







# Calgary Metropolitan Region Growth Plan

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Public Consultation

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## **LIST OF ACRONYMS**

**CMRB: Calgary Metropolitan Region Board**

**CMR: Calgary Metropolitan Region**

**TOD: Transit-Oriented Development**

**REF: Regional Evaluation Framework**











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# A Plan for the Next Million People

We live here because we love this place. We are grounded in its history and cultures. Our strong local economy supports our families. We celebrate the beauty of our region, our connection to the land, and its agricultural and natural bounty. We have built great communities – large and small, urban and rural. We have a habit of working cooperatively for the common good. We govern ourselves effectively and use our resources efficiently.

These strengths have served us well and will continue to do so. And yet, it remains our ethical obligation to plan for sustainable growth, to ensure future generations receive a prosperous legacy.

As we look ahead into another era of growth and change in our region, we know we need to plan for a prosperous and sustainable future, not just hope that it works out favourably without planning. We have seen examples of other metropolitan regions that have planned and implemented a successful future, and others that have failed.

We share a commitment to make our region more competitive for the changing economy and more sustainable in the face of climate change. We have examined our history and learned from it. We have built our knowledge of best practices in planning for growth. We have realized benefits of cooperation between municipalities for planning an enviable future, our citizens demand and deserve.

What will we do together in agreeing upon this plan? We will make difficult, but important changes in how we grow, with benefits that could not be fully realized by working independently. We will decide **where there will be more**. We will determine the **type and character** of growth we want to encourage. This plan's policies and direction will equip us to make better decisions about servicing, mobility options, and stewardship of our water and other environmental resources. In short, it is a plan to maximize our growth potential, while minimizing our consumption of precious land and water resources.

**This plan is a proactive road map to leave a positive legacy for our children and theirs.**



# 01 Introduction







n



# Introduction

The **Calgary Metropolitan Region Board's (CMRB) Growth Plan (Growth Plan)** is a new strategy for sustainable growth for the Calgary region. The Growth Plan replaces the Interim Growth Plan for the Calgary Metropolitan Region's (the Region's) ten member municipalities.

The CMRB acknowledges that the Region is on the traditional territories of the people of the Treaty 7 region in Southern Alberta. This includes the **Blackfoot Confederacy** (comprising the Siksika, Piikani, and Kainai First Nations), the **Tsuut'ina First Nation**, and the **Stoney Nakoda** (including the Chiniki, Bearspaw, and Wesley First Nations). The Region is also home to **Métis Nation of Alberta, Region III**.

The Growth Plan provides a policy framework for managing growth and implementing long-term goals for the Calgary Metropolitan Region (CMR), reflecting the aspirations for the Region. The Growth Plan is a set of strategies for planning and managing future population and employment growth to help achieve the desired future.

The Growth Plan is guided and regulated by the Municipal Government Act and the Calgary Metropolitan Region Board Regulation (Alberta Regulation 190/2017 of the Municipal Government Act). The CMRB Regulation sets out the following objectives for the Growth Plan:

- a) to promote an integrated and strategic approach to planning for future growth in the CMR;
- b) to identify the overall development pattern and key future infrastructure investments that would:
  - i) best complement existing infrastructure, services and land uses in the CMR,
  - ii) best complement the desired scale of development and community visions across the CMR,
  - iii) best address efficient and cost-effective growth and development, and
  - iv) maximize benefits to the CMR,
- c) to coordinate decisions in the CMR to sustain economic growth and ensure strong communities and a healthy environment; and
- d) to promote the social, environmental and economic well-being and competitiveness of the CMR.

This document is the positive outcome of a collaboratively developed Plan that outlines land use patterns, policies to guide growth, development and servicing, and implementation actions to address current and long-term challenges.

# 1.1 Overview of the Calgary Metropolitan Region Board

The CMRB was officially established in January 2018 when the Calgary Metropolitan Region Board Regulation (“CMRB Regulation”, Alberta Regulation 190/2017) came into effect. The CMRB is the first provincially mandated growth management board in the Calgary region. The CMR consists of the ten member municipalities mandated to develop long-term growth and servicing plans for managed and sustainable growth.

## 1.1.1 Members

The CMR consists of the following members as shown in Figure 1:

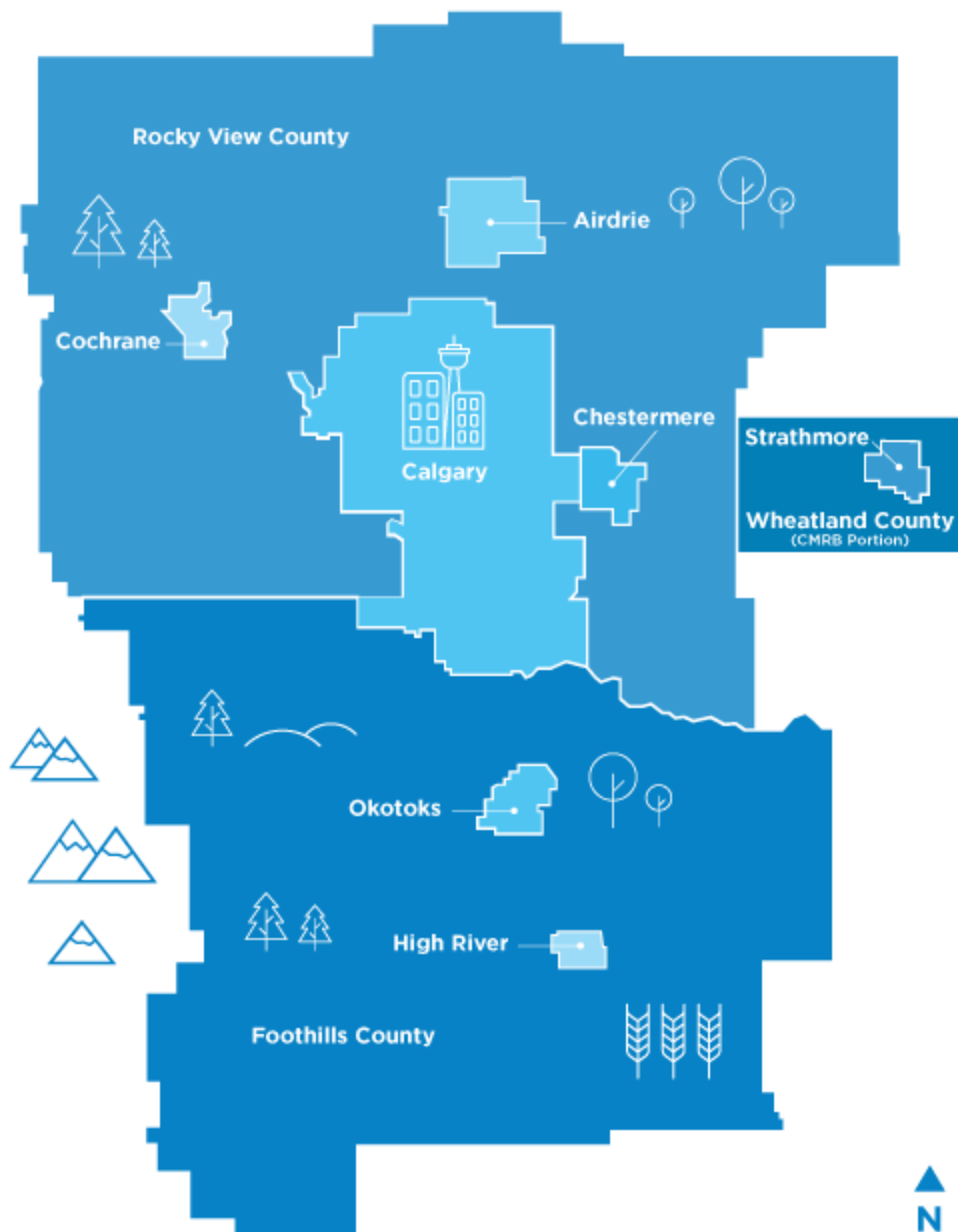
- City of Airdrie;
- City of Calgary;
- City of Chestermere;
- Town of Cochrane;
- Foothills County;
- Town of High River;
- Town of Okotoks;
- Rocky View County;
- Town of Strathmore; and
- Wheatland County (a portion of the County as described in the CMRB Regulation).

## 1.1.2 CMRB Mandate

The Board’s mandate is to support the long-term sustainability of the Region by:

- Ensuring environmentally responsible land-use planning, growth management and efficient use of land;
- Developing policies regarding the coordination of regional infrastructure investment and service delivery;
- Promoting the economic wellbeing and competitiveness of the CMR; and
- Developing policies outlining how the Board shall engage the public in consultation.





**Figure 1:** Calgary Metropolitan Region Member Municipalities

### 1.1.3 CMRB Values

The values of the CMRB are:



**Collaboration:** We work together to identify opportunities and efficiencies that reduce the costs of growth and help achieve sustained prosperity for our region.



**Respect:** We respect each other, our neighbours, our environment, and the land on which our region is built.



**Innovation:** We embrace new ideas and the development, testing and iteration of bold solutions to complex regional challenges.



**Diversity:** We embrace our differences and celebrate the diverse people and places that make up our region.



**Good Governance:** We are purposeful and thoughtful in our actions, prioritizing the development of strategies and plans that guide and enhance the work we do.



## 1.2 Regulatory Framework

The CMRB Regulation came into effect on January 1, 2018, establishing the CMRB and mandating that the Calgary Metropolitan Region Growth Plan (Growth Plan) be prepared and submitted to the Minister of Municipal Affairs within three years of the CMRB Regulation coming into force. Due to delays caused by the COVID-19 pandemic, the Minister granted a five month extension to the original timeline.

Prior to the formal establishment of the CMRB, the member municipalities prepared an Interim Growth Plan, which was completed in October 2018. The Interim Growth Plan provides a foundation for this Growth Plan and identifies many of the regionally significant issues that are addressed within the Growth Plan. The principles identified in the Interim Growth Plan remain relevant and have been carried forward into the permanent Growth Plan. These principles include:

- Promote the integration and efficient use of regional infrastructure;
- Protect water quality and promote water conservation; and
- Encourage efficient growth and strong and sustainable communities.

The Regulation also requires the establishment of a Calgary Metropolitan Region Servicing Plan (Servicing Plan), with the same timelines as the Growth Plan. The Servicing Plan was created simultaneously with the Growth Plan and exists as a separate document. With the Provincial approval of this Growth Plan, the Interim Growth Plan will be rescinded and replaced by this Growth Plan.

### 1.2.1 Growth Plan Horizon

Under the CMRB Regulation, the Growth Plan must be reviewed within ten years, or earlier if directed by the Board. This review is to ensure the Growth Plan continues to address the needs of the Region and that the CMR is reaching goals to accommodate the next million regional population in approximately 25 to 30 years.



## 1.2.2 Growth Plan Requirements

The CMRB Regulation identifies the minimum contents of the Growth Plan. The requirements of the CMRB Regulation are as follows:

Except as otherwise specified by the Minister, a proposed Growth Plan must contain a comprehensive, integrated regional land-use plan for the CMR that includes the following:

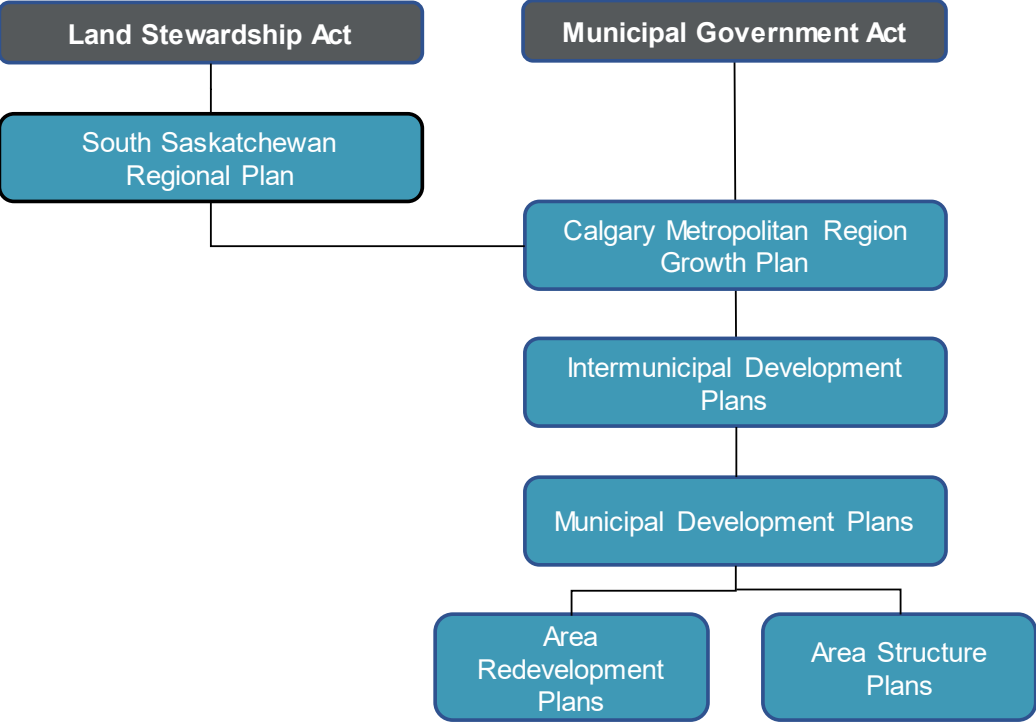
- a) population and employment projections;
- b) the identification of
  - i) growth areas,
  - ii) land supply for residential, commercial and industrial purposes,
  - iii) agricultural lands,
  - iv) density of development,
  - v) the development and location of infrastructure, and
  - vi) corridors for recreation, transportation, energy transmission, utilities and intermunicipal transit;
- c) policies regarding the planning for corridors for recreation, transportation, energy transmission, utilities and intermunicipal transit;
- d) policies regarding environmentally sensitive areas;
- e) policies regarding the coordination of infrastructure planning and development among the participating municipalities;
- f) policies that address new settlement areas;
- g) policies that address the intensification of existing settlement areas;
- h) policies regarding the conservation of agricultural lands; and
- i) specific actions to be taken by the participating municipalities to implement the Growth Plan.

In addition to the content requirements as defined in the CMRB Regulation, the CMRB Board has also included policies related to flood prone areas in the Growth Plan.



### 1.2.2 Planning Framework and Hierarchy of Plans

The Growth Plan is one of the types of statutory plans identified in the Municipal Government Act. These plans must be consistent with one another, and with regional plans adopted under the Alberta Land Stewardship Act. Each of these plans is required to be consistent with a plan above it in the hierarchy of plans, and where inconsistencies exist, the higher plan in the hierarchy prevails. The hierarchy is illustrated in Figure 2.



**Figure 2:** Hierarchy of Plans

The background of the entire page is a stylized white line map of the South Saskatchewan region of Alberta, Canada. The map shows a complex network of roads, rivers, and geographical features. The text is overlaid on a white rectangular area in the upper left portion of the map.

### 1.2.3 South Saskatchewan Regional Plan

The Province of Alberta approved the South Saskatchewan Regional Plan in July 2014, and subsequently amended it in May 2018.

The South Saskatchewan Regional Plan:

- Establishes a long-term vision for the region;
- Aligns provincial policies at the regional level to balance Alberta's economic, environmental and social goals;
- Reflects ongoing commitment to engage Albertans, including aboriginal peoples, in land-use planning;
- Uses a cumulative effects management approach to balance economic development opportunities and social and environmental considerations;
- Sets desired economic, environmental and social outcomes and objectives for the region;
- Describes the strategies, actions, approaches and tools required to achieve the desired outcomes and objectives;
- Establishes monitoring, evaluation and reporting commitments to assess progress; and
- Provides guidance to provincial and local decision-makers regarding land-use management for the region.

The South Saskatchewan Region includes the South Saskatchewan River Basin, the Milk River Basin and the Alberta portion of the Cypress Hills, covering over 83,000 km<sup>2</sup> or about 12.6% percent of the total area of Alberta and includes the CMR.



