Growth Plan Update 2.0 – Correspondence and Consultation

   **Motion:** That the Growth Plan Update Task refer the county submission to the RTAC & Consultants to consider the submission and bring back some analysis of how this approach would align with the approved direction (or not) and identify key questions for the Task Force to give direction on, one way or the other, on the points raised in the submission.
   
   **Moved by:** Mayor Don Iveson, *City of Edmonton*
   
   **Decision:** Carried unanimously

   **Motion:** That the Growth Plan Update Task direct CRB Administration to prepare a formal of response, through the Task Force Chair, to the City of Leduc, once the Task Force has addressed the areas raised in the letter, as part of process to update the Capital Region Board Growth Plan.
   
   **Moved by:** Councillor John Schonewille, *Leduc County*
   
   **Decision:** Carried unanimously
8. **External Stakeholder Consultation**

**Motion:** That the Growth Plan Update Task Force receive the External Stakeholder Consultation material as information.

**Moved by:** Mayor Gale Katchur, *City of Fort Saskatchewan*

**Decision:** Carried unanimously

9. **Growth Plan Update Task Force June Workshop**

   a. **Regional Policy Areas**

   **Motion:** That the Growth Plan Update Task Force recommend the Board approve the Regional Policy Areas to include: *Economic Competitiveness & Employment, Agriculture, Natural Heritage, Integration of Land Use and Infrastructure, Transit & Mobility, Community & Housing Choice* and a separate area of Implementation. (Reference page 48 of the agenda package)

   **Moved by:** Mayor Gale Katchur, *City of Fort Saskatchewan*

   **Decision:** Carried unanimously

   b. **Planning Approach**

   **Motion:** That the Growth Plan Update Task Force recommend the Board approve the Planning Approach that includes a tiered structure made up of a - Metropolitan Core, a wider metropolitan area which includes sub-regional clusters and rural areas.

   **Moved by:** Councillor Cathy Heron, *City of St. Albert*

   **Decision:** Carried unanimously

   Mayor Iveson left the meeting at 12:35 p.m. and was replaced by Councillor Michael Walters. Mayor Iveson returned at 3:00 p.m. and replaced Councillor Michael Walters.

   Mayor Carr relinquished the Chair to facilitator Barry Huybens prior to item #10 in order to lead the Task Force through the next agenda item.

10. **Growth Plan Update 2.0 – Policy Areas**

   a. **Discussion of remaining Policy Areas for Task Force direction**

   It was agreed by unanimous consensus that the Growth Plan Update Task Force approve the discussion of remaining Policy Areas for Task Force direction as information.

   The following agenda items have been differed to the next schedule Task Force meeting:

   b. **Review of outcomes of the June 26, 2015 Workshop Policy Area discussion**

   c. **Summary of key directions for each Policy Area**

   d. **Next Steps**
Facilitator Barry Huybens relinquished the Chair back to Mayor Carr following discussion.

6. Growth Plan Update – Project Administration

Motion: That the Growth Plan Update Task receive the project administration components as information, as presented by CRB Administration.

Moved by: Mayor Don Iveson, City of Edmonton

Decision: Carried unanimously

11. Adjournment

It was agreed by unanimous consensus that the Growth Plan Update Task Force meeting be adjourned.

Meeting adjourned at 4:07 p.m.

Next Meeting: August 13, 2015 at 12:00 p.m., Chateau Louis Conference Centre – Grand Ballroom

Task Force Chair, Roxanne Carr
Summary of Consultations with Cities

July 9, 2015
Cities Consultation June 11, 2015

• **Attendees**: Edmonton, Fort Saskatchewan, Leduc, Spruce Grove, St. Albert

• **Major Themes**
  - Urban center must have the right to grow, and will require additional land.
  - The role of Green belts need to be explored to determine the fit, for this region.
  - The Plan need to be integrated and address all areas to support growth in cities – land uses- employment, transportation including transit, housing, recreation, environment and quality of life.
  - The plan need to be about fairness. The rules for how and where to grow must be considered for all municipalities. *Rules for Counties are different than rules for Urbans.*
  - Growth Nodes- should we have them, are they the right policy? How should we deal with them (in the current plan, and in the future?)
What is the end state for the Plan? What are we trying to achieve through the Growth Plan in the next 30 years? Long term thinking must influence decisions today. Most planning is incremental.

Important to think more broadly as a region as opposed to focusing on the different sizes of municipalities. We need to adopt a ‘systems approach’ to planning for the region to identify where we will grow and where we will not.

Need to accept the fact that the growth plan will affect us all (directly or indirectly).

We agree that compact, contiguous, well serviced with low environmental impact is in all of our best interests, and is the “floor”.

“We need to have consistent service standards for how we service and manage grow in the region that applies to residential and non residential”.

“We also need to consider the next level of services”- what is important at a regional level?
Agree with the concept of a metropolitan “core”. Need a clear definition that considers the future footprint of the core in the 30-50 years with planning on the basis of 5-10 year increments.

Need to understand the differences between being inside the Metro core versus outside of the core.

The Growth Plan should be a means to better influence growth by ‘design” versus today’s model of growth based on ‘market response’.

Need to ensure the REF process is inclusive of all types of plans an not limited to Statutory Plans.

