



MUNICIPAL PERSPECTIVES:

Position Paper on the South Saskatchewan Regional Plan





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This report was prepared by the Oldman River Regional Services Commission staff
on behalf of municipalities of southern Alberta.

ENDORSEMENT

The Oldman River Regional Services Commission is pleased to present the Regional Advisory Committee, the Land Use Secretariat, the Members of the Legislative Assembly and the contracted planning consultant with this document entitled *MUNICIPAL PERSPECTIVES: Position Paper on the South Saskatchewan Regional Plan* on behalf of 52 municipalities in the South Saskatchewan Regional Plan area.

The Oldman River Regional Services Commission has been directed to undertake the preparation of a position paper which is reflective of the issues, concerns, opportunities and challenges identified by southern Alberta municipalities with respect to the proposed South Saskatchewan Regional Plan. The impetus for preparation of the position paper resulted from a meeting attended by elected officials and chief administrative officers of municipalities within the region on July 14, 2009 which was extremely well attended with approximately 140 delegates present. This initiative was later ratified by the Oldman River Regional Services Commission's Executive Committee at its meeting also on July 14, 2009.

ENDORsing MUNICIPALITIES

Village of Arrowwood	Town of Magrath
Village of Barnwell	City of Medicine Hat
Village of Barons	Town of Milk River
Town of Bassano	Town of Nanton
Town of Bow Island	County of Newell No. 4
City of Brooks	Village of Nobleford
Cardston County	Town of Picture Butte
Town of Cardston	Municipal District of Pincher Creek No. 9
Village of Carmangay	Town of Pincher Creek
Village of Champion	Municipal District of Ranchland No. 66
Town of Claresholm	Town of Raymond
Town of Coaldale	Town of Redcliff
Town of Coalhurst	Village of Rosemary
Village of Coutts	Town of Stavely
Village of Cowley	Village of Stirling
Municipality of Crowsnest Pass	Municipal District of Taber
Cypress County	Town of Taber
Village of Duchess	Village of Tilley
Village of Foremost	Town of Vauxhall
Town of Fort Macleod	Vulcan County
County of Forty Mile No. 8	Town of Vulcan
Village of Hill Spring	County of Warner No. 5
City of Lethbridge	Village of Warner
County of Lethbridge	Municipal District of Willow Creek No. 26

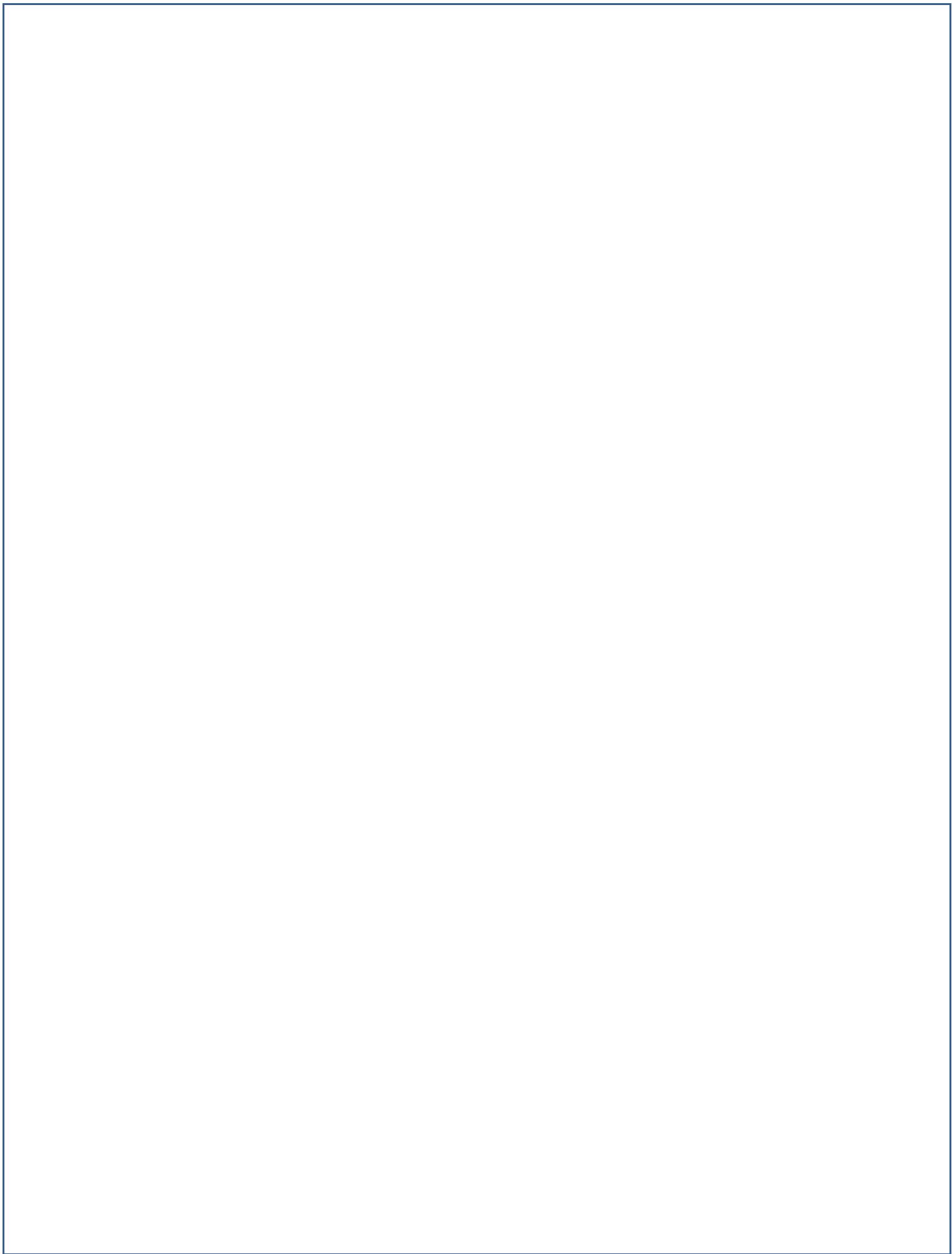


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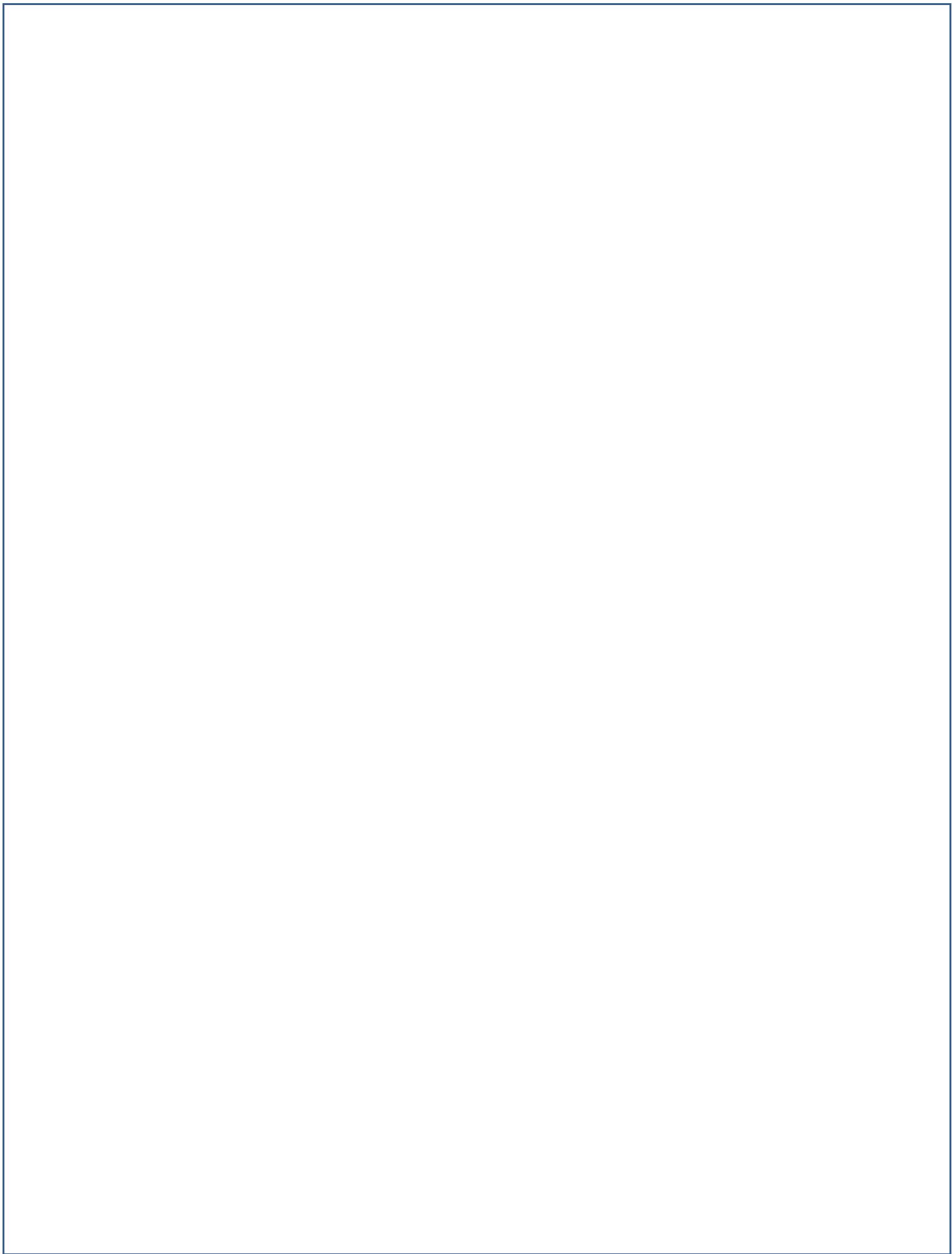
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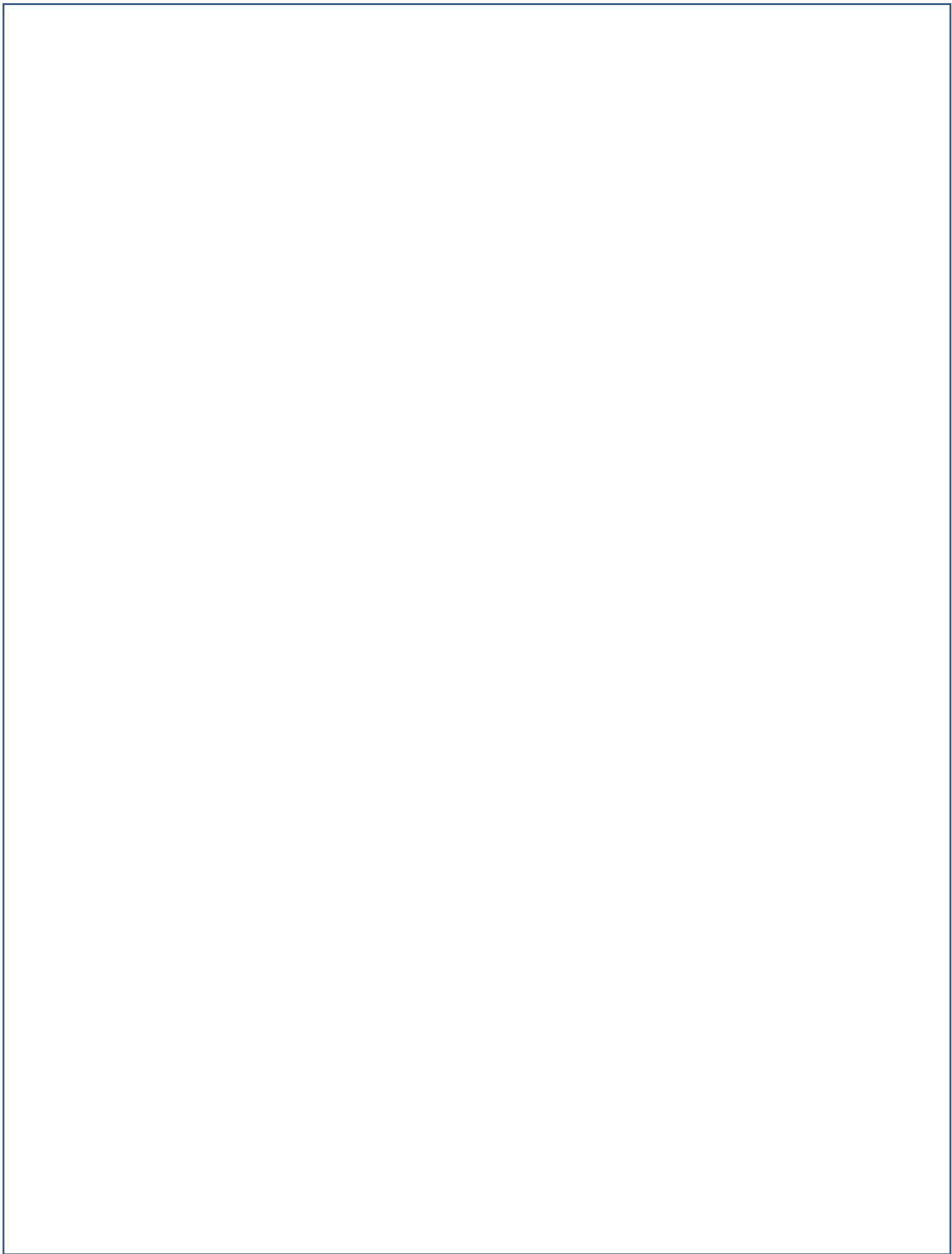
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SYNOPSIS



"The government wants input. We want to hear from Albertans and work together on the regional plans."
(LUF Quarterly, September 2009)

SYNOPSIS

The Oldman River Regional Services Commission* (ORRSC) was charged with preparing the *MUNICIPAL PERSPECTIVES: Position Paper on the South Saskatchewan Regional Plan* which reflects the issues, concerns, opportunities and challenges identified by southern Alberta municipalities and professional planning staff with respect to the proposed regional plan. It was undertaken in the spirit of cooperation representing a coordinated and proactive effort to provide the provincial government with valuable and meaningful input in the formulation of a regional plan.

The paper is divided into the following sections:

- ❖ *Endorsement* – authority and list of endorsing municipalities;
- ❖ *Synopsis* – provides an overview of the paper and overarching themes and opinions;
- ❖ *Introduction* - establishes the purpose and goal of the paper, the regional context, and the history of regional planning in southern Alberta;
- ❖ *Perspectives* – sets context, offers municipal perspectives and considerations on 12 topic areas integral to the South Saskatchewan Regional Plan;
- ❖ *Appendices* – contains excerpts from planning legislation, a summary of the municipal survey results (a full report will be presented under a separate cover), information about ORRSC and Bibliography.

PERSPECTIVES

The essence of the paper is the presentation of the context, municipal viewpoints, best planning practices, and suggested considerations on 12 topic areas relevant to the Land-use Framework and the creation of a regional plan. The topic areas were developed from the strategies and policy directions identified in the Land-use Framework and the metropolitan plans for Calgary and Edmonton.

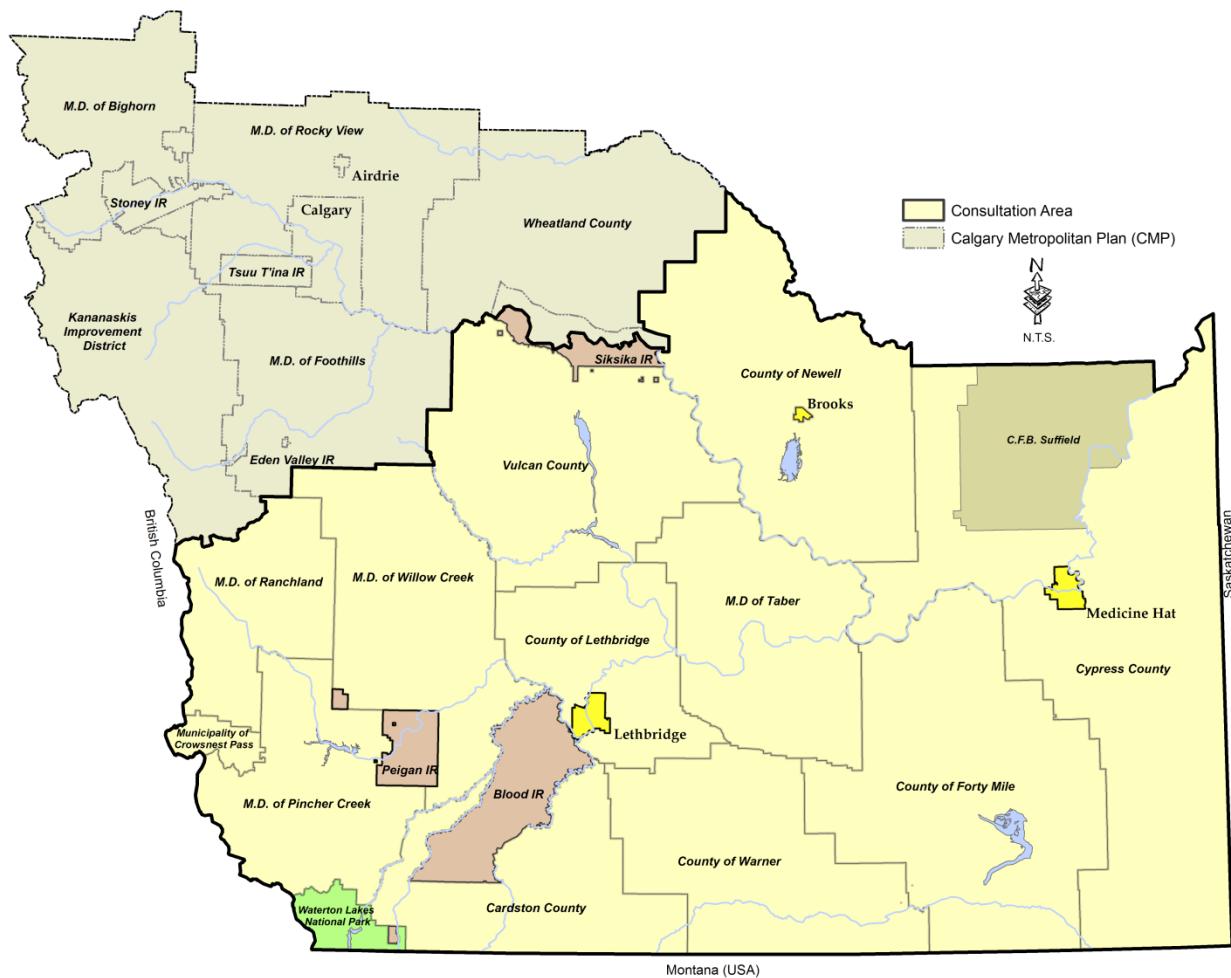
Municipal consultation was obtained through a survey, which was distributed to 52 municipalities in the South Saskatchewan Plan Area as well as the First Nations of Siksika, Peigan, and Blood, the Canadian Forces Base Suffield, and Waterton Lakes National Park. With the exception of the Town of Nanton, which is a member of ORRSC, the municipalities within the Calgary Metropolitan Plan Area were not consulted.

Of the 52 municipalities consulted, 35 returned surveys. The response rate of 67% is indicative of the high priority municipalities have assigned to ensuring that their voices are heard by the provincial government, the South Saskatchewan Regional Advisory Committee and the planning consultant

* ORRSC is a municipally-owned and funded commission created pursuant to section 602.02 of the Municipal Government Act. Refer to the appendices for detailed information on the Commission.

charged with preparing the plan for the region. Municipalities seek on-going dialogue with the provincial government throughout the preparation of the plan, so local interests are adequately understood and considered.

Consultation Area in the South Saskatchewan Regional Plan Area



The topic areas addressed include:

1. Sub-regional Planning;
2. Extensive Agriculture and Development;
3. Integrated Land Use Planning;
4. Water;
5. Country Residential and Urban Large Lot Development;
6. Urban Communities;
7. Growth, Servicing, and Development Issues;
8. Intermunicipal Issues;
9. Transportation Systems and Utility Corridors;
10. Natural Resources and Recreation;
11. Stewardship and Conservation; and
12. Cumulative Effects Management.

The perspectives presented in each of the topic areas are not easily summarized given their comprehensiveness and their inter-relationships – doing so may also not be reflective of the interests of the municipalities. As such, a summary of the perspectives in each topic area is not presented in this section. The themes and opinions common to all 12 topic areas, the Land-use Framework, and the Alberta Land Stewardship Act (ALSA) are instead presented as follows:

OVERARCHING THEMES AND OPINIONS

Local Autonomy and Flexibility in Decision-Making

The authority to make decisions on matters of land use needs to remain at the local level, and not be shifted to a regional authority. A balance between local autonomy and regional objectives must be struck.

Many municipalities acknowledge the potential benefits of a more integrated form of land use planning and a regional approach/perspective to certain issues; however, municipalities value retention of local autonomy and flexibility in decision-making to address their local and sometimes unique conditions and meet the needs of their communities. Additionally, local decision-making is seen by many as a valuable measure for increasing accountability among decision-makers and trust among the public.

On-going Consultation

Municipalities want to be assured through regional plan policies the opportunity for on-going consultation in not only the preparation of the plan and any subsequent sub-regional plans but also with the review and evolution of the adopted plans.

A need for additional consultation with municipalities and the public has been identified with regard to issue-specific topics including, but not limited to, conservation directives and offsets, water, cumulative effects, evaluation and monitoring systems, and transportation and utility corridors.

There is a desire for a consultation process that includes an avenue for public hearings and appeals. “Open Houses” are not viewed as a meaningful public consultation process. Some have suggested that after an initial consultation process, both the regional plan and the Bill 36 regulations should be developed in draft form for the municipalities and Albertans to review, with a meaningful public consultation process to follow.

Transparency and Openness

A transparent and open process is necessary in the preparation of the South Saskatchewan Regional Plan. Regional planning is a complex undertaking and to be successful must be explicit in its intentions and outcomes and allow for realistic timelines for the collection of data and public comment in an open forum. Municipalities, the public, business and industry, and all other stakeholders must be afforded the opportunity to not only provide input but be active participants in the formulation of the regional plan. Regular status updates regarding the policy areas being considered for the region and a means of receiving input on those topic areas should be provided.

Given the scope and importance of the regional plan, many municipalities feel that the proposed timeline for completion is aggressive. Many municipalities are of the opinion that they do not have enough time to adequately respond to or be consulted with and would support extension of the targeted completion date.

Citing as an example, the fact that the accompanying regulations for ALSA have not yet been prepared, municipalities have indicated that it is difficult to provide input on something they do not know the details of – this begs more questions than answers.

Equity

The regional plan policies should not create a system of inequities, where municipalities are afforded different opportunities for growth and development. Such a policy direction would have a devastating impact on the viability of many communities and has the potential to jeopardize intermunicipal relationships.

Of equal importance, plan policies are not supported that would afford any particular municipality or group of municipalities a majority position. Veto powers or votes should not be assigned to municipalities, particularly the City of Calgary, in the preparation, endorsement, amendment or implementation of the South Saskatchewan Regional Plan or any sub-regional plans.

Implementation and Funding

The regional plan must include reasonable timelines for implementation to allow municipalities to adapt to new legislation and plan policies. Adequate provincial funding must be provided to municipalities for the preparation and/or update of their statutory plans and land use bylaws as well as adjusting to any local economic implications resulting from the plan.

Municipal cooperatives, such as the Oldman River Regional Services Commission, could play an expanded role in assisting the municipalities with implementation of the regional plan policies and to act as a liaison in the preparation of sub-regional plans. It is hoped that the regional plan policies do not reduce the ability for regional services commissions to continue to provide assistance to municipalities. It has been suggested by several member municipalities of ORRSC that the capacity and mandate for municipal cooperatives like regional services commissions should be supported financially by the provincial government.

Provincial Ministries and Agencies Integration

As identified in the Land-use Framework, a shift to regional planning requires integration of provincial ministries and agencies. Ultimately, the provincial sectors must become active participants in the implementation of the regional plan policies, which requires adequate funding and staffing. Provincial organizations must also become working partners with the municipalities and provide access to information, written commentary and agency opinion, and active involvement in the land use review process early on.

Compliance

Establishing a defined system for compliance with regional plan policies is necessary to ensure effectiveness of the initiative. A system where municipalities are left to self-regulate and monitor one another for compliance has the potential to heighten intermunicipal tensions and may jeopardize the success of the regional plan. Provincial review of statutory plans and land use bylaws to ensure consistency with regional plan policies will be necessary. This critical function should not be assigned to the private sector, special interest groups or committees composed of such, as they may not have the expertise or they may have a vested interest in the outcome.

Municipalities feel the enforcement mechanisms proposed in Section 570.01 of the Municipal Government Act amendments do not promote cooperation and sound planning in good faith. Meaningful public process is the cornerstone of planning and must be considered by the province and its legislation. A process with public “buy-in” and support for planning initiatives always leads to a more successful system than when it is achieved through strictly regulatory means.

Long-Term Commitment

To be successful, regional planning requires long-term provincial commitment. The benefits of regional planning are only realized many years down the road and, as such, the methodology needs to transcend the cyclical nature of economics and politics. Such an undertaking requires extensive time, energy, expertise and funding. The planning process should not be rushed to ensure the plan is manageable. It

Synopsis



has been suggested that a pilot project be undertaken before full scale provincial implementation and that the timeframe for preparing the plan needs to be extended.

