

<b>Interim Regional Evaluation Framework (IREF) CMRB Administration Recommendation</b>	
<b>Member Municipality</b>	<b>City of Calgary</b>
<b>Application Name</b>	<b>West View Area Structure Plan</b>
<b>IREF Application Number</b>	<b>2019-07</b>
<b>Type of Application</b>	<b>Area Structure Plan</b>
<b>Municipality Bylaw #</b>	<b>Bylaw 62P2019</b>
<b>Date of Application</b>	<b>December 18, 2019</b>
<b>Date Application Circulated</b>	<b>December 20, 2019</b>
<b>Date of CMRB Administration Recommendation</b>	<b>January 7, 2020</b>
<b>CMRB Recommendation</b>	
That the Board <b>APPROVE</b> IREF Application 2019-07, the City of Calgary West View Area Structure Plan.	
<ul style="list-style-type: none"> <li>• IREF Application 2019-07 is a proposed new Area Structure Plan located in the west area of the City of Calgary. The ASP provides a framework for the future development of approximately 250 hectares (618 acres) of greenfield land.</li> <li>• IREF Application 2019-07 was originally submitted as IREF Application 2019-04, which was recommended for approval to the Board by CMRB Administration. <ul style="list-style-type: none"> <li>○ Rocky View County submitted a challenge to Administration’s recommendation. The challenge was discussed by the Board at the October Board meeting. The Board deferred consideration of the application until further coordination could occur between the City and the County.</li> <li>○ IREF Application 2019-07 includes three amendments, which are included as an attachment to this report. The County has submitted a letter to the City indicating support for the amendments as agreed to by City and County Administrations.</li> <li>○ IREF Application 2019-04 was formally withdrawn on December 23<sup>rd</sup>.</li> </ul> </li> <li>• The third-party consultant review, completed by O2 Planning and Design Inc., found the application to be consistent with the Interim Growth Plan (IGP) and the IREF.</li> <li>• CMRB Administration finds IREF Application 2019-07 to be consistent with the principles and policies of the IGP and Section 6.0 of the IREF and recommends the application for approval.</li> </ul>	
<b>Attachment</b>	
<ul style="list-style-type: none"> <li>• Proposed Amendments to the West View Area Structure Plan</li> <li>• O2 Planning and Design, Third-Party Consultant Review</li> </ul>	

## **1.0 Background**

On December 18, 2019, City of Calgary submitted Interim Regional Evaluation Framework (“IREF”) Application 2019-07, the West View Area Structure Plan. The proposed Bylaw 62P2019 was referred to the Board by City of Calgary Council during the December 16-17 Combined Meeting of Council.

The ASP was submitted to the CMRB through IREF under Section 4.1(b) which requires municipalities to refer “all new Area Redevelopment Plans (“ARPs”) and Area Structure Plans (“ASPs”) proposing employment areas and/or 50 or more new dwelling units” to the Board. West View ASP policies provide a framework for the future development of approximately 250 hectares (618 acres) of greenfield land in west Calgary, with an anticipated residential population of between 8,000 to 10,000 people with approximately 1,300 jobs.

CMRB Administration notified CMRB members of IREF application 2019-07 on December 20, 2019.

## **2.0 Third Party Evaluation**

CMRB Administration obtained the assistance of O2 Planning and Design Inc. (“O2”) to evaluate the application with respect to the IREF requirements. The O2 evaluation (attached) reviewed the proposed ASP in relation to the objectives of the Interim Growth Plan (“IGP”) and the evaluation criteria of the IREF. The O2 evaluation found IREF Application 2019-07 to be generally consistent with the objectives of the IGP and IREF.

## **3.0 Proposed Amendments to the West View Area Structure Plan, IREF Application 2019-07**

The West View ASP was originally submitted for the consideration of the CMRB as IREF Application 2019-04. IREF Application 2019-04 was challenged by Rocky View County and discussed by the Board at the October Board meeting. The Board deferred consideration of Application 2019-04 to allow time for the City of Calgary and Rocky View County to address the County’s concerns.

