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# Alberta Planning Exchange

Community  
Planning  
Association of  
Alberta WINTER  
2015

## Building Bridges

By Gloria Wilkinson, Chair of the Board of Directors

### MESSAGE FROM THE CHAIR

CPAA is happy to announce the name drawn from the feedback surveys, to receive a free registration for our 2015 conference, is Todd Pawsey with the County of Paintearth. Congratulations Todd!

We had two of our university meetings, with University of Alberta and with University of Lethbridge, in the fall with large attendance and great interest in our Association. Our third meeting is with University of Calgary this month. Our plan is to continue this outreach to mentor planning students into the full notion of community planning.

May we all search for, and make land use planning decisions based on purpose and principles.

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CPAA BOARD OF DIRECTORS



**Chair**

**GLORIA WILKINSON**

Gloria is a retired municipal politician who has been active with CPAA since 1989.



**Past Chair**

**PETER LEHNER**

Peter is a Technician with Plasser Canada. He is a graduate of the College of Marine-Technology in Austria and worked as a Marine Engineer until moving to Canada. He joined Plasser Canada in 1998 and has done consulting work for major railroads and transit systems.



**Vice Chair (North)**

**TOM BURTON**

Tom is a fifth term elected official, currently serving as Deputy Reeve for the Municipal District of Greenview #16. Tom also in his third term as the Director of District 4 of the Alberta Association Municipal Districts & Counties. Tom has been a member of the DeBolt Fire & Rescue since 1993 serving as Chief since 1995 and an EMR since 2001.



**Vice-Chair (South)**

**DREW HYNDMAN**

Drew has been practicing planning at Rocky View County since 2001 and recently accepted a position with the Town of Cochrane. Raised in the Calgary area, Drew has always maintained a strong passion and personal connection to the rural areas surrounding the city.



**Treasurer**

**SYLVAIN LOSIER, MCIP, RPP**

Sylvain has been practicing professional planning for more than a decade. He grew up in a rural setting, and he is passionate about the interaction between rural and urban areas. He is currently the Long Range Planning Manager for the City of Leduc.



**Director**

**GARRETT TOMLINSON**

Garret is the Reeve of Northern Sunrise County. He began working with the Lubicon Lake Nation in 2004. Garrett studied Political Science and Native American Studies at the University of Lethbridge. He is an EMT, and he and his wife are local business owners.



**Director**

**LARRY ARMFELT**

Larry is a Councillor of Northwest, Baptiste/Island Lake Area in Athabasca County.

# Drafting Development Permit Conditions

by Alison R. Espetveidt, Associate, Brownlee LLP.

The conditions that a planning authority attaches to a development permit are often the subject of appeal, either to a subdivision and development appeal board ("SDAB") or to the Court of Appeal. Furthermore, the conditions that are attached to a development permit can be essential to laying the foundation for successful enforcement in the future. Consequently, it is essential that development permit conditions imposed are within the jurisdiction of the development authority, and are well drafted.

## Permitted Uses

The only conditions that can be imposed on permitted uses are those that are specifically contemplated by a municipality's Land Use Bylaw. Section 640(2)(b)(i) of the Municipal Government Act (the "MGA") requires the Land Use Bylaw to identify Permitted Uses in a district "with or without conditions." Case law has interpreted this section to mean that an applicant for a Permitted Use, which complies with standards or regulations in the Land Use Bylaw, is entitled to a development permit as of right subject only to those conditions specifically prescribed in the bylaw.

In many cases, these conditions are basic and uncontroversial. For example, a municipality's Land Use Bylaw typically authorizes the development authority to impose conditions on a Permitted Use for the conditions specifically identified in section 650 of the MGA. This section authorizes council to impose conditions that the applicant enters into a development agreement to construct or pay for certain types of infrastructure. Because of the language of the MGA, the Land Use Bylaw must expressly empower the development authority to impose these conditions.

It may also be desirable to impose other basic conditions for Permitted Uses, such as landscaping, architectural controls, or screening/fencing. The Alberta Courts have held a generic omnibus provision that allows the development authority to attach "any other condition" will not enable the development authority to impose any additional condition on a Permitted Use. Consequently, it is essential that a municipality's Land Use Bylaw identify, with sufficient detail and specificity, the types of conditions that may be imposed by the development authority.