# **02** Regional Context & Plan Approach





# Regional Context & Plan Approach

## 2.1 Historical Context

Historical growth has been shaped by the physical geography, economy, and as a result, a mosaic of diversity was created and is reflected in our communities, lifestyles and values. This history started with First Nations residing in the area for thousands of years that started the first settlement patterns. The next transformation began with the introduction of trading posts, and later ranches and farms, railways, and the arrival of our modern economy, driven by the energy sector.

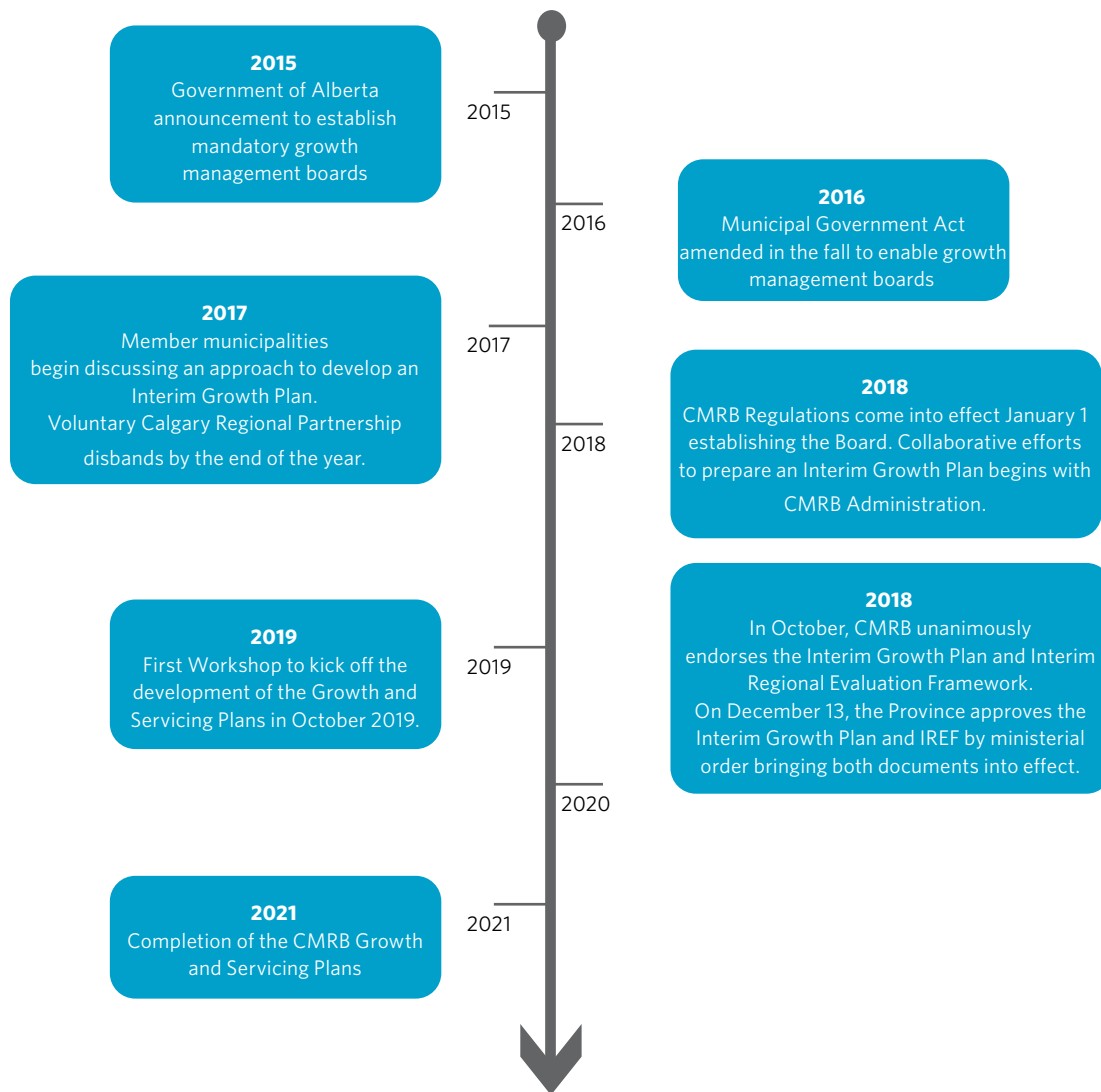
The Canadian Pacific Railway served as a catalyst for many of our communities throughout the region. There was relatively slow growth in many of the CMR communities for many decades, until the region's population rapidly increased once oil was discovered near Leduc in 1947.

Throughout the years, the energy industry has remained a dominant part of the regional economy, yet its cyclical nature has led to a recent downturn, including uncertainty about the industry's future. Ranches and farms have remained a consistent part of the economy and character of the rural municipalities in the region.



## 2.2 Planning Process

Over the decades, various forms of regional planning have been undertaken. With the introduction of provincially mandated growth management boards in the Calgary and Edmonton regions, the current process leading this Growth Plan was started.



The Growth Plan was prepared through extensive collaboration among the member municipalities via the Board, Land Use and Servicing Committees and various Technical Advisory Groups comprised of subject matter experts from the member municipalities. An external Technical Advisory Group made up of technical experts from various stakeholder groups and the Province of Alberta was also directly involved in the preparation. CMRB administration met with Tsuut'ina Nation, Stoney Nakoda First Nations, and Siksika First Nation and discussed the potential for future collaborations. Residents from throughout the region were able to provide input through an extensive public engagement process, held in three phases during the development of the Growth Plan. The CMRB administration and Technical Advisory Groups authored and tendered over a dozen reports and studies, prior to development of the Growth Plan.

## 2.2 Member Municipality Overviews





## 2.2.1

### City of Airdrie

2016 CENSUS OF CANADA POPULATION: **61,581**

Airdrie is a city of neighbours, entrepreneurs and visionaries. As the second largest municipality in the Calgary region, Airdrie has experienced exponential growth over the past decade, bringing with it new residents, new businesses and new ideas. As of 2019, the City is home to over 70,000 residents and growing, our population growth has seen an average of 6 new residents a day choose to move to Airdrie. And we're a young city - the average age of our residents is 33 (provincial average is 38).

Located 15 minutes north of the Calgary International Airport and 30 minutes to downtown Calgary, Airdrie's ideal location on the Queen Elizabeth Highway has attracted more than 1,000 commercial and industrial businesses, ranging from retail services to major manufacturers, oil and gas service companies, and national logistics firms. These businesses employ more than 16,000 workers and are the back-bone of our economy. Airdrie has a strong entrepreneurial spirit, with over 1,500 home-based businesses in operation.

Airdrie has a strong sense of community and a welcoming nature. Our business and citizen surveys report some of the highest levels of satisfaction in Alberta, thanks to our safe streets, modern community amenities, and small-town feel.









## 2.2.1

### City of Calgary

2016 CENSUS OF CANADA POPULATION: **1,392,609**

The City of Calgary is home to the largest and most diverse population in the region. It is Canada's third largest city and has the highest gross domestic product per capita amongst large cities in the nation. Calgary's diverse employment is integrated with an efficient transportation network of roads, light rail transit, buses, and an international airport. Calgary is facilitating growth in the new economy in key sectors such as energy, technology, manufacturing, financial services, transportation, logistics, interactive digital media, creative industries, life sciences, and agribusiness. Advanced education includes five public post-secondary institutions including three major universities. Calgary's complete communities connect to an extensive cycling and pathway system (926 km), abundant green spaces and parks (3,000 sites) and many walkable shopping districts. The City hosts world-class attractions including the Calgary Stampede, and numerous arts, culture, entertainment, sports and leisure activities and venues. Quality of life is a key driver for Calgary, which was ranked as the most livable city in North America by the Economist Magazine in 2018 and 2019, and the fifth most livable city in the world, those same years.

Calgary is on a path to urban sustainability and resilience, with the vision of Calgary as a great place to make a living, and a great place to make a life.









## 2.2.1

### City of Chestermere

2016 CENSUS OF CANADA POPULATION: **19,472**

With a current population of over 20,000, Chestermere is one of the fastest growing municipalities in Alberta. Following a major annexation from Rocky View County in 2009, Chestermere and Calgary became the first urban to urban boundary in the region. In 2020, Calgary and Chestermere completed an Inter-Municipal Development Plan for the interface along RR 284, to create a common vision and great street to celebrate and collaboratively plan the interface. The Intermunicipal Development Plan recently won a Commendation award from the Commonwealth Association of Planners, as an example of collaboration between two municipalities.

Located just 18 km east of Calgary's city centre, the community's roots began when an irrigation reservoir called Chestermere Lake was created in the early 1900s. The lake offered an ideal place for recreation during the warm months, and many people began to build cabins along the shores. The area was formally established as a summer village in the 1970s and it grew into a town by 1993. On January 1, 2015, Chestermere officially became a city, having experienced community growth of over 150%, in the previous decade. Some industries in the area include construction, real estate, professional and administrative services, and transportation. Given that Chestermere is immediately adjacent to Calgary, 83% of the working age residents, commute to Calgary for work.









## 2.2.1

### Town of Cochrane

2016 CENSUS OF CANADA POPULATION: **25,289**

The Town of Cochrane is located west of Calgary and has a population over 30,000. The Canadian Pacific Railway granted the town site in 1885 and named it in honour of Senator Matthew Cochrane, the man who established the Cochrane Ranch in 1881. Cochrane became an official town in 1971 with a population over 800. The town grew an incredible 92% between 2009 and 2019, and it is still growing, attracting more residents, businesses, and tourists each year. The Cochrane experience includes western heritage, a unique Main Street experience, and genuine small-town hospitality. While local industry initially centred around the railway and sawmill, Cochrane's business community has expanded to include construction, retail trade, agriculture, technology and business services, and innovators and entrepreneurs.









## 2.2.1

### Foothills County

2016 CENSUS OF CANADA POPULATION: **22,766**

Permanent settlement in Foothills County began in earnest about 135 years ago with the arrival of the big corporate ranches and the North West Mounted Police. Today, the County encompasses a diverse rural landscape in which leadership and planning support a strong agricultural heritage, vibrant communities, a balanced economy and the stewardship of natural capital for future generations. The County is approximately 3,600 square kilometres (or 909,000 acres) in area. Neighbours include: City of Calgary, Rocky View County, Okotoks, High River, Wheatland County, Black Diamond, Turner Valley, Longview, Vulcan County, MD of Willowcreek and MD of Ranchlands, Kananaskis Provincial Park, Stoney Nakoda, and Tsuu T'ina nations.









## 2.2.1

### Town of High River

2016 CENSUS OF CANADA POPULATION: **13,420**

The Town of High River prides itself on being a people first community with historic character, open spaces and a small-town feel. The Town promotes communities that are walkable, bikeable and drivable with facilities, services and events that enhance wellbeing. The Town is to be designed based on a scale that is comfortable to people, encourages walking, accommodates a variety of functions, can change, and adapt over time, and will foster an environment that supports and reinforces the social aspects of the Town.











## 2.2.1

### Town of Okotoks

2016 CENSUS OF CANADA POPULATION: **28,833**

Okotoks is one of the largest towns in Alberta with a population of nearly 30,000 and is located 20km south of Calgary. Known for the glacial erratic Big Rock that travelled during the ice age to just 7km west of Okotoks, the town was incorporated in 1904. The place was a stopping point for different forms of transportation through the years, including a wagon route between Fort Macleod and Calgary in the late 1800s and a resting point for the CPR. The discovery of the Turner Valley oil field in the west portion of the town in 1914 helped expand its economic growth that already included transportation infrastructure including roads, ranching, and sawmills. Today the economy also includes industrial uses such as food and beverage manufacturing and agricultural operations and services. Okotoks is home to the Drake Landing Solar Community, the first community of its kind in North America to be heated by solar energy, with over 90% of each homes' space heating needs provided by solar energy. Although the community includes a mix of residents who work in the Okotoks and Foothills region, a sizeable segment of the population commutes to Calgary. Impressively, the Town maintains a healthy civic society, well-attended community events and a strong sense of place and attachment for its residents.









## 2.2.1

### Rocky View County

2016 CENSUS OF CANADA POPULATION: **39,407**

Rocky View County contains a unique blend of rural and urban development, with the Rocky Mountains to the west visible from most areas of the County. It surrounds Calgary to the west, north and east. By population, the County is the 11th largest municipality in Alberta and third largest in the CMR. The County encompasses a wide variety of residential developments in 14 hamlets, and several country residential subdivisions. Created in 1955, the County has a history rooted in agriculture. Over time, its industrial base has expanded beyond agriculture and natural resources to include a thriving logistics and transportation hub in East Balzac, with the fifth largest assessment base in the province.











## 2.2.1

### Town of Strathmore

2016 CENSUS OF CANADA POPULATION: 13,592

Strathmore is a Town approximately 40km east of Calgary along the Trans-Canada Highway with a population that has more than doubled since the early 1990s. In 1905, the hamlet moved 6.5km north in response to the construction of an irrigation system that continues today. The Town was incorporated as a town in 1911 and dubbed “the Town that moved.”

Strathmore is an urban, regional servicing centre, with a population of more than 13,000, with a large trading area which extends well past its borders. With direct access to the Trans-Canada Highway, Strathmore offers wide choices in services, including restaurants, accommodations, hospitality, and shopping. Strathmore has a fully functional hospital and a brand new, state of the art Sports Centre and Field House. With a 100km of interconnected pathways and trails, Strathmore is a healthy, active community.

Home to Canada’s third largest rodeo, the Strathmore Stampede features pro rodeo, pro chuckwagons, and running with the bulls, as the main events. During the August long weekend, the grounds are busy with family entertainment, food trucks, tradeshow, beer gardens, live music, and festive activities. Strathmore also has many more family friendly, community events throughout the year, and there is always something exciting to look forward to.









## 2.2.1

### Wheatland County

2016 CENSUS OF CANADA POPULATION: **8,788**

(NOTE: THE 2016 CENSUS CANADA POPULATION IS FOR THE FULL COUNTY)

Wheatland County was created in 1954 when parts of two Improvement Districts, the M.D. of Bow Valley, Serviceberry and Kneehill, were incorporated. The communities within Wheatland County have a long and proud agricultural history and there are many century-old farms still in operation.

Only a portion of Wheatland County is located within the CMR. The area includes a portion of the TransCanada Highway, two industrial Area Structure Plan development areas, commercial developments, and a multitude of farm and acreage areas. In addition, Eagle Lake is a prominent and valued environmental feature, while Cheadle is a distinct and picturesque Hamlet.





## 2.3 Population & Employment Forecasts

The Growth Plan provides a roadmap for accommodating the next one million people, with an anticipated 600,000 additional jobs for the CMR. Based on the current long-term forecast, the regional population is expected to grow by one million people to approximately 2.5 million people between 2048 and 2053, with a longer-range forecast of three million by 2076. The average annual growth rate during this time is estimated to be 1.2%. Table 1 shows the population forecasts for each member municipality.

**Table 1: Population Forecast for the Calgary Region**

Forecast Population			
Municipality	2018**	2048	2053
Airdrie	66,889	130,612	140,725
Calgary	1,342,861	2,029,430	2,124,804
Chestermere	21,619	49,632	54,147
Cochrane	28,152	53,715	57,277
Foothills	24,683	39,082	41,103
High River	14,825	29,596	31,630
Okotoks	31,439	58,653	62,658
Rocky View	42,729	67,706	71,439
Strathmore	14,982	30,123	32,374
Wheatland*	973	1,590	1,671
<b>TOTAL</b>	<b>1,589,152</b>	<b>2,490,139</b>	<b>2,617,828</b>

\*Wheatland County includes only the portion within the CMR

\*\* Estimate as reported in the Population Projections, Rennie Intelligence (2018)



The City of Calgary will continue to attract the largest number of new residents. However, as the region grows, a greater percentage of population will be located outside of City of Calgary boundaries. At this time, Calgary comprises 85% of the region's population. By 2048, Calgary's population will comprise 81% of the total. Chestermere has the highest forecasted growth rate at 1.8%.

Alongside population growth is an increase in employment opportunities, with a projected increase from an estimate of approximately 842,000 in 2018, to about 1,340,000 total jobs by 2048. This increase translates to an average annual growth rate of 1.6%.

The population and employment growth forecasts by municipality are summarized in Table 2.