Following the CMRB’s decision to defer consideration of IREF 2019-04, City Administration worked with County Administration to prepare proposed plan amendments. The proposed amendments to the ASP include additional policy wording around the requirement for coordination between the City and County on land use and technical matters during the land use, outline plan, subdivision and development permit stages of planning. Rocky View County has submitted a letter to the City of Calgary which notes that “subject to the City Council approving these amendments, the County does not anticipate any reason to oppose the West View ASP upon its return to the Board for its consideration.”

#### **4.0 CMRB Administration Comments**

CMRB Administration finds IREF Application 2019-07 to be generally consistent with the objectives of the IGP and IREF.

##### **4.1 IGP Section 2, Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure**

The new community proposed in the West View ASP is bisected by the TransCanada Highway, a regional transportation corridor identified on IGP *Schedule 3: Mobility Corridors – Transportation and Trade*. Policies in the proposed ASP provide for the development of a partial interchange off the Trans Canada Highway. The application package does not include comments from Alberta Transportation related to the proposed development; however, Policy 6.3.2 of the proposed ASP states that “the location and design of the proposed partial interchange shall be approved to the satisfaction of the Province and the City of Calgary prior to approval of any applicable land use amendments or outline plans in The Plan Area.”

The plan area also includes a regionally significant power transmission line and intermunicipal wastewater line, as identified on *Schedule 5: Transmission Corridors – Water* and *Schedule 6: Transmission Corridors – Energy* respectively. Within the proposed ASP, these regional features are mapped in Section 10.5 *Appendix E: Regional Corridors and Context*.

##### **4.2 IGP Section 2, Principle 2: Protect Water Quality and Quantity**

The plan area includes a number of environmental features such as wetlands, an escarpment, riparian areas adjacent to the Bow River, native grasslands, large tree stands, and a creek and its associated riparian area. Section 5.5 of the proposed ASP includes a large Environmental Open Space (“EOS”) Study Area in the northeast portion of the plan area. The purpose of the EOS is to identify the need for further study of several significant environmental features, including wetlands, at land use amendment and outline plan stage to ensure they are appropriately considered in the final community design.

*Section 7.3 Stormwater Management* of the proposed ASP identifies the proximity of the plan area to the Bearspaw Reservoir and contains policies for preventing source water contamination and adverse impacts from development. The proposed ASP includes the requirement for completion of a Master Drainage Plan to preserve natural features and provide efficient stormwater management.

The ASP does not contain policies specific to water conservation but is generally consistent with Principle 1 of the IGP.

##### **4.3 IGP Section 2, Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities**

The proposed development includes an efficient use of land, provides for a mix of uses, provides access to community nodes, and includes community services and facilities.

#### **4.4 IGP Section 3.2, Region-Wide Policies**

Section 3.2.2 of the IGP requires, at a minimum, that municipalities “demonstrate collaboration to coordinate” on new Area Structure Plans or amendments to existing Area Structure Plans within 1.6 km of a neighbouring municipal boundary or an agreed upon notification area between member municipalities.” IREF Application 2019-07 is consistent with the requirement of Section 3.2.2 of the IGP.

Following the Board’s deferral of IREF Application 2019-04, the City and County have collaborated on refinements to the ASP around the future intermunicipal coordination during non-statutory stages of planning. *Section 8.5 Intermunicipal Collaboration* of the ASP notes that the intent of the ASP policies is to “ensure that The City of Calgary and Rocky View County work collaboratively to coordinate planning for areas of mutual interest.” Policy 8.5.1 notes that “The City will consult with Rocky View County on intermunicipal planning, transportation and servicing matters that may arise within the IDP Policy Area of The Plan Area to achieve cooperative and coordinated outcomes.”

In addition to the policies of Section 8.5, Policy 3.5.2 states that “prior to approval of any land use amendment or outline plan application, collaboration shall be undertaken with Rocky View County to establish appropriate land use compatibility and interface measures for land adjoining the County within The Plan Area, in alignment with Section 6.0 of the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). Agreed upon measures shall be included within approved outline plans and adhered to in subsequent subdivision and development permit approvals within The Plan Area.”

Policy 6.3.5 states that “any land use, outline plan, subdivision and development permit applications within The Plan Area, along with supporting technical studies (Functional Study and/or Transportation Impact Assessment), will be circulated to Rocky View County for review prior to approval of the applicable application; collaboration with the County shall begin at an early stage to allow sufficient time to identify and address any transportation impacts on the County.”