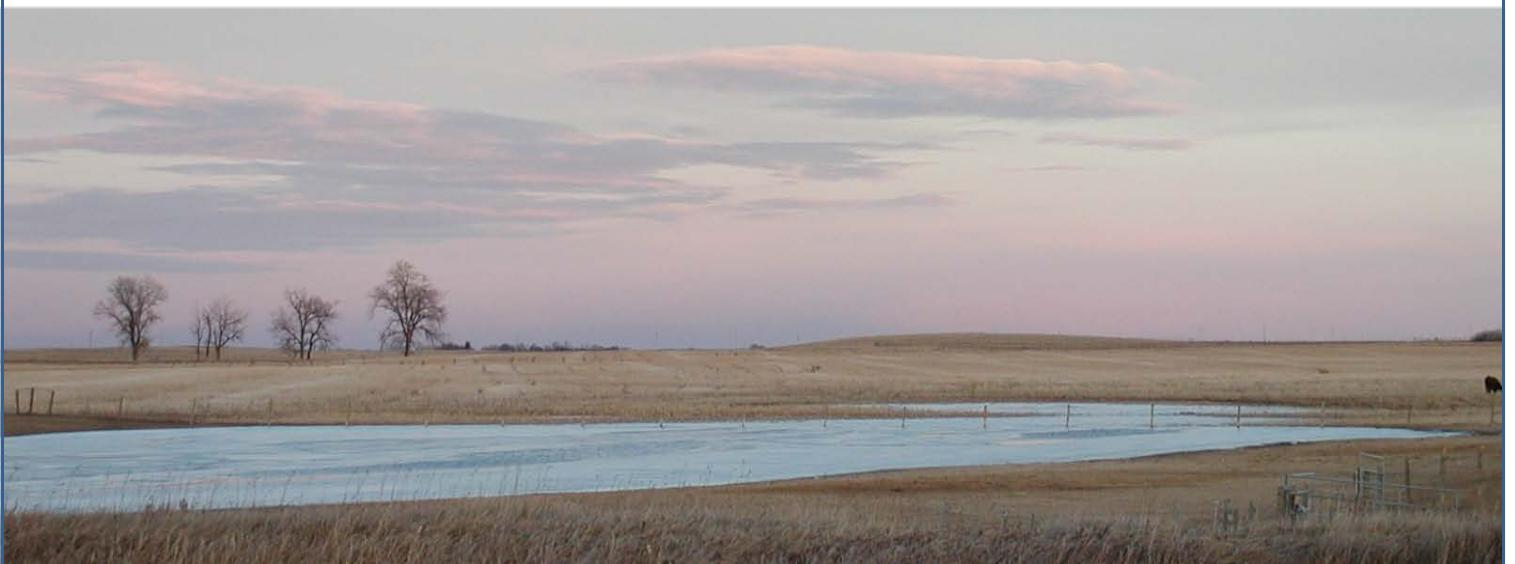
Regional Plan Naming Convention

While it is recognized that the name “South Saskatchewan Regional Plan” is based on the water basin, it is suggested that a different name be considered. The plan for this region will affect jurisdictions within southern Alberta but instead implies association with the province of Saskatchewan.

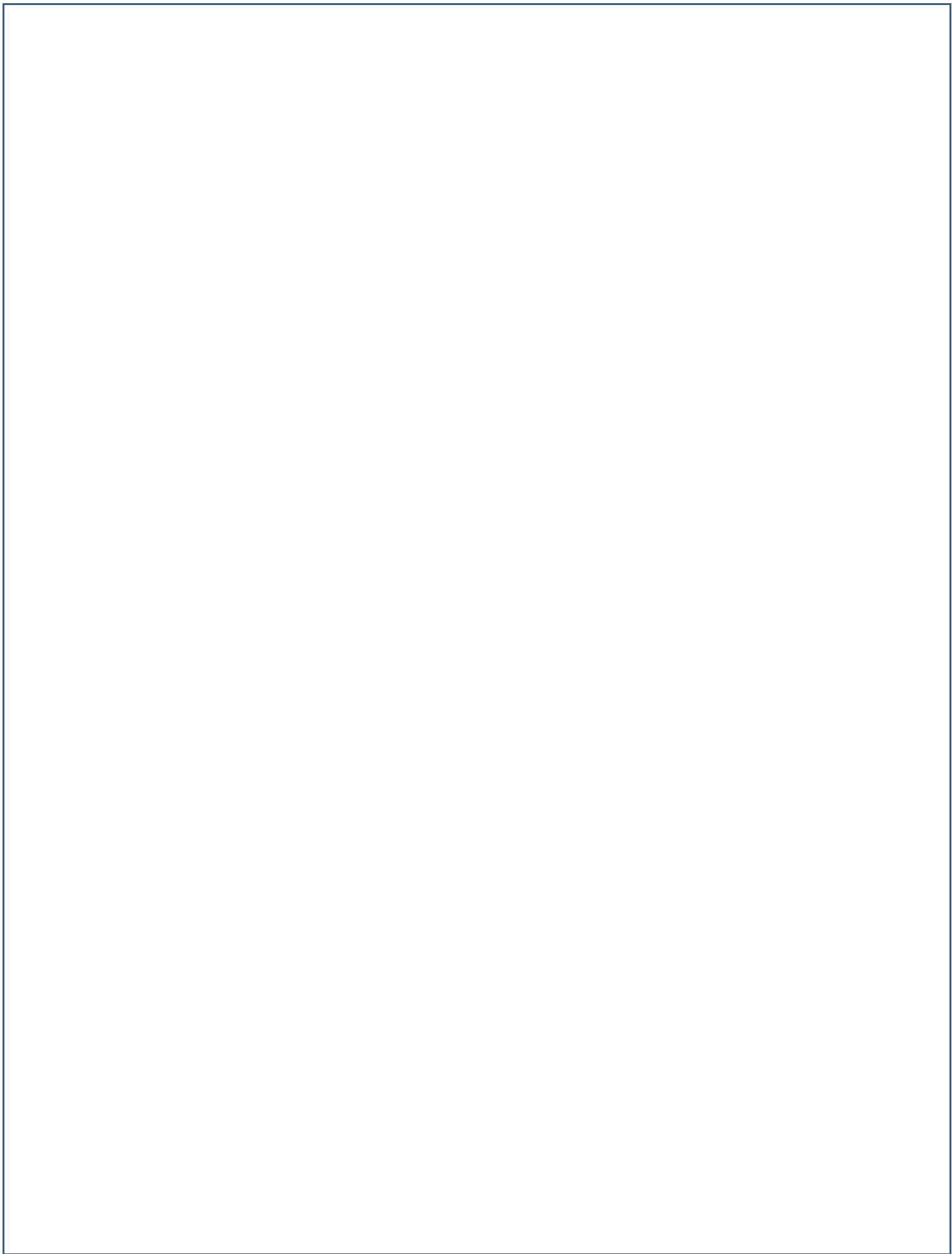
IN CLOSING

The paper is reflective of the overall themes, perspectives and support. It is not possible to capture every municipal opinion and concern. As such, municipalities may also submit additional comment to the Regional Advisory Committee under the cover of their letterhead.

The municipalities in the South Saskatchewan Regional Plan area and ORRSC look forward to continued consultation and the opportunity to play an active role in the formulation of a plan for our region.



INTRODUCTION



INTRODUCTION

PURPOSE OF THE POSITION PAPER

The position paper consists of a review of regional characteristics and the identification of local sentiment with regard to the strategies found in the Land-use Framework. The following sections are a presentation of the issues, concerns, opportunities and challenges identified by participating southern Alberta municipalities and the professional planning staff of ORRSC. The document is intended to act as a framework for discussion and as a vehicle for the presentation of ideas identified by the municipalities of the region to the South Saskatchewan Regional Advisory Committee (RAC), the Land Use Secretariat, the Members of the Legislative Assembly and the land use consultant preparing the regional plan. It should be used as a point of reference for the establishment of policies that will affect the region and its people.

GOAL OF THE POSITION PAPER

In identifying municipal perspectives and considerations, the overriding goal of the position paper is to ensure that the final regional plan is reflective of the following:

- ❖ a sustained and balanced economic growth and wise use of the region's resources;
- ❖ the existing political and social fabric;
- ❖ a coordinated and responsible approach to the environment; and
- ❖ an awareness of the region's unique archaeological, historical and ecological resources.

REGIONAL CHARACTERISTICS, POPULATION, AND GOVERNANCE

The South Saskatchewan Regional Plan (SSRP) area encompasses the south portion of Alberta, covering approximately 83,800 km². Much of the region is composed of prairie (the Eastern and Western Plains) and these areas are interrupted by distinctive river valleys creating dramatic contrasts against the relatively flat prairie environment. The Eastern Slopes of the Rockies, occupying the western portion of the region, contain the headwaters of the rivers which provide the water supply to the region. The climate is characterized by short, warm summers, cold winters interrupted by warm Chinook winds, a relatively low average rainfall and a high amount of heat units. The region also receives more sunshine than any other part of Canada, and this, in combination with its abundant open space, natural beauty, clean air, and vast network of rivers and lakes can be perceived as a tremendous asset.

The transportation network consists mainly of a series of primary and secondary highways, railways and airports. The Trans-Canada Highway, which passes through Medicine Hat and Brooks, provides a direct link to Calgary and the rest of Canada. Highways 2 and 4 link the south region to Calgary and Edmonton and form part of the CANAMEX corridor that connects Canada, the United States and Mexico. Highway 36 provides an alternative north/south route. Highway 3 serves as the major connection east and west, as it passes through the region from Medicine Hat to the Crowsnest Pass and on to British Columbia.

Transportation Routes in the South Saskatchewan Regional Plan Area



The region is predominantly an agricultural area, but with significantly unique characteristics and differences based on location and landscape. These agricultural differences are prevalent between the mountains and foothills, badlands, ranching and grazing lands, dry land farming, and irrigated land areas. The quality of the land base, topographic features, local climate and the significant investment by the province in irrigation infrastructure in the irrigation districts, has made a large portion of this region highly productive, particularly east of the City of Lethbridge. Conversely, some of the dry land and ranching areas are more susceptible to fluctuating economic and climatic conditions.

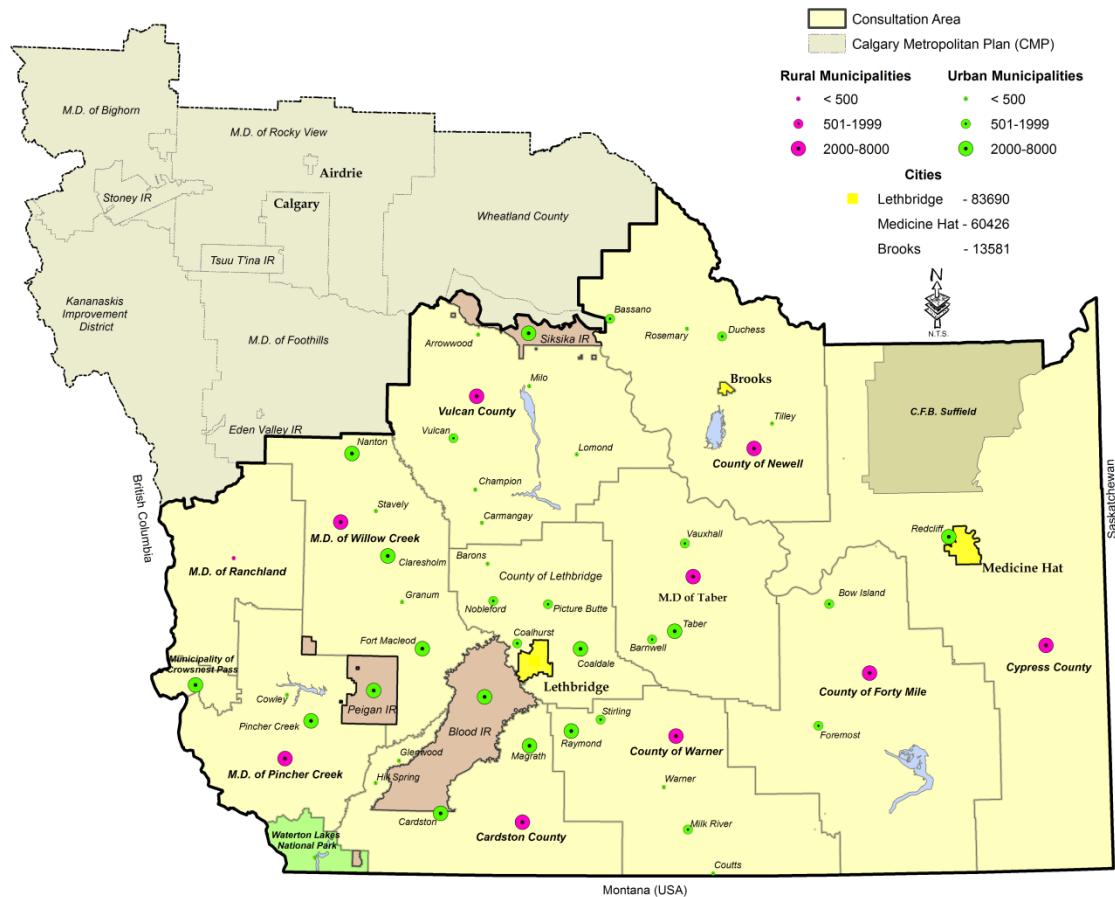
Several industries in addition to agriculture, including manufacturing, resource based industries and tourism are of importance to the regional economy. The diversity of agricultural industries in the region has lead to the growth of a sizeable food processing industry that relies on agricultural products for their raw materials. Renewable and non-renewable resources account for part of the land use in the region, which includes oil and gas, wind energy, and forestry.

Closely tied to the agricultural base is a range of urban communities, which vary in size and function, but provide services, employment, cultural and social opportunities to all residents. Most early settlements in this region were established by 1911 as they sprang up along rail lines and grain facilities. The result

being that many urban centres are located in areas consisting of high-quality agricultural land. Within the region, the three large urban centres (Calgary, Lethbridge and Medicine Hat) are more metropolitan in nature, but they are expressly linked to the rural landscape and economies, and in turn, influence growth and development in the adjacent rural areas. The range of communities, the differing levels of service and the lifestyles they offer mean a balanced approach is required in addressing growth and development throughout the region.

The South Saskatchewan Regional Plan area contains a significant portion of the province's total population settled in large urban cities, smaller urban communities and rural settings. The total population for the SSRP is approximately 1,531,000 people with approximately 1,240,000 people, nearly 80 percent, residing within the area currently subject to the Calgary Metropolitan Plan. That leaves approximately 292,000 people, or approximately 20%, who reside outside of the Calgary area, but representing 74% of the land base.

Population Distribution in Southern Alberta

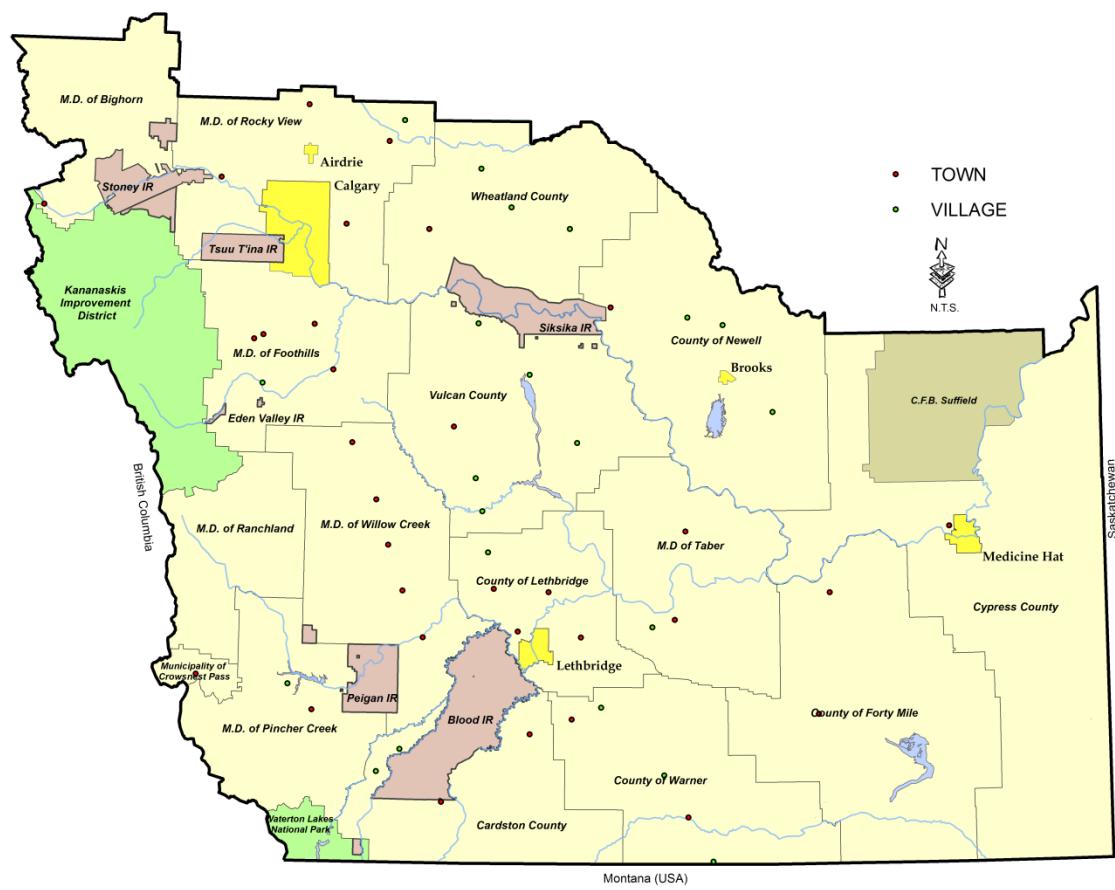


Introduction

Currently, local governance within the South Saskatchewan Regional Plan area is divided among:

- ❖ 5 cities,
- ❖ 53 incorporated communities,
- ❖ 15 rural municipalities (responsible for 98 hamlets),
- ❖ 1 provincially administered improvement district,
- ❖ 5 First Nation Reserves,
- ❖ 1 federally administered Canadian Forces Base, and
- ❖ 1 federally administered National Park.

South Saskatchewan Regional Plan Area



HISTORY OF REGIONAL PLANNING IN SOUTHERN ALBERTA

Regional plans can be defined as "*plans that cover geographic areas transcending the boundaries of individual governmental units but sharing common characteristics that may be social, economic, political, cultural, natural-resource based, or defined by transportation. They often serve as the skeleton or framework for local government plans and special district plans, supply unifying assumptions, forecasts and strategies...*" (American Planning Association, 2006)

Regional planning is a highly technical and expensive form of planning. Large-scale goals and objectives are identified which require additional detailed, topic specific studies to be undertaken in order to meet the established targets. Given the fact that the Land-use Framework (LUF) and Alberta Land Stewardship Act (ALSA) wish to address social, economic, environmental and cumulative impacts in addition to the traditional physical land use aspects, this will certainly be a monumental undertaking. The success of regional planning is based upon the buy-in of the local stakeholders and the integration of the provincial ministries and agencies into the process.

Regional planning has been in existence in parts of the south since 1951 with the establishment of the Calgary Regional Planning Area, followed by Medicine Hat and Lethbridge in 1954 and 1955, respectively. After the depression and war years the urban fringe areas, especially outside the boundaries of Edmonton and Calgary, experienced a great deal of growth as people migrated to fringe areas where land and taxes were cheaper and there were generally less or no development restrictions. The provincial 1950 *Town and Rural Planning Act*, attempted to address some basic issues that were beginning to happen in urban fringe areas by instituting some controls, but somewhat enabled the growth to happen.

Town and Rural Planning Act amendments included the provision for the formation of District Planning Commissions, a forerunner to the Regional Planning Commissions of the 1970s. It soon became evident that the advisory role of the District Planning Commissions did not provide much authority over land use planning decisions.

Regional Planning Commissions were created with the enactment of the 1963 *Planning Act*. The Planning Fund was established and municipalities were requisitioned to support provincial regional planning. Amendments to the planning legislation continued and the 1967 *Planning Act* contained more detailed policies than previous legislation in regards to subdivision, but they were generally quite lenient. In particular, Sections 49, 53 and 59 of the *Subdivision and Transfer Regulation* under the 1967 *Planning Act* allowed different classifications of country residential subdivisions.

- ❖ Section 49 allowed country residential uses with an area of 1 to 3 acres on rural parcels involving a block of a number of sites on land having special scenic and locational qualities and on which no intensified agricultural or small holding pursuits are permitted.
- ❖ Sections 53(b) and 59 allowed agricultural holdings of 3 to 20 acres in size, especially in areas within one-half mile of a highway, and if the location was on a hillside, or in the vicinity of a river, lake or ravine or other site having special scenic and locational qualities.

Although some 20 acre agricultural holding subdivisions did occur in the Oldman River region, especially in the Lethbridge vicinity, this type of subdivision was much more prevalent in the Calgary area.



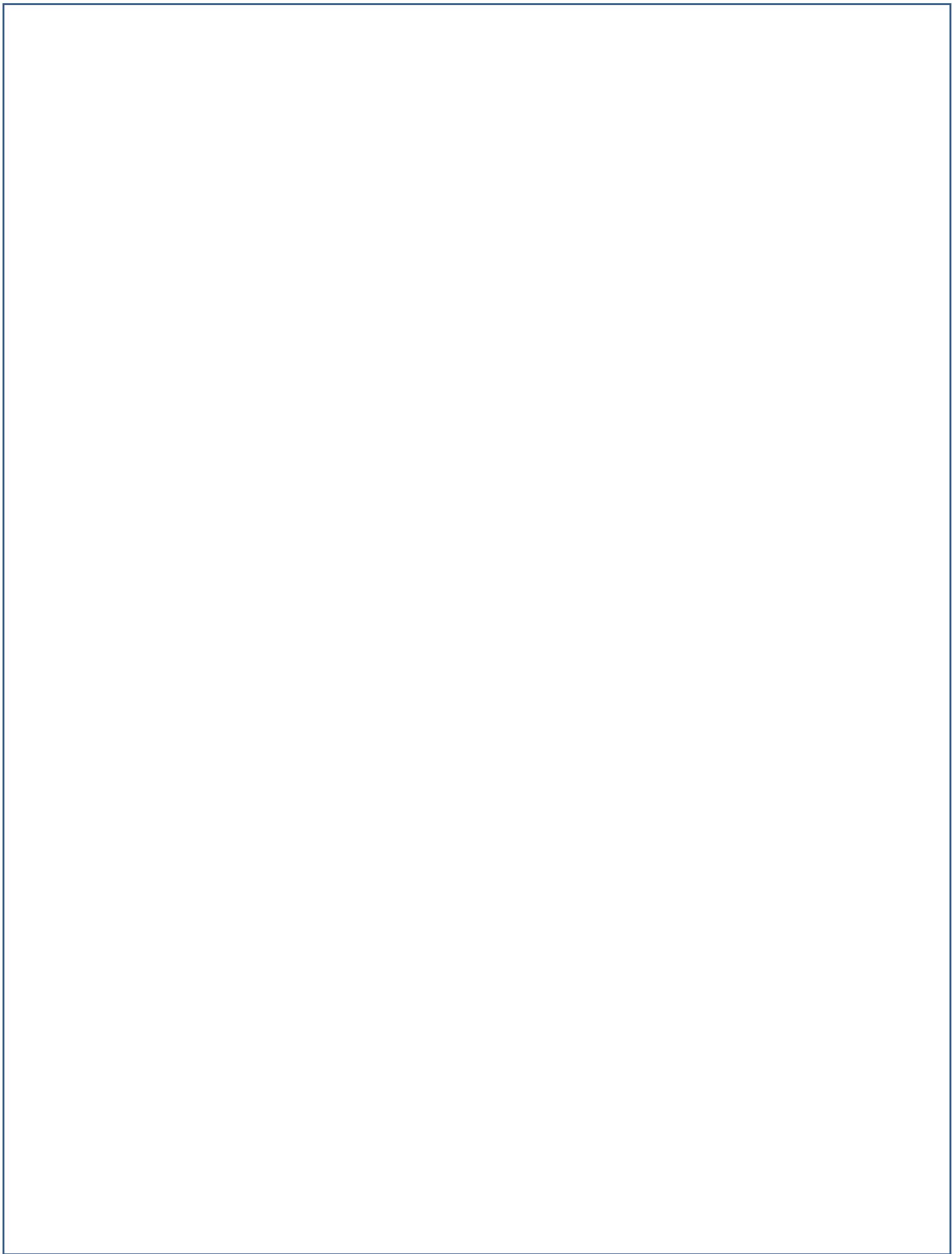
In 1974, this practice changed somewhat with the formation of the preliminary regional plans, especially in the Oldman River region. These plans were more restrictive and a main goal was to conserve prime agricultural lands for agricultural use and to locate non-agricultural uses in such a manner to minimize conflicts. Policies directed the subdivision of land for agricultural use to a minimum parcel size of 80 acres. Land containing existing dwellings and structures on agricultural parcels could also be subdivided out to create a parcel of not less than 3 and not more than 20 acres at the discretion of the approving authority, provided the residual parcel contained 80 acres or more.

With the proclamation of the 1977 *Planning Act* and the corresponding Subdivision Regulation, the legislation eliminated the fragmentation of agricultural land into parcels of 20 acres or less. The 1977 *Planning Act* also enabled the province (Lieutenant Governor in Council) to create regional planning areas by regulation, each under the control of a regional planning commission made up of local elected officials. Each region was to prepare a regional plan by the end of 1982. This proved to be somewhat difficult as early drafts of the plan appeared highly regulatory – some municipalities were identified for growth and allocated enviable land uses at the expense of others. This created significant tension between municipalities, both urban and rural, and even between small or larger urban centres. The province stepped in to ease tensions, and the resulting documents as mandated became much more “general” in their scope. Thus, the plans had statements that good agricultural land should be preserved against country residential development and that industrial development would be spread equitably among all or most urban and rural municipalities.

The move in 1995 to amalgamate the *Planning Act* into the *Municipal Government Act* created a significant change in land use planning, as all subdivision making powers including most subdivision appeals, were given to the local authorities. This move was generally accepted by most municipalities, as land use regulation at the local level was preferred. With this change, different philosophies regarding land uses have been exercised by different local governments across the province and shaped the decision-making process. Municipalities feel very strongly about retaining local autonomy in land use decision-making.



MUNICIPAL PERSPECTIVES





1. SUB-REGIONAL PLANNING

CONTEXT

The ALSA provides for regional plans to “authorize the preparation of a sub-regional plan or an issue-specific plan and specify or describe how it is to be approved as part of the regional plan.” In addition, the ALSA states that regional plans “may make different provisions for different parts of the planning region, or for different objectives, policies, activities or effects in a planning region”.

The ALSA legislation cited above clearly indicates that there is an opportunity for both the creation of sub-regional plans as well as for the development of policies specific to sub-regions. While the intent of this legislation is still largely unknown, it enables policies and plans to be created that respect the unique geography, cultures, demographics and economic regions of Alberta.

The 1977 *Planning Act* required the 10 regional planning commissions, upon formation, to prepare a corresponding regional plan. The South Saskatchewan Regional Plan area encompasses an immense area of southern Alberta for which three former regional plans existed to manage land use. Given the fact that ALSA envisions to address social, economic, environmental, cumulative effects, etc. in addition to the traditional land use issues, the task of preparing one all-encompassing document to address all these matters will be a monumental undertaking. Thus, it makes sense to accommodate a number of sub-regional or issue specific plans that are relevant to the prevailing land use and associated issues of a homogeneous area within the South Saskatchewan Region.

