

# ALBERTA PLANNING EXCHANGE

The Newsletter of the  
Community Planning Association of Alberta



August 2006

## Board of Directors

### Chair

*Tim Burton*

### Vice-Chair: North

*Veronica Bliska*

### Vice-Chair: South

*Nick Paladino*

### Directors

*George Gehrke*

*Bill Gillespie*

*Carolyn Kolebaba*

*Mark Oberg*

*Halyana Tataryn*

*Carla Semeniuk*

*Don Schultz*

*Gloria Wilkinson*

### Student Directors

*Rose-Mary Damiani*

*Lesley Kalmakoff*

### Treasurer

*Doug Parrish*

### Secretary

*Vicki Hackl*

Association Office  
6807 – 104 Street  
Edmonton, AB  
T6H 2L5

Tel: (780) 432-6387

Fax: (780) 452-7718

E-mail: [cpaa@cpaa.biz](mailto:cpaa@cpaa.biz)

[www.cpaabiz](http://www.cpaabiz)

## MESSAGE FROM THE CHAIR

A great deal has happened since I last wrote this column in the February 2006 edition of the **Alberta Planning Exchange**. The 2006 Education Session and Annual Conference held April 3 through 5 at the Capri Centre in Red Deer continued a long run of successful events for CPAA. Conference speakers approached the overall theme, **Alberta: The Next Fifty Years - Masters of Our Own Destiny**, with a great deal of enthusiasm, while delegates responded by rating all sessions very highly in their conference evaluations. A review of the Conference can be found else where in the newsletter.

The revised Association bylaws developed at the Board's retreat last September were approved unanimously at the Annual General Meeting on April 5th. Together with the new committee structure and **Strategic Plan** adopted by the Board a few months earlier, they provide us with a firm foundation on which to move forward during the next several years.

One particular objective we have set out for ourselves is to become more visible to our members outside the Calgary - Edmonton corridor. So, for the first time, we held a Board of Directors meeting in Northern Alberta - on May 26th at the Northern Sunrise County offices. Following the Board meeting, we were treated to a tour of the region, an evening reception with elected officials from area municipalities and, on Saturday morning, an educational and entertaining tour of Shell's Peace River **in situ** oil extraction facility. We gained a valuable appreciation of community planning problems and concerns faced by our northern members, and are extremely grateful to Board members Veronica Bliska and Carolyn Kolebaba for their superb organization of our visit. While logistics dictate most of our meetings will continue to be held in the Calgary-Edmonton corridor, we will keep looking for opportunities to meet elsewhere. To this end, our second Board meeting of the summer will take us to Lethbridge on August 25th - again for the first time.

The Associations contract with its Secretary-Treasurer expired at the end of June. We decided this was an appropriate time to re-consider our administrative structure in line with directions developed in our **Strategic Plan**, prepared last year.

*Message from the Chair...continued*

As a result, we have now signed a contract for administrative services with Vicki Hackl of Vicki Designs in Edmonton. Vicki is an experienced administrator whose company already provides administrative support to our "sister" associations, the Alberta Association, Canadian Institute of Planners and the Alberta Development Officers Association. The new contact information for CPAA is listed elsewhere in this newsletter.

Work on the 2007 Education Session and Conference has already begun. The Conference and Education Committee held a productive evening meeting in Calgary on June 23rd, and will bring a proposed theme and program to the Board for its consideration at the August 25th meeting. Further details will be provided in our next Newsletter, currently scheduled for October-November.

On behalf of the Board, I want to thank members for their continued support. The work we do to promote community planning in Alberta depends greatly on the continuing commitment shown by our members to this goal.

Dr. Tim Burton, Chair  
Community Planning Association of Alberta - July 2006

## **PEACE RIVER EXCURSION**

On May 26 2006, at the invitation of Directors Veronica Bliska and Carolyn Kolebaba, the Association Board of Directors went to the Peace River Country for Municipal District of Peace No.135. They were spectacular hosts.

We began our time in the Peace River Country by having a very productive meeting which has set the stage for implementing a number of changes in how the Association is being run and strengthening those things that will remain the same. The Board was supposed to go on a barge trip on the Peace River but this was cancelled due to wet grounds making it impossible to get to the barge. Instead Carolyn and Veronica organized a windshield survey of parts of the County and the Municipal District. This gave us a better understanding of the region and its potential for growth and development.

