



CALGARY METROPOLITAN REGION BOARD

Interim Growth Plan

October 4, 2018



ACKNOWLEDGEMENTS

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Overview of Interim Growth Plan

The Interim Growth Plan consists of the following sections:

1 Introduction

The introduction provides an overview of the Interim Growth Plan and its legislative context, and defines its purpose.

2 Principles and Objectives

The Principles and Objectives reflect the aspirations and priorities of the Calgary Metropolitan Region Board and its member municipalities and provide high-level guidance on *regionally significant* topics.

3 Policy Areas

The Interim Growth Plan provides region-wide policies and a set of policies for different development types and *regionally significant corridors*.

4 Implementation

The implementation section details how the Interim Growth Plan will be implemented by member municipalities, identifies recommendations to other orders of government, and recognizes that further work is necessary to complete the 2021 Growth Plan and meet the requirements of the *Calgary Metropolitan Region Board Regulation*.

5 Schedules

The six Interim Growth Plan Schedules delineate the regional context, identify and map land-use plans in place prior to the approval of this Plan, and map and identify *regionally significant corridors*. These schedules are considered to be an appendix to the Interim Growth Plan and may be updated at the discretion of the CMRB.

6 Glossary

Key terms italicized in text are defined to assist with clarity and interpretation of the Interim Growth Plan Principles, Objectives, and Policies.

PREAMBLE

The Calgary Metropolitan Region Board was formed in January 2018 when the Calgary Metropolitan Region Board Regulation (“CMRB Regulation”) came into effect. The Calgary Metropolitan Region Board (CMRB, “the Board”) is mandated to promote the long-term sustainability of the Calgary Metropolitan Region (“the Region”), ensure environmentally responsible land-use planning and growth management, coordinate regional infrastructure investment and service delivery, and promote the economic wellbeing and competitiveness of the Region. To fulfill its mandate, the Board is required to develop a long-term Growth Plan and Servicing Plan by January 2021.

Prior to the CMRB Regulation coming into effect, the ten member municipalities that make up the Board collectively decided to prepare an Interim Growth Plan to guide land-use, growth, and infrastructure planning on an interim basis, prior to the development and approval of the

long-term Growth Plan and Servicing Plan. The Interim Growth Plan provides guidance to municipalities, the development industry and other regional stakeholders, and enables all ten member municipalities to proceed with planning and *development* approvals, prior to the adoption of the Growth Plan and Servicing Plan.

Any *statutory plan* passed or amended by member municipalities after January 1, 2018 shall conform with the Interim Growth Plan, until such time as the Growth Plan and Servicing Plan are adopted and approved. *Statutory plans* and amendments to existing *statutory plans* approved under the Interim Growth Plan will remain in full force and in effect once the Growth Plan and Servicing Plan are adopted and approved. *Statutory plans* and amendments to existing *statutory plans* that were in effect prior to January 1, 2018 remain in full force and in effect. The Interim Growth Plan has been prepared



through consultation and collaboration with member municipalities under the leadership of the Land-use Committee, Chief Administrative Officers and technical planning advisors from each member municipality. Through these discussions, important *regionally significant* issues have been identified. Some of these issues are complex, including resiliency, fiscally sustainable growth, and water security and management. The Interim Growth Plan recognizes these complex issues as important to the future of the Region and anticipates that these issues will be addressed in the forthcoming Growth Plan and Servicing Plan.

The benefits and challenges of growth extend beyond municipal boundaries and require collaboration and coordination between municipalities. Through the adoption and implementation of the Interim Growth Plan, the CMRB member municipalities, other orders of government, service and infrastructure providers,

and other regional stakeholders will work together as one metropolitan region to facilitate continued investment and development in the Region while the Board prepares the long-term Growth Plan and Servicing Plan. This Interim Growth Plan also provides guidance to inform the preparation and evaluation of *statutory plans* and amendments to existing *statutory plans* on an interim basis, and provides a foundation to plan for and manage growth on a regional scale.



1 INTRODUCTION

1.1 What is the Interim Growth Plan?

The Interim Growth Plan provides guidance on land-use, population and employment growth, and infrastructure planning related to matters of *regional significance* on an interim basis in the Region, prior to the approval and implementation of the long-term Growth and Servicing Plans. *Statutory plans* and amendments to existing *statutory plans* approved under the Interim Growth Plan will remain in full force and in effect once the Growth Plan and Servicing Plan are adopted and approved.

The Interim Growth Plan provides a foundation for the 2021 Growth Plan by mapping *regionally significant* features and establishing common definitions, and begins to address key requirements identified by the *CMRB Regulation*.

1.2 About the Calgary Metropolitan Region and the Calgary Metropolitan Region Board

The Calgary Metropolitan Region Board (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 Calgary Metropolitan Region consists of the 10 member municipalities mandated to develop a long-term plan for managed and sustainable growth.

Schedule 1: Regional Context maps the regional membership.

The Calgary Metropolitan Region consists of the following members:

- City of Airdrie
- City of Calgary
- City of Chestermere
- Town of Cochrane
- Municipal District of Foothills
- Town of High River
- Town of Okotoks
- Rocky View County
- Town of Strathmore
- Wheatland County (portion as described in the *CMRB Regulation*)

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.

1.3 Legislative Context and the CMRB Regulation

The *CMRB Regulation* came into force and effect on January 1, 2018. The Regulation sets out the mandate of the Board and requires the Board prepare a Growth Plan and Servicing Plan by 2021. The Growth Plan and Servicing Plan need to align with the policies of the *South Saskatchewan Regional Plan* and its parent policy document, the *Alberta Land-use Framework* and their enacting legislation, the *Alberta Land Stewardship Act*. The *CMRB Regulation* and its parent legislation, the *Municipal Government Act (MGA)* thus also provide the legislative context and basis for the Interim Growth Plan.

1.4 The Purpose of the Interim Growth Plan

The Interim Growth Plan provides planning direction and guidance on certain areas of *regional significance* related to population and employment growth, land-use, infrastructure, and services.

The purpose of this Plan is to:

1. Provide a framework to guide the development, evaluation, and approval of *statutory plans* and amendments to existing *statutory plans*;
2. Enable continued growth prior to the adoption of the Growth Plan and Servicing Plan;
3. Provide guidance to promote *development*, the *efficient use of land*, and efficient use of *regionally significant infrastructure*;
4. Recognize that the Region is made up of diverse communities;
5. Provide planning guidance for growth in both rural and urban contexts;
6. Identify matters of *regional significance* related to proposed *development* by addressing the following:
 - a. **Location** – What is the relationship and impact on the function of existing and planned *regionally significant corridors* and adjacent municipalities?
 - b. **Scale** – What is the scale of the proposed *development* and the potential impact on *regional infrastructure*?
 - c. **Type** – What type of *development* is proposed and what should the *statutory plan* address?
7. Provide an opportunity to review the application and performance of interim policies and use this information to guide the preparation of the Growth Plan.

1.5 How to Use and Read this Plan

Local Context

The Calgary Metropolitan Region is a large geographic area with diverse and distinct communities, employment activities, service levels, physical conditions, and natural landscapes. The Region will continue to grow through a variety of development types at different scales, depending on local context and location.

The CMRB recognizes the rich diversity of our membership. The Interim Growth Plan applies to a range of geographic scales and contexts. The Principles, Objectives, and Policies of this Plan provide important region-wide direction, but also need to be appropriately applied with regard for the local context and scale of each municipality.

Time Horizon

The *CMRB Regulation* came into force on January 1, 2018. All *statutory plans* approved prior to January 1, 2018 are *grandfathered* and are considered to be in full force and in effect. **Schedule 2: Approved Land-use Plans in Place** in Section 5 indicates approved plans in place.

Following adoption by the CMRB and approval by the Province, the Interim Growth Plan will guide land-use planning and decision-making in the Calgary Metropolitan Region for new *statutory plans* and amendments to existing *statutory plans* brought forward after January 1, 2018.

The Interim Growth Plan provides the basis for the Interim Regional Evaluation Framework (IREF). New *statutory plans* and amendments to existing *statutory plans* shall conform with the Principles, Objectives, and Policies of this Plan. This Interim Growth Plan will be used to guide regional land-use decision-making until the Growth Plan and Servicing Plan are approved and come into effect.