Infrastructure decisions should be tied to economic drivers in the region and supported by policies that inform land uses, investment in infrastructure and regional priorities. Should we only allow growth where infrastructure exists?

Infrastructure management plans would be useful to understand lifecycle costs. Should the REF process include some form of long term viability? Should we hold ourselves accountable to this higher standard?
- **Mobility/Public Transportation** - need to focus on the long term needs of transit through the growth plan. Includes corridors for LRT in the next 50 year, regional park and ride lots, transit terminus, etc.

- **Corridor Planning** also applies to TUC’s are we protecting lands for the future needs?

- **Downtown viability** – what should be the plan direction for smaller urbans to fit with the long term vision for the Core and Metro Area?

- **Core/Density** – need to include redevelopment of older areas. Need to consider density = opportunity to improve mobility. This need to be part of the conversation about how we manage growth.

- **Policies need to be enforceable** at the Regional Level. Need a mechanism.

- **Current Policy Framework** should be reviewed and updated as necessary. Not all policies will need to change.

- **More emphasis on “globally competitiveness”** in the plan- we are still too dependent on oil & gas. More emphasis on economic drivers and density targets- infill and greenfield.
The Plan should be about quality of life versus land uses.
Not all growth is positive, as sometimes its hard to keep up with what’s needed.
Need a plan today to achieve the 50 year vision.
Need to include First Nations in Consultations.
Defining where we came from as a region and then reframing where we need to go... (with the Growth Plan)
The kind of “place” we build for this region will define our future as a region.
Counties Submission to CRB: Leduc County; Parkland County; Strathcona County & Lamont County

June 26, 2015

As a result of a Counties Consultation with CRB and the Growth Plan Representatives Task Force members met to confirm consensus a number of Issues & Solutions. We submit the following for consideration of the Task Force and, ultimately the Board.

Executive Summary

Sub Regional Model
We submit that, to succeed the Capital Region model in the revised Growth Plan Update needs to be one of equal partners as follows:
- Metro Sub Region
- North Sub Region
- West Sub Region
- South Sub Region
- East Sub Region

The essence of a sub-regional model is that each sub region is a strong member of the team that advocates for regional success.

Each rural sub region is a combination of both common and unique elements of a geographic area that have existing governance, economic, environmental, and social relationships. They are a group of municipalities that build on the strengths of existing relationships and alliances to positively impact the economy of their area and quality of life of citizens in the entire region.

Current and proposed alliances and partnerships within each sub-region ensure sustainability and collaboration;
It is understood and recognized that there are partnerships between sub-regions;
and that there are also partnerships and mutual benefits between sub-regions and the metropolitan core which add to regional cohesiveness and prosperity.

Policy/Planning Approach
1. Counties agree that any agriculture land policies developed should have an overarching theme or spirit, but not be one-size-fit-all for each sub-region.
2. Counties support wise management of agriculture land, and believe that Agriculture Master Plans are required to be developed for each rural municipality.
3. Counties agree that a 30 year land supply be identified by urban municipalities to allow periods of stability for sub-regions.
Background:
The policy and planning approach will be an Outcome of process –
RATIONALE: p89 of 126 from the March 19 slides provided before the meeting -
“scenarios will allow us to test policy options, mechanisms and inform initial policy
directions”, the sub-region model is a viable model to test options on.
EXPECTATIONS: Policies and plans should reflect the commonality of the region,
yet have the flexibility to adapt to the specific characteristics of each region
AGRICULTURE LAND POLICY - Counties currently have either policies or planning
practices which promote value-add or diversification of agri-business, protect
farmland or minimize agricultural land fragmentation

**Densities**
A sub-region is a mixture of urban and rural, thus density calculations will need to
be determined through the policy and planning approaches
1. Counties agree that all sub-regions need to have density criteria that need to
   be higher than what they are currently.
2. The Current draft Growth Plan states that Country Cluster Residential Areas
   (CCRA)” is permitted only in fragmented areas on lower quality lands and
   prohibited within a defined area around the Metro Area (definition from
   Growth Plan)”

Counties propose the definition of CCRA to be: *permitted only in fragmented
areas, or on lower quality lands which are lower than class 3.*
Counties submit that “prohibited within a defined area around the Metro Area”
be removed.

**Transitional Lands**
1. Counties agree that any transitional land policies developed should have an
   overarching theme or spirit, but not be one-size-fit-all for each sub-region.
**Background:** Table of general information of regions surrounding Edmonton - both common and distinctive elements