Development on environmentally sensitive lands is an area where there may be conflict between Permitted Uses and the development authority's ability to impose suitable conditions. One specific example of Permitted Uses that can be problematic is the construction of single detached dwellings in areas prone to flooding. Unless the Land Use Bylaw specifically authorizes the development authority to impose conditions to mitigate the risk of flooding, it will be difficult to impose conditions on these Permitted Uses.

One strategy to deal with Permitted Uses on environmentally sensitive lands is to downgrade all uses to discretionary uses by using an overlay. The scope of this overlay can be determined by technical reports prepared by the municipality or can reference other technical reports that are prepared and updated by other entities. For example, an overlay for flood prone lands may be established with reference to the flood hazard maps. If the municipality's overlay is determined by technical reports that may be updated or amended from time to time, it is essential that the Land Use Bylaw identify which version of the technical reports that the flood overlay references so that council is not seen as improperly delegating its authority. Similarly, it will be important that staff have a document management system to ensure that they are using the appropriate version of a report to determine which land use district applies to the lands.

Another strategy that exists is for the Land Use Bylaw to authorize the development authority to require satisfactory evidence as part of the application process that the development is outside of any potential hazard areas. This approach gives the development authority the discretion to determine that a particular area is environmentally sensitive, and consequently subject to different rules respecting development. If the Land Use Bylaw approaches development on environmentally sensitive lands in this manner, the development authority must be diligent in ensuring that all applications for development provide satisfactory evidence that the development is in fact not on environmentally sensitive lands. From an administrative perspective, this approach is flexible, but can also be time consuming and costly.

Section 685(3) of the MGA limits appeals to the SDAB on development permits issued for permitted uses. The only grounds of appeal for a Permitted Use are where the provisions of the Land Use Bylaw were "relaxed, varied or misinterpreted." Consequently, it is important that when conditions are drafted for Permitted Uses that they conform as much as possible to the standards and express authority to impose such conditions set out in the Land Use Bylaw. Consistency between the Land Use Bylaw and the conditions that are attached to a development permit for a Permitted Use will greatly reduce the likelihood of a successful appeal.

### Discretionary Uses

The development authority has significantly more discretion to impose conditions on Discretionary Uses. Since a Discretionary Use is only a possible use in a particular district, the development authority can exercise this discretion to either approve or refuse an application, based on a number of valid planning considerations. Where the planning authority has concerns with a proposed development, it may approve a development where it is satisfied that these concerns can be properly addressed through one or more conditions being attached to the development permit.

It is essential that conditions attached to a development permit be tailored to address a valid planning consideration. Valid planning considerations relate to the impact of the land use or development, but do not relate to the potential users. For example, where the proposed use is retail commercial, the conditions must relate to the proposed commercial use of the land (e.g. traffic, safety, servicing, landscaping, lighting, access, compatibility with adjacent uses, setbacks, density) and not the type of commerce proposed for the development (e.g. a business where the owners are from the municipality versus a business where the owners are live elsewhere).

## CPAA BOARD OF DIRECTORS CONTINUED



### Director

**CANDACE BANACK**

Candace Banack is a Development Planner with the Town of Cochrane. She works on various long range and current planning projects within the Town. She currently resides in the City of Airdrie.



### Director

**ERIN O'NEILL, RPP, MCIP**

Erin is the Manager of Land Acquisition and Issues Management with the Regional Municipality of Wood Buffalo in Fort McMurray. She has previously worked as the Manager of Planning & Development with the Town of Sundre and as a planner in Fort McMurray and the City of Ottawa.



### Director

**ROD MCDERMAND**

Rod is a Councillor of Division 1 of Lacombe County.



### Director

**LUIS ESTEVES**

Luis is a Senior Planner With Scheffer Andrew Ltd in Edmonton.



### Director

**DARYL BEESTON**

Daryl is currently a Councilor with the County of Grande Prairie, Division 2. He was formerly an owner of an oilfield service company and President of the Grande Prairie Regional Agricultural and Exhibition Society.