Plan Interpretation, Defined Terms, and Meanings

- 1. Federal and Provincial Policy and Regulation** – All federal and provincial policies and regulations shall apply. If there is a conflict between a federal or provincial policy or regulation and a policy of this Plan, the federal or provincial policy or regulation shall prevail.
- 2. Statutory Plans** – New *Municipal Development Plans (MDPs)* and *Intermunicipal Development Plans (IDPs)* and amendments to existing *MDPs* and *IDPs* shall address and adhere to the Principles and Objectives of this Plan, the applicable region-wide policies, and the applicable development type and *regionally significant* corridor policies. *Statutory plans* that implement *MDPs* and *IDPs*, including *Area Structure Plans (ASPs)*, or an equivalent local plan approved by bylaw through a statutory process, and *Area Redevelopment Plans (ARPs)* shall address and adhere to the Principles, Objectives, and Policies of this Plan.
- 3. Inconsistency** – If there is a conflict or an inconsistency between policies in the Interim Growth Plan and policies in a new *statutory plan* or in an amendment to an existing *statutory plan* approved after January 1, 2018 and prior to the Growth Plan and Servicing Plan coming into effect, policies in the Interim Growth Plan shall prevail.
- 4. Municipal Plans** – Municipal plans, policies and bylaws that are not in conflict with the Interim Growth Plan, but are more prescriptive than the policies outlined in the Interim Growth Plan shall apply within the applicable member municipality.
- 5. Applicability** – The Interim Growth Plan applies to the *statutory plans* and amendments thereto, as identified in Section 4.1 of this Plan and in accordance with the IREF submission and evaluation criteria.
- 6. Defined Terms** – Italicized terms are defined terms in the glossary. When a term is defined and italicized in specific policies, the defined meaning applies to the term.
- 7. Plan Language** – All instances of the words “shall” and “will” indicate a requirement. “Should” is a directive term that indicates a strongly preferred course of action. “May” is a discretionary term indicating that interpretation is dependent on the particular circumstances.
- 8. Policy** – Where a policy contains a list of sub-policies, all are required to be addressed unless otherwise noted.

2 PRINCIPLES & OBJECTIVES

The Principles and Objectives of the Interim Growth Plan provide a foundation to guide population and employment growth, land-use, and infrastructure planning in the Calgary Metropolitan Region and provide high-level planning direction on *regionally significant* topics. The policies in Section 3 provide further direction on the planning and *development* of land and the accommodation of growth in the Calgary Metropolitan Region.

Member municipalities will work to ensure that new *statutory plans* and amendments to existing *statutory plans* address the following Principles and Objectives:

Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure

Objectives:

- a. Promote the integration of land-use and infrastructure planning
- b. Optimize the use of existing infrastructure when accommodating growth
- c. Encourage higher densities, greater intensity of use, the provision of *community nodes*, and the leveraging of transit service, where applicable
- d. Protect the function of *regionally significant* mobility and transmission corridors

Principle 2: Protect Water Quality and Promote Water Conservation

Objectives:

- a. Manage the risks to water quality, quantity, and drinking water sources in accordance with federal and provincial legislation and regulation
- b. Promote water *conservation* practices
- c. Recognize the importance of *ecological systems* within the Region
- d. Prohibit new *development* in the *floodway*

Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities

Objectives:

- a. Promote the *efficient use of land* and cost-effective *development*
- b. Recognize and complement the Region's diverse community visions and desired scale of *development*
- c. Ensure *settlement areas* are planned and designed to encourage higher densities, appropriate to the local scale and context
- d. Plan for *community nodes* with a mix of uses and a range of housing types, mobility choices, including transit (where viable), and *community services and facilities*, where and as appropriate to the local scale and context
- e. Ensure the provision or coordination of *community services and facilities*

3 POLICY AREAS

3.1 Introduction and Context

The CMRB is committed to working toward long-term sustainable growth in the Region. The CMRB and member municipalities will plan for long-term population and employment growth to promote the efficient and cost-effective use of land and infrastructure, promote water conservation, protect source water quality, and create strong and sustainable communities, in accordance with the Principles and Objectives in Section 2 of this Plan.

Region-wide Policies

Section 3.2 of this Plan provides overarching region-wide policies that apply across all development types and *regionally significant corridors*.

Flood Prone Areas

Section 3.3 of this Plan provides policies for planning and *development* in relation to provincially identified *floodways* and *flood fringe* areas.

Development Types

Section 3.4 of this Plan provides policies to guide planning and *development*, based on the following development types:

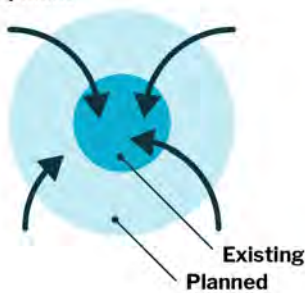
- *intensification and infill development* in existing *settlement areas*;
- *expansion of settlement areas*;
- *new freestanding settlement areas*;
- *country residential development*; and
- *employment areas*.

The development type policies provide guidance to implement the Principles and Objectives of the Interim Growth Plan on a *statutory plan* level, and will be used to inform the preparation of new *statutory plans* and amendments to existing *statutory plans*, as applicable.

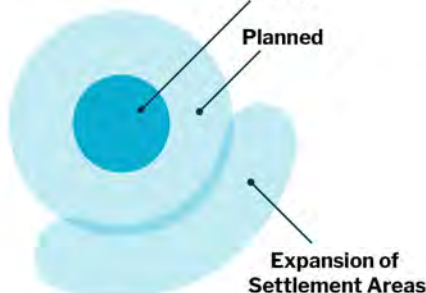
Development in Relation to Regional Corridors

Section 3.5 of this Plan provides policies to guide planning and the preparation of new *statutory plans* and amendments to existing *statutory plans* for areas that contain or are adjacent to the following *regionally significant* corridor types: mobility corridors and transmission corridors, indicated on Schedules 3 to 6 of this Plan.

Intensification and Infill Development

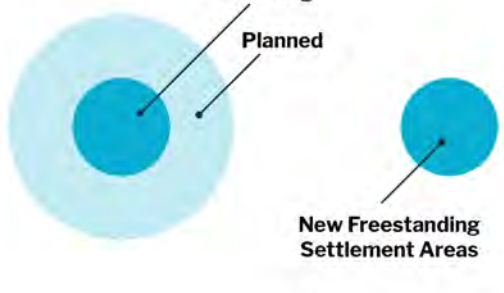


Existing
Planned



Existing
Planned

New Freestanding
Settlement Areas



3.2 Region-wide Policies

The following section provides policy direction that shall be addressed in new *statutory plans* and amendments to existing *statutory plans*.

3.2.1 The Principles, Objectives, and Policies of this Plan will be considered and applied within the local context and scale of each local community.

3.2.2 Municipalities should collaborate to coordinate planning for land-use, infrastructure, and service provision with other member municipalities, where appropriate. As a minimum requirement, new *Area Structure Plans* (ASPs) or amendments to existing ASPs, within 1.6 km of a neighbouring municipal boundary or an agreed upon notification area between the member municipalities, shall demonstrate collaboration to coordinate through:

- a. processes that may include;
 - a structured engagement process,
 - circulation and review of technical studies,
 - joint planning,
 - participation in mediation or other dispute resolution protocols, and/or
- b. instruments that may include;
 - a joint *Area Structure Plan*,
 - a memorandum of understanding,
 - a statement of non-concern,
 - applicable *statutory plan* policies,
 - *statutory plan* amendments, or
 - applicable *intermunicipal agreement(s)*.

3.2.3 All *statutory plans* shall:

- a. protect source water quality and quantity in accordance with federal and provincial legislation and regulation, promote water *conservation*, and incorporate effective stormwater management;
- b. adhere to the provincially identified wetland classification system and incorporate measures to minimize and mitigate impacts on wetlands;
- c. address the policies in Section 3.5 – Regional Corridors, if applicable; and
- d. provide mitigation measures and policies to address identified *adverse impacts* on existing or planned *regional infrastructure, regionally significant corridors, and community services and facilities*.