<table>
<thead>
<tr>
<th></th>
<th>East</th>
<th>South</th>
<th>West</th>
<th>North</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Economy/Industry</strong></td>
<td>Heavy industry (AIHA, SIA)</td>
<td>Heavy manufacturing (Nisku)</td>
<td>Manufacturing (Acheson)</td>
<td>Heavy industry (AIHA)</td>
</tr>
<tr>
<td></td>
<td>Agriculture</td>
<td>Power/Mining</td>
<td>Agriculture</td>
<td>Military</td>
</tr>
<tr>
<td></td>
<td>Correction Services</td>
<td>Transportation Hub</td>
<td>Transportation/logistics</td>
<td>Gravel</td>
</tr>
<tr>
<td></td>
<td>Rail trans loading</td>
<td>Agriculture</td>
<td>Gravel</td>
<td>Agriculture</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Commercial Parks</td>
</tr>
<tr>
<td><strong>Agriculture</strong></td>
<td>Various agriculture types</td>
<td>MDP Policies to preserve Ag Land, Agriculture Strategy underway</td>
<td>Agri-services industry</td>
<td>Value added eg pet food</td>
</tr>
<tr>
<td></td>
<td>Protectionist practice</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lamont County MDP Policy for preservation of AG Land</td>
<td></td>
<td>Moratorium on agricultural lands (2008) prohibiting</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>sub-division development</td>
<td></td>
</tr>
<tr>
<td><strong>Environment</strong></td>
<td>River Valley Alliance, Beaver Hills Moraine, National &amp; Provincial park, Wetlands policy</td>
<td>River Valley Alliance, Beaver Hills Moraine PLWA, North Saskatchewan Watershed Association, Wizard Lake Watershed</td>
<td>61 ESAs</td>
<td>River Valley Alliance, Natural &amp; Wilderness areas</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3 Provincial parks</td>
<td>3 watersheds</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>10 municipal parks</td>
<td>U of A Research station</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2 Natural Areas – Wagner &amp; Clifford E. Lee</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3 watersheds</td>
<td></td>
</tr>
<tr>
<td><strong>Recreation &amp; Culture</strong></td>
<td>Dow Centennial Millennium Place Ardrossan Rec Centre Strathcona Olympiette Festival Place Cooking Lake – Blackfoot Recreational Area Lamont Recreation Centre Lamont AG Society Facility (under development)</td>
<td>Various Intermunicipal Rec Agreements, Leduc Rec Centre, Thorsby Rec Centre, Leduc #1 Historic Site, Beaumont Rec Centre, Rundle Mission, etc.</td>
<td>TransAlta Tri-Lesuire Ctr. Entwistle Pool Meridian Sports Parkland County Pembina Rec-Plex</td>
<td>Arena, rinks Community Halls Pools Multicultural Centre</td>
</tr>
<tr>
<td><strong>Transportation/Transit</strong></td>
<td>SC Transit - assisted and commuter</td>
<td>Leduc Transit - assisted and commuter</td>
<td>West/north rail and highway access</td>
<td>St. Albert Transit</td>
</tr>
<tr>
<td></td>
<td>Heavy Load East-North corridor</td>
<td>International Airport</td>
<td>Spruce Grove-Edmonton Transit Route</td>
<td>Regional Airport</td>
</tr>
<tr>
<td></td>
<td>East rail and highway</td>
<td>South transportation corridor</td>
<td></td>
<td>North transportation corridor</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Over dimensional Corridors</td>
<td></td>
<td>CFB Edmonton-Edmonton Transit route</td>
</tr>
<tr>
<td><strong>Health &amp; Fire</strong></td>
<td>Fort Saskatchewan Community Hospital Strathcona Community Hospital Lamont Health Care Centre Rural Fire Services (Heartland &amp; South Cooking Lake) Lamont County 5 intermunicipal fire service agreements</td>
<td>Leduc Hospital, Devon Hospital, Fire Agreements with 10+ municipalities</td>
<td>3 municipal fire halls</td>
<td>Sturgeon Community Hospital</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>4 inter-municipal fire service agreements</td>
<td>Redwater Hospital</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Westview Health Ctr. (Stony Plain Hospital)</td>
<td>West Country Seniors</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Spruce Grove Health Ctr.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Devon Hospital</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Evansburg Health Ctr.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Drayton Valley Health Ctr.</td>
<td></td>
</tr>
</tbody>
</table>
| **Partnerships with Edmonton** | Compost Facility  
34th Street Trunk  
Joint Watershed  
Drainage Transfer Station  
Joint Planning Study  
Capital Region Intersection Safety  
Regional Transit Service Partner  
MAPS Alberta Capital Region | 41st Avenue Funding Agreement,  
Referral Agreement,  
Free Trade Zone | Inter-municipal transit with ETS | Inter-municipal transit with ETS |
|---|---|---|---|---|
| **Intra-Regional Partnerships** | Heartland Housing,  
AIHA, SIA, NCIA  
Common Bonds Agreement Management Services Agreement  
John Batiuk Regional Water Service Commission  
Alberta Capital Water Commission  
Lamont County Regional Economic Development Initiative  
Lamont County Seniors Housing Foundation  
St. Michael regional Landfill Commission  
Regional FCSS Initiatives | Leduc Foundation, Leduc-Nisku EDA, Cost Sharing projects, EIA Revenue Sharing Agreement, Regional Collaboration Initiatives (AVS, JIMPSE, Governance and Sustainability, Emergency Services, etc.), Intermunicipal Development Plans, FCSS, etc. | 8 Inter-municipal agreements, cost-sharing projects (i.e. Tri-Leisure Centre) $26+M over 10 years  
2 Senior Foundations  
5 FCSS cost-sharing | Sturgeon Foundation  
AIHA, NCIA |
| **CRB Members in Trading Area** | Fort Saskatchewan  
Strathcona County  
Lamont County  
Bruderheim | Leduc  
Beaumont  
Leduc County  
Calmar  
Devon  
Thorsby  
Warburg | Spruce Grove  
Stony Plain  
Parkland County  
Wabamun  
Devon | St. Albert  
Sturgeon County  
Morinville  
Redwater  
Gibbons  
Bon Accord  
Legal |
CRB Growth Plan Update | August 4, 2015

Draft Response to Counties Submission (June 26, 2015)

Motion: That the Growth Plan Update Task Force refer the Counties submission to the RTAC & Consultants to consider the submission and bring back some analysis of how this approach would align with the approved direction (or not) and identify key questions for the Task Force to give direction on, one way or the other, on the points raised in the submission.