### Student Director

**GENEVA CHAUDHARY**

Geneva has a degree in Human Geography and is currently enrolled in the Master of Planning program at the University of Calgary. She has over five years of government administration experience from working at the City of Edmonton.



### Student Director

**EDGARD FARAH**

Edgard is an architect and an urban designer with over 5 years of international experience in town planning and urban development. Edgard is currently enrolled in the Master of Planning program at the University of Calgary and will be graduating in April, 2015.



Conditions attached to a development permit must be carefully and clearly drafted so that they are enforceable. In general, these conditions should clearly identify:

- (1) What specific steps the developer must take to satisfy the condition(s);
- (2) Who can determine whether the condition(s) has been satisfied (e.g. a planner, a hydrologist, a transportation engineer); and
- (3) When the condition must be satisfied by.

In the event that the development is subject to enforcement, it is essential that conditions clearly establish the developer's ongoing obligations. For example, a condition respecting parking for a secondary suite should state that the use is required to have one (1) parking space of the minimum size imposed by the Land Use Bylaw available for parking vehicles, in addition to those required for the principal use. Or a condition should require the development maintain landscaping in accordance with requirements of the Land Use Bylaw. In some enforcement situations, a defaulting developer will argue that the condition was satisfied at one time and that it does not impose an ongoing obligation.

In relation to Discretionary Uses, the SDAB has the power on appeal to confirm, revoke or vary the development permit or any condition(s) attached. This power also includes the ability to make or substitute its own permit, and by inference the condition(s) attached. These powers may result in development permits that are approved without suitable conditions by an SDAB.

Given these powers of an SDAB, it is important that a municipality reflect essential "pre-conditions" into the definitions in its Land Use Bylaw. Alternatively, the development authority should put draft conditions before an SDAB for consideration during an appeal hearing. For example, a Land Use Bylaw may include a kennel as a Discretionary Use. A development authority may be concerned that this use including a large number of animals will have a negative impact on adjacent properties. Strategies for reducing the chance that an SDAB will remove conditions limiting the number of animals include:

- (1) The definition of kennel could limit the number of animals (e.g. a commercial establishment for the keeping of no more than 10 animals); or
- (2) The development authority could present alternative conditions that would ensure the impact on adjacent properties is minimized (e.g. larger setbacks, screening, landscaping, and the location of outdoor areas).

When drafting conditions it is essential that the timelines contemplated by the conditions can be clearly established. For example, conditions requiring the developer provide essential technical data or reports should require that these documents be provided prior to commencing construction. The condition should also make it clear that these documents must be to the satisfaction of the development authority. Other conditions should make it clear that the condition must be satisfied before the use commences. For example, conditions related to landscaping should make it clear that the landscaping must be installed prior to the use commencing on the site.

## Conclusion

Draft development permit conditions can be difficult and complex. For Permitted Uses, it is essential that the Land Use Bylaw is appropriately drafted to allow the development authority the ability to impose appropriate conditions. For Discretionary Uses, where more flexibility is given to the development authority, it is essential that the conditions are well drafted. To survive scrutiny on appeal, the conditions should be clearly linked both to specific authority in the Land Use Bylaw and to evidence that they address a valid planning consideration. Ideally, there will be specific direction in the Land Use Bylaw, or policies and statutory plans supporting the decision of the development authority. If the conditions are essential for the use to be appropriate, these conditions should be incorporated into the definition of the use.

## FOR MORE INFORMATION

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# Calgary's First Park(ing) Day

By Edgard Farah, MPlan 2015, CPAA Student Director

With the increasing need for a healthier and sustainable urban life in cities, more planners have been allocating a substantial weight of their practice towards planning liveable, walkable, bikeable and vibrant places. The fact of the matter is that most of the world's current urban centers are planned, designed and built to be automobile friendly. This resulted in parking spaces taking over a big portion of our cities' roads leaving very little space for on-street pedestrian activities and active transportation.

In an attempt to improve the quality of urban human habitat in Calgary, through raising awareness about the need for more urban open spaces, a number of Master of Planning students from the Faculty of Environmental Design (EVDS) at the University of Calgary (UofC) came together and participated in the international PARK(ing) day which took place on September 19, 2014 in the heart of downtown Calgary, right across from the iconic Bow Tower.