3.3 Flood Prone Areas

The Calgary Metropolitan Region has flood prone areas and experiences significant flood events. Many member municipalities have responded to this critical challenge through policy and new regulations, reflecting local context and flood prone conditions. Some of these policies and regulations may be more restrictive than the policies of the Interim Growth Plan. Further, the Province of Alberta will be releasing updated floodway mapping in the near future. Given the critical and complex nature of preparing a regional policy framework to address flood prone areas, the CMRB recognizes that the 2021 Growth Plan for the Region will require robust and substantive consideration of this matter.

3.3.1 *Statutory plans* and amendments to existing *statutory plans* shall not permit development in provincially identified *floodways* for the expansion of existing *settlement areas* and the creation of *new freestanding settlement areas*, new

country residential development areas, and new *employment areas*, 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.

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

3.4 Development Types

3.4.1 Intensification and Infill Development

The following section provides planning and policy direction for *intensification and infill* in existing *settlement areas*. This form of *development* and type of growth provides an opportunity to increase population and employment *density* in existing *settlement areas*, with the aim to optimize existing infrastructure and services, and contribute to the creation of strong and sustainable communities.

Intensification and Infill Development Policies:

3.4.1.1 *Intensification and infill* in existing *settlement areas* in cities, towns, and villages shall be planned and developed to:

- a. achieve an *efficient use of land*;
- b. achieve higher *density development* in the downtown or central core areas, in *transit station areas* and *transit corridors*, where appropriate;
- c. accommodate residential and/or mixed-use *development* at a higher *density* than currently exists;
- d. provide for a mix of uses, such as employment and *community services and facilities*, where appropriate;

- e. provide for a range of housing forms and options, where appropriate;
- f. make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers; and
- g. connect to existing, planned and/or future local and/or regional transit and *active transportation* networks, where appropriate.

3.4.1.2 *Intensification and infill* in existing *settlement areas* in *hamlets* and other unincorporated urban communities within rural municipalities shall be planned and developed to:

- a. achieve an *efficient use of land*;
- b. achieve higher *density development* in central core areas;
- c. accommodate residential and/or mixed-use *development* at a higher density than currently exists;
- d. provide for a mix of uses including *community services and facilities*, where appropriate; and
- e. make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers.

3.4.2 Expansion of Settlement Areas

The *expansion of settlement areas* will be planned to make *efficient use of land* and efficient use of infrastructure, and contribute to the creation of strong and sustainable communities.

Expansion of Settlement Areas Policies:

3.4.2.1 The *expansion of settlement areas* shall be planned and developed in a *contiguous* pattern to:

- a. achieve an *efficient use of land*;
- b. provide for a mix of uses;
- c. provide access to *community node(s)*, planned at a scale appropriate to the *development*;
- d. make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers; and connect to municipally-owned or franchised water and wastewater services;
- e. provide access to *community services and facilities*, or make efficient and cost-effective use of existing and planned *community services and facilities* through applicable *municipal agreements* with service providers at the appropriate time, where and when appropriate.

3.4.2.2 In addition to Policy 3.4.2.1, any proposed *expansion of settlement areas* with 500 or greater new dwelling units shall also address the following:

- a. provide employment uses, and *community services and facilities*;
- b. provide access to *community node(s)*, located in proximity to existing, planned, and/or future transit;
- c. connect to existing, planned, and/or future local and/or regional transit and *active transportation* networks; and
- d. provide for a range of housing forms and options.

3.4.2.3 Where it is not possible for a member municipality to plan for all components identified in Policy 3.4.2.1 b) and c) or Policy 3.4.2.2 a), b), and c), a member municipality shall provide a rationale to the satisfaction of the CMRB for all the components that are not achievable or appropriate in the local scale and context.

3.4.3 New Freestanding Settlement Areas

New residential *development* in the Region that is not *contiguous* will be planned in the form of new freestanding *settlement areas* and will contribute to the *efficient use of land*, the efficient use of *regional infrastructure*, and the creation of strong and sustainable communities. *New freestanding settlement areas* are subject to the following specific policies:

New Freestanding Settlement Areas Policies

3.4.3.1 *New freestanding settlement areas* shall be planned to:

- a. achieve an *efficient use of land*;
- b. provide for a mix of uses;
- c. incorporate a *community node*, planned at a scale appropriate to the *development*;
- d. make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers, and connect to municipally-owned or franchised water and wastewater services;
- e. 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 *municipal agreements* with service providers at the appropriate time.

3.4.3.2 In addition to Policy 3.4.3.1, *new freestanding settlement areas* with 500 or greater dwelling units shall also address the following:

- a. provide employment uses, and *community services and facilities*;
- b. incorporate *community node(s)* located in proximity to existing, planned and/or future local and/or regional transit;
- c. connect to existing, planned and/or future local and/or regional transit;
- d. provide for a range of housing forms and options; and
- e. protect *environmentally significant areas*.

3.4.3.3 Where it is not possible for a member municipality to plan for all components outlined in Policy 3.4.3.2 a), b), and c), a member municipality shall provide a rationale to the satisfaction of the CMRB for all the components that are not achievable or appropriate in the local scale and context.

3.4.4 Country Residential Development

New country residential development areas, *cluster country residential development*, and *intensification and infill* of existing *country residential* areas with 50 new dwelling units or greater shall be planned and developed in accordance with the Region-wide (Section 3.2), Flood Prone Areas (Section 3.3) and Regional Corridors (Section 3.5) policies.

3.4.5 Employment Areas

Planning for employment and job growth is an important component of long-term regional prosperity. Aligning employment growth and infrastructure will contribute to the economic competitiveness of the Region.

Employment Areas Policies:

3.4.5.1 *Employment areas* shall be planned and developed to make efficient and cost-effective use of existing and planned infrastructure and services.

3.4.5.2 *Employment areas* should plan for connections to existing and/or planned transit, where appropriate.

3.5 Regional Corridors

The Calgary Metropolitan Region includes two *regionally significant corridor* types: mobility corridors and transmission corridors, indicated on Schedules 3 to 6 in Section 5 of this Plan.

3.5.1 Mobility Corridors

Regionally significant mobility corridors provide multi-modal transportation connections across the Region and between member municipalities.

- 3.5.1.1** Proposed *statutory plans* and amendments to existing *statutory plans* for lands within 1.6 kilometres of a *regionally significant* mobility corridor identified on Schedule 3 and/or Schedule 4 within the *statutory plan* area boundary shall:
- a. identify the mobility corridor(s) on maps;
 - b. demonstrate that the proposed land-use, built form, and *density* optimizes the proximity and adjacency to *regionally significant* mobility corridors; and
 - c. provide mitigation measures and policies to address identified/potential *adverse impacts* on *regionally significant* mobility corridors.

3.5.2 Transmission Corridors

Regionally significant transmission corridors distribute water, wastewater, and energy services across the Region.

- 3.5.2.1** Proposed *statutory plans* and amendments to existing *statutory plans* with *regionally significant* transmission corridor right-of-ways and/or related infrastructure identified on Schedule 5 and/or Schedule 6 within the *statutory plan* area boundary shall:
- a. identify the transmission corridor rights-of-way or related infrastructure on maps;
 - b. provide a rationale, servicing agreements, and supporting policies for crossing, accessing, and/or connecting to *regionally significant* transmission corridor rights-of-way or related infrastructure; and
 - c. provide mitigation measures and policies to address identified/potential *adverse impacts* on *regionally significant* transmission corridor rights-of-way or related infrastructure.

4 IMPLEMENTATION

4.1 Statutory Plans

Established through the *Municipal Government Act* (MGA), *statutory plans* (e.g. *IDPs*, *MDPs*, *ASPs* and *ARPs*) are the intermunicipal and local planning mechanisms by which municipalities direct long-term growth through land-use policy. As such, municipalities will implement Interim Growth Plan Principles, Objectives, and Policies through future *statutory plans* and amendments to existing *statutory plans*. *Statutory plans* and amendments to existing *statutory plans* approved under the Interim Growth Plan will remain in full force and in effect once the Growth Plan and Servicing Plan are adopted and approved. *Statutory plans* and amendments to existing *statutory plans* that were in effect prior to the establishment of the *Calgary Metropolitan Region Board Regulation* on January 1, 2018 are recognized as *grandfathered* and remain in full force and in effect.