In the evening we were treated to a wine and cheese reception. At the reception were elected officials from the surrounding municipalities and staff. Also, in attendance were staff from the Northern Alberta Development Council and the Mackenzie Municipal Service Agency. Jenny Wallace, Director of the Lac Cardinal Regional Economic Development Board and Rene Bernier, the Economic Development Officer, for the Northern Sunrise County gave us a great insight into the economic potential of the Eastern Portion of the Peace River Country. The presentations were well thought out and professionally delivered. This made for a very enjoyable evening and we all came away understanding the potential of that region.

On Saturday morning The Northern Sunrise County and Shell Oil put on an interesting trip to the Carmon Creek proposed heavy oil project on the North East part of the County. Shell is presently going through the approvals process and if it is totally approved the development will rank second to Fort McMurray in the production of heavy oil products.

The Community Planning Association of Alberta Board of Directors is most grateful to all of the organizations and especially Veronica and Carolyn for making us feel most welcome in that very important part of our province.

## **ASSOCIATION NEWS**

### **Planning for Communities and Conservation**

On Thursday, May 14, 2006, The Municipal District of Rocky View introduced the planning and development community in the Calgary Region to Randall Arendt, author and advocate of conservation planning. This was not Mr. Arendt's first visit to this area as he was a guest speaker at the Canadian Institute of Planners 2005 National Conference held in Calgary.

Mr. Arendt is an advocate of the cluster subdivision concept and its role in promoting more sustainable development especially in rural areas. This is a very important concept and is relevant to development in the Municipal District of Rocky View.

Having a vision of what you wish to achieve was a cornerstone of his presentation. He emphasised the necessity to develop policies and a planning structure to reflect the vision desired in the development of a Municipal Development Plan. Do not be hampered by sameness in zoning. There should be an alignment between land use regulations and the vision of the plan. The zoning regulations should be flexible to accommodate cluster development.

Randall Arendt's ideas of cluster development are based on the concept of preserving the current use of lands while providing for an appropriate transition to land use reflecting the changing nature of development in a municipality. For example, in the case of rural residential subdivisions, allow for smaller lot sizes innovative subdivision design enabling as much green space to be saved keeping the present use of the land in tact. In the case of the Municipal District of Rocky View that would most likely be agricultural uses.

To achieve this, the municipality needs to identify what it wishes to preserve and what they wish to develop in the areas where they want change to occur. This requires considerable cooperation between the landowners, the developers and the land use regulating authority. It also requires adherence to the vision that is in the Municipal Development Plan.

Mr. Arendt went on to describe in detail a number of examples where cluster development has occurred in the Eastern United States and in the United Kingdom where he has had extensive experience as a planning consultant and academic. He emphasised the concept of designing with nature, preserving what is already there and providing for a change in land use where appropriate.

The Municipal District of Rocky View is to be commended for bringing a speaker of Randall Arendt's stature to Calgary. The evening included an excellent meal and plenty of time to interact with those who were interested in the concepts he put forth.

## **Your 2006 -07 CPAA - BOARD OF DIRECTORS**

### **Tim Burton (Chair)**

Tim, a retired University of Alberta Professor, has served as a policy and planning advisor and consultant to public, private, and non-profit organizations at local, national and international levels. He also served a three year term (2001-2004) as an elected Councillor for the Town of Black Diamond, where he was the representative on the Calgary Regional Partnership, The Black Diamond Protective Services Committee, and the Foothills Regional Services Commission. He is currently serving his second three-year term on the CPAA Board of Directors, and has been Chair of the Board since May 2005.

### **Veronica Bliska (Vice Chair North)**

Veronica currently serves as Deputy Reeve for the Municipal District of Peace No. 135. She has held this position for the past two years and is in her eighth year as a Municipal Councillor. Veronica is the current Chair of the Mackenzie Municipal Services Agency. Her election to this position in 1999 provided her with an introduction to the world of community planning as the Agency provides planning services to eleven member municipalities. In her capacity as Chair of the Agency, Veronica has attended several CPAA annual conferences and has been a strong supporter of the Association's work. This involvement led to Veronica taking a position as a Director of the Board in 2005.

Veronica states... As a member of the Board, I hope to be able to contribute the enthusiasm and dedication that I have for the future of our region. I enjoy the people and the challenge of dealing with the issues that face out urban and rural communities. I hold great promise for our northern region and province and realize the importance to have carefully well thought our plans for our precious land.