MUNICIPAL PERSPECTIVES

- ❖ There is strong support for the establishment of sub-regional plans within the South Saskatchewan Regional Plan area. As evidenced by the complications in preparing the Metropolitan Plans for Calgary and Edmonton, it will be extremely important to ensure that the extent of the sub-regions are well-defined and based on common themes.
- ❖ The majority of municipalities in the SSRP, exclusive of the Calgary Metropolitan Plan area, are small communities of less than 10,000 citizens. Many of these municipalities are concerned that the influence of the Calgary region, with a population of over one million, would overwhelm their concerns and interests in any regional plan.
- ❖ There is consensus among both urban and rural southern Alberta municipalities that they have unique interests that would be best served if a separate regional plan or a number of sub-regional plans were developed.
- ❖ All responding municipalities provided suggestions on the appropriate size of a regional or sub-regional plan area. These recommendations included sub-regions based on electoral boundaries, former planning commission regions, small cluster areas of adjacent municipalities, or smaller watersheds.
- ❖ Municipalities provided rationale for the need for sub-regional plans based on numerous issues including but not limited to confined feeding operations, wind energy conversion systems, transportation corridors, irrigation, headwaters and trade centers.



CONSIDERATIONS

- ❖ That a regional plan(s) or sub-regional plan(s) be created for areas lying outside the Calgary Metropolitan Plan boundary.
- ❖ Sub-regional plans should be aligned with lifestyle, economic endeavours, smaller watersheds, and/or common themes among neighbouring municipalities.
- ❖ Smaller sub-regions may be more palatable to southern Alberta municipalities and may lessen the potential of urban-rural conflicts evidenced within the Capital and Calgary Metropolitan Plans.
- ❖ Considerations in defining sub-regional plan areas or issue-specific plan areas could include the following:
 - water basin areas consistent with provincial objectives for planning allowing watershed boundaries consisting of the Oldman River Basin, the Milk River Basin and portions of the South Saskatchewan Sub-Basin and corrected for any municipal boundaries;
 - tributary watersheds based on the Oldman River and the Bow River and municipal districts;
 - regional service centres including the cities of Lethbridge, Medicine Hat, Brooks and the surrounding municipalities;
 - flexible overlay sub-regions aligned to land use (e.g. agriculture, recreation, etc.) transportation corridors (Highway 3, Highway 36, the Trans-Canada and CANAMEX), and economic regions (SouthGrow Regional Initiative, Alberta Southwest Regional Alliance, Palliser Economic Partnership, etc.).



2. EXTENSIVE AGRICULTURE AND DEVELOPMENT

CONTEXT



Agriculture is a mainstay of the Alberta economy. Consequently, a principal goal of the Land-use Framework is to reduce the fragmentation and conversion of agricultural land to other uses. While the goal of protecting agricultural land appears to be a straight forward issue, such policies have far-reaching implications for the economic well-being and development patterns of the region. Policy directions will require careful consideration of the economic status and quality of life of rural residents.

Good planning practices suggest that limiting the conversion of agricultural land to other land uses will aid in the protection of the agricultural land base. However, it must be recognized that the issue of protection is intimately tied to other external and often non-land use related influences, including provincial/federal agricultural policy and national/international market forces.

Additionally, many rural municipalities in the south are faced with ageing and declining rural populations, as agriculture becomes more centralized and farms continue to increase in size. Witnessing a shift in how the rural communities function, municipalities need realistic strategies to adjust.

It is also important to recognize the role the evolving provincial planning legislation has had on ensuring a viable agricultural land base is maintained. Rural municipalities have often been held to task regarding their decisions to convert agricultural land to non-agricultural uses. However, their decisions are steeped in the changing perspectives of the planning legislation. The pendulum regarding protection of agricultural land has swung back and forth from strict regulation to general policy. At times this has created tension among municipalities, who were tasked with the responsibility of preservation at the expense of development and those who were allowed to grow.

In the formation of the proposed South Saskatchewan Regional Plan, many municipalities would like to avoid this same type of tension. Although some municipalities see merit in a somewhat regulatory document, the overall consensus appears to favour having some flexibility, a degree of fairness, and respect for local autonomy.

MUNICIPAL PERSPECTIVES

- ❖ There is general acknowledgment that the region's agricultural land should be protected, but it must be done in a way that minimizes inequities among municipalities and balances the rights of land owners. Municipalities want to retain a role in determining the location and form of development through the local planning process.
- ❖ Preservation of large tracts of prime agricultural land to support mechanized operations is only one aspect of agricultural production. The concept of prime land is unique to the type and intensity of use – the same land that may be marginal for row crops may be ideal for grazing.
- ❖ Many municipalities are apprehensive about the conservation and stewardship tools enabled by ALSA, which have the potential to significantly impact the rural landscape and



economy. Many rural municipalities are concerned that they will bear the costs of good stewardship, while all Albertans enjoy the benefits. A balance between preservation efforts and development needs to be achieved.

- ❖ Inequities exist among rural municipalities for a number of reasons including: location factors, assessments and availability of resource based revenues, influences from adjacent urban areas, and inflated land prices driving agriculture out of the market place.
- ❖ Reducing the urban footprint, better utilizing land, and promoting more compact development are all methods that can assist in limiting land conversion. The application of these initiatives requires flexibility so that the uniqueness of the local community can be respected. Initiatives must be tailored to fit the community character – e.g., density targets and design standards applied in big cities cannot be uniformly applied to smaller municipalities.
- ❖ The region is criss-crossed by large networks of electrical transmission lines, irrigation canals, pipelines, railways and provincial highways which also impact agricultural lands. These facilities play a role in unnecessarily fragmenting parcels of good agricultural land, and should be addressed in any conservation strategies.
- ❖ Established ranching activities in the foothills area are often compromised by competing developments such as, recreational uses and resource based developments. These municipalities want to be better consulted on allowing these conflicting land uses which may impact them.
- ❖ Generally, rural municipalities consider “first parcel out” subdivision, which separates the farmstead from the quarter-section, vital to the long-term viability of agricultural operations and the rural population base. Also, the ability to subdivide cut-off parcels due to physical barriers that make a parcel illogical or impractical to farm merits consideration.
- ❖ Conversion of agricultural land within the fringe areas is considered problematic due to the impacts it has on urban expansion efforts and provision of servicing. Many rural municipalities feel that both urban and rural communities should share development in the fringe areas. Rural municipalities should not simply serve as a land bank for urban municipal expansion.
- ❖ The conversion of agricultural land to other uses has not occurred in this area to the same degree as it has around Calgary. Many rural municipalities indicate that they have successfully managed conversion of agricultural lands through their municipal development plan (MDP) policies and subsequent land use decisions in the absence of a regional plan.
- ❖ Some municipalities have indicated that one of the problems with previous initiatives to protect agricultural land is they have had little in the way of tools, support, or other incentives, as the process is developer and market driven. Municipalities often feel they have little control in directing an outcome.



CONSIDERATIONS

- ❖ Any provincial strategy in relation to protecting agricultural lands should have regard for:
 - uniqueness of the region;



- inter-dependence and inter-relationship among policy areas, both federal and provincial;
- autonomy of the local municipalities;
- encouraging a balanced and fair pattern of growth and development, so that communities in all parts of the region may remain viable; and
- encouraging cooperation, coordination and liaison among municipalities and government departments.
- ❖ Flexibility must be built into policy directives for conservation of agricultural land. A “one-size fits all” policy does not appear realistic given the different landscapes, functions of agricultural land and inequities that may exist between rural municipalities. Policies should provide a broad framework for local decision-making, consider local circumstances, and provide for a number of different tools to achieve desired outcomes.
- ❖ Market-based initiatives such as transfer of development credits may be successful in protecting agricultural lands, but the benefits of trading such credits should remain in the local region.
- ❖ A more standardized measure for defining quality agricultural land, which accounts for the variety of agricultural operations in our region, may assist municipalities in making the best possible land use decisions.
- ❖ Municipalities must be provided flexibility in tailoring initiatives to increase urban density and promote a smaller urban footprint to minimize the impact on agricultural land.
- ❖ Regional plan policies regarding conservation of agricultural land must consider the extent of fragmentation that has already occurred by the large networks of transmission lines, irrigation canals, pipelines, and highways.
- ❖ Regional plan policies should provide for enhanced consultation with municipalities when competing developments, recreational uses and resource based developments have the potential to impact agricultural operations.
- ❖ Regional plan policies should not prohibit “first-parcel out” subdivision.
- ❖ Municipalities should be provided flexibility in establishing policies for subdivision of cut-off parcels.
- ❖ The province should support and encourage further value-added processing in rural areas to strengthen the backbone of the agricultural economy. The province should allow for further development of manufacturing, directly and indirectly linked to agriculture, which in turn will assist rural economies. Properly locating these land uses in a beneficial manner may require directives, with recognition that certain types of development/businesses are more appropriate in a rural setting (e.g., value-added agricultural products or raw material processing are sometimes better located closer to the source rather than shipped).
- ❖ Provincial and Federal governments should affirm their commitment to farming by providing funding options for infrastructure such as roads and water. The current system often requires rural municipalities to abandon agriculture and encourage country residential/industrial/commercial development to increase assessment in their jurisdictions.
- ❖ Requirements under the *Municipal Government Act* for intermunicipal development plans should be expanded to address an equitable means of conserving agricultural lands in the urban-rural fringe.



3. INTEGRATED LAND USE PLANNING



CONTEXT

Integrated land use planning considers the full range of resources and values present on public and private lands and attempts to merge or coordinate management strategies and implementation across municipalities and provincial ministries. The planning model provides a process for provincial ministries, agencies, stakeholders, communities and the public to engage in collective decision-making about land use and resource management and is critical if regional planning is to succeed.

This planning model will provide the mechanism for making comprehensive decisions about the use of land and resources. A level of expertise and direction from provincial ministries and agencies that are currently absent from the planning process will be established.

The LUF alludes to a collective approach to planning within the specific regions by identifying the establishment of stronger connections between provincial ministries, other levels of government, industry, and the public.

This will help improve our evaluation of how different uses affect the land. With the change in the 1995 planning legislation and the downloading of decision-making to local authorities, the referral ministries and agencies that were previously commenting on subdivision applications, such as Alberta Environment, Alberta Agriculture, and Sustainable Resource Development rarely provide comments. Review comments are an invaluable resource for many municipalities, as it ensures that Municipal Planning Commissions have as much technical information and support as possible, when making land use decisions for their community. This shift has had significant impact especially in terms of analysis of waste-water treatment options, stormwater management and water availability and allocation.

In addition to the objectives of the LUF, the ALSA legislation (Section 82(4)) stipulates that along with the municipalities, provincial agencies including the Natural Resources Conversation Board (NRCB), Energy Resources Conversation Board (ERCB), and the Alberta Utilities Commission (AUC) must have regard for the new regional plans. That is, that every decision referred to or made and every instrument issued under Section 618/619 of the MGA must comply with any applicable ALSA regional plans. The municipalities wish to impart local knowledge into the decision-making process.

MUNICIPAL PERSPECTIVES

- ❖ Full integration and compliance with regional plans is required by all provincial interests and should be supported with the collection of geographic information system base-line data, the dissemination of that data, and monitoring to ensure compliance with regional plans by municipalities.
- ❖ Provincial acts, regulations and plans are becoming numerous and should be consolidated or better coordinated to ensure compliance, ease of use and understanding.
- ❖ There are too many irregularities and conflicting priorities, strategies and initiatives at all levels of government that confuse planning efforts.



CONSIDERATIONS

- ❖ The provincial ministries and agencies should be mandated to participate fully in the referral process for subdivision and development and provide relevant, sound and pertinent land use comments.
- ❖ Provincial ministries and agencies need to provide more direction to municipalities in cross-jurisdictional approvals. Mandated reciprocity with approvals and cross-compliance for conditions of approval should be considered.
- ❖ Maintaining local autonomy in the approval process is important with respect to regulating the location and use of confined feeding operations, wind energy conversion systems, oil and gas development, transmission lines, utilities, transportation systems, airports, and reservoirs.
- ❖ A mechanism for municipal appeal is necessary for provincial approvals made under Sections 618 and 619 of the MGA that contradict local decisions.
- ❖ Regional planning can be a costly, labour intensive process which will require significant resources for compliance, data collection and dissemination that cannot be borne by the local municipalities without assistance from the province.
- ❖ Provincial ministries and agencies need to have consideration for existing municipal development plans and other long-range municipal plans in their decision-making process.



4. WATER



CONTEXT

Since 2003, the provincial initiative *Water for Life: Alberta's Strategy for Sustainability* has managed Alberta's water resources with a focus on promoting a “*healthy and sustainable water supply for the environment, for our communities, and for our economic well being*” (Alberta Environment, 2003). The creation of the Land-use Framework has reinforced the importance of water as a prime component in provincial land use planning.

The significant role of water within the Land-use Framework is evident in the creation of the seven regions which are based on the major watersheds found within the province. The South Saskatchewan Region encompasses the Oldman River Basin, the Milk River Basin, the Bow River Basin, South Saskatchewan River Sub-Basin and portions of the Red Deer River Basin with the boundary of the SSRP aligned to best fit with municipal boundaries. It will be challenging to align and consolidate the basin specific planning by the watershed advisory councils with the

South Saskatchewan Regional Plan (and Red Deer Regional Plan) regarding water policy.

Southern Alberta has the largest population, but the least amount of available surface water per capita within the province. It is recognized that water is the most critical component in future development. The entire region is dependent on the ecological integrity of the vital watersheds in the Eastern slopes, the source of the region’s water supply. This supply is central in many of the other land use planning issues including agricultural sustainability, urban and rural residential development, recreation, industrial and commercial growth and development, to name a few. Generally, the municipalities of the region acknowledge that water is not always used efficiently and that the region may benefit from conservation efforts. Further, the quality and quantity of the region’s water supply is being adversely affected by a variety of competing activities. As water plays a significant role in the future growth and development of this region, there is a need to review the priorities upon which water supply is allocated.

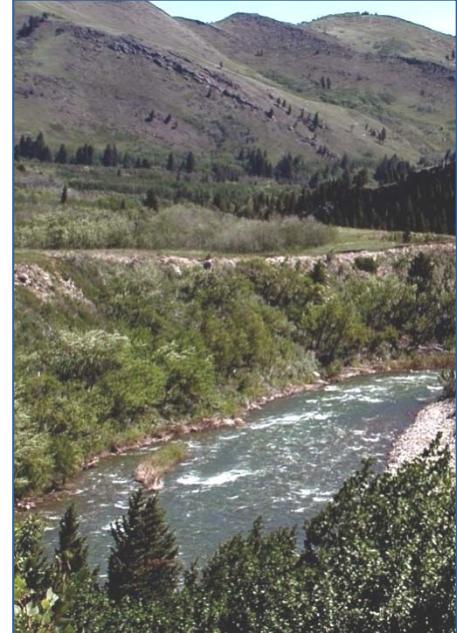
Historically, the region’s water supply has been heavily utilized by agriculture, with irrigation developments placing the greatest demand on its flow accounting for 71% of the surface water consumption. The region includes the most intensively developed and productive irrigation network in Canada (60% of the irrigated Canadian lands are in Alberta) including 13 Irrigation Districts that provide water to approximately 1.3 million acres of farmland. The conveyance infrastructure includes approximately 8,000 km of canals and pipelines, of which 337 km are owned and operated by Alberta Environment.

Canada and Alberta signed “*An Agreement Respecting Flood Damage Reduction and Flood Risk Mapping in Alberta*” in April 1989. The program identifies urban areas subject to flood damages and by encouraging non-structural solutions such as land use planning, zoning, flood proofing and flood preparedness, future flood damages should be reduced. Since that time the program has not been updated to account for growth in urban areas or to further the flood analysis into rural areas.



MUNICIPAL PERSPECTIVES

- ❖ Some municipalities support the concept of connecting development approvals to water availability, but that support is based on the premise that both rural and urban municipalities recognize the need to develop a better system for the equitable distribution of water allocations.
- ❖ Some municipalities would agree to consider inter-basin transfers in order to more equitably share the resource. However, if a municipality outgrows its water allocation due to a failing conservation record, an inter-basin transfer should not be available to them as an option for mismanagement.
- ❖ Sustainability planning requests that municipalities deal with water more responsibly. This type of planning is not mandatory yet all agree has immense implications for future generations. Terms like rain gardens, bio-swales, low-flow, xeriscaping, permeable surfaces, grey water and re-use water all need to be part of the future vernacular.
- ❖ Intensive and extensive agricultural operations should be utilizing best management practises to control run-off from their sites. Point and non-point source pollution is a concern to all downstream users.
- ❖ Concern has been raised regarding the processing of applications by the NRCB for intensive agricultural operations without a proven water source adequate to support the proposed use.
- ❖ The ground water resource is poorly understood in quality, quantity and the current usage. In the Milk River basin (the smallest basin in the region) approximately 2,000 wells exist with only 137 records of current usage.
- ❖ Sub-surface water within the region is affected by oil and gas activities. Agricultural wells have been adversely affected following seismic exploration without compensation to the land owner.
- ❖ Rural residential users of water often rely on cisterns for household use. The source water is taken from municipally owned wells or urban allocations, but no information is provided at the time of subdivision or development that identifies the water source. Municipalities are concerned about the long-term implications to these users.
- ❖ Water is a provincial resource and should be recognized as such. Those municipalities with an abundant allocation should not use the resource as leverage in regional planning.
- ❖ Regional water and wastewater systems should be encouraged to help maintain growth within the region and share the costs of infrastructure.



CONSIDERATIONS

- ❖ The regional plan should focus on the protection, conservation, and management of our water, the region's most vital resource, in a constructive and efficient manner. To further growth and development of the region, an equitable distribution of the resources among all



users is necessary. Municipalities should not be excluded as growth areas because of a lack of water allocation.

- ❖ Municipalities should be encouraged to use their water allocations efficiently and rewarded for implementing conservation and sustainable practices.
- ❖ Source water protection in the Eastern Slopes of Alberta is not just an environmental issue, but also one of public health and economic growth. Protection of headwater ecosystems through conservation programs or other mechanism should be continued and enhanced.
- ❖ There may be some opportunity for Irrigation Districts and Alberta Environment to investigate increased efficiencies of the existing system which would free allocations for transfer to other uses.
- ❖ Intensive agricultural operations should only be considered where adequate water is available and the licensing for this water should be secured prior to NRCB approvals. The regional plan should ensure siting of future operations and the expansion of existing operations take into account the protection of watersheds.
- ❖ The headwaters ecosystem in the Eastern Slopes needs to be protected from resource development.
- ❖ Municipalities want the province to study and protect the quality and quantity of ground and surface water.
- ❖ In the past 30 years, there has been an increase in storage in the south region through the development of the Oldman, Pine Coulee and Twin Valley reservoirs. Additional research should be completed to identify where more storage is possible and at what cost.
- ❖ The potential for pollution caused by flooding impacting water quality should be addressed in the regional plan. Canada-Alberta Flood Damage Reduction mapping is needed for entire river systems not just those segments in urban areas.
- ❖ Provincial policies need to be explored regarding inter-basin transfers.





5. COUNTRY RESIDENTIAL AND URBAN LARGE LOT DEVELOPMENT

CONTEXT

Under the direction of the former *Planning Act*, rural municipalities were required to establish policies that minimized conversion of agricultural lands to non-agricultural uses. Urban municipalities were encouraged to use as little agricultural land as possible when expanding and to develop in an orderly and efficient manner.

Through mandated distances based on population, the *Planning Act* and the corresponding regulations restricted the development of country residential development in the vicinity of urban areas, unless otherwise permitted in a regional plan. While the result limited country residential and large lot residential developments, the stringent regulations left many rural municipalities with little

opportunity to expand their tax base, increase their populations or develop planning directions suited to their individual community context.

With the change in planning legislation in 1995, both rural and urban municipalities were empowered to make their own land use decisions. This resulted in a variety of municipal subdivision policies and planning directions regarding large lot residential and country residential development. The perspectives regarding the subject vary between and among urban and rural municipalities and are shaped by factors such as, market forces, politics, municipal revenue generation, social context and historic development patterns.

Even with these varying perspectives, this type of development pattern had not created significant issues until recently. It was only with the latest economic boom that the pace and scale of grouped country residential development in this area increased significantly. Local municipalities are now witnessing multi-lot residential developments comparable in scale to hamlets. These multi-lot residential developments create not only cumulative impacts on the environment, but servicing and development complexities for rural and urban municipalities alike.

Most large urban municipalities within the SSRP do not encourage the creation of large lot residential development within their boundaries for a variety of reasons including inefficient use of land, cost of servicing, etc. However, there are a number of the small urban municipalities and hamlets, understanding the inefficiencies of the development pattern, who allow for large lot residential development as a means of retaining community character and providing a competitive advantage over larger urban municipalities, where a large urban lot is not attainable.

MUNICIPAL PERSPECTIVES

- ❖ Most municipalities recognize that large lot residential and country residential development may benefit rural and some smaller municipalities in the form of increased tax base, increased population, variety in housing options and a use for poor agricultural lands.



However it is acknowledged that this includes potential negative impacts on urban municipalities, the environment, and the efficient use of land.

- ❖ The current planning policies and directions of the rural municipalities in this region acknowledge the importance of maintaining the agricultural land base for economic, social, and environmental purposes, but also recognize that allowances for country residential development are necessary to keep the rural community viable and in some circumstances to accommodate topography or municipal servicing limitations.
- ❖ Provisions for single-lot country residential development are seen by most rural municipalities as vital for farmers and ranchers, who for business reasons may need to separate their home site from the agricultural operation.
- ❖ Municipal policies regulating multi-lot or grouped country residential development recognize that there are areas where this type of development may be more suitable and typically include criteria that promote this type of development on fragmented agricultural lands, lands with poor agricultural capability, and land within the urban-rural fringe as agreed upon in an intermunicipal development plan.
- ❖ Rural municipalities often direct large lot residential development to the urban-rural fringe in an effort to minimize the impact on agricultural land lying outside the fringe. This is based on an understanding that the agricultural land within these areas will eventually be taken out of production through urban expansion.
- ❖ The most significant issues associated with country residential development is not with the use itself but in determining location and scale.
- ❖ The urban municipalities in the region express concern over country residential development, especially grouped country residential development, in proximity to the urban area because:
 - of the constraints it creates for future urban expansion, cohesive integration in the urban setting and the limited redevelopment potential;
 - of inconsistency with urban development standards; and
 - of the impacts it has on regional servicing demands, the increased burden placed on urban service provision (emergency services, transportation network, public and institutional uses, recreational uses, etc.) without equitable revenue sharing, and the sustainability of the urban municipality when fully-serviced development within the urban area is bypassed for un-serviced country residential lots.

CONSIDERATIONS

- ❖ Regional plan policies should provide municipalities with guidance in identifying the most suitable locations for country residential development while conserving the region's agricultural land.
- ❖ Regional plan policies should not prohibit the "first parcel out" and considerations for subdivision of agricultural lands. This is a necessary provision for many of the region's agricultural operators.
- ❖ Rural municipalities need to have flexibility in framing policy for vacant lot subdivision.



- ❖ Universal density targets should not be prescribed in the regional plan policies, as this may jeopardize the viability of smaller communities.
- ❖ In recognition of unique community character based on historic/cultural development patterns and servicing capabilities, flexibility should be afforded to municipalities in establishing minimum lot sizes.
- ❖ Criteria for the transition of agricultural lands to residential uses should be considered in regional plan policies.
- ❖ To assist municipalities in making the best possible decision regarding large lot residential and country residential development, regional plan policies should be established that:
 - develop consistent standards for multi-lot or grouped country residential development;
 - encourage development to be located in areas that are serviceable or readily serviceable;
 - identify base criteria that defines viable, prime agricultural land;
 - encourage area structure plans or conceptual design schemes for grouped large lot residential and country residential development that address water availability, servicing, aquifer protection, adequate wastewater treatment, wildlife corridors, environmentally sensitive lands, and transportation issues; and
 - identify location criteria such as the evidence of economic, cultural, or geographic homogeneity, existing land use activities and life styles and accessibility to recognized recreation resources.



6. URBAN COMMUNITIES



CONTEXT

The provincial strategy of promoting efficient use of land to reduce the footprint of human activities on the landscape is expected to have a significant impact on municipal land use decisions, especially in the urban communities. The Land-use Framework is focused on efficient use of land, infrastructure, public services and public facilities, which will likely translate into the establishment of policies promoting more compact urban forms, minimal annexation, higher densities, and regional or coordinated public services and facilities.

There is a wide range of urban communities throughout the region, varying in size and function, offering a choice of lifestyles and services. The cities of Lethbridge and Medicine Hat are the largest urban centres outside of the Calgary Metropolitan Planning Region. These two municipalities serve as the region's major hubs for business, industry, services, health, culture, higher education and employment. These larger urban centres are complemented by many smaller service and sub-regional centres.

The settlement pattern of urban areas within this region has a diverse history based on the railroad, dry land farming, irrigation systems, mining, forestry, and ethnic and religious groups. This has led to a variety of urban forms, ranging from rail company towns located a prescribed distance apart with small, narrow lots, to larger lot garden city concepts brought to southern Alberta by the Latter-day Saints relocating from Utah. These historic development patterns, for the most part, are evident and prevalent today. While there is general support for more efficient use of land, it is critical to recognize that many communities place very high importance on the uniqueness, history and character of their city, town, or village.

MUNICIPAL PERSPECTIVES

- ❖ Growth has been taking place in communities that are in closer proximity to larger centres, while outlying communities, with some exceptions, have remained static or are declining in population. These municipalities are often unable to provide the improved services and infrastructure residents expect because of the declining assessment base. Flexibility is needed in determining the development pattern that will best sustain their community.
- ❖ Smaller municipalities need time to adapt to planning policies that would require a shift to higher density for a number of reasons: public and developer reluctance to embrace change or undertake infill development, servicing and funding limitations, locational disadvantages, or erosion of community character.
- ❖ Implementation of policies promoting a more compact development pattern need to acknowledge the context of the urban form. Higher density development means and looks different in smaller urban municipalities than it does in Calgary.



