



MUNICIPAL PERSPECTIVES:

Position Paper on the South Saskatchewan Regional Plan
Questionnaire Summary Report





OLDMAN RIVER REGIONAL SERVICES COMMISSION

November 2009

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

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INTRODUCTION

INTRODUCTION

In August 2009 the Oldman River Regional Services Commission distributed an extensive questionnaire (see Appendix) to 52 municipalities in southern Alberta. The questionnaire solicited responses from municipalities on twelve topics related to the proposed South Saskatchewan Regional Plan and its related legislation and policy, the Alberta Land Stewardship Act (Bill 36) and the Land-use Framework. The intent of the questionnaire was to gain feedback from municipalities in order to draft a position paper on behalf of southern Alberta municipalities. The position paper entitled “*Municipal Perspectives: A position paper on the South Saskatchewan Regional Plan*” was released for confidential draft review by all participating municipalities in October 2009.

The questionnaire consisted of two parts. Part 1 addressed twelve topics related to regional planning, the Alberta Land Stewardship Act and the Land-use Framework. Each question contained one or more yes/no questions as well as an open-ended long-answer question. Part 2 provided municipalities the opportunity for additional input on any broader issues or concerns with the regional planning process.

Most respondents, at a minimum, completed the yes/no questions, with many of the respondents providing extensive written responses to the long-answer questions. Total written long-answer submissions amounted to over 20,000 words. These comprehensive and thoughtful answers reflect the importance that southern Alberta municipalities place on having input into the regional planning process for the South Saskatchewan Regional Plan. The complete verbatim responses have been provided in this questionnaire booklet along with an overview and summary of each question. Responses are anonymous and any reference to a particular municipality has been removed. The purpose of providing the verbatim responses is to ensure that a record of all of the views and opinions from participating municipalities is made available. Additionally, this was done to provide a clear link between the responses from participating municipalities and the content of the position paper. This questionnaire booklet is meant as a supplementary report to the paper “*Municipal Perspectives: A position paper on the South Saskatchewan Regional Plan*” and should be read in the context of that paper.

RESPONDENT PROFILE

A total of 35 questionnaires were returned out of the 52 that were distributed to municipalities, resulting in a 67% return rate. The 35 municipalities that returned the questionnaire represent 91% of the population of the consultation area, and an overwhelming proportion of the land base. Responses were received from all 11 rural municipalities, all 3 cities, and a majority of the towns and villages. Five additional questionnaires were distributed to the First Nations of Siksika, Peigan, and Blood, Canadian Forces Base Suffield, and Waterton Lakes National Park. The Canadian Forces Base Suffield was the only additional questionnaire returned.



RESPONSES

RESPONSES

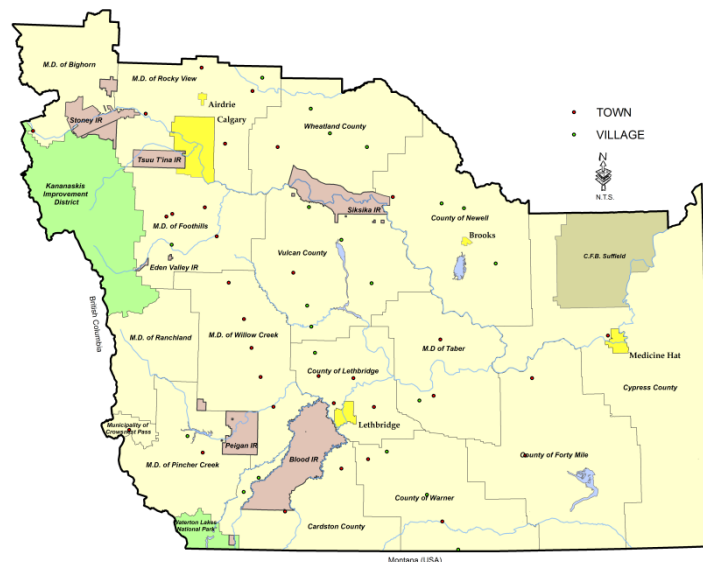
Question 1: Sub-Regional Planning

OVERVIEW OF RESPONSES

The sub-regional planning topic was broken into two questions. A yes/no question about the creation of a sub-regional plan outside of the Calgary region and a long answer question asking what a suitable sub-region would be for your municipality.

The yes/no question provided some considerable agreement between respondents. Over 82% of respondents stated that the creation of a sub-regional plan(s) outside of the Calgary Metropolitan Region boundary would have merit for their municipality. The remaining respondents either checked 'no' or did not answer the question. Based on these responses, there is significant support for the development of a sub-regional plan(s) outside of the Calgary region.

There was more variation in the responses to the long answer question. A large percentage of respondents repeated the concept of the yes/no question, suggesting a sub-region that would include southern Alberta, but exclude the Calgary Metropolitan Region. Other popular sub-regions suggested included the Oldman River Regional Services Commission member area, major river basins and sub-regions that would encompass single municipalities. The remaining suggestions were those that identified specific geographic regions (southeast and southwest Alberta); similar interests (e.g. agriculture), or centred on urban areas as is the case in the Calgary and Capital regions. Overall, most municipalities who responded favour the creation of sub-regions that exclude Calgary and are based on a recognized geographic area, interest or river basin.

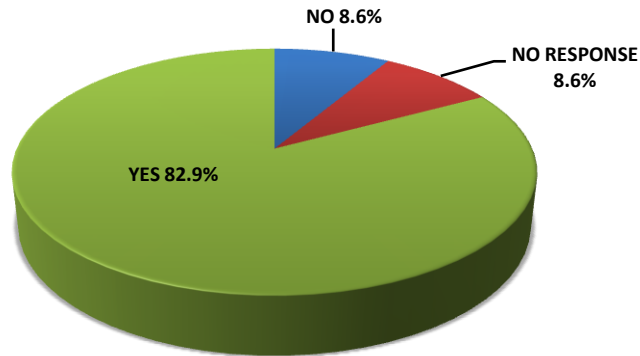


South Saskatchewan Region Plan area

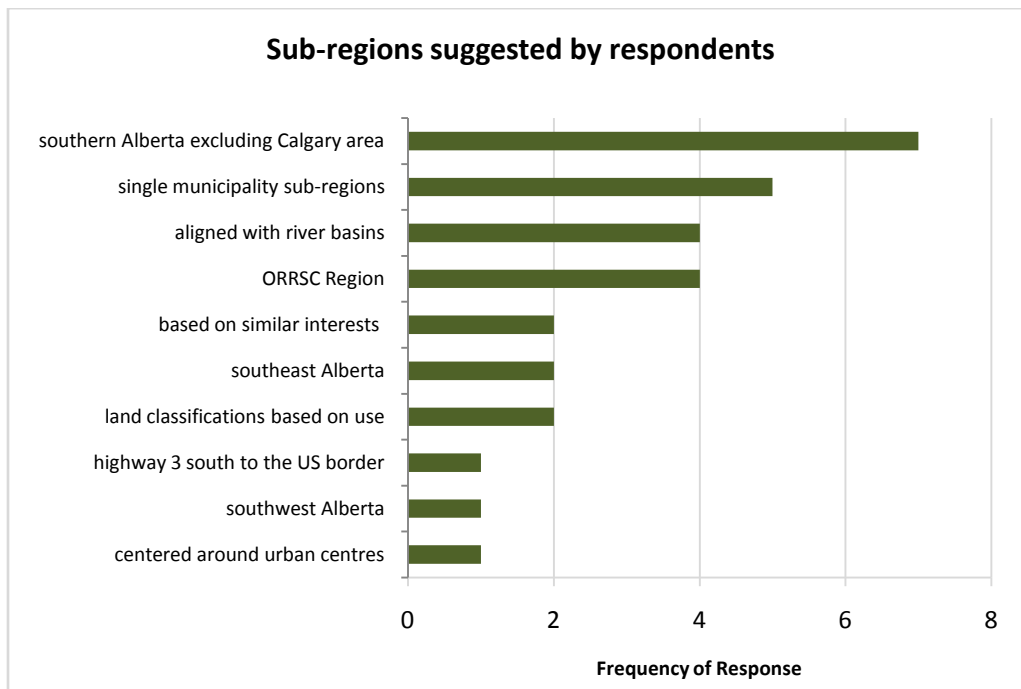
HIGHLIGHTS

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?



COMPLETE VERBATIM RESPONSES BY CATEGORY

The complete verbatim responses to the long answer question on sub-regional planning have been provided below. They have been organized into the following five categories for easier reading:

- | | |
|---|---|
| A. Sub-region excluding the Calgary region | D. Sub-region of a single municipality or municipalities with similarities |
| B. ORRSC as a sub-region | E. Other comments |
| C. Sub-regions aligned with river basins | |

Category A: Comments suggesting a sub-region excluding the Calgary region

- ❖ *“If one has to develop a sub region, then it must be separate from other regional plans, such as Calgary - each community is unique and any plan must respect the uniqueness”*
- ❖ *“Our municipality would like a sub-regional plan which includes the definition of headwaters expanded as the Oldman River drainage and the Bow River drainage which are completely independent of each other until they get to Bow Island to make the South Saskatchewan River. Therefore, Council has resolved that as an appropriate sub-region for its municipality, the Oldman River should go from the headwaters in the Crowsnest Pass region and include Medicine Hat - excluding Calgary.”*
- ❖ *“An appropriate sub-region would be the area surrounding our municipality. There is concern with having to adhere to a set of standards (ie higher densities) that may be more appropriate for the Calgary region versus a smaller municipality.”*
- ❖ *“Yes, a sub-regional plan outside of Calgary is very important to the County. Sub-regions should be based on differences, uniqueness of area(s) - County and associated municipalities could perhaps be on its own, (related to agriculture, irrigation, livestock, etc.), or associated with similar type adjacent municipalities. Sub-regional plans may facilitate or be associated with IMDP discussion between areas - plans to be linked eventually, but issues different. Sub-regional plans should respect or ensure that rural municipalities have right to industry/commercial land uses, not just urban based development is allowed. Do not want to see large urban centres have veto powers, this should be addressed in both regional and sub-regional plans.”*
- ❖ *“As contained within the Sustainable Resource Development April 27, 2009 news release: To respond to the unique needs and circumstances in the region, regional plans may contain: an overview of the region: summarizes the current state of the region, discussing key economic, environmental and social considerations and trends in land-use; provincial policy statements, regulations, designated authority and conflict resolution provisions as required by the Lieutenant Governor in Council to meet the vision and objectives for the region; policies to achieve or maintain regional objectives; - actions and approaches that will be used to achieve the objectives; goals and measures*

related to the regional objectives; thresholds and indicators related to the goals or measures, plus a description of how these will be monitored; and sub-regional plans to respond to the needs of specific geographic areas within the region, such as metropolitan plans for the Calgary and Capital regions.

In accordance with this news release, and based upon the diversity and size of the proposed region, an additional sub-regional plan within the South Saskatchewan Region apart from the Calgary Metropolitan Region Boundary would be appropriate due to the diversity of the region which includes the headwaters of the Oldman River within the mountains and foothills of the region and the prairie landscape containing the balance of the region made up primarily of urban centers and agricultural industries.”

- ❖ *“Appropriate sub-region: Our municipality alone or combining adjacent MDs. Vast sprawling urban areas like Calgary and nearby bedroom communities consume resources and impact the environment on a scale that completely dwarfs what tiny towns like ours do. Therefore, it does not make sense to apply all of the same regulations across the entire region, lumping together Calgary with rural communities. The issues, such as resource consumption (water and land) and pollution output are the same, but the extent of impact is magnitudes apart. A sub-regional plan would consider the issues in regards to the Big Picture of the "Region", and then modify regulations to take into account local, sub-regional conditions such as very low population and slow growth.*

A sub-region should be related by both the natural and built environments. So for example, our town belongs with MDs and small towns near the Oldman River. But the City of Lethbridge, also along the Oldman River, is a medium sized city that with different issues and growth patterns than our town.”

- ❖ *“Exclude Calgary”*
- ❖ *“Our town & area south of it as a sub-region. Not Calgary or the rural/urban municipalities in its proximity due to the interrelationship between these groups and their land use needs and planning”*

Category B: Comments suggesting ORRSC as a sub-region

- ❖ *“Municipalities serviced by ORRSC.”*
- ❖ *“Appropriate sub-regions could be: The area covered by the Oldman River Regional Services Commission or the Oldman Watershed Council.”*
- ❖ *“An appropriate sub-region for our municipality would be the area that Oldman River Regional Services Commission services.”*
- ❖ *“The South Saskatchewan Region divided into sub-regions, one of which would be the current geographic area covered by the Oldman River Regional Services Commission, including municipalities within that area that are not members.*

Calgary Metropolitan Region (CMR) boundary would have land use issues that are likely very different than the issues our municipalities face, more importantly CMR should not have influence over our municipalities, nor should any other large urban centre.”

Category C: Comments suggesting sub-regions aligned with river basins

- ❖ *“Sub-regions should be aligned with the basins, ie: The Bow, The Old Man, and The South Saskatchewan main stem, yet each sub-region needs equal representation and power at the Regional level.”*
- ❖ *“The sub-region should be the Oldman River, excluding the Bow River system. The Oldman River drainage system has separate and distinct issues that need attention.”*
- ❖ *“Using Oldman, Little Bow and or Milk River as the sub-region for the sub-regional plan would be more relative and fitting for planning. We feel it would best be named the OLDMAN RIVER REGIONAL AREA”*

Category D: Comments suggesting a sub-region of a single municipality or municipalities with similarities

- ❖ *“Our municipality has highly restrictive bylaws, plans, and policies on developments of all types except agriculture. Our municipality will not lax its current position on development just for the sake of being included in a sub-regional plan therefore other municipalities would have to change their position on development to match that of our municipality without exception. In analyzing municipalities adjacent to us, it is doubtful if any of them would be willing to change their position on development to match that of ours, therefore it is highly doubtful if our municipality will ever be willing to be part of a sub-regional plan unless a sub-regional plan can be formed around just one municipality. So, if a sub-regional plan can be formed around just one municipality then the answer to the question is YES. If a sub-regional plan has to include two or more municipalities then the answer is NO.”*
- ❖ *“Cypress, Forty Mile, Taber, Newell - if the municipalities are similar then we should keep those together no matter how large the sub-region is. Could a sub-region be based on similarities rather than actual physical boundaries? Hard to not follow municipal boundaries, but a good idea. Having an organization such as ORRSC - members moving in the same direction should consider having a vehicle/group containing all of those municipalities moving in the same direction and sharing direction and sharing similar goals could make up a sub-region”*
- ❖ *“The most obvious sub region would be the County [...] and all municipalities within the County's boundaries. The EID should be included in the planning process as well. The South Saskatchewan Region should be used for developing general plans for southern Alberta but more specific plans should be made locally.”*
- ❖ *“Municipalities with similar issue/concerns”*

- ❖ *“A sub-region would be [...] County”*
- ❖ *“Cypress County, Newell County, County of Forty Mile, MD of Taber, County of Warner,”*
- ❖ *“Although our town is an Urban Municipality which is a part of CMR, it is largely affected by the surrounding MD [...]”*
- ❖ *“The Town of [...] and more than 20 miles around and to blend with other communities including Waterton Lakes National Park, The Blood Indian Reserve, Town of Magrath, etc.”*
- ❖ *“We would support the creation of a sub-regional area after consultation with our neighbouring municipalities. We assume that sub-regions are created with municipalities that have common sub-regional themes. In the case of our municipality, common themes with neighbours may include economic, social, environmental and governance issues. The boundaries of the sub-regions should be determined once the Regional Plan context and policies have been established. Sub-regional plans will be essential to ensure that the needs of smaller municipalities are met. It would be appropriate to encourage in the inclusion of aboriginal reserves in the sub-regional planning.”*

Category E: Other comments provided

- ❖ *“In previous years there was a regional plan for southeast Alberta. This was prepared by the Southeast Alberta Regional Planning Commission in the early 1980s. The plan was broad in scope but it dealt with items such as dispersion of urban activities in rural areas, the loss of rural population, loss of community identity and local autonomy, cyclical and short-term nature of resource activities and deterioration of the environment. Mayor's Comment: It would be very hard to define a specific area with criteria that could be defended. I could suggest examples such as the County of Newell as being one region. I could suggest political regions of MP or MLA constituencies. It could be the south west and south east but is [...] in the west or the east? It could be everything rural except Medicine Hat and Lethbridge. Some of the communities and MDs/Counties are already part of the Calgary Partnership are they or out? It will get real hard and take too much time and energy to draw more maps and to what end?”*
- ❖ *“Different communities between West and East, goals and economy. East slopes or West of Highway 2 South of Highway 1 not including City of Calgary. The needs for land use varies on a smaller scale than the region. The interests of the residents varies within the region.”*
- ❖ *“One way to create sub-regions would be break down all lands into classifications based on use: Lands suitable for further development (situated within a defined buffer around towns and cities); Lands suitable for recreational development (situated within a defined buffer around water bodies and scenic areas); Lands ideal for agriculture (perhaps further broken down by land quality - Good - Average - Poor)”*

- ❖ *“The County would like to see an area encompass from approximately Highway 3 south to the US border.”*
- ❖ *“Southwest Alberta”*
- ❖ *“The appropriate sub-region would be southeast Alberta”*
- ❖ *“Areas around larger centres”*
- ❖ *“Appropriate sub-region. Oldman River Basin, plus South of the latitude of Medicine Hat, East to the Saskatchewan Border, including all Southerly lands. Based on similar interests and lifestyles, Land classification and agricultural uses. Water availability and use is a major concern of this area, whereas it is not a significant concern in the Red Deer Basin or Bow River Basins. The voice of the small rural communities could be lost in the vastness of the proposed South Saskatchewan region.”*
- ❖ *“Legislation would cause increased tension between rural/urban municipalities. Valuable to have the resources the City of Calgary would bring in their advocacy. Smaller municipalities would be overshadowed by larger municipalities”*
- ❖ *“Foothills Little Bow Municipal Association – District One excepting out M.D. of Foothills should be the sub-region – includes Vulcan County, County of Warner, Cardston County, County of Forty Mile, M.D. of Pincher Creek, County of Newell, Cypress County, Crowsnest Pass, M.D. of Willow Creek, M.D. of Ranchland and M.D. of Taber. Care must be taken not to duplicate IMDPs, Area Structure Plans, MDP’s and other regional service agreements already in place between towns, rurals and special areas.”*
- ❖ *“Perhaps. Development within the vicinity of the [...] could impact [...] activities and vice versa. [...] ground training and flying activities could impact adjacent communities if situated close to the [...] range and training area.”*



Question 2: Extensive Agriculture and Development

OVERVIEW OF RESPONSES

The extensive agriculture and development topic consisted of a yes/no question regarding the fragmentation and conversion of agricultural land and a long answer question asking municipalities how they would suggest addressing the protection of agricultural lands.

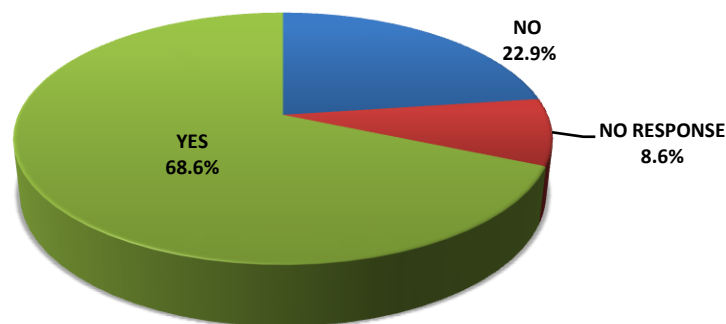
Over 68% of respondents considered the fragmentation and conversion of agricultural land to other non-agricultural uses an issue in their municipality or adjacent municipality(s). Subsequently, 23% of municipalities did not consider this to be an issue in their municipality and 8.6% of municipalities did not respond to this question. Based on these responses it is evident that fragmentation and conversion of agricultural lands is an important issue in most municipalities.

A common theme evident throughout the long answer responses was the importance of maintaining local autonomy and flexibility in decision making when dealing with the fragmentation and conversion of agricultural land. The majority of respondents indicated that limiting the amount of subdivision through municipal land use policies would be the most appropriate method of protecting agricultural lands. Several municipalities suggested the creation of a land classification system identifying good quality agricultural lands that should be protected. Additionally, intermunicipal cooperation was viewed as key component in reducing the fragmentation and conversion of agricultural lands. Other suggestions to protect agricultural lands included: provincial policies, the use of development credits, mandatory long-range plans, cluster development, eliminating first-parcel out, and expanding the urban-fringe.

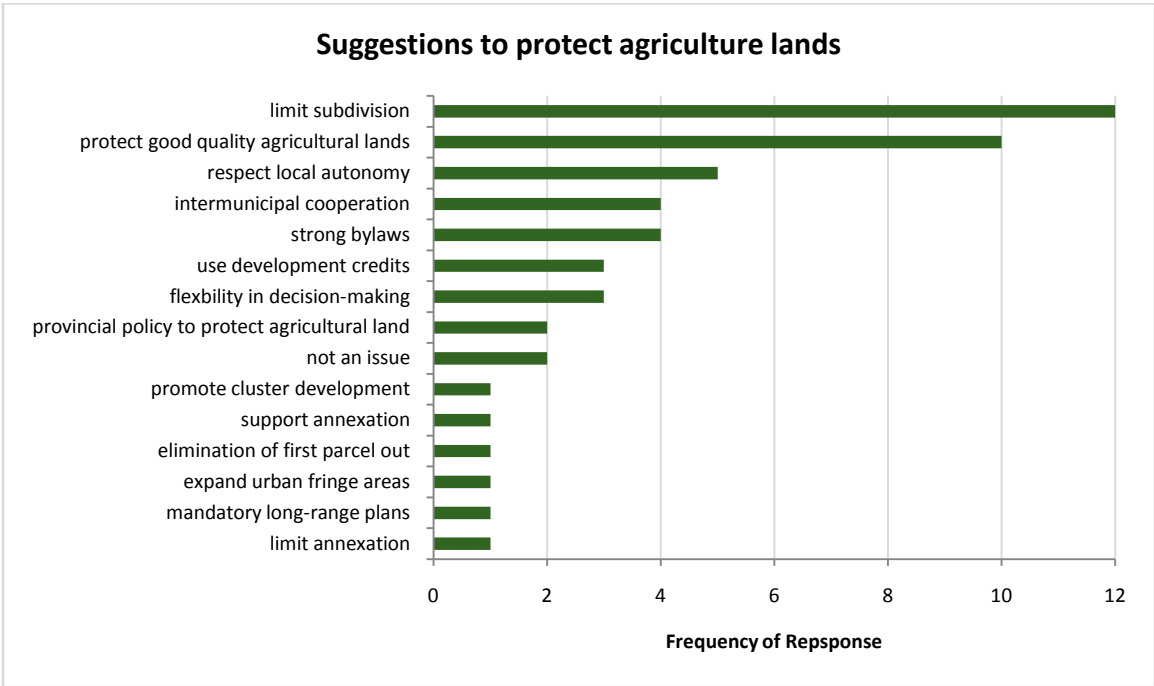
HIGHLIGHTS

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?



COMPLETE VERBATIM RESPONSES BY CATEGORY

The complete verbatim responses to the long answer question on extensive agriculture and development have been provided below. They have been organized into the following five categories for easier reading:

- | | |
|---|--|
| A. Municipal and provincial land use policies | D. Limiting the development of agricultural lands |
| B. Coordination between rural and urban municipalities | E. Other comments |
| C. Encouraging development in existing urban communities | |

Category A: Comments suggesting municipal and provincial land use policies

- ❖ *“I feel this should be addressed on a case-by-case basis (municipality choice).”*
- ❖ *“All Municipalities should be required, by law, to have Municipal Development Plans and where there are urban/rural interfaces, sub-regional plans, like Intermunicipal Development Plans should be mandatory.”*
- ❖ *“Protection of agricultural lands is a top priority for our County; however we have experienced relatively little fragmentation, as we currently do not have extensive growth pressure. On the Northwest corner of the County there has been more demand to subdivide, but compared to neighbouring Counties, this has been quite low.

Our strategies for minimizing fragmentation have been to enshrine agriculture as a priority land use in our Municipal Development Plan, as well as to create a Land Use Bylaw that limits the subdivisions allowed per quarter (we also limit the development of second dwellings, minimizing subdivision applications down the road).”*
- ❖ *“The County suggests that our current land use bylaw deals with protection of agricultural lands and its contents should be followed. Our planning advisor could update you on this.”*
- ❖ *“Our municipality had the foresight more than a decade ago that subdividing and conversion of agricultural land to other land uses was going to become a problem in southern Alberta and enacted bylaws, plans, and policies to prohibit the subdividing of quarter sections even the subdividing of fragmented quarter sections. So far, by having these bylaws, plans, and policies in place, we have successfully staved off applications to subdivide from people inquiring about establishing a residential acreage. Our municipality has beaten the problem by planning ahead.*

However, in the adjacent municipalities to us, we are of the opinion that these municipalities do have moderately to severely problematic issues with loss of agricultural lands to other land uses depending on which adjacent municipality is scrutinized. It will be hard for some of these municipalities to stop the momentum on the development that they have allowed to happen over the years without assistance through provincial government legislation and regulations, but first these municipalities themselves must want the subdividing and conversion of agricultural land to other land uses to stop. Provincial legislation must assist municipal desires to protect agricultural lands."

- ❖ *"Our municipalities' MDP has policy #15: stating that the Village will strive to protect agricultural lands within the Village limits wherever possible."*
- ❖ *"Municipal concerns regarding fragmentation of agricultural lands is currently addressed consistently within the M.D. of [...] Municipal Development Plan including:*

Section 1.4 - "An overall strategic direction for the M.D. of [...] is to protect the agricultural land base and within its authority to create the conditions for farm operators to continue to produce unencumbered by non-agricultural use."

Section 1.6(b) - "In pursuit of the implementation of the various policies of this plan, Council intends to continue the understanding that agriculture is a land-based industry and that the protection of good quality land is of paramount importance."

Section 5.1.6 - "In the M.D. of [...], agricultural uses and associated uses will be the primary land use, recognizing other uses may be allowed if the approval authority determines the non-agricultural."

There may be however be certain lands that may support ongoing residential development including lands that are located within areas of high quality agricultural farmland which may be of lower quality or already fragmented due to a variety of reasons and therefore do not support large scale agricultural production. Under any Land Use Framework act or regulation municipalities must be left with the flexibility to continue approving development it feels is sustainable based upon local conditions."

- ❖ *"Prime agricultural land could be protected through provincial policies"*

Category B: Comments suggesting coordination between rural and urban municipalities

- ❖ *"Fragmentation should be limited. Development on better agricultural land should be limited. The use of development credits should be investigated. Municipalities should in-fill before annexation. Planning with the rural municipality is a necessity regardless of the size of the urban municipality."*
- ❖ *"Tell the counties to stop making hamlets all over the county."*

- ❖ *“We have concerns since both are important. Negotiations with adjacent Municipalities for the best use of land is the solution.”*

Category C: Comments encouraging development in existing urban communities

- ❖ *“We recommend that you review what lands are already protected by the municipalities. Our County has a large portion of Land under protect by NCC. Large ranches, Colonies, etc. An agreement between two parties or the County should be good. We also suggest building up around villages, towns and hamlets.”*
- ❖ *“Counties are not pursuing their historical mandate. Counties are cutting off growth of municipalities. Allow for the development of residential, commercial, industrial uses in pre-existing municipalities with established infrastructure”*
- ❖ *“Centering urban development in urban municipalities, ie, growth in and around Nanton/Fort McLeod/Claresholm. This leaves rural land as is. More support for annexation of rural lands around urban areas to reduce country residential acreages and fragmentation of rural lands. The MD of Foothills and Rocky View have fragmented their lands, whereas the MD of [...] has always been focused on agricultural lands. Leave the agricultural lands the way they are”*

Category D: Comments suggesting limiting the development of agricultural lands

- ❖ *“More attention has to be paid to the potential productivity of agricultural lands being developed. Too many parcels of good land are being developed. Development should be restricted to marginal lands.”*
- ❖ *“Our municipality recommends the elimination of first parcel outs and better protection of agricultural land classified 1-3.”*
- ❖ *“We would suggest that a limit, for example, 80 acres be set for any fragmentation of land to occur.”*
- ❖ *“We believe that Urban Fringe must be enlarged, thus discouraging industrial or residential, or non primary agricultural development adjacent to urban municipalities.”*
- ❖ *“Limit urban growth and annexation - limiting annexation protects agricultural lands. If development is to occur, both the urban and rural should share development in fringe areas - rural should not simply be a land bank for urban municipalities.
- flexibility and balance wanted in plan in addressing conversion of agricultural lands - some developments/businesses are more appropriate in a rural setting, rather than an urban, policies should consider this (i.e. value added agricultural products or raw material processing are sometimes better located closer to the source).
- protecting agricultural lands is important, but it should be less developer driven & municipality should have tools and say to have more control. - Provincial projects such as highways also impact agricultural lands. - plan should not have too specific policies to*

protect agricultural land at all cost - policy must be broad, flexible, realistic and adaptable - consideration for other items, such as location, transportation corridors, servicing, irrigation districts works etc., may be considered as sometimes the area's most suitable for development are located in areas where the higher agricultural land is located - must be some flexibility/trade-offs allowed."

- ❖ *"Rural jurisdictions should be restricted to agricultural and resource extraction purposes. Provincial and Federal governments should affirm their commitment to farming by finding ways to get infrastructure such as roads and water to farmers rather than the current system of the Counties/Municipal Districts having to abandon agriculture and encourage Country residential/industrial/commercial development to increase assessment in their jurisdictions. Encourage urbans to keep their foot print as small as possible, building up, and out only when necessary.*

Agriculture lands should remain for that purpose, unless required for annexation of the urban municipality. Development of land by Counties/MD's is unnecessary and detrimental to existing municipalities, who often are expected to provide services to residents living outside of their boundaries. Counties/MD's should not have the authority to change the use of agricultural lands. These changes often negatively impact surrounding communities who are not consulted or given any compensation for the additional impact to their communities."

- ❖ *"Limit size of acreage as well as number of acreages per quarter"*
- ❖ *"A policy must be put in place allowing only 1 parcel out per 160 acre parcel up to a maximum 5 acres. There needs to be a criteria developed to identify areas that are predominately agricultural that development would negatively impact the environment (eg. Native grasses). Rezoning, development and permitting must be done at the local level, not on a regional basis. Development approvals must be left at the local government level to ensure conservation of prime agricultural lands, water sheds, and environmentally sensitive areas."*
- ❖ *"Class one to three lands that are unfragmented should be retained for agricultural use where possible. It is recognized, however, that this is quite often the land owner's retirement bank and subdividing the homestead is often the only possible way that they can retire. Mayor's Comment: We that by Joint Agreement, meetings and discussions. Do others have communication problems with their neighbours? Maybe that is the issue and it needs to be resolved. If it cannot be done locally, then maybe it takes a larger mechanism to do it."*
- ❖ *"The [...] supports minimal agricultural activities (primarily grazing activities in allocated areas of the range and training area). However, with that said, the [...] is always in favour of reducing fragmentation of lands as it is known this can adversely affect wildlife passage/movements (essentially, act as a barrier to wildlife). Reducing fragmentation also promotes sustainability of range and training areas on [...] lands."*

Category E: Other comments provided

- ❖ *“Limiting residential subdivisions, Using cluster developments, Development credit, By-Law”*
- ❖ *“Not an issue for the County at the present time.”*
- ❖ *“Not an issue in our municipality. Protecting agriculture is important, but as farms get bigger smaller rural communities suffer. Many farmers are against subdivision and do not subdivide pivot corners for acreage owners. Right to Farm Legislation. Cities vs. Agriculture - as cities build out they take over agricultural land, so the city thrives and agriculture suffers. In small communities subdivision of pivot corners is necessary to support small communities, but as farms get larger (preserving agriculture) the small communities suffer. If we protect agriculture, why isn't it worth more? Cities should limit the amount of subdivisions surrounding city boundaries, but as long as economy is driving force, subdivisions around cities will happen. Define Community - is it [...], or is it the village and the surrounding area it serves? What do our larger rural municipalities do to support our smaller hamlets? [...] hopes the technology will encourage population growth in the more outlying areas of the county.”*
- ❖ *“This is not an easy or simple issue. One could posture that if fragmentation of agricultural land is an issue, then just stop doing it. However, land owners feel they have rights also, to maximize their potential from agricultural land fragmentation. In addition there is the development of resources over which municipalities have limited authority. So it comes down to balancing the rights of land owners with the preservation of agriculture lands and that is very subjective.”*
- ❖ *“Agree but have concern that future urban expansion may be restricted as a result”*
- ❖ *“Farmers must be given some monetary incentive or the Crown must buy their land to keep it from being subdivided. MDs and Counties need to have some rational and perhaps legal instruments to divert development back into rural towns.”*
- ❖ *“Compensation for the adjacent MD residents for limiting the expansion of subdivision of its properties should be an issue”*
- ❖ *“There is very little fragmentation occurring in the immediate area. Economic fragmentation occurs when private land is sold to Hutterite colonies. These people do not support local communities. The solution to overall fragmentation is to develop a system of conservation easements, land trusts and land swaps.”*
- ❖ *“Encourage the "clustering" of acreages instead of spotting them in agricultural land. Encourage the retention of land suitable for irrigation as agricultural and discourage loss of such lands in spite of urban or acreage pressures.”*
- ❖ *“Agricultural land is a valued resource in southern Alberta and is a key component of the economy. The protection of agricultural land is also a global issue given the significant*

increase in human population and demand for food. Fragmentation of agricultural land in urban municipalities is an issue as it leads to premature pressure for urban services, promotion of inefficient land use and can result in urban sprawl. More efficient use of urban land through such mechanisms as density targets should be investigated. The protection of agricultural lands can be achieved through; urban growth controls, land use policy, tax policy and inter-municipal revenue sharing.”



Question 3: Provincial Departments and Integrated Land Use Planning

OVERVIEW OF RESPONSES

The topic of Provincial departments/agencies and integrated land use planning was divided into a 'yes/no' question and a long answer question to obtain municipal perspectives on this topic area. When asked whether or not they supported the integration of land use planning involving provincial departments and municipalities, 80% of municipalities responded 'yes' and approximately 14% of municipalities responded 'no'. The majority of municipalities in southern Alberta recognize the importance of a more coordinated approach to land use planning between provincial bodies and municipalities.

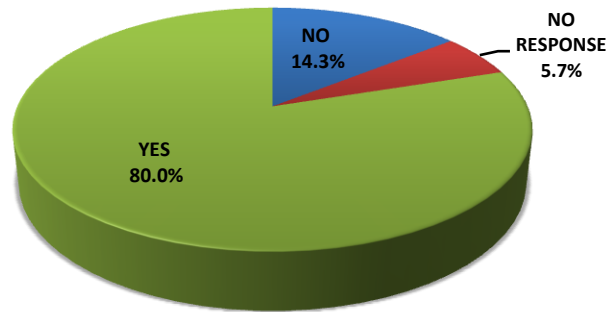
The long answer question provided some insight into the issues that municipalities felt should be addressed in the regional plan. Confined feeding operations, wind energy conservation systems, oil and gas, and electrical transmission were frequently listed as important items to be addressed in the regional plan and in integrated planning. There were also several comments regarding the need for a more reciprocal planning process between provincial bodies and municipalities that respects the local municipalities land use policies. Municipalities in southern Alberta would like the opportunity to impart local knowledge into the decision making process. Further, the need for improved coordination between provincial bodies including more clearly defined roles and responsibilities was frequently suggested. It was also strongly emphasized that in order to achieve the integration of provincial departments/agencies these bodies must have regard for the regional plan for the area. Other comments included the lack of provincial responses on subdivision and development circulations and the suggestion for time limitations on provincial participation.



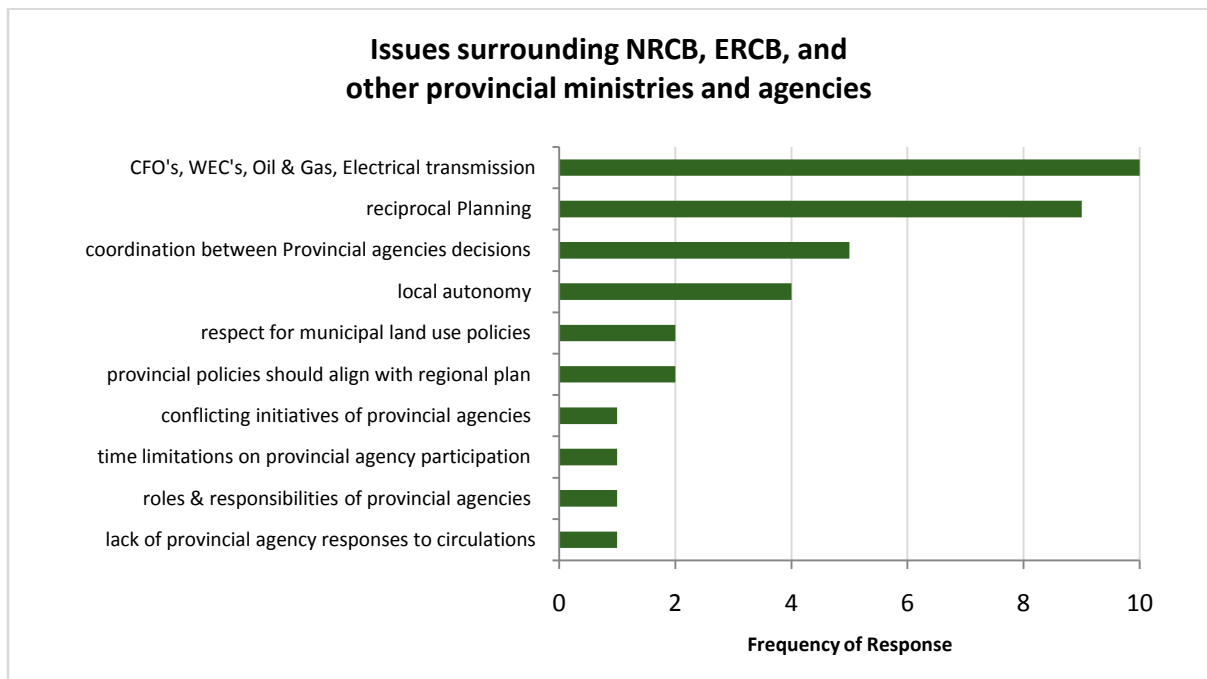
HIGHLIGHTS

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?



COMPLETE VERBATIM RESPONSES BY CATEGORY

The complete verbatim responses to the long answer question on Provincial departments/Agencies and Integrated Land Use Planning have been provided below. They have been organized into the following six categories for easier reading:

- | | |
|--|--|
| A. CFO's, WEC's, Oil & Gas, and Electrical Transmission | D. Importance of maintaining local autonomy in land use decisions |
| B. Reciprocal planning between local municipalities and government agencies | E. More coordination between provincial departments |
| C. Provincial policies should align with regional plans | F. Other comments provided |

Category A: Comments regarding CFO's, WECS, Oil & Gas and Electrical Transmission

- ❖ *"Confined feeding operations, Oil & Gas, Electrical transmission, Wind energy conversion"*
- ❖ *"There are many examples of conflicting priorities, strategies and initiatives that result from provincial departments and agencies. These conflicts only serve to complicate and confuse municipal planning and development efforts. We believe it is important for there to be a single superior Act and that Bill 36 is the appropriate instrument. Issues to be addressed should include: Confined feeding operations, wind energy conversion systems, oil and gas operations and electrical transmission."*
- ❖ *"Issues addressed through a regional plan should definitely include: confined feeding operations, wind energy conversion systems, oil and gas, electrical transmission, etc."*
- ❖ *"We strongly support the adherence of provincial bodies to the same policies as the municipalities. We would like the following issues to be addressed: confined feed operations, wind energy conversion systems, oil and gas, electrical transmission, air-sheds (regulating the location of emissions-producing developments)"*
- ❖ *"All of the above."*
- ❖ *"Issues would be the examples shown above"*
- ❖ *"The M.D. of [...] Municipal Development Plan already has areas designated within the municipality where confined feeding operations are not permitted, specifically around areas of higher population density including Towns, Villages and Hamlets. This requirement would be expected to be continued within any regional plan."*

- ❖ *“Above examples as well as: nuclear energy, refineries, mining, logging, landfills”*
- ❖ *“All of the above. Local issue would center on transmission lines. We think that all agencies, corporations etc. should have to follow the same policies/guidelines. This may complicate the overall planning processes, but to do otherwise is not sound government.”*
- ❖ *“Issues that need to be addressed include setbacks and utility corridors.”*

Category B: Comments suggesting reciprocal planning between local municipalities and government agencies

- ❖ *“If most provincial agencies and departments assume that their plans are preemptive and preclude plans or decisions of Municipal planning authorities - conflicts arise. Confined feeding operations should be more of a joint decision. Oil and gas should have more Municipal input. Power line and power facilities should have more MD input.*

All of the above plus provision for more efficient water systems, transportation systems and incentives for maximum water retention and infiltration on all agricultural land especially grazing land.”
- ❖ *“Many provincial departments are not mandated to reply to circulations. AT has to reply, but most other agencies are not required. Municipalities are required to refer to certain agencies for every circulation, so why are they not required to reply? Could we recommend that there is a certain distance within we should have to circulate to and if we have to circulate they should have to reply. If they miss the deadline, then we assume they have no comments.”*
- ❖ *“All of those mentioned as well as transportation corridors. The agencies should work with municipalities not dictate to the municipality.”*
- ❖ *“In the past provincial departments have not notified the public or municipalities adequately, this needs to improve and public should have better appeal rights. Provincial boards do not respect or consider municipal opinions or comments, they are very industry driven - municipal comments or considerations should be paid attention to. “Integration” must mean provincial departments must adhere and take into consideration the regional plan and its policies in practice and decision making, integration should not mean creating regional “super boards” for everything.”*
- ❖ *“Yes, NRCB & ERCB should be involved in planning. The municipalities should also have a say in where wind power can be located also feedlots & transmission lines. Off stream storage within the region should be considered. Need for a better water transfer system & interbasin transfers.”*
- ❖ *“But be part of the decision making process”*

Category C: Comments suggesting that provincial policies align with regional plans

- ❖ *“The policies of the provincial departments and agencies should be aligned with those of the proposed regional plans, specifically in the Town's case the policies and regulations governing the oil and gas industry.”*
- ❖ *“The Provincial boards should be in an advisory capacity to the regional plan, but must not have veto power over decisions made in and for the region.”*
- ❖ *“Allowing NRCB, ERCB or any provincial department the ability to ignore or circumvent regional plans defeats the purpose of regional planning. The former Alberta Appeal Board was an example of where this failed. All confined feeding operations should have larger minimum distance separation limits than are now in place - these operations should be a minimum of 3 miles from an urban fringe boundary and further out when they are in prevailing up-wind areas. CFO's should be considered as Industrial not agriculture and should be sited taking into consideration water, manure management, drainage, road impacts, etc. in addition to the above. Local municipal councils should be given more authority when dealing with any oil, gas or electrical transmission development or expansions.”*

Category D: Comments regarding the importance of maintaining local autonomy in land use decisions

- ❖ *“But all best practices must be identified, managed and permitted at the municipal level. Authority left in the hands of the NRCB has left concerns of adjacent land owners mostly ignored. The NRCB circulates applications for input and then ignores the input.”*
- ❖ *“Maintain local autonomy over land use planning decisions. Don't want local planning issues decided by provincial departments and agencies in Edmonton. Town has ORRSC to help develop land use plans”*
- ❖ *“Hopefully municipalities affected in any way would have major influence. Also, it is very beneficial to know the rules affecting the NRCB, ERCB, etc.”*

Category E: Comments suggesting more coordination between provincial departments

- ❖ *“NRCB and ERCB need to be more consistent with their decisions. Oil and gas practices. Drilling pad sites need to be located so that multiple wells can be drilled from one pad site thereby reducing footprint. Pipelines need to share right of way when safe to do so.”*
- ❖ *“Too many "plans" being created which is very wasteful. More coordination is very important.”*
- ❖ *“Each agency must be on the same page so fragmentation does not take place*

Issue - rulings on confined feeding operations because the Municipality loses control when the impact of these issues is not taken into account”

- ❖ *“The roles and responsibilities of how individual departments are going to implement the land use framework would benefit municipalities in the application of their own policies.”*

Category F: Other comments provided

- ❖ *“Current [municipality] MDP policies #1, 2, 3, & 4 state that it is willing to amend its MDP when necessary to comply; it wishes to follow NRCB regulations re sour gas facilities, contamination of waters, etc.; it wants to integrate its plans with Palliser School Division and ensure providing of Municipal reserves; and, is desperate to have a IDP with the County of [...], as well as, annexing only when necessary and not doing any stock piling of agricultural lands.”*
- ❖ *“Sounds like extortion. Do as we wish or we'll put a feedlot beside you. This infringes on our ability to govern ourselves”*
- ❖ *“Our municipality acknowledges that we are already integrating land use planning with Provincial departments.”*
- ❖ *“Involving more agencies in development will slow development down. Therefore time limitations are needed on agency participation, like deadlines set out by the MGA for subdivision approval.”*
- ❖ *“Cannot support legislation which leads to centralization of government with dictatorial intention over municipalities. Cannot ensure equitable rights if all parties are subject to same restrictions with no right of appeal”*
- ❖ *“All stakeholders need to be at the table discussing regional issues. A regional plan should include a framework for public processes that is fair, transparent, inclusive and accessible. The impacts of resource and energy development, including wind farms needs to be examined closely in land use plans and potential utility corridors.”*
- ❖ *“[...] is a landowner, however supports the integration of land use planning. Additionally, the [...] is federally mandated to follow federal laws and regulatory requirements. The [...] also tries to follow the letter and spirit of provincial laws.*

[...] mandate is to ensure sustainability of its lands and take initiative to ensure sound management of its range and training areas. In fact, this is a requirement under the Federal Sustainable Development Strategy (SDS), which is tabled at Parliament once every 3 years. Objectives and targets are identified and the [...] has to implement measures to meet these objectives and targets. Some examples of sustainable management on [...] property include: sustainable range and training areas, water and energy conservation plans, species at risk and wildlife management plans, integrated management plans and reclamation and restoration programs/plans.”

Question 4: Water

OVERVIEW OF RESPONSES

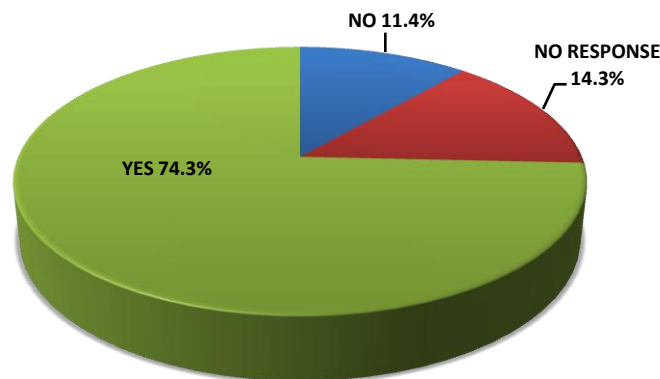
The water topic area included a yes/no question followed by a long answer question to gain further municipal perspectives on the topic. When asked if they would support the notion of tying future development to water availability approximately 75% of respondents answered 'yes' while 11% responded 'no'.

The long answer responses provided further insight into the municipal perspectives regarding water. An overwhelming majority of respondents had concerns surrounding water allocations, availability, quality, and interbasin transfers. There were several comments received that stressed the importance of achieving equitable water allocations to allow all communities, rural and urban, the opportunity for growth. The general consensus was that municipalities should not be excluded as growth areas because of a lack of water allocation. Several respondents acknowledged that the region's water is not always used efficiently and that the region would benefit from conservation initiatives. Specific comments were made regarding the need for intensive and extensive agricultural operations to utilize best management practices to control run-off from their site. Overall, respondents recognized that water is a vital resource in southern Alberta and is perhaps the most critical component of future development. Other comments included the potential for increasing storage capacity to address water shortage issues, the difficulty in obtaining a water license, negative impacts of allocation drawbacks, and high agricultural usage.

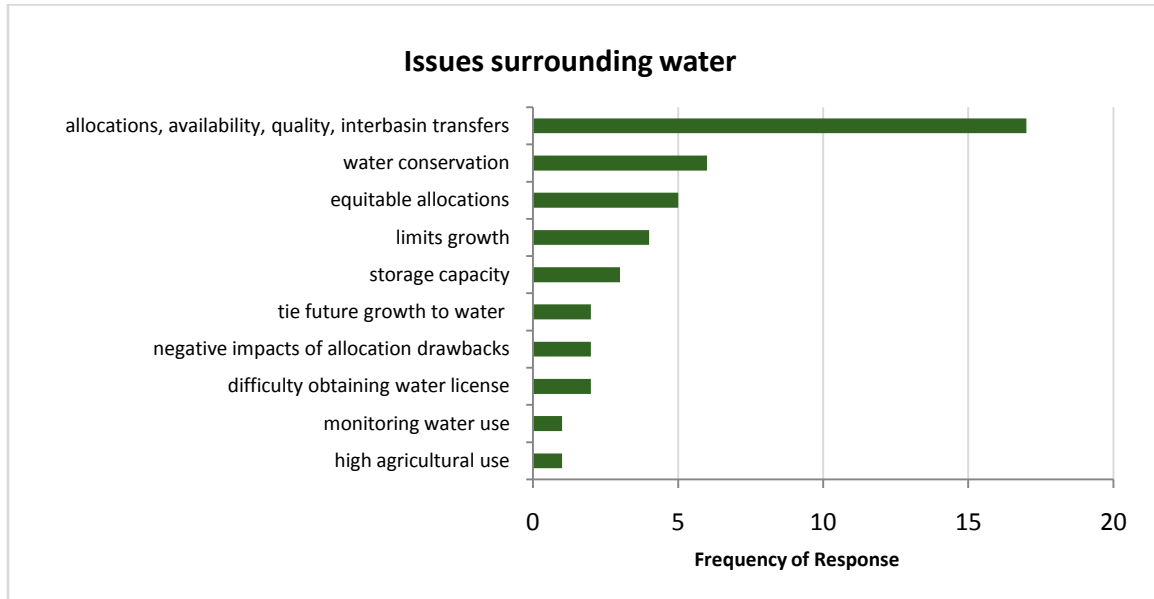
HIGHLIGHTS

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?



COMPLETE VERBATIM LONG-ANSWER RESPONSES BY CATEGORY

The complete verbatim responses to the long answer question on water have been provided below. They have been organized into the following three categories for easier reading:

A. Allocations, Availability, Quality and Inter-basin transfers

C. Other comments provided

B. Water conservation and sustainable water use

Category A: Allocations, Availability, Quality and Inter-basin transfers

- ❖ *“The amount of water available in the Bow River has affected this municipality's application for additional water supply for future growth. The current application's allocation has been reduced by Alberta Environment. The municipality is required to prepare a Water Shortage Response Plan as part of the requirements of this application. No further allocations are possible from the Bow Basin. In order to accommodate future growth, the municipality will have to discuss the purchase or transfers from other license holders.”*
- ❖ *“allocations”*

- ❖ *“water availability, water quality, interbasin transfers, allocations, none for the foreseeable future in Terms of Quality, accessibility to water is an issue”*
- ❖ *“Availability: the South Saskatchewan River Basin is a closed basin (IE no new diversion licenses). To accommodate future growth further diversion licenses must be obtained via the Interbasin transfer system. This places a monetary value on diversion licensing, as senior licenses could potentially go to organizations willing to pay top dollar. This could have a considerable impact on the costs of development in the mid to long term as our population growth outgrows our existing licenses.*

Quality: as our municipality is effectively at the "end of the Pipe" we are very aware of source water quality. Point source pollution from urban municipalities and non point-source from rural agricultural activities/other activities not currently regulated have direct impact on the health & safety of our citizens. Further action is required to identify and mitigate non point source pollutants and their cumulative effects within the watershed.

Interbasin Transfers: these transfers should be discouraged as they remove water from one watershed to add to another. This has a direct impact on all downstream users by reducing water availability, decreasing contaminant dissipation capacity (IE reducing water quality), and restricts growth opportunities within the basin by permanently removing water from the basin

Allocation: water licensing allocation in relation to consumptive use versus net usage. AENV's current interpretation severely restricts economic opportunities/growth for all municipalities. This is a common issue to all municipalities and will become critical as municipalities begin competing for a finite amount of diversion licenses to support their population/economic growth. Without immediate clarity from AENV, vis a vis current water licenses, municipalities will soon find themselves unable to grow.”

- ❖ *“Issues that affect our Town with respect to water include all of the above.”*
- ❖ *“All of the above.”*
- ❖ *“Quantity, Quality and water allocations. Have to provide for growth of our own respective communities firstly.”*
- ❖ *“Yes & No. Allocating water licenses affects development. No water = no development. Development should not be based on water licenses. There are other ways to get water, but if a cistern is being used, how is it being filled? What water license is being used at the fill station being used to fill the truck? Chances are that a developer would not want to develop if water wasn't available, but currently we are not tracking where the water is coming from. What about wasting water? More efficient water use should be encouraged/rewarded within the framework. [...] is limited by its water license”*
- ❖ *“This is a difficult question for us to answer with just a yes or a no because our municipality does not want non-agricultural development in our boundaries whether the water is available here or not. So as far as our municipality is concerned the question is*

not applicable. However, for urban municipalities or grouped acreage developments in rural municipalities (other than our municipality) the answer to the question should be an obvious YES.

It has been difficult for local ranchers to obtain a license to dig a simple dugout because of the over allocation of water licenses already issued by Alberta Environment to downstream users of the Oldman River basin. Much of the head waters of the Oldman River begin in the M.D. of [...]. Ranches in our municipality are the first properties to receive these runoffs but have great difficulty or it is even impossible to obtain a license for a simple 2 acre foot dugout for agricultural purposes. The water is here (so availability is good) but next to impossible to get a license (so opportunity for allocation is poor)."

- ❖ *"All have the potential to affect the Village but quality is what affects us most at this time. The Village is close to our limit according to our license but we think we will be able to increase our allocation. We need to work with the communities in our area and with the irrigation district to ensure there is a balance."*
- ❖ *"Since our County has a fair amount of urban type development, water is a big issue. The recent closure of the South Saskatchewan River basin has left the County in a position to have to acquire water licenses for future growth. The transfer system is new and largely untested. Our first attempt has run over a year and the license has not yet been transferred. Further there is something inherently wrong with the idea that a specific set of property owners have been franchised to make huge profits from licenses that they paid nothing for, and a commodity that belongs to all Albertans."*
- ❖ *"Council for the [municipality] believes that future growth will be tied to water considerations and recommends that no inter-basin transfers or allocation development be permitted"*
- ❖ *"Concern with methodology for allocation of water in the regional plan. What will criteria for allocation of water be based on (ie: history, growth patterns etc.)? We are concerned that development in small municipalities could be restricted for the development of larger municipalities based on water allocation. There should also be regulations in place which establish a cap on water license costs. The larger municipalities and developers will have the resources available to secure water licenses while smaller municipalities may not."*
- ❖ *"The issues that surround water that affect our municipality are quality, quantity and interbasin transfers. We would like to see a greater priority given to enable an enhanced capacity to store water."*
- ❖ *"Water availability is a factor for development across the province. First in Line, First in Right must be re examined with the needs of Albertans in mind. Water allocation, as presently constructed must be carefully examined and changed."*
- ❖ *"Yes, if there are inter-basin transfers or sharing of water allocations allowed to create a more equitable situation and level the playing field. Yes, but province should store more"*

water - large centers such as Calgary have too large of allocations for their water licenses and if development is tied to this, this creates an inequitable situation for other municipalities outside of Calgary.

Answer would be No, if a municipality cannot have access to additional waters or licenses. Many rural municipalities would be left out of accommodating growth or the development equation as some are limited to obtaining water. Methods to obtain or promote sharing of water must be considered.”

- ❖ *“The availability of water is the primary determinant for both existing and new development. A rationalization of the process by which water is allocated within the province must be considered insofar as the process is fair, open and transparent. It is our view that water is a public resource and as such the process of determining the allocation of water should remain solely within the public domain.”*
- ❖ *“All of the issues referred to above are vital issues (i.e. availability, quality, quantity, interbasin transfers, water allocations)”*
- ❖ *“We don't want to be penalized for doing the right thing, ie, less consumption due to water meters. Allocations 10% drawback unfair. Understand 10% for upstream flows, but why take from Town, why not remove from irrigation surplus available. Losing 100 acre feet huge for municipal growth implications. The availability of water is very important to a community, but when you tie the development of communities to water, then you may get the provincial government making decisions on your behalf. We have a large issue with water allocation right now”*
- ❖ *“Availability - who owns or has priority on water to a given development (influenced by seasonal flows). Quality must be preserved. Interbasin transfers must not be changed, primarily the international agreements. Basically these transfers are not desirable at all as it affects ecology in a major way.”*
- ❖ *“The availability of economical water is critical to the economy of southern Alberta. Water has the potential to be one of the key limiting factors to economic, social and environmental well-being. Our municipality is concerned about the future quality and quantity of water in the region. Regional planning and cooperation will be required to ensure the water supply is managed properly.”*

Category B: Water conservation and sustainable water use

- ❖ *“The [...] MDP follows Environment Department guidelines for water treatment, waste water, sewage systems and storm water management. Conservation is a major concern... therefore the Village has water meters for all users and has water rates that increase with increased use by users. Water allocations are indiscriminate in the LNID system as small country residences are freely given three (3) acre (over 800,000 gallons) allocations per year per lot on request... this is insane when conservation studies and research state that 60,000 gallons per lot and household are ample... this is truly, an area that needs rectification with the help of the Regional Plan and RAC.”*

- ❖ *“In our area irrigation consumes the most water. Water quality is negatively impacted by poor farming practices ie, too many CFO's by water sources contaminating the water with fecal matter; excessive use of herbicides and pesticides. Southern Alberta should have at least 2 more major dam projects developed to effectively use the water we have the right to use rather than letting it go downstream out of the Province. This would also address the current moratorium on new license allocations in the Oldman Basin. Drainage in the urban areas is affected detrimentally by the monopoly the Irrigation District has over conveyance. There needs to be a consistent formula negotiated to manage the competing demands for water.*

First there must be a proper assessment of water supply for our area. Also, it would appear that some re-allocation of allotments may be warranted if it is true that the irrigation districts have considerably more allocation than what they require. Water availability is probably of greater importance than we have traditionally given it. For us to encourage water conservation in our buildings/growth is essential. There may also be ways of recycling water and even doubling the usage. In terms of quality of water traditionally this is determined by municipalities, but a regional concept might be more appropriate.”

- ❖ *“Southern Alberta depends heavily on irrigation to maintain the agricultural industry. As well the Town is dependent on water from the same source, which is ultimately, the Rockies. The gradual implementation of water and re-cycling is needed to avoid water shortages in the future. Shortages could occur if the supply decreases while consumption steadily increases due to growth and lack of conservation practices. Regional water planning would benefit [...] by ensuring supply and giving the Town some leverage to enact water conservation policies beyond raising the water rates.”*
- ❖ *“The more we consider conservation the more the responsibility lies with the individual landowner. There is no checks and balances for the huge urban municipalities and their terrible record of water waste. The impact of off road vehicles in our headwaters is catastrophic. Damage is rampant in the forest reserve and there does not seem to be the impetus to stop it. Storage reservoirs should be developed with hydro electric capabilities as part of the development.”*
- ❖ *“Water use at the [...] is based on its needs. Potable water is obtained through aquifer extraction. The [...] must engage in water conservation/sustaining initiatives to ensure its continued availability. As previously mentioned, the department is mandated to implement water conservation plans on [...].”*

Category C: Other comments provided

- ❖ *“Regulations from Alberta Environment on water licenses already limit developments within our County, as developers struggle to acquire licenses in a timely fashion, if at all. We support tying future development to water availability, though we would rather see regulations for water conservation than strict population cut off's. Residential development should not be capped, but sustainable water use should instead be*

encouraged.

Also, we would like it to be noted that smaller communities within our County require sufficient water allocations to stay afloat. The hamlets need to grow to survive financially, and therefore cannot sustain continued water allocation claw-backs when they change their licenses."

- ❖ *"There need to be variations within the regulations that need to recognize the need for growth within a municipality. Perhaps water basin transfers need to be incorporated into the Land Use Framework to allow additional growth if increased water supplies could be obtain through water basin transfers."*
- ❖ *"It's our water and we are not interested in sharing it with any other municipality under any circumstances."*
- ❖ *"A policy similar to the Calgary Metropolitan Plan and the Capital Regional Growth Plan are absolutely necessary. Water is the key."*
- ❖ *"Off stream storage within the region should be considered. Need for a better water transfer system & interbasin transfers."*
- ❖ *"If it does not compromise our ability to get water allocation to the benefit of other regions."*
- ❖ *"High agricultural use (pig barns, irrigation, etc) Council feels this is one of the most important aspects of this paper"*
- ❖ *"Reference SouthGrow Regional Initiative Final Report - February, 2009 - "Water for Economic Development in the SouthGrow Region of Alberta""*
- ❖ *"Currently, this village is targeting the construction of a water line from[...] to [...] to supply treated water. Completion of this would go a long way to solve the potable water issues facing the village. Further, current water licenses held by the community will not be sufficient if the projected population increases at an annual rate of 2-3%/annum. The policy of Alberta Environment retrieving ten percent further aggravates this issue."*



Question 5: Urban Large Lot or Country Residential Development

OVERVIEW OF RESPONSES

The urban large lot/country residential development question was divided into three yes/no questions and one long answer question. The first question asked respondents if a policy reducing the conversion of agricultural land to residential uses would affect their municipality. There was a general consensus with approximately 75% of municipalities agreeing that this type of policy would affect their municipality. Respondents were then asked if urban large lot (single lot) or country residential development (multi-lot) was appropriate in municipalities. The opinions in this question were split with less than half of respondents showing support for single lot and multi-lot development.

The long answer question asked municipalities to identify the issues surrounding urban large lot or country residential development that affect their municipality. Responses to this question were quite varied and reflect the divided responses regarding the appropriateness of single lot and multi-lot development in municipalities. The most commonly stated issues surrounding urban large lot or country residential developments are servicing costs and responsibilities. One of the major concerns here was the increasing costs of service provision and the limits this can place on residential development. There was also some concern regarding the need for flexibility in servicing standards as rural communities are not always able to deliver the same standards as urban communities. Some suggestions were made regarding the need for more equitable revenue sharing between rural and urban municipalities in order to reduce the costs of urban service provision.

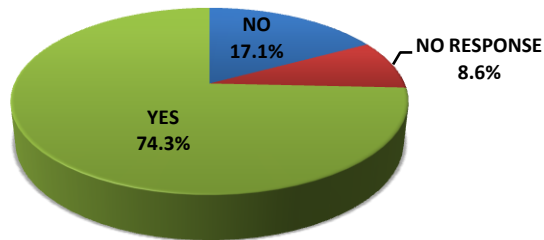
Next to servicing responsibilities and costs many respondents were concerned with the fragmentation of agricultural land that results from urban large lot and country residential developments. Although fragmentation of agricultural land is a concern for communities, it was emphasized that flexibility in decision making be afforded to municipalities. Another common concern among respondents was the potential for low density developments along an urban boundary to significantly affect urban growth potential. Generally most municipalities stated that urban large lot and country residential development is appropriate when there are clear regulations and location criteria. Other comments included: density, water availability, long term sustainability concerns and benefits to tax the base.



HIGHLIGHTS

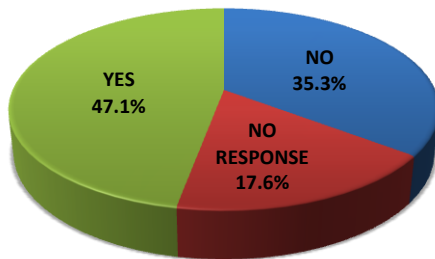
Reducing the conversion of agricultural land to residential uses is a key component of the Land-use Framework.

Would this policy affect your municipality?

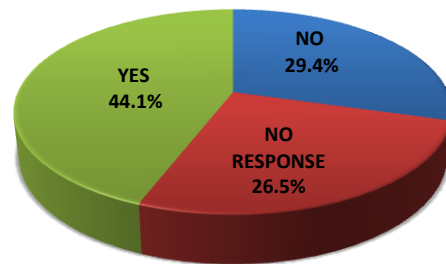


Is urban large lot or country residential development appropriate in municipalities?

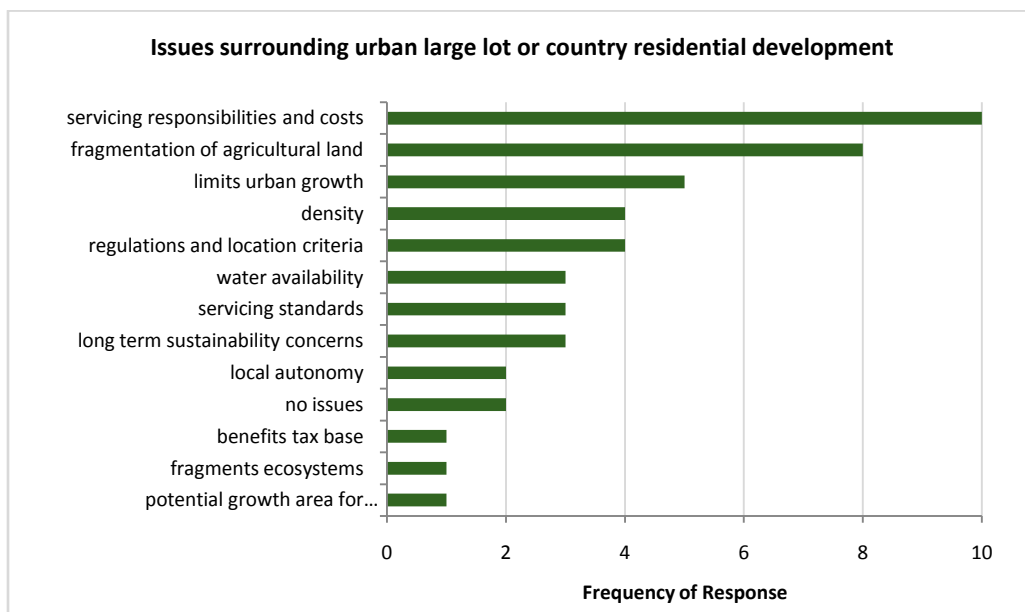
Single Lot?



Multi-Lot?



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



COMPLETE VERBATIM RESPONSES BY CATEGORY

The complete verbatim responses to the long answer question on urban large lot or country residential development have been provided below. They have been organized into the following four categories for easier reading:

- | | |
|--|--|
| A. Servicing responsibilities and costs | C. Fragmentation of agricultural land |
| B. Creates constraints for future growth of adjacent urban municipalities | D. Other comments provided |

Category A: Servicing responsibilities and costs

- ❖ *“The use of large lots reduces the amount of dwelling units possible per acre which impacts individual rates for offsite levies for development, i.e., fewer homes to spread the costs of the infrastructure. Country residential development in the adjacent municipality affects this municipality's infrastructure by providing potable water through truck delivery and receiving sewage without the benefit of financially contributing to the capital cost of that infrastructure.”*
- ❖ *“Hard to service these lots. Density issues (lack of)”*
- ❖ *“Pending area structure plans, inter-municipal plans, land quality, drainage plans. Potential for the neighbouring development to "choke off" the municipality. Servicing responsibilities - emergency (fire, ambulance, disaster), utility (garbage, water, sewer), recreation, etc. Lack of consistent standards with respect to infrastructure (i.e. development requesting annexation / servicing in the future)”*
- ❖ *“Services. In the case of Country residential, there is no benefit to the urban municipality. They use our services but do not pay municipal taxes for upkeep of these services.”*
- ❖ *“[...] MDP policy #5 requires that developments follow its land use regulations...

Our municipality feels that development should only occur in areas that can easily be serviced by roads, utilities and emergency services... that there should be careful planning... development should be concentrated wherever possible... and the country residence developers be responsible and responsible for all infrastructure.”*
- ❖ *“Less tax revenues. More infrastructure for less houses”*
- ❖ *“Large urban lot development in rural municipalities turns into organized hamlets with a tax base that does not sustain their insatiable appetite for services, which turn into villages or towns that become financially unviable in 20 or 30 years. Large scale urban development should be directed to existing towns and cities.”*

Category B: Creates constraints for future growth of adjacent urban municipalities

- ❖ *“We support and fully endorse a policy that serves to reduce the conversion of agricultural land to residential uses. Yet, we also believe that a diversity of residential development is also desirable. Two issues with respect to country residential development and their impact on Urban communities are of concern: a) the potential impact on urban municipalities of a proliferation of country residential developments in close proximity, with attendant constraints on future growth of the urban municipality, regional servicing demands and burden on urban services without equitable revenue sharing. b) country residential development servicing standards are often different than those of urban centres. Municipal Sustainability is challenged when fully serviced leap-frog developments are allowed.”*
- ❖ *“We have large lots in our municipality. We do not require nor desire them on our perimeter. This potential development significantly reduces our growth potential.”*
- ❖ *“We need to reduce the "footprint" in urban areas-higher density is more friendly environmentally/economically. When there are acreage developments in the fringe area it greatly hampers the ability of the urban neighbour to grow effectively and efficiently. There are too many country residential/hamlet developments within rural areas. Large lots within urban centres are not appropriate on a grand scale. In order to provide a large selection of options for residents a small percentage of large lots is permissible.*

Within urban centres large lot or country residential development increases the cost of providing services and infrastructure with no return on investment. Country residential on the borders of communities is problematic as they make it difficult for future annexation, as leap-frogging is not allowed or practical. When country residential developments are annexed they are difficult to deal with as the infrastructure is not up to urban standards, therefore making it very expensive to provide municipal services to these areas. As rurals have different regulations regarding flood water, greater development puts a greater strain on urbans. Typically country residential development generates heavier demand on urban centres without any contribution for same. Both create difficulties for municipalities planning and growth. Increases population of rural area, while expecting urban neighbours to provide services, recreation, recycling, etc.”

- ❖ *“Hinder town growth, Social issues, Servicing”*

Category C: Fragmentation of agricultural land

- ❖ *“We have the potential to have too much country residential and large lot. Country residential threatens agricultural. In some areas we don't have enough water for country residential. It takes away from the agricultural base. It fragments ecosystems.”*

- ❖ *“The County presently has very little Country Residential Development. Issues: lack of infrastructure, The County is not opposed to these types of development providing they do not take prime agricultural land out of production.”*
- ❖ *“No because our bylaws and policies already discourage development that would result in conversion of agricultural land to other land uses. Therefore the Land Use Framework has the potential to support what is already taking place in our municipality. Presently no issues in regards to urban large lot or country residential development affect our municipality because we do not have any of these types of developments.”*
- ❖ *“The issues with respect to urban large lot or country residential development which affect our municipality are: 1) Water availability; 2) Do not want to lose agricultural land; 3) We are a farming community”*
- ❖ *“Our municipality is concerned that integrated resource plans produced in the late 80's are aging and are still being used by Sustainable Resource Development to make decisions. It is important that the integrated resource plans be upgraded as part of the Land Use Framework so that we have current information. Motion by Council: Council moved that reducing the conversion of agricultural land to residential uses would affect the municipality; and that single lot country residential development is not appropriate for the municipality; and that multi-lot country residential development may be appropriate in the municipality given the requirement for the following safeguards: Protection of the underground water aquifer Proper collection and treatment of waste water. Implementation of FireSmart strategies. Protection of wildlife corridors. Review of transportation issues. And that the integrated resource plans be upgraded as part of the Land Use Framework. Carried Unanimously”*
- ❖ *“The protection of agricultural land is currently one of the primary determinants considered by the Municipal Development Authority when considering re-designation of land and subdivision applications. Despite the fact that the protection of good agricultural land is a priority, there are locations within agricultural areas where higher density development may occur provided that certain conditions of development are met including the demonstration that good agricultural land is not being negatively impacted.”*
- ❖ *“Urban large lot or country residential development may or may not be appropriate in certain municipalities. At the regional level, criteria needs to be developed for when large lot or country residential is appropriate. The criteria may be location or land use specific. At this time, it is suggested that provincial control may be appropriate rather than simply elimination.*

Fragmentation of agricultural land in urban municipalities for large lot or country residential is an issue as it leads to premature pressure for urban services, promotion of inefficient land use and can result in urban sprawl. More efficient use of urban land through such mechanisms as density targets should be investigated. Urban large lot or country residential issues that may impact Lethbridge include; urban sprawl, inefficient use of land, reduction in prime agricultural lands, demand for urban services in rural

areas, high infrastructure maintenance costs, and potential conflicts between unrealistic urban expectations in a rural environment.”

Category D: Other comments provided

- ❖ *“We do experience pressure for large lot country residential developments in our County, and we see the costs and benefits of these. Such developments are very beneficial for our tax base. We recognize that in the long term, large lot country residential developments are not the most sustainable option. Higher density is needed in order to create healthy communities, and eventually density becomes necessary to reduce sprawl. However, in our municipality we do not have significant growth pressure or strong competition over land use. We therefore feel the benefit to our tax base currently outweighs the need to reduce large lot country residential development. Such developments do, however, put a strain on service provision. So far, the revenue benefits that they provide have outweighed the cost of providing such services.”*
- ❖ *“Think in terms of both urban and rural municipalities Good and bad - good for people who want acreage, but bad for agriculture. Texas are the same whether you put a house on 8 acres or a house on .5 acres, but putting 8 houses on 8 acres would increase taxes. Multi-lot subdivisions work in some areas in the County, but not in others.”*
- ❖ *“It was suggested that the County of [...] current Land Use Bylaw be followed when dealing with group country residential regulations and location criteria. Our planner can assist with more understanding of our current rules/guidelines.”*
- ❖ *“At this point the Village would have to annex land to allow large lot or country residential development. The large lot size in a small village creates both opportunities and challenges. They are a potential growth area for the Village.”*
- ❖ *“Mostly deciding how much is appropriate, where to best put them, clusters vs spread out.”*
- ❖ *“There needs to be flexibility to address local conditions (ie: environmental and infrastructure constraints and housing markets).”*
- ❖ *“The issues that we experience are due to the limitations of resources available.”*
- ❖ *“It would affect our municipalities, but our municipality already has land protected. We would like to see the County able to hold on stockpile water like the town & cities are allowed to.”*
- ❖ *“There is still some demand for large urban lots in our municipality. However, due to the change in the economy, and some people's desire for smaller homes, there is a demand for narrow lot - higher density housing which has nothing to do with a long term desire to conserve farmland. Our newest subdivisions already have zones for narrow lot and higher density. Future subdivisions will probably follow the same model by offering a mix*

of zones. There is negligible benefit in terms of 'saving agricultural land' for a small slow growing town like [...] to eliminate large lots in the future."

- ❖ *"Local autonomy must be preserved"*
- ❖ *"Urban large lots take too much space from residential areas within the municipality. Country residential is hard on the environment (i.e. water, septic fields, municipal servicing, overgrazing, and erosion). Multi-Lot unanswered - Council unsure of the question pertaining to Multi-lot? As not clearly defined. Does this mean cluster development?"*
- ❖ *"None at this point."*
- ❖ *"If they don't decrease the conversion of rural to urban uses we will have same issues as MD of Foothills and Rocky View"*
- ❖ *"Our municipality has the capacity for large lot development but should always have a plan for further orderly subdivision."*
- ❖ *"Lot Development: Single Lot NO, Multi-lot NO. While lot development is counter indicated where agricultural use is required, the First parcel out is a necessary policy for the continued existence of family agriculture. Elimination of subdivision of cut-off parcels would reduce fragmentation of agricultural land."*
- ❖ *"Yes, with qualifiers: -Yes, reducing the conversion of agricultural land will affect us, but the urbans should have the same rules of protecting agricultural land if the rurals must adhere to them - not have 2 different standards. However, in saying this it is acknowledged that the rurals can often not deliver the same standards so some flexibility must be present. - Yes, single lot is appropriate - rural municipalities should be able to allow first parcel out, the agricultural community (farmers) must have some flexibility to operate or protect family farm interests. Multi-lot - Should consider rural country residential may be appropriate in certain circumstances, i.e. located on poor quality land, if clustered, smart growth ideas considered, etc. - in areas where municipal servicing is available, policies should promote or encourage utilizing land better, more compact development, higher densities. - plans should continue to allow/encourage tax sharing arrangements for annexations, and annexations should allow for longer periods of tax sharing, so rural municipalities may work with urban neighbors in approving appropriate developments."*
- ❖ *"Perhaps this could impact the [...]. Converting adjacent lands from agricultural purposes to residential uses could have adverse impacts to the residents of these communities. An example of this would be the residents could be disrupted by noise from [...] activities (such as ground training exercises and helicopters/plane flying activities). Noise complaints could be a reality in this case.*

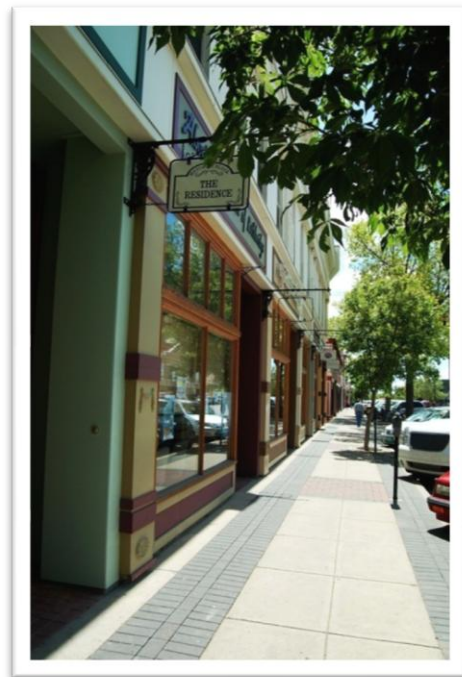
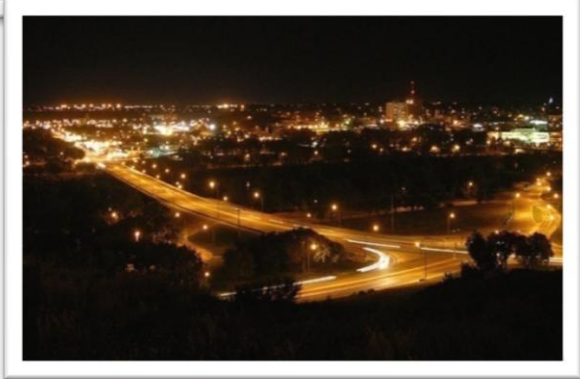
[...] would have to participate in more frequent public consultation activities to ensure these municipalities were engaged on a continual basis. This could be an issue for the [...] as it is not currently staffed to address consultative processes.

Question 6: Urban Communities

OVERVIEW OF RESPONSES

The urban communities topic area was organized into a yes/no question and a long-answer question. Municipalities were asked to indicate whether or not they would support regional policies that address and promote: compact urban form, minimal annexation, higher densities and minimizing conflict in the urban-rural fringe. Over three-quarters of the municipalities answered 'yes' to this question, indicating a high level of support for policies addressing density, compact urban form and minimal annexation. Subsequently, only 17% of respondents disagreed with establishing these types of policies and 5.7% did not respond to the question.

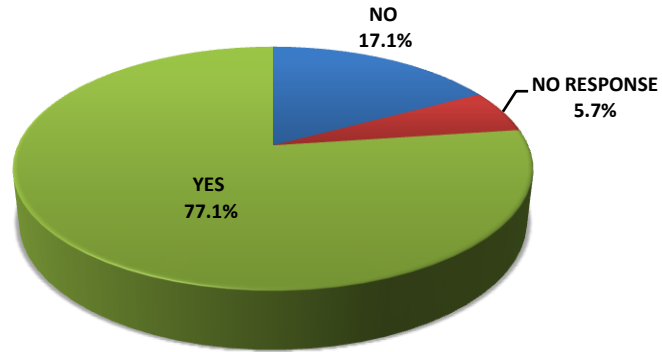
Responses to the long answer question indicated that there was a great deal of concern surrounding servicing costs and responsibilities with respect to community growth and development. There were also some comments received regarding varying servicing standards between rural and urban municipalities and the problems this can cause when an urban municipality choose to annex land. Several of the comments mentioned the need to increase densities and reduce urban sprawl to achieve more sustainable community growth. Many of the respondents emphasized the importance of recognizing different urban forms and contexts when developing policies that affect urban communities. Other concerns identified include: annexation, servicing standards, concentrated development and long term sustainability to name a few.



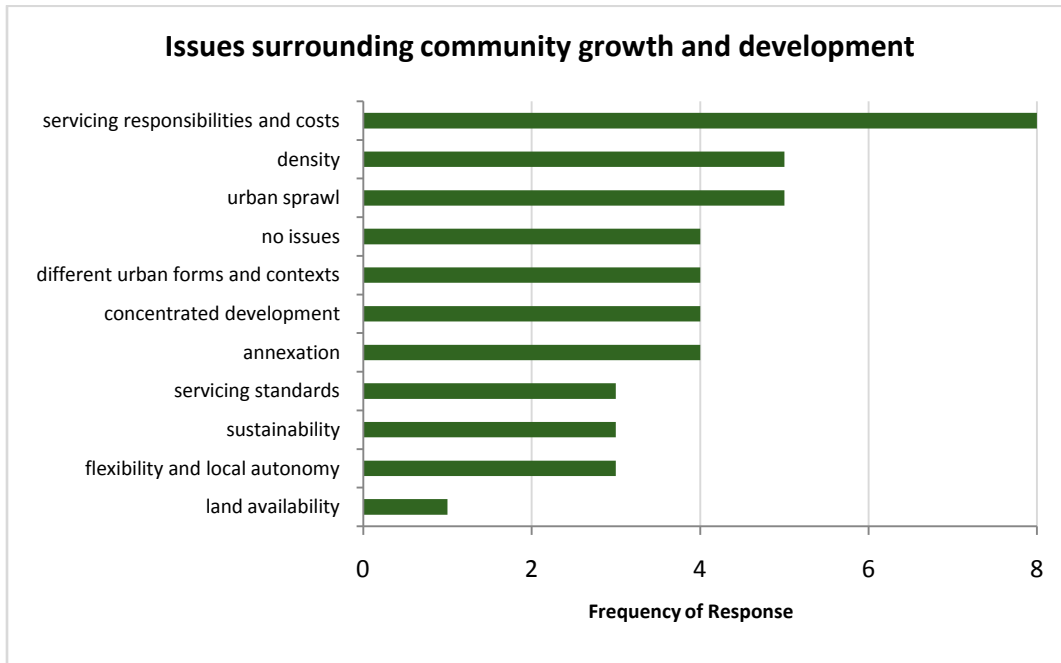
HIGHLIGHTS

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?



COMPLETE VERBATIM RESPONSES BY CATEGORY

The complete verbatim responses to the long answer question on urban communities have been provided below. They have been organized into the following six categories for easier reading:

- | | |
|--|--|
| A. Servicing responsibilities and costs | D. Different urban forms and contexts |
| B. Density | E. Flexibility and local autonomy |
| C. Urban sprawl | F. Other comments provided |

Category A: Comments regarding servicing responsibilities and costs

- ❖ *“Those issues noted above. Potential for the neighbouring development to “choke off” the municipality. Servicing responsibilities - emergency (fire, ambulance, disaster), utility (garbage, water, sewer), recreation, etc. Lack of consistent standards with respect to infrastructure (i.e. development requesting annexation / servicing in the future)”*
- ❖ *“Cannot be compared to either regions are primarily. Issues for growth and development, funding of new projects and upkeep/maintenance of these.”*
- ❖ *“Our municipality could use more infrastructure money to increase serviceable area in the village. We currently have unused lots that have no services and we cannot afford to service these lots at this time.”*
- ❖ *“Servicing costs to newly annexed property can be very high for the municipality - creates problems with existing services that are not longer adequate, as well. High cost of infrastructure makes this type of growth too much for the municipality to bear.*

Category B: Comments regarding density

- ❖ *“The historic development pattern for this municipality has favored low density development over high. Even today, the market’s desire is for larger sized lots rather than smaller ones in spite of the increased cost associated with this type of development. The Land Use Framework encourages higher density in redevelopment projects and planning land uses reduce the frequency and length of travel by promoting mixed-use development. Residents of this municipality prefer having specifically designated zones for different land uses that are spatially separated. The increasing cost of providing infrastructure for new development impacts this municipality’s ability to construct new subdivisions.”*
- ❖ *“Prevent urban sprawl, Increased density”*
- ❖ *“Policies aimed at higher densities in towns will encourage growth (buyers wanting big lots) to occur in the MDs and counties. Instead of applying growth controls to small*

towns, which have only a handful of housing starts a year, regional or sub-regional policy should be aimed at discouraging country residential. That would conserve farmland, sensitive habitat and help grow small towns.”

- ❖ *“Higher density in urban development reduces the negative impact of urban sprawl on agricultural and environmentally sensitive areas. However increased densities in large urbans may negatively affect growth in small urbans. Small urbans become non-sustainable and eventually turn into organized hamlets subsidized by the rural municipal tax roll.”*
- ❖ *“We are concerned about growth around Calgary and the need for Calgary to increase density. We are also impacted by 'city folk' who move to rural areas and acreages and have unrealistic expectations from the municipality on what services are provided to them (water, sewer, paving, and garbage disposal). Regulating compact urban form would not be opposed by our County. We currently encourage residential development in and around established hamlets instead of further out in the country.”*

Category C: Comments regarding urban sprawl

- ❖ *“Annexation, Sprawling development, Water runoff. Higher density in small areas that provide some privacy should be promoted by development credits”*
- ❖ *“Yes, as long as it includes minimizing development of agricultural lands throughout a rural municipality, not just in urban fringe areas. Poor planning in our fringe area has made it very difficult to properly plan expansion - even smart growth types. They have not - Calgary has the largest footprint for its population of any city in North America. We have little to no land bank for future growth while the rural municipality seems to allow unbridled development along our boundary. Additionally, rural development does not seem to incorporate any proper planning processes. Having significant commercial/industrial development along a primary highway without proper service roads/underpasses/overpasses is extremely short sighted. Traditionally our municipality has not supported high density housing. Although urban sprawl should be minimized, our residents generally prefer to own/live in a single family home with somewhat larger lots. It sounds good if we can reduce urban sprawl and rather do things in a way to create greater density without affecting safety issues.”*
- ❖ *“The following issues pertaining to urban community growth and development affect the municipality: urban sprawl, transportation interconnectivity issues, country residential development adjacent to urban centers-costs related to the future provision of municipal water and wastewater services to low density development upon annexation -inter-municipal conflict upon approval of development within rural / urban fringe areas”*
- ❖ *“Prevent urban sprawl, Increased density”*
- ❖ *“Pressure on agricultural land and urban sprawl needs to be orderly and minimized.”*

Category D: Comments regarding different urban forms and contexts

- ❖ *“Our municipalities support and endorse the types of policies cited; however, the implementation of these policies needs to acknowledge the different urban forms and contexts. Ie, higher densities and the scale of those densities in Calgary likely means and looks something different then it does in our municipality. To the extent that municipalities are able to mutually work out intermunicipal differences they should be allowed and encouraged to do so.”*
- ❖ *“Agree that development needs to follow a more sustainable approach; however do not feel that the smaller municipalities should have to meet the same design standards and guidelines as Calgary. Our infrastructure is not set up to meet the proposed standards for higher density growth and it would be cost prohibitive to adhere to the same standards. Resulting in restricted growth in smaller municipalities. Additionally requiring smaller municipalities to conform to the same standards (ie higher density) as large municipalities will compromise the small town atmosphere and character.”*
- ❖ *“The criteria stated above should be for only urban municipalities and urban fringe areas. It should not be a criteria within areas zoned extensive agriculture.”*

Category E: Comments regarding flexibility and local autonomy

- ❖ *“Infill growth is our Towns' priority. However our infill standards differ to the higher densities of larger cities. Thus we would like to see the ability to have variety in how we are able to manage our land base.”*
- ❖ *“Clustered development and smart growth concepts especially important for urbans, also for rural municipalities. Rurals must not simply be a land bank for urbans to grow - annexations need to be limited and better use of land within already built up environments. Plan must allow for and have both flexibility and local autonomy in decision making - urban municipalities or large centres should not have veto powers over others.”*

Category F: Other comments provided

- ❖ *“Land availability”*
- ❖ *“Annexation should be more thought out with respect to development. Annexation should be supported if it is necessary and benefits both municipalities”*
- ❖ *“No issues as of today.”*
- ❖ *“This does not affect the Village since we are so small. We do agree that the policies mentioned have merit, especially since protecting agricultural land is a priority”*

- ❖ *“Same suggestions as in question #5. Also communities must follow any and all Environment Department rules & guidelines.”*
- ❖ *“We support compact urban growth. Country residential development in urban areas must be specifically prohibited. Single Family Residential zoning must include common wall dwellings as a permitted use. A percentage of all urban residential development must be allocated as medium or high density. Residential development in the areas surrounding an urban area adversely affects the taxation ability of the urban municipality. We support the intensification of development within the urban municipality.”*
- ❖ *“We are not surrounded by large urbans”*
- ❖ *“Water shortage, garbage, crime”*
- ❖ *“This threatens the sustainability of small municipalities”*
- ❖ *“We have no outstanding issues at this juncture. The initiative, as such, should be supported by all communities. One should note and plan for the social problems that arise with high density population areas. Minimizing rural/urban conflicts will not be an easy task.”*
- ❖ *“In order to maintain growth need to annex more land. Not happening in smaller communities”*
- ❖ *“The future issues facing urban municipalities are significant and are included in the broad discussion of building communities that are economically, socially and environmentally sustainable. Our municipality is currently preparing a Municipal Development Plan/Integrated Community Sustainability Plan that addresses issues such as; demand for services, financing growth, transportation alternatives, adaptation and change in existing urban areas, and efficient community development.”*
- ❖ *“[...] supports the practice of retrofitting of existing infrastructure. Additionally, the [...] typically encourages further development on existing developed lands (versus developing on more pristine/less impacts areas). This helps to ensure sustainable developmental practices at the [...]/ on [...] properties and to keep disturbances in a more centralized location.”*

Question 7: Growth, Servicing and Development Issues

OVERVIEW OF RESPONSES

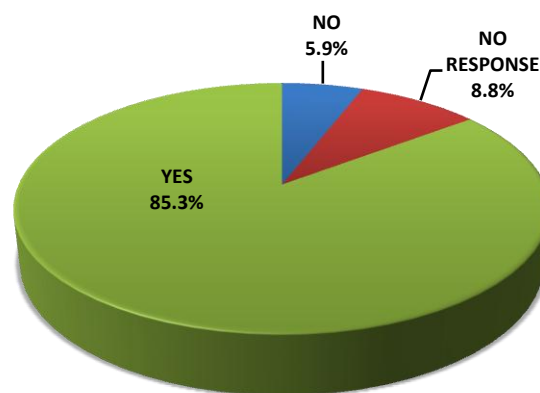
The growth, servicing and development topic was broken into a yes/no question and long answer question. When asked whether their municipality would support a policy encouraging development and growth to occur where infrastructure capacity already exists, 85% of municipalities responded that 'yes' they would support such a policy. Less than six percent of respondents said they would not support such a policy.

Responses to the long answer question provided further perspectives on the topic. The top issues identified included: water (allocation, distribution, regional connections, etc.), the increased cost of providing services, and the need for intermunicipal cooperation to provide for such things as cost and revenue sharing. It should be noted that while there was significant support for tying development and growth to the presence of existing infrastructure, a number of communities were opposed to this notion. It was felt that limiting growth and development to locations of existing infrastructure capacity would infringe upon local autonomy and unduly limit the growth potential of small communities. These comments were similar to others that related to the need to ensure that services are equitably distributed between communities of all sizes. Other comments included the need for integrated planning at the provincial level and the challenge of servicing sensitive environmental areas.

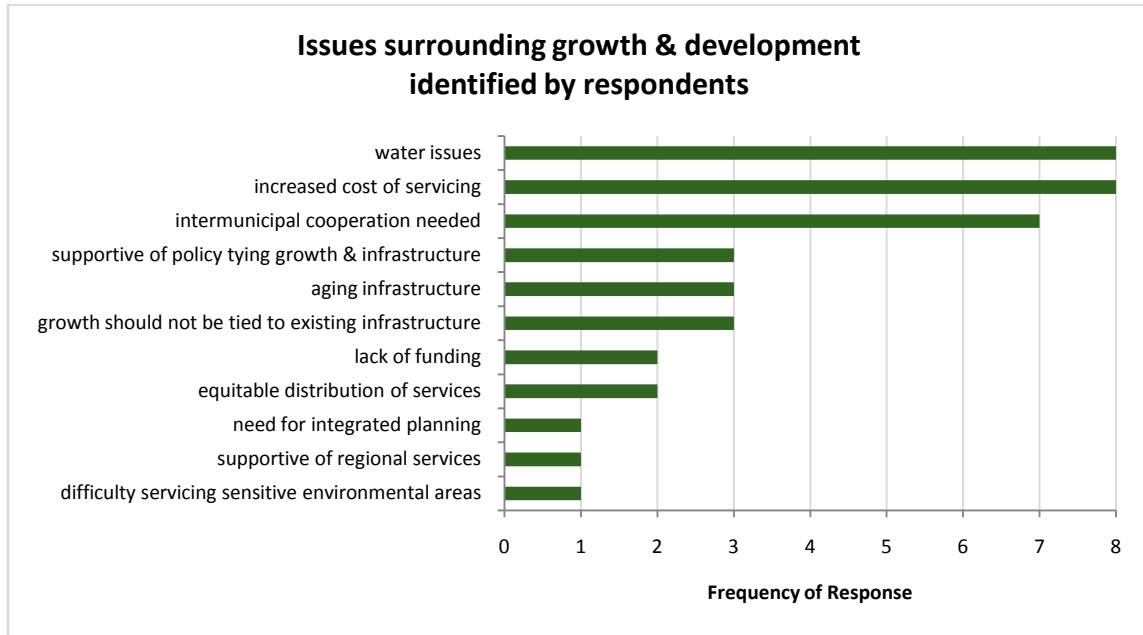
HIGHLIGHTS

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?



COMPLETE VERBATIM LONG-ANSWER RESPONSES BY CATEGORY

The complete verbatim responses to the long answer question on *growth, servicing and development* have been provided below. They have been organized into the following six categories for easier reading:

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

Category A: Comments on the ability to afford servicing costs

- ❖ *“Costs. Ability to provide services across the creek/coulee.”*
- ❖ *“Water availability. Cost of servicing. Water run-off”*

- ❖ *“Finding the ability to keep growth within the capacity of our infrastructure and being able to effectively forecast the cost of potential growth.”*
- ❖ *“Development constraints include long term oil and gas production leases which preclude residential development and can create additional infrastructure costs.”*

Category B: Would not like development restricted based on existing services

- ❖ *“Through our zoning system enshrined in our Land Use Bylaw, we already encourage residential growth to be around existing hamlets and villages instead of further out in the country. We see putting existing infrastructure to further use as an efficient way of developing. However, there are many areas in our County that are quite undeveloped. In the future, there may be opportunities to develop these areas, and we would not like to see those opportunities restricted because of the lack of existing infrastructure. We recognize the need to develop new infrastructure in the future. For example, we are currently developing our water infrastructure, and providing more services to Hamlets and Villages. This is needed in order to facilitate growth and keep small urban centres sustainable.”*
- ❖ *“Yes, if sharing of servicing/ infrastructure can occur more readily and cooperatively. Yes, but intermunicipal cooperation required. Yes, but the local municipality should have more say in directing growth rather than growth be entirely development driven. No, if areas where infrastructure capacity exists is only the area development allowed - must be flexibility in plan, as some development does not require infrastructure, and some developments are better located at the raw material source, outside of urban built areas or where servicing may be located.”*
- ❖ *“Currently, this Village has very little infrastructure beyond that existing. If development were contemplated, new infrastructure would have to be put in place. A policy limiting development/growth to that infrastructure already existing would prohibit expansion. This then insures the fate of small communities. A policy of this nature is not sound and needs further study and flushing out to consider the need of smaller communities.”*

Category C: Comments on the need for equitable sharing of costs to provide services

- ❖ *“The availability of services from larger urban municipalities quite often means control by them over the fringe development. The province postures regional services but has no way to ensure smaller partners are fairly treated. Regional services need to be operated by third parties that treat everyone equitably.”*
- ❖ *“Concerned with fairness and equality for provision of services and costs associated.”*
- ❖ *“Regionalized potable water supply is a major issue. It should be used to allow the survival of smaller surrounding communities, but not to allow expanded growth in the surrounding communities. Availability of adequate water must not be used to establish a case for leap frog development. Look at the viability and promotion of amalgamation of adjoining municipalities.”*

Category D: Comments on intermunicipal cooperation in servicing

- ❖ *“Cost sharing the past expense of existing infrastructure would need to be dealt with.”*
- ❖ *“Distance between communities is a deterrent to these types of policies but within our area there is cooperation. A regional water system is being developed which benefits all. There seems to be a will to regionalize and share services wherever possible and/or practical. The Village would favor encouraging a similar type of policy but not enforcing.”*
- ❖ *“[Our municipality] believes there is a key requirement for an inter-municipal development plan.”*
- ❖ *“Yes, with conditions. Regional cooperation in the building and operation of infrastructure makes a lot of sense. Having a comprehensive land-use frame work would probably encourage good cooperation between municipalities. For example, if there were to be a regional sewer line in an area and future rural Country residential/industrial/commercial development were to be severely limited/restricted then the urban partners would be more likely to participate in such a project since they would not have to worry that hamlets and other such developments would occur on their doorsteps. The demand for urban services by county residents: water and sewer, recreation facilities, cultural-library. The current moratorium on new water licenses. Sewage treatment capacity and treatment method may require very expensive upgrading. Possible to seek a regional sewer system. Water and water treatment. Freeways bordering municipalities that move traffic quickly and efficiently. High cost of new infrastructure is prohibitive to small communities developing new areas on their own, causing them to rely on external developers. Sometimes how we would like to see the Town grow is determined by geography and by developers with a plan. Perhaps there are agreements that need to be struck between developers and municipal authorities to ensure that growth moves in a manageable direction.”*
- ❖ *“Mutual cooperation should be allowed to happen for mutual benefit without having it imposed upon us.”*
- ❖ *“We want to work with our neighbours to be sufficient in our growth (ie, regional water line). Makes sense to direct urban growth along this type of infrastructure (logical growth)”*

Category E: Comments on the need for increased funding for aging infrastructure

- ❖ *“The increasing cost of servicing individual lots impacts first time homeowners and their ability to afford housing. The municipality has experienced in the previous five years dramatic increases in materials and labour affecting lot prices. Affordable servicing of lots remains a significant issue for the municipality.”*
- ❖ *“We need infrastructure money to complete our water lines, sewer lines and to improve our roads.”*

- ❖ *“Lack of funding.”*
- ❖ *“Regional utilities. Lack of funds for upgrading services (ie water & wastewater treatment, etc.)”*

Category E: Other comments

- ❖ *“We already have regional water and are considering regional sewer, so this is not a difficult thing for us to support.”*
- ❖ *“[Our municipality] would like to see the Oil & Gas industry competitors do more in the way of sharing their facilities with each other to reduce duplication of pipelines and facilities and therefore minimize their footprint. [Our municipality] would like to see an O & G company having to reclaim one of their old and unused pad sites before being allowed to set up a new pad site.”*
- ❖ *“The issue surrounding the servicing of growth and new development which would affect our municipality is the potential pressure it would put on our water commission's infrastructure.”*
- ❖ *“The municipality has provided opportunities for higher density development within the Hamlets it manages. The provision of municipal infrastructure and the resultant growth of the communities demonstrates that the goal of focusing development within the more urbanized portions of the M.D. and away from good agricultural lands demonstrates the commitment to the provisions of the Municipal Development Plan which include the protection of agricultural land.”*
- ❖ *“Allowing the County to hold and control an amount of water would help the County plan for growth.”*
- ❖ *“Rich get richer. Poor get poorer.”*
- ❖ *“Multi-lot subdivisions are best services in this manner. The negative impact of multi-lot subdivisions in rural areas includes cumulative effects of septic fields and the large demand for water. Issues with weeds and increased traffic on rural country roads puts more pressure on the rural municipalities.”*
- ❖ *“Same as previous question. Additionally, impacts to the [...] due to new development include: more EAs having to be conducted; more species at risk and wildlife surveys having to be conducted; potential for increase in permit applications for development of areas considered "critical habitat" for species at risk/impacts to species at risk (displacement of such species); greater regulatory pressures; impacts to wildlife corridors/fragmentation of lands and displacement of wildlife; loss of native species and introduction of invasive/noxious species; and reduced likelihood of meeting departmental mandates (especially, for sustainable range and training areas and sustainable [...] activities).”*

Question 8: Intermunicipal Issues

OVERVIEW OF RESPONSES

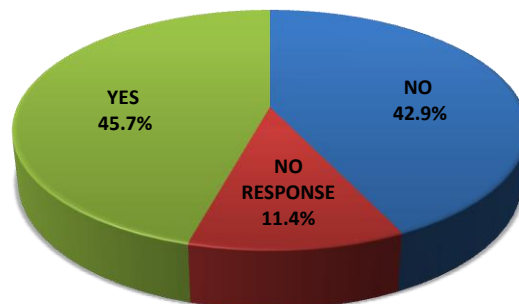
The intermunicipal topic was organized into two yes/no questions and a long-answer question. Opinions were split in the first question, with approximately half of the respondents supporting and the other half not supporting mandated intermunicipal development plans. There was greater consensus in the second question, as an overwhelming majority of respondents agreed that municipalities should be provided some flexibility if intermunicipal agreements are already in place.

The long-answer question provided some further clarification of the opinions and views of the municipalities on this topic. A number of respondents stated that while they agree with mandated intermunicipal discussions they do not agree with mandated intermunicipal plan content or timelines. One of the major themes in the responses was the need for equitable sharing of costs, services and infrastructure between urban and rural municipalities. As part of the equitable sharing of costs, recreational services were mentioned by a few respondents. Annexation was another popular topic that came up frequently, both in direct reference to annexation issues and in related comments, such as those about development or fragmentation of fringe areas. Other comments included issues surrounding funding for intermunicipal planning, provision of water services and respect for existing intermunicipal plans.

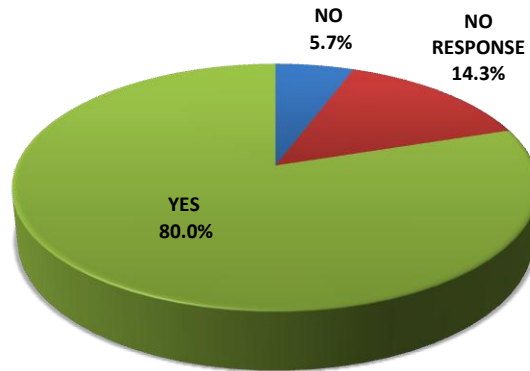
HIGHLIGHTS

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.

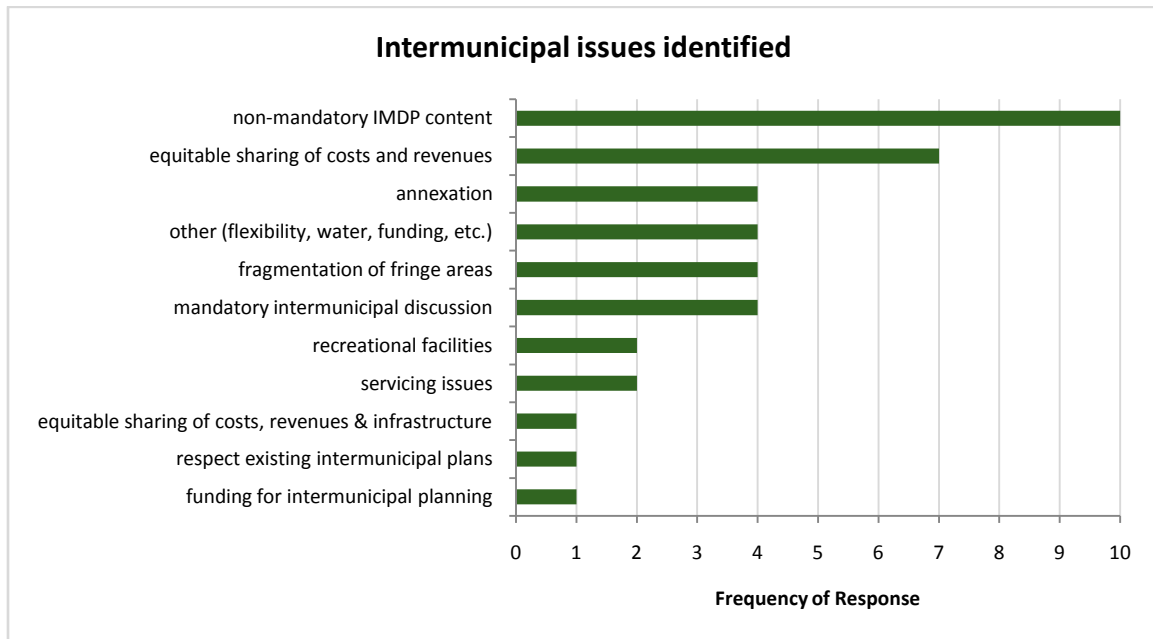
Would your municipality support mandated Intermunicipal plans?



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?



COMPLETE VERBATIM RESPONSES BY CATEGORY

The complete verbatim responses to the long answer question on intermunicipal planning have been provided below. They have been organized into the following five categories for easier reading:

- | | |
|---|---|
| A. Annexation, fragmentation of land, development of fringe areas, servicing | D. Lack of coordinated development standards |
| B. Equitable sharing of recreational services & costs | E. Other comments |
| C. Need for flexibility in the creation of IMDPs, preferably non-mandated | |

Category A: Annexation, fragmentation of land, development of fringe areas

- ❖ *“Existing development that fragments land holdings around the municipality making it more difficult to annex areas for growth in the future. Providing services to residents and businesses outside of municipal boundaries without the benefit of taxes supporting existing and planned infrastructure”*
- ❖ *“Poorly planned development. Fractionating of agricultural land. Access problems for farmers. Amount of land being annexed by the Town. sharing of water infrastructure”*
- ❖ *“It should be mandated that municipalities at least come to the table once per year to try and hammer out an Intermunicipal agreement with the assistance of a facilitator, but it shouldn't be mandated that a plan has to be made if the municipalities just cannot agree. The local policies should not be able to adopt standards below that of the regional plan. For example if the regional plan was set not to allow subdividing of agricultural land in a certain area then the Intermunicipal agreement should not be allowed to subdivide first parcel out. At present the only issue is a pending grouped country residential development getting close to our south border that we did take issue with and have filed our concerns with that municipality's development and development appeal boards.”*
- ❖ *“Hopefully neighbouring municipalities can work together in cooperation to produce inter-municipal plans. Where governments cannot agree, the establishment of a statutory requirement for IMDP would make sense. As part of the statutory requirement, the urban fringe should be standardized at least 2? 3? KM from existing urban boundaries. Municipalities must be given autonomy over development issues within their boundaries.”*
- ❖ *“Annexation”*

Category C: Comments on servicing

- ❖ *“We believe that local flexibility will be essential for the effective operation of regional policies yet, there needs to be mandatory cumulative effects thresholds established so as to achieve the over-arching objectives. The intermunicipal issues that affect the [...] are: Water, Wastewater and, Conflicting land uses.”*
- ❖ *“Provision of potable water, wastewater system, conflicting land uses”*
- ❖ *“Water. Much would depend on what the local policies are and why there is an inconsistency and to what extent they are inconsistent. If there are major divergences between the local policies and the regional planning policies; perhaps, the local policy should be brought into line with the regional guides. Perhaps the regional policies need some broadening if these kinds of problems are prevalent.”*

Category D: Comments on equitable sharing of services and costs (e.g. recreation)

- ❖ *“Funding of municipal services that County residents benefit from (County not assisting in costs)”*
- ❖ *“How are smaller villages and towns going to be able to afford IMDP's? Grants or wealthier rural municipalities could help out smaller communities.”*
- ❖ *“Annexation, cost sharing and revenue sharing”*
- ❖ *“Recreation facilities! Water use, sharing roads to new developments. How and where to annex. Lack of cooperation. Rural trying to be urban and not putting in proper servicing. Poor fringe planning. Annexation. Particularly with country residential planning circling around each municipality forcing a "doughnut" shape and no ability for annexation. Storm management issues. Would prefer to see cooperation and collaboration where communities work together rather than being forced to work together. Having substantial incentives for regional cooperation would be our preference. However, there should be a mechanism to force inter-municipal agreements whenever it becomes necessary. Flexibility to deal with unique/special situations should be allowed. Feedlot alley is unique to our area and the Calgary Metropolitan Region would not be able to anticipate what would be required in land use policies to deal with this situation. Cost/revenue sharing is a large issue. Land uses within the rural/urban fringe are also huge issues. Difficult, uncooperative neighbouring rural municipality. Differences in development philosophy. Rural development affects transportation patterns and needs. Greater impact on municipal resources and services - policing, emergency services, recreation, etc. Rural neighbour does not follow good planning policies.”*
- ❖ *“An understanding of each others’ issues - water, sewer, recreation concerns (grants)”*

Category E: Comments on the need for flexibility in the creation of IMDPs

- ❖ *“Definition of flexibility is required”*

- ❖ *“We are currently working with neighbouring municipalities to develop inter-municipal plans. Our hope is that these documents and plans will remain relevant and sufficient under the Land Use Framework. We also have several regional projects underway and in existence that demonstrate the value of inter-municipal cooperation, such as the Regional Water Commission, the District Waste Commission, and the District Recreation Board.”*
- ❖ *“Inter-municipal agreements should be encouraged but not mandated any more than currently exists. Flexibility is necessary since there is so much diversity within the SS Region.”*
- ❖ *“We have explored and rejected one of these intermunicipal plans with the county. The proposed plan would have only land-locked us and was of no value to our municipality.”*
- ❖ *“Locally negotiated agreements work better for us. We do not need to be told how to do this. Flexibility is a must.”*
- ❖ *“The Municipality [...] believes that all land use planning should be undertaken with adjacent municipalities.”*
- ❖ *“The Town does support the idea of mandated inter-municipal plans but does not support the idea of mandating what has to be in those inter-municipal plans. If there is an inter-municipal agreement then there should be some flexibility for unique considerations with legal solutions added.”*
- ❖ *“First question - No, if IMDP is mandated to be done by a specified provincial deadline and demanding certain things of the municipalities - local autonomy must be respected, especially if the 2 municipalities have been negotiating and made an agreement. Second question- - intermunicipal plans that have been negotiated and adopted should have some weight and be respected - these are two jurisdictions' agreements negotiated for an agreed to joint planning area, often addressing specific issues - some of these agreements have a long history and have been developed over a long period of time based on local issues, ratepayer input, as such, these must be considered and respected.”*
- ❖ *“It is impossible to predict all future issues that may arise between municipalities within a planning document. The flexibility to develop and amend inter-municipal agreements as situations arise must be maintained.”*
- ❖ *“The municipality does not support provincially mandated intermunicipal agreements, if they are written by the province. There is no one size fits all. However there is a place for the argument that the province should dictate that there must be an agreement for certain services but leave it to the municipal entities to work out the details. Case in point, regional commissions for fire, waste, water etc. can be very effective but the municipal partners should establish the content of the agreements. The need for these agreements can be mandated. The biggest intermunicipal issue facing this municipality is the need for a regional fire commission. There is so much turf protection in the urbans that the rurals can only send money.”*

- ❖ *“Council disagrees with the use of the word "mandated" within question #8. Realizes that an intermunicipal plan is important; however Council wants this to be a co-operative effort with the rural area. If there is flexibility in the planning process, Council is agreeable with creating an intermunicipal plan. Other issues in an intermunicipal plan to be dealt with including policing, EMS, water supply, recreation, culture, etc.”*
- ❖ *“Need IMDP's for fringe developed by partners, not mandated and controlled by Edmonton. We need to have IMDP's, but we don't want to have funding opportunities blocked because we need an intermunicipal plan. Guidelines on them and force you to do it.”*

Category F: Comments on the lack of coordinated development standards across municipalities

- ❖ *“Development standards of other municipalities... Service requests by developer re utilities, emergency services, roads, appearance, air quality. Future annexation requests and issues”*

Category G: Other comments

- ❖ *See previous question comment. Part of the challenge in this area is that the terms like inter-municipal cooperation are largely subjective and have very different meanings different parties. To urban municipalities it usually means getting money from the rural neighbors, or doing it their way. Here is an interesting true story of inter-municipal cooperation from an urban's perspective. An urban municipality once wanted to build a cultural centre. So they set up a committee to do the planning, decide how big and where the building would be, and then went ahead and built it. When the building was nearing completion and costs were more than anticipated, the urban municipality discussed the matter and came to the conclusion that people from the surrounding area would make use of the building as well and therefore they would ask the surrounding rural municipality for money to offset the increased costs. When they came before the Council of the rural municipality, the urban delegation was asked why they had not involved the rural municipality in the planning of the building and were only now coming and looking for money. The urban delegation apologized profusely, and promised that if another project of this nature were ever to happen the rural partners would be included from the ground up. In spite of not being involved the rural municipality did give the urban municipality some money to complete a cultural centre. Not long thereafter, the urban municipality felt that they needed to expand their arena that was becoming too small for the municipality. They set up a steering committee to look into the need for a new building, how big it should be, how it should be financed, and where it should be located. But no one from the rural municipality was asked to sit on the steering committee. During discussions the committee came to the realization that the arena is actually a facility that serves the entire region. So they called it the "regional events centre" and decided to ask for some representation from adjacent urban municipalities. No such request was made to the rural partner. When the matter of funding was discussed, the committee decided that surely the rural municipality should contribute a*

substantial amount, but no representation from the rural municipality was requested. So much for the promise. That's the problem with inter-municipal cooperation.

- ❖ *“Negotiated agreement strongly encouraged. Local input needed. No specific Intermunicipal issues with the County, excellent cooperation.”*
- ❖ *The Town [...] and the MD [...] have an Inter Municipal Development Plan (IMDP). Stronger partnering would help ensure [...] long term viability by concentrating more growth and development within the Town limits.*
- ❖ *“If a plan is based on mutual benefit, then there is opportunity for the plan to be good.”*
- ❖ *[...] needs to have flexibility in how it manages its lands, primarily due to the uniqueness of its activities (that take place on its lands/on [...] properties).*



Question 9: Transportation, Utility and Pipeline Corridors

OVERVIEW OF RESPONSES

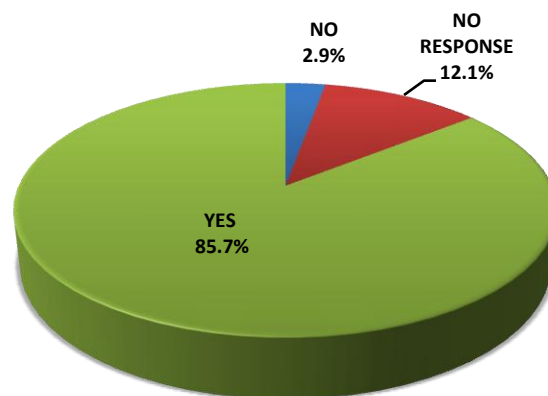
The topic of transportation, utility and pipeline corridors was broken into a yes/no question with a follow-up long answer question. There was nearly complete agreement on the yes/no question, as over 85% of municipalities said they would support the development of a corridor strategy that would reduce fragmentation of land. Only 2.9% of respondents answered 'no', with the remainder of respondents failing to answer the question.

In the long-answer question the most frequent issues raised was the fragmentation of land by transportation, utility and pipeline corridors. Many respondents not only stated their respected issues (e.g. fragmentation) but also potential solutions (e.g. integrated planning amongst jurisdictions). A large proportion of respondents mentioned in one form or another, the need for jurisdictions and provincial agencies to work together more effectively to prevent fragmentation of land due to corridors. A small proportion of respondents raised a counter argument to concentrated corridors, mentioning that distributed networks limits the vulnerability of critical infrastructure and enables small communities to grow. Additional comments included the impact corridors have on adjacent landowners and viewsapes, the need for the Province to fulfill its commitments and need for long-term corridor planning.

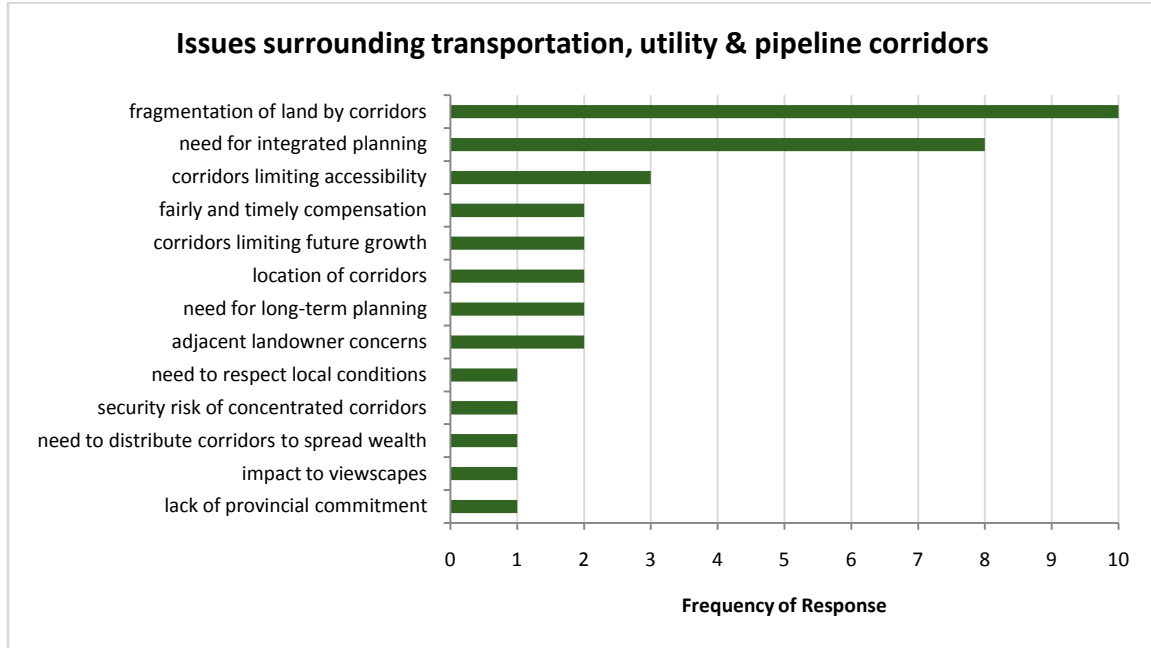
HIGHLIGHTS

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?



COMPLETE VERBATIM RESPONSES BY CATEGORY

The complete verbatim responses to the long answer question on transportation, utility and pipeline corridors have been provided below. They have been organized into the following six categories for easier reading:

- | | |
|---|--|
| A. Lack of coordinated approach has fragmented communities | D. Provincial commitments |
| B. Landowner concerns about major corridors | E. Fair and timely compensation |
| C. Need for partnerships | F. Other comments |

Category A: Comments on the lack of a coordinated approach to utilities & corridors

- ❖ *The CPR main line impacts accessibility between areas north and south of this corridor. The TransCanada Highway limits future growth on the municipality's northeast boundary.*
- ❖ *"Each ministry or agency for each corridor plans separately. Joint use should be considered. Visual impact. Loss of farm land. Access problems for farmers. Water runoff. Weeds. Interference with road development. The more spread out utilities are the more fragmented the land and ecosystems."*

- ❖ *“Use / loss of prime agricultural land. Redundancy of corridors”*
- ❖ *“Pipelines should be forced into corridors - right now pipelines run wherever it is convenient for the company. Having corridors would decrease fragmentation.”*
- ❖ *“[Our municipality] will support this policy initiative if the Land Use Framework will recognize that all corridors are not created equal and therefore each corridor must have a different saturation limit. The Highway 22 corridor is much more environmentally sensitive than the Highway 2 corridor. [Our municipality] is of the opinion that the Highway 22 corridor is at its saturation limit now. Above ground commercial/industrial development should be along highway corridor. Put unpleasant visual impact of these above ground facilities along highway corridors rather than trying to hide them in the forest or behind the foothills where other man made developments do not exist. In other words do not create new hidden corridors. Just because you can't see these commercial/industrial developments doesn't mean that they're not having an impact on the environment and wildlife.”*
- ❖ *“Issues include routing locations, creating cut off or fragmented parcels and allowing private utilities (companies for profit) to be located within the utility/traffic corridors.”*
- ❖ *“There are too many services etc. crossing productive land. There is not enough or no coordination between the parties who are responsible for the services.”*
- ❖ *[Our municipality] has a substantial amount of its land base used up by the following corridors: Primary Highway, Canadian Pacific Railway, Electrical & Natural Gas corridors. Therefore, [our municipality] believes that all transportation, including corridors for highways, utility and pipelines should be shared to avoid any wastage of land.*
- ❖ *“Highway 3 maintaining the Coaldale - Lethbridge corridor as a high speed limited access highway is critical to our community. What policy does the province have? It doesn't appear to be working very well. Transportation is a large issue. Our entire area needs efficient transportation corridors, yet rural areas seem intent on making the highways less and less efficient by using them as service roads rather than free-ways. There seems to be a huge lack of confidence in the rural areas and they seem to settle for inferior traffic solutions such as traffic lights rather than overpasses and underpasses. Need for efficient movement of vehicles whether it be passenger vehicles or the movement of goods (trucks, rail). Needs to be a long range (+20 years) of development and management plan. Provincial and federal involvement is essential.”*
- ❖ *“Of long term concern is whether Highway 3 will eventually bypass {our municipality}.”*
- ❖ *“Highway #2 is divided and runs directly through our municipality. Gas line restrictive at south end of Town where commercial development exists. Existing corridors should be utilized for services to minimize infringement.”*
- ❖ *“Alta Link- high voltage powerline upgrade to existing line west of Town. AESO- needs to develop more transmission capacity for wind power coming online. Keep CANAMEX Corridor and T/U/P corridor together to prevent fragmentation of rural lands. Coordinated corridors to reduce fragmentation.”*

Category B: Comments about the impacts to adjacent landowners from corridors

- ❖ *“In most cases, the public does not want these types of facilities on or around their property.”*
- ❖ *“Erosion of land owner rights under the guise of the public good must be stopped. Proper compensation for loss of land plus an open and transparent process regarding government acquisition of lands for corridors, rights of way etc. must be in place. Market value must not be the only benchmark for determining costs. Loss of future income, inconvenience and lowering of market value due to the presence of the corridor should also affect the prices paid for land.”*
- ❖ *Pressure on ag. Lands increases with every piece of land taken out of production.*

Category C: Comments about the need for partnerships

- ❖ *“The issues affecting [our municipality] are: The TransCanada Highway, TCH Bypass, Highway 3 corridor and the interconnectivity of the latter two. The Canadian Pacific Railway. The connection to the Provincial Electric grid.”*
- ❖ *“No issues at this time, but the current infrastructure needs to remain a priority. Potential issues are development restrictions due to proximity to potential corridors. The Province needs to work with the regions not dictate to them.”*
- ❖ *“Utility and energy companies must stop being territorial and be mandated to work together in better locating these lines and corridors. ERCB should not be able to allow transmission lines without consideration for agricultural operations or irrigated land infrastructure systems in place. Support rural opposition to Bill 19, as landowners should have some say on these lines and corridors that transverse their land.”*
- ❖ *“Support if small municipalities are given the opportunity and assistance to connect to these corridors.”*

Category D: Comments about how the Province needs to fulfill its commitments

- ❖ *“The province must commit to future road locations once the route has been planned and accepted by Alberta Transportation. Once approvals are in place, land for the roadway should be either acquired or gazetted by the Province without delay.”*

Category E: Comments on the need for fair and timely compensation

- ❖ *“Although the municipality supports the establishment of transportation, utility and pipeline corridors it does not support the provisions contained within Bill 19 - The Land Assembly Act with regards to the process of acquisition of lands for the purpose of establishing the corridors. Compensation to the landowner for the establishment of*

utility corridors must be fair and timely. The issue of pipeline right of ways affects the landowners within the municipality as the presence of the pipeline and the associated setback distances has prevented development in certain areas. In addition a policy that requires the removal of pipelines upon abandonment to prevent the permanent sterilization of land for development should be adopted."

Category F: Other comments

- ❖ *"Having all major services down one corridor does make it easier for permits, mapping, crossing agreements, etc., however such a situation may cause security vulnerabilities. When vital pipelines are consolidated in one corridor, they become easy targets for possible terrorist activities, and become vulnerable to natural and man-made disasters, which can result in areas being cut-off from services for long periods at a time. Also, expansion becomes difficult if corridors become saturated. Dispersing the transportation and utility pipeline corridors throughout the regions also spreads the wealth that such activity generates and increases the resilience of the network. Transportation corridors require different consideration. Having efficient corridors facilitates economic activity. However, if, for example, our County were not on a hypothetical major corridor, we would perhaps not see the economic benefits that come with traffic through the County."*
- ❖ *[Our] MDP policy #13 deals with this topic re transportation and utilities.*
- ❖ *"Who decides the land used, what path the corridor will follow?"*
- ❖ *"TransCanada Highway and proposed bypass. Canadian Pacific Railway."*
- ❖ *"The Town would support the policy initiative dependant on the plan and how it affects the Town of [...]."*
- ❖ *"A plan should be created that would minimize our future concerns to most residents."*
- ❖ *"Use with fairness by everybody"*
- ❖ *"Don't really affect us"*
- ❖ *The current problem areas would center around transmission lines. Locations of "corridors" would be a critical issue. Economics may play an over-riding role in the location of such corridors.*
- ❖ *"Fragmentation, as observed with new transportation, utility and pipeline corridors, could adversely affect [...] activities (as already mentioned in previous questions). [...] mandated activities (e.g. military training exercises, grazing activities, etc.) could be impacted by further infrastructure development and could take away from its primary mandate (of sustainable training). Fragmentation leads to less sustainable management of federal lands, which could directly impact species at risk, wildlife movements, native prairie grass species, etc. Sustainable management of [...] range and training areas is mandated under the departmental SDS."*

Question 10: Natural Resources and Recreation

OVERVIEW OF RESPONSES

The topic of natural resources and recreation contained a yes/no question and a long-answer question. Responses to the yes/no question showed substantial support for the need from the province to invoke policy to achieve a better balance between the interests of multiple users on the land. Only 17% of respondents indicated that policy was not needed to invoke this balance.

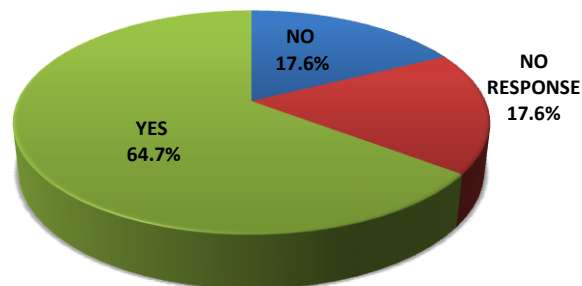
In response to the yes/no question respondents were asked how such a balance could be achieved. A large number of respondents indicated that any policy on natural resources and recreation should uphold the rights of private property owners. Specific suggestions of how the province could invoke the right balance included the need for: increased enforcement of access and users, better regulations, environmental considerations, camping problems to be addressed, and a registration system for users. Additional comments surrounded the issues of local autonomy and flexibility and the need for all groups (local, provincial, user groups, industry, etc.) to be part of the process.



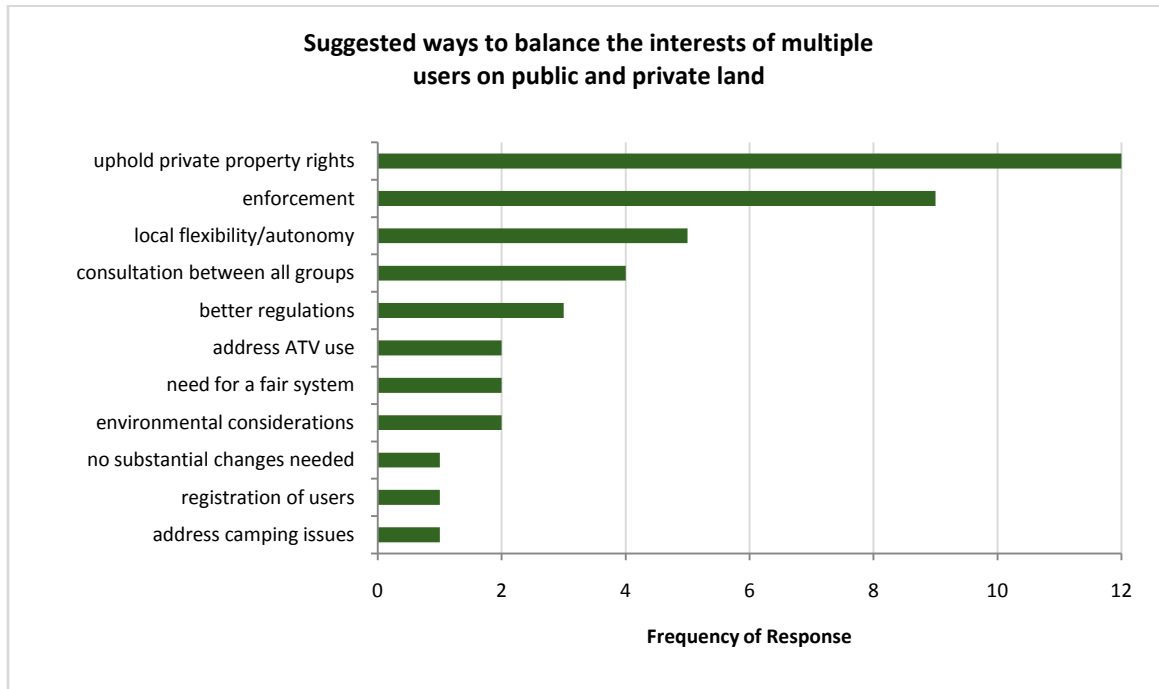
HIGHLIGHTS

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?



COMPLETE VERBATIM RESPONSES BY CATEGORY

The complete verbatim responses to the long answer question on natural resources and recreation have been provided below. They have been organized into the following five categories for easier reading:

A. Ensure private property rights are upheld

D. Address outstanding issues (random camping, ATV use, etc.)

B. Increase enforcement & regulation

E. Other comments

C. Consultation between all groups needed

Category A: Comments about balancing private-public land use

- ❖ *“Balancing the interests of multiple users is a complicated and important goal to achieve. Provincial policy on this issue would provide for consistency. Nevertheless, we do hope that the flexibility required to balance and maintain good relationships between stakeholders will be maintained at the municipal level. It will take well qualified individuals and consultation to draw up a policy that will be nuanced enough to properly*

- balance the rights of private land owners and future development that infringes on those rights.”*
- ❖ *“Landowners should have the right to manage their own property.”*
 - ❖ *“Private land??? ---- Important to mandate users on public land. Private land owners currently have rights when an oil company wants to come on their land to drill. Should these policies (which are already working) be changed? Whose need to balance is being satisfied? The balance that we have now is working (on private land). Changes being proposed right now favor the oil companies - not good for the private land owner.”*
 - ❖ *Private land in [our municipality] has stringent land use policies in place already. Public lands in [...]: need ATV and OHV to be on designated trails only. Bridges on trails to keep ATV and OHV out of creeks; large fines if caught driving in creek beds (impounding of ATV or OHV). Require ATV and OHV to be licensed when used on public lands; all of licensing revenue should be used for video surveillance, patrolling and enforcement costs.”*
 - ❖ *“Policies should be for public lands only, not private deeded lands.”*
 - ❖ *“Not sure: Why should private land be subject to multiple users? Land owners should control access. No policy without significant and meaningful consultation. The solutions could differ between regions and sub regions. Access to public lands should have greater controls to prevent destruction. Who will regulate & control?”*
 - ❖ *“Government has no business on private land. Public land, yes regulate, not private.”*
 - ❖ *“The Province should not be regulating who can access or use private land. They can regulate the access to public land all they want.”*
 - ❖ *“The Town [...] takes the position that the private landowner should maintain all of his/her rights. We understand that sometimes there is a need to balance the interests of multiple users but feel that there are possibly better avenues to achieve this other than the province invoking policy.”*
 - ❖ *“Balancing the interests of multiple users on public land should be a consideration of the land use framework based upon the principle that public land is held as a public resource. Public interests on private land however should be more closely defined.”*

Category B: Comments about increased enforcement and regulation on public lands

- ❖ *“On high demand public land - reinstitute a registration for use. This was a common practice before 1975. Better regulations. Limiting use where necessary. Planning – infrastructure. More local input. More designated recreation areas. More regulations and enforcement. More control over recreation vehicles and where they can be used.”*
- ❖ *“Ensure that everyone's interests are protected. The framework should ensure that balancing interests in private land are more an issue for the owner and not the public. Also consideration should be given to wider use on Public lands for the development of wind energy.”*

- ❖ “[Our municipality] believes there is a requirement for designated recreation corridors with enforcement. Such regulation must take a balanced approach between preservation and protection of private and public lands and the interests of multiple users. Council believes that it should be regulating such matters within the Municipality, with the Province responsibility extending only into Provincial lands.”
- ❖ “Our problem is not a lack of regulations; it is a lack of ENFORCEMENT. We recommend the establishment of local advisory committees to monitor the area. Where access management plans exist, these should form the basis of policy.”
- ❖ “Yes, to some degree - must be respect for property, but local municipality must not be the ones to enforce or police such items, limited resources by local governments to do this. Education to user groups by the province is important. Province must have legislative teeth and significant fines to deter negative acts. Province should consult with municipalities and designate specific, limited areas for certain activities, such as quadding, certain areas that may be protected or prohibit such activities.”
- ❖ “We should allow parcels of land set aside for these activities, and control outside activities.”
- ❖ “But this balance is elusive. It will never be satisfactory to land/disposition holders and to the public. If the public wants lands then a proper process along with satisfactory compensation must be undertaken. Largely economics dictates the impact on private lands but there needs to be thresholds on public lands regarding the impacts of recreation. Because public lands are called “public” there is a misnomer that these lands should be all things to all people. Most public lands are extremely sensitive and very little intrusion causes damage that takes years even decades to repair.”
- ❖ “Land Use policy with restrictions and strict enforcement”

Category C: Comments on the need for consultation

- ❖ May well have to do this. Development of such policies will need careful consideration of consultation with stake all stake holders. We believe that governments should minimize their activities concerning private land holdings. Perhaps joint standing committees comprised of a selection of stake holders would serve as a useful tool for the development of such policies. As with all committees, concise terms of reference and time lines would need to be established.
- ❖ “Engagement of stakeholders and interested parties; transparency of the process; sufficient time allocated to achieve policy goals/mandates; and consideration for the integration of stakeholder interests/requirements.”

Category D: Comments about addressing outstanding recreational issues

- ❖ Balancing the needs of multiple users. It is critical to preserve our best natural areas forever. This may require limiting access to capitalist entities as well as some of the more disruptive mechanized 'sports'. There needs to be room for partnerships to exist whereby

those responsible for high impact activities are controlled and make significant contributions to environmental cleanup or maintenance (i.e. user pays).

- ❖ *This is a big issue. Random camping must be addressed. Designated off road trails. More camping facilities*

Category E: Other comments

- ❖ *“Let each municipality address issues that we face and deal with them in a way to meet our needs.”*
- ❖ *“This is the key challenge of the traditional planning process as evidenced in Section 617 of the Municipal Government Act. In this context, the overarching principle should be sustainability of development, both from an environmental and economic perspective.”*
- ❖ *“Provincial standards with municipalities or the province having the ability to modify.”*
- ❖ *“Good land use and land stewardship is an automatic. [Our] MDP policies #9 and 10 cover its position with its “Green Plan” and historic site areas.”*
- ❖ *“The interest is if you have a lease to public land. You get all the benefits (oil & wind). Is that fair to the public? If the playing field is leveled, fairness will be achieved. Protect the environment, animals, nature. Proper zoning needed here to protect the environment, wildlife and the rights of owners. Only if recreation receives the same consideration as natural resource extraction.”*
- ❖ *“Rural issue.”*
- ❖ *“For fair use”*
- ❖ *“Existing legislation just needs to be tweaked to achieve this”*

Question 11: Stewardship and Conservation

OVERVIEW OF RESPONSES

The stewardship and conservation topic was put forward in a yes/no question and a long-answer question. Responses to the yes/no question showed a diversity of opinion regarding the use of stewardship and conservation tools now enabled in the Alberta Land Stewardship Act (Bill 36). While approximately half of the respondents indicated that they would use these tools, the fact that 35% of respondents stated that they would not use these tools is significant.

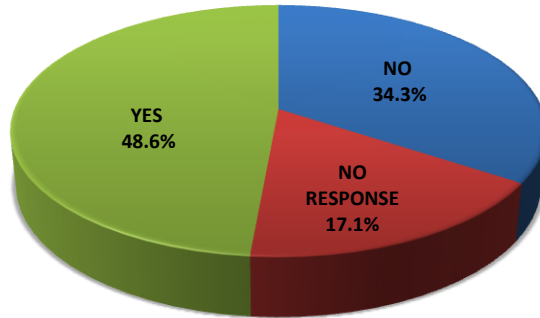
The long answer question showed a similar range of opinion regarding stewardship and conservation incentives. There were a substantial number of comments both supporting and not supporting the use of conservation and stewardship tools and incentives. The diversity of opinion may be due to the lack of support and education surrounding these tools, which was mentioned by many of the respondents. Additional comments included the need for local/flexibility and autonomy, suggestions that credit programs be mandated, and a question about the relevance of such stewardship and conservation programs. The overall direction of the comments was a focus on the need for increased support and education for municipalities, so that they can accurately assess whether these types of programs would benefit their municipality.



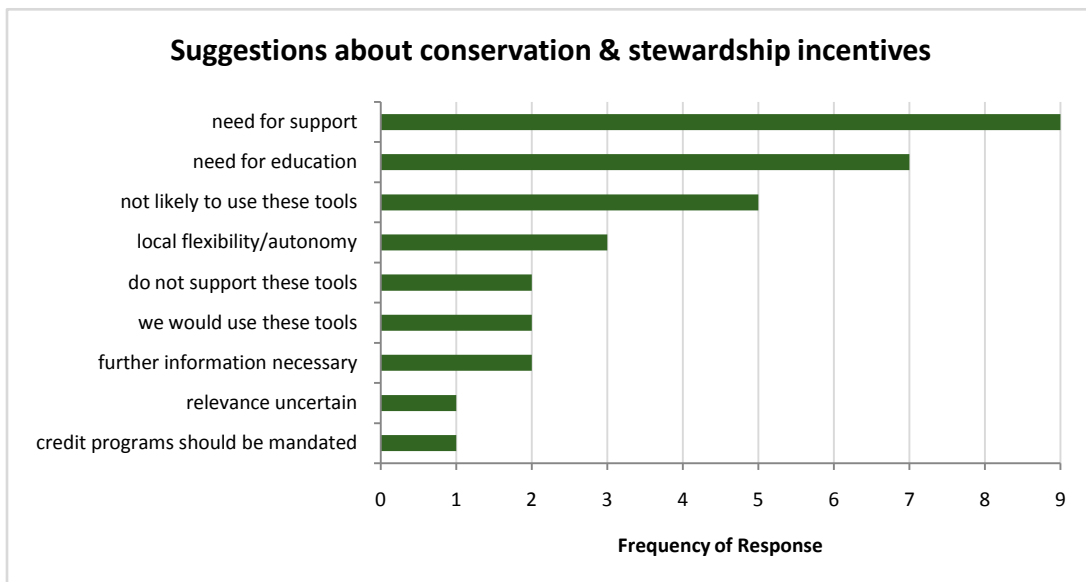
HIGHLIGHTS

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?



COMPLETE VERBATIM RESPONSES BY CATEGORY

The complete verbatim responses to the long answer question on stewardship and conservation have been provided below. They have been organized into the following four categories for easier reading:

- | | |
|--|--------------------------------------|
| A. Education, training, legal advice, and financial support | C. Local flexibility/autonomy |
| B. Dealing with local buy-in | D. Other comments |

Category A: Comments on education, training, legal advice, and financial support

- ❖ *“These tools are still not very well understood and while they have been applied elsewhere, their suitability for this municipality is limited given that most water bodies are located on lands owned by the municipality.”*
- ❖ *“Define cluster areas where transferable development credits (TDC's) could be transferred. Legal framework to do so. Legislation. Tax credits.”*
- ❖ *“The [municipality] is developing some skills with respect to Carbon Credits and would look to transfer them to these types of initiatives. Provincial Government or Association sponsored seminars would be informative. Monetization of conceptual and intangible assets and the trading markets that result can lead to dysfunction in the medium to long term and should be carefully considered before being implemented.”*
- ❖ *“The municipality would require education.”*
- ❖ *“We see these as important and potentially useful tools for land stewardship. Whether or not they are used will depend on whether there are interested land owners and what the details of the initiatives are. As with any program, good documentation and guidelines are essential, along with proper training. We might also require financial assistance in order to implement the program.”*
- ❖ *“To implement the above incentives the municipality would require funding and training assistance. It is expected that additional staffing and technical support would be required to undertake the above incentives. Awareness and education initiatives will need to be conducted to increase the public's understanding and acceptance. Concern with managing Transfer of Development Credits.”*
- ❖ *“The Town [...] would not support these conservation tools and if we were to support these tools we would need more detailed information regarding them.”*
- ❖ *“Yes, in general - the question is how would it be implemented and who funds it? Local municipality may not have resources to implement and track. Private conservation easements can freeze land for development outside of control or input of the municipality. Yes, transfer of development credits is ok in principle - but question again*

on funding, implementation and transfers should be more local, rather than be able to move them all over the province - transfers must remain more local, so the local region benefits from the conservation areas being protected and the subsequent development (transfer)."

- ❖ *"Further consideration of this matter is required. The Land Use Framework document makes reference to the following "There are a variety of economic and noneconomic tools and approaches used throughout the world. There has been a shift away from traditional regulatory mechanisms to market-based instruments that harness market forces to incent stewardship". In light of the relative failure of market forces in areas such as electrical deregulation to incentivize competition and the dubious marketplace involving carbon credits arising from the Kyoto Accord some measure of caution should be taken in this area. In a meeting with the Minister of SRD he indicated that "The scope of the 1st generation of the Land Use Framework will not be as expansive as to include Provincial Tradable Development Credits. The purpose of the Land Use Framework was to identify the basic interest of province, and that tradable development credits were to be more site specific within smaller area than the land use district." The issuance of Conservation Directives without municipal input would be problematic. To implement any form of tradable development credits including conservation easements, tradable development credits on a municipal scale the municipality would require the services of environmental, financial, legal and planning specialists. Any costs incurred by the municipality would have to be borne by the users of such instruments on a complete cost recovery basis or added to the tax burden of the local ratepayer. With respect to the establishment of conservation easements and directives - as it is difficult to foresee the pattern or extent of development into the future a sunset clause should be placed upon all easements forcing a re-evaluation of the social, environmental and community impact of such a use. Permanent environmental easements should not be permitted."*
- ❖ *"Somehow it eventually comes down to economics. Land owners and lease holders will carry the burden under most conservation plans created. They deserve fair compensation to give up their interest for that of the general public. The unknown regarding TDC's is still very real. What are the impacts and where has these TDC's been effective?"*

Category B: Comments on tools and information to deal with local buy-in

- ❖ *"Support of any such thrust requires a buy in - buy on by all or a majority of stake holders. If there is not such a buy on, the initiative will encounter much resistance, which could lead to failure. Currently, this Village has no need for these proposed tools."*

Category C: Comments on autonomy to allow for local management of conservation programs

- ❖ *"Development credits would have to be mandated by the municipality - this would allow landowners whose land is not suitable for development (where a view needs to be preserved) to sell their development credits to other landowners whose land is more*

suitable for development. This would be mandated at the municipal level. Going province wide would be very hard to assign a credit value to every quarter section throughout the province. Selling credits outside of the municipality, development becomes sterilized (if a hutterite colony owns 35 quarters of land and sells the credits to Calgary, then there is no potential for development on those 35 quarters of land).

- ❖ *"[Our municipality] supports the creation of non-market based tools tied to the percentage of the municipality available for development. Council does not support the Transfer of Development Credits, Land Trusts, Conservation Easements, Conservation Directives, or any market-based initiative."*
- ❖ *"Municipalities have always been in the forefront of these initiatives and already have the tools to do so."*

Category D: Other comments

- ❖ *"Pass the Alberta Land Stewardship Act."*
- ❖ *"It's not likely that the Village would require these conservation tools but the Village does support the use of them."*
- ❖ *"These may be okay as long as money is not the only overriding force rather than using common sense, good planning and good land stewardship."*
- ❖ *"This is of more value in Rural areas than in Urban areas."*
- ❖ *"Conservation easements ie: for Birds of Prey. Adequate funding and a toolkit. Such tools would make it easier to expand the Alberta Birds of Prey Centre to help us deal with storm water while creating more wetlands. They are not very applicable in a smaller urban community."*
- ❖ *[The] County already has protected areas. We would not require conservation easements, but would be willing to work with landowners to set up land trust or any other program if the land owner is interested.*
- ❖ *"We can use these tools to help create a new multi-use park area on Town owned land."*
- ❖ *"Not a significant issue for [our municipality]."*
- ❖ *"Rural issue."*
- ❖ *"The [...] could use these tools as a guide to further improve its existing stewardship and conservation plans. The [...] has a team to oversee sustainability of its range and training area. This section is known as the Range and Sustainability Section. This section is in the process of developing a Sustainable Management Plan for the [...]."*

As for funding requirements – [...] has allocated funding to address range and training areas (in order to meet the SDS mandated requirements of [...] sustainable range and training areas/[...] activities)."

Question 12: Cumulative Effects

OVERVIEW OF RESPONSES

The topic of cumulative effects was also provided by way of a yes/no question and a long answer question. In the yes/no question there was substantial agreement from municipalities on the use of cumulative effects management by the province. Only a small proportion of respondents did not agree with using cumulative effects management.

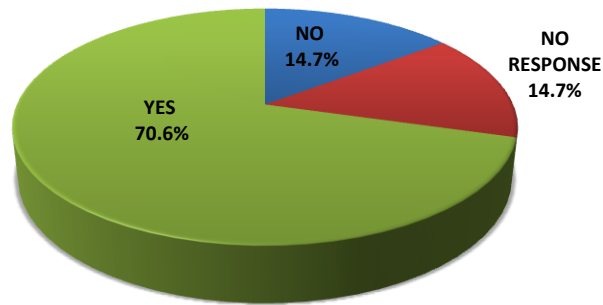
The long answer question provided a much wider range of comments on the topic. The question was about *what information or data the province should acquire*, yet the most frequent comment was about the need to respect local autonomy. Respondents also commonly mentioned the need for additional information, data collection and education. More specifically respondents stated that data collection should focus on water, development pressure, pollution, traffic, population growth and economic growth. A few comments suggested that cumulative effects management was not needed or that their community would not support it. Additional comments included those on the need for a transparent process, the need to use both past and future data projections and the need to respect existing studies (e.g. Southern Alberta Foothills Study).



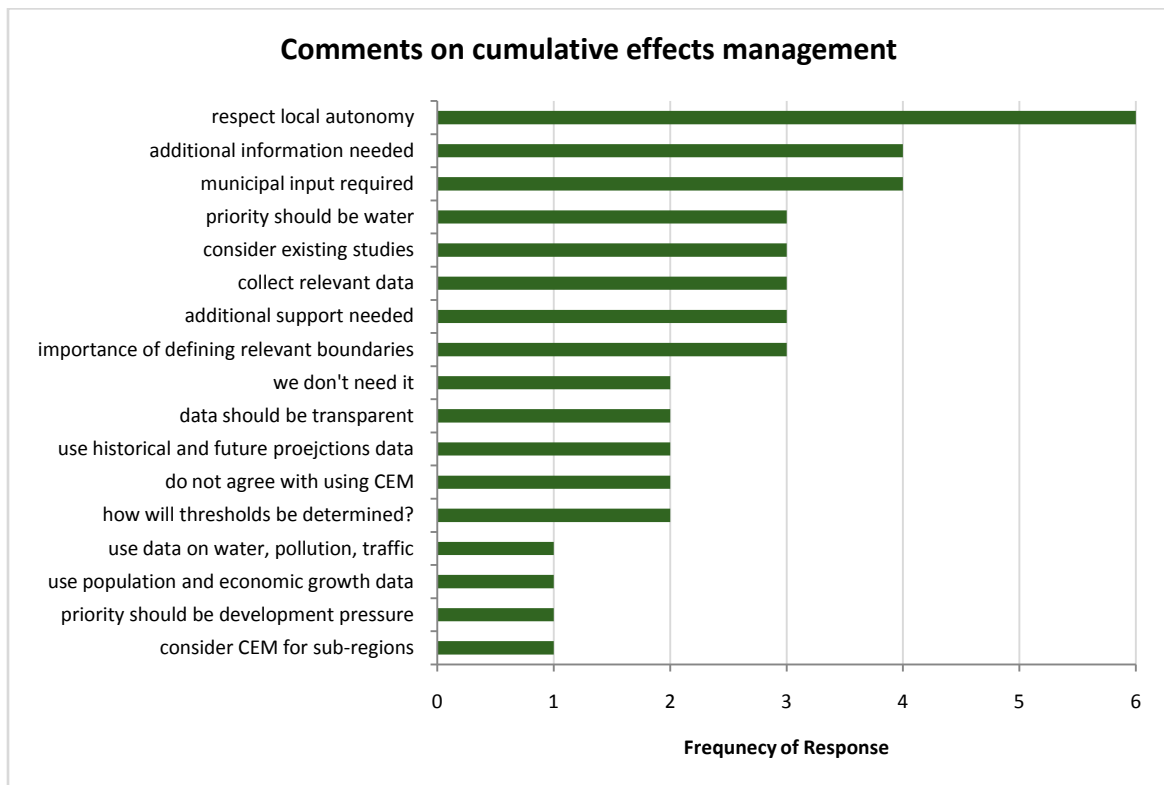
HIGHLIGHTS

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?



COMPLETE VERBATIM RESPONSES BY CATEGORY

The complete verbatim responses to the long answer question on cumulative effects management have been provided below. They have been organized into the following six categories for easier reading:

- | | |
|--|--|
| A. Municipal input required | D. Consider existing studies and data |
| B. Additional information, training and support needed | E. Other comments |
| C. Respect municipal autonomy and the need for transparency | |

Category A: Comments on the need for municipal input (boundaries, data collection, thresholds, and allocations)

- ❖ *“The Province would have to define what constitutes the airshed for this municipality and what parameters it should monitor.”*
- ❖ *“The [municipality] would like to have meaningful input into the measures that are chosen and the targets that are determined to be desirable. Before the implementation of the chosen measures and thresholds we would want baseline data available for review.”*
- ❖ *“The information/data the Province should acquire would be: Past Growth, Potential development and growth, Water availability”*
- ❖ *“We are fortunate to be uphill and upwind of most of the Province. Hopefully, we and others in a similar position will not abuse this privilege. Regulations will be needed to ensure compliance for the future. Cumulative effects in the Red Deer and Bow drainages should not be applied to developments in the Oldman Drainage. We all share a responsibility to engage in responsible development, but only in areas where we have some control.”*
- ❖ *“With input from all concerned areas”*

Category B: Comments on the need for additional information, training and financial support

- ❖ *“Information on managing airsheds, watersheds and landscapes.”*
- ❖ *“We support cumulative effects management in principle. We would however require all the details of the administrative requirements from the province, guidelines for measuring impacts, and enough training to make sure that the process does not become too much of a deterrent to development. Also, we would hope that ascertaining the*

baseline effects of existing developments will not be an overly complicated process. We understand the importance of measuring impacts cumulatively, but we require enough support from the province to be able to do this in an efficient manner that improves rather than deters development.”

- ❖ *“Somewhat speculative of cumulative effects concept, how would these be achieved? What scale of 'cumulative' would be considered (local, regional, or inter-provincially)? Would there be targets? What quantitative standards would be applied? This type of tool is often based on mere "perceptions" and it should not be. There are not enough details or information provided on this topic area by the province on how they would attempt to apply or manage it. There may be local municipal costs and resources needed that are associated with the data and records the province may need to actually attempt to get a handle on this. There should be funding or grants available if this is required.”*
- ❖ *Establishment of Cumulative Effects Baseline would have to determine; The direct and indirect effects of current development, The resources, ecosystems and human communities affected, The effects on resources, ecosystems and human communities. The municipality should ensure that the establishment of the current cumulative effects baseline for the municipality is accurate as it would affect the future development potential of the municipality. The determination of the cumulative effects baseline for the municipality would be considered the highest priority for the municipality as this determination would affect the pattern of development and potential growth in the future. Who performs the cumulative effects baseline study? Who provides the myriad of scientific, social, community, economic studies, and at what cost? Who ensures the study is fair, balanced and equitable? As it is expected that the following key questions would have to be considered by the municipality within the context of a cumulative effects study for all future development it would be necessary to have either an organizational or external contracted capacity to evaluate the following considerations - the cost of which will once again be downloaded to future developers: Is the proposed action one of several similar past, present or future actions in the same geographic area? Do other activities in the region have environmental effects similar to those of the proposed action? Will the proposed action affect any natural resources, cultural resources, socio or economic units, or ecosystems of local, regional or national concern? Have any recent environmental studies of similar actions identified important adverse or beneficial cumulative effects issues? Has the impact been historically significant, such that the importance of the resource is defined by past loss, gain or investments to restore resources? Does the proposed action involve any of the following? long range transmission of air pollution; air emissions resulting in degradation of regional air quality; loading large water bodies with discharges of sediment, thermal or toxic pollutants; contamination of ground water supplies; changes in hydrological regimes of major rivers; long term disposal of toxic wastes; mobilization of persistent bio-accumulated substances through the food chain; decreases in quality and quantity of soils; loss of natural habitats or historic character through residential, commercial and industrial development; social, economic or cultural effects on marginalized communities resulting from ongoing development, loss of biological diversity. Further consideration and contemplation of this issue is required.*

Category D: Comments about respecting municipal autonomy and need for transparency

- ❖ *“How much development can be handled in certain spots? Who should determine where and how much development should take place? Should all of this information be placed in the same database so the cumulative effects can be monitored? Regionally this would help, but compiling this data would be beneficial to regions.”*
- ❖ *“Not sure: There is reason to be cognizant about these but there is also concern about too much top down control. Long term who does the planning?”*
- ❖ *“We are the most concerned about the stewardship of our own lands. We do not mind studies, but we reserve the right to manage our own affairs.”*
- ❖ *“No. There are far too many variables involved and different acceptable thresholds to consider. Example: several CFO's in a small area may dictate that a nearby urban community is not allowed to grow or expand. The principle may be more reasonable if there is provision for local voice in what these impacts would be.”*
- ❖ *“We believe that local municipalities have the best understanding of what would be best for our communities. An understanding how to protect it.”*
- ❖ *“We agree with the principle but the details need to be modified for each local situation. Otherwise [our municipality] with a population of 7800 gets regulated like Calgary with a population of 1 million.”*
- ❖ *“Diverse municipalities do not allow a definition of cumulative effects. Cumulative effects is about educating your public as to the effects of individual actions.”*

Category E: Comments about using existing studies and data

- ❖ *“I agree with this as long as the Municipality has control over this process. See Southern Foothills study and Chief Mountain Study. These are the cumulative effects studies completed in 2007 and 2008 respectively in our Municipality. Thresholds and best practices.”*
- ❖ *“There seems to be enough data for [our municipality]. There is the Southern Foothills Study, and recent work that [our municipality] has commissioned the Miistakis Institute of the Rockies to do within [our municipality]. There should be enough data that exists for [our municipality] in order for the Provincial Government to manage cumulative effects here.”*

Category F: Other comments

- ❖ *“In order to evaluate this, trends for population growth and economic growth need to be analyzed.”*

- ❖ *“Too early to tell.”*
- ❖ *“Always use existing data available from both the past and the present.”*
- ❖ *“While the [our municipality] does not agree with the use of cumulative effects to manage airsheds, watersheds and landscapes, if undertaken, the Province should provide: Water mapping, Pollution mapping, Traffic counts to provide data as to what the effects are and their impact so that planning decisions can be made.”*
- ❖ *“Agree with using cumulative effects with consideration for sub-regional areas. The positive or negative cumulative effects resulting from smaller municipalities is negligible when part of the larger region.”*
- ❖ *“Don’t know.”*
- ❖ *“At this time this municipality is already using cumulative effects initiatives to help guide development or to restrict it where there are negative impacts.”*
- ❖ *“Watershed mapping & data collection. Cumulative effects should have historical data from this municipality’s effect on the environment (i.e water use, treated water, land use).”*
- ❖ *“We have little need for this at this juncture of our history. Information for this area would be: * water quantity, quality and usage. * Adherence to existing standards by large groups (Colonies). Much will depend on: *What measurements are used? * What standards are used for the measurements? * Who establishes these standards? * Where did the standards originate? * what input does the public have in the establishment of the standards/measurements and how the assessments will be applied?”*
- ❖ *“Need to look at all land uses in this area and what will happen in the future. Broad information on land use in area. Pine Coulee - Towns water source. CE affects our future water. Natural fescue (carbon sink). Each time oil lease/windmill/acreage developed road built and loss of nature habitat.”*
- ❖ *“As previously mentioned, the [...] is in the process of developing a Sustainable Management Plan which will identify key indicators to measure environmental health. The Plan will also address cumulative impacts assessment of the [...] (and associated range activities, including oil and gas development, grazing activities, military training activities, etc.)”*

Question: Additional Comments

OVERVIEW

The additional comments section simply allowed respondents to provide any comments that did not easily fit into one of the other topics. Many themes appeared in this section as were carried through the remainder of the questionnaire responses. Comments regarding local autonomy, flexibility, the need for a relevant region and/or subregions and the importance of better public consultation were all common.

HIGHLIGHTS

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

COMPLETE VERBATIM RESPONSES BY CATEGORY

The complete verbatim responses to additional comments section of Part 1 have been provided below. They have been organized into the following four categories for easier reading:

- | | |
|---|---|
| A. Flexibility and local autonomy in decision making | C. Land use policies should have regard for municipalities of all sizes (could be worded better) |
| B. Preparation of the SSRP should include extensive public input | D. Other comments provided |

Category A: Flexibility and local autonomy in decision making

- ❖ *“Going backward. Taking away autonomy of community not good. Local decision making key to communities.”*
- ❖ *“Local autonomy & control (not top down); Priority of local input & decision making; Who pays?? Funding; What are the time frames for implementation?; Enforcement; Size of the regions - too much diversity within them”*

- ❖ *“The Village [...] would like to emphasize that we want to manage our own areas. Our residents like the fact that they can have their concerns met locally. Even if we do form agreements or alliances with other areas, we still would reserve the right to veto changes that we oppose.”*
- ❖ *“Local autonomy is paramount. Broad set of guidelines to protect the land. Work with oil and gas, rural partners, utilities, recreation groups with LUF to achieve all goals. Calgary and surrounding area shouldn't be making decisions for our municipality”*

Category B: Preparation of the SSRP should include extensive public input

- ❖ *“The future role of land use planning by municipalities needs to be addressed. The preparation of a strategy for this region needs to ensure that the guiding principles of the LUF are incorporated into it. Transparency and openness are needed by the Province as it prepares the South Saskatchewan regional plan. The timeline for preparing this plan is very tight and it needs to include as much public input as possible.”*
- ❖ *“The [municipality] has endeavored to exercise proper planning principles within our jurisdiction. This includes establishment of a Municipal Development Plan and Land Use Bylaw, Inter-municipal Development Plans with our neighboring urban municipalities, policies to protect good agricultural farmland and municipally owned property as well as studies of environmentally sensitive areas.*

Within each of the documents and initiatives described above the municipality fulfilled all required processes as described within the Municipal Government Act to meet not only the word of the law but also the spirit. This included public notifications and public hearings which provide the public an opportunity to be heard and to be understood. Within the process of passing bylaws an appeal process is always available to the public. These fundamental principles are not included within process to make Bill 36 law.

Additionally, what is needed within this Bill is a consistent and fair system that will be provided to all Albertans to ensure that consideration for due process is available which includes an appeal process. The reference to “The Lieutenant Governor in Council” is made far too often within this Bill to enable us to feel comfortable. Some reasonable limitations on Cabinet’s discretion must be included within this Bill. This may include a requirement for written reasons to be provided by Cabinet when any ‘order in council’ is issued with regards to the Alberta Land Stewardship Act.

Bill 36 allows the use of various planning tools such as expanded conservation easements, conservation directives, conservation off-sets and tradable development credits systems. The lack of any criteria within Bill 36 itself, with regards to how these instruments will be regulated, is of significant concern. Further we do not believe that a ‘conserve here – pollute there’ philosophy will significantly contribute to environmental stewardship.

Section 50(g) of the proposed Alberta Land Stewardship Act states that “The Lieutenant

Governor in Council may describe the consideration to be given to any matter, including economic, environmental and social issues". This broad and unrestricted granting of authority to delve into issues that lie outside of land stewardship is of a concern to us.

With the adoption of the Land Use Framework municipalities will no longer be able to make land use decisions or establish land use policy without consideration of regional plans. This loss of autonomy and the loss of the broad decision making ability granted by the Municipal Government Act to local officials is of concern to us.

It is the fervent opinion of the [municipality] that the responsibility for making land use decisions and priorities should lie with the lowest level of government possible. It is our belief that the closer that a government is to its citizens the more they will trust the decisions that are made on their behalf and the more accountable its officials will be for those decisions.

Bill 36 must not become law until due consideration has been given by Albertans through a complete and open process of public hearings to consider not only the Act but also any and all Regulations which enable the legislation to be implemented and understood.

The 'Open House' concept of consultation does not meet the definition of consultation. Too few details are given and even fewer answers made available at this type of forum. The scale of this legislative undertaking is too immense and the impact upon citizens, landowners, developers, industry and municipalities too uncertain to consider passing this Act into law before further consideration is given."

- ❖ *"More bottom – up"*
- ❖ *"It seems to us that the Provincial Government has already made up their minds. There has been very little consultation on this and they seem to have developed a deaf ear. To establish large planning areas based on what appears to be a set number of areas is not good planning at all. Planning areas should be based on the drainage patterns, economic activities & patterns, similar wants and needs, future development potential and settlement, climatic similarities and hydrology. The Oldman river system should stand on its' own and the Bow system likewise. Both, as well as the Red Deer system comprise the Saskatchewan River Basin. At this point, they should be brought together to insure strategic issues are not overshadowed by the local policies and sub-regional plans."*
- ❖ *"We would stress the need for more open dialogue with the Province on the regional planning initiative in our area. We have a strong desire to be informed of the consultation process that will be employed and the opportunities that we will have to provide input. It would be desirable for the Province to host workshops for all the stakeholders (not just municipalities) to jointly discuss their needs and policy recommendations. In the future, it may be desirable to provide grants for projects that support regional planning and cooperation."*

Category C: Land use policies should have regard for municipalities of all sizes (could be worded better)

- ❖ *“1. Urging of intermunicipal cooperation 2. Recognition of municipal jurisdictions and degrees of autonomy. 3. Prevention of unfair control of the bigger over the smaller.”*
- ❖ *“How will our small municipalities prevent larger centers from dominating development decisions with policies that could inhibit annexation or other development initiatives? We believe that ORRSC should assume the "government" role as proposed in Bill C-36.”*

Category D: Other comments provided

- ❖ *“Invasive species has the potential to control or limit the use of some of our land. The province needs to be more supportive on this issue.”*
- ❖ *“The [municipality] would like the position paper to advocate: For the notion that cumulative effects are not linear and that the impact of the total is often greater than the sum of the parts. For acknowledgement that those at the end of the basin are at the mercy of the upstream actions and thus there is a need for the protection of legitimate future needs of downstream communities.”*
- ❖ *“The Provincial Land Use Framework is a step in the right direction. To know whether or not it will be the right thing for integrated planning is yet to be seen. In the same manner as inter-municipal cooperation, only time will tell whether or not the initiative will see conflict between municipalities, stakeholders, and the province arise. One of the early signs that this initiative is off to a bad start is the appearance that the choosing of the committee members is more politically driven than planning knowledge. In any event there is so much uncharted territory in the program that until regional plans have been drafted, can be evaluated, and commented on, who really knows how this will all play out.”*
- ❖ *“We would like to state that the Calgary region is not an appropriate region for the Town of [...] to be included in. We feel that the nature and makeup of Southern Alberta is different to the Calgary area. The Town also thinks that the Oldman River Regional Services Commission does an excellent job in planning and administering land use in this area. Thus we feel that we do not need the South Saskatchewan Regional Plan to govern us. We would prefer to have our own sub-region structured along the lines of the current Oldman River Regional Services Commission setup.”*
- ❖ *“The membership of the South Saskatchewan RAC seems to be heavily weighted from the (unaccountable) private sector, with little representation from the municipal perspective and that may be problematic. The RAC committee should have several open houses/meeting throughout the proposed region, before the plan for the South Saskatchewan Region is adopted. The Lower Athabasca plan should be implemented and "fine tuned" for several months, if not longer, prior to concluding the South Saskatchewan plan to allow for the lessons learned in the first process to be included in*

the development of the South Saskatchewan Plan. The Redwater situation creates a lot of angst for municipalities and highlights the need to have the Calgary Metropolitan Region excluded from the southern portion of the South Saskatchewan Region. Do not enact a framework that in any way provides veto power for any municipality in any region or sub-region."

- ❖ *"The previous 12 questions are slanted in favour of Bill 36, the Alberta Land Stewardship Act"*
- ❖ *"Aspect of sharing resources and revenues with neighbouring municipalities/MD's should be addressed. If the rural population is restricted, compensation should be negotiated."*

Question: Part 2 Comments

Part 2 provided an additional opportunity to address any outstanding concerns regarding, not only the proposed South Saskatchewan Regional Plan, but also the process of creating the plan. The question suggested a number of topics that respondents could comment on. Many of these topics were commented on, as well as a number of other topics. Overall, concerns seemed to focus on the need for a better timeframe, increased consultation, a more relevant name and for less of a top-down approach.

HIGHLIGHTS

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



COMPLETE VERBATIM RESPONSES BY CATEGORY

The complete verbatim responses to additional comments section of Part 2 have been provided below. The broad and varied nature of the comments did not allow for categorization of responses.

- ❖ *“No other comments.”*
- ❖ *“We need to avoid top down approach and regional government.”*
- ❖ *“We believe the timeframe is too compressed. Public consultation is essential and will prove that the timeframe is ambitious. A different name for the Region would be better. If sub-regions are endorsed that should mitigate the Calgary influence. Provincial funding will assist with expediting the implementation. Effectiveness of the initiative will not be achieved without some compliance measures however; it is medium to long-term compliance that should be the goal. Leadership is required, a Provincial framework is essential but, local inputs must be welcomed and respected. We would not support a Regional Government structure. There is a need to balance urban and rural interests, needs and aspirations. The SouthEast Alberta Watershed Alliance should have a formal role within the Land Use Framework.”*
- ❖ *“Council comments include:*
 - *Lack of public consultation process*
 - *Name of the region (South Saskatchewan)*
 - *Size of Region, Calgary influence - too big*
 - *Top down approach is not appreciated*
 - *Role of the Oldman River Regional Services Commission - Thank you”*
- ❖ *“Name:*
We would like our region to have a name that is more locally relevant than the South Saskatchewan region. We realize the name stems from the river basin, but we feel having the name of a different province in the region name will lead to confusion.

Calgary influence:

We welcome the opportunity to be in open dialogue with Calgary on the future of the region. We hope that the relationship between the metropolis and the smaller centres will not consist of being dictated to, but will be a fruitful collaboration on planning.

Funding for implementation:

As additional legislation is being created by the province, we feel we are justified in requesting additional financial resources to adapt our processes to this legislation which we have not created.

Compliance and the Top Down Approach:

We are also concerned about the lack of an appeal process. It may be that some future developments will be so exceptional that they might justifiably fall outside of the provincial framework legislation. There does not seem to be the flexibility to deal with such situations.

We also hope that there will be a review or correction mechanism built in for the legislation itself, in case room for improvement is identified in the future.

Public consultation and local autonomy:

We do question whether our local autonomy is being infringed upon by this framework: it may be that we support the majority of the components of the framework, but the manner in which it is being implemented (quickly, and without much public consultation) leads us to feel that it is being imposed upon us.

We do not yet know how the framework will play out and how it will impact our daily operations at the County level. We hope it will be recognized that no one knows our community better than we do. If the framework can smoothly guide development in the province without cumbersome hindering growth and local decision making, it may prove to be an important move towards sustainable and smart growth.”

- ❖ *“Name - there are rivers in Southern Alberta that could better represent the region.*

Calgary Influence - huge contrast between rural and a huge urban centre.

Funding - assistance to update plans.”

- ❖ *“Public input and consultation: This could go on forever. This Land Use planning is also a work in progress - it can always be amended, albeit we recognize that this is harder to do once in legislation and regulation, however it can be done.*

Let's get something on the books before the next provincial election or before the Premier has a cabinet shuffle and SRD gets a new Minister. If a new Minister is appointed or if there is a change in the provincial government (a real possibility looking at the results of the by-election in Calgary) this Land Use planning proposal could be stalled indefinitely.

Name Options: Bow-Oldman Land Use Planning Region

Local Autonomy: There is no doubt about it that there is a high risk of losing local autonomy for a municipality over land use planning issues under the Alberta Land Stewardship Act. [Municipality] has about as much to lose as any other municipality but [Municipality] needs to take that chance that the LUF and the proposed Act will actually assist us on our land use issues. [Our municipality] does realize the potential for the proposed Act to backfire on us.

Role of ORRSC: The LUF could actually increase the need for the services of ORRSC in the future.”

- ❖ *“All of the above are concerns, but no comments were received.”*
- ❖ *“Without knowing what the policies of "the plan" will be how can we comment?”*

- ❖ *“Timeframes for public input and plan completion (2010): OKAY
Public consultation process: OKAY
Size of Region, Calgary Influence: TAKE CALGARY OUT OF OUR REGION
Funding for implementation: ONLY IF NECESSARY
Top Down Approach: PREFER NOT
Regional Government: DEFINITE NO
Potential for Urban/Rural Split: PROBABLY: BUT WE HAVE IT NOW
Role of the Oldman River Regional Services Commission: A MUST TO WORK WITHIN”*

- ❖ *“[Our municipality] believes that the number one issue that needs addressing is the assurance that Calgary is not in our region - the region is too big and what impacts Calgary and Airdrie has nothing to do with the Crowsnest Pass, Pincher Creek, or Waterton.*

Secondly, Council supports the separation of the watersheds into the Oldman River Watershed and the Bow River Watershed.

Council recommends that the Board be structured so that no one municipality, city or town has the majority position on the Board.

It also recommends that the Province provide sufficient funding for the requirements of the new Land Use plan. And, that planning look at the diversification of our region as [our municipality] does not have a lot in common with our neighbours to the East.

Council endorses more public consultation throughout the Land Use planning process and supports the extension of the process deadlines.”

- ❖ *“No concern with the timeframe
The public consultation process is important
The name of the region (South Saskatchewan) was acceptable.
Concerned with the size of the region feeling that [...] will be lost in comparison to the Calgary area.
Local Autonomy is important.
Smaller municipalities will require funding to implement the initiatives of the regional plan as they do not have the resources available to them that larger municipalities have.
Municipalities need to retain the flexibility and power to address local conditions and meet community needs.”*
- ❖ *“Size of the region: The South Saskatchewan Water Basin represents 3 major drainages, the cities of Calgary, Lethbridge, Medicine Hat, and Red Deer, close to one half the population of the entire province. There are very different lifestyles and trade patterns throughout this area. There may be two regional plans, but... there needs to be at least 4 sub regional plans. These should be: Calgary, Red Deer Drainage, Bow Drainage, and Oldman Drainage including Medicine Hat. The large population increases the cumulative effects, defined as the impact of past, present and future human activities.*

Most of our concerns in part 2 are included in the comments in the body of part one.”

- ❖ *“- Farmers should still have the right to operate and farm without additional hardships.
- Rural municipalities should still have some rights to develop and expand tax base, engage in nonagricultural development where it makes sense.
- Incorporation of 'right-to-own' land by province should be considered.
- There must not be veto power for Calgary or large urban centres.
- There is concern with the size of region, it should be smaller- thus, allowing sub-regional plans are very important.
- Concerned with name, understand it is based on a major watershed, but it should not be called South Saskatchewan, as this is a southern Alberta plan.
- It is very important that local autonomy be respected and there must be some flexibility in local decision making.
- The province must consider some type of funding available to municipalities for implementation, especially in regards to having to update Land Use Bylaws, MDP's, IMDP's, or other statutory plans to bring them into compliance. There must also be reasonable timelines allowing municipalities to implement and adapt to new legislation or policies. This is an aggressive timeline (for input and plan completion) and the municipalities do not have enough time to adequately respond or be consulted with.”*

- ❖ *“Not nearly enough opportunity for municipal input.
Region is far too large - Calgary area should be separate.
Advisory Councils are too heavily represented by private industry - no public transparency or accountability.
All funding should come from province or drop it.
Urban/rural split could be better addressed through amalgamations and legislation protecting agricultural land similar to what is in BC.
Regional (ORRSC sub-region - Call it Oldman or Palliser West)
ORRSC's role may be the manager of the sub-region.
The Oldman River Regional Services Commission is very familiar with planning issues within its membership and served the member communities very well in the past.
Nothing that the RAC/South Saskatchewan Plan contemplates should end up reducing the ability of ORRSC to serve our communities/municipalities going forward. Ideally ORRSC will have an expanded role going forward.
Name of Region: Why? Confusing as the South Saskatchewan River runs through a very small portion of the region.
Local Autonomy
Funding for implementation and maintenance. Top down approach? Hope not. ORRSC needs to have their mandate strengthened, they have the expertise! Thank you ORRSC for this opportunity! Local citizens volunteering for MDA, MSA have too much power and little experience. Yet they affect development. We need professionals! Do not include Calgary at all; make this region BC to Sask., US border to Nanton. Provincial funding - no top down approach - bottom up ie: have sub-region make decisions. ORRSC could be nucleus and set up region. Sounds like original ORRPC before 1993 when dissolved by Klein.”*

- ❖ *“-ORRSC should concentrate on the above matters
-Provincial Government should have easily accessible assistance to help facilitate some of the resulting agreements/intermunicipal agreements that may come out of this legislation”*

- ❖ *“The regulations must be developed in draft form for the municipalities and Albertans to review. Then a public consultation process must take place to ensure that the LUF is workable. There must not be any veto. Every municipal entity should be treated equally without Calgary running the show. Edmonton has a veto in the Capital Region and it has caused significant problems. Rural municipalities are not land banks. They are bona fide rural entities committed for the most part to conservation and preservation of agricultural lands. Calgary has exploded out of control so if the outcome is that they can no longer annex, but must work within their existing boundary that would be welcome. Draft regulations should be submitted in a public forum as soon as possible and ORRSC could facilitate those forums to ensure that rural municipalities and small urbans are heard.”*

- ❖ *“Some effort to reduce duplication of services & costs should be negotiated. ORRSC needs to take a proactive approach to the Calgary Metropolitan Plan.”*

- ❖ *“* The time frames are too short for meaningful input. Is there some overriding need for 2010?
 * Public consultation processes are inadequate. Most residents do not know of this.
 * The name of the region should conform to the major river systems,i.e., Oldman/Bow Rivers planning region.
 * The size of the proposed region is too large. Each major river system should be the planning area or minimally, each river system be a sub region planning area.
 * Local autonomy is important as long as it conforms to the regional or sub-regional guidelines. As an aside, we are told that Calgary has only one voice in the decision making processes. One voice is not the issue. The size of the voice is.
 * Funding: Most of us would need funding assistance to participate in this initiative. The Province should strongly consider a funding formula for participants.
 * We are not familiar with the compliance/enforcement time frames. Certainly, one cannot enforce planning guides instantly. A phase in would be advisable - mandatory.
 * Top - Down: Top down anything, especially planning, usually fails either in part or entirely. You must have the stake holders in your corner or you will insure a degree of failure. More consultation and time frames are in order. It will be vitally important to establish the roles of all participants early.
 * We believe there is a great potential for urban dominance. Rural areas and citizens could well be out voted (out shouted) at the government level. We do not have any solutions for this.
 * ORRSC: The role of this organization should be that of the lead facilitators and planners. All other participants should be subordinate, inclusive of government agencies. The several government agencies should contribute their expertise and statute knowledge only. It will be important to recognize the input of the rural residents as well as the urban citizens. We also feel the ORRSC, as presently organized, does not have the capacity to fulfill this role, especially that task of assisting the smaller village and towns.”*

- ❖ *“Role of Oldman River Regional Services Commission should be as a facilitator only.”*

- ❖ *“Timeframes: It appears that the apparent timeframe will limit community consultation. Public Consultation: The process should be inclusive, transparent and accessible. Name of Region: The name appears appropriate given the South Saskatchewan River*

basis is the geographic area.

Size of Region, Calgary Influence: Sub-regional plans appear to be an appropriate method to handle the size. As long as all stakeholders are involved in an accessible process, the size of the municipality should not be an issue.

Local Autonomy: It is recognized that the Regional Planning will have more benefits than disadvantages. Regional cooperation does not necessarily mean a loss of autonomy. Regional cooperation brings better awareness and hopefully better decision making.

Funding for Implementation: New funding or a reallocation of existing funding may be required. In the long-term, regional planning should create better efficiency and potential cost savings. Initial funding to assist municipalities in adjusting their plans would be appropriate to ensure initiation of regional policy.

Compliance (enforcement, timelines): This issue may be better addressed once the content of the regional plan has been determined.

Top Down Approach: Provincial leadership is critical if regional planning is to be successful. However, an inclusive approach to plan development and implementation is also critical.

Regional Government: An objective review of municipal service delivery models may be overdue given the level of development and complex issues that face society.

Potential for Urban/Rural Split: Both urban and rural areas are part of the same social, economic, environmental and political system. An urban/rural split is a reflection of a failure to communicate and cooperate.

Role of the Oldman River Regional Services Commission: This issue may best be examined after the regional plan and sub-regional plans have been prepared.”

- ❖ *“The [...] will only comment on the following: time frames, public consultations and compliance. The [...] supports an open and transparent approach to its activities (as feasible). The [...] would like to be provided the opportunity to be involved in the process (and participate as required). Specifically, the [...] would like to be involved when there are activities that could potentially affect our operations.”*



OVERVIEW, COMPARISONS AND CONCLUSIONS

OVERVIEW, COMPARISONS AND CONCLUSIONS

Overall, the responses from municipalities reflect a large amount of consensus, overlapping perspectives and ideas. This was most evident in the responses to the yes/no questions. Eleven out of the fifteen yes/no questions had an overwhelming majority of respondents (over 64%) answer 'yes' to the question. The four remaining yes/no questions received a greater disparity of opinion, which is reflective of the more difficult and complex topics of urban large lot and country residential development, intermunicipal issues, and stewardship and conservation.

The long-answer questions brought forth a wider diversity of opinion than the yes/no questions, yet still contained a large degree of commonality. Common themes found throughout the long-answer questionnaire responses included: the request for on-going consultation with the province; flexibility and local autonomy in decision-making; transparency and openness in the creation of the regional plan; equity between municipalities of all sizes and locations; funding and implementation to municipalities for regional planning compliance; the need for integration of provincial ministries and agencies; and the need for long-term provincial commitment. The greatest range of opinions from the long-answer questions came from the five topics of: extensive agriculture and development; urban large lot and country residential development; growth, servicing and development; stewardship and conservation; and cumulative effects.

The extensive responses and response rate received from the questionnaire reflects the critical nature of the topic of regional planning to the municipalities of southern Alberta. This questionnaire summary report and the accompanying report "*Municipal Perspectives: Position Paper on the South Saskatchewan Regional Plan*" provide a comprehensive outline of the perspectives of southern Alberta municipalities on regional planning in Alberta. These documents should be consulted by any and all ministries, agencies, organizations and committees conducting work related on the South Saskatchewan Regional Plan.

The Oldman River Regional Services Commission would like to thank all participating municipalities for their input and assistance.





APPENDIX: QUESTIONNAIRE

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Municipality Name: _____

Part 1 - Position Paper Municipal Questionnaire

1. Sub-Regional Planning:

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

Yes No

- If so, what do you think would be an appropriate subregion for your municipality?
- If not, why?

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 land uses is a key consideration to be addressed. Is fragmentation and conversion of agricultural land an issue in your municipality or the adjacent municipality(s)?

Yes No

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

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?

Yes No

- What issues surrounding the NRCB, ERCB or other provincial departments and agencies would you want addressed in a regional plan (i.e. confined feeding operations, wind energy conversion systems, oil and gas, electrical transmission, etc.)?

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?

Yes No

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

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?

Yes

No

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

Single Lot? Yes No

Multi-Lot? Yes No

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

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?

Yes No

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

8. Inter-municipal 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 inter-municipal agreements in place to address land use issues, especially in fringe areas. Would your municipality support mandated intermunicipal plans?

Yes No

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?

Yes No

- What are the intermunicipal issues that affect your municipality?

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?

Yes No

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

11. Stewardship and Conservation:

Bill 36 enables private land conservation and stewardship through the 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?

Yes No

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

12. Cumulative Effects:

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

Yes No

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

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

Part 2 - Municipal Input for Position Paper

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 matters.

- Timeframes 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
- Regional Government
- Compliance (enforcement, timelines)
- Top Down Approach
- Potential for Urban/Rural Split
- Role of the Oldman River Regional Services Commission
- Any other?