**Table 2: Forecasted Share of Incremental Regional Growth**

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

\*Wheatland County includes only the portion within the CMR

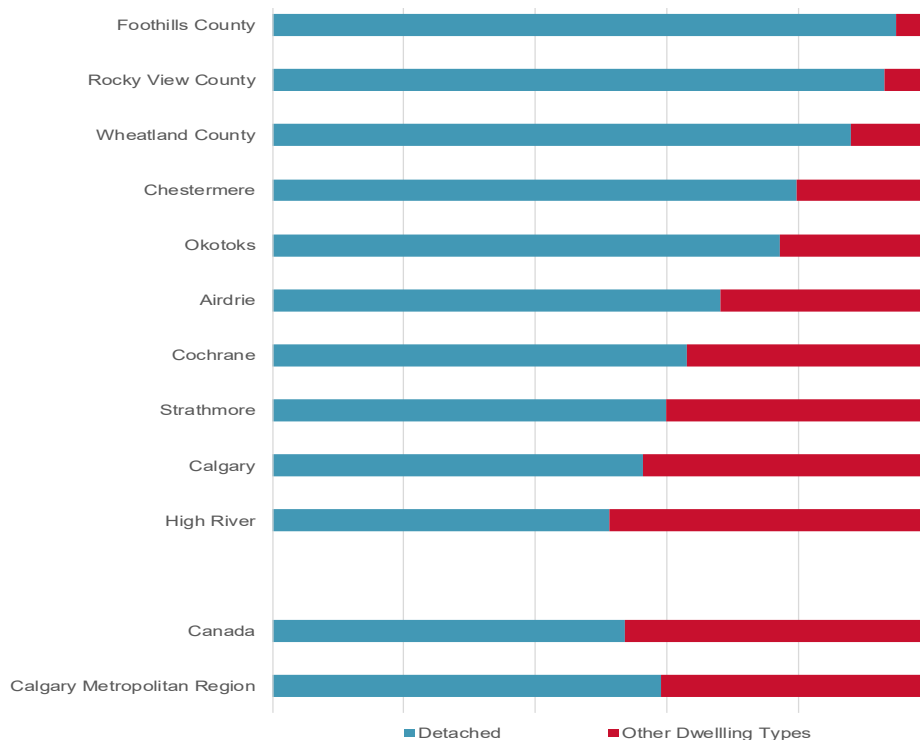


## 2.4 Regional Growth Patterns

### 2.4.1 Housing Trends and Future Housing Demands

The CMR includes a combination of housing types that vary between and within municipalities. The demand for housing types can change based on many factors, such as economic conditions, generational trends, and demographics, which affect overall growth patterns in the CMR.

As shown in Figure 3, single detached homes are the dominant housing type in the Calgary region. With the exception of Calgary and High River, CMR municipalities have a higher proportion of detached dwellings than the rest of Canada.

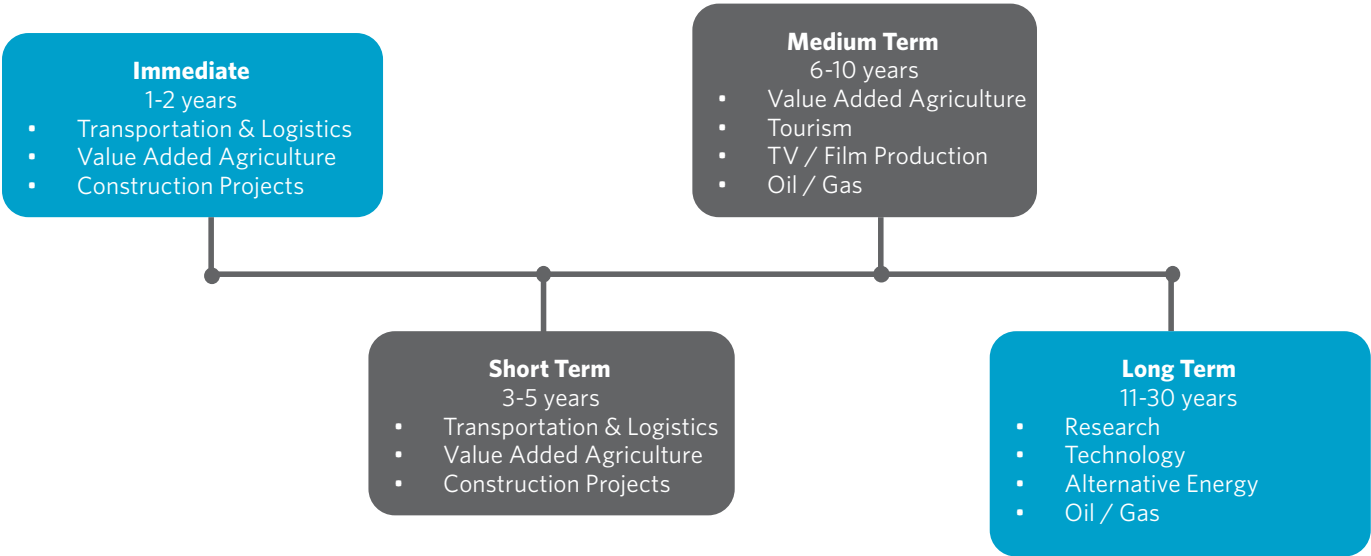


**Figure 3: Occupied Dwelling Types by Municipality (2016 Census)**

The population forecast showed that international migration and interprovincial migration are expected to be the two primary sources of population increase in the region over the next 40 years. Prior to the COVID -19 pandemic, the preference for apartments and condominiums appeared to be increasing compared to single detached homes, and suggests that housing needs may be changing.

### 2.4.2 Employment Trends

There are driver industries that are expected to lead employment growth through the years, detailed below with timelines of when their growth will play a key role in the region’s economy



**Figure 4:** Driver Industries Timelines for the CMR. Source: Applications Management Consulting Ltd., 2020

As of 2020, the largest industry sector in our region is Professional, Scientific and Technical services, comprising 12% of the total employment at approximately 100,000 jobs. This sector and other existing industries are expected to grow steadily into the future. Healthcare and Social Assistance, Professional, Scientific and Technical Services, Construction, Retail Trade, and Transportation Warehousing are expected to comprise approximately 50% of this total job growth. Nearly 150,000 jobs will be allocated to “Other Industries,” which will depend on economic circumstances, especially with regard to the changing prospects of the energy industry, as climate change continues to be a significant global challenge.



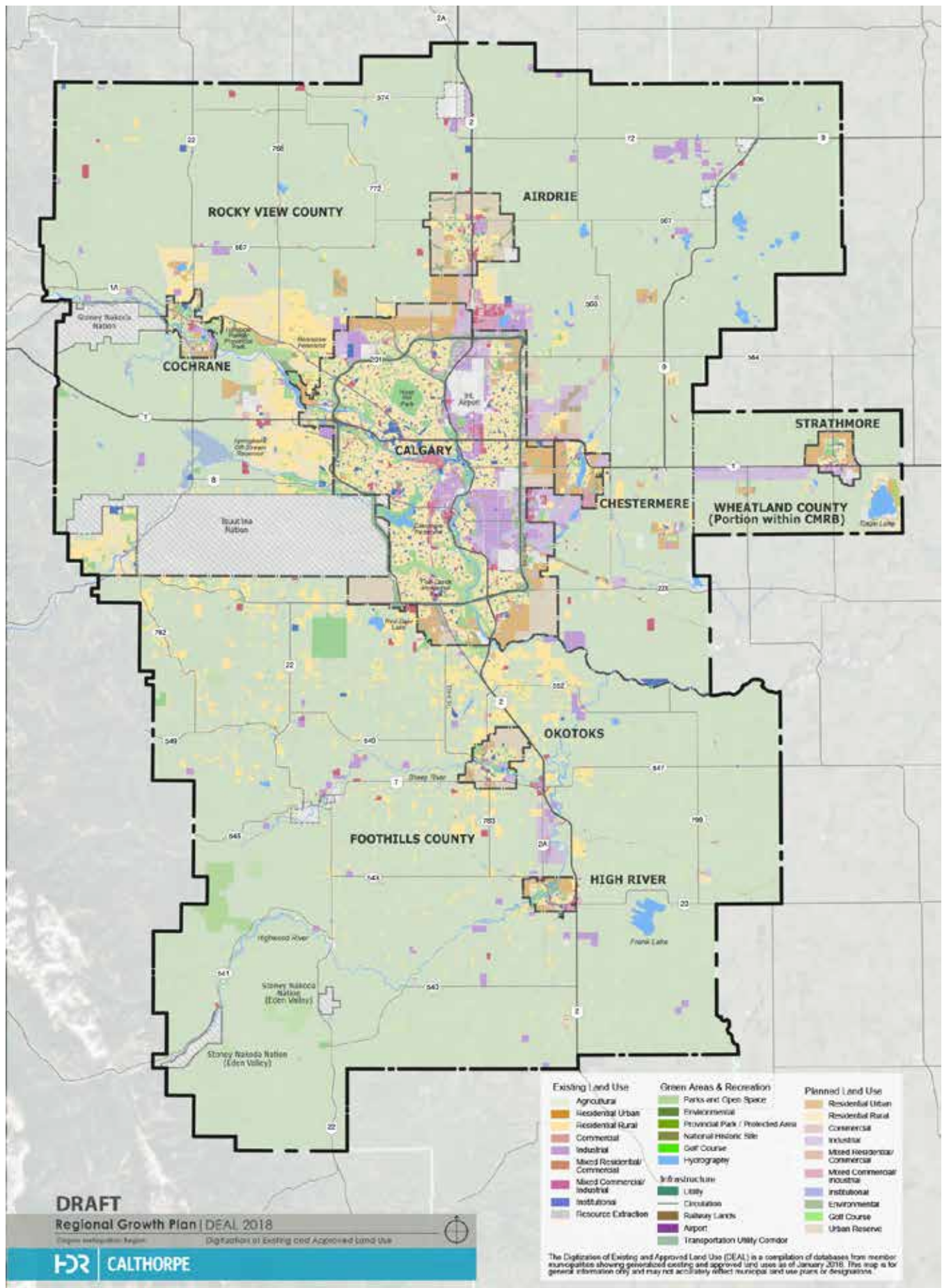
### 2.4.3 Planned and Developed Land

The CMRB created a consolidated database of existing and planned land in the CMR, known as Digitization of Existing and Approved Land as of January 1, 2018.

The Region currently has more land approved through Area Structure Plans and Area Redevelopment Plans than is required to house the next million people. It is critical to recognize, these approved plans are not proportionally distributed throughout the Region, and many plans may not come to fruition based on consumer preferences including geographic locations for the approved growth areas. The planned and developed land in the Region is illustrated by Figure 5.







**Figure 5: Approved and Planned Land (as of January 1, 2018)** Source: Digitization of Existing and Approved Land, ISL Engineering and Land Services  
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## 2.5 Scenarios for Growth



The scenario development approach used in the preparation of the Growth Plan is rooted in the information gathering and visioning tasks completed in the beginning stages of the process. Building on best practices, team discussions, and initial visioning and mapping exercises with CMRB member staff and elected officials, a baseline scenario and two alternative regional scenarios were developed.

The scenarios illustrate the effects of a range of land use patterns and infrastructure investments, as well the key consequences of trend-based growth. Scenario comparative analysis included land consumption, impacts on the transportation system and air quality, housing supply and diversity, major infrastructure costs, water consumption, and key ecological factors. The scenarios are shown in Figure 6.



A baseline or 'Business as Usual' scenario was developed as a projection of past development trends for the region. The Business as Usual scenario represents a regional future based on continuing recent development trends. After confirming the Business as Usual assumption and inputs, two alternative scenarios were developed and tested.



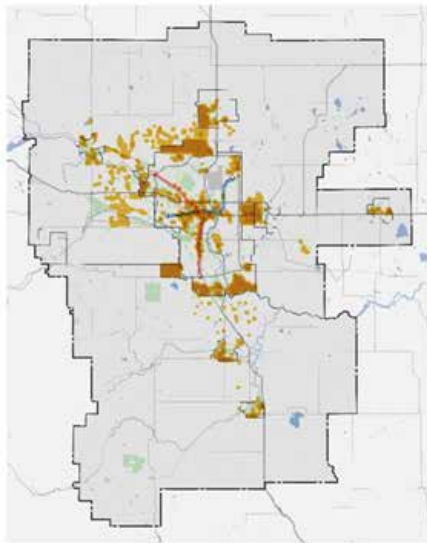
The first of these alternative scenarios was based on concentrating new development in existing centers. This is the "Compact" Scenario, an approach that prioritizes new development within (infill and redevelopment) or in close proximity to existing developed areas.

The other alternative growth approach was based on focusing new development along transit corridors. This Transit Oriented Development (TOD) scenario locates a large share of new development along existing and possible future high-order transit (such as bus rapid transit and light rail) stations and corridors.

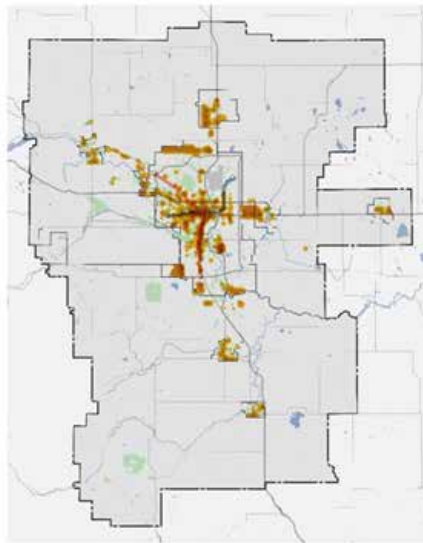
The scenario planning tool analysis compared various costs, savings, and impacts in land use, infrastructure, and environmental goals. The scenarios vary in location of development, land use mix, average density, infill and redevelopment proportions, and higher order transit investment.

The three regional scenarios accommodate the same increase in population and jobs. The scenarios vary in location of development, land use mix, average density, infill and redevelopment proportions, and higher order transit investment.

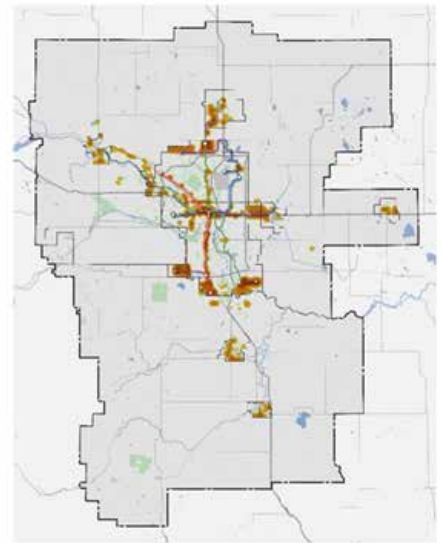
### Regional Scenarios: Population



Scenario 1: Business as Usual

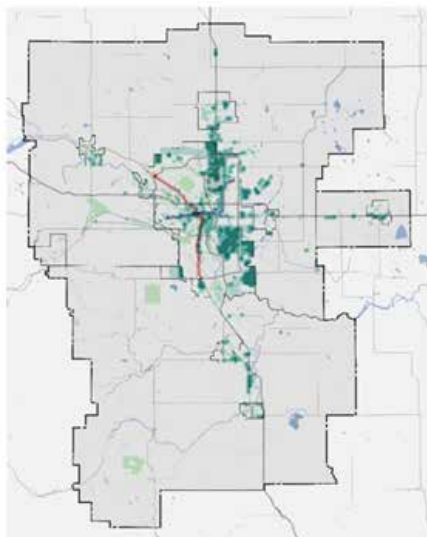


Scenario 2: Compact

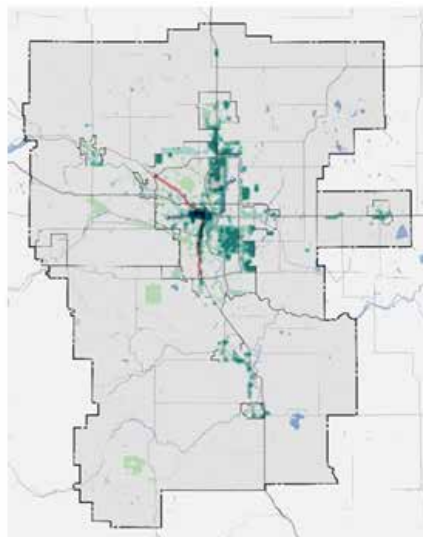


Scenario 3: TOD

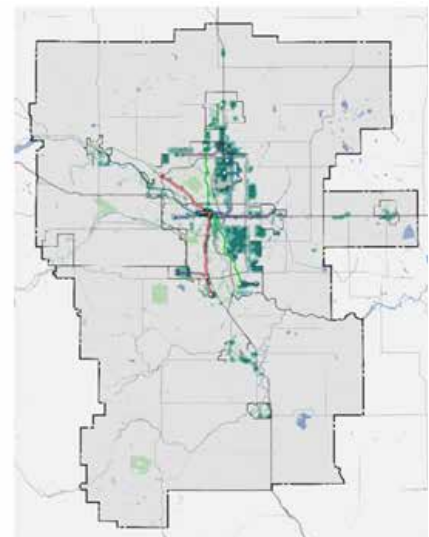
### Regional Scenarios: Employment



Scenario 1: Business as Usual



Scenario 2: Compact



Scenario 3: TOD

**Figure 6:** Preliminary Scenario Alternatives (Business as Usual, Compact, TOD)



## 2.5.1 Regional Placetypes

“Placetypes” are a key element of this regional planning process. They represent development forms, generally described by densities, land use mix, and connectivity and are used to aid in regional analysis and policy development. The Placetypes speak to a generalized land use approach at a regional level, and do not replace local land use planning or terminology. They reflect the development practices of our region.