### **Nick Paladino (Vice Chair South)**

After graduating from S.A.I.T. in Civil Engineering Technology, Nick was offered a position with the City of Lethbridge, Engineering Department. A couple of years later, the City began setting up it's own Planning Department and lured Nick over as a Planning Technician. After 6 years with the City, the County of Lethbridge offered Nick the Development Officer position, which over the years has evolved into the Supervisor of Planning and Development. Nick plans on "retiring" soon and will likely focus more on land development and real estate projects, something he has a passion for and success with. He also enjoys golfing skiing, fast cars, guitars, cigars and magic tricks.

Nick is a long time Director of the Association and was elected Vice Chair South in 2002.

### **Rose-Mary Damiani (Student Director)**

Rose-Mary is entering the second year of the Master's in Planning program in the Environmental Design Faculty at the University of Calgary. She completed her undergraduate studies at the University of Calgary and received a Bachelor of Arts in Urban Studies and a Bachelor of Commerce. After earning her undergraduate degrees Rose-Mary accepted an internship in Ottawa with the Federation of Canadian Municipalities working on the Infrastructure Canada funded project - The National Guide to Sustainable Municipal Infrastructure.

During this internship she contributed to the creation of best practice documents regarding investment planning and decision - making for sustainable municipal infrastructure.

As one of the CPAA Student representatives Rose-Mary will ensure to facilitate an exchange of community planning information to students, one way being through the promotion of the CPAA annual conference. It is important to encourage student participation in the discussion and approach to community planning issues affecting municipalities across Alberta.

**George Gehrke (Director)**

George is a fourth generation farmer and has actively farmed on his own for 30 years. He started on the CPAA Board in 1999, and at that time was an elected municipal councillor. Being a farmer has allowed George to work and participate in many fields, so to speak. Of the many boards and organizations he has been involved with CPAA has been the most interesting and rewarding. His new career is as a Developer, and planning is an integral part of good development. The opportunity to sit on this board has enlightened George's perspective on how to proceed with his new venture.

George stated... He hopes good planning and communication stays the main objective for this board, enlightening all those we can to the new ideas and perspectives of good planning.

**Bill Gillespie (Director)**

Bill was employed in various planning and managerial positions with the Department of Municipal Affairs, Alberta Electric Energy Agency, and Alberta Transportation and Utilities. During that time his was a member of the CPAA and first sat on the Board from 1982 -86. Upon his retirement in 1993 he again went on the Board and was Vice Chair South and edited the Planning Exchange newsletter. Since retiring Bill has done a number projects in Poland, Hungary, Latvia, Ukraine and Serbia and Montenegro in planning and community economic development. He retired from the Board in 2002 only to return again this year for a three year term.

Bill has seen the Association grow in stature to become a very influential part of the community planning fabric in Alberta. The annual conference is a great listening post for all segments of planning in Alberta. Its involvement with planning students in the Faculty of Environmental Design, University of Calgary, has enhanced its reputation of mentoring planning in Alberta.

**Lesley Kalmakof (Student Director)**

Lesley is originally from Kelowna and is currently completing her Masters in Environmental Design at the University of Calgary. This is she second year of being a student director with the CPAA Board. She has a Bachelor's degree in Environmental Science followed by experience in the field of Environmental Consulting. Her current research is involved in the areas of storm water management, and the application of Low Impact Development principles on business properties. She is currently working at the Municipal District of Rocky View reviewing portions of the Land Use Bylaw.

With her position on the board of directors, Lesley hopes to increase her understanding of how decision-makers are tackling the challenges of planning Alberta Communities of all sizes. Her experience thus far has been fun and invaluable, and she hopes to meet many more community planners as her involvement continues.

**Carolyn Kolebaba (Director)**

Carolyn was first elected to the Northern Sunrise County Council in 1998. She has remained an active member of that Council since then. In 2004 she became a member of the CPAA Board of Directors. In 2005 she was elected as the Vice President of the Alberta Association of Municipal Districts and Counties, the first woman to hold that position. In addition to her council, board and association duties, she and her husband farm and have a thriving trucking company.

With Carolyn having a senior executive position on the AAMD&C, the CPAA has another valuable connection to spread the word on community planning throughout the province.