- ❖ It is acknowledged and makes good planning sense to locate and intensify development near existing infrastructure; however, many municipalities are currently facing infrastructure capacity and/or life-cycle replacement issues.
- ❖ Promoting higher density within urban jurisdictions may have ripple effects on the rural municipalities, as the public seeking larger homes on larger lots migrate outward into rural areas.
- ❖ There are major concerns with any policy proposal that would tie or encourage future development or growth to existing large urban municipalities or population nodes.
- ❖ Many municipalities, based on residents' preferences, maintain distinct zones for different land uses that are spatially separated, making it challenging to promote ideas such as mixed-use developments or infill development.
- ❖ Several urban municipalities support the concept of more efficient land use within urban communities, but also think that more compact development patterns should be promoted in the rural communities.
- ❖ Compact urban form and higher density concepts should not supersede a municipality's ability to annex lands when and where appropriate and in consultation with adjacent municipal jurisdictions.
- ❖ Many municipalities find value in regional services and have undertaken regional servicing projects; however, there is little to no support to move toward a system of regional government.
- ❖ It is unclear how sustainability planning, which is emerging as an important tool in Alberta to integrate and manage community land use, is linked to municipal development plans or the provincial Land Use Framework.



CONSIDERATIONS

- ❖ A "one-size fits all" strategy for encouraging compact urban form and higher density development should be avoided. Regional plan policies should reflect generally desired outcomes and provide the local municipality with the flexibility to develop an implementation strategy.
- ❖ Regional plan policies should be sensitive to the community context and should not prescribe uniform density requirements or unrealistic timelines for compliance.
- ❖ The province should take a lead role in educating the public, the development community and lending community about regional development strategies, land use and housing policies.
- ❖ Adequate funding needs to be made available for infrastructure improvements and public facilities and services that are necessary to support higher density development.



- ❖ Regional plan policies should not exclusively tie or encourage future development or growth to the larger urban centres or population nodes, as this will significantly affect the ability of smaller centres to remain viable.
- ❖ Regional plan policies should promote more compact forms of development, minimal but adequate annexation, and higher densities for not only urban municipalities, but rural municipalities as well.
- ❖ Regional plan policies encouraging more efficient use of land need to be designed in such a way to avoid the conversion of agricultural lands to residential uses in rural areas.
- ❖ Regional plan policies that promote more comprehensive intermunicipal development plans should be seen as a viable means of managing annexation and sprawling development.
- ❖ Regional plan policies regulating compact urban form should recognize annexation as a necessary factor in the growth and development of a community. Prior to undertaking annexation, municipalities could be encouraged to prepare a growth management plan, the elements of which could be defined through regional plan policies.
- ❖ Regional plan policies should encourage the concept of regional services and facilities, but avoid the creation of regional government.
- ❖ Education, training and funding are necessary components to promoting more efficient land use.
- ❖ Sustainability plans need to be aligned with the provincial strategies of the Land-use Framework and coordinated and integrated with statutory plan requirements for municipal development plans, intermunicipal development plans, etc.





7. GROWTH, SERVICING, AND DEVELOPMENT ISSUES



CONTEXT

The Land-use Framework cites “*supporting development where infrastructure capacity – water, sewer, road and other infrastructure – already exists*” as an example of a land use decision that promotes the provincial strategy of efficient use of land. This position is also reflected in the existing Alberta Land Use Policies (Section 1, Policy 6) which encourages municipalities “*to establish land use patterns commensurate with the level of infrastructure and services which can be provided... [and] coordinate the provision of infrastructure and services with neighbouring municipalities.*”

Supporting development where infrastructure capacity exists is sensible from an efficiency standpoint; however, this perspective has the potential to compound the issues of aging infrastructure, capacity limitations and funding shortfalls facing many municipalities. As a result, certain municipalities could be bypassed for development, thereby jeopardizing the viability of the community and diminishing the system of services available to the region as a whole. Providing a comprehensive system of services and distributing them throughout the region will help stabilize population growth and economic development. The availability of a full range of facilities and services within reach of all residents will maintain the quality of life the region can offer.

Effective provision of services, facilities and utilities will require cooperation from all levels of authority, government departments, municipal councils and private agencies. Many municipalities have already undertaken regional provision of services, but it is necessary to recognize that not all services can be regionalized or should be regionalized.

MUNICIPAL PERSPECTIVES

- ❖ The future of small communities and rural areas with limited resources may be greatly impacted when the potential for new growth is tied to existing servicing and infrastructure capacity.
- ❖ Alberta Environment has not made it clear that a community cannot service outside of its boundary without regional water plans.
- ❖ The direction toward regional servicing needs to be balanced with community context and historic development patterns, so community identity can be retained.
- ❖ Given the size and location of some municipalities, regionalized services may not be viable.
- ❖ The provision of services on a regional scale may have the undesirable consequence of increasing perceived development opportunities in previously unserviced areas, rural areas and conflict with the goals of compact urban form and efficient use of land.
- ❖ Communities within commuter distance of major urban centres face higher growth pressure and should consider increasing density rather than expanding outward and extending services further from their cores.



- ❖ Many rural hamlets and villages are presently on septic and cisterns due to the lack of water and sewer services.
- ❖ Servicing considerations required at the subdivision stage under Part 1, Subsection 7 of the Subdivision and Development Regulation are often dealt with as conditions during finalization of subdivision plans instead of as an application requirement. Provincial ministries and agencies, such as Alberta Environment, need to be more proactive throughout the process.
- ❖ Municipalities desire to maintain flexibility in determining servicing for industrial and commercial development.
- ❖ School authorities need to be proactive in long range planning.
- ❖ Recreation facilities are most often contained within urban municipalities with rural municipalities making contributions to the development and maintenance of these facilities. A framework needs to be provided to equitably address a cost and revenue sharing formula for recreation facilities.
- ❖ Sustainability planning is important for the future of a community and its ability to provide services cost effectively for generations to come. However, the sustainability planning that has been undertaken has not been integrated into MDP documents to give them statutory standing.



CONSIDERATIONS

- ❖ Regional plan policies that tie the use of existing infrastructure to potential growth should not negatively impact development potential of small communities and rural areas with limited resources.
- ❖ Regional plan policies that promote regional servicing need to consider community context, ensure that community identity is not jeopardized and that regionalization is not viable in all circumstances. Support for regional services should not be perceived as consent to move towards regional government.
- ❖ Requirements for intermunicipal development plans should be enhanced to include discussion about service provisions, regional servicing/cost-sharing formulas and servicing agreements, where viable.
- ❖ Regional servicing agreements should not encourage development adjacent to infrastructure corridors, which would promote linear sprawl.
- ❖ The potential for growth exists within many rural hamlets and villages, which do not have adequate facilities. Provincial funding should be made available for infrastructure and upgrades to accommodate this development potential.
- ❖ Regional plan policies should establish standard requirements for infrastructure and servicing information to be submitted at an early stage in the development process. Additionally, Alberta Environment and other provincial ministries should be mandated to participate earlier in this planning process to ensure that the best possible land use decisions are being made by the local municipalities.



- ❖ Regional plan policies should require establishment of high water use industrial, industrial parks or multi-lot commercial business in areas where services can be provided by municipal systems.
- ❖ School authorities should be encouraged to participate fully in the subdivision review process. Policies should ensure that adequate school lands are being set aside and located properly.
- ❖ Regional plan policies encouraging integration of sustainability planning for infrastructure (and other initiatives) into the requirements for statutory documents should be considered.
- ❖ Regional plan policies should recognize that provincial funding should be made available to upgrade municipal infrastructure to accommodate potential growth as existing facilities may be at capacity.



8. INTERMUNICIPAL ISSUES



CONTEXT

The 1977 *Planning Act* required all regional planning commissions to prepare a regional plan. The 1984 Oldman River Regional Plan contained a detailed land use management section entitled the Urban-Rural Fringe. It was necessary to deal with urban-rural fringe matters on a micro level, which the 1977 Act envisioned to be addressed through the preparation and adoption of a joint general municipal plan pursuant to Section 59(3). Because urban-rural friction had occurred during the regional plan preparation, few municipalities ever adopted a joint general municipal plan, even though intermunicipal cooperation was encouraged.

In addition to the *Planning Act*, the Lieutenant Governor in Council was empowered to make regulations. In the absence of joint general municipal plans, specific sections of the Subdivision Regulation, being Alberta Regulation 132/78 with amendments, became the guide for urban-rural fringe matters. Sections 20 to 26 of those regulations are found in Appendix A and provide the basis for much of the intermunicipal planning done until 1995.

In 1995 regional planning commissions were disbanded, the Planning Act, Subdivision Regulation and all regional plans were rescinded. Planning provisions for intermunicipal development plans (IMDPs) were incorporated into Part 17 of the *Municipal Government Act* and the Land Use Policies Sections 3.0 and 4.0. The adoption of IMDPs was not mandatory and many municipalities chose not to participate in this exercise. The thrust of the 1995 planning changes was to empower the local municipalities to make land use decisions within their own corporate limits. Allowing many rural municipalities to create non-agricultural subdivisions within the prescribed distances outlined in the former Alberta Regulation 132/78.

The ALSA legislation mandates intermunicipal development plans between adjacent municipalities. The complexity of IMDPs requires unique problem solving, negotiation and cooperation to reach mutual agreement. Flexibility in regional plan policies is necessary to allow municipalities to meet their common goals and objectives while striving to meet the intent of the plan.

MUNICIPAL PERSPECTIVES

- ❖ Municipalities with established IMDPs would like to ensure that these plans are respected until such time they expire or are up for review.
- ❖ Regional plan policies should not establish mandatory timeframes for the completion or adoption of IMDPs. Given the complexity of these plans, reasonable timeframes for preparation and adoption need to be considered.
- ❖ There are substantial costs associated with amending existing IMDPs and preparing new plans. Municipalities would like funding made available to update IMDPs and other statutory plans affected by the regional plan.



- ❖ Often negotiations and the drafting of policy for intermunicipal development plans stalls with a few points stalemating the process. Municipalities request that time be allotted to work out the differences of opinion rather than face a mandatory time frame for approval or having the province force a document upon them.
- ❖ The complexity of IMDPs requires unique problem solving to come to mutual agreement. Municipalities would like a review mechanism to be established where inconsistencies exist between regional plan policies and unique local circumstances.
- ❖ Most intermunicipal development plans deal specifically with physical land use. Municipalities may or may not consider regional servicing as a component of these plans. The municipalities would like flexibility on whether this component fits their communities' needs.
- ❖ The growth of regional economies may require the distribution of commerce and industry in specific locations either rural or urban. The location of these uses can have an effect on the adjacent municipality and should be addressed in IMDPs.

CONSIDERATIONS

- ❖ The province needs to encourage the voluntary preparation of IMDPs.
- ❖ Regional plan policies should respect established IMDPs until the plans expire or are scheduled for review.
- ❖ The provisions under Section 631 of the MGA, which establishes the minimum criteria to be addressed in intermunicipal development plans should be expanded to include the topics:
 - shared or regional services;
 - revenue/cost sharing;
 - coordinated approach to country residential development;
 - urban and rural growth plans;
 - transportation planning;
 - development standards;
 - municipal services; and
 - overlay planning.
- ❖ Funding should be made available for municipalities to amend existing or prepare new IMDPs.
- ❖ Reasonable timeframes should be afforded to municipalities to adopt a mutually agreed upon IMDP.



9. TRANSPORTATION SYSTEMS AND UTILITY CORRIDORS



CONTEXT

A balanced approach to growth and development within the South Saskatchewan Regional Plan area will depend, in a large part, on the provisions of a well-planned transportation network and utility corridors that connect all parts of the region and the rest of the province. The transportation system comprising roads, highways, airports, and railways, and the region's utility network including electrical transmission lines, pipelines, irrigation canals and other rights-of-way, play a key part in the growth and development of the region.

Without careful planning and coordination among provincial ministries and agencies, private companies and municipalities, there is a danger that transportation and right-of-way development may have a detrimental effect on:

- ❖ agricultural operations, particularly through fragmentation and the loss of agricultural land;
- ❖ adjoining land use;
- ❖ the environment; and
- ❖ regional and local plans for future development.

Many municipalities deal with local transportation planning from a reactionary rather than a proactive position. Development of transportation master plans that focus on development of policies and strategies for the communities' transportation network can aid in the orderly growth of communities. Municipalities should be encouraged to prepare and adopt transportation master plans as good planning practice.

Energy corridors, transmission lines and irrigation infrastructure all create challenges for existing and future land use. While it is recognized that these corridors and rights-of-way require registered easements, they often inhibit development on the affected lands, causing obstacles to agricultural production and restricting development potential.

Currently, potential conflict exists between the local land use approval process and provincial agencies' approval processes due to a lack of reciprocal planning. Pursuant to MGA Section 618/619, the AUC, ERCB and NRCB have been exempted from local land use planning approval processes where the approval process has been determined to be the expertise of any of these agencies.

MUNICIPAL PERSPECTIVES

- ❖ The proposed bypass corridors of the interprovincial and CANAMEX highway systems need to be finalized and designated to allow communities the ability to plan their futures.



- ❖ Proposed annexation and/or development across highways can have significant impacts to municipalities, landowners and developers. It is important that these stakeholders are adequately informed of the concerns surrounding annexation and/or development across highways (MGB Bulletin No. 2-2008).
- ❖ Transportation planning should include environmentally sustainable models and approaches. Walk-ability and live-work-play design have been at the forefront of the planning renaissance in North America. It is unclear what initiatives will be included in the regional plan to encourage communities to support transportation systems to fit these models of sustainability.
- ❖ Transportation corridors serve multiple purposes in the region's economy including tourism.
- ❖ The location of developments, including noxious industries, must be carefully considered so as to preserve scenic views and vistas, minimize any negative impacts to the travelling public and impart a positive impression of the region.
- ❖ Protection of agriculture is foremost in the planning objectives of most of southern Alberta. Local municipalities believe that the provincial approving agencies should be sensitive to the potential impact of resource development on agricultural operations or irrigation systems.
- ❖ New roads created by industry can lead to increased access in the Eastern Slopes. Land disturbance, visual pollution and reclamation are also of concern for Eastern Slope municipalities.
- ❖ A delicate balance is required between development and the visual impact of vertical structures, such as windmills and transmission towers.
- ❖ There is opposition from some rural municipalities to *Bill 19: Land Assembly Project Area Act* with regard to compensation to the landowner for the establishment of utility corridors.
- ❖ It is recognized that utility maintenance, analysis and planning is made easier with a comprehensive geographic information system consisting of a complete set of as-built drawings.

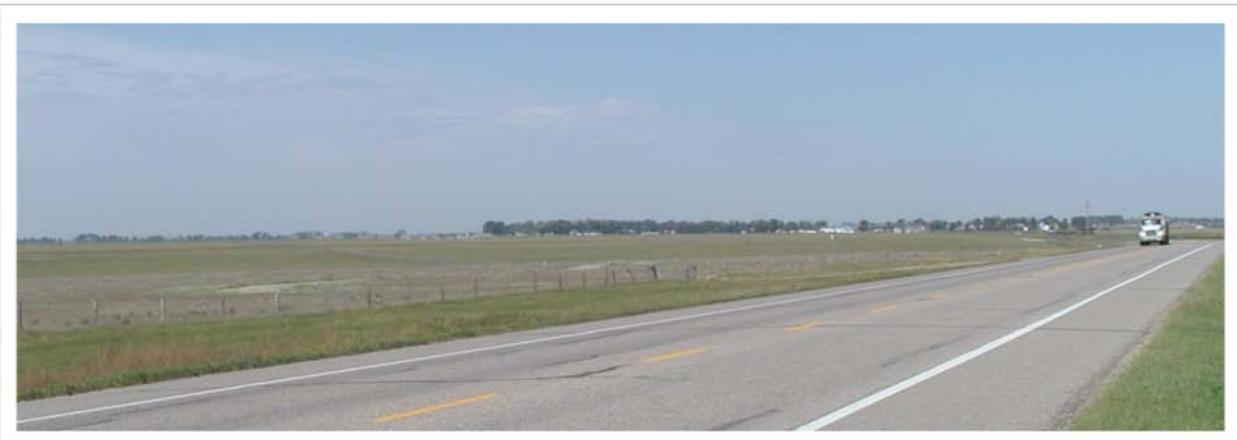


CONSIDERATIONS

- ❖ Proactive multi-modal transportation planning should be encouraged in the regional plan and policy should be created that encourages sustainable transportation planning.
- ❖ It is important that the regional plan determine appropriate thresholds where rural and urban communities are required to adopt transportation master plans. The roles and responsibilities of municipalities in the creation of these plans must be clearly defined.
- ❖ The regional plan should provide local decision-makers with the tools to implement viewscape planning.
- ❖ In order to reduce potential conflicts between the local land use approval process and the provincial agencies approval process, a reciprocal planning model should be implemented in order to align priorities.



- ❖ Consideration should be given to the creation of a protocol for seismic surveying, drilling, construction and operation of oil and gas facilities. This may include policy that requires the removal of pipelines and easements upon abandonment to prevent the permanent sterilization of land for development.
- ❖ The establishment of utility corridors by the service provider should require municipal consultation and consideration of statutory documents to minimize conflicts for future growth and development.





10. NATURAL RESOURCES AND RECREATION



CONTEXT

Balancing natural resources and recreational uses on public and private lands is integral to achieving the Land-use Framework's desired outcomes.

The province is committed to establishing a strategy to better manage growing recreational pressures and activities on public lands in Alberta. This strategy is intended to enable a variety of recreational opportunities, reduce impacts to public lands and natural resources, reduce conflicts and increase cooperation between land users, and improve public safety. In working toward this strategy the government of Alberta recently released the Plan for Parks in 2009, which is closely aligned with the LUF desired outcomes and its regional planning model that

Alberta's municipalities will be required to follow.

Additionally, the provincial government has identified a desire to develop a province-wide strategy to manage recreational use on associated private lands. Currently, private land owners can make decisions on how to use their land based on municipal land use policies and provincial laws and regulations. The proposal to implement a strategy for managing the recreational use of private lands may significantly affect a municipality's ability to regulate the private lands within their boundaries.

Southern Alberta boasts a variety of diverse landscapes that include the prairies, foothills and mountain areas. Additionally the region is intertwined with several distinct river valleys, which contrast dramatically with the virtually flat and treeless plains area through which they traverse. The diverse landscapes of the region provide numerous recreational areas for residents and visitors from all over. However, it is not uncommon for the areas that southern Albertans depend upon for recreational opportunities to contain oil and gas operations, grazing leaseholds, forestry operations and renewable and non-renewable resources competing for the use of the land. It is within these areas that we often see conflict between competing uses.

MUNICIPAL PERSPECTIVES

- ❖ The dramatic population increase in southern Alberta and the rest of the province in recent years has created higher demands for recreational activities, placing added pressure on the region's finite supply of land and creating impacts on the natural environment.
- ❖ The diversity of resources within the region, particularly in the mountains and foothills, has a potential to create conflict between recreational and resource based land uses.
- ❖ Municipalities desire that an equitable balance be achieved between the various industries to extract natural resources and the interests of the public, who depend on these same lands for their recreational needs.



- ❖ Municipalities generally agree that provincial management of recreational use on private lands should be minimal and limited to establishing provincial guidelines, such as campground servicing standards, for different types of developments.
- ❖ The province needs to manage and enforce policy that regulates public lands. Further, the cost should be borne by the province, not local municipalities.
- ❖ The impacts to private land surrounding popular public recreation areas are significant and need to be considered when developing recreational uses of land that attract a large number of users.
- ❖ In some cases it may be suitable to have recreational use and natural resource extraction occurring on the same piece of land, but in most cases these two activities are incompatible.
- ❖ There is a need for more clearly defined access points to recreational uses, especially when private lands surround a recreational amenity.
- ❖ The consequences of developing access to a natural resource extraction site, could lead to unanticipated recreational use of the land.
- ❖ There are significant impacts to headwaters from off-road vehicles use.

CONSIDERATIONS

- ❖ Regional plan policies should address the impacts of increased recreational demands on the natural environment by establishing stronger policies and guidelines regarding locational criteria, development standards and compatibility with other uses.
- ❖ Regional plan policies should provide the framework to develop a comprehensive system of recreational areas, facilities, and open space. The system should be beneficial to the environment, to the residents and visitors of the region.
- ❖ Regional plan policies should have regard for private property rights when developing a strategy to manage recreational activities on adjacent public land. It is important that when any decisions are made regarding the recreational use of public lands that adjacent private landowners are notified and made aware of the potential impacts.
- ❖ The recreational strategy for private lands should be limited in scope in terms of regulating and infringing upon private property rights.
- ❖ The regional plan should provide a provision for further studies that would include an evaluation of anticipated recreational demand and an evaluation of the costs and benefits of recreational versus resource based developments in specific areas.
- ❖ The regional plan should have regard for existing recreational areas and should not allow renewable and non-renewable resource activities that could infringe on the recreational enjoyment of the land. Wherever possible, recreational developments and activities, particularly those that are site intensive, should be segregated from renewable and non-renewable resource activities and transportation routes. A reciprocal policy should be implemented where roles are reversed.
- ❖ To reduce conflicts between private landowners and recreational users, the regional plan policies should establish a negotiation process with private landowners to provide access to recreation areas.
- ❖ The province should provide education for landowners and user groups to help manage the impacts of recreational use and impacts to private landowners.



- ❖ Regional plan policies should:
 - establish stronger legislation regulating the use of public parks;
 - establish criteria for determining cumulative impacts of recreational and natural resource uses before approving additional uses; and
 - encourage partnership and coordination between all levels of government, volunteer agencies, and the private sector to provide recreational opportunities.
- ❖ Consideration should be given to creating specific land use policies for lands surrounding rivers and reservoirs, and other highly used recreational areas.
- ❖ Use of headwaters and other vital components of the natural environment for recreational use and natural resource extraction should be limited and strictly regulated by the provincial government.



11. STEWARDSHIP AND CONSERVATION



CONTEXT

The Land-use Framework is committed to improving efforts for conservation and stewardship to help achieve the desired provincial outcomes for healthy economies, ecosystems and environment and people-friendly communities with ample recreational and cultural opportunities and to ensure that the land use decisions of today do not unduly compromise future generations.

The provincial government has committed to developing a toolkit of best use practices, market-based approaches and incentives for conservation and stewardship opportunities, education programs to raise awareness of the of programs, and action plans used to support and inform the development of regional plans. ALSA is the first step in the provincial commitment, whereby conservation easements, conservation directives, conservation offset programs and transfer of development schemes have been enabled.

The transfer of development credits program is a market based planning tool for managing growth that promotes conservation of certain lands and development of more appropriate lands through the trading of development credits. Transfer of development credits programs, if designed and managed effectively, can make a significant contribution to preserving valued areas.

The Land-use Framework defines land conservation offsets as “*compensatory actions that address biodiversity or natural value loss arising from development on both public and private lands*”. Conservation offsets are intended to counterbalance the effect of an activity through conservation in another area, restoration, or other compensations.

Conservation Directives allows the Province to compensate private landowners when a regional plan determines that land they own has high conservation value and should be preserved. The land is still owned by the private landowner, but the regional plan has placed certain development restrictions on that land to preserve its conservation value. The ALSA legislation stipulates that landowners may be entitled to compensation when conservation of lands from a regional plan results in a “decrease in the market value of the estate or interest in the land”.

ALSA expands the purpose of a conservation easement to include “the protection, conservation and enhancement of agricultural land or land for agricultural purposes”. While many municipalities applaud the effort to conserve agricultural lands, this may result in difficulty when expanding existing urban municipalities in a logical and cost-effective manner.

MUNICIPAL PERSPECTIVES

- ❖ The South Saskatchewan Regional Plan area is home to innumerable ecological, cultural, agricultural, recreational, historical and other intrinsic resources. The municipalities within the region recognize the value of these resources and the importance they play in maintaining healthy social, environmental, and economic systems.



- ❖ Most municipalities in this region have, through their Municipal Development Plans, Sustainability Plans, and Land Use Bylaws successfully encouraged preservation of prime agricultural lands, historic resources, viewscapes, and environmentally sensitive areas through the use of historic resource programs and conservation easements through lands trusts, in the absence of a regional plan.
- ❖ The region is varied in terms of the size of the municipalities, development pressures, community visions and desires for conservation and stewardship, infrastructure capacities, and financial capabilities. The municipalities in this region would like to play an integral role in developing the “action plans”, so that the outcomes result in flexibility in program design, autonomy in participation, and assurances that the benefits of enhanced conservation and stewardship remain local and are not used to offset development throughout the province.
- ❖ While the potential benefits of transfer of development credits are acknowledged, municipalities in this region desire that participation in such a program be voluntary. Mandatory participation to achieve provincial density targets and preservation of agricultural lands jeopardize municipal autonomy. Such programs have the potential to negatively impact those municipalities who do not have a significant level of development pressure necessary to make the program feasible, as well as those municipalities who have established other effective measures to manage land use through planning bylaw without providing compensation.
- ❖ Transfer of development credits programs are most successful when developed and managed at the local level. This is necessary, not only to build stakeholder engagement, public awareness, and buy-in, but also to establish through a transparent and open planning process, the lands that may be deemed suitable for sending and receiving areas, density credits, and program participation.
- ❖ Given the tremendous opportunity for conservation in this region, municipalities do not want to be inequitably burdened with the preservation of “public goods” to allow development to occur elsewhere in the province. Municipalities in this region want the benefits of the program to remain local.
- ❖ Conservation offsets and conservation directives are of particular concern for the rural municipalities, as they will likely be significantly impacted by such programs. Municipalities want to be extensively consulted in the design of conservation offset programs, the creation of conservation areas, and the use of conservation directives to ensure that the conservation of lands in this region are not used to offset impacts throughout the province.
- ❖ The use of conservation easements on agricultural lands adjacent to, or in close proximity to, an urban settlement may complicate future expansion of that urban municipality.

CONSIDERATIONS

- ❖ Enhanced conservation and stewardship efforts need to be designed in an equitable manner to avoid creating imbalances among municipalities. Due to the tremendous natural, social, environmental, cultural, and historical resources of this region, many municipalities would not support a policy that disproportionately assigned the responsibility of preserving “public goods” to allow development to occur elsewhere in the province or the Calgary Metropolitan Region.