The following are the Placetypes used to develop the Growth Plan.



**Infill and Redevelopment**



**Mixed Use Centre /  
Transit Oriented Development**



**Masterplan Community**



**Employment Area**



**Residential Community**



**Rural and Country Cluster**

## 2.5.2 Scenario Analysis and Comparison

Through public, stakeholder, and CMRB member municipality engagement activities, the three land-use and growth scenarios, based on the six Placetype patterns were analyzed and reviewed.

### 2.5.2.1 Regional Scenario Performance

By changing the amount and location of different Placetypes within the scenarios, the impacts to the key environmental, economic and social factors (at the household level) could be examined. The three scenarios revealed considerably better outcomes for important environmental, economic, and social factors for the Compact and TOD scenarios versus Business as Usual.

Drawing on input from member municipalities, a fourth scenario, a Synthesis Scenario, was created to adjust and fine tune the approach. This scenario focuses development into Preferred Growth Areas and emphasizes the role of better-performing Placetypes, allocating these to varying levels among our diverse municipalities. The result is an approach to growth management which is uniquely tailored to our region and which will provide a range of diverse mobility and housing options for current and future residents.

Table 3 provides key metrics revealed by the scenario planning process and which are measurable.

**Table 3: Benefits of Compact TOD, and Synthesis Scenarios (Compared to Business as Usual)**

	Placetype		
	COMPACT	TOD	SYNTHESIS
	% Reduction Compared to the Business as Usual Scenario		
Land Consumption per household	31%	47%	41%
Vehicle km traveled per household	35%	32%	31%
Road and Infrastructure Cost per household	40%	38%	36%
Water Consumption per household	25%	24%	23%
Energy Cost per household	20%	19%	19%
Total Carbon per household	29%	28%	27%





## 2.6 Growth Plan Goals, Direction & Priorities

The CMRB has defined goals organized around six themes to provide vision and direction for the CMRB, and to ultimately track and measure progress. These goals for the CMRB provide overall direction for the Growth Plan.

### 2.6.1 Growth Management and the Efficient Use of Land

- The CMR grows in a balanced way that reflects a variety of land uses and capitalizes on growth opportunities.
- The CMR grows in way that reduces the amount of land and resources consumed by development.
- The CMR grows in a fiscally sustainable way, including the integration of regional servicing to promote efficient land use.

### 2.6.2 Economic Wellbeing

- The CMR is a globally recognized economy, attracting the best and brightest in a variety of economic sectors to support regional prosperity and a high quality of life.
- The CMR has a strong and unified approach to regional economic growth, maximizing the return we will realize from investments in development.

### 2.6.3 Environmentally Responsible Land Use

- The CMR recognizes the important role of natural systems in the Region.
- The CMR is a leader in sustainable regional planning, which avoids and/or minimizes the impacts of development on our land, water and air.

### 2.6.4 Water Stewardship

- The CMR has a water strategy which promotes healthy people, healthy ecosystems and is resilient in times of drought and flood.
- The CMR has an evidence based and coordinated approach to water, wastewater, and stormwater management, which provides safe and healthy water for our growing region.



### **2.6.5 Shared Services Optimization**

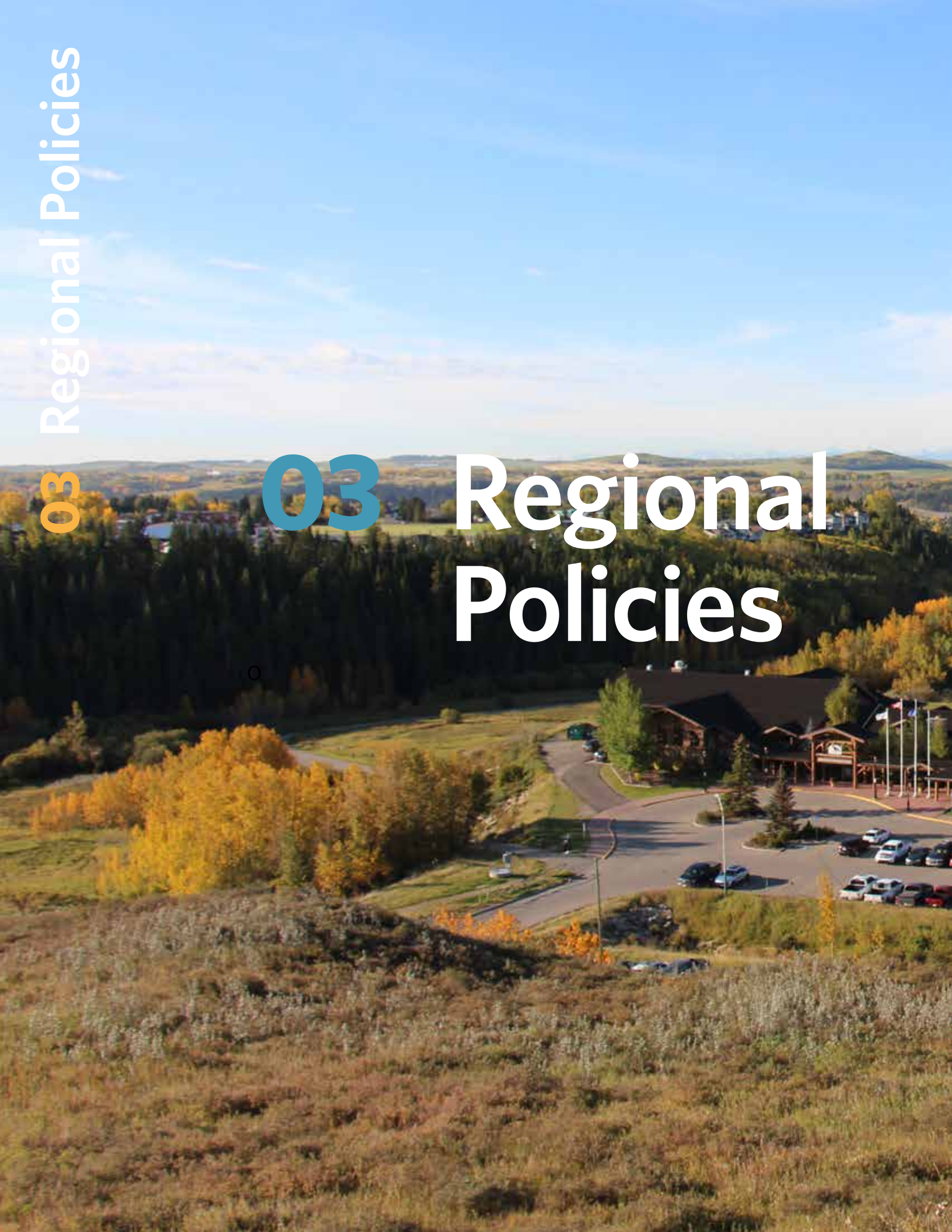
- Residents of the CMR experience borderless delivery of essential services based on a fair cost-benefit model.
- The CMR delivers services in a more efficient and sustainable way through shared services optimization.

### **2.6.6 Embracing Rural/Urban Differences**

- The CMR has grown in a way, which celebrates the individual character of our municipalities, while working together to build a stronger region.
- The CMR has worked together to make our developments perform better financially, environmentally and socially.



# 03 Regional Policies









# Regional Policies

## 3.1 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. These strategies 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 another million people, greater cooperation amongst municipalities that make up the CMR will be needed to create a resilient and globally competitive region. If successful, a coordinated regional effort will minimize the impact of growth on social, economic, natural and fiscal components of the region. Each jurisdiction, either urban or rural will need to update their Municipal Development Plan to accommodate growth in more sustainable patterns and locations, deploying the Preferred Placetypes to create mixed-use environments in a range of contexts.

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 for their respective towns and cities. In the Preferred Growth Areas, which include Urban Municipalities, Joint Planning Areas, and Hamlet Growth Areas, future planning should strive for fully serviced urban neighborhoods and Employment Areas where people will be able to walk to everyday needs, or to 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, and in Hamlet Growth Areas. This approach will result in improved positive environmental, economic and social circumstances, reducing the impacts of Climate Change based on proven carbon reduction measures, associated with more compact communities with increased mobility choices. Section 2.5.1 outlined the multiple benefits such a direction can produce.

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

- Compact mixed-use Placetypes along with infill and redevelopment can improve environmental, social and economic outcomes. See policies 3.1.1.
- Directing urban development to Preferred Growth Areas of Urban Municipalities, Joint Planning Areas and Hamlet Growth Areas will improve multi-jurisdictional cooperation, efficient supply of services, and equitable distribution of shared obligations. See policies 3.1.2.
- Clustered development, agricultural preservation, appropriate commercial areas, and Hamlets provide development opportunities for rural areas. See policies 3.1.5.

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



### 3.1.1 Preferred Placetypes

The Preferred Placetypes are development forms that demonstrate significant positive impacts in environmental and financial outcomes and create opportunities for efficient infrastructure and servicing. Their use is key to the Growth Plan and should be used in all Preferred Growth Areas.

#### Policies

**3.1.1.1** The Preferred Placetypes shall consist of the following three Placetypes: Infill and Redevelopment, Masterplan Communities, and Mixed-use/TOD. The Preferred Placetypes shall be planned and developed as complete communities that provide:

- (a) compact, contiguous development that makes efficient use of infrastructure and services;
- (b) a diverse mix of housing types;
- (c) Density in accordance with the associated placetype definitions;
- (d) interconnected street network and urban form to support active transportation and transit;
- (e) access to local services, neighbourhood amenities, and commercial uses;

(f) access to local institutional and recreational services and/or enabling use of existing regional facilities in other municipalities where municipal agreements are in place; and

(g) provide high quality parks, trails and open spaces that connect to regional trails where appropriate.

**3.1.1.2** The minimum average residential Density for Masterplan Communities shall be as follows:

(a) City of Calgary: 25 dwelling units/hectare (10 dwelling units/acre);

(b) Other Urban Municipalities and Joint Planning Areas: 20 dwelling units/hectare (8 dwelling units/acre); and

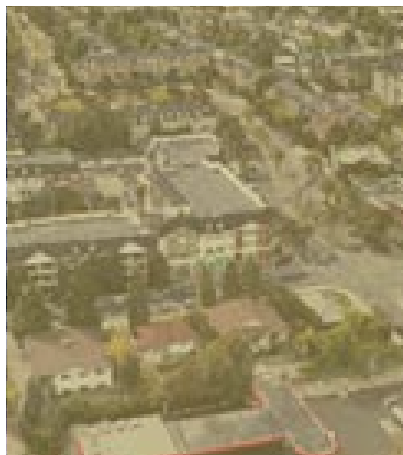
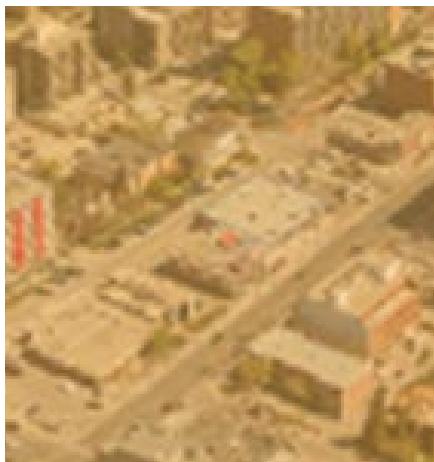
(c) Hamlet Growth Areas: 15 dwelling units/hectare (6 dwelling units/acre).

**3.1.1.3** The minimum average residential Density for Mixed-use/TOD shall be as follows:

(a) City of Calgary: 50 dwelling units/hectare (20 dwelling units/acre);

(b) other Urban Municipalities and Joint Planning Areas: 37 dwelling units/hectare (15 dwelling units/acre); and

(c) Hamlet Growth Areas: 30 dwelling units/hectare (12 dwelling units/acre).



### 3.1.2 Preferred Growth Areas

#### Policies

**3.1.2.1** New development in Preferred Growth Areas shall make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers and connect to municipally owned services, or water and wastewater services provided by others.

**3.1.2.2** New development in Preferred Growth Areas shall provide access to existing or planned community services and facilities; or make efficient and cost-effective use of existing and planned community services and facilities through applicable agreements and cost sharing with service providers.

**3.1.2.3** Employment Area Placetypes should be directed to Preferred Growth Areas where infrastructure, servicing and transportation is available. In addition, they should be located in areas close to a population centre that can provide opportunities for short commutes and are located where transportation infrastructure can provide for efficient movement of goods.



**3.1.2.4** Employment Areas shall be planned and developed to provide:

- (a) compact, contiguous development that makes efficient use of infrastructure and services;
- (b) a range of employment types including commercial, industrial and institutional uses;
- (c) a robust transportation network to support goods movement;
- (d) flexibility in use to accommodate diverse economic development; and
- (e) high employment densities may be located in the mixed-use Preferred Placetypes, and favour sites that have or are planned for transit.





### 3.1.3 Placetype Targets for Population Growth

A key element of this Policy is to guide the CMR toward the use of Preferred Placetypes and Employment Areas in appropriate areas to achieve better outcomes in land allocation infrastructure efficiency, service coordination, economic prosperity 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, as well as more cost-effective, efficient infrastructure and servicing.

#### Policies

**3.1.3.1** Municipalities should achieve the minimum proportions of dwelling units in Preferred Placetypes identified for new planned residential development as follows. The three Preferred Placetypes can be mixed and located as appropriate within each municipality in its updated Municipal Development Plan. These proportions are intended to be calculated across the municipality during the reporting period as individual developments may vary significantly in their proportion of the Preferred Placetypes, as follows:

- (a) City of Calgary: 90%;
- (b) other Urban Municipalities and Joint Planning Areas outside the City of Calgary: 75%; and
- (c) Hamlet Growth Areas: 60%.



**3.1.3.2** The remaining proportion of dwelling units may be either in Preferred Placetypes or in the Residential Community placetype. The minimum average residential density for the Residential Community placetype shall be as follows:

- (a) City of Calgary: 12 dwelling units/hectare (5 dwelling units/acre);
- (b) other Urban Municipalities and Joint Planning Areas: 12 dwelling units/hectare (5 dwelling units/acre); and
- (c) Hamlet Growth Areas: 8.5 dwelling units/hectare (3.5 dwelling units/acre)

### 3.1.4 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 and County Cluster placetype is designed to preserve and enhance the rural character and economy of the rural areas.