**Mark Oberg (Director)**

Mark Oberg was raised in a farming community where he learned the value of civic pride and of working together for the good of the community. His education, volunteer efforts and work experience have all focused on public service. Mark has completed the required courses for a designation in municipal administration. Mark was first elected as a Sturgeon County Councillor in 2001 and soon after was elected to the CPAA Board. In 2005 he became a Director on the Alberta Association of Municipal Districts and Counties.

**Doug Parrish (Treasurer)**

Doug holds designations as a member of the Canadian Institute of Planners and Alberta Community Planner. He was a member of the AACIP Council for six years and is a Past President of AACIP (1999-2000).

Doug's primary purpose for agreeing to be a CPAA Board member is to give back to community planning some of what community planning has given to him in the way of an exciting career.

He also wants very much to ensure that the CPAA remains a strong grass roots organization while at the same time moves forward to encompass a wider variety of participants in order for the association to reflect the widest possible cross section of those who are involved either professionally or non-professionally in community planning and development.

Doug stated... As well, I hope that my past experience with the AACIP Council and other organizations can be of some assistance in the transition from the Tom Baldwin's excellence as a leader and organizer to the new teams effort to maintain Tom's high standard.

**Halyana Tataryn (Director)**

Halyana's background is in engineering, architecture, and Environmental/Urban Studies. As a former Federal Housing Researcher and Policy maker, she is dedicated to facilitating Affordable Housing and complete communities. Currently she is working as a realtor in Calgary and looking after a young family.

Halyana states... Her goal for CPAA is to strengthen the role of the organization, bridging the theory of great communities, with the practice.

**Carla Semeniuk (Director)**

Carla's area of interest and specialization is sustainable planning and development. She graduated from McGill University with a masters degree in Urban Planning in 2004 and University of Alberta in 2000 with a major in Sociology. She worked for a private land use-consulting firm as a Planner for a year and a half. In this position, she was primarily responsible for the preparation of land use plans, conducting planning research, and preparing and administering public consultation activities. Carla currently works for the City of Edmonton, Planning and Development Department (North Unit) doing consolidation and current planning.

As a member of the Board of Directors of the Community Planning Association of Alberta, she aims to provide communities, administration and planning professionals with the necessary tools and knowledge to work together towards building sustainable urban, suburban and rural built environments. By being active on the Conference and Education Committee, she plans to assist with the dissemination of community planning knowledge and provide a forum where current practices, challenges and considerations in planning Alberta's communities, can be discussed.

**Don Shultz (Director)**

Don is presently a Senior Planner with Brown & Associates Planning Group in Calgary. Prior to joining his present employers, he was with the City of Calgary, Planning Department. He worked on a number of projects, which are shaping the form of the Inner Core of Calgary. While with the City, Don took a years leave of absence to join the Faculty of Environmental Design as Visiting Assistant Professor of Planning and remains the as an Adjunct Professor. Don has been a Director with the Association since 2001 and has been instrumental in the success of the Education Session, which has become an important part of our annual conference.

**Gloria Wilkinson (Director)**

Gloria is a long time member of the CPAA Board and along with Don Schultz has made our Education session a success. Gloria has had a varied career in the fields of medicine and community development. There is hardly a board or organization that Gloria has not been on as an active member of on the executive. She is a recovering former Councillor for the Municipal District of Rocky View and still sits on the Subdivision and Development Appeal Board. Gloria's sense of humour and interpersonal skills has helped the CPAA board out of many a problem, which occurs in all associations. Her wealth of experience in volunteer organizations is most helpful in assisting the CPAA achieve it's goals.

## 2006 ANNUAL CONFERENCE - A Resounding Success

The 2006 Annual Community Planning Association of Alberta Conference was a resounding success. This was most evident in the attendance and reaction of those attending. The response to the questionnaires was high (36%) and for the conference and each session the response was most favourable. The consistency and quality of the topics and speakers was high and foremost in comments heard and registered on the questionnaires at the end of the conference.

The reception on Monday evening April 4th, 2006 kicked off the conference proceedings. We were again fortunate to have the Minister of Municipal Affairs, the Honourable Rob Renner, there to give us an outline of what the ministry had achieved in the past year and what the ministry was planning in the future. It is interesting to note that the department will be conducting an in depth review of the Municipal Government Act in 2007 with the purpose of bringing it in line current circumstances.