- ❖ Given the potential impacts of the stewardship and conservation programs, extensive consultation with municipalities should be undertaken in developing the “action plans” and “blueprint” that will be used to support and inform the regional plan policies.
- ❖ The province should develop a proactive communication strategy to explain the purposes and intention of transfer of development credit programs, conservation offsets, conservation directives and conservation easements.
- ❖ Participation, development and implementation of stewardship and conservation programs should not be prescribed at the provincial level. To be successful, municipalities must be provided with flexibility in the design and management of the program and left to establish the value of stewardship credits and appropriate sending and receiving areas.
- ❖ The provincial role envisioned by the municipalities in this region in regard to enhanced conservation and stewardship measures involves training, funding, and technical assistance for municipalities who wish to participate in programs.
- ❖ Municipalities desire that their existing intermunicipal plans and municipal development plans be respected in the creation of conservation areas and in the use of conservation directives and easements.
- ❖ If conservation directives are to be used in regional planning, a fair and transparent compensation process should be put in place that includes an appropriate appeal mechanism.





12. CUMULATIVE EFFECTS



CONTEXT

Cumulative Effects Management (CEM) is a significant part of regional planning in Alberta. The LUF defines cumulative effects as *“the combined impact of past, present and reasonably foreseeable human activities on a region’s environmental objectives”*.

CEM is being introduced to better manage the environmental systems of the province. By setting thresholds for various environmental components (air, water, soil, and viewshed) regional planning will attempt to manage these components in a holistic manner with consideration of socio-economic values.

Building and implementing a CEM program requires sophisticated modeling tools and geographic information systems, to effectively support and communicate decisions. While cumulative effects management is a new planning tool for many municipalities in southern Alberta, some communities have already participated in such projects (for example, the Southern Alberta Foothills Study and the Chief Mountain Study). These studies and other baseline data that has been compiled should play an integral role in building the CEM program.

MUNICIPAL PERSPECTIVES

- ❖ Many municipalities and citizens are unfamiliar with CEM and its corresponding concepts of thresholds, environmental outcomes, and adaptive management.
- ❖ Collecting accurate baseline data is a crucial first step to instituting CEM. Municipalities in southern Alberta have expressed that they would like to be consulted on what types of data and information are used in CEM which will largely direct the management and actions to be taken.
- ❖ Municipalities indicate that water quality, quantity and allocation of surface and sub-surface sources were critically important and CEM thresholds and allocations for water should be set in consultation with the communities.
- ❖ The province’s CEM program requires that thresholds and allocations be established to manage watersheds, airsheds and landscapes. How these thresholds and allocations are determined and who establishes them is a critical issue to municipalities. Equity between small urban, large urban and rural municipalities should be sought when determining the allocation of these important resources. In addition, a balance between environmental outcomes and the economic and social health of communities is also very important.
- ❖ Wind Energy Conversion Systems (WECS) are an emerging land use in southern Alberta. While there are numerous environmental and economic benefits to WECS, the presence of WECS may also negatively impact human health, wildlife, and the scenic and tourism value of southern Alberta’s prized viewscapes. A cumulative approach to the planning of WECS in southern Alberta is essential.



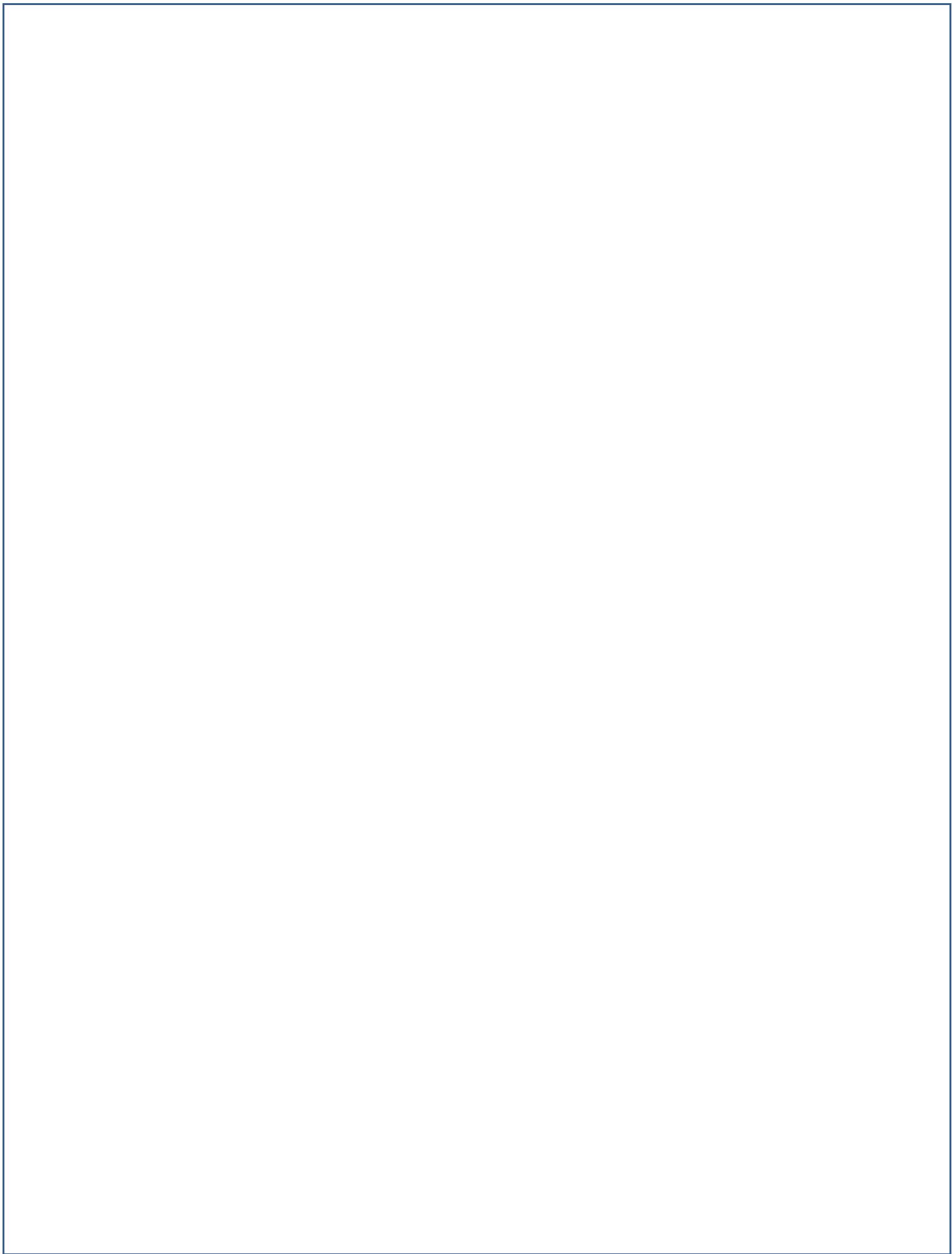
- ❖ Southern Alberta has the highest densities of confined feeding operations (CFOs) in the Province. Municipalities have expressed a need for greater management and planning of the operations. The Province has an opportunity with cumulative effects management to create a comprehensive and systematic plan for CFOs.
- ❖ Presently, separate approval processes for oil and gas, wind energy, municipal land use, confined feeding operations and recreation have been a barrier to efficient and sustainable planning of communities. The current system lacks the benefits of integrated planning to ensure that both communities and industries can grow in a logical and sustainable manner over the long-term.

CONSIDERATIONS

- ❖ It is critical to establish a region, based on individual environmental components (air, water, soil, and viewshed), relevant to the specific component on which to conduct assessment and management.
- ❖ To achieve the outcomes of healthy air, water and soil resources, the SSRP needs to set thresholds in an open and transparent process. Municipalities should be educated about CEM and given an active role in setting methods for the establishment of thresholds.
- ❖ Municipalities should be consulted with regards to the existing data they may have accumulated. The province should work in partnership with municipalities to determine what data they have and avoid duplication of relevant data collection.
- ❖ The isolated decision-making processes of local and provincial governance needs to be corrected through proper integrated planning and a cumulative effects management plan that considers all uses on the land, including but not limited to: oil and gas development, confined feeding operations, wind energy, recreation, public and private protected areas, natural resource development and municipal land use plans.
- ❖ CEM program needs to be incrementally implemented in order for municipalities to achieve targets. Municipalities cannot implement CEM in isolation and require funding, training and cooperation to be successful.



APPENDIX A:
EXCERPTS FROM PLANNING LEGISLATION



EXCERPTS FROM PLANNING LEGISLATION

Alberta, Government of (April 1976). The Subdivision and Transfer Regulation pursuant to the 1963 Planning Act being Alberta Regulation 215/67 with amendments including Alberta Regulation 292/75.

29

Proposed Plan of Subdivision

45. A proposed industrial plan of subdivision shall show, in addition to the particulars and data otherwise required by this Regulation,

- (a) the proposed locations of any railway leads or spur tracks that will serve industrial premises within the subdivision, and
- (b) such other particulars or data as the approving authority may require. [A.R. 215/67]

Dimensions of Industrial Parcels

46. (1) The dimensions of parcels intended for industrial use may be suitably varied so as to accommodate the several types of industrial uses for which they are intended, but in no case shall the area of the parcel be less than 6,000 square feet.

(2) The provisions of section 34 with respect to the shaping of the boundaries of parcels, also apply to industrial parcels. [A.R. 215/67]

Service Roadways

47. Where the parcels in an industrial plan of subdivision front upon a public roadway, or an arterial roadway, a service roadway of not less than 50 feet in width shall be provided adjacent and parallel to the public roadway or the arterial roadway. [A.R. 215/67; 425/68]

Provision for Railway Trackage

48. (1) Where the parcels in an industrial plan of subdivision are to be served by spur trackage from an adjacent railway, the railway rights-of-way required therefor shall be shown as separate parcels, each designated by letters or number on the plan of subdivision.

(2) Spur track or lead track rights-of-way within the plan of subdivision shall be located so that the grade of the track will not exceed three per cent.

(3) The center line radius of a turnout curve or other curve in a spur-track or lead track right-of-way shall be specified by the railway company to whose line the track is connected. [A.R. 215/67]

SUBDIVISION FOR COUNTRY RESIDENCES

Classifications

49. Country residential uses are classified as follows:

- (a) rural parcels involving a block of a number of sites on land having special scenic and locational qualities and on which no intensified agricultural or smallholding pursuits are permitted;

- (b) rural parcels where the predominant use is a rural residence and where minor agricultural and rural pursuits are permitted as subordinate uses.

[A.R. 215/67; 292/75]

Permitted Locations

50. (1) Land may be subdivided for country residences only on land that is situated

- (a) not closer than one-half mile from a highway and
 - (i) further than five miles from the incorporated boundaries of a municipality having a population in excess of 5,000 persons, or
 - (ii) further than two miles from the incorporated boundaries of a municipality having a population of between 500 and 5,000 persons, or
 - (iii) further than one mile from the incorporated boundaries of a municipality having a population of under 500 persons,
- and
- (b) in a location to be approved by the approving authority by reason of it being on a hillside, or in the near vicinity of a river, lake or ravine or other site having special scenic and locational qualities, in the case of land classified under clause (a) of section 49; or
- (c) where the soil is marginal, but not on land having prime soil characteristics as determined by the approving authority, in the case of land classified under clause (b) of section 49.

(2) For the purpose of this section "municipality" means a city, town, new town, village or summer village.

[A.R. 215/67; 292/75]

Land Reserved for Other Uses

51. A country-residential subdivision shall not be permitted on land which is scheduled under any zoning by-law or land use regulations for other uses, or which, in the opinion of the approving authority may be more suitably and economically utilized for other purposes within a reasonable time.

[A.R. 215/67]

Information Required

52. Repealed A.R. 292/75.

Dimensions and Siting of Parcels

53. In a country residential subdivision, each parcel intended for use

- (a) as classified under clause (a) of section 49, shall have an area of not less than one acre and not more than three acres,

(b) as classified under clause (b) of section 49, shall have an area of not less than three acres and not more than 20 acres. [A.R. 215/67; 292/75]

Public Roadway Access

54. (1) There shall be convenient access by an all-weather public roadway from a country residential subdivision to a city, town, new town, village or summer village not less than 66 feet in width, and if such public roadway or part thereof does not exist, its provision shall be part of the subject matter of an agreement to be made between the applicant and the council pursuant to section 17 and the agreement shall be a condition of approval of the application.

(2) Internal roadways within a country residential subdivision shall be not less than 66 feet in width.
[A.R. 215/67]

SUBDIVISION FOR RESORT PURPOSES

Permitted Locations

55. Resort subdivisions may be made only on land that adjoins a lake, river, reservoir or other body of water, or in other special scenic locations. [A.R. 215/67]

Dimensions of Parcels

56. The dimensions of each parcel that is intended for use as a resort residential site shall be identical to those of permanent residential parcels pursuant to sections 35 or 36.
[A.R. 215/67]

Waterfront Subdivision

57. (1) Where the topography of the land is such that no more than a single row of parcels fronting upon the water area can be developed in a resort subdivision, the plan of subdivision shall be laid out with an access roadway at the rear of the parcel.

(2) Where the topography of the land is such as to allow the subdivision of greater depth than a single row of parcels fronting upon the water, the parcels intended for resort cottage sites shall be laid out so that as many parcels as possible are sited between the water and the main roadway within the plan of subdivision. [A.R. 215/67]

Public Roadway Access

58. There shall be access to each resort subdivision by way of an all-weather public roadway, and if the public roadway or part thereof does not exist, the provision of the roadway shall be part of the subject matter of an agreement to be made between the applicant and the council pursuant to section 17, and the agreement shall be a condition of approval of the subdivision. [A.R. 215/67]

SUBDIVISION IN THE VICINITY OF HIGHWAYS

Permitted Uses

59. Land which lies within one-half mile of the boundary of the right-of-way of a highway and not closer than one-half mile from the center point of the intersection of a highway and another highway or a secondary road may be subdivided only for the following uses:

- (a) agricultural use in the form of parcels not less than 20 acres in area each, or
- (b) industrial use where such use is permitted by the provisions of a local by-law or regulations governing zoning or land use, or
- (c) highway commercial uses, as provided in section 62, or
- (d) highway maintenance yards, and government weigh scales,
- (e) tourist trailer coach parks and camp grounds.

[A.R. 215/67; 292/75]

Tourist Trailer Coach Parks and Campgrounds

60. (1) Tourist trailer coach parks and campgrounds shall be permitted on land which

- (a) forms an isolated site, in which case the nearest boundary of the site shall not be less than 200 feet from the nearest boundary of the right-of-way of a highway, or
- (b) is to be used in conjunction with an internal parcel of an existing highway commercial registered plan of subdivision, in which case no part of the campground development shall be nearer than 300 feet to the nearest boundary of the right-of-way of a highway.

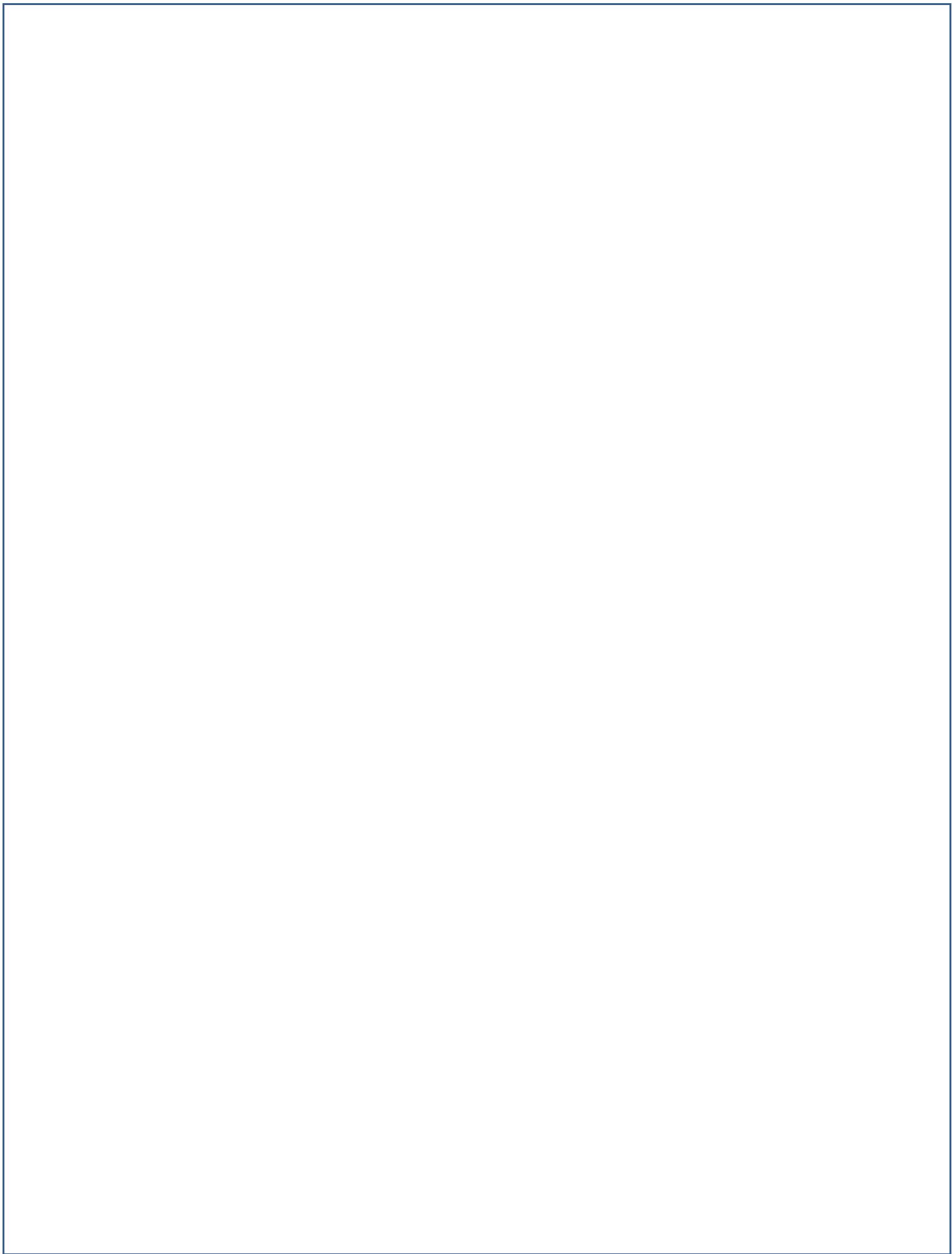
(2) Tourist trailer coach parks and campgrounds shall not be permitted on land which

- (a) is scheduled under any zoning by-law or land use regulations for other purposes, or which in the opinion of the approving authority may be better used for other purposes, and
- (b) is contained within an existing and registered highway commercial subdivision, except in accordance with clause (b) of subsection (1).

(3) When the Department of Highways approves a comprehensive plan of a highway or parts of a highway in which locations for tourist trailer coach parks and campgrounds adjacent to the highway have been predetermined, the Board shall, before endorsing the plan, refer the plan to the appropriate regional planning commission.



APPENDIX B:
QUESTIONNAIRE RESPONSE SUMMARY



QUESTIONNAIRE RESPONSE SUMMARY

In preparation for this position paper the Oldman River Regional Services Commission (ORRSC) drafted a questionnaire to identify the issues, concerns, opportunities, and challenges of southern Alberta municipalities with respect to the proposed South Saskatchewan Regional Plan. The questionnaire was framed in the context of the issues, concerns, and strategies addressed in the Land Use Framework.

In August 2009 the questionnaire was circulated to the mayors/reeves, council members and chief administrators of rural and urban municipalities in southern Alberta located outside of the Calgary Metropolitan Plan boundary. The Town of Nanton, as a member of ORRSC, participated in the questionnaire even though they are included in the Calgary Metropolitan Plan. A total of 52 questionnaires were distributed and 35 questionnaires were returned, resulting in a response rate of 67%.

Additionally, the questionnaire was sent to the First Nations of Siksika, Peigan, and Blood, the Canadian Forces Base Suffield, and Waterton Lakes National Park for their input. To this date, no responses have been received.

The questionnaire consisted of two parts. Part 1 addressed 12 topics related to regional planning. Each question contained a yes/no component and space for a longer written response.

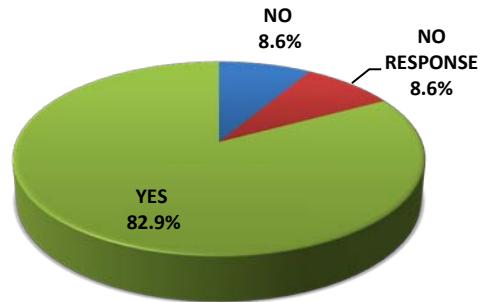
Part 2 provided municipalities the opportunity for additional input on any broader issues or concerns with the regional planning process.

The following represents a brief summary of the responses to the questionnaire. A compilation of the responses to the questionnaire will be provided in a supplementary report.

PART 1- POSITION PAPER MUNICIPAL QUESTIONNAIRE

QUESTION 1: SUB-REGIONAL PLANNING

The Land-use Framework (LUF) allows for sub-regional plans to be developed. Would the development of a sub-regional plan(s), outside of the Calgary Metropolitan Region boundary, have merit for your municipality?



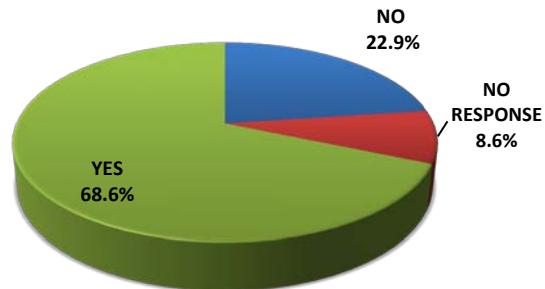
If so, what do you think would be an appropriate sub-region for your municipality?

Frequent Responses

- Outside Calgary
- ORRSC Region
- Sub-regions aligned with river basins
- Single municipality sub-regions

QUESTION 2: EXTENSIVE AGRICULTURE AND DEVELOPMENT

The LUF indicates that protecting agricultural lands and reducing the fragmentation or conversion of agricultural land to other non-agricultural uses is a key consideration to be addressed. Is the fragmentation and conversion of agricultural land an issue in your municipality or the adjacent municipality(s)?



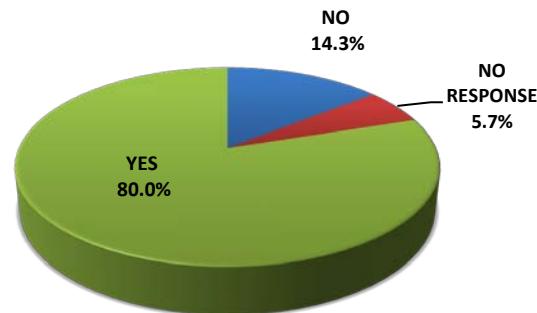
How would your municipality suggest addressing the protection of agricultural lands?

Frequent Responses

- Municipal Land Use Policies
- Coordination between rural and urban municipalities
- Encourage development in existing urban communities

QUESTION 3: PROVINCIAL DEPARTMENTS/AGENCIES AND INTEGRATED LAND USE PLANNING

Bill 36, the Alberta Land Stewardship Act stipulates that the NRCB, ERCB, and other provincial departments and agencies must adhere to policies of the regional plans. Does your municipality support the integration of land use planning involving provincial departments and municipalities?



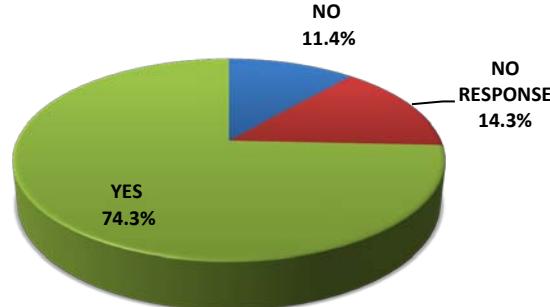
What issues surrounding the NRCB, ERCB or other provincial departments and agencies would you want to address in a regional plan?

Frequent Responses

- CFO's, WECS, Oil & Gas, Electrical transmission
- Reciprocal planning between local municipalities and government agencies
- Align provincial policies with regional plans
- Maintain local autonomy in land use decisions

QUESTION 4: WATER

The LUF stipulates that water considerations are a prime component of provincial land use planning and have established planning regions based on major watersheds in the province. The Calgary Metropolitan Plan and the Capital Region Growth Plan have tied future development to water availability. Would your municipality support a similar policy for our region?



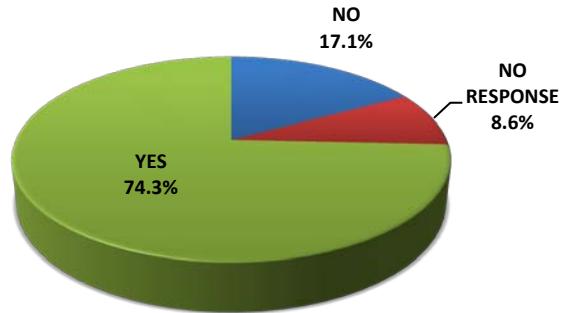
What issues surrounding water (availability, quality, quantity, inter-basin transfers, or allocations) affect your municipality?

Frequent Responses

- Allocations
- Quantity, Quality, Availability, and Inter-basin transfers
- Water conservation and sustainable water use

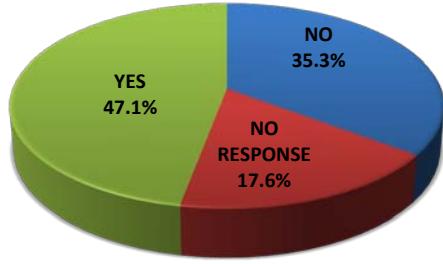
QUESTION 5: URBAN LARGE LOT OR COUNTRY RESIDENTIAL DEVELOPMENT

Reducing the conversion of agricultural land to residential uses is a key component of the Land-use Framework. Would this policy affect your municipality?

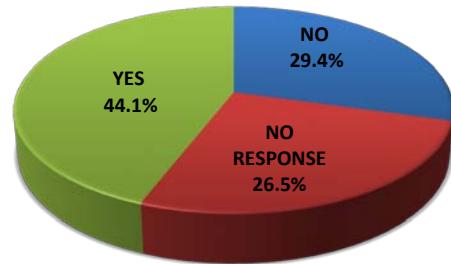


Is urban large lot or country residential development appropriate in municipalities?

Single Lot?



Multi-Lot?