#### Policies

**3.1.4.1** Municipalities shall comply with the following locational criteria when designating areas for Placetypes:

- (a) Preferred Placetypes shall only be located in Urban Municipalities, Hamlet Growth Areas, or Joint Planning Areas;
- (b) new Employment Areas shall only be located in Preferred Growth 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 and Country Cluster Placetype shall not be located in Preferred Growth Areas; and

(d) the Residential Community Placetype shall be permitted in Preferred Growth Areas if the minimum Preferred Placetype proportions are achieved as specified in 3.1.3.1 and the minimum Density requirements are achieved in accordance with 3.1.3.2.

### 3.1.5 Rural Area Development

The rural areas surrounding the region's cities, towns, and Hamlets comprise the largest portion of land within the region and play an important role in supporting a robust economy, rural character and local identity. In addition, these areas support key environmental and water resources that need protection. There is a diverse set of opportunities for rural areas to grow in productive ways that complement key regional needs.

#### Policies

**3.1.5.1** Rural areas will be supported with the following growth location opportunities:

(a) growth within a Joint Planning Area if the proposed growth aligns with the three Preferred Placetypes, Employment Areas, and associated densities;

(b) growth planned for development in Existing Area Structure Plans;

(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 and Country Cluster placetype.

**3.1.5.2** The Rural and Country Cluster Placetype in rural areas should be characterized by larger lot sizes, lower density, and single-detached housing. This Placetype may include country cluster patterns that configure housing development in a focused area and preserves remaining land for open space.

(a) The Rural and Country Cluster Residential Placetype is encouraged to be developed in a country cluster residential pattern to a maximum of 80 dwelling units, in locations where infrastructure and services can be provided.

(b) The maximum Density is 1.2 dwelling units/hectare (0.5 dwelling units/acre) overall which can be clustered onto areas with no more than 80 dwelling units, and an average residential Density of 7.5 gross dwelling units/hectare (3 dwelling units/acre).

**3.1.5.3** 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 should also be included.

**3.1.5.4** Local Employment Areas that comply with the following criteria shall not be subject to the Regional Evaluation Framework approval process:

(a) the proposed Employment Area does not exceed eight hectares (20 acres);

(b) The proposed Employment Area is not contiguous to an Urban Municipality, with a recommended minimum distance of two kilometres; and

**3.1.5.5** Country Cluster development patterns should address preservation of wildlife corridors and conservation of environmental areas.





### 3.1.6 Hamlet Growth Areas

Hamlet Growth Areas provide an important opportunity for settlements in rural areas with lower density mixed-use developments and Employment Areas. They play an essential role in providing services and amenities for rural areas that cannot easily access urban municipalities. Hamlet Growth Areas 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.

#### Policies

**3.1.6.1** Hamlet Growth Areas shall be identified as follows:

- (a) within Rocky View County, a minimum of three Hamlet Growth Areas shall be established and are listed as Harmony, Bragg Creek and Langdon with boundaries shown on Schedule 1 – Regional Growth Structure;
- (b) within Foothills County, a minimum of three Hamlet Growth Areas shall be established at a future time by Foothills County in accordance with the criteria for establishing new Hamlet Growth Areas; and
- (c) within Wheatland County, a minimum of one Hamlet Growth Area shall be established and is listed as Cheadle with boundaries as shown on Schedule 1 – Regional Growth Structure.

**3.1.6.2** Future growth in Hamlet Growth Areas shall:

- (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 mixed-use node where employment and mixed-use development will be focused.

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

**3.1.6.4** Municipalities that are not Urban Municipalities may propose new Hamlet Growth Areas. When evaluating the merits of creating a new Hamlet Growth Area the Board must consider how the proposed Hamlet Growth Area:

- (a) is not contiguous to an Urban Municipality, with a recommended minimum distance from a Preferred Growth Area of 2 kilometres;
- (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 a land area of 260 hectares (640 acres) or less;
- (f) has an existing main street or potential for a main street, or mixed-use node where employment and mixed-use developments can be focused;
- (g) may have an existing urban or hamlet development pattern; and
- (h) is necessary to meet established growth pressure and market demand.



### 3.1.7 Joint Planning Areas

Focusing growth into areas adjoining urban municipalities and in the path of development pressures is key to growth management and efficient use of land and infrastructure. Joint Planning Areas as identified on Schedule 1 – Regional Growth Structure will accommodate growth in Preferred Placetypes that have been shown to result in lower environmental, economic, and social impacts. In addition, collaboration between jurisdictions is important throughout the CMR and a fundamental part of a successful region. Joint Planning Areas 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 have limited intermunicipal plans that align both servicing and land use. 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. Areas within the Joint Planning Areas, beyond demonstrated growth needs, may be set aside from development.

#### Policies

**3.1.7.1** Policies pertaining to Joint Planning Areas shall apply to the Joint Planning Areas shown in Appendix B and on Schedule 1 - Growth Structure.

**3.1.7.2** 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.

**3.1.7.3** When evaluating the merits of creating a new Joint Planning Area, the Board must consider how the proposed Joint Planning Areas meets the following locational and intermunicipal criteria. A Joint Planning Area 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 warrants designation as a Preferred Growth Area in the Region;
- (e) is not primarily comprised of major environmental constraints (including Environmentally Sensitive Areas, 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 that would benefit from inter-municipal coordination (For example, airports, recreation, environmental); and
- (i) will support growth pressure and market demand for the planned development in the area.





**3.1.7.4** The municipalities which are party to the Joint Planning Area shall prepare a background report, called a Context Study which will inform new Area Structure Plans and development in the Joint Planning Area, the Growth and Servicing Plans, as well as Municipal Development Plans.

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

**3.1.7.6** A Context Study should include at a minimum, the following:

- (a) a vision for the area;
- (b) a servicing strategy for water, sewer, and stormwater;
- (c) a 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;
- (d) strategies to address intermunicipal environmental issues;
- (e) strategies to equitably share costs and benefits associated with the development of the Joint Planning Area and its services such as fire, police, recreation, transportation and utilities;

(f) strategies to provide efficient and logical servicing, incorporating shared servicing to the greatest extent possible;

(g) a general land use plan that aligns the servicing strategy with future development areas. The general land use plan shall identify the location of Placetypes as defined and regulated in the Growth Plan and may identify non-development areas that are reserved for long-term growth, Agriculture, and/or environmental protection;

(h) a 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 Growth Plan; and

(i) sequencing of developments, including strategies to ensure that development occurs in an orderly manner, maximizing the efficiency of servicing.

**3.1.7.7** 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 Growth Plan.

**3.1.7.8** Joint Planning Areas are to be treated as study areas for planning purposes where appropriate locations for growth are to be determined.

### 3.1.8 Existing Area Structure Plans and Area Redevelopment Plans

There are Existing Area Structure Plans and Area Redevelopment Plans throughout the region that predate the Growth Plan or were approved under the Interim Growth Plan. There are several undeveloped or partially developed Existing Area Structure Plans or Area Redevelopment Plans that may or may not be aligned with the Growth Plan but have entitlements to develop over time as approved. Existing Area Structure Plans and Area Redevelopment 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.

#### Policies

**3.1.8.1** Existing Area Structure Plans or Area Redevelopment 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.

**3.1.8.2** Area Structure Plan or Area Redevelopment Plan amendments within a Preferred Growth Area shall not decrease the overall Density of residential development or reduce the ratio of Preferred Placetypes within the Area Structure Plan or Area Redevelopment Plan.

**3.1.8.3** Statutory plan amendments in Joint Planning Areas may continue to be adopted prior to completion of Context Studies, subject to the policies of the Growth Plan.

**3.1.8.4** Area Structure Plan or Area Redevelopment Plan amendments outside of a Preferred Growth Area shall not increase the overall projected population within the plan area.



### 3.1.9 Municipal Development Plan Updates

#### Policies

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

- (a) create an alignment table between the regional Placetypes defined in the Growth Plan and land uses or typologies in the Municipal Development Plan;
- (b) develop an overlay map showing the locations of Preferred Placetypes and Employment Areas within the municipality; or
- (c) undertake other revisions which incorporate the findings and agreements arrived at in the Context Study process.



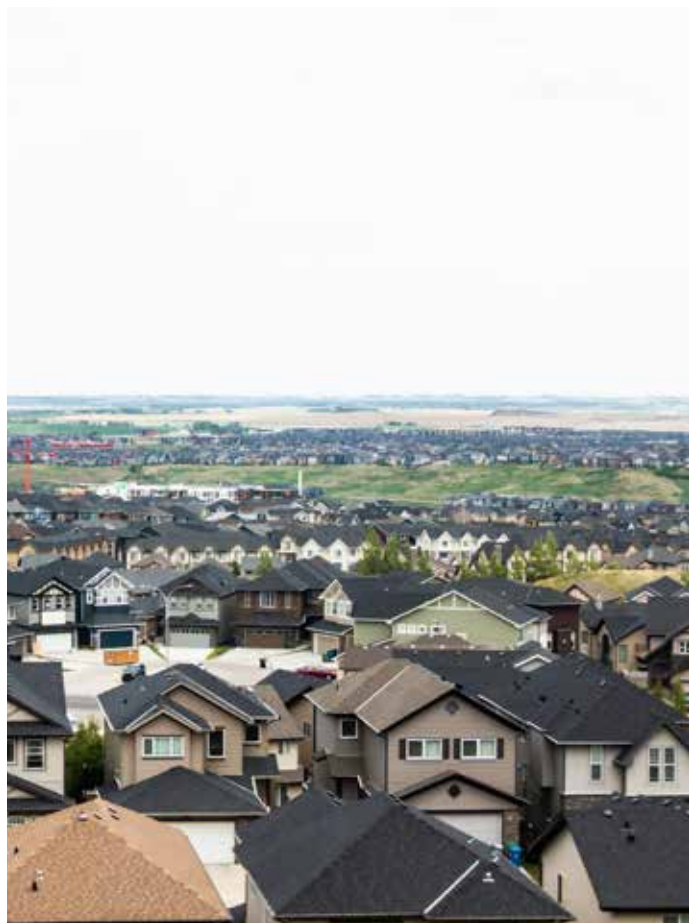
### 3.1.10 Exceptions to the Policy

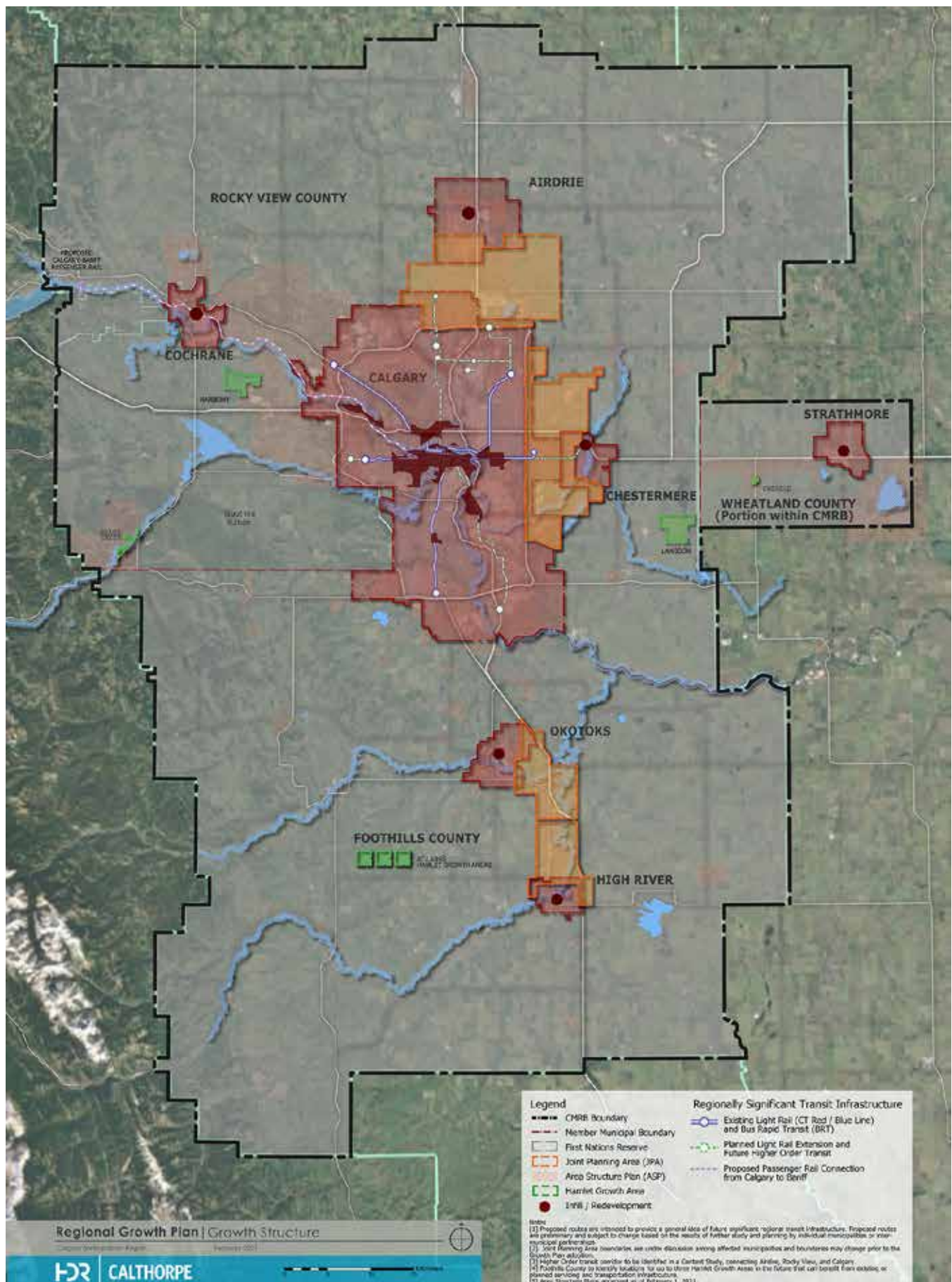
Member municipalities will strive to comply with the goals, objectives, and policies of the Growth Plan. However, there are some special and unforeseen cases the Board may choose to review and approve that do not fit into the Preferred Growth Areas or specific Rural Area development policies. The proposed exception must demonstrate it will contribute to the Region and not significantly compromise the Growth plan's goals, objectives, and policies.

#### Policies

**3.1.10.1** Notwithstanding the policies in the Growth Plan, the Board, at its discretion, may approve a statutory plan that does not comply with the policies of the Growth Plan if:

- (a) the member municipality proposing the statutory plan has demonstrated an economic need and regional benefit that has not been addressed in the Growth Plan, and that will be addressed by the proposed statutory plan such as a critically needed housing type and/or Employment Area;
- (b) the goals, objectives and policies of this plan are not significantly compromised by approval of this exception to the Growth Plan; or
- (c) a series of exemptions do not result in significant cumulative impacts to the implementation of the Growth Plan.





**Schedule 1: Regional Growth Structure**





## 3.2 Economic Wellbeing

Growth in the CMR economy in recent decades has been largely led by the energy sector. The City of Calgary is the Canadian headquarters of many oil and gas companies, with two-thirds of Calgary's head offices focused in the energy and oilfield services sector. The sector offers employment throughout the CMR, yet its dominance has caused instability with periods of high and low growth, often referred to as boom and bust periods. Despite stability from a strong agricultural sector and growing tech and logistics sectors, the region has struggled with downsizing and layoffs during the most recent downturn that began in 2013.

Despite past reliance on energy and the associated ups and downs of the market, Calgary's economy is diversifying. Over the next three years it is anticipated there will be an increase in employment across all sectors. According to the Regional Employment Forecast, it is expected there will be over 500,000 additional jobs under a status-quo scenario to support the next million people in the region. Further, it is estimated the largest jobs growth will be in healthcare and social assistance; professional, scientific and technical services; construction; retail trade; and transportation and warehousing. According to Calgary Economic Development, agri-business is also among the key sectors for growth in Calgary and the region. Together, these industries are expected to make up approximately 50% of total job growth.

The CMR can work together to form a clear vision of an equitable, diversified and resilient regional economy that enhances and integrates the economies of both urban and rural municipalities.

The Economic Wellbeing policies encourage regional collaboration that will promote economic resilience and risk management, cost effectiveness and improve quality of life. Key to achieving cost effectiveness is focusing development in compact forms that will increase regional transportation coordination, create servicing efficiencies and provide suitable land for emerging economic sectors.