When an amendment to an existing *statutory plan* is required to be brought forward, only the amendment shall be reviewed against the Principles, Objectives, and Policies of the Interim Growth Plan.

Intermunicipal Development Plans

IDPs are statutory planning tools for municipalities to implement the Interim Growth Plan and future Growth Plan. New *IDPs*, and amendments to existing *IDPs* will be subject to the IREF process (see Section 4.3 of this Plan), in accordance with the IREF submission and evaluation criteria.

Municipal Development Plans

MDPs are essential means of implementing the Interim Growth Plan and future Growth Plan. New *MDPs*, and amendments to existing *MDPs* will be subject to the IREF process (see Section 4.3 of this Plan), in accordance with the IREF submission and evaluation criteria.

Area Structure Plans and Area Redevelopment Plans

ASPs and *ARPs* are important sub-level statutory planning tools for municipalities to implement the Principles, Objectives, and Policies of the Interim Growth Plan.

4.2 Planning for Growth through Statutory Plans

Statutory plans establish a common planning system for the Region, allowing the CMRB to implement the Principles, Objectives, and Policies of the Interim Growth Plan.

4.2.1 The following development types shall be planned through *statutory plans* or amendments to existing *statutory plans* as defined by the MGA:

- *Employment Areas*;
- *Expansion of Settlement Areas*;
- *New Freestanding Settlement Areas*; and
- *Country Residential Development* proposing 50 new dwelling units or greater.

4.2.2 *Intensification and infill development* in existing *settlement areas* may require statutory planning at the discretion of the member municipality.

4.3 Interim Regional Evaluation Framework (IREF)

The IREF only applies to new *statutory plans* and certain amendments to existing *statutory plans*. The CMRB uses IREF as the evaluation mechanism for the conformance of new *statutory plans* and certain amendments to existing *statutory plans* with the Interim Growth Plan. The IREF evaluation criteria are based on the Principles, Objectives, and Policies of the Interim Growth Plan.

4.4 Supporting Documentation for Statutory Plans

Supporting documents influence how infrastructure, such as transportation and municipal servicing, is planned, and may also impact the implementation of Interim Growth Plan policies.

4.4.1 Municipalities shall submit to the CMRB materials identified in Section 5 of the IREF, as amended.

4.5 Recommendations to Other Orders of Government

Water security and certainty of access to a supply of potable water is critical to the future growth and development of all member municipalities in the Calgary Metropolitan Region. The Region is experiencing critical water servicing challenges as a result of the current water supply system and legislative and regulatory interpretation. Implementation of a regional water solution is part of an effective growth management strategy, providing certainty to investors and municipalities and creating a competitive and thriving Calgary Metropolitan Region. Therefore, a regional water solution is required to address challenges as part of developing the Growth Plan and Servicing Plan.

Consistent with CMRB's mandate to develop policies regarding the coordination of *regional infrastructure* investment and service delivery, and to address water supply needs, the Board makes the following recommendation to the Minister:

4.5.1 That CMRB and the Government of Alberta (Municipal Affairs, Environment and Parks, and Infrastructure) shall work collaboratively to define a regional water solution that addresses the water servicing needs of all member municipalities and facilitates the implementation of a regional water solution.

4.6 2021 Growth Plan

The Interim Growth Plan has made progress on addressing key Growth Plan requirements. This work provides a foundation to complete the 2021 Growth Plan and meet all of the requirements of the *CMRB Regulation*.

Moving forward, the CMRB will prepare a comprehensive Growth Plan in accordance with the objectives and contents as established by the *CMRB Regulation*, and within the timeline set by the Government of Alberta. The Board may also direct that the 2021 Growth Plan further advance policies addressed in the Interim Growth Plan or any other matter relating to the physical, social or economic development of the CMR.

In preparation of the 2021 Growth Plan and Servicing Plan, the CMRB will engage with other stakeholders, including Treaty 7 Nations, smaller non-member municipalities within the Region, and other jurisdictional bodies (e.g, Western Irrigation District), where appropriate.

5 SCHEDULES

Schedule 1: Regional Context

Schedule 2: Approved Land-use Plans in Place

Schedule 3: Mobility Corridors – Transportation and Trade

- Level 1 Provincial Highways (National Highways: 1, 2, 9 and 201¹)
- Level 2 Provincial Highways: the remaining provincial 1-216 series
- Level 3 Provincial Highways: the provincial 500-986 series highways
- Trade Corridors: Existing and Proposed High Load Corridors, CANAMEX, and Goods Movement
- Rail and Intermodal Facilities
- Airports with NAV CANADA Towers (YYC and YBW)

Schedule 4: Mobility Corridors – Transit and Active Transportation

- Existing, Planned and Potential Future Higher-Order Transit [Light Rail Transit (LRT) and Bus Rapid Transit (BRT)]
- Existing and Planned Intermunicipal Transit
- Active Transportation Network (The Great Trail² and other recognized interregional trails)

Schedule 5: Transmission Corridors – Water and Wastewater

- Intermunicipal water transmission lines
- Intermunicipal wastewater transmission lines
- Western Irrigation District (WID) canals

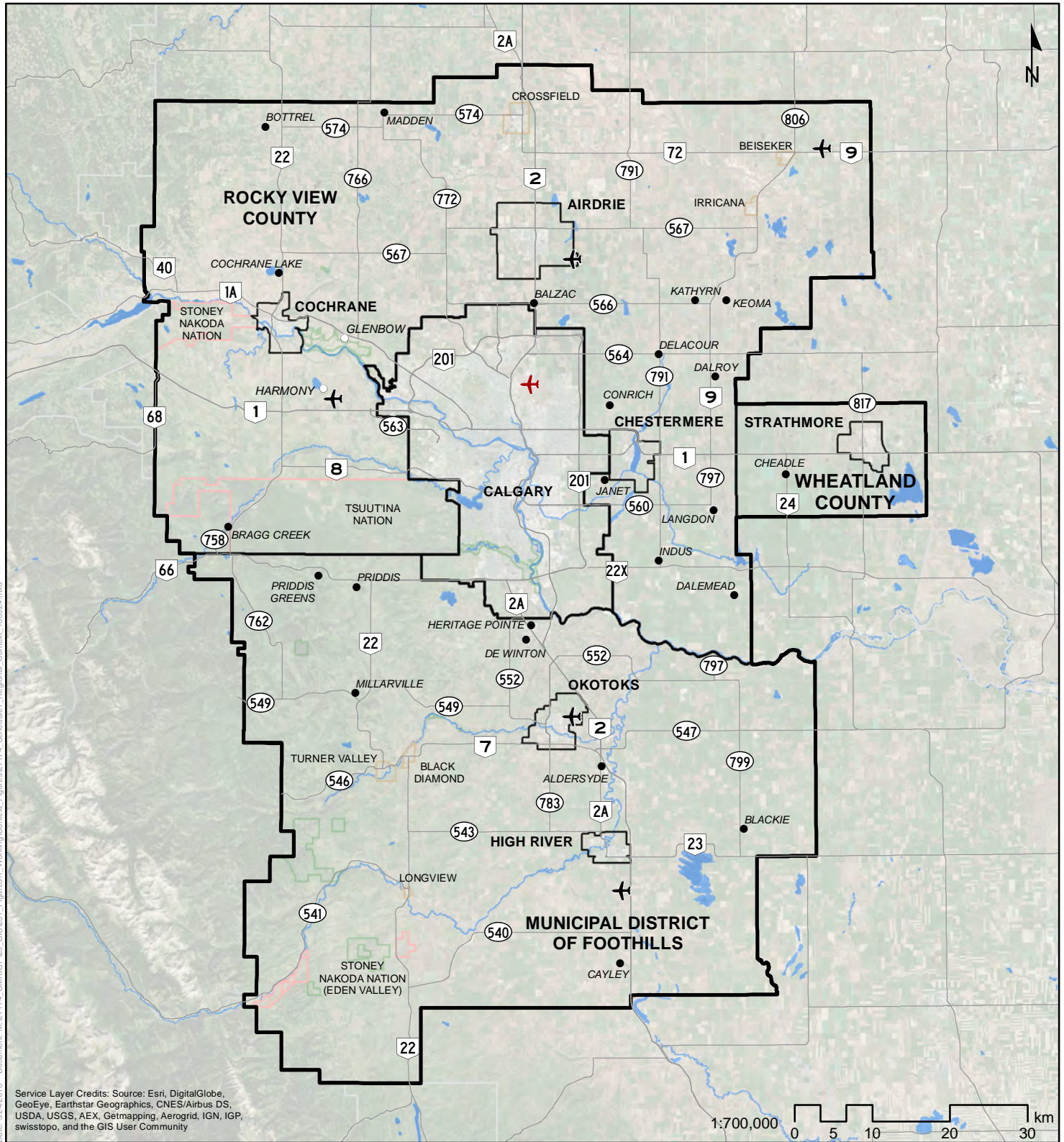
Schedule 6: Transmission Corridors - Energy

- Electricity transmission lines
- Oil and gas pipelines

¹ Highway 201, also known as Stoney Trail, is located within Calgary's Transportation/Utility Corridor.