As requested by the Growth Plan Update Task Force on July 13, 2015 the Core Project Team (RTAC and the Consultant Team) has reviewed the Counties’ submission (June 26, 2015). The Core Project Team has individually reviewed and discussed this together at a meeting on July 20, 2015.

The Core Project Team’s observations on this document are summarized below:

- The proposed sub-regional model is based on current county boundaries and is contrary to the Task Force approved approach of planning for the Growth Plan update without boundaries.
- While the submission speaks of many of the issues related to growth (agriculture, densities, etc.) it is unclear how the proposed jurisdictionally – based sub-regional approach would be used to manage the growth of both people and jobs in the region.
- The definition of “sub-regional” remains unclear (except that it is defined by existing boundaries. How is the metro-sub-region distinguished from the metro-core? How do the many urban municipalities, that are considerably different from the large rural nature of most counties, fit into the east/west/north and south sub-regions?
- The submission does recognize the importance of existing relationships and collaboration within and between sub-regions within the Capital Region. The Core Project Team would agree completely with the suggestion that ongoing and future collaboration is essential to managing growth in the region as this is the first of seven guiding principles already unanimously approved by the Board.
- The “common and distinctive elements” expressed in the “Background Table” are a useful representation of the many assets within the region. This information should be taken into consideration as we plan for the population and job growth in the region. It is also very similar to the “Canvas of Regional Assets” already completed earlier in the process.

The Core Project Team’s recommendations to Task Force based on these observations are:

1. That the Task Force receive the Counties’ submission and direct the Core Project Team to consider inclusion of specific suggestions in the development of draft policies (i.e. 30 Year Land Supply in a 50 Year Context, calculations for rural and urban density targets, and agriculture policy implementation mechanisms such as agricultural master plans).
2. That the Growth Plan Update include the following definition of “sub-regional” for the Capital Region in the context of the Growth Plan and planning approach.

   *Sub-Regional: An area at a scale larger than one community, within which urban and rural communities share common infrastructure, regional assets and services, have the potential to leverage related economic areas and link proximate areas to accommodate both people and job growth.*
3. That we continue to explore and evolve the Task Force approved regional planning approach - a tiered planning approach, and a metropolitan growth structure that reflects the diversity of municipalities in the region, aligning regional land settlement patterns with future growth and regional transportation networks and infrastructure.

4. That the Task Force continue to consider a “sub-regional cluster” element in the context of the approved regional planning approach. This approach would focus on growing employment/economic clusters and complete communities, aligned with existing and planned transportation corridors in the metropolitan area. The sub-regional clusters are not defined by existing political boundaries (see definition above).

5. The Task Force provide a copy of this response to the Counties to include any additional direction as determined by the Task Force.
Comments and Clarifications on Counties’ Submissions

Policy/Planning Approach

1. **Agricultural Lands Policies:** As part of the Growth Plan Update, the Project Team is exploring agricultural land policies, in accordance with the approved principle related to agriculture. We agree, agricultural policies will not necessarily have a one-size-fits-all approach but include different policy measures applied to the different areas of the plan - Metropolitan Core, Metropolitan Area and wider Rural Area. The CRB Growth Plan does not preclude future sub-regional planning efforts in alignment with regional principles and policies.

2. **Municipal Agricultural Master Plans:** The development of Agriculture Master Plans for rural areas is a great suggestion to be considered as an implementation mechanism for addressing principle 6 - “wise management of prime Agricultural resources”. As part of the Growth Plan Update, the Project Team together with the Task Force will explore a range of policy implementation mechanisms, including regional and/or municipal agricultural master plans and agricultural impact statements to help promote agricultural assets/resources.

3. **Land Supply:** As part of the Growth Plan Update, the Project Team is analyzing how much land is required to accommodate the population and employment forecasts to 2044. This work will inform the metropolitan structure, growth concept and related policies. The suggestion of a 30 year land supply to be identified by urban municipalities is a point for further discussion once the current land supply analysis is complete, in order to inform policy development.

Densities

1. **Densities:** We agree that density calculations will need to be determined through the policy and planning approach. The Project Team will develop a range of density targets, including targets for new Greenfield development, employment areas and for urban centres and potentially some targets for development in rural areas as part of defining the metropolitan growth structure for the region.

   Density targets and the feasibility of the existing Growth Plan policies regarding Country Cluster Residential Areas (CCRAs) will be reviewed in the next stage of the update process. As well, the Project Team will explore and develop potential policies to address residential and industrial development within rural areas.