The Region must work towards a more resilient and diverse regional economy that provides opportunities for both rural and urban development and related employment opportunities that develop, retain and attract talent from around the world.

A regional economic development plan can define a coordinated approach to economic development that aligns with the Growth Plan policies, and potentially informs future updates to the Growth Plan. Industry partners should be involved in developing the coordinated regional approach.

There is an important connection between economic wellbeing, land use and servicing that will influence the Region’s economic competitiveness. The connections include:

- The ability to attract the talent necessary to serve the future economy will in part be dependent on quality of life in the Region.
- A sufficient supply of employment land with efficient access to markets will help support economic growth in the Region.

CMR Goals	Growth Plan Objectives
The CMR is a globally recognized economy, attracting the best and brightest in a variety of economic sectors to support regional prosperity and a high quality of life.	(a) Diversify the economy in the CMR, supported by creating more resilient, efficient, and livable communities. (b) Enable transit, walking and cycling to work, which will contribute to attracting and retaining workforce. (c) Provide an effective transportation network, assuring efficient transportation of goods to market. (d) Ensure adequate suitable land for emerging market demand, providing capacity for economic growth.
The CMR has a strong and unified approach to regional economic growth.	(e) Build on the strengths of all member municipalities to create a plan for economic growth in the region. (f) Collaborate among municipalities and with industry partners.





### 3.2.1 Municipal Development Plans

An adequate supply of land that is appropriately serviced and accessible for the type of employment being served is essential for attracting jobs to the region to support economic diversification and competitiveness. Municipal Development Plans can provide guidance on the availability and suitability of land to support future economic growth, reflecting job forecasts for the municipality.

#### Policies

**3.2.1.1** Municipal Development Plans shall:

(a) identify the anticipated needs for employment lands in the municipality over the next 15 years; and

(b) identify how and where the municipality will accommodate future needs for employment lands over the next 15 years to protect for an adequate supply, while considering:

i. directing employment growth to existing Employment Areas through intensification, infilling and redevelopment (e.g. Infill / Redevelopment Placetype),

ii. focusing employment growth in greenfield areas within the Mixed Use Centre, TOD Masterplan and Employment Area Placetypes, and

iii. supporting agriculture-related, resource extraction and other employment that relies on proximity to the rural environment in rural areas.

**3.2.1.2** Municipal Development Plans should promote walking, bicycling and transit access to jobs in urban municipalities and Joint Planning Areas by identifying how employment will be concentrated in areas that can be serviced by transit immediately, or in the future.

**3.2.1.3** Municipal Development Plans should promote the co-location of complementary land uses in industrial areas that support the function and efficiency of industry.

### 3.2.2 Regional Transportation Planning Support for Economic Wellbeing

Regional transportation planning initiatives can support the economic wellbeing of the Region. Access to an employment base and to markets are among the factors employers consider when choosing a location.

#### Policies

**3.2.2.1** Regional transportation plans should:

(a) identify strategies to minimize the effects of commuter congestion on important goods movement and trade routes;

(b) identify a network of priority routes for regional goods movement, linking key hubs such as intermodal facilities and the Calgary International Airport with an emphasis on reliability; and

(c) protect the integrity of major goods movement routes through coordination with land use planning.



### 3.2.3 Agricultural Economy

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.

#### Policies

##### 3.2.3.1 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.



**3.2.3.2** 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.





## 3.3 Environmentally Responsible Land Use

Natural systems play an important role in the region, and the CMRB recognizes, in alignment with the South Saskatchewan Regional Plan, that it is important to plan growth in a manner that addresses cumulative effects and conserves and enhances the natural environment and ecosystems. Reducing the footprint of new development, as described through the approach to Growth Management and Efficient Use of Land, is an important component of maintaining the function of natural systems.

Additionally, the CMRB 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.

The CMRB values coordinating environmental actions and initiatives with all levels of government and First Nations and, where possible will actively collaborate with all jurisdictions.



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:

- Flood policy is highly influenced by Provincial Flood Hazard mapping and the CMRB has a desire for application of a higher design standard.
- 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.

CMR Goals	Growth Plan Objectives
The CMR recognizes the important role pf natural systems in the region.	(a) Increase awareness and understanding of natural and sensitive areas through Environmentally Sensitive Area mapping.  (b) Preserve the function of regionally significant natural systems.
The CMR is a leader in sustainable regional planning, which minimizes the impacts of development on our land, water, and air.	(c) Plan responsibly in flood prone areas through sensitive development and flood mitigation.  (d) 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.  (e) Increase the environmental, economic, and social resiliency of our region.





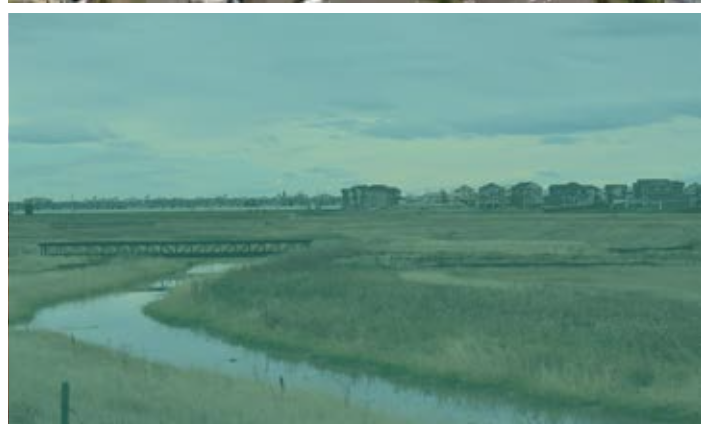
### 3.3.1 Flood Prone Areas

The CMR 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 flood event that has a 0.5% probability of occurring in a given year. 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. South Saskatchewan Regional Plan) 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 includes:

- requesting the Government of Alberta take a stronger leadership role in standards and policy for flood prone areas;
- engaging with the Province and member municipalities to understand modifications to the Provincial Floodway Development Regulation; and
- updating 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.
- 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 to:**

- prioritize public safety;
- mitigate risk to the public, municipalities, businesses, park spaces, living assets and other property/lands;
- examine how flood resilience might be achieved among CMR municipalities over time and with appropriate inputs;
- educate the public and other development stakeholders on the risks of development in flood prone areas;
- maintain essential ecosystem functions of flood areas; and
- advocate for a minimum design standard of 1:200, or 0.5% annual 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; and
- Stepping Back From the Water / environmental reserve setbacks.

### **Policies**

**3.3.1.1** No new 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.

**3.3.1.2** Development in provincially identified flood fringe areas shall include flood protection measures to mitigate risk at the 1:100 year flood event level.

**3.3.1.3** New Area Structure Plans for Greenfield Developments must include cumulative protection measures to mitigate flood damage risk in flood hazard areas at the 1:200 year food event level up to the limits of the Flood Fringe.

**3.3.1.4** 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.



### 3.3.2 Environmentally Sensitive Areas

Environmentally Sensitive Areas 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 Environmentally Sensitive Areas 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, cumulative development effects management, and stormwater and watershed best management practices. For example, the South Saskatchewan Regional Plan uses a cumulative effects management approach and the CMRB should investigate following in step with this direction.



#### Key Issues and Influences:

- Natural areas, and in particular Environmentally Sensitive Areas 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 Environmentally Sensitive Areas are unknown, limiting the ability to protect or conserve them.
- Protecting or conserving certain types of Environmentally Sensitive Areas will benefit other policy areas, including flooding and recreation.

The policies associated with Environmentally Sensitive Areas establishes a consistent framework and approach for identifying, analyzing and planning near Environmentally Sensitive Areas.



## Policies

**3.3.2.1** Area Structure Plans and Area Redevelopment Plans shall address Environmentally Sensitive Areas by:

- (a) undertaking a desktop-based Environmental Screening to identify Environmentally Sensitive Areas on-site and within 100 metres of the site boundary, which may include but not be limited to the areas shown on Schedule 2 – Natural Systems;
- (b) preparing an Environmental Screening report that includes a map of all identified Environmentally Sensitive Areas;
- (c) conducting an Environmental Study if an Environmentally Sensitive Area is located on or within 100 metres of the site; and
- (d) identifying through an Environmental Study, the potential impacts of the proposed development on the identified Environmentally Sensitive Area(s) and recommend mitigation measures to protect it.

**3.3.2.2** 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; and
- (b) include a shared definition of Environmentally Sensitive Areas as defined in the Growth Plan.

**3.3.2.3** Municipal Development Plans shall include policies that address Environmentally Sensitive Areas as appropriate for the scale and context of the municipality.

**3.3.2.4** The CMRB shall compile the municipally identified Environmentally Sensitive Areas into a

common database for the Region.

## 3.3.3 Climate Change

The CMR recognizes the need to work together to reduce greenhouse gas emissions and the risks due to Climate Change.

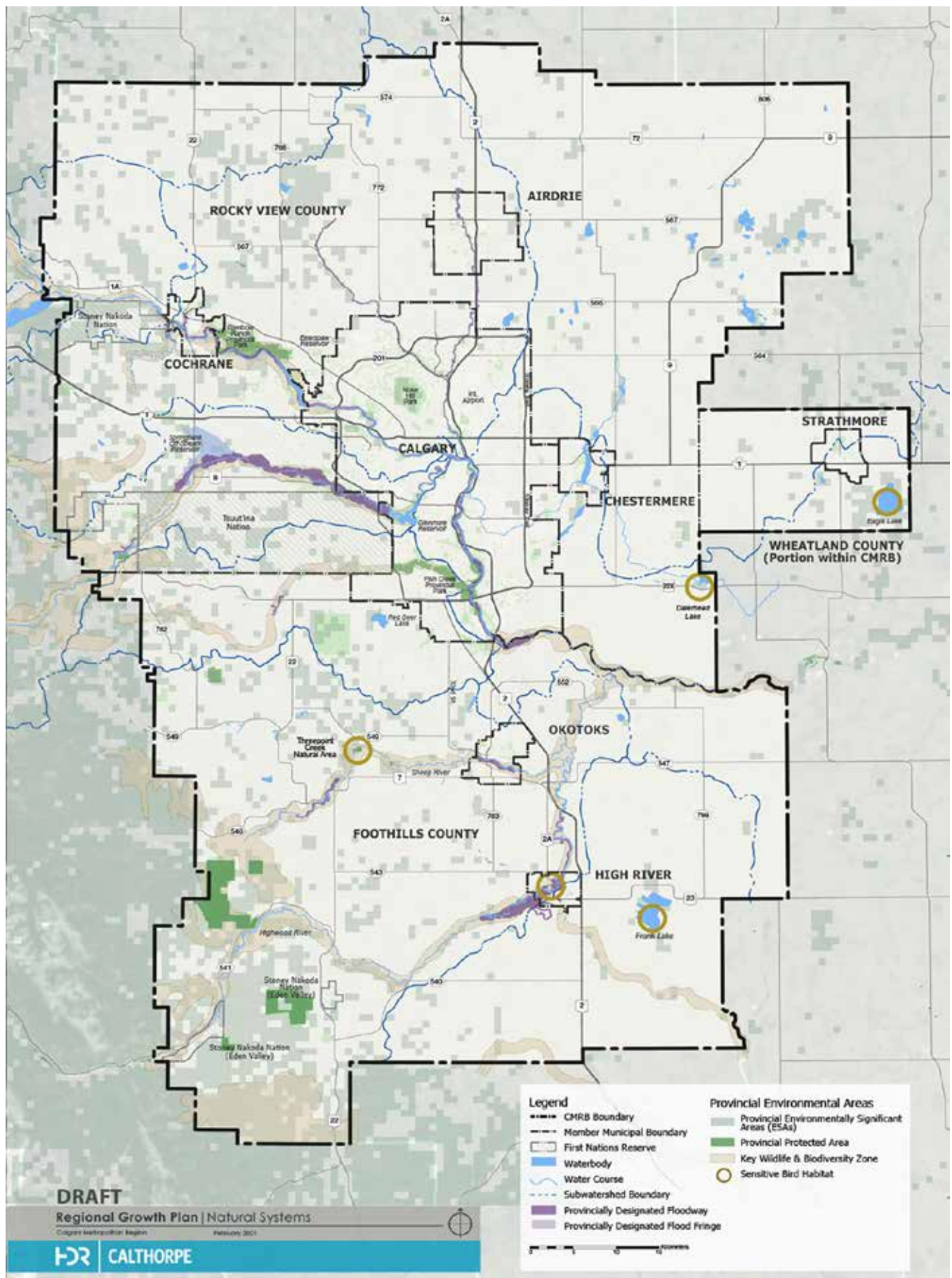
### Policies

**3.3.3.1** Municipal Development Plans shall address Climate Change resiliency, which will include:

- (a) a commitment to reduce municipal greenhouse gas emissions and water consumption; and
- (b) policies to identify and mitigate risks within the municipality due to Climate Change, including impacts to:
  - (i) built environments (including the local economy and infrastructure); and
  - (ii) natural systems.







## 3.4 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.

Development and natural processes, including Climate Change threaten the quality and sustainability of our water supply. The CMR can play a role in advocating for the protection of regional watersheds. 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 Joint Planning Areas are considered. The CMR Servicing Plan provides additional information on future actions associated with Water Stewardship.

CMR Goals	Growth Plan Objectives
The CMR has a water strategy that promotes healthy people, healthy ecosystems and is resilient in times of drought and flood.	(a) Enhance protection of our watersheds and natural water systems. (b) Provide a safe, affordable, and reliable supply of drinking water for residents and businesses. (c) Enhance regional collaboration of water stewardship. (d) Enhance the region's resilience to changes to natural water systems, due to Climate Change and human development.
The CMR has a coordinated approach to water, wastewater and stormwater that provides safe and healthy water for our growing region.	(e) Improve the efficiency with which we use our limited water supply. (f) Advance opportunities to better manage and share the risks and costs of water, wastewater and stormwater infrastructure and service delivery. (g) Enhance protection of regionally significant source waters.





### **3.4.1 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. Numerous locations within the region are also susceptible to flooding, demonstrated by 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**

**3.4.1.1** The CMRB will continue to advocate 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.

**3.4.1.2** The CMRB will support the continued assessment of upstream reservoirs on the region's

ivers to provide water storage capacity and flood mitigation, where applicable.

**3.4.1.3** CMRB member municipalities will coordinate to manage impacts to source water quality in regionally significant source watersheds.

### **3.4.2 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**

**3.4.2.1** The CMRB will provide regional leadership for the management of stormwater for regionally significant stormwater issues.

**3.4.2.2** The CMRB and member municipalities should identify locations where stormwater

management may impact regional infrastructure systems and develop appropriate policies to address areas of impact.

### **3.4.3 Water Efficiency**

One of the simplest approaches to improving our water resiliency is to use less water. This includes the use of Preferred Placetypes located in Preferred Growth Areas as appropriate, while also encouraging water conservation, implementing new methods and technologies that use less water, and improving the overall system efficiency through methods such as replacing old, leaking infrastructure and Water Reuse.

#### **Policies**

**3.4.3.1** The CMRB will work with the Province to advance initiatives that improve the Region's ability to sustainably use and reuse water.

### **3.4.4 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 Joint Planning Areas provide a reasonable starting point with which to organize the new governance structures.

#### **Policies**

**3.4.4.1** CMRB Members should investigate approaches to water collaboration within the CMR at the regional and sub regional scales, as appropriate.





## 3.5 Shared Services Optimization

In the face of global economic competition, the CMR 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 CMR experience borderless delivery of essential services based on a fair cost-benefit model.	(a) Promote future opportunities to share regional infrastructure and services. (b) Coordinate regional land use planning with service provision and planning.
The CMR delivers services in a more efficient and sustainable way through shared services optimization.	(c) Achieve servicing efficiencies through a conscious effort to share infrastructure and services.

### 3.5.1 Transportation & Transit 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.

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.

#### Policies

**3.5.1.1** Statutory plans within 1.6 km of an identified Transportation and Transit Corridor as shown on Schedule 3 – Regional Transportation and Transit Corridors shall:

- (a) identify the corridor(s) on relevant maps within the plan;
- (b) demonstrate how the plan optimizes the proximity and adjacency to the corridor; and

(c) describe how the plan provides mitigation for any potential impacts to the corridor.