² Formerly known as the Trans Canada Trail

Schedule 1: Regional Context



Date: 02/24/2018 Document: M:\27174_CMRIG\025_GIS\051_Figures\1_Working\Context_Figures\27174_Schedule1_Regional_Context_180924.mxd

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- International Airport
- Other Airport
- Provincial Highway
- CMRB Boundary
- CMRB Member
- Non-Member
- Hamlet
- Unincorporated Urban Community †
- First Nation Reserve
- Provincial Park or Protected Area
- Hydrology

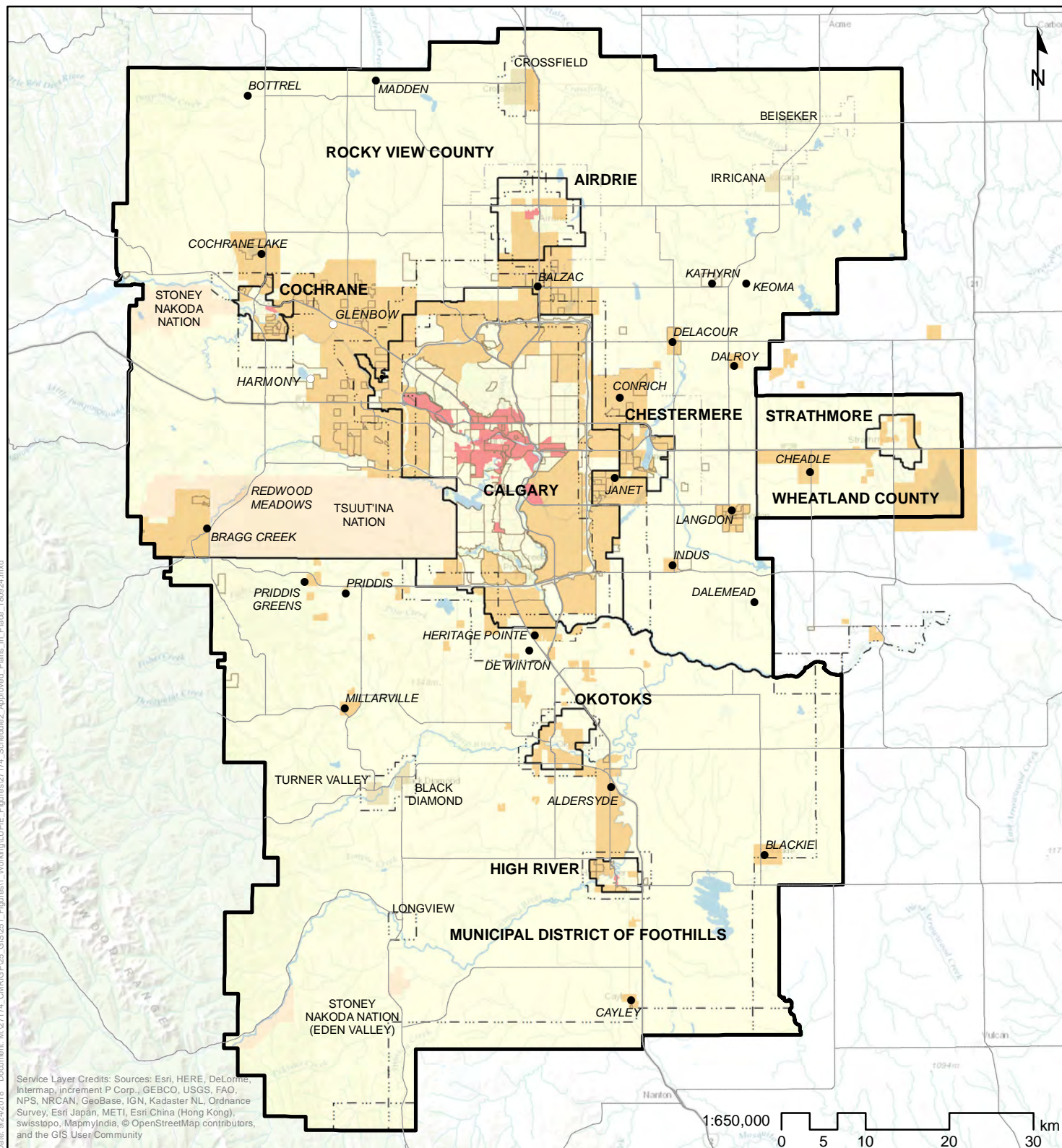
Calgary Metropolitan Region Interim Growth Plan



Current as of Sep-24/18

† While designated as full service hamlets in Rocky View County's County Plan, Harmony and Glenbow Ranch are not recognized as hamlets by Alberta Municipal Affairs.

Schedule 2: Approved Land Use Plans in Place



Date: 02/24/2018 Document: M:\27174_CMRIG\025_GIS\051_Figures\1_Working\LUPE_Figures\27174_Schedule2_Approved_Plans_in_Place_180924.mxd

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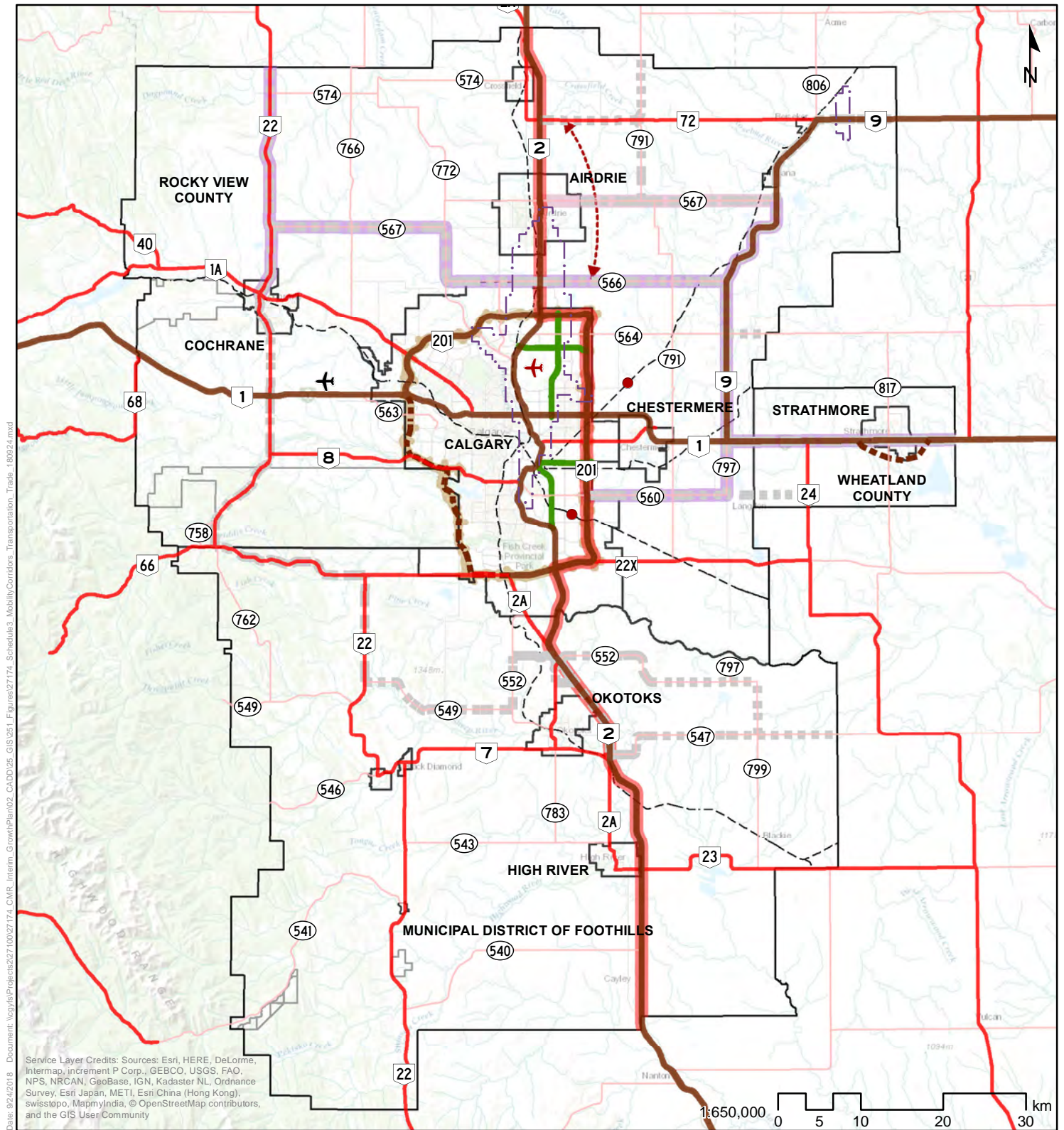
- CMRB Boundary
- CMRB Member
- Non-Member
- First Nation Reserve
- Hamlet
- Unincorporated Urban Community
- Non-Statutory Plan
- Area Structure Plan
- Area Redevelopment Plan
- Municipal Development Plan
- Intermunicipal Development Plan
- Intermunicipal Notification Zone