Tuesday morning was kicked off by greetings from the City of Red Deer and Red Deer County. Todd Hirsh, Chief Economist of the Canada West Foundation, was the keynote speaker and his address was in keeping with the conference theme **Alberta: The Next Fifty Years - Masters of Our Own Destiny**. Todd gave some insight into our future based on the seven following principles: a growing competitive pressure, changing demographics, natural resources, inter-provincial cooperation, value added, education and the ability to adjust quickly. His conclusion was that Alberta has a bright economic future if it is managed properly.

The conference then divided into three concurrent sessions **Community Planning for Northern Communities**, which covered the challenges facing northern communities, especially those which are resource based. **Sustainable Planning for Parks and Open Spaces** showed how innovative planning based on sustainable principles can be incorporated into effective parks and open space plans. **Urban - Rural Impacts** was to say the least an active and reactive session. Many forms of conflict resolution and mediation were discussed using examples of inter- municipal conflicts that are presently being experienced throughout the province.

The Luncheon speaker was **Aritha van Herk** the well-known author of **"Mavericks: An Incurable History of Alberta"**. Ms. van Herk proved to be a most interesting speaker and was enjoyed by all.

The afternoon was divided into two concurrent sessions at 1:15 p.m. and a plenary session at 2:45p.m.

The session on **The Business of Environment and the Environment of Business** examined the changing relationships between environmental issues and business development. The next session **Sustainability in Action: Cases from Alberta Communities** studied communities, which handled sustainability in their communities in a manner most suitable to their circumstances. The third session was **Technology and Transportation: New Modes for a New Century**. It centred on looking for new modes of transportation as fuel prices continue to rise. Also considerable time was spent on the possibility of a rapid rail line between Calgary and Edmonton.

The later afternoon plenary session feature speakers who outlined **the Natural Step Planning program** being conducted in the Town of Canmore. Bruce Tom from the Alberta Urban Municipalities Association discussed the forthcoming planning guidebook to be published by the AUMA which will include the principles of Natural Step planning.

The banquet was a howling success lead by Danny Hooper who along with his auctioneering skills gave a number of humorous anecdotes and life experiences, which kept the auction going at a swift pace. The association benefited financially from his auctioneering skills. The recent practice of the Association to have the banquet as a place for light entertainment is proving to be successful and will be continued.

Wednesday morning started off with the **CPAA Annual General Meeting** where new board members were elected. An important part of this AGM was the ratification by the membership in attendance of a number of amendments to the Association by laws bringing them into line with the new Association administrative structure.

A question and answer session on **Land - Alberta's Best Sustainable Resource** was held. It was based on the principle that sometimes we forget about the resource that we are most closely aligned to - the land.

The final speaker was **Paula Simons, columnist for the Edmonton Journal**, who reviewed the conference and it's theme in light of her new interest, community planning. This was a thoughtful insight into the conference and held everyone's attention.

In all, the 2006 Community Planning Association of Alberta one again hit the mark with its annual conference. The sessions were enlightening and well received. The topics were on the mark and speakers consistently good. ***The conference committee of Gloria Wilkinson, Mark Oberg, Don Schultz, Stephanie Sanders and Tim Burton did and excellent job!***

## **New CPAA Association Office**

The Community Planning Association of Alberta has changed Secretaries and moved its offices to Edmonton. The new address for the Association is:

Community Planning Association of Alberta or (CPAA)  
6807- 104 Street  
Edmonton, AB. T6H 2L5  
Secretary: Vicki Hackl  
Telephone (780) 432-6387  
Fax: (780) 452-7718  
E-mail [cpaa@cpaa.biz](mailto:cpaa@cpaa.biz)  
Website: [www.cpaabiz.com](http://www.cpaabiz.com)



## **Notes from the Editors Desk**

After a break of four years I am once again back editing the Alberta Planning Exchange. I took this on as a one time effort in February but it peaked my interest so I ran for the Board and was elected and have once again taken on the editors hat.

I hope to make this newsletter an interesting and informative one. In the next few months we will be changing the format and hope to make it adaptable to go on the website. I will be introducing some new features and will keep up the good work done by the previous editor.

For example, if there are changes in your planning staff or municipal administration and want us to publish it please let me know through the office or at my E-mail address [gillespw@shaw.ca](mailto:gillespw@shaw.ca).

We already have one, the City of Leduc has appointed a new City Manager Paul Benedetto effective August 14, 2006 Paul has extensive municipal administration experience throughout the province.

In the next edition of the News letter I hope to spend time reviewing previous Education Sessions and our efforts in planning education in the province.

Bill Gillespie, Editor