### **3.5.1.2 New Area Structure Plans and Area**

Redevelopment Plans shall provide direction on how plans could provide or improve transit service in the future, as appropriate to the scale and context.

**3.5.1.3** Municipalities will coordinate regional active transportation and recreation corridors with transportation, mobility, transit, and local recreation corridors to maximize their use.

## **3.5.2 Energy & UtilityCorridors**

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. Regional Energy Corridors are shown in Schedule 4. Regional Utility Corridors (Water

and Wastewater) are shown in Schedule 5. 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.

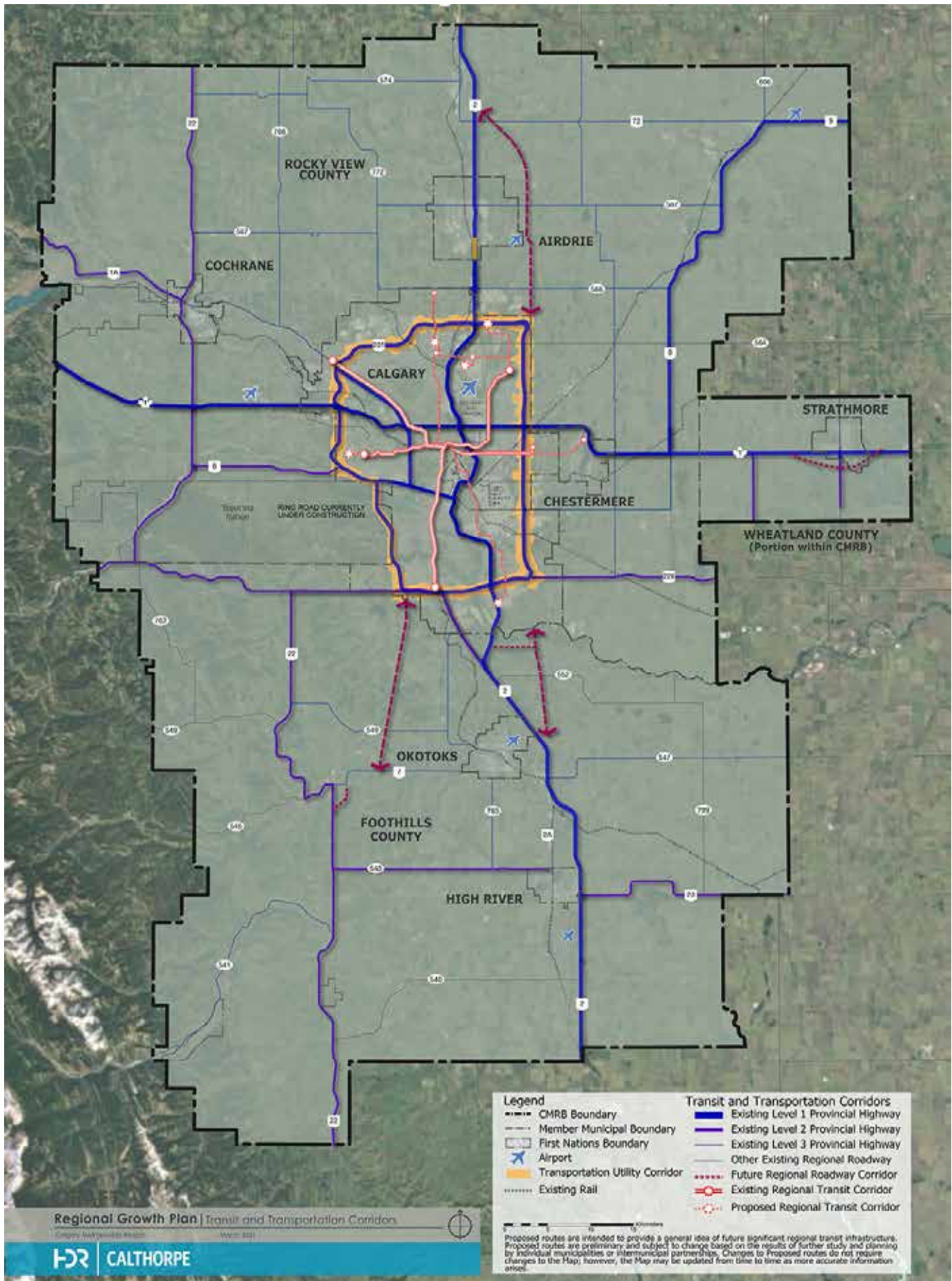
## **Policies**

**3.5.2.1** Statutory plans shall:

- (a) identify any regionally significant corridor(s) on relevant maps within the Statutory plan as appropriate to the scale and context; and
- (b) describe how impacts on the corridor(s) will be mitigated.

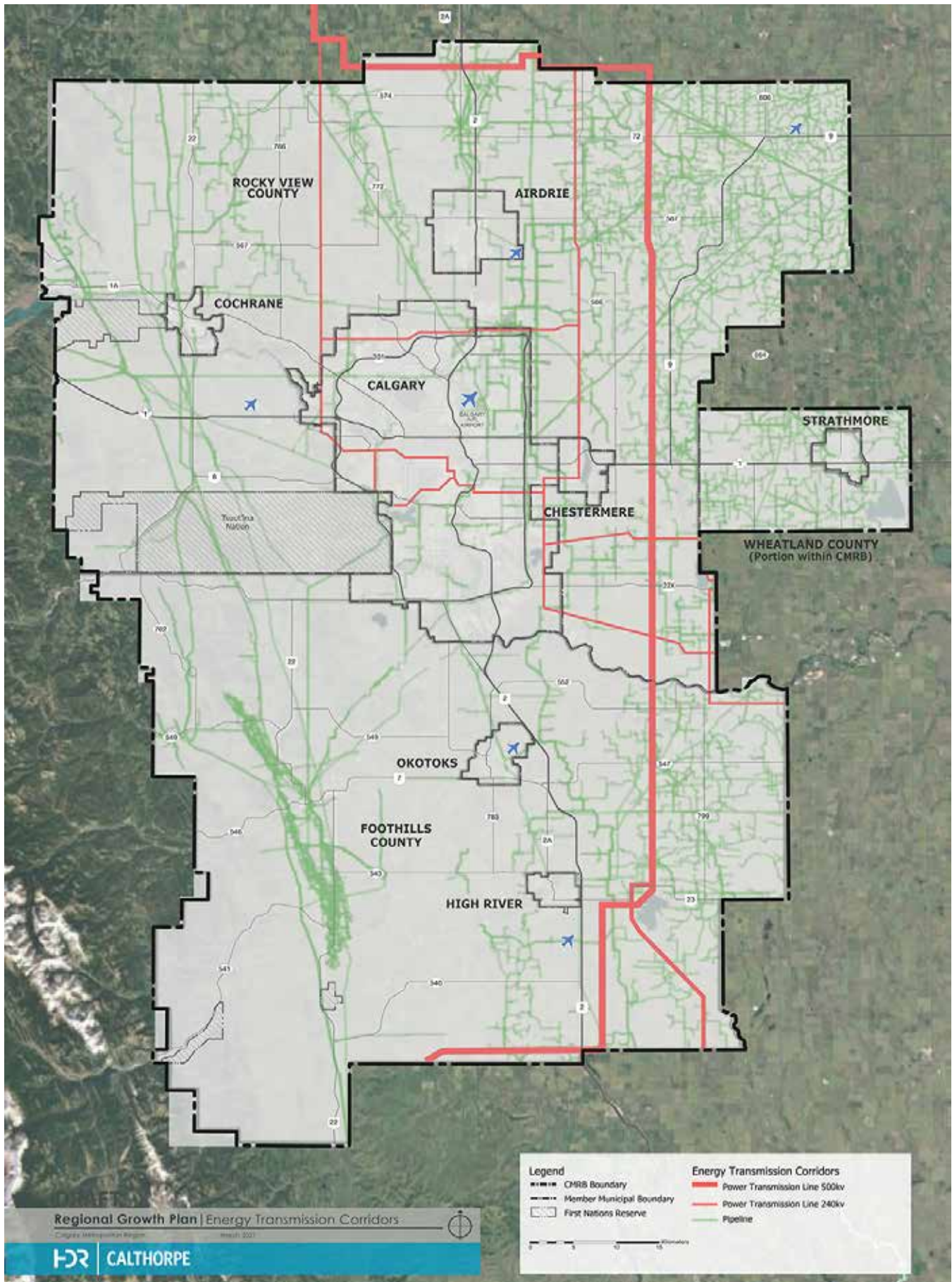






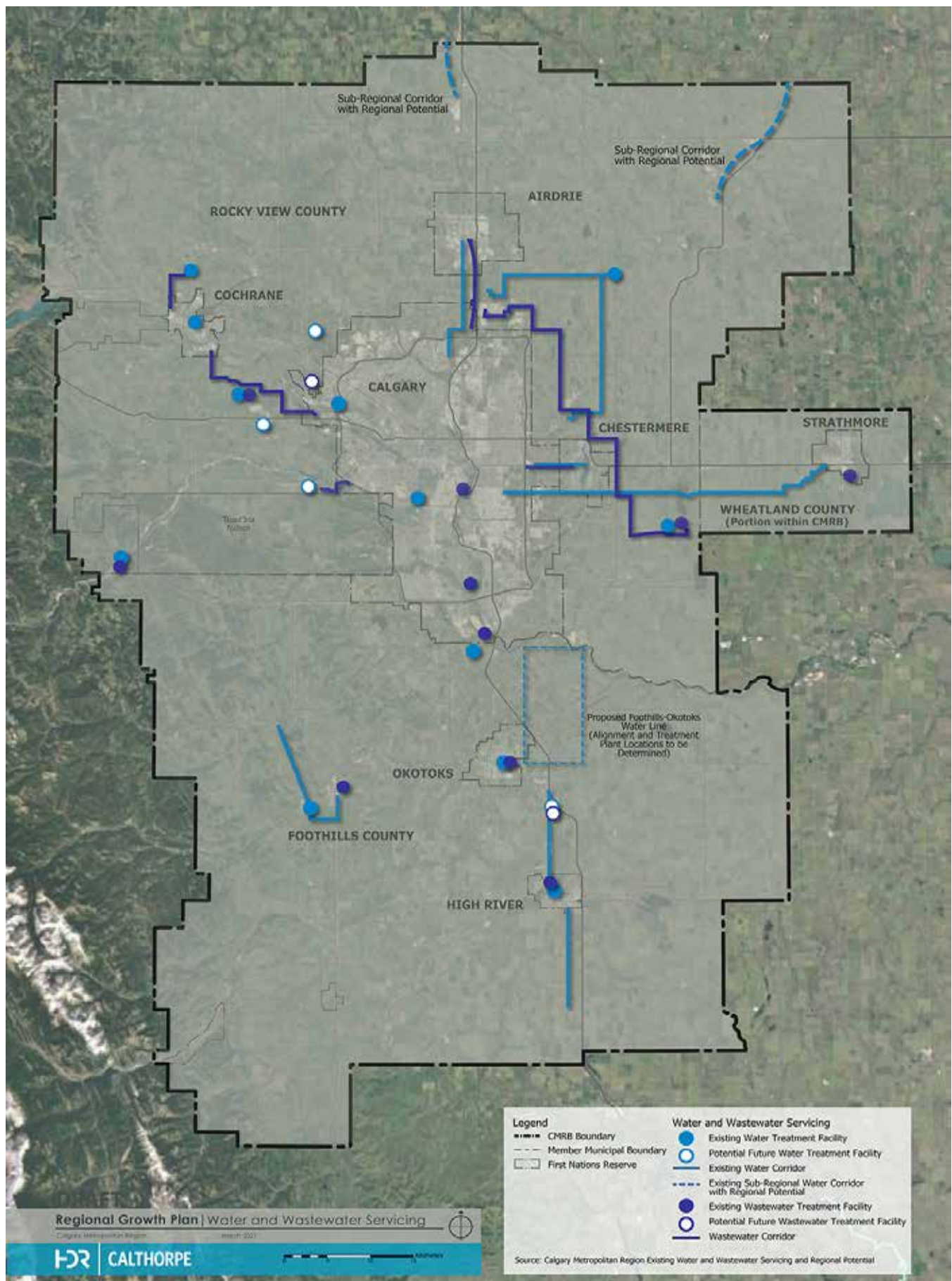
### Schedule 3: Regional Transportation and Transit Corridors





**Schedule 4: Regional Energy and Utility Corridors**





## Schedule 5: Regional Utility Corridors (Water and Wastewater)







## 3.6 Embracing Urban-Rural Differences

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The CMR is a collection of ten distinct municipalities, each with its own character and each contributing to the strength and resilience of the region. Although residents live in different municipalities around the CMR, they are connected in many ways: open space systems, jobs and economic opportunities, natural environments, roadways and transit systems, recreation amenities, servicing systems, pathways, and other connections. They also experience the shared impacts of growth, such as water quality and quantity impacts, loss of environmental function, air quality impacts, and longer commute times. These many connections, when taken together, form a regional framework, a common ground at the regional scale.

Celebrating rural-urban differences is a foundational strategy of the Growth Plan. Public engagement on the Growth and Servicing Plans has reinforced the importance of supporting a wide range of distinct lifestyle choices, from living downtown to living in a rural Agricultural Area.

The Growth Plan focuses most urban growth to higher density and mixed use areas, including towns, city centres, Hamlet Growth Areas, and strategic Joint Planning Areas. The Plan also cultivates growth in ways that maintain the rural, agricultural, and environmental character of the rural area. This approach benefits all member municipalities by promoting, enhancing, and supporting the common regional framework by:

- offering lifestyles in rural places where people can live in nature, hobby farm, keep horses for pleasure or sport, or explore opportunities to generate their own power, grow their own food, or operate a home-based business or a large agricultural operation; and
- in urban places a range of lifestyle choices and housing types, employment opportunities, and amenities in proximity to a wide range of services.

To minimize the negative impacts of growth on our shared regional systems, the Growth Plan limits development that is neither rural nor urban in character. The Growth Plan directs new growth to occur in the Preferred Placetypes that consume less land and resources and thereby benefit the entire region, while maintaining distinctive rural and urban lifestyles.

The Growth Plan does not include specific policies related to Celebrating Urban-Rural Differences. Taken together, the policies contained within the Growth Plan seek to allow urban and rural areas to remain distinct in character and diverse in land use, mutually supporting one another, and creating a broad range of lifestyles for residents of the CMR.