Policy 7.3.9 states that “any land use, outline plan, subdivision and development permit applications within The Plan Area, along with supporting technical studies (Master Drainage Plan, Staged Master Drainage Plan and/or Pond Report), will be circulated to Rocky View County for review prior to approval of the applicable application; collaboration with the County shall begin at an early stage to allow sufficient time to identify and address any stormwater impacts on the County.”

#### **4.5 IGP Section 3.4.2, Expansion of Settlement Areas**

The West View ASP is consistent with the policy 3.4.2.1 of the IGP which provides direction for the expansion of existing settlement areas. The proposed ASP:

- Creates contiguous pattern of development
- Achieves efficient use of land
- Achieves higher density/mixed-use, transit supportive development in two Neighbourhood Activity Centres

- Provides a mix of commercial, residential, and community uses
- Encourages a range of housing forms
- Connects to existing City infrastructure
- Connects to existing transportation networks

The proposed ASP provides a framework for the development of 3500 new dwelling units and 1300 jobs. Section 3.4.2.2 of the IGP provides policy direction for the expansion of existing settlement areas where 500 or greater new dwelling units are proposed. Consistent with Policy 3.4.2.2, the proposed ASP includes policies that provide a range of employment uses, access to community nodes, connection to future transit and active transportation networks, and a range of housing forms. Transit service will be added to the future West View community when ridership warrants and budget is available.

## **5.0 Recommendation**

That the Board **APPROVE** IREF Application 2019-07, the West View Area Structure Plan.

## **Amendments to Bylaw 62P2019**

On 2019 December 17, City Council approved changes to proposed Bylaw 62P2019, the proposed West View Area Structure Plan, which was originally submitted to the CMRB as IREF application 2019-04. The amended bylaw is the same as application 2019-04 apart from the following changes:

1. On page 20 of Schedule "A"/West view Area Structure Plan, Section 3.5, Policy 2, by deleting and replacing with:

"2. Prior to approval of any land use amendment or outline plan application, collaboration shall be undertaken with Rocky View County to establish appropriate land use compatibility and interface measures for land adjoining the County within The Plan Area, in alignment with Section 6.0 of the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). Agreed upon measures shall be included within approved outline plans and adhered to in subsequent subdivision and development permit approvals within The Plan Area."

2. On page 36 of Schedule "A"/West view Area Structure Plan, Section 6.3, by adding a new subsection as follows:

"5. Any land use, outline plan, subdivision and development permit applications within The Plan Area, along with supporting technical studies (Functional Study and/or Transportation Impact Assessment), will be circulated to Rocky View County for review prior to approval of the applicable application; collaboration with the County shall begin at an early stage to allow sufficient time to identify and address any transportation impacts on the County."

3. On page 44 of Schedule "A"/West view Area Structure Plan, Section 7.3, by adding a new subsection as follows:

"9. Any land use, outline plan, subdivision and development permit applications within The Plan Area, along with supporting technical studies (Master Drainage Plan, Staged-Master Drainage Plan and/or Pond Report), will be circulated to Rocky View County for review prior to approval of the applicable application; collaboration with the County shall begin at an early stage to allow sufficient time to identify and address any stormwater impacts on the County."

December 20, 2019

Attention: Jordon Copping, Chief Officer

Calgary Metropolitan Region Board

305, 602 11 Ave SW

Calgary, Alberta T2R 1J8

**Reference:** IREF 2019-07 for the West View Area Structure Plan in The City of Calgary

Dear Mr. Copping,

Please find attached the third-party evaluation.

It is our opinion that the proposed plan is generally consistent with the objectives of the Calgary Metropolitan Region Interim Growth Plan being schedule A to Ministerial Order MSL 091/18.