Parkingday.org describes PARK(ing) Day as an annual worldwide event where artists, designers and citizens transform metered parking spots into temporary public parks (or Parklets), at least until the meter runs out.

The goal of the students was to expose Calgarians to the limitless, green, sustainable, and healthy urban functions an on-street car parking spot can possibly house. With support from UofC campus works, the faculty at EVDS, and Open Streets Calgary, who made a donation to the cause and helped run the event, the team was able to plan, design, and implement an urban Parklet which fits within the boundaries of a parking spot. The design of the Parklet featured two public benches, a bike rack, a pedal power gear, and a mini-golf activity.

The event succeeded by grabbing the attention of a big number of people who were curious about the purpose of the design intervention. In fact, after putting their mini-golf skills to test, sitting on the handmade benches, and chatting with students to the sound of the music coming out from the stationary bike powered speakers, people left the Parklet with a different attitude. They walked away with a better understanding of the importance to improve the quality of urban living habitat in Calgary

and an optimistic vision about how their city would look like with more similar urban green spaces.

Team of EVDS students: Edgard Farah, Geneva Chaudhary, Andy Cuthbert, Steve Altena, Natasha De Sandi, Jennifer Du Bon, Chike Mbanefo



Parklet Design by Edgard Farah



The day of the event

Photo by Steve Altena

## FOR MORE INFORMATION

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## SCHOLARSHIP WINNERS

We are pleased to announce 2015 recipients of the CPAA Scholarships. The receivers of this year's awards are Courtney Laurence, Rachelle Trovato, and Riley Iwamoto.

Courtney and Rachelle are MPlan. student at University of Calgary and Riley is a MAP student at University of British Columbia.

Congratulations, Rachelle Trovato, Courtney Laurence and Riley Iwamoto!

## UPCOMING PLANNING EVENTS



### Design Matters: Lecture Series

- ⇒ September 24, 2014 -March 25, 2015
- ⇒ 6:00 PM University of Calgary
- ⇒ The Procuring Innovative Architecture exhibition at University of Calgary concerns innovation in architecture and its basis in spatial intelligence



### Vibrant Communities Design Competition

- ⇒ Submit Expression of Interest (EOI) by January 26, 2015;
- ⇒ Email to [vcdc@urbansystems.ca](mailto:vcdc@urbansystems.ca)
- ⇒ The Competition is a unique opportunity for students to work closely on real solutions with industry professionals from the private and public sectors as well as people working directly with these community challenges. The three projects are related to City of Spruce Grove & Town of Stony Plains, Edmonton and Treaty 8 First Nations of Alberta



### Winter Cities Shake-Up 2015

- ⇒ January 28 - 30, 2015
- ⇒ Shaw conference centre, Edmonton
- ⇒ Winter Cities Shake-Up 2015 will be a gathering of Urban planners and designers, entrepreneurs and business people, artists, cultural and community organizers, and people who live in winter cities and want to take advantage of all winter has to offer.

# Planning For Resilience: Winning Essay 3

By Riley Iwamoto, Master of Planning Student

Given last year's hydrological events I suspect many, including myself, began this year's CCAA conference on resilience anticipating predominantly structural responses to such risks: flooding and erosion. As a pleasant surprise, the conversation was extended to so many more forms of resilience: our aging bodies, psychological resolve, and interpersonal dialogue as well as the built form. There is a need for good urban forms to allow us to live independently as we age. Resolve, addressed by Andre Courbould's opening keynote, is critical to maintaining proactive attitudes towards other challenges. Conversation itself must be robust when determining how to move collectively. And so forth. The conference highlighted, too, that the forces and effects that demand these plural forms of resilience are themselves never one predictable challenge. The less obvious, are human per se. The coming demographic boom of the largest single generation, the Baby Boomers, reaching retirement age brings well-woven impacts to our economic capacities and social support systems while highlighting the need for inclusive design. Other endogenous vectors were revealed to be of organizational personae, asking how our will to work together can be resilient in planning for both disaster and human progress. Others highlighted challenges planners are familiar with, including the reconciliation of eclectic interests, sustaining stakeholder interest in a plan, and ensuring the regulatory structure of a community succeeds in maintaining the spirit of a democratically developed vision without allowing the letter of the law to obstruct positive change. The above may be a comprehensive account of the ways we must be resilient and the ways resilience can be challenged. What, then, does it mean to be resilient and why do we use that word over others? Why not resistant? Why not flexible? Perhaps readiness?