Calgary Metropolitan Region Interim Growth Plan



Current as of Sep-24/18

Schedule 3: Mobility Corridors – Transportation and Trade



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- | | | |
|------------------------------------|--------------------------|------------------------------------|
| ● Intermodal Facility | Transportation | Trade Corridors |
| ✈ International Airport | --- Rail | ● CANAMEX |
| ✈ Springbank Airport | — Level 1 Highway | ● Existing High Load † |
| ⬜ Airport Vicinity Protection Area | — Level 2 Highway | ● Proposed High Load † |
| — Transportation Utility Corridor | — Level 3 Highway | ■ Proposed Oversize/Overweight ‡ * |
| | — Future Level 1 Highway | — Goods Movement |
| | ◀▶ Conceptual Bypass | |

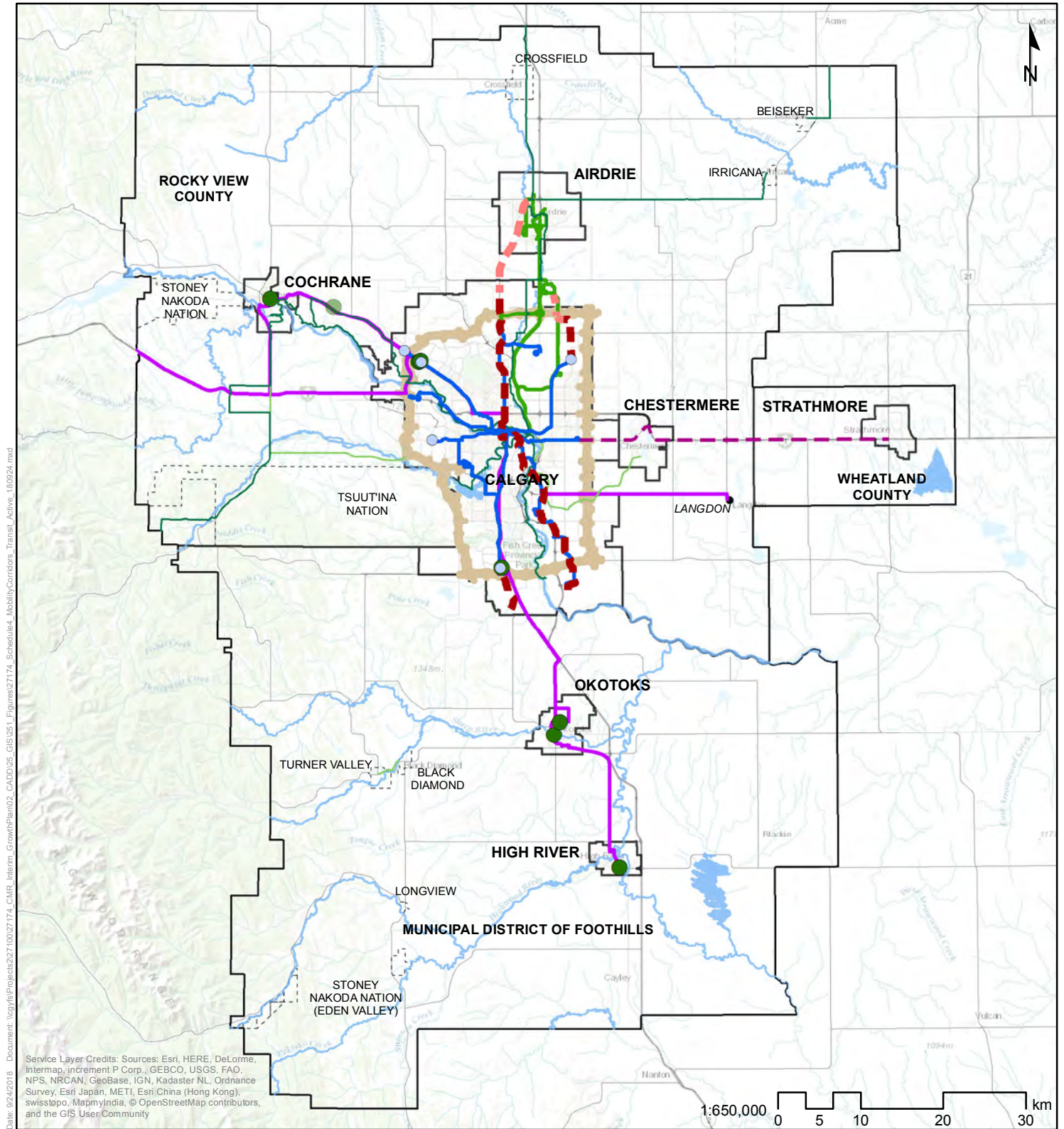
Calgary Metropolitan Region Interim Growth Plan



Current as of Sep-24/18

† Per AT's 2015 High Load Corridor on Provincial Highways map. ‡ Per AT's 2018 High Load Corridor and Proposed Oversize / Overweight Corridor on Provincial Highways map. * Foothills County indicates it has not yet accepted or agreed to AT's proposal to use its 274 and 306 Avenues, and Highway 552 east of Highway 2 as Oversize/Overweight Corridors.