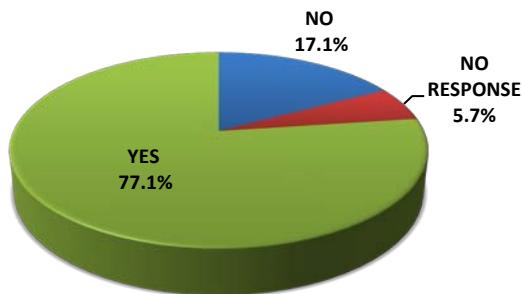
What issues surrounding urban large lot or country residential development affect your municipality?

Frequent Responses

- Servicing responsibilities and costs
- Creates constraints for future growth of adjacent urban municipalities
- Fragmentation of agricultural land
- First parcel out should be allowed for rural municipalities

QUESTION 6: URBAN COMMUNITIES

The Calgary Metropolitan Plan and the Capital Region Growth Plan have attempted to manage the land base more sustainably by establishing policies that address and promote: compact urban form, minimal annexation, higher densities and minimizing conflict in the urban-rural fringe. Would this type of regional initiative be supported by your municipality?



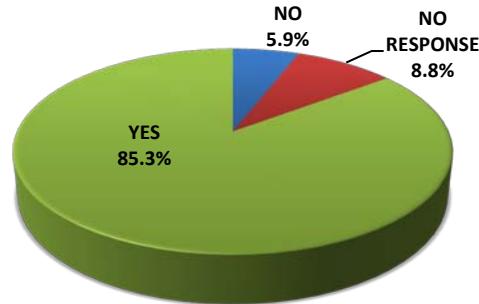
What issues surrounding urban community growth and development affect your municipality?

Frequent Responses

- Increasing infrastructure costs
- Sprawling development
- Policies regarding urban communities must acknowledge different urban forms and contexts
- Flexibility and local autonomy must be maintained in municipalities of all sizes

QUESTION 7: GROWTH, SERVICING AND DEVELOPMENT ISSUES

The LUF encourages development and growth to occur in areas where infrastructure capacity already exists or can be shared between municipalities. This has been evident in both the Calgary Metropolitan Plan and the Capital Region Growth Plan. Would your municipality support a similar policy?



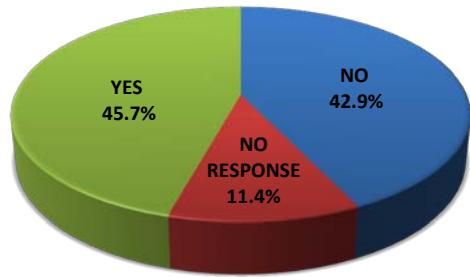
What issues surrounding the servicing of growth and new development would affect your municipality?

Frequent Responses

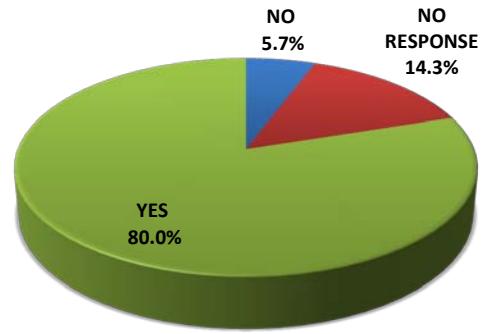
- Ability of smaller municipalities to afford servicing costs (water, sewer)
- Would not like development to be restricted based on the existence of existing services
- Equitable sharing of costs to provide services
- Intermunicipal cooperation and the need for fairness and equity when smaller communities receive services from larger communities
- Funding for upgrading aging infrastructure

QUESTION 8: INTERMUNICIPAL ISSUES

The LUF stresses the importance of intermunicipal cooperation and creating intermunicipal agreements between urban and rural municipalities, which may be mandated by the province. Presently, many municipalities have intermunicipal agreements in place to address land use issues, especially in fringe areas. Would your municipality support mandated Intermunicipal plans?



If there is an intermunicipal agreement on land use issues within joint planning areas, should municipalities be provided flexibility in their decision-making where the local policies are inconsistent with regional planning policies?



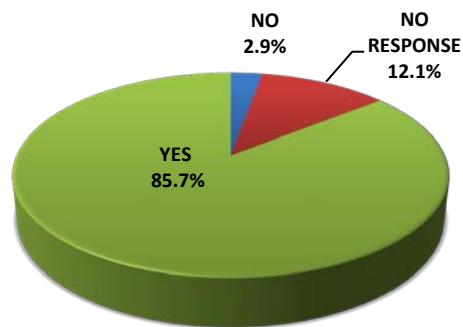
What are the intermunicipal issues that affect your municipality?

Frequent Responses

- Annexation, fragmentation of land, development of fringe areas, servicing (water, wastewater, stormwater, protection services)
- Equitable sharing of recreational services and costs
- Need for flexibility in the creation of intermunicipal plans, preferably non-mandated
- Lack of coordinated development standards across municipalities

QUESTION 9: TRANSPORTATION, UTILITY AND PIPELINE CORRIDORS

Developing a coordinated transportation, utility and pipeline corridor strategy that serves the public interest by reducing land fragmentation and limitations to land use is a priority of the Province. Would your municipality support this policy initiative?



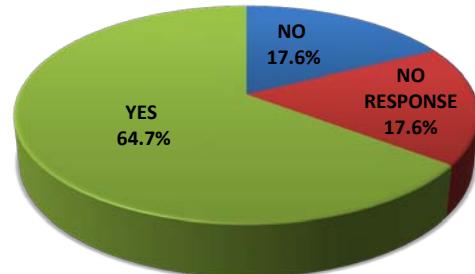
What issues surrounding transportation, utility and pipeline corridors affect your municipality?

Frequent Responses

- Lack of coordinated approach has fragmented communities – need for joint planning
- Landowner concerns about major corridors adjacent to their land
- Need for partnerships between the Province, Provincial agencies, local municipalities, and energy companies on the location of corridors
- Province needs to fulfill its commitments to the location of corridors
- Compensation must be fair and timely

QUESTION 10: NATURAL RESOURCES AND RECREATION

The LUF identifies the need to balance the interests of multiple users on public and private land. Does the province need to invoke policy to achieve this balance?



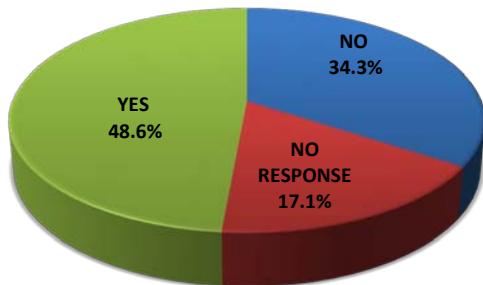
How could this balance be achieved?

Frequent Responses

- Ensure private property rights are upheld
- Increased enforcement, regulation and access management of public lands
- Consultation and partnerships between various groups: the Province, private landowners, local municipalities, user groups and the natural resource industry
- Address outstanding recreational issues, such as random camping, lack of sufficient camping facilities, off-road vehicle use, trail network design and enforcement

QUESTION 11: STEWARDSHIP AND CONSERVATION

Bill 36 enables private land conservation and stewardship through development of incentives, such as Transfer of Development Credits, Land Trusts, Conservation Easements, Conservation Directives and other market-based initiatives. Would your municipality use these stewardship and conservation tools?



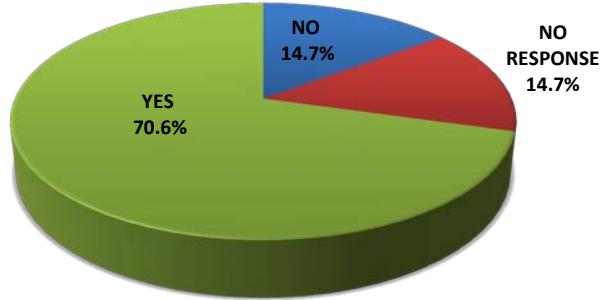
What support would your municipality require to implement these incentives and how would you use them?

Frequent Responses

- Education, training, legal advice, and financial support
- Tools and information to deal with local buy-in of conservation initiatives
- Autonomy to allow for conservation programs to be municipally managed

QUESTION 12: CUMULATIVE EFFECTS

Cumulative effects are an assessment and measurement of the combined impact of past, present and future human activities on a regions environment. The province will use cumulative effects at a regional level to manage airsheds, watersheds and landscapes. Does your municipality agree with this initiative?



What information or data should the Province acquire for your municipality to undertake cumulative effects initiatives?

Frequent Responses

- Municipal input on: choice of management boundaries, baseline data collection, determination of thresholds and allocation of those thresholds
- Additional information, training and financial support are needed
- Water management should be a top priority
- Municipal autonomy should be respected
- Existing studies and data - such as Southern Foothills Study and Chief Mountain Study

ADDITIONAL COMMENTS:

Are there any additional comments or issues your municipality would like to see addressed in the position paper?

Frequent Responses

- Local decision-making is key to communities
- Preparation of the South Saskatchewan Regional Plan should include extensive public input
- There is concern that land use policies focused on larger urban centres will dominate development decisions in smaller municipalities

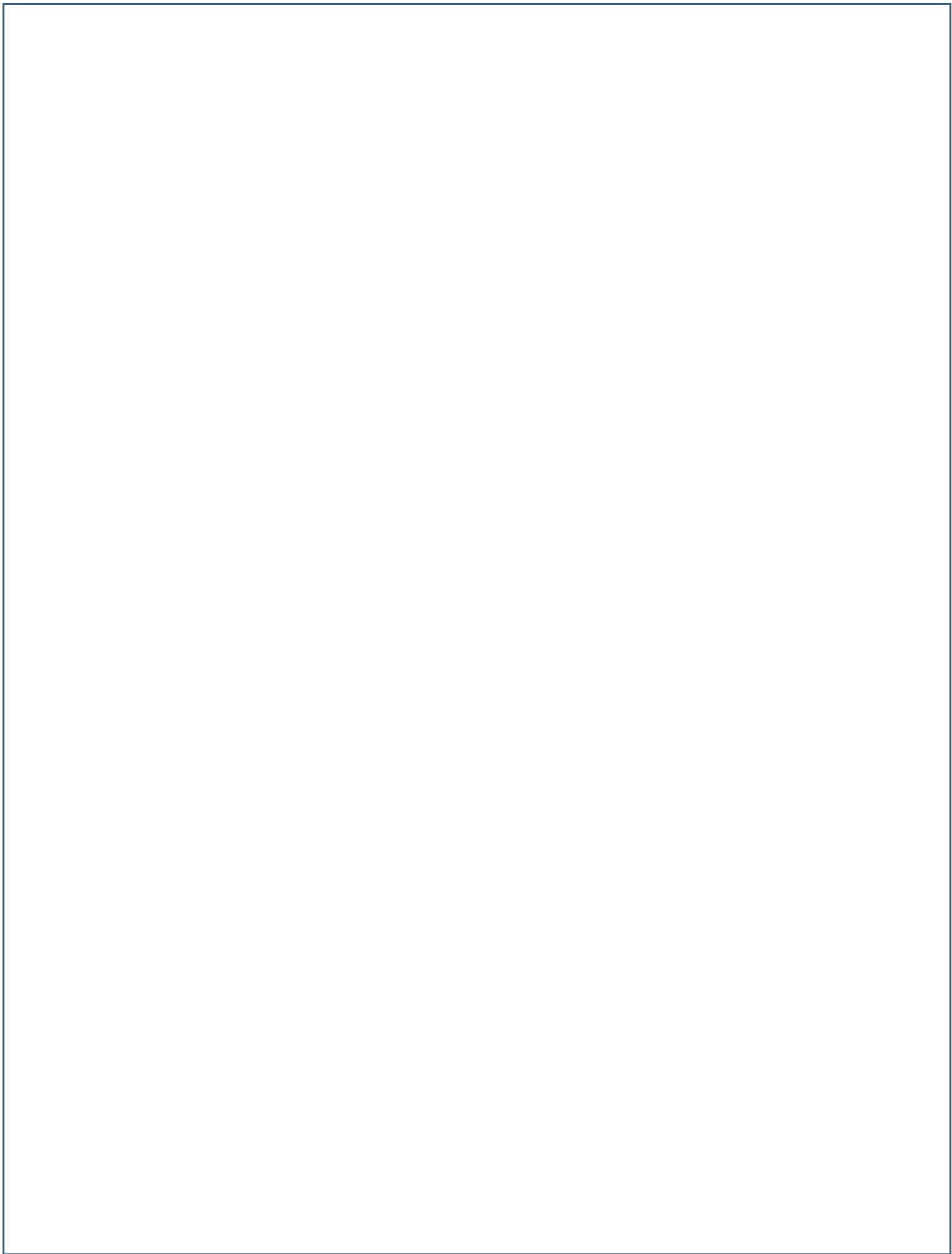
PART 2- POSITION PAPER MUNICIPAL QUESTIONNAIRE

In addition to the regional planning issues previously identified in relation to the Land Use Framework and South Saskatchewan Regional Plan being formulated, the ORRSC may be addressing the following issues in the position paper based on responses from municipalities. Please provide any comments or suggestions your municipality may have on the following.

- Time frames for public input and plan completion (2010)
- Public consultation process
- Name of the Region (South Saskatchewan)
- Size of Region, Calgary influence
- Local Autonomy
- Funding for implementation
- Compliance (enforcement, timelines)
- Top Down Approach
- Regional Government
- Potential for Urban-rural split
- Role of the Oldman River Regional Services Commission
- Any other?

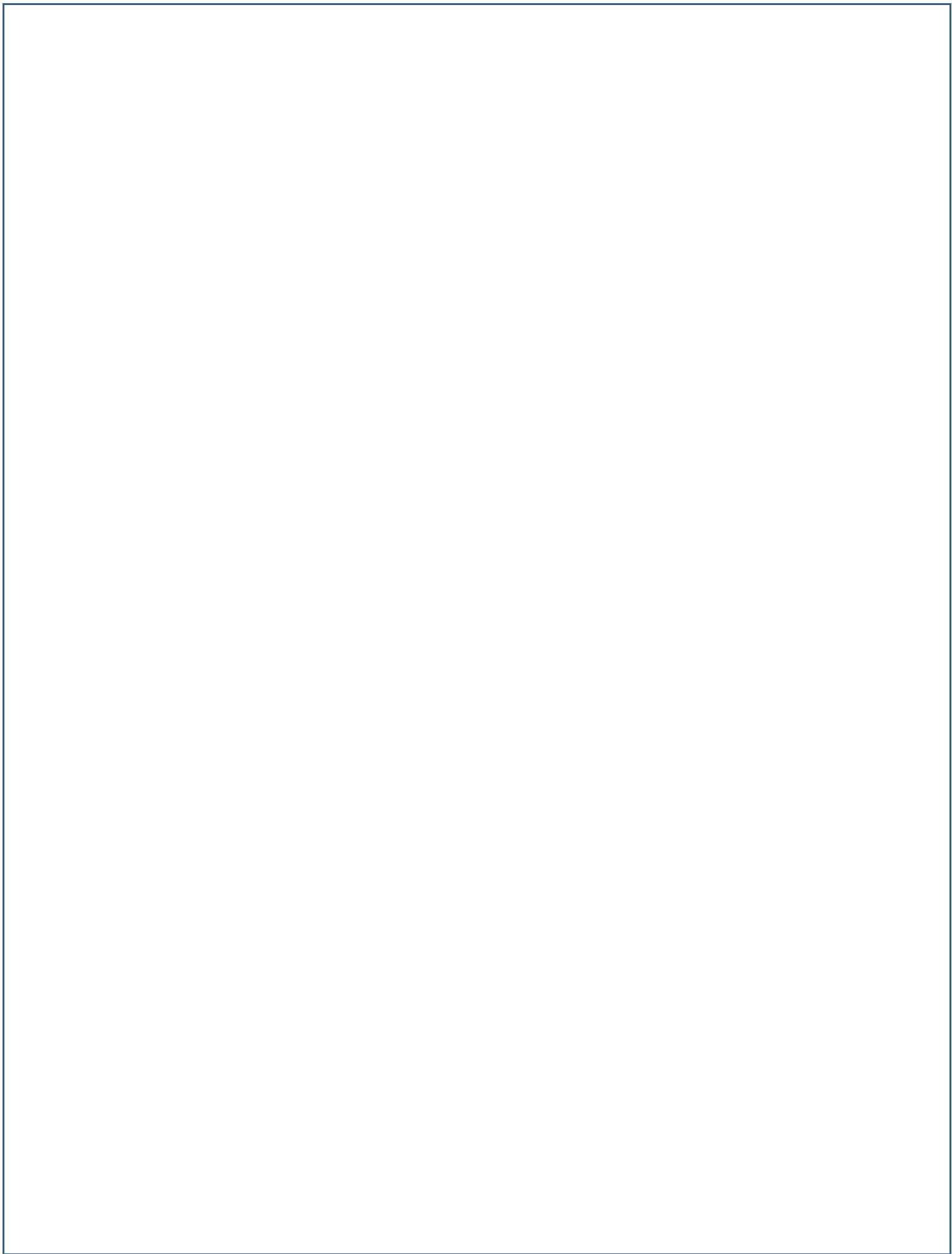
Frequent Responses

- Local autonomy must be maintained
- A more locally relevant name for the regional would be suitable
- Timelines for the completion of the regional plan are too compressed
- Extensive public consultation is important for the creation of the regional plan
- Funding is requested for the implementation of the regional plan
- The size of the proposed region is too large and should exclude Calgary





APPENDIX C: RESOLUTIONS



RESOLUTION

Municipality: VILLAGE OF ARROWWOOD

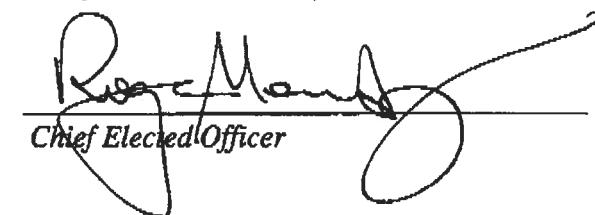
in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the VILLAGE OF ARROWWOOD, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.



Chief Administrative Officer



Ron Mandel
Chief Elected Officer

DATE: Oct 19 / 2009

(corporate seal)

RESOLUTION

Municipality: Village of Barnwell

in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the Village of Barnwell, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.

u.l. Battin
Chief Administrative Officer

L.Battin
Chief Elected Officer

DATE: Oct 15/09

(corporate seal)

RESOLUTION

Municipality: Village of Barons

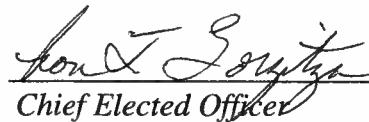
in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the Village of Barons, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.



Chief Administrative Officer


Tom T. Sowtza

Chief Elected Officer

DATE: October 26/09

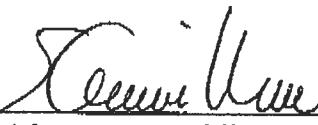
(corporate seal)

RESOLUTION

Municipality: Town of Bassano
in the Province of Alberta

Re: **Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan**

BE IT RESOLVED THAT the Town of Bassano,
in the Province of Alberta hereby endorses the position paper
“Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan” prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.


Leevi Lee
Chief Administrative Officer


Lee Ann Arguin
Chief Elected Officer

DATE: November 9, 2009

(corporate seal)



TOWN OF BOW ISLAND

October 27, 2009

Oldman River Regional Services
Commission
3105 16th Avenue North
Lethbridge, Alberta
T1H 5E8

Dear Sirs:

Re: Draft Position Paper

Please find enclosed a copy of the resolution which was passed by the Town of Bow Island Council at their regular meeting on October 26, 2009.

We trust this is satisfactory and if you have any questions, please feel free to contact our office at any time.

Thank you.

Yours truly,

Anna-Marie Bridge
Town Manager

Encl (1)



TOWN OF BOW ISLAND

RESOLUTION

Municipality: Town of Bow Island

in the Province of Alberta

Re: Municipal Perspectives: *A Position Paper on the South Saskatchewan Regional Plan*

BE IT RESOLVED THAT the Town of Bow Island in the Province of Alberta hereby accepts the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities related to our community and other southern Alberta municipalities in principle.



Ambridge
Chief Administrative Officer



Adyland
Chief Elected Official

Date: October 27, 2009



City of Brooks

201 - 1st Avenue West
Box 880
Brooks, AB T1R 0Z6
Bus: 403-362-3333 • Fax: 403-362-4787
website: www.brooks.ca
Confidential Fax: 403-501-0090

October 20, 2009

Oldman River Regional Services Commission
3105 – 16th Avenue North
Lethbridge, Alberta T1H 5E8

Attention: Lenze Kuiper

Dear Mr. Kuiper:

RE: City of Brooks Resolution – Position Paper on the South Saskatchewan Regional Plan

Enclosed please find the City of Brooks Resolution that endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan". As you know, this was approved at the October 19th, 2009 Regular Council Meeting.

Thank you and your staff for all of your time and effort in creating this paper.

Should you require further information please contact Gord Shaw or myself.

Yours truly,

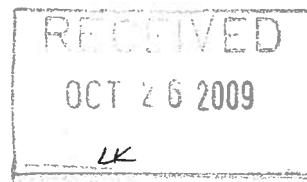
CITY OF BROOKS

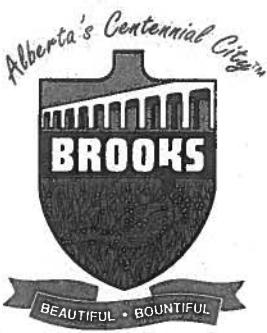
Wanda Mortensen
Chief Administrative Officer

WM/ar

Enclosure

cc: Gord Shaw, Director, Engineering & Property Services





City of Brooks

201 - 1st Avenue West
Bag 880
Brooks, AB T1R 0Z6
Bus: 403-362-3333 • Fax: 403-362-4787
website: www.brooks.ca
Confidential Fax: 403-501-0090

RESOLUTION

Municipality: City of Brooks
in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the City of Brooks, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities."

Ulf Morlanson
Chief Administrative Officer

Mark Shuler
Chief Elected Officer

(corporate seal)

DATE: October 19, 2009



RESOLUTION

Municipality: CARDSTON COUNTY

in the Province of Alberta

**Re: Municipal Perspectives: A Position Paper on the South
Saskatchewan Regional Plan**

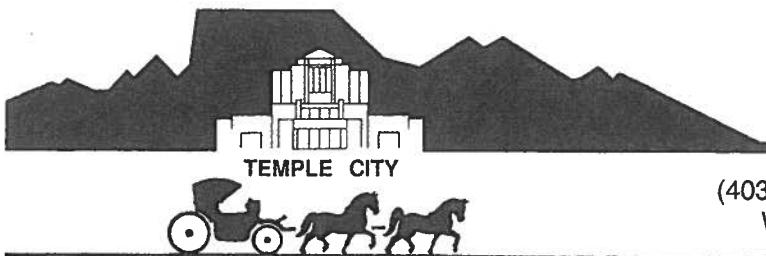
BE IT RESOLVED THAT the _____, CARDSTON COUNTY, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.


Michael J.

L T ✓

DATE: October 30, 2009

(corporate seal)



Town of Cardston

P.O. Box 280 • 67 - 3rd Avenue West
Cardston, Alberta, Canada T0K 0K0

(403) 653 - 3366 • 1 - 888 - 434 - 3366 • Fax (403) 653 - 2499
Website: www.cardston.ca • Email: info@cardston.ca

September 9, 2009

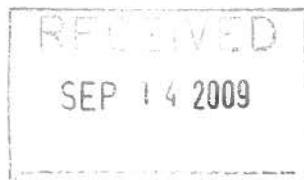
Oldman River Regional Services Commission
3105 – 16th Avenue North
Lethbridge, AB T1H 5E8

To Whom It May Concern:

Please find enclosed Resolution #09-155 dated August 18, 2009 regarding the position paper for the proposed South Saskatchewan Regional Plan.

Sincerely,

Kim Boles
Town of Cardston



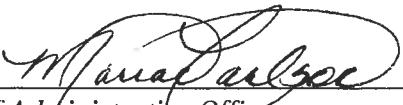
RESOLUTION

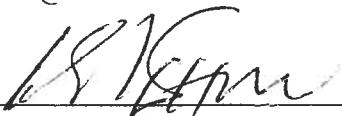
Municipality: TOWN OF CARDSTON

in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the Town of Cardston,
in the Province of Alberta hereby endorses the position paper
“Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan” prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.


Mana Pailzoe
Chief Administrative Officer


Brian K. Gray
Chief Elected Officer

DATE: October 27, 2009

(corporate seal)

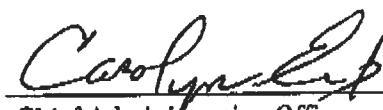
RESOLUTION

Municipality: Village of Carmangay

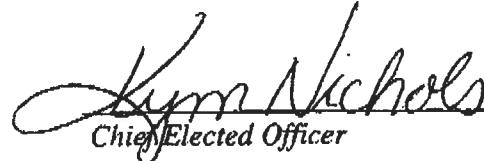
in the Province of Alberta

Re: **Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan**

BE IT RESOLVED THAT the Village of Carmangay, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.



Chief Administrative Officer



Chief Elected Officer

DATE: October 19, 2009

(corporate seal)

VILLAGE OF CHAMPION

RESOLUTION

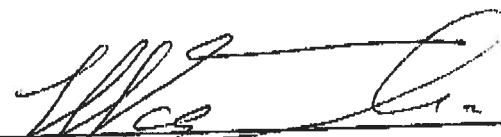
RE: Municipal Perspectives: *A Position Paper on the South Saskatchewan Regional Plan*

BE IT RESOLVED THAT the Village of Champion in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: *A Position Paper on the South Saskatchewan Regional Plan*" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta communities.

DATED this 26th day of October, 2009.



Debra Moffatt, Chief Administrative Officer



Trevor Wagenvoort, Mayor

RESOLUTION

Municipality: Town of Claresholm
in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the Town of Claresholm,
in the Province of Alberta hereby endorses the position paper
“Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan” prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.