Certainly readiness is important. Multiple speakers at the conference placed emphasis on being proactive to things like the coming "Grey Wave" and the inevitable recurrence of last year's floods. One will be unprecedented and the other will be an exercise of experience. Both advocate the importance of applying our information and resources in advance to minimize losses and costs of all kinds when the event strikes; it could be the prudent advantage of long-term expense minimization or it could be the only way to deal with an event at all. To rely on preparation alone, however, assumes no unknowns and perfectly measured responses. I will suggest readiness is only a component of resilience.

Flexibility and resistance are clearly important in common-sense terms. We need to diversion strategies have enough capacity to handle an event at least as large as 2013's while rebuilding in certain areas should clearly be avoided. To rely on these qualities alone in our strategies also makes assumptions. Again, a perfectly measured response to a challenge never fully understood in foresight is nigh-impossible. Thus the traditional industrialist's response is to over-engineer our means to provide buffer. Is that really feasible for every challenge everywhere? Buffers are prudent but a guarantee may be naive. Because it implies non-compromise, resistance are more often applicable in physical matters, less so in social and organizational ones. As our education session speakers demonstrated, practicing resistance in seeking consensus often becomes destructive itself. Flexibility alone may lead to the assumption that a no-compromise solution is out there and finding it is only a matter of trial-and-error; such a solution may not exist.

I find the term resilience adequate in ways the others are not because it does not pursue the ideal of perfection. Most alternative words one could think of are fine qualities; their shortcoming is that they work toward a state where complete control is assured. They fail to concede limitations. I suggest that resilience stands apart because it is more a virtue rather than a simple quality. It embodies two things:

1. Humility in accepting logistical limits and interpersonal friction. We cannot realistically prevent every negative impact from future events and have limits in our understanding of the coming challenges. As in sustainability rhetoric, human and physical resources are limited; make the most of them but never expect a solution to be watertight.

Between ourselves in negotiation, humility acknowledges that the interests of the community are rarely the upscaled, uncompromised interests of oneself.

## UPCOMING PLANNING EVENTS



### Emerging Trends in Municipal Law 2015

- ⇒ February 12, 2015 at Edmonton and February 19, 2015 at Calgary
- ⇒ Northlands Expo Centre, Edmonton, Coast Plaza Hotel & Conference Centre, Calgary
- ⇒ Emerging Trends conference will discuss about latest issues impacting municipalities which include budget boosting strategies, employment law, municipal liability exposures, available defenses & discussions of recent related law cases, and optimal recovery



### Physical Literacy Strategic Planning Session

- ⇒ February 18-19, 2015
- ⇒ Edmonton, AB, at the Saville Centre
- ⇒ The purpose of this event is to determine the future of PLAY Alberta, specifically the role and structure of the PLAY Alberta Advisory Group to advance physical literacy in regional PLAY groups



### EVDS Set to Offer Master of Landscape Architecture Program

- Fall 2015, EVDS, University of Calgary
- ⇒ This program is meant to enrich student with knowledge of sustainably handling the critical issues related to settlements, demographics, societies and environments, including climate change & resource extraction, using a landscape-based approach.



Planning for Resilience: Winning Essay 3 continued..

Even without an exogenous event like global economic flux, sapping compromise from collaboration harms us collectively. It is important to respect the qualities and forces inside and outside the community. This should encourage us to recognize when to let things bend to prevent breaking, and avoid miring ourselves in a success/failure binary.

2. Diversity in both our responses and vulnerabilities. This can be taken as the sum of readiness, fortitude, and flexibility. Accepting the imperfection of any one system, diversity can be seen as a way of spreading both our strengths and vulnerabilities, in economic composition or crop planting for example. A single resource may not be maximized regionwide, but much more is left standing if an event comes along that circumvents the best laid plans of that labour market or crop. Diversity also enables more agility when applied strategically to the scale of our preparations and responses, allowing planners and stakeholders to consider where larger pools of shared resources are appropriate and where so-called "best practices" may not apply to a locality.