Schedule 4: Mobility Corridors – Transit and Active Transportation



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- Park and Ride
- Future Park and Ride
- LRT Terminus Station/ Intermunicipal Connection
- Transportation Utility Corridor
- Active Transportation Corridors**
- The Great Trail †
- Regional Pathway
- Higher Order Transit (HOT) Corridors**
- Existing HOT ‡
- Planned HOT ‡
- Potential Future HOT ‡
- Intermunicipal Transit Corridors**
- Public Intermunicipal Transit
- Private Intermunicipal Transit
- Future Intermunicipal Transit

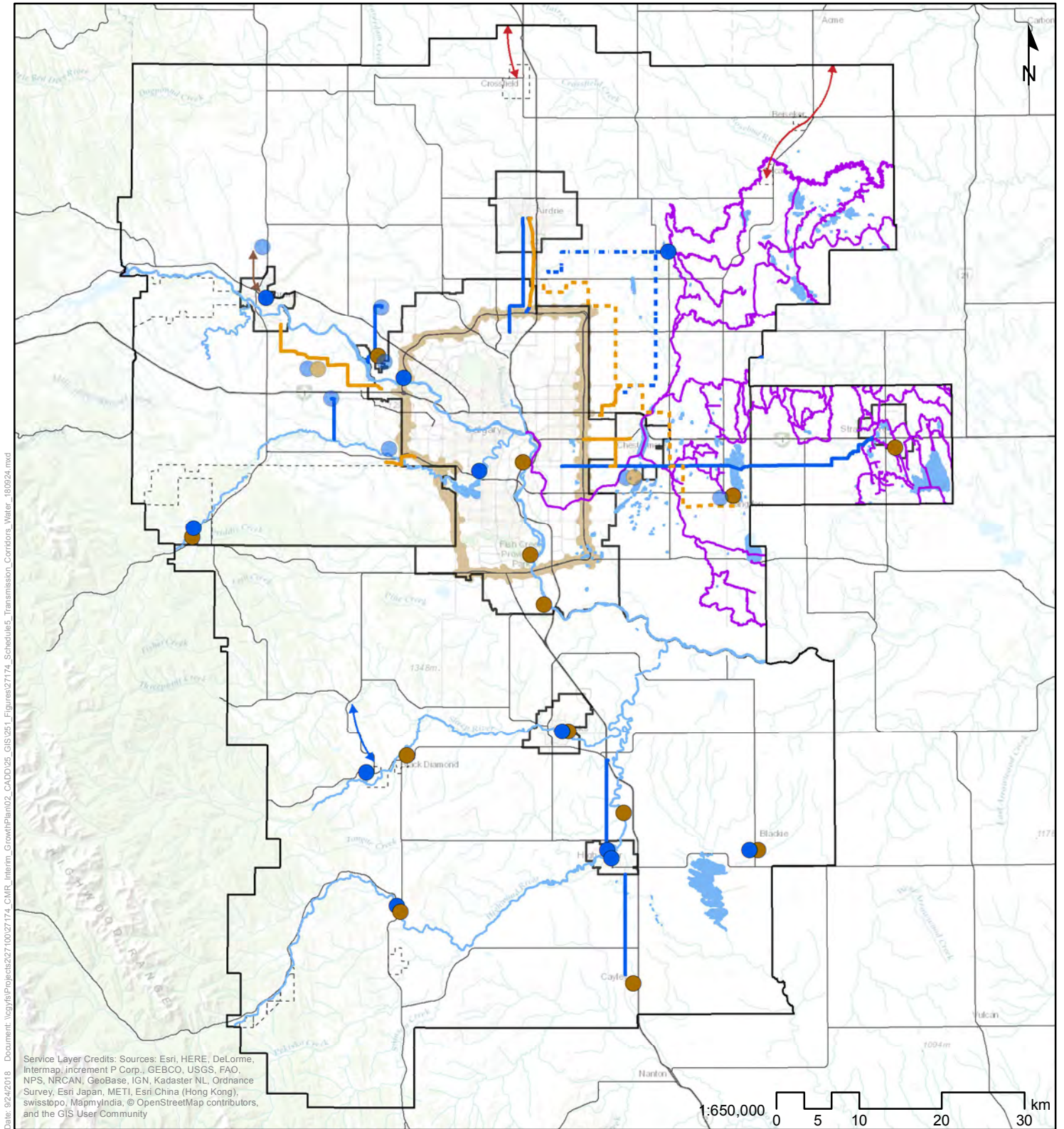
Calgary Metropolitan Region Interim Growth Plan



Current as of Sep-24/18

† Formerly the Trans Canada Trail. ‡ Higher order transit (HOT) includes light rail transit (LRT) and bus rapid transit (BRT).

Schedule 5: Transmission Corridors – Water



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- | | | |
|---------------------------------|--------------------------------|-------------------------------------|
| Transportation Utility Corridor | Water Corridors | Intermunicipal Wastewater ‡ |
| Treatment Plants | Intermunicipal Water | Potential Intermunicipal Wastewater |
| Public Water | Potential Intermunicipal Water | Cochrane Lake Wastewater ‡ |
| Public Wastewater | Millarville Water | Western Irrigation District System |
| Private Water | Water Commission Line † | |
| Private Wastewater | | |

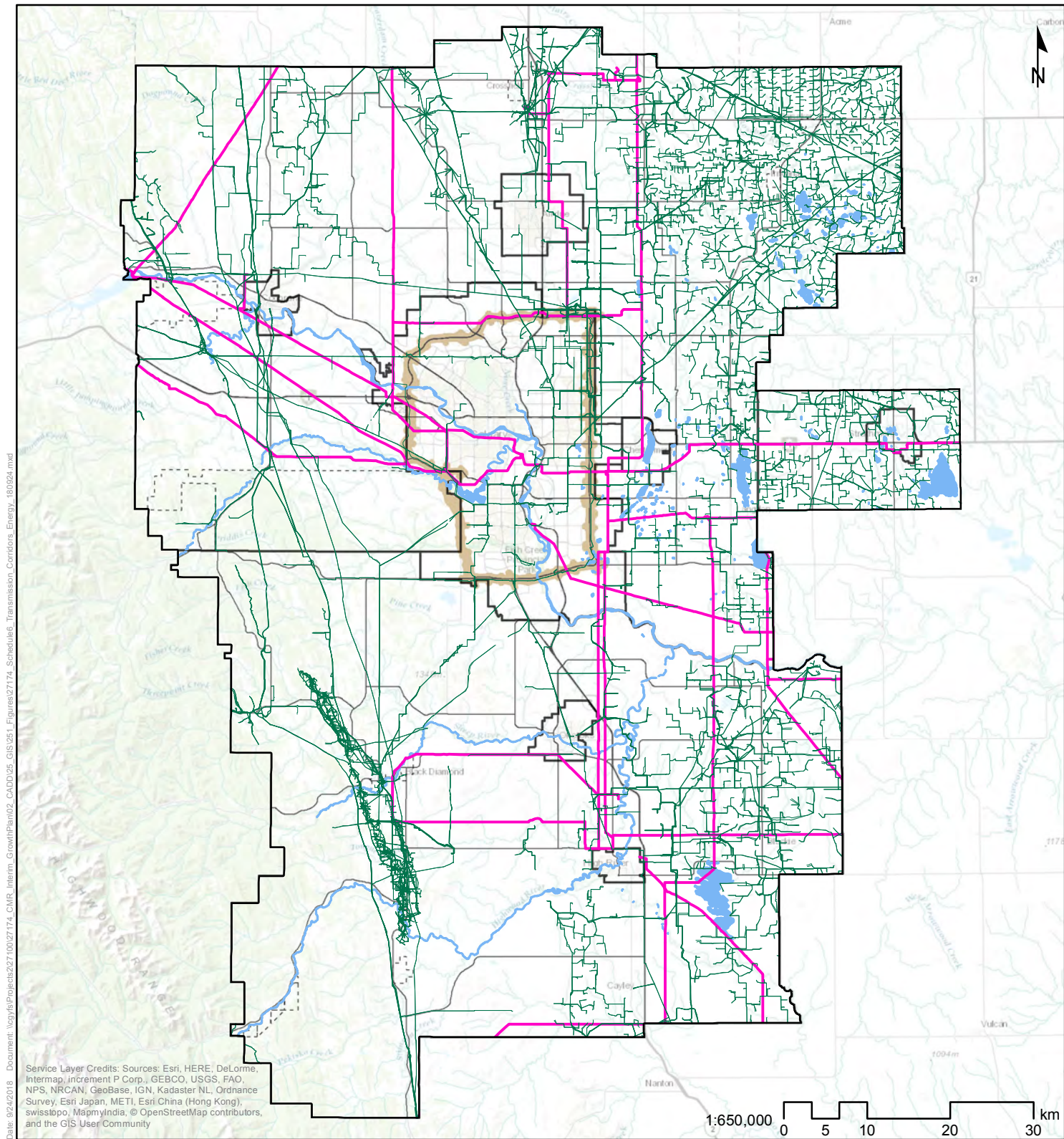
Calgary Metropolitan Region Interim Growth Plan



Current as of Sep-24/18

† Water commission lines are conceptual until accurate alignments received from the commissions. ‡ Alignment of wastewater line servicing Cochrane Lake is conceptual.