Andrew Palmiere

Principal, Urban + Regional Planning  
O2 Planning + Design

**INTERIM REGIONAL EVALUATION FRAMEWORK (IREF)  
THIRD-PARTY REVIEW**

<b>Member Municipality</b>	<b>The City of Calgary</b>
<b>Application Name</b>	<b>West View Area Structure Plan</b>
<b>IREF Number</b>	<b>2019-07</b>
<b>Type of Application</b>	<b>Area Structure Plan (new statutory plan)</b>
<b>Municipality Bylaw #</b>	<b>62P2019</b>
<b>Date of Application</b>	<b>December 18, 2019</b>
<b>Date of Third-Party Review Report</b>	<b>December 20, 2019</b>

**Findings**

That the West View Area Structure Plan is consistent with the Interim Regional Evaluation Framework MSL: 091/18.

**Summary of Review**

- √ The ASP addresses the regional infrastructure identified in the IGP, including the Highway 1 mobility corridor, intermunicipal sanitary connection, and transmission lines
- √ The ASP promotes efficient, complete communities centred around mixed use community nodes that provide residential, employment, services, and community facilities that are well connected to existing mobility networks
- √ The ASP protects source water and mitigates adverse impacts on wetlands and natural systems through the Environmental Open Space Study Area as part of the Land Use Concept.
  - The ASP does not incorporate a policy to promote water conservation through water re-use or encouragement of Low Impact Development as per 3.2.3 a) of the IREF.

**Review Prepared by:**

O2 Planning + Design

Andrew Palmiere MCIP, RPP, PPS

Principal, Urban + Regional Planning

Sarah Lumley, MPL

Planner



<p><b>3.2.1</b> Principles, Objectives, and Policies</p> <p>Did the proposed statutory plan or existing statutory plan amendment address the Principles, Objectives, and Policies of the IGP?</p>	<p>Yes, the ASP addresses the three Principles and associated objectives and policies.</p> <p><b>Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure</b></p> <p>√ The ASP addresses the regional infrastructure identified in the IGP, including the Highway 1 mobility corridor, intermunicipal sanitary connection, and transmission lines.</p> <p><b>Principle 2: Protect Water Quality and Promote Water Conservation</b></p> <p>√ The ASP protects source water and mitigates adverse impacts on wetlands and natural systems through the Environmental Open Space Study Area as part of the Land Use Concept.</p> <p><b>Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities</b></p> <p>√ The ASP promotes efficient, complete communities centred around mixed use community nodes that provide residential, employment, services, and community facilities that are well connected to existing mobility/transit networks.</p>
<p><b>3.2.2</b> Demonstrate collaboration to coordinate with other member municipalities</p> <p>Did the applicant municipality collaborate to coordinate planning for land use, infrastructure, and service provision with other member municipalities:</p> <ul style="list-style-type: none"> <li>• where appropriate;</li> </ul>	<p>Yes.</p> <p>√ The ASP is within the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) area, specifically Highway 1 West Corridor Key Focus Area. Section 3.5 Interface with Rocky View County policies ensure IDP interface principles are incorporated in all stages of development and that there is</p>

<ul style="list-style-type: none"> <li>• within 1.6 km of the boundaries of the new area structure plan or the existing area structure plan amendment area or an agreed upon notification area between the member municipalities; and</li> <li>• Is the coordination demonstrated through processes, and/or instruments that comply with all components of Policy 3.2.2 of the IGP, if applicable?</li> </ul>	<p>collaboration with Rocky View County during future land use designation and outline plan stages to ensure compatibility with adjoining County areas. Additional policies in 6.3 Street Network and 7.3 Stormwater Management ensure that any additional applications and technical studies are also circulated to the County for review.</p> <ul style="list-style-type: none"> <li>√ The City of Calgary engaged with Rocky View County as a stakeholder during ASP development and has incorporated additional policies to address interface and stormwater concerns.</li> <li>√ Rocky View County provided a conditional letter of support for the ASP, based on amendments that Calgary City Council voted in favour of on Dec 16.</li> </ul>
<p><b>3.2.3</b> Water, wetlands and stormwater</p> <p>Does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <li>• Protect source water quality and quantity in accordance with federal and provincial legislation and regulation, promote water conservation, and incorporate effective stormwater management;</li> <li>• Adhere to the provincially identified wetland classification system, and incorporate measures to minimize and mitigate adverse impacts on wetlands;</li> <li>• Address Regional Corridors Policies 3.5.1.1, and 3.5.2.1 of the IGP, if applicable; and</li> <li>• Provide mitigation measures and policies to address identified adverse impacts on existing or planned regional infrastructure, regionally significant corridors, and community services and facilities?</li> </ul>	<p>Overall, yes. The ASP protects source water and incorporates effective stormwater management policies.</p> <ul style="list-style-type: none"> <li>√ Section 7.3 Stormwater Management contains policies for source water protection and the requirement for completion of a Master Drainage Plan to preserve natural features and provide efficient stormwater management.</li> <li>• There are no policies in the plan relating to water conservation. It is suggested that a policy be incorporated to promote water conservation through water re-use or encouragement of Low Impact Development.</li> <li>√ Policy 5.5.2 of the ASP requires that further study of wetlands and</li> </ul>