K. Hallbeck
Chief Administrative Officer

R. Dahl
Chief Elected Officer

DATE: Oct 26/2009

(corporate seal)

RESOLUTION

Municipality: **Town of Coaldale**
in the Province of Alberta

**Re: Municipal Perspectives: A Position Paper on the
South Saskatchewan Regional Plan**

BE IT RESOLVED THAT the Town of Coaldale in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities *with the exception of the Highway 3 bypass plan for the Coaldale area.*



Chief Administrative Officer



Chief Elected Officer

DATE: October 26, 2009

(corporate seal)

TOWN of

COALHURST



October 30, 2009

Paul Goldade
Chair
Oldman River Regional Services Commission
3105 – 16th Avenue North
Lethbridge, Alberta T1H 5E8

Dear Mr. Goldade:

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

On behalf of the Council of the Town of Coalhurst, I would like to extend our sincere appreciation to the Board and planning staff of the Oldman River Regional Services Commission for their efforts in the drafting of the above stated Position Paper.

Your initiative to call a Special Meeting of your member municipalities, draft a questionnaire and then compile the results of the questionnaire into the Position Paper was very important in regards to the challenges presented by this proposed regional plan.

We realize it did put a strain on your time and resources but believe it was a worthwhile task. Again thank you.

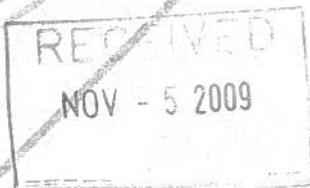
Yours truly,

R.K. Hauta

R.K. Hauta
Chief Administrative Officer

Rkh/l

Cc: Lenze Kuiper
Director



RESOLUTION

Municipality: TOWN OF COALHURST

in the Province of Alberta

Re: Municipal Perspectives: *A Position Paper on the South Saskatchewan Regional Plan*

BE IT RESOLVED THAT the TOWN OF COALHURST, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: *A Position Paper on the South Saskatchewan Regional Plan*" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.

R. K. Hanta
Chief Administrative Officer



Chief Elected Officer

DATE: OCTOBER 29, 2009

(corporate seal)



P.O. BOX 600
CROWSNEST PASS, ALBERTA
T0K 0E0
PHONE (403) 562-8833
FAX (403) 563-5474

October 27, 2009

Mr. Lenze Kuiper
Director
Oldman River Regional Services Commission
3105-16th Avenue North
Lethbridge, Alberta
T1H 5E8

Dear Mr. Kuiper:

Re: Draft Position Paper – Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

Please be advised that Council for the Municipality of Crowsnest Pass at its regular meeting of October 20th made the following unanimous resolution:

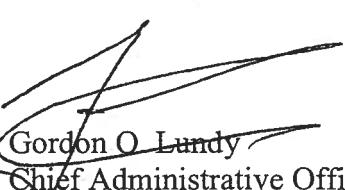
To support the position paper on the South Saskatchewan Regional Plan prepared by ORRSC excluding the last item on page 44: “Use of headwaters and other vital components of the natural environment for recreational use and natural resource extraction should be limited and strictly regulated by the provincial government.”

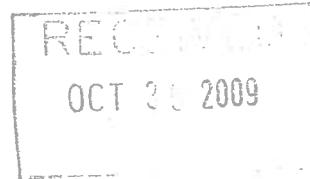
Council would like this item excluded from the position paper or changed to reflect regional direction of the vital components of the natural environment.

Council would also like to compliment you and your staff on consolidating such an excellent position paper within an expedited timeframe.

If you have any questions related to this resolution, please don’t hesitate to contact me.

Sincerely,


Gordon O. Lundy
Chief Administrative Officer



RESOLUTION

Municipality: Crowsnest Pass

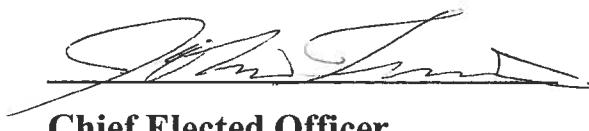
in the Province of Alberta

Re: Municipal Perspectives: *A Position Paper on the South Saskatchewan Regional Plan*

BE IT RESOLVED THAT the Municipality of Crowsnest Pass in the Province of Alberta hereby endorses the position paper “Municipal Perspectives: *A Position Paper on the South Saskatchewan Regional Plan*” prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities



Chief Administrative Officer



Chief Elected Officer

Date: October 27, 2009

RESOLUTION

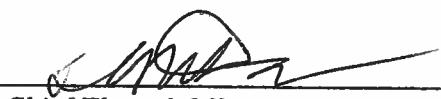
Municipality: Village of Coultts

in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the Village of Coultts, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.

Lou Ray
Chief Administrative Officer



Chief Elected Officer

DATE: Oct 13, 2009

(corporate seal)

RESOLUTION

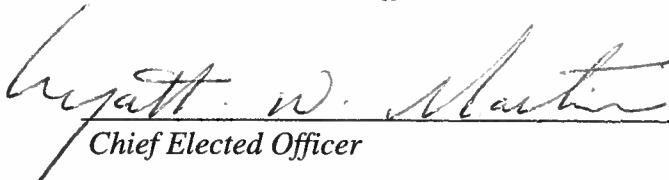
Municipality: Village of Cowley
in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the Village of Cowley,
in the Province of Alberta hereby endorses the position paper
“Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan” prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.



Cindy Cornish
Chief Administrative Officer



Lyall W. Martin
Chief Elected Officer

DATE: Oct 22, 2009

(corporate seal)

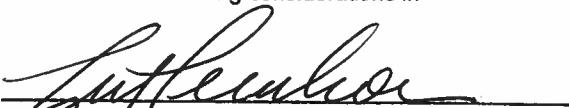
RESOLUTION

Municipality: CYPRESS COUNTY

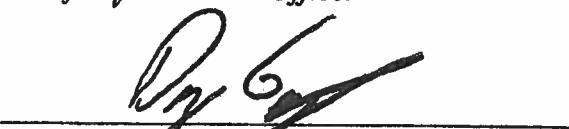
in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the COUNCIL OF CYPRESS COUNTY, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities, excluding the requirement to consider revenue/cost sharing considerations in Intermunicipal Development Plans.



Chief Administrative Officer



Chief Elected Officer

DATE: NOVEMBER 3/09

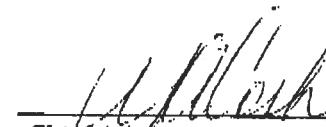
(corporate seal)

RESOLUTION

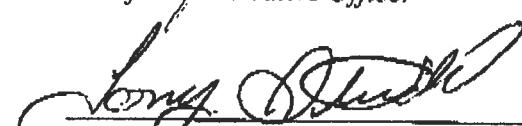
Municipality: Village of Duchess
in the Province of Alberta

Re: **Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan**

BE IT RESOLVED THAT the Village of Duchess,
in the Province of Alberta hereby endorses the position paper
“Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan” prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.



Chief Administrative Officer



Chief Elected Officer

DATE: October 22, 2009

(corporate seal)

RESOLUTION

Municipality: Village of Foremost

in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the Village of Foremost, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.

Kelly Calloway
Chief Administrative Officer



Chief Elected Officer

DATE: October 19, 2009

(corporate seal)

TOWN OF FORT MACLEOD



BOX 1420, FORT MACLEOD ALBERTA, CANADA T0L 0Z0

TEL: (403) 553-4425 FAX: (403) 553-2426

WWW.FORTMACLEOD.COM

September 22, 2009

Oldman River Regional Services Commission
3105 - 16 Ave. N.
Lethbridge, Alberta T1H 5E8

Attention: Lenze Kuiper, Director

Dear Sir:

RE: RESOLUTION REGARDING POSITION PAPER

Please find enclosed a signed copy of the resolution regarding the Position Paper for proposed South Saskatchewan Regional Plan from the Town of Fort Macleod.

I would advise you the Council of the Town of Fort Macleod passed this resolution at their regular meeting held September 14, 2009 as follows:

R. 277-09 Councillor Wolstenholme: be it resolved that the Town of Fort Macleod in the Province of Alberta hereby supports and authorizes the Oldman River Regional Services Commission to undertake the preparation of a position paper which is reflective of the issues, concerns, challenges and opportunities identified by our community and other Southern Alberta municipalities for which a regional plan is to be prepared.

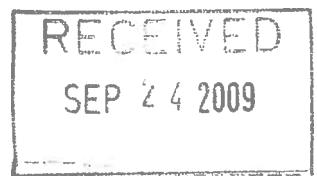
This resolution does not authorize the endorsement of the final position paper on behalf of the municipality and the planning region. Carried.

I trust all is in order.

Yours truly,

Barry Elliott, CMMA
Municipal Manager/CAO
Town of Fort Macleod

BE/kf
Encl:



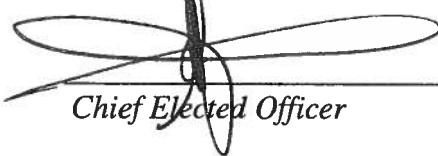
RESOLUTION

Municipality: Town of Fort Macleod
in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the Town of Fort Macleod, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.

Chief Administrative Officer



Chief Elected Officer

DATE: Oct. 28, 2009

(corporate seal)



County of Forty Mile No. 8

Dale L. Brown
County Administrator

Sharon Burgess
Director of Finance

Our File No. 12-95
Retention: 5 yrs.

November 2, 2009

Oldman River Regional Services Commission
3105 – 16th Avenue North
LETHBRIDGE, AB T1H 5E8

ATTENTION: Mr. Paul Goldade

Dear Mr. Goldade:

RE: Draft Position Paper

The County of Forty Mile No. 8 Council has reviewed and approved the draft position paper entitled, "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan".

The following resolution was passed by Council on October 28, 2009:

"MOVED that the County of Forty Mile No. 8 hereby endorse the Position Paper, 'Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan' prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns challenges and opportunities identified by our community and other southern Alberta municipalities."

Thank you for your assistance.

Yours truly,


DALE L. BROWN
COUNTY ADMINISTRATOR

DLB:dc

RESOLUTION

Municipality: VILLAGE OF HILL SPRINGS

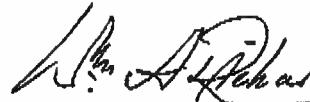
in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the COUNCIL OF HILL SPRINGS, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.

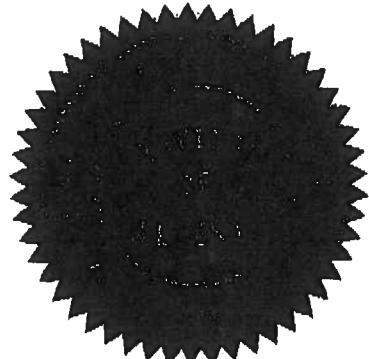


Chief Administrative Officer



Chief Elected Officer

DATE: 10 Nov. 2009





CITY OF
Lethbridge

REQUEST FOR DECISION

November 10, 2009

Subject: Lethbridge Response for Position Paper on South Saskatchewan Regional Plan

Date of City Council Meeting:

Submitted By: Gary Weikum, Community Planning Manager

RECOMMENDATION: That City Council notify the Oldman River Regional Services Commission that they are prepared to endorse the Position Paper on the South Saskatchewan Regional Plan, provided the following clarifications are provided in the paper:

- 1) Page 7. In the section describing the need for Local Autonomy and Flexibility in Decision Making, a statement should be included that explains that although local autonomy is important, land use decisions at the local level must be consistent with the regional plan and respect the overarching principles of the regional plan, otherwise the concept of regional planning will be undermined.
- 2) Page 8. In the section describing the need for equity, it states that 'the regional plan should not create a system in inequities'. The South Saskatchewan plan area is not homogenous, thus inequities will no doubt occur, as not every municipality has access to the same set of resources or is impacted by similar constraints. A statement should be included in the Equity section which recognizes that inherent inequities will arise and that a mechanism should be developed to deal with the inequities.
- 3) Page 10. The City of Lethbridge feels reference to the South Saskatchewan is appropriate given the boundaries are based on watershed boundaries of the South Saskatchewan River.

PURPOSE:

The purpose of this RFD is to provide a formal response to a Regional Plan position paper prepared by the

Oldman River Regional Services Commission.

IMPLICATION OF RECOMMENDATION

GENERAL: The position of the City of Lethbridge will be provided to the Oldman River Regional Services Commission and forwarded to the Province for consideration.

ORGANIZATIONAL: NA

FINANCIAL: NA

**IMPLICATION/
COMMUNICATIONS:** Our response to the regional plan position paper will provide opportunity to articulate the position of the City of Lethbridge to the Oldman River Regional Services Commission and the Province.

**Background/
Justification
:** The Province of Alberta amended the Municipal Government Act this spring to facilitate the creation of Regional Plans. Lethbridge is located within the South Saskatchewan Region, which extends from the B.C. border to Saskatchewan, and from the American border to north of Calgary, encompassing the South Saskatchewan watershed.

The Province has initiated the process for preparing a Regional Plan and has appointed a Regional Advisory Council consisting of various stakeholder groups to provide guidance during the plan preparation. However, the role of municipalities in the preparation and review of the plan is not clear. Therefore a number of municipalities within the region have asked the Oldman River Regional Services Commission to prepare a position paper on local views towards regional planning. The position paper will be presented to the Province as a first step in providing the views of regional municipalities in the process.

The purposes of regional planning are to ensure that common resources such as water, air and land are used in a responsible manner and that infrastructure services are developed and provided efficiently. Southern Alberta consists of many municipalities that share common economic, social, and environmental systems. Regional planning is an attempt to ensure that our common and integrated systems are managed for the greater good. While there are many benefits to regional planning, it can be expected that there will also be some issues.

It appears that the perceived loss of some local autonomy is a current concern.

Two committees of Council (Environment Committee and Inter-municipal Planning Committee) have jointly reviewed the position paper prepared by the Oldman River Regional Services Commission. Overall the two committees were generally in support of the position paper but suggested the need for clarification in two areas:

- 1) Clarification that although local autonomy is important, it cannot take precedent over the principles of the regional plan, if regional planning is to be successful
- 2) There are inequities between municipalities with regards to growth and development opportunities, and the regional plan will likely create additional inequities. Therefore a mechanism to deal with inequities should be included in the plan.
- 3) In addition to the above two points, it was suggested that the name 'South Saskatchewan Regional Plan' is appropriate as the boundaries for the plan area are based upon the watershed.

Submitted By:	_____
Reviewed By:	_____
City Treasurer:	_____
City Solicitor:	_____
Reviewed & Endorsed by City Manager:	_____
City Manager's Comments:	_____

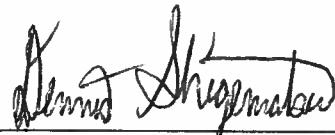
Revision Date & Time:

RESOLUTION

Municipality: County of Lethbridge
in the Province of Alberta

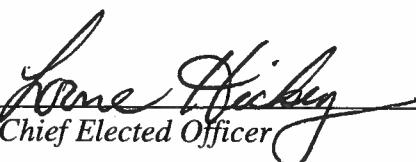
Re: **Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan**

BE IT RESOLVED THAT the County of Lethbridge, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.



Alvin Shugman

Chief Administrative Officer



June Hickey

Chief Elected Officer

DATE: November 5, 2009

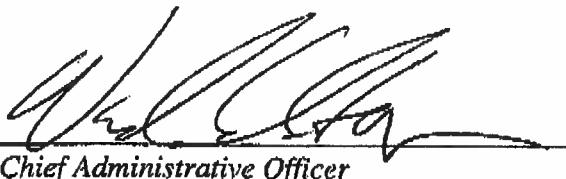
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RESOLUTION

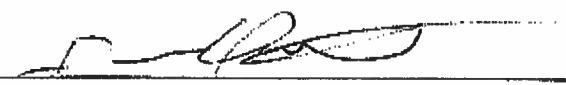
Municipality: Town of MAGRATH
in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the Town of MAGRATH, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.

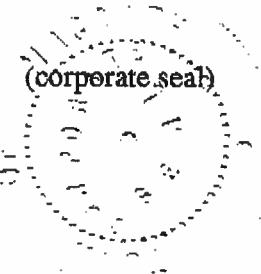


Chief Administrative Officer



Chief Elected Officer

DATE: 30 October 2009





Medicine Hat
The Gas City



Chief Administrative Officer

580 First Street SE
Medicine Hat, AB T1A 8E6
raybar@medicinehat.ca
www.medicinehat.ca

November 9, 2009

Paul Goldade, Chair / Lenze Juiper, Director
Oldman River Regional Services Commission
3105 16th Avenue North
LETHBRIDGE, AB T1H 5E8

Via E-mail: lkorrsc@telus.net

Dear Mr. Goldade and Mr. Lenze:

Reference: Draft Position Paper Endorsement

This letter is in reply to your correspondence of October 9, 2009 regarding the Confidential-Draft position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan".

Administration and the City Solicitor reviewed and discussed the Draft Paper with Council members during the Confidential City Council Meeting on October 19, 2009. Administration advised Council that the City of Medicine Hat was consulted, and the City's input into the Draft Position Paper was adequately reflected.

The City Solicitor's Office advised Council of the following, which has impacted Council's direction on the Draft Paper.

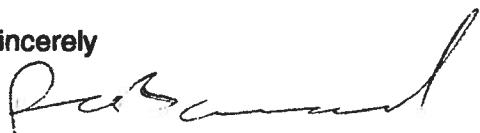
The Alberta Land Stewardship Act makes it clear that Regional Plans adopted under that Act supersede municipal plans and bylaws, including land use bylaws, municipal development plans and Intermunicipal Development Plans. The position paper recommends that the South Saskatchewan Regional Plan regulate matters that go to the very heart of the proposed Tri Area IDP (e.g. country residential development in urban fringe). While it is unknown whether the South Saskatchewan Regional Plan will actually be written in such a manner that it conflicts with the Tri Area IDP, the position paper stops short of recommending that existing IDPs be indefinitely grandfathered. The following statement is found in Part 8 Intermunicipal Issues: "Municipalities with established IMDPs would like to ensure that these plans are respected until such time they expire or are up for review." In the event of conflict between the Regional Plan and the Tri Area IDP, this wording would only preserve the conflicting provisions of the Tri Area IDP until the first review period, which is stated in the plan to be 6 years. It is recommended that at a minimum, the City's endorsement of the position paper be conditional upon the paper being amended to read "Municipalities with established or proposed IMDPs would like to ensure that these plans are respected until such time as they expire."

Because the Position Paper is in draft form and identified as confidential, it is recommended that Council only approve the paper in principle, which will allow the staff to advise Council's agreement with the Plan to the ORRSC. When the ORRSC is in a position to release the paper publicly, Council can then endorse the Position Paper in an Open Council Meeting.

In summary, taking into consideration the above information, Council agreed to support in principle the Draft "Municipal Perspectives: Position Paper on the South Saskatchewan Region Plan," prepared by the Oldman River Regional Services Commission, conditional upon the paper being amended to read In Part 8 Inter-Municipal Issues (p. 37): "Municipalities with established or proposed IMDP's would like to ensure that these plans are respected until such time as they expire".

On behalf of the City of Medicine Hat and City Council, thank-you for the opportunity to participate in this important water issue.

Sincerely



Ray Barnard
Chief Administrative Officer, Municipal Services

cc: City Solicitor's Office
A. Khan, Development & Infrastructure Commissioner
J. Komanchuk, General Manager, Environmental Utilities
City Council Members

RESOLUTION

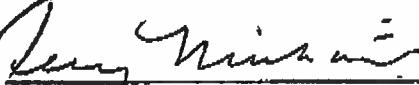
Municipality: Town of Milk River

in the Province of Alberta

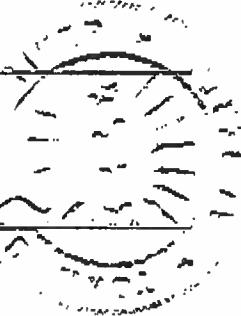
Re: Municipal Perspectives: *A Position Paper on the South Saskatchewan Regional Plan*

BE IT RESOLVED THAT the Town of Milk River, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: *A Position Paper on the South Saskatchewan Regional Plan*" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.


Chief Administrative Officer


Chief Elected Officer

(corporate seal)



DATE: Nov 9, 2009



TOWN OF NANTON

"Where History Lives"

Linked to the Past ~ Connected to the Future

November 16, 2009

Oldman River Regional Services
Commission, ATTN: Paul Goldade
3105 – 16th Avenue North
Lethbridge, Alberta
T1H 5E8

Dear Mr. Goldade:

Attached is the Resolution passed by the Council of the Town of Nanton at its Special Meeting held November 9, 2009. After giving serious consideration to the draft Position Paper and the resolution template that was attached to your correspondence of October 9, 2009, Council endorsed the paper with acknowledgement to its commitment to the Calgary Metropolitan Plan.

I trust this information will assist the Oldman River Regional Services Commission in its regional planning for its municipalities. Thank you.

Yours truly,
Town of Nanton

John Blake
Chief Elected Official

::||

Encl(1)

www.town.nanton.ab.ca

Box 609, 1907 - 21 Avenue, Nanton, Alberta T0L 1R0

Phone: (403) 646-2029

Fax: (403) 646-2653



TOWN OF NANTON

"Where History Lives"

Linked to the Past ~ Connected to the Future

RESOLUTION

November 9, 2009

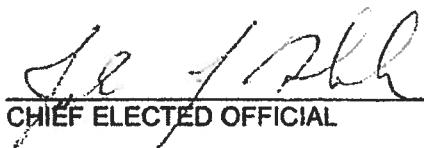
**TOWN OF NANTON
In the Province of Alberta**

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

RESOLUTION #443 - 09/11/09 – Fenton

BE IT RESOLVED THAT the Town of Nanton in the Province of Alberta hereby supports the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, in so far as it is in agreement with the Calgary Metropolitan Plan which was endorsed by the Council of the Town of Nanton by Resolution #220 - 09/06/01.

CARRIED



CHIEF ELECTED OFFICIAL



CHIEF ADMINISTRATIVE OFFICER

www.town.nanton.ab.ca

Box 609, 1907 - 21 Avenue, Nanton, Alberta T0L 1R0

Phone: (403) 646-2029

Fax: (403) 646-2653

RESOLUTION

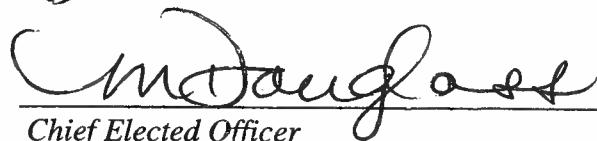
Municipality: The County of Newell
in the Province of Alberta

Re: **Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan**

BE IT RESOLVED THAT the COUNTY OF NEWELL,
in the Province of Alberta hereby endorses the position paper
“Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan” prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.



Chief Administrative Officer



Chief Elected Officer

DATE: October 22/09

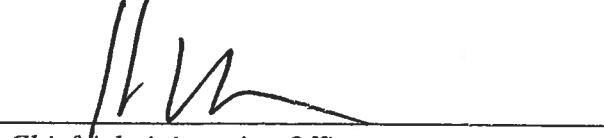
(corporate seal)

RESOLUTION

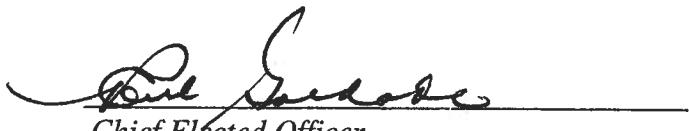
Municipality: Village of Nobleford
in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the _____, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.



[Signature]
Chief Administrative Officer



[Signature]
Chief Elected Officer

DATE: October 20, 2009

(corporate seal)

RESOLUTION

Municipality: Town of Picture Butte
in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the Town of Picture Butte, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.



Chief Administrative Officer



Chief Elected Officer

DATE: OCTOBER 26 2009

(corporate seal)



ADMINISTRATION OFFICE
P.O. BOX 279
PINCHER CREEK, ALBERTA
T0K 1W0
PHONE 627-3130 • FAX 627-5070
E-MAIL: info@mdpinchercreek.ab.ca
www.mdpinchercreek.ab.ca

October 28, 2009

Lenze Kuiper, Director
Oldman River Regional Services Commission
3105-16th Avenue North
Lethbridge, AB T1H 5E8

Fax: 1-403-327-6847

Dear Mr. Kuiper:

RE: Draft Position Paper – South Saskatchewan Regional Plan

At our October 27, 2009 meeting Council reviewed the Draft Position Paper entitled "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan". Council, by resolution 09/784, endorsed the South Saskatchewan Regional Plan. Attached please find the signed resolution as per your request.

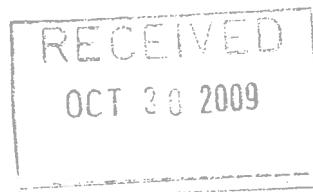
In our review of the Draft Position Paper, Council was satisfied with the report. However, there are a couple of points we wanted to bring to your attention. They are:

- The Synopsis - Page 9 Paragraph 2 – the word “cooperatives” is used. This word has different interpretations and, in the provincial government, it has a negative connotation. You may want consider using another word.
- Section 626.1 of the Municipal Government Act allows municipalities to form commissions and join other municipalities to receive planning services. This is a good approach which provides a number of benefits to participating municipalities. This point should be emphasised in the Position Paper.

Sincerely,

Rodney J. Cyr
Rodney Cyr
Reeve

Enclosure



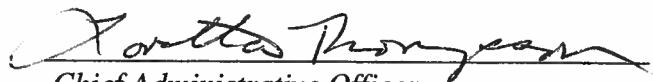
RESOLUTION

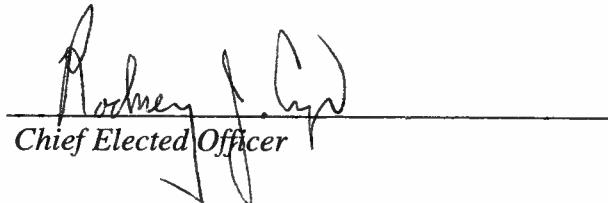
Municipality: MD of Pincher Creek No. 9

in the Province of Alberta

Re: **Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan**

BE IT RESOLVED THAT the MD of Pincher Creek No. 9, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.


Northa Thompson
Chief Administrative Officer


Rodney J. C.
Chief Elected Officer

DATE: October 27, 2009

(corporate seal)



TOWN OF PINCHER CREEK

962 St. John Ave. (BOX 159), PINCHER CREEK, AB. T0K 1W0
PHONE: (403) 627-3156 FAX: (403) 627-4784
e-mail: townpc@telusplanet.net web page: www.pinchercreek.ca



Be it resolved that the Town of Pincher Creek in the Province of Alberta hereby conditionally endorse the position paper "*Municipal Perspectives: on the South Saskatchewan Regional Plan*" prepared by the Oldman River Regional Service Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other Southern Alberta Municipalities.