   For clarification, with regards to issue #2 on page 2 of the Counties’ submission, **there is no current draft Growth Plan.** This reference refers to draft material put forward by the consultant team at the scenario development stage, exploring different policies related to country residential development and a potential defined ‘metropolitan shadow’. At this time, **there are no draft Growth Plan policies** before the Task Force or CRB.

   As part of the agriculture policy area, the Project Team and Task Force will explore policies related to country residential development and fragmentation of agricultural lands, and review the existing CCRA policies in the current Growth Plan.
Transitional Lands

1. The transitional land or “near-neighbour” policies will not have a one-size fits all approach, but include different policy measures applying to the Metropolitan Core, Clusters and Rural Area. As a regional plan, the Growth Plan will not include policies applying to different sub-regions within the Rural Area. The CRB Growth Plan does not preclude future sub-regional planning efforts in alignment with regional principles and policies.

Additional Questions for Clarification

- Sub Regional Planning/Policy Approach
  a. How is the metro-sub-region distinguished from the metro-core?
  b. How do the many urban municipalities, that are considerably different from the large rural nature of most counties, fit into the east/west/north and south sub-regions?
This Briefing Note summarizes common themes and key issues discussed at the Growth Plan Update Task Force meetings on June 26 and July 9th. During these meetings, participants were asked to identify the top three issues that the Growth Plan Update should address related to the six Growth Plan policy areas. These issues have been distilled into key themes and priority issues, based on common and connected ideas.

The priority issues identified by the Task Force are intended to provide a focus and starting point for the development of draft growth plan policies and strategies in response to the issues. The issues identified in this Briefing Note will continue to evolve through further dialogue with regional stakeholders.

Discussion Questions
- Have we captured the Task Force discussion accurately?
- Are there any key topics or areas that we have missed?
- What else should be considered in the development of draft policy in each area?
- Do you have any refinements or additions to the identified regional issues and objectives for each policy area?
Key Themes and Discussion Recap

- Consider changing policy area name from natural heritage to alternate term with focus on ecosystems and natural living systems approach – including wildlife, water and air
- Focus on environmental stewardship and valuing natural systems as this connects to region’s economy and quality of life
- Need greater emphasis on sustaining natural systems and stronger mechanisms to protect these
- Concern with how natural areas can be protected and stewarded on privately held lands
- Interest to connect recreational trails across region
- Need to align with North Saskatchewan Regional Plan directions

What are the priority issues for the Growth Plan Update?

1) **Protect, value and enhance natural systems including regional significant natural areas and features and their regional connectivity**
   - Reinforce the protection of natural systems in relation to growth and resiliency (ability to adapt to changes in the climate and economy)
   - Focus on environmental stewardship – a regional understanding, policy approach and means of implementation
   - Look at incentives to retain and manage natural areas on private lands
   - Consider cumulative impacts of growth on natural systems
   - Create a policy framework that support up to a provincial level – baseline of protection at a regional level
   - Expand natural systems to include wetlands, air and water and reinforce the linkages between natural systems and habitat for wildlife

2) **Plan infrastructure and land use patterns to promote clean air, water and reduce energy consumption and greenhouse gas emissions**
   - Explore opportunities to enhance the resiliency of communities and infrastructure networks across the Capital Region
   - Consider impact of severe weather events in assessing infrastructure needs and investment
   - Link land use policies with environmental policies to consider cumulative impacts on natural systems and the environment
   - Create a regional adaptation and resiliency strategy
   - Coordinate/collaborate with the Province on sustainability directions (GHG, carbon etc.)

3) **Promote the use of green technologies, built form and low-impact development measures**
   - Encourage conservation, reuse and recycling of water and energy systems
   - Establish green building and low impact development guidelines
   - Create a common set of tools to utilize across the region

4) **Protect and conserve the North Saskatchewan River watershed**
   - Ensure growth protects the region’s watershed for next 30-50 years
   - Integrate and align policies related to natural systems across the region/municipalities

5) **Manage conflict between natural living systems, natural resource extraction and energy corridors to minimize fragmentation of natural systems**
   - Look at energy corridors and resource extraction through sustainability lens

What are we trying to achieve?

- Ensuring the location, scale and density of future development protects valued natural assets and wildlife
- Defining and promoting a healthy environment to enhance liveability in the region
- Providing direction for the protection and conservation of the region’s natural living systems and recreation assets
- Measuring and monitoring the cumulative impacts of growth on natural systems across the region
- Planning for and addressing climate change and promoting resiliency at the regional scale
- Promoting the use of green technologies and low impact development measures
Key Themes / Discussion Recap

- Support and enable growth of existing employment areas to include identifying important economic drivers and distinct clusters.
- Focus on aligning infrastructure with the needs of major employment clusters in the region, with emphasis on transportation, utility corridors and other regional servicing impacts.
- Need to optimize assets in oil and gas sector to diversify economy for tomorrow. How do we use oil and gas as a spring board for something else?
- Need to enhance productivity from a regional view and have a compelling value proposition and story to the world.
- Focus on liveability as part of economic competitiveness – how do we keep people here in the future?
- Think about agriculture as a key economic sector and its growth potential.
- Need a funding model for infrastructure.
- Must remain forward thinking about the next generation of jobs.