	<p>seasonal streams in the designated Environmental Open Space Study Area is conducted during land use designation and outline plan stages to mitigate development impacts.</p> <ul style="list-style-type: none"> <li>• The proposed main north-south arterial in the ASP mobility concept bisects a wetland identified in Map A1. This may require compensation or wetland replacement fee as per Provincial wetland regulations.</li> </ul> <p>√ Regional Corridors are addressed further in 3.5 of this review. Mitigation of impact of the proposed partial interchange on Highway 1 Corridor will be achieved as part of Provincial Approval.</p>
<p><b>3.3 Flood Prone Areas</b></p>	
<p><b>3.3.1</b></p> <p>Development in the floodways</p> <p>Does the proposed statutory plan or existing statutory plan amendment protect provincially identified floodways from development (excepting uses with no permanent buildings, such as natural areas, outdoor recreation, parks, roads, bridges, utilities, aggregate extraction, and flood mitigation measures) for the following development types:</p> <ul style="list-style-type: none"> <li>• Expansion of settlement areas;</li> <li>• New freestanding communities;</li> <li>• New country residential development areas; and</li> <li>• New employment areas</li> </ul>	<p>Yes, the ASP prevents development in the small components of floodway included in the Plan Area.</p> <p>√ The established Environmental Open Space Study Area in the Land Use Concept contains the floodway area of the Bow River. Designation of Environmental Reserve will take place in land use amendment and outline plan stages.</p>

<p><b>3.3.2</b> Flood protection in flood fringe areas</p>	<p>N/A - There are no designated flood fringe areas in the Plan Area.</p>
<p><b>3.4 Development Types</b></p>	
<p><b>3.4.1 Intensification and Infill Development</b></p>	
<p><b>3.4.1.1</b> Intensification and Infill in existing settlement areas in cities, towns, and villages</p>	<p>N/A</p>
<p><b>3.4.1.2</b> Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities</p>	<p>N/A</p>
<p><b>3.4.2 Expansion of Settlement Areas</b></p>	
<p><b>3.4.2.1</b> Expansion of settlement areas in a contiguous pattern</p> <p>Does the proposed statutory plan or existing statutory plan amendment apply to lands adjacent to an existing built-up or previously planned settlement area? If so, does the statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <li>• Plan for and result in development in a contiguous pattern;</li> <li>• Achieve an efficient use of land;</li> <li>• Provide for a mix of uses; Provide access to a community node(s), planned at a scale appropriate to the development;</li> <li>• Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers and connect to municipally-owned, or</li> </ul>	<p>The ASP is adjacent to existing residential development in the City of Calgary.</p> <p>The Plan:</p> <ul style="list-style-type: none"> <li>√ Creates contiguous pattern of development, using the City’s Growth Management Overlay</li> <li>√ Achieves efficient use of land</li> <li>√ Achieves higher density/mixed-use, transit supportive development in two Neighbourhood Activity Centres</li> <li>√ Provides an adequate mix of commercial, residential, and community uses</li> <li>√ Encourages a range of housing forms</li> <li>√ Connects to existing City infrastructure</li> <li>√ Connects to existing transportation networks</li> </ul>