Schedule 6: Transmission Corridors – Energy



Date: 02/24/2018 Document: \\cgy\GIS\Projects\2017\10027174_CMR_Interim_GrowthPlan\02_CADD\05_GIS\051_Figures\27174_Schedule6_Transmission_Corridors_Energy_180924.mxd

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- Transportation Utility Corridor
- Energy Corridors
- Power Transmission Line
- Pipeline

Calgary Metropolitan Region Interim Growth Plan



Current as of Sep-24/18

† Water commission lines are conceptual until accurate alignments received from the commissions. ‡ Alignment of wastewater line servicing Cochrane Lake not yet confirmed.

6 GLOSSARY

Terms in the glossary are terms used in the Principles, Objectives, and Policies of the Interim Growth Plan. The definitions provide support to guide the implementation and interpretation of this Plan and may vary from local planning definitions. Where applicable, definitions are based on the *Municipal Government Act* and other provincial legislation.

Area Structure Plan (ASP) – 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 (ARP) – A *statutory plan* adopted by a municipality by by-law, in accordance with the *Municipal Government Act*, to provide a framework for the future *redevelopment* of a defined area of land.

Active Transportation – Human-powered travel, including but not limited to: walking, cycling, inline skating, and travel with the use of mobility aids, including motorized wheelchairs and other power assisted devices moving at comparable speeds.

Adverse Impact – Resulting in a significant negative consequence on the overall level, capacity, and provision of existing and/or planned *regional infrastructure*.

Cluster Country Residential – A rural settlement form based on *conservation* design principles and the protection of open space.

Communal Services – Water and sanitary waste services serving a residential and/or employment area developed to a standard acceptable to Alberta Environment and Parks, or the approval authority having jurisdiction.

Community Services and Facilities – Public facilities and services that support the needs of a community and which may include: schools and educational facilities; daycares; libraries; recreation centres; emergency services as necessary, such as police stations, emergency medical services and fire halls; social services; medical and/or health care centres; parks; and playgrounds.

Community Node – A central area within a settlement area containing a mix of uses such as employment uses, *community services and facilities*, and housing, appropriate to the scale and size of the community, and to local community needs.

Conservation - As per the 2008 Alberta Land-use Framework, conservation is the responsible preservation, management, and care of our land and of our natural and cultural resources.

Contiguous – Adjacent to an existing built-up area or to a planned area approved for *development* through a *statutory plan*, or conceptual scheme.

Country Residential – A rural settlement form in which the land-use is mainly residential and characterized by dispersed, low *density development* with lot sizes generally 1 acre or greater. Country residential areas may include a variety of lot sizes, while maintaining a rural character, incorporating landscape considerations in their design, and offering passive and active recreational and cultural opportunities. Country residential households are often responsible for providing on-site water and private sewage systems.

Density – The relative number of an attribute, such as people, dwellings, or jobs per unit of area, such as a gross developable hectare or an acre of land.

Development – As defined by the MGA, meaning an excavation or stockpile and creation of either of them; a building or an addition or replacement or repair of a building and the construction or placing of any of them on, in, over, or under land; a change in use or a building or act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or a change in the intensity of the use of a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

Ecological Systems – A coherent system of natural and semi-natural landscape elements.

Efficient Use of Land – A pattern of land-use that minimizes over time the amount of land required for development of the built environment and may include, as appropriate to the local context, walkable neighbourhoods, a mix of land uses (residential, retail, workplace and institutional), multi-modal transportation access, and efficient and cost-effective servicing.

Employment Areas – Lands predominately providing for multi-lot employment *development* that may include but is not limited to: industrial, institutional, office, commercial, and retail uses.

Environmentally Significant Areas – As per the Alberta Parks Website, environmentally significant areas are: important to the long-term maintenance of biological diversity, soil, water, or other natural processes, at multiple spatial scales. Environmentally significant areas contain rare or unique elements or include elements that may require special management consideration due to their *conservation* needs.

Floodway – As per the Alberta Environment and Parks Flood Hazard Mapping Website, the floodway is 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 Fringe - As per the Alberta Environment and Parks Flood Hazard Mapping Website, 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.

Grandfathered – The exemption of municipal *statutory plans* that were approved prior to January 1, 2018 from the application of the Principles, Objectives, and Policies of this Plan. January 1, 2018 is the effective date to identify *statutory plans* subject to grandfathering, as determined by the Minister of Municipal Affairs and reflected in the *Calgary Metropolitan Region Board Regulation AR 190/2017*.

Hamlet – An unincorporated urban community with a generally accepted name and boundary. *Hamlets* are designated by Counties and Municipal Districts and each designation must specify the hamlet's name and boundaries. Only those unincorporated urban communities recognized by Alberta Municipal Affairs as *hamlets* are recognized as *hamlets* by the Calgary Metropolitan Region Board.

Intensification and Infill – *Development* at a higher *density*, as appropriate to the local context, than currently exists in existing *country residential* areas, *settlement areas*, and *employment areas* through: *redevelopment*; *development* of underutilized lots within previously developed areas; subdivision; or the expansion or conversion of existing buildings.

Intermunicipal Agreement – An agreement between two or more municipalities.

Intermunicipal Development Plan (IDP) – A *statutory plan* adopted by two or more municipalities by bylaw in accordance with the MGA.

Municipal Agreement – As per the *Municipal Government Act*, a municipal agreement is an agreement entered into by a participating municipality.

Municipal Development Plan (MDP) – A *statutory plan* adopted by a municipality by bylaw, in accordance with the MGA.

Planned Area – An area subject to a previously adopted statutory or non-statutory plan below the MDP or IDP level. This includes plans adopted before the January 1, 2018 effective date of the *Calgary Metropolitan Region Board Regulation AR 190/2017*.

Redevelopment – The creation of new units, uses, or lots on previously developed land.

Regional Infrastructure – Physical infrastructure and facilities developed by one or more levels of government and/or regional service commissions or irrigation districts to provide services to citizens and businesses, and to support growth and the function of a regional economy. This includes, for example, highways, intermunicipal bus and light rail transit systems, provincial interchanges, regional water, wastewater and stormwater systems, power systems, hospitals, post-secondary institutions, etc.

Regionally Significant – Of a scale and significance such that it may benefit or impact two or more municipal members of the Region by virtue of: adjacency, land-use, infrastructure, and/or servicing requirements. A resource, service, development or opportunity may be *regionally significant* where:

- i. it can reasonably be assumed to benefit or impact the wider regional membership, and
- ii. impact to it by natural or human disturbance and disruption could have an adverse effect on the growth and prosperity of the Region.

Proximity to *regionally significant corridors* and reliance on *regional infrastructure* may affect the *regional significance* of a proposed development.

Regionally Significant Corridors – Human-made features within the Calgary Metropolitan Region that may extend beyond a single municipality and consist of designated rights-of-way or routes for moving people and goods and for distributing water, wastewater and energy services.

Statutory Plan – As defined by the MGA, a plan adopted by a municipality by bylaw, in accordance with the MGA, including *IDPs, MDPs, ASPs, and ARPs*.

Settlement Areas - All lands located within *planned areas* in cities, towns, villages, *hamlets*, and other unincorporated urban communities. *Settlement areas* do not include country residential areas.

Expansion of Settlement Areas – Areas proposed for new residential and/or mixed-use growth and *development* that are located outside of but are *contiguous* to existing *settlement areas*. These areas were not identified for residential and/or mixed-use *development* in previously approved *statutory plans*.

New Freestanding Settlement Areas – Areas proposed for new residential and/or mixed-use growth and *development* that are not *contiguous* to existing *settlement areas*. These areas were not identified for residential and/or mixed-use *development* in previously approved *statutory plans*.

Transit Station Areas – Areas serviced by transit infrastructure and service, within approximately 500 metres of a transit station.

Transit Corridors – Existing or planned dedicated right-of-way for transit vehicles (buses or trains) or a right-of-way for numerous different modes. Higher-order transit refers to transit that is high-speed, frequent, reliable, and comfortable. This may include heavy rail, light rail, and commuter transit service.