What are the priority issues for the Growth Plan Update?

1) Define and foster existing employment clusters
   - Grow and distinguish existing employment areas and regional economic drivers.
   - Focus on regional employment clusters – cluster things together where they have existing and potential relationships, leverage assets and infrastructure and related economic activities.
   - Provide direction on any future employment lands.
   - Plan for specific infrastructure needs to support the unique needs of each cluster.

2) Plan for a full range of employment from heavy industrial to office in the region
   - Provide direction on managing job growth in a range of employment types: heavy to light industrial, commercial, major retail, office.
   - Recognize employment areas and other concentrations of employees such as in downtowns.
   - Define employment areas/uses with potential to achieve higher employee densities and access to transit.
   - Define employment land supply and capacity for next 30-50 years.
   - Promote economic sectors with relevance on regional scale that contribute to regional economic growth and global competitiveness.

3) Plan and coordinate infrastructure to foster and support employment clusters and economic competitiveness
   - Focus on goods and people movement in and out of the region.
   - Address infrastructure needs for next 30-50 years to support growth of employment clusters.
   - Identify mechanism for 3-5 year infrastructure planning to coordinate and align regional infrastructure investment.
   - Align land use, infrastructure and capital planning horizons at the regional and provincial levels.
   - Set servicing and intensification standards.
   - Plan for infrastructure, energy and utility corridors.
   - Identify economic clusters, define distinct roles and infrastructure required to support each cluster.

4) Promote liveability and plan for the needs of a changing population and workforce
   - Address liveability factors including quality of life, housing and transportation to attract and retain workers.
   - Develop a regional transportation network to support mobility and access to jobs.

5) Recognize that diversification of the oil and gas sector is necessary to respond to future opportunities
   - Foster diversification with tools of workplace for tomorrow – skills training, human capital, education.
   - Advocate regional perspective on provincial issues related to education, labour development.
   - Position sector to respond to technological changes and market shifts.
   - Need to define diversification – what does this mean?
6) Position the region to leverage future economic drivers
   • Position the region to leverage opportunities presented by emerging markets
   • Identify and advance current and potential growth sectors: health and education, innovation; knowledge economy; waste management
   • Promote innovation in oil and gas sector (for example: oil and gas recycling etc.)

7) Address funding model and cost/sharing
   • Create win-wins through regional joint venture model
   • Address funding models to allow for success – revenue sharing as model
   • Share non-residential wealth
   • Link employment clusters to the potential for ‘wealth sharing’

8) Recognize growth of agriculture/food production and processing as a key regional economic sector
   • Recognize agriculture/local food production and processing as a key economic driver and contributor to the region’s economy
   • Promote agricultural economy – create value-added opportunities to diversify and expand agriculture sector potential through promotion of processing and distribution
   • Support long-term agricultural sector – food production and processing in the long-term
   • Foster viable agricultural operations – plan and coordinate infrastructure required for production, processing, distribution, value-added production activities
   • Define mechanisms to support and sustain agriculture operations for the future

What are we trying to achieve?
   • Strong and growing regional employment clusters
   • An excellent quality of life to attract and retain workers
   • Labour force attraction and retention in support of the region’s key economic sectors (resource, agriculture, manufacturing, health and education, cultural and creative)
   • Support for employment growth in industrial, commercial and office development
   • Efficient expansion of infrastructure to support economic growth
   • A diverse and resilient regional economy – for today and the future
   • Implementation of new regional models for cost and wealth sharing
Key Themes / Discussion Recap

- Agreement that the Growth Plan needs to address and provide direction on agriculture – with a focus on protecting prime agricultural lands, managing urban-rural interface, and sustaining the ongoing viability of the agricultural sector.
- Need for different approaches and policies with respect to agriculture land and sector for each tier of growth. Need to respond to different land pressures within each tier with appropriate policies.
- Recognize that the Growth Plan will not solve all of the issues facing this complex sector of the economy, but will provide more clarity and guidance.
- Need to balance preservation with the community’s right to grow.
- Need to define what agricultural policies apply in rural areas and in urban areas.
- Support agricultural economy as a key economic driver with potential for growth.
- Agricultural acreage/country cluster residential and rural residential development are big issues relative to fragmentation of agricultural land.
- Recognize need to support value added agriculture opportunities such as processing and distribution of local agricultural products.
- Define non-agricultural growth boundary and transition issues.

What are the priority issues for Growth Plan Update to address?

1) Address how to sustain prime agricultural lands - preserve or not
   - Address staging of future growth, policy approach to respond to pressure on the land relative to its tier.
   - Identify future land requirements for residential, commercial, industrial uses as relates to 30 year planning horizon.
   - Major impact of land speculation on agricultural viability - need to provide certainty in terms of agricultural producers' return on investment and sustaining agricultural uses in the region for the future.
   - Explore direction for a regional agricultural master plan to provide regional perspective on value of agricultural sector, land and its role in sustaining rural communities and rural economic development.

2) Respond to near neighbour impacts on agriculture
   - Define near urban/neighbour areas and related policy responses to minimize impacts on agricultural activities.
   - Consider if land use conflicts in terms of noise, dust, odour, transportation require regional policy in addition to provincial policy.
   - Address fragmentation of agricultural lands from non-agricultural uses including urban development and infrastructure.
   - Explore interface between urban and rural – hard edge or transition edge?
   - Define compatible agriculture and non-agricultural development uses in agricultural areas in proximity to urban areas.
   - Address infrastructure investment in support of/with minimal impact on agricultural production.

3) Address pressures for non-agricultural development on rural/agricultural lands [e.g., new agricultural acreage, multi-lot country cluster residential, rural residential, all types of industrial] and fragmentation of agricultural lands
   - Policy direction on acreage developments (subdivisions for residential and non-agricultural use, densification of residential uses on large agricultural parcels).
   - Explore provisions related to location, scale and impact of multi-lot country cluster residential and rural residential development.
   - Review viability of Multi-lot Country Cluster Residential.
   - Understand and address impact of rural industrial development on agricultural lands.
   - Address rural development of agricultural lands – what is the extent of current fragmentation of agricultural lands for non-agricultural uses in the counties today? Where is this an issue in the region and what policy direction at the regional level is needed to minimize the impacts?
   - Explore impact of densification of non-agricultural acreage developments on infrastructure requirements/commuting.
4) **Promote growth of agriculture/food production and processing as a key regional economic sector**
   - Support long-term agricultural sector (for example: food production and processing)
   - Foster viable agricultural operations – plan and coordinate infrastructure required for production, processing, distribution, value-added production activities
   - Recognize agriculture/local food production and processing as a key economic driver and contributor to the region’s economy
   - Define mechanisms to support and sustain agriculture operations for the future
   - Promote value-added agricultural opportunities

5) **Plan and coordinate infrastructure to support agriculture sector**
   - Address infrastructure needs to support agricultural sector growth: food production, processing, distribution, logistics, warehousing etc.
   - Recognize the roles and contributions of rural and urban communities in providing this chain of infrastructure to support agriculture
   - Coordinate regional-scale marketing and promotion of the agricultural sector
   - Ensure collaboration and coordination with the Province

**What are we trying to achieve?**
   - Definition of where and how communities grow in a manner that protects and conserves prime agricultural lands and limits the consumption of agricultural lands for urban growth
   - Clarifying if, where and when agricultural lands can develop
   - Minimizing the fragmentation of agricultural lands
   - Minimizing conflicts between adjacent non-agricultural uses and agriculture
   - Clarifying the location and scale of agricultural acreage for non-agricultural uses and rural residential development
   - Supporting agriculture/food production as a key regional economic sector
Key Themes/Discussion Recap

- Need to identify mechanisms for compact and contiguous growth
- Look at refining density targets for both employment and residential land uses
- Interest to establish minimum standards for regional scale infrastructure across region
- Support for encouraging redevelopment of existing areas to optimize use of existing infrastructure
- Define "regional infrastructure"

What are the priority issues for Growth Plan Update to address?

1) Identify where and how to grow to promote compact and contiguous growth
   - Look at where and how to grow in relation to infrastructure investment
   - Examine infrastructure requirements related to planned growth
   - Establish regionally significant/scaled infrastructure

2) Define targets and policies to guide employment growth
   - Apply density targets to both employment and residential growth
   - Define employment area typologies and create policies appropriate in terms of type of employment, form of development, infrastructure requirements etc.

3) Refine density targets for residential development to promote compact growth and reduce the region’s development footprint
   - Apply density targets to both employment and residential growth
   - Increase residential density targets and apply in a more defined manner - where to grow
   - Better define how targets are applied, measured and monitored
   - Consider mixed use centres as places to promote compact growth

4) Define mixed-use and higher density centres and areas to concentrate people and jobs
   - Increase density in built-up areas through redevelopment

5) Promote the use of existing infrastructure through redevelopment and intensification of existing built-up areas
   - Redevelopment is a priority and important to optimize existing infrastructure and limit development footprint
   - Need for explicit support for redevelopment at regional level given opposition at community-level

6) Establish a regional evaluation framework to approve regionally-significant infrastructure projects
   - Create a mechanism to coordinate and review infrastructure plans at regional level
   - Adapt REF process to approve infrastructure with regional significance

7) Establish investment and funding priorities for regional infrastructure in relation to planned growth
   - Infrastructure priorities need to follow logical, compact and contiguous growth
   - Define criteria or trigger for regionally significant infrastructure (provincial funding partners, crossing municipal borders)

8) Identify mechanisms for integrating growth and infrastructure plans at a municipal and regional level
   - Explore incentives for adherence to regional goals through integrating land use and infrastructure
   - Municipalities need a reason to implement plan
9) Create baseline minimum infrastructure policy strategies and standards across the region

- Establish minimum standards to apply across the region
- Establish triggers when standards should be harmonized – provincially-funded infrastructure, regional cost, coordination of linear infrastructure across municipal boundaries
- Consider a range for standards that reflect different contexts (rural, urban etc.)
- Standards would stop race to the bottom for development and resolve price equity issues
- Seek “win-win” opportunities or incentives to achieve common standards
- Consider life cycle costing
- Consider both surface and subsurface infrastructure

What are we trying to achieve?

