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Attention: Jordon Copping
Calgary Metropolitan Region Board
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Calgary, AB
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EMAILED ONLY

RE: Town of High River comments on IREF Applications 2021-04 (Rocky View County)

Dear Mr. Copping

Thank you for providing the Town of High River with the opportunity to review and comment on IREF Application **2021-04** (Rocky View County Municipal Development Plan).

We have now completed the required review and would like to provide the following comments.

It is the Town of High River's understanding that Rocky View County is proposing a new Municipal Development Plan (MDP).

- The MDP provides a framework for the next 20 years of growth, planning for a population increase from 42,424 people in 2018 to 60,000 people by 2040.
- The County projects it will grow by approximately 5,800 new dwellings by 2038.
- The MDP uses six principles to guide the policies of the MDP: Responsible Growth, Economic Diversification, Community Development, Agriculture, The Environment, and Partnerships. The MDP provides performance measures and targets for each of the six guiding principles (see Section 4.3 Reviewing and Monitoring the MDP).
- The Growth Concept Map (Figure 2) identifies priority areas for the growth and expansion of residential, commercial, and industrial land uses. Many growth areas are existing, but new growth areas have been identified.
- The MDP encourages higher densities, intensified land use, and provision of community nodes in certain hamlets, and promotes greater sustainability in country residential areas.
- The MDP encourages partnership and collaboration around transportation corridors, source water, the provision of community facilities and services, the provision of utility services and other areas of regional interest.

While the Town of High River would **not** like to challenge the submission, the Town would like to share our high-level concerns regarding absence of growth management strategies within the proposed MDP, to Rocky View County for their consideration.

One of the guiding principles within the proposed MDP is Section 1.3.1. Responsible Growth, which states, "*Rocky View County should concentrate growth within designated development areas, ensuring equitable services are provided to residents in a fiscally sustainable manner*".

To accomplish this guiding principle, a municipality would require growth management policies and strategies, which will provide guidance to new area structure plans and future developments, when planning for growth opportunities within the municipal boundaries.

Although the proposed MDP includes a growth concept map, it does not include clear and concise growth policies and/or strategies that would provide guidance regarding how the County would manage its future growth.

It is important to acknowledge that Rocky View County's 2060 Growth Management Strategy (GMS) was prepared in 2009 and adopted by Council by resolution. This document is aspirational and is a non-statutory document. In addition, the GMS was prepared well before the CMRB was established. Consequently, it did not include any of the policy direction that supports the importance of including policies that promote efficient land use and sustainable development.

Therefore, in the absence of comprehensive growth management policies and strategies, part of the proposed MDP, scattered development pattern would be encouraged within the region, which would not be in alignment with the intention and principles of the IGP.

It is for the best interest of the region that the proposed MDP includes comprehensive growth management strategies, which would identify the exact location of each priority growth area, the scale and development types within that area, and how development within the identified "Priority Growth Areas" of residential and employment areas could be serviced.

Please do not hesitate to contact the undersigned should you have any questions or concerns.

Regards,



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