Summarizing resilience as the willingness to give some ground in order to preserve our priorities is, I argue, a sober approach to steering our communities in an unpredictable world. It should not be seen as fatalistic or supportive of passive dispositions; it still takes a great deal of collaboration, effort, and ingenuity to make sure we walk away from an event on terms we are satisfied with.

While every session I attended was interesting, I found Westhoff and Venner's "From Lemons to Lemonade" session particularly inspiring. The project detailed therein demonstrated a form of resilience quite novel to Alberta: turning the administrative friction between the City of Calgary and the Municipal District of Rocky View over water into an opportunity to convert an exogenous threat into a resource. It is resilience practiced not in basic deflection and survival but unlikely partnership. In capturing, cleaning, infiltrating, and circulating every drop that falls on the extensive impervious surface, the park simultaneously avoids violating nose creek drainage regulation, reduces its own dependence (a vulnerability) on regionally pumped potable water, opens the door to regional food security (more resilience), and converts the potential damage of storm water from heavy events into a saleable surplus resource.

This resonated well with me partially because my own pursuits are in regenerative design. This fascination also owes to the 2011 CPAA conference, themed around water as our precious, and limited resource. The lessons shared three years ago are important to not forget when nature's demonstration of water's destructive ability is a fresher memory. The ecological perspective advises not to view the function of an agent, be it an organism or a storm, as singular; there is always something that knows how to use productively what is dangerous or waste to another. I wondered throughout the summer of 2013 if some destruction might have been spared if the upland regions of Calgary were designed to slow, soak, spread and store the countless litres that fell on them rather than channelize them to a sewer, then the rivers. Perhaps it may not have made a significant difference to the low-lying parts of the city. Maybe it would have amounted to less than an inch in river levels. It did strike me as slightly absurd, however, that folks were having to turn their sprinklers on less than one month later.

I would argue that while great value lay in the details of how an industrial site was made to so elegantly handle the challenge, the big resilience take-away is the perspective shift involved in neutralizing something otherwise damaging by making it valuable. As an aspiring urban designer, I see such negative-turn-positive solutions as the most important and interesting outlet for my professional energies. Water is central to so many sustainability challenges and finding a new model for urban infrastructure landscape in Alberta, escaping the resource intensive tradition of turf-grass and its maintenance, is an endeavour I look forward to.

Resilience advises us to prioritize, to know what to let go of in order to keep what is most valuable, when to bend when the alternative is to break, or to recognize that a different perspective reveals the value of something we currently regard as waste or threat (a true paradigm shift). From a geographic perspective, it advises planners and policy-makers when, contextual to each question, big-picture vulnerabilities should be responded to in big institutional strokes, more appropriately to local attenuation with community action, or laissez-faire for the diverse and agile interests of each individual. Oddly enough these lessons teach us to plan fluidly, like water.

UPCOMING PLANNING EVENTS



APPI 2015 Conference

- ⇒ September 16-19, Edmonton
- ⇒ **Topic:** 'Great Cities, Great Regions: Prairie-Urban
- ⇒ Join APPI conference to celebrate shared learning and harness the collective energy of planners from across our diverse landscapes and cultures, we are shaking things up



AAMDC Convention Spring 2015

- ⇒ March 16-18, Shaw Conference Center, Edmonton, Alberta
- ⇒ Be a part of "Floodway Development Regulation Consultation Process" and learn and give suggestion about preventing future flood and other latest events in Alberta



LGAA Conference & Trade Shows 2015

- ⇒ March 4-6, 2015
- ⇒ Red Deer, Alberta
- ⇒ Local Government Administration Association Alberta-LGAA Chapter holds annual conference to facilitate networking and information sharing among members and agencies and represent local government administration

# A Brighter Future - Student Meet and Greets

By Candace Banack, Development Planner

The CPAA Board of Directors hosted a CPAA Student Meet & Greet at the University of Lethbridge Wednesday, October 