- Definition of where and how to grow over the next 30 years to guide both residential and job growth
- Compact and contiguous growth patterns to support the efficient and cost-effective use of infrastructure
- Redevelopment and renewal of existing built up areas to ensure the efficient use of existing infrastructure capacity
- Coordination and logical phasing of regionally significant infrastructure planning and investment
- Long-term financially sustainable infrastructure and settlement patterns
- Land use and transportation patterns that minimize cumulative impacts on natural environment and ecological systems and reduces greenhouse gas emissions
- Maintaining the high quality of life and level of amenities within the region
What are the priority issues for the Growth Plan Update?

1) Encourage a mode shift away from auto-oriented transportation to transit, high-occupancy vehicles and active transportation options
   - Need to move away from auto-oriented transportation
   - Link to liveable communities, economic competitiveness and environment
   - Integrate land use and transit/transportation to promote transit use and active transportation
   - Focus on alleviating traffic congestion by improving non-automobile options
   - Explore opportunities for active transportation/trails at regional scale
   - Relate the cost of transit to roadway infrastructure investment

2) Coordinate land use and transportation to support the efficient and safe movement of people, goods and services
   - Focus on goods movement and full range of modes – rail, air, road
   - Improve connections and movement within Capital Region to other regions
   - Create better integration of land use and transportation at the community scale

3) Develop and maintain municipal and inter-municipal transit systems to create an integrated regional transit network
   - Integrate systems to improve transit connections across the region
   - Examine opportunities to create interconnections between municipal transit systems
   - Improve transit options to Core from outlining areas and within and across region

4) Establish transit funding priorities and a long-term investment strategy with regional and provincial alignment
   - Need to seek alignment between regional, provincial and federal priorities
   - Establish regional priorities to advocate to higher levels of government
   - Examine cost/benefit analysis related to transit investment

5) Develop specialized transit service in Rural Areas to improve mobility options of aging population and people with disabilities
   - Consider transit needs of people with disabilities and elderly and people with restricted mobility
   - Build on the CRB’s existing work on specialized transit service

What are we trying to achieve?

- A sustainable and integrated long-term regional transportation network to support growth
- A significant shift away from automobile related transportation modes to transit and active transportation
- A seamless transportation system that connects the core to the surrounding communities within the region
- Efficient movement of goods and services through the region and beyond
- A competitive region with excellent transportation access to jobs
- Alignment and coordination of multi-jurisdictional priorities
- Definition of mechanisms to share the costs and benefits of the region’s transportation system
Key Themes/Discussion Recap

- Concern with defining and protecting "character" of communities could be interpreted as rationale to resist more compact development and intensification
- Focus should be on promoting housing choice and non-market housing options in communities rather than housing need
- Need to define criteria for location and form of country residential development
- Need to plan for balance between housing and access to services to promote aging in place as opposed to relocating to Core
- Housing should be planned for in context of mixed use development and promotion of complete communities
- Encourage housing in proximity to jobs with access to transit
- Promote viability of rural communities rather than viability of local municipalities
- Consider the needs of population of today and in the future – over next 30 years
- Focus on "communities of people" not jurisdictions and municipal boundaries

What are the priority issues for the Growth Plan Update?

1) Promote the viability and resiliency of communities
   - Support the viability of rural communities based on levels of service considerations
   - Encourage aging in place
   - Support the sustainability and resiliency of older urban communities through redevelopment and renewal

2) Consider communities of the future
   - Plan for changing demographics and life cycle of the population over the next 30 years
   - Identify and define areas for mixed-use development and higher density forms of housing linked to transit and active transportation routes
   - Promote housing options in proximity or with transportation choice to employment areas
   - Promote complete "clusters"

3) Provide a diversity of housing options and development form appropriate to the scale and context of communities
   - Reflect the levels of service and rural and urban attributes: consider what complete communities means for each policy tier and cluster
   - Recognize that housing choice will relate to tiers of growth (dependent on levels of services, not all housing forms will be available throughout the region)
   - Need to focus on housing choice as opposed to need
   - Promote multi-family housing with access to services and amenities rather than clustering all multi-family and non-market housing within the Core
   - Consider housing options for aboriginal communities
   - Examine transitional housing for non-permanent labour force and contribution to industrial development
   - Consider live-work opportunities and creating high-density housing closer to employment clusters

4) Encourage transit-supportive residential growth through compact greenfield development and the renewal and intensification of existing communities
   - Focus on redevelopment opportunities and neighbourhood renewal and reinvestment
   - Identify intensification targets, appropriate to the scale and context of communities
   - Encouraging range of housing types and forms of development and redevelopment
5) Review feasibility of rural and country residential provisions

- Consider country residential development and alternate housing forms in rural areas
- Review feasibility of country residential redevelopment and reconsider CCRA policy and criteria through feasibility lens
- Recognize that existing country residential areas will continue to exist

What are we trying to achieve?

- A greater diversity of housing choices
- An excellent quality of life in our communities and housing choices to attract and retain workers
- Increasing housing choice close to employment areas and transit serviced areas
- Housing affordability, particularly in the core and in transit serviced areas
- More balanced type and tenure of housing in new neighbourhoods
- Reinvestment in existing neighbourhoods and communities
- Resilient rural communities and areas