And further, that our endorsement is conditional upon the following addenda being registered as particular and specific concern:

1. IMDP's become statutory
2. Urban fringe development must be regulated within the IMDP
 - a. Urban fringe must be large enough to protect orderly development
 - b. Any development in the urban fringe must be symbiotic.

Rationale:

1. We believe that the document fairly expressed most of our viewpoints as submitted.
2. We acknowledge that the document has to be a compromise of urban and rural concerns.
3. When we addressed urban fringe development, we used the expression "must be symbiotic" as opposed to the more negative "must not be parasitic"
4. Our greatest concerns were with regards to rural development within the urban fringe.
5. We believe that most of our concerns can be addressed in mutually agreed upon IMDP's and that consequently these IMDP's must be made mandatory.

#09-253

Gary Mills
Mayor, Town of Pincher Creek

Laurie Wilgosh
CAO, Town of Pincher Creek



MUNICIPAL DISTRICT OF RANCHLAND NO. 66

P.O. Box 1060, NANTON, ALBERTA T0L 1R0 • Ph. (403) 646-3131 Fax (403) 646-3141

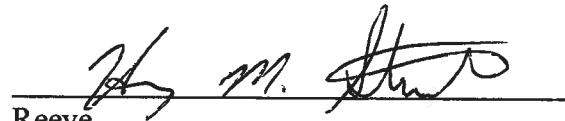
RESOLUTION M04/11/09 passed at the Council meeting of November 3, 2009.

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the Municipal District of Ranchland No. 66 (Ranchland), in the Province of Alberta hereby makes the following comments on the position paper “Municipal Perspectives: *A Position Paper on the South Saskatchewan Regional Plan*” prepared by the Oldman River Regional Services Commission (ORRSC):

- Ranchland agrees with and endorses all four of the points listed under the heading “Goal of the Position Paper” (Introduction section - page 11). However the general philosophy and methods that Ranchland employs to achieve these four statements for itself are widely different from the majority of the other member Municipalities of ORRSC. Therefore, although there are many statements Ranchland can agree with, Ranchland does object to several of the perspectives and considerations that are listed in the Municipal Perspectives section of the document (pages 17 thru 49). Instead of endorsing the entire document and then listing all of the objections, Ranchland considered it prudent to list what was important to it.
- For many years prior to the introduction of the Alberta Land Stewardship Act, Ranchland has lobbied for and promoted the concept and the need for a Land Use Framework for the Province of Alberta. Therefore, Ranchland, in principle, supports both the Land Use Framework and the Alberta Land Stewardship Act.
- Ranchland feels that a lot of the content in the Position Paper, if adopted into the Plan, would effectively water down the strength and effectiveness of the South Saskatchewan Regional Plan and its Advisory Council. Ranchland is opposed to those parts of the Position Paper that move to that direction.
- Ranchland believes, with cautious optimism, that the Land Use Framework and the Alberta Land Stewardship Act has the potential to support what Ranchland has been trying to accomplish, maintain, and protect within its corporate boundaries ever since its incorporation in 1995.

- Ranchland supports the creation of a practical number of sub-regions within the South Saskatchewan Regional Plan and has the expectation that a sub-region will be able to be created involving just one rural municipality or parts of two or more rural municipalities if that rural municipality, or rural municipalities can demonstrate that the landscape, environmental, ecological resource, or natural resource issues are unique enough to warrant a sub-region; further Ranchland proposes that a rural municipality should be allowed to be split into more than one sub-region; sub-region boundaries should not have to be coterminous with municipal boundaries, but rather use the features of the landscape to determine sub-regional boundaries.
- In comment to the item line on page 22 of the document that recommends that *"Regional plan policies should not prohibit "first parcel out" subdivision"*; Without objecting to this statement, Ranchland also recommends the opposite: Regional plan policies should not prohibit a Municipality's no subdivision policy even for fragmented (cut-off) parcels.
- Ranchland recommends that Regional plan policies should not prohibit a Municipality from limiting or not allowing developments of certain types within its boundaries.
- Ranchland contains a large segment of the headwaters in the Eastern slopes. Therefore the comment on page 27 of the document, *"the headwaters ecosystem in the Eastern Slopes needs to be protected from resource development"* and the last comment on page 44 of the document, *"Use of headwaters and other vital components of the natural environment for recreational use and natural resource extraction should be limited and strictly regulated by the provincial government"* are both thrice endorsed by Ranchland.
- Ranchland further refers the reader of this Resolution to the Municipal Development Plan and Land Use Bylaw documents of the Municipal District of Ranchland No. 66 for a better understanding on the position and views of Ranchland.



Reeve

(SEAL)



Chief Administrative Officer

Date: November 3, 2009

RESOLUTION

Municipality: The Town of Raymond

in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the Town of Raymond, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.



Chief Administrative Officer



Chief Elected Officer

DATE: October 20th, 2009

(corporate seal)

RESOLUTION

Municipality: Town of Redcliff

in the Province of Alberta

**Re: Municipal Perspectives: A Position Paper on the South
Saskatchewan Regional Plan**

BE IT RESOLVED THAT the Town of Redcliff,
in the Province of Alberta hereby endorses the position paper
“Municipal Perspectives: A Position Paper on the South Saskatchewan
Regional Plan” prepared by the Oldman River Regional Services
Commission, which is reflective of the issues, concerns, challenges and
opportunities identified by our community and other southern Alberta
municipalities.



Chief Administrative Officer



Chief Elected Officer

DATE: November 10, 2009

(corporate seal)

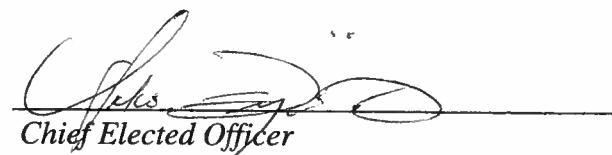
RESOLUTION

Municipality: VILLAGE OF ROSEMARY
in the Province of Alberta

Re: Municipal Perspectives: *A Position Paper on the South Saskatchewan Regional Plan*

BE IT RESOLVED THAT the VILLAGE of ROSEMARY, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: *A Position Paper on the South Saskatchewan Regional Plan*" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.


Margaret Loewen
Chief Administrative Officer


Chief Elected Officer

DATE: October 22, 2009.

(corporate seal)

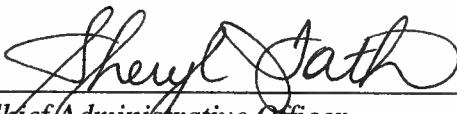
RESOLUTION

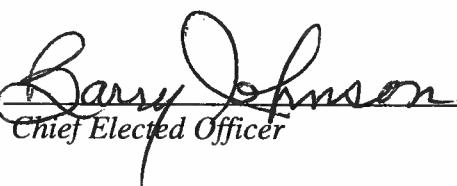
Municipality: THE TOWN OF STAVELY

in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the Town of Stavely,
in the Province of Alberta hereby endorses the position paper
“Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan” prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.


Sheryl Stath
Chief Administrative Officer


Barry Johnson
Chief Elected Officer

DATE: October 26th, 2009

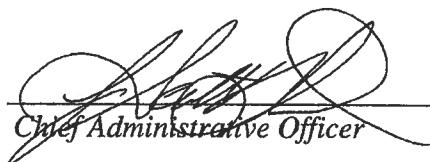
(corporate seal)

RESOLUTION

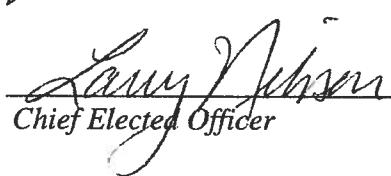
Municipality: Village of Stirling
in the Province of Alberta

Re: **Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan**

BE IT RESOLVED THAT the Village of Stirling,
in the Province of Alberta hereby endorses the position paper
“Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan” prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.



Chief Administrative Officer



Chief Elected Officer

DATE: Oct 21 /2009

(corporate seal)

Municipal District of Taber

Administration Office



October 14, 2009

Mr. Paul Goldade, Chair
Oldman River Regional Services Commission
3105 – 16th Avenue North
Lethbridge, AB
T1H 5E8

Dear Paul,

RE: Position Paper - Municipal Perspectives: South Saskatchewan Regional Plan

With respect to the Draft Position Paper on the South Saskatchewan Regional Plan the Council of the Municipal District of Taber supports the draft document and has passed a resolution in this regard.

The Council wishes to thank the Oldman River Regional Services Commission for undertaking this important task. This organization was well positioned to lead such an initiative and has proven it has the ability to provide quality advice and produce superior policy documents that will assist municipalities in their land use planning efforts. Your efforts will reflect well upon our region.

Sincerely,

A handwritten signature in black ink, appearing to read "Hank Van Beers".

Hank Van Beers
Reeve
Municipal District of Taber

RESOLUTION

Municipality: Municipal District of Taber

in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the Municipal District of Taber, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.



[Handwritten signature]
Chief Administrative Officer



[Handwritten signature]
Chief Elected Officer

DATE: October 13, 2009

(corporate seal)



TOWN OF
TABER

A - 4900 50 ST. TABER, ALBERTA, CANADA T1G 1T1
TELEPHONE: (403) 223-5500 FAX: (403) 223-5530

October 27, 2009

Oldman River Regional Services Commission
3105 - 16 avenue North
Lethbridge, AB T1H 5E8

Attention: Mr. Lenze Kuiper, Director

Dear Lenze:

RE: Draft Position Paper - South Saskatchewan Regional Plan

We wish to advise that Council of the Town of Taber reviewed the captioned at their Regular Meeting of October 26, 2009, with the following motion being passed:

MOVED by Councillor Andres that Council endorses the Draft Position Paper entitled "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" as requested by the Oldman River Regional Service Commission.

CARRIED UNANIMOUSLY

We look forward to attending the public meeting that is to take place in early December in Taber so the best possible regional plan for all municipalities concerned becomes a reality.

Yours truly,

Gary L. Hudson
Chief Administrative Officer

RESOLUTION

Municipality: Village of Tilley
in the Province of Alberta

Re: Municipal Perspectives: *A Position Paper on the South Saskatchewan Regional Plan*

BE IT RESOLVED THAT the Village of Tilley, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: *A Position Paper on the South Saskatchewan Regional Plan*" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.

Jennette Zahn
Chief Administrative Officer

John Tinker
Chief Elected Officer

DATE: Oct 30/09

(corporate seal)



October 20, 2009

Oldman River Regional Services Commission
3105 – 16th Avenue N
Lethbridge, Alberta T1H 5E8

Attn: Ms. Bonnie Brunner, Planner

Subject: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

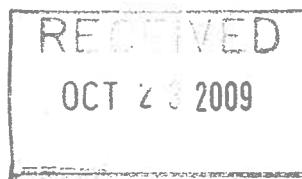
Dear Bonnie,

During the regular council meeting of October 19th, 2009, it was resolved that the Town of Vauxhall endorses the position paper “Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan” prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.

Should you have any questions or require any additional information, please do not hesitate to contact me at bmiller@town.vauxhall.ab.ca or 403.654.2174.

Kind regards,

Barbara Miller, CGA
Chief Administrative Officer
Town of Vauxhall



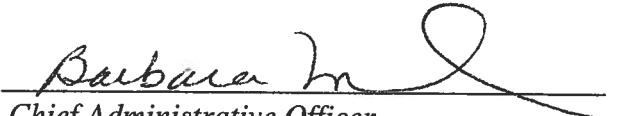
RESOLUTION

Municipality: Town of Vauxhall

in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the Town of Vauxhall, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.



Barbara M
Chief Administrative Officer



Maloneef
Chief Elected Officer

DATE: Oct 20/09

(corporate seal)

VULCAN COUNTY

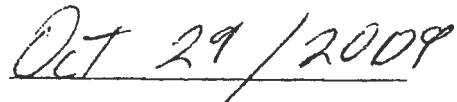
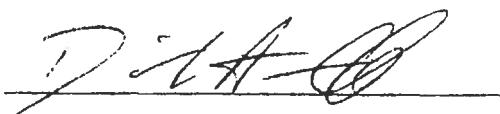
P.O. BOX 180
VULCAN, ALBERTA
T0L 2B0

TELEPHONE: 403-485-2241
TOLL FREE: 1-877-485-2299
FAX: 403-485-2920

MTN. 2009-10-85 The Oldman River Regional Services Commission has requested that a motion be passed by all member communities on the "Municipal Perspectives: A position Paper on the South Saskatchewan regional Plan".

MOVED BY COUNCILLOR GESCHWENDT that Vulcan County in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A position Paper on the South Saskatchewan regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities by our community and other southern Alberta municipalities.

CARRIED UNANIMOUSLY



Derrick Annable, Reeve

Date

EXCERPT FROM MINUTES

REGULAR MEETING OF COUNCIL OF OCTOBER 26, 2009

BACKGROUND

Position Paper South Saskatchewan Regional Plan

Oldman River Regional Services Commission (ORRSC) was mandated to draft a Position Paper on the South Saskatchewan Regional Plan.

Motion No.: 09.322

Moved by Councillor Rick Howard THAT the Town of Vulcan in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.

In favour

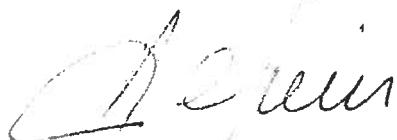
Mayor	- Tom Grant
Councillor	- John Seaman
Councillor	- Harold Lewis
Councillor	- Trish Standing
Councillor	- Dwayne Hill
Councillor	- Rick Howard

Against

CARRIED

CERTIFIED TRUE COPY

Dated October 29, 2009



**Alcide Cloutier
Chief Administrative Officer
Town of Vulcan**



COUNTY OF WARNER NO. 5

OFFICE OF THE ADMINISTRATOR
BOX 90
300 COUNTY ROAD
WARNER, AB T0K 2L0

Phone: 403-642-3635
Toll Free: 1-888-642-2241
Fax: 403-642-3631
e-mail: county5@countyofwarner5.ab.ca
Website: www.countyofwarner5.ab.ca

October 22, 2009

Oldman River Regional Services Commission
Attention: Lenze Kuiper
3105 - 16 Avenue North
LETHBRIDGE, AB T1H 5E8

Dear Lenze:

Re: Municipal Perspectives Paper

County Council reviewed the above document and passed the following resolution:

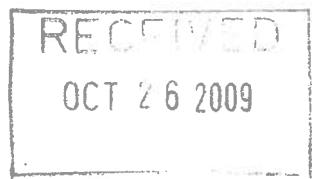
"...moved that the County of Warner No. 5 endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the ORRSC, which is reflective of the issues, concerns, challenges and opportunities by our community and the other southern Alberta municipalities."

If you have any questions, please do not hesitate to contact this office.

Yours truly,

A handwritten signature in black ink, appearing to read "Allan K. Romeril".
Allan K. Romeril
Administrator (CAO)

AKR/amb



RESOLUTION

Municipality: Village of Warner

in the Province of Alberta

Re: Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan

BE IT RESOLVED THAT the Village of Warner, in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities.



Chief Administrative Officer



Chief Elected Officer

DATE: Oct 21st, 2009

(corporate seal)

Claresholm, Alberta, November 10, 2009

Moved by Councillor Wilson to rescind resolution No. 416/09 passed on October 21, 2009 as follows:

"Moved by Councillor Wilson that a letter be sent to ORRSC requesting that the draft South Saskatchewan Regional Plan be tabled until after the Regional Advisory Committee terms of reference are released."

Carried.

Moved by Councillor Wilson that The Municipal District of Willow Creek No. 26 in the Province of Alberta hereby endorses the position paper "Municipal Perspectives: A Position Paper on the South Saskatchewan Regional Plan" prepared by the Oldman River Regional Services Commission, which is reflective of the issues, concerns, challenges and opportunities identified by our community and other southern Alberta municipalities however cannot support the following:

1. wind power statement
2. Cummulative Effects, Transfer of Development Credits (TDC's) and Conservation Easements
3. amending maximum lot sizes not just minimum lot size.

Carried.

(f) M.D. of Pincher Creek – Oil & Gas Protocol

Moved by Councillor Wilson to instruct Municipal Administrator Vizzutti to send a letter to the M.D. of Pincher Creek advising that The Municipal District of Willow Creek No. 26 is not interested in entering into a Regional Oil & Gas Protocol.

Carried.

(g) Chinook Arch Regional Library

Council completed the survey from Chinook Arch Regional Library System to be submitted.

7. FINANCIAL MANAGEMENT:

(a) Discretionary Grants – Reconciliation

Treasurer Hannas presented a reconciliation of the Discretionary Grants as information.

Moved by Councillor Wilson to donate \$800.00 from Division 6 discretionary spending to the Silver Willow Lodge to assist in the purchase of laundry carts upon the M.D. of Willow Creek receiving a letter of request for funding.

Carried.

(b) Investment Reconciliation

Moved by Councillor Hemmaway that the Investment Reconciliation as of October 31, 2009 be accepted as presented.

Carried.

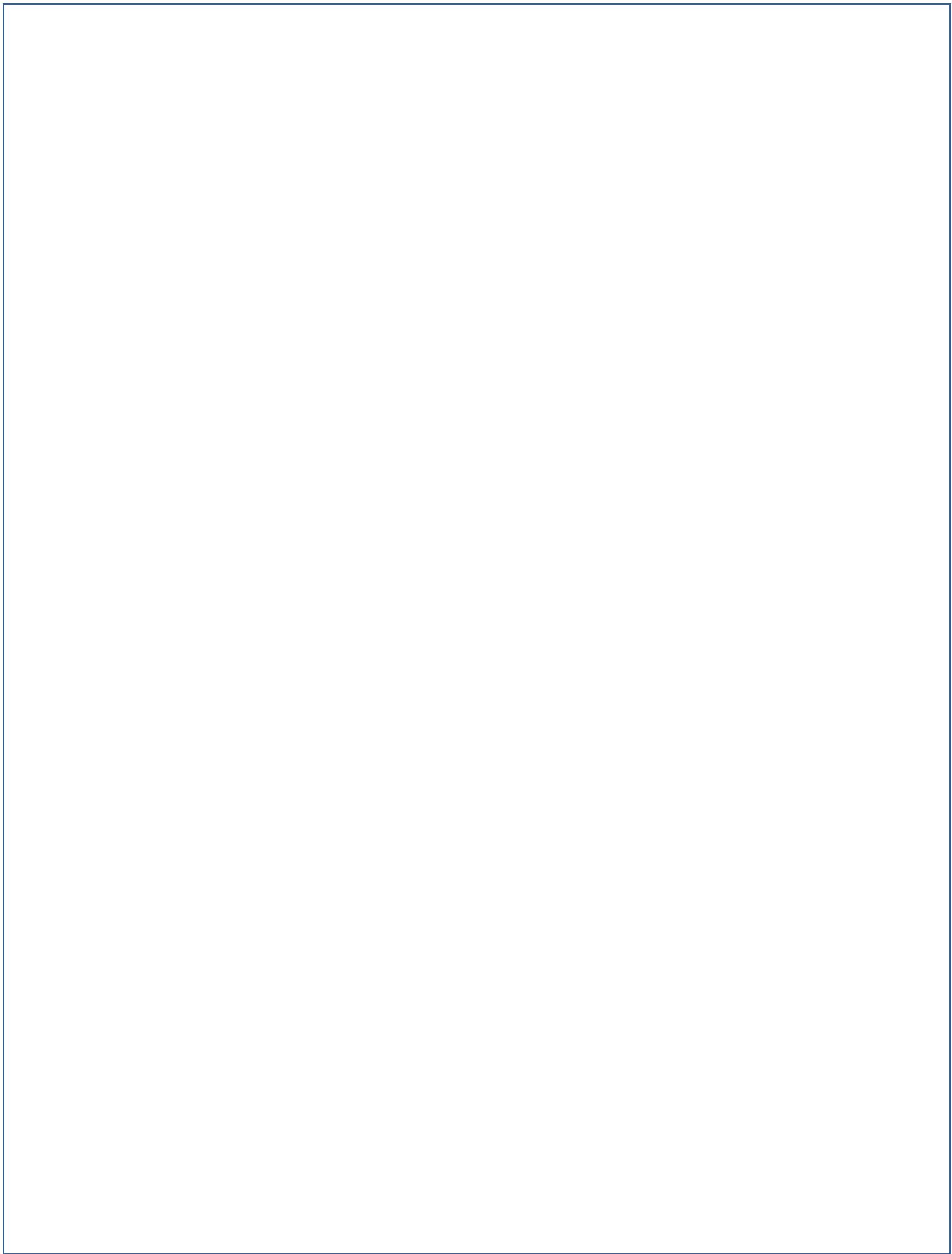
(c) Cheque Register

November 10, 2009 cheque register was presented as information.

**NOT ADOPTED
SUBJECT TO CHANGE**



**APPENDIX D:
INFORMATION ABOUT ORRSC**



INFORMATION ABOUT ORRSC

ORRSC is a municipally-owned and funded organization created pursuant to section 602.02 of the Municipal Government Act. It is a corporation which is governed by a Board of Directors who are elected officials representing each municipality who is a member of ORRSC. ORRSC's mandate is to provide planning, mapping and GIS services to more than 40 municipalities in Southwestern Alberta by employing land use planning professionals and technical support staff.

ORRSC has been in existence since 1955 when it was originally known as the Lethbridge District Planning Commission (LDPC) created pursuant to the 1953 Town & Rural Planning Act. At the time when the LDPC was formed it had only 3 member municipalities. The LDPC became the Oldman River Regional Planning Commission (ORRPC) with the enactment of the 1963 Planning Act. The ORRPC's membership had grown to 8 municipalities. The Alberta Planning Fund was established and municipalities were requisitioned to support provincial planning. By 1973, ORRPC's membership had grown to include 41 member urban and rural municipalities.

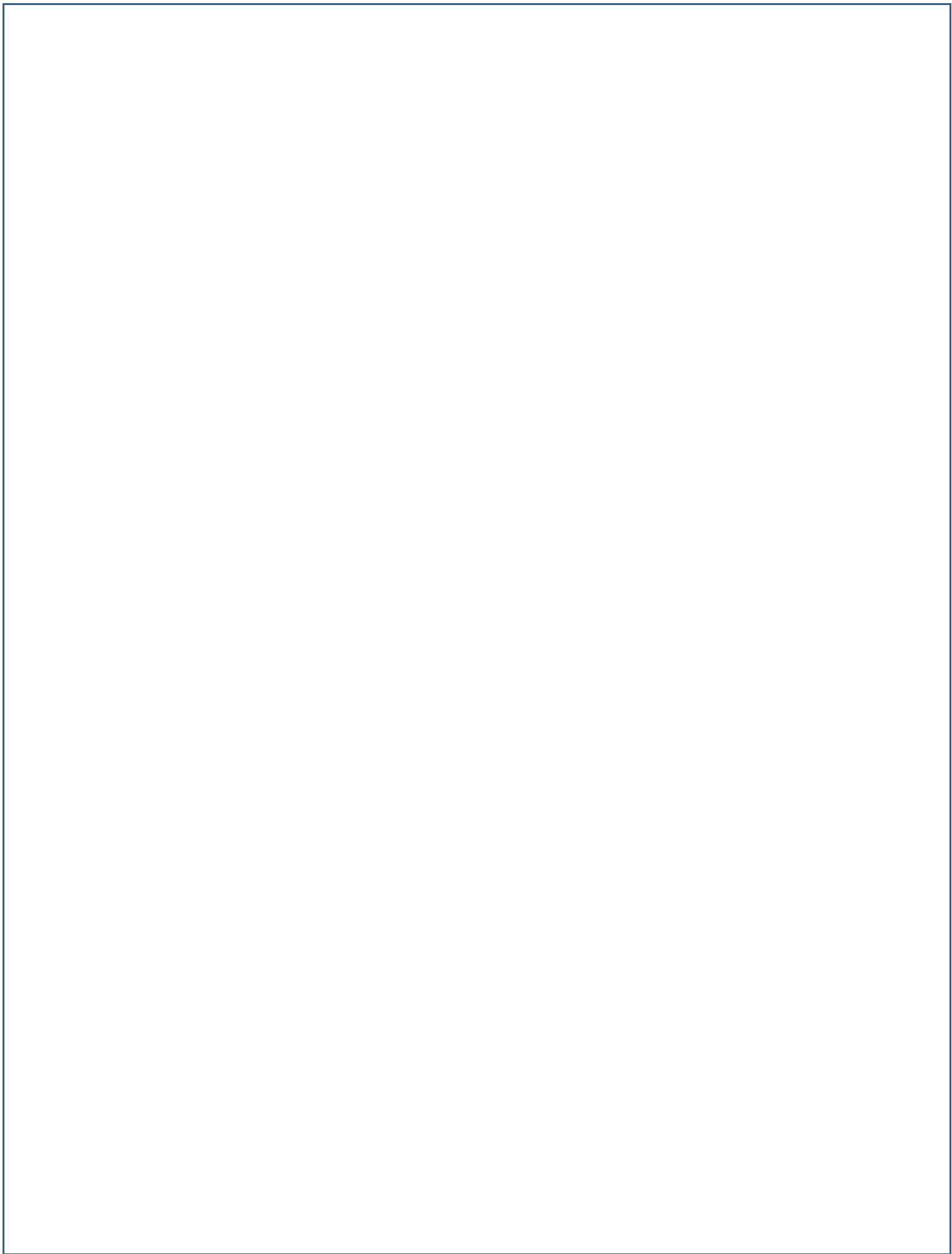
The Regional Planning Commission's role was three-fold from 1955 to 1995:

- ❖ to act as the Subdivision Approving Authority (SAA) for the Oldman River Region;
- ❖ to prepare planning related documents and provide corresponding advice with respect to those documents;
- ❖ to prepare regional plans for the Oldman River region.

Following from this mandate a Preliminary Regional Plan (PRP) was prepared in 1974 and a full-blown Regional Plan was enacted on April 1, 1985.

With the dissolution of regional planning commissions and the repealing of the Planning Act in 1995, member municipalities established the Oldman River Intermunicipal Service Agency pursuant to section 625 of the Municipal Government Act for the provision of planning related services. The Oldman River Regional Services Commission (ORRSC) was subsequently established as a regional services commission on October 4, 2003.

It is under this banner that ORRSC continues to deliver professional planning and related services to municipalities in southwestern Alberta and provides a forum for land use related issues to be debated among its members.



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