<p>franchised water and wastewater services; and</p> <ul style="list-style-type: none"> <li>• Provide access to community services and facilities, or make efficient and cost-effective use of existing and planned community services and facilities through applicable municipal agreements with service providers at the appropriate time, where appropriate?</li> </ul>	
<p><b>3.4.2.2</b></p> <p>Expansion of settlement areas with 500 or greater new dwelling units</p> <p>Does the proposed statutory plan or existing statutory plan amendment apply to lands adjacent to an existing built-up or previously planned settlement area, that will result in 500 or greater new dwelling units? If so, does the statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <li>• Comply with all components of Policy 3.4.2.1 of the IGP (above);</li> <li>• Provide employment uses, and community services and facilities;</li> <li>• Provide access to community node(s) located in proximity to existing, planned and/or future transit;</li> <li>• Connect to existing, planned and/or future local and/or regional transit and active transportation networks; and</li> <li>• Provide for a range of housing forms and options?</li> </ul>	<p>The ASP proposes 3500 new dwelling units.</p> <ul style="list-style-type: none"> <li>√ Complies with 3.4.2.1 above</li> <li>√ Provides 1300 jobs and access to Community Association Site, Recreation Facility &amp; Library, and Joint-Use Sites</li> <li>√ Provides access to two transit supportive Neighbourhood Activity Centres (community nodes),</li> <li>√ Connects to regional and active transportation networks and transit as identified in Map 4 Transit Network and Section 5.2 Regional Pathways</li> <li>√ Provides range of housing forms and options including mixed use apartment, seniors housing, and low density residential</li> </ul>
<p><b>3.4.2.3</b></p> <p>Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2</p>	<p>N/A</p>
<p><b>3.4.3 New Freestanding Settlement Areas</b></p>	

<b>3.4.3.1</b> New freestanding settlement areas	N/A
<b>3.4.3.2</b> New freestanding settlement areas with 500 or greater new dwelling units	N/A
<b>3.4.3.3</b> Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet all components of Policy 3.4.3.2	N/A
<b>3.4.4 Country Residential Development</b>	
<b>3.4.4</b> Country Residential Development	N/A
<b>3.4.5 Employment Areas</b>	
<b>3.4.5.1</b> New employment areas	N/A – No significant employment areas proposed beyond small scale employment in Neighbourhood Activity Centres
<b>3.4.5.2</b> Connections to transit stations and corridors	N/A – Neighbourhood Activity Centres are connected to transit
<b>3.5 Regional Corridors</b>	
<b>3.5.1.1</b> Mobility Corridors  Is the proposed statutory plan or existing statutory plan amendment for lands within 1.6 kilometres of a regionally significant mobility corridor identified on Schedule 3 and/or 4 of	ASP contains Highway 1, identified as a regional mobility corridor in the IGP.  <ul style="list-style-type: none"> <li>√ Identified on Map 5 Street Network</li> <li>√ Neighbourhood Activity Centres are connected to Highway 1 via a direct arterial</li> </ul>

<p>the IGP? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <li>• Identify the mobility corridor on maps;</li> <li>• Demonstrate that the proposed land-use, built form and density optimizes the proximity and adjacency to regionally significant mobility corridors; and</li> <li>• Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors</li> </ul>	<ul style="list-style-type: none"> <li>√ Proposed partial interchange to limit disruption of Highway 1 corridor movement. ASP states that no land use amendments or outline plans will be approved until the partial interchange is approved to the satisfaction of the Province.</li> </ul>
<p><b>3.5.2.1</b> Transmission Corridors</p> <p>Does the proposed statutory plan or statutory plan amendment area include transmission corridor right-of-ways and/or related infrastructure identified on Schedule 5 and/or 6 of the IGP within the statutory plan area boundary? If so, does the proposed statutory plan or existing statutory plan amendment:</p> <ul style="list-style-type: none"> <li>• Identify the transmission corridor rights-of-way or related infrastructure on maps;</li> <li>• Provide a rationale, servicing agreements, and supporting policies for crossing, accessing and/or connecting to regionally significant transmission corridor rights-of-way or related infrastructure; and</li> <li>• Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant transmission corridor rights-of-way or related infrastructure</li> </ul>	<p>ASP contains a power transmission line and a proposed intermunicipal wastewater line identified in the IGP.</p> <ul style="list-style-type: none"> <li>√ Identified on Map E1 Regional Corridors and Context</li> <li>√ No mitigation required</li> </ul>