CMR Goals	Growth Plan Objectives
<p>The CMR has grown in a way which embraces the individual character of our municipalities, while working together to build a stronger region.</p>	<p>(a) Provide policy tools to create a diverse range of urban and rural places for people to live, work and play.</p> <p>(b) Establish agricultural, environmental, and open space areas as integral components of our regional system to be conserved.</p>
<p>The CMR delivers services in a more efficient and sustainable way through shared services optimization.</p>	<p>(c) Provide policy tools and opportunities for collaboration to enhance the regional benefits of our shared systems.</p> <p>(d) Provide policy tools to guide the location, scale, and type of development that minimize the impacts of growth on shared systems.</p>





04 Implementation

# 04 Implementation









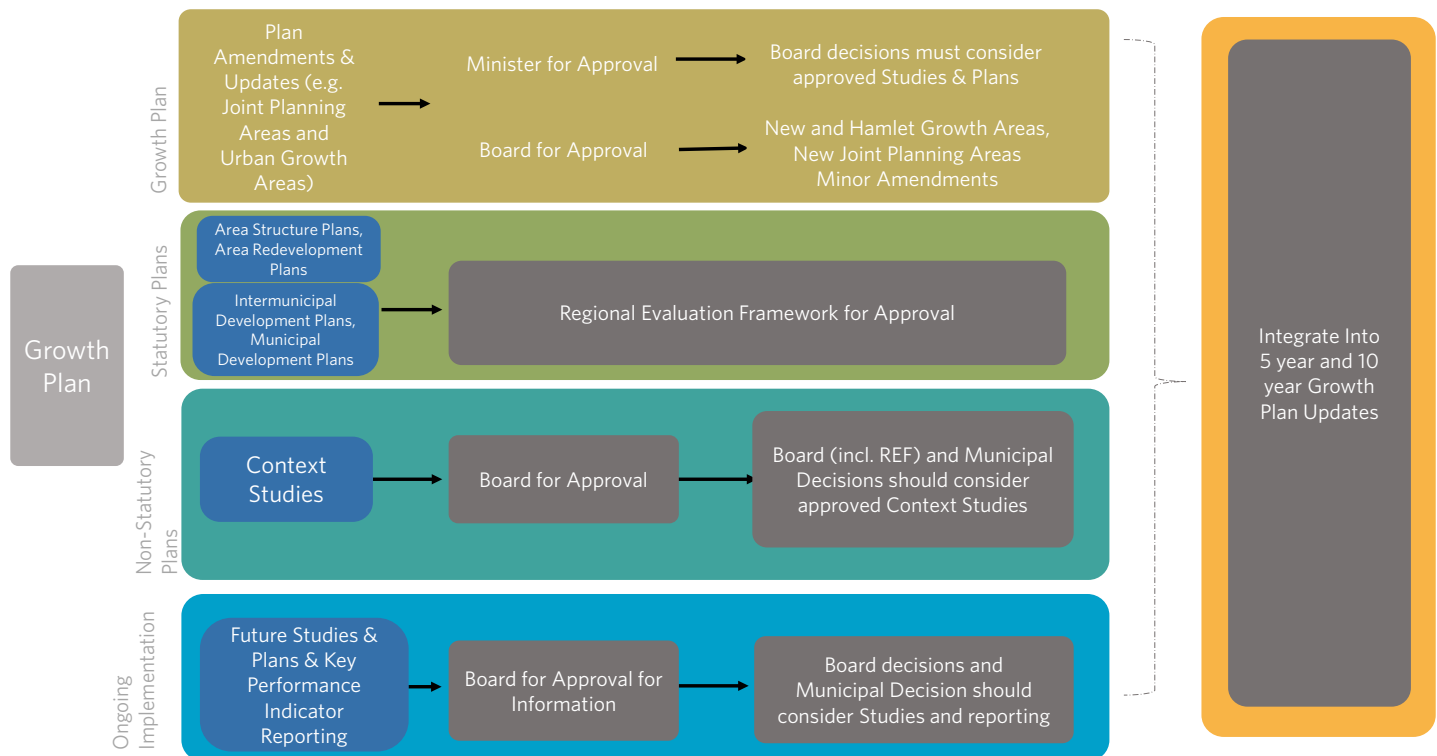
## Implementation

The Growth Plan is the roadmap for accommodating the next one million people. Continued collaboration between CMR municipalities will be essential as the Growth Plan is enacted in the region.

In accordance with the Municipal Government Act and its Regulation, the Plan comes into force when it is approved by the Government of Alberta and approved by the Minister of Municipal Affairs.

Implementation of the Growth Plan will be undertaken through four key mechanisms available to both the Board and its members. As shown by Figure 7 these include:

- Growth Plan amendments and updates;
- the Regional Evaluation Framework (REF) for Statutory Plans;
- Context Studies;
- other future studies, plans; and
- key performance indicators and reports.



**Figure 7:** Implementation of the Growth Plan

# 4.1 Statutory Plans

## 4.1.1 Statutory Plan Use

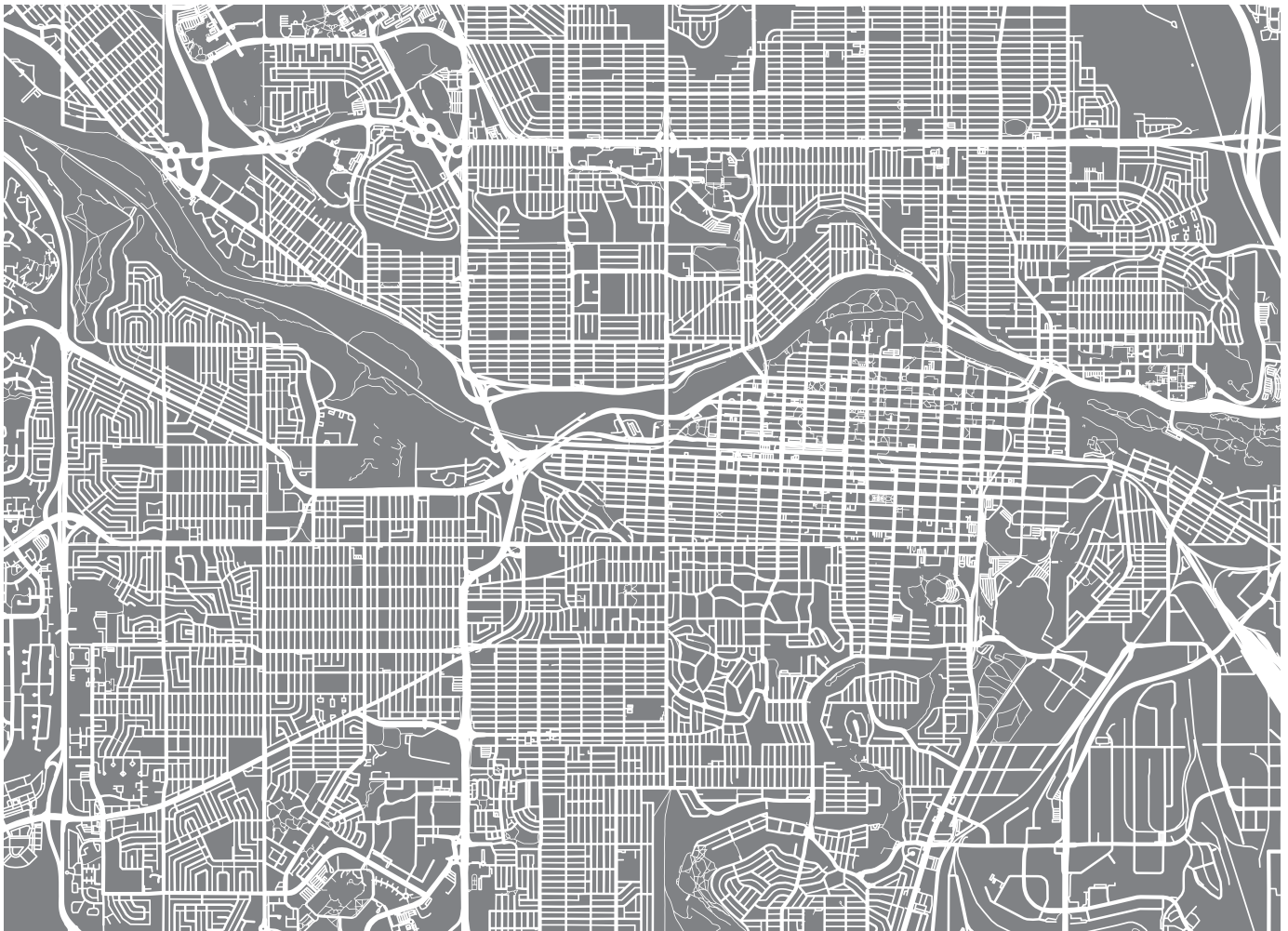
### Policies

**4.1.1.1** CMR member municipalities shall use Area Structure Plans and Area Redevelopment Plans for all of the following types of development:

- (a) Employment Areas greater than eight hectares (20 acres); and
- (b) any residential or mixed-use development with

greater than 50 dwelling units.

**4.1.1.2** Existing Area Structure Plans and Area Redevelopment Plans that were adopted in accordance with the Municipal Government Act prior to the date this Growth Plan comes into force, will remain in effect.





## 4.2 Growth Plan Amendment and Updates

### 4.2.1 Amendments to the Growth Plan

#### Policies

**4.2.1.1** The Board may consider amendments to the Growth Plan in accordance with the authority given to the Board.

**4.2.1.2** The outcomes of Context Studies and other future studies and initiatives approved by the Board shall be incorporated through amendments to the Growth Plan.

**4.2.1.3** Prior to the incorporation of the outcomes of Context Studies within amendments to the Growth Plan, the Board must consider approved Context Studies in its decision-making.

### 4.2.2 Periodic Reviews and Reporting

#### Policies

**4.2.2.1** The CMRB will undertake a ten year comprehensive review and update of the Growth Plan. The terms of reference for the Growth Plan update process and requirements will be determined by the CMRB in consultation with the Government of Alberta.

**4.2.2.2** An update of the Growth Plan shall be undertaken within five years of the adoption of the Growth Plan and every five years thereafter to:

- (a) review and adjust the population and employment forecast, and extend the forecast by five years;
- (b) review the proportions of new residential population by Placetype approved since the last periodic review, by municipality and Placetype;

- (c) adjust the population and employment projections as needed to achieve the goals, objectives and policies of the Regional Growth Plan; and

- (d) incorporate the findings and direction of Joint Planning Area Context Studies, as appropriate.

### 4.2.3 Placetype Monitoring

#### Policies

**4.2.3.1** Local municipal reporting and monitoring will be assisted by an implementation toolkit, that will be developed subsequent to the Growth Plan, within one year of approval of the Growth Plan.

**4.2.3.2** The CMRB will create a Geographic Information System (GIS) dataset that shows the changes over time of Placetypes in the Region.

The goals and objectives of the Growth Plan focus on moving the Region towards the Preferred Placetypes, while realizing the benefits of more efficient use of land and less consumption of vital resources. Details on how Placetypes will be monitored and tracked over time will show regional movement towards the Preferred Placetypes. Through this reporting and monitoring effort, the CMRB can respond appropriately with decisions and policy to ensure continued success toward the desired future for the Region.







# 05 Glossary









# Glossary of Terms

**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.

**Area Structure Plan:** A statutory plan adopted by a municipality by bylaw in accordance with the Municipal Government Act to provide a framework



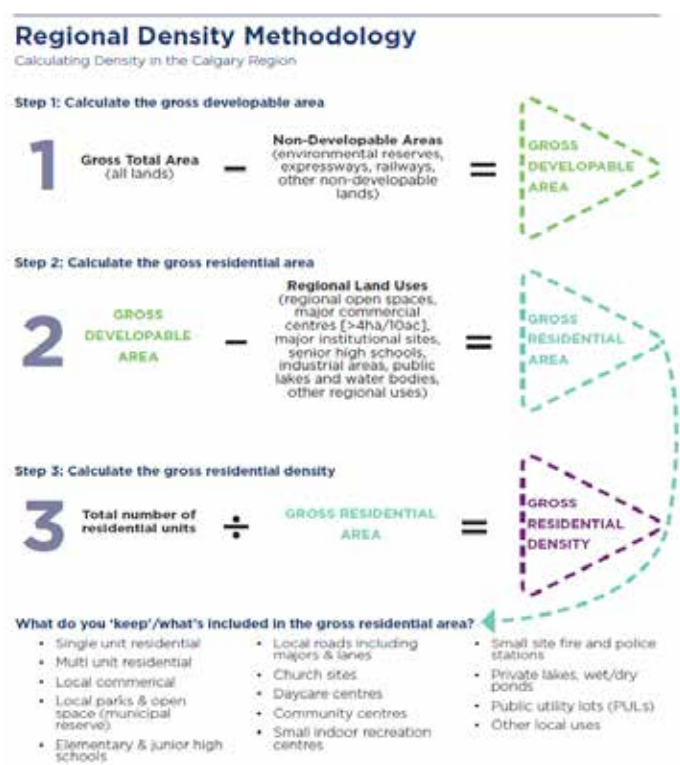
for the subsequent subdivision and development of a defined area of land.

**Area Redevelopment Plan:** A statutory plan adopted by a municipality in accordance with the Municipal Government Act, designating an area of land for the purpose of improving land or buildings, roads, public utilities or other services in the area.

**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 equaled or exceeded in any year.

**Density:** Gross Residential Density as defined in the figure below.





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

- food, fiber, fresh water (“provisioning” services);
- flood control, water and air purification (“regulating” services);
- spiritual, recreational, cultural benefits (“cultural” services); and
- 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; and
- (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. These functions and services include flood mitigation, drinking water supply, maintenance of regional biodiversity, preservation and connectivity of unique habitats and landscapes, and provision of culturally and economically valued resources and opportunities.

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.

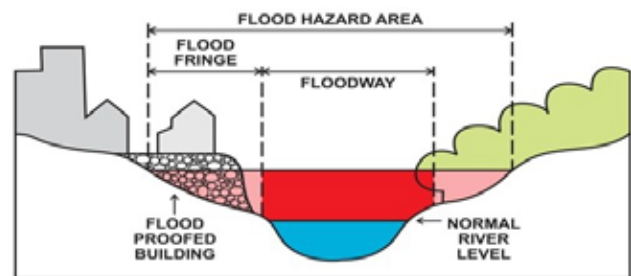
### Existing Area Structure Plans and Area Redevelopment Plans:

Area Structure Plans and Area Redevelopment Plans that were approved prior to the establishment of the CMRB or that were approved through the Interim Regional Evaluation Framework.

**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](http://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 Development:** An area for future growth located outside of the built-up urban area or previously approved planned areas.

**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.

**Hamlet Growth Area:** A new settlement area or an existing hamlet that is designated 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.

**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.

**Intermunicipal Development Plan:** A high-level policy plan created by neighbouring municipalities in accordance with the Municipal Government Act.

**Joint Planning Area:** 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.

**Municipal Development Plan:** A statutory plan that establishes policies for land use for future growth in the entire municipality in accordance with the Municipal Government Act.

**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 Placetypes 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 Community, Rural and Country Cluster Residential, and Employment Area. The following defines each placetype:

**(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 and infill 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. This placetype may be





located within an Infill and Redevelopment placetype.

**(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 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. They can be inclusive of Mixed-use TOD placetype.

**(d) Employment Area:** An Employment development is characterized by a variety of industrial and commercial land uses that may include office complexes, research parks, warehousing, 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. 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.

**(f) Rural and Country Cluster:** A rural development 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.

**Preferred Growth Areas:** Areas within the Growth Plan designated as Urban Municipality, Joint Planning Areas, or Hamlet Growth areas. These areas are appropriate for various levels of infill and new growth



because of their location in the path of development, capacity for efficient infrastructure and services, and potential for mixed-use community development. These are the areas intended to meet growth demands with the minimum environmental, economic, and servicing costs while providing a range of lifestyles and community environments.

**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.

**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, aqua-culturalists beekeepers, and other individuals who create primary agricultural products via biological processes.

**Rural Municipality:** Member municipalities of the CMRB incorporated as a County, including Rocky View County, Foothills County and Wheatland County.

**Transit Ready Corridor:** An area within 800 metres of an existing or planned transit corridor that includes dedicated transit lanes or right-of-way, where the built environment is intended to be organized around transit and walking trips.

**Transit Oriented Development:** Development located within 400 metres of an 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.

**Urban Municipality:** Member municipalities of the CMRB incorporated as a Town or City.





A Joint Planning Areas

A

# 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 each have unique characteristics, opportunities and collaboration requirements. However, each of these Joint Planning Areas 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. Joint Planning Areas 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 Joint Planning Areas 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 Joint Planning Area connects the region's second largest city to Calgary. With only a 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 Joint Planning Area 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.

The three municipalities are continuing to discuss the western boundary of this Joint Planning Area.

## Joint Planning Area 2 — **Chestermere/** **Rocky View/Calgary**

There are two primary issues requiring coordination in this Joint Planning Area. Like Joint Planning Area 1, 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 Joint Planning Area 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 Joint Planning Area, and support regional transit for Strathmore and Wheatland County. Joint Planning Area planning should identify an employment sequencing plan that focuses on timing major servicing investments to maximize employment opportunities and to also consider sharing revenues between municipalities, in a mutually agreed upon revenue sharing strategy. First-in developments, may need to be compensated by developments which follow in time.



## Joint Planning Area 3 & 4 — **Foothills,** **High River, Okotoks**

Foothills County, High River and Okotoks are continuing to discuss the boundaries and parties for these two Joint Planning Areas located between High River and Okotoks and east of Okotoks. The southern Joint Planning Area will include much of the industrial corridor that is included in the Highway 2A Area Structure Plan, while the northern Joint Planning Area is expected to include some of Okotoks' urban reserve, the hamlet of Aldersyde and some additional areas that could benefit from the proposed water line to be jointly developed by Okotoks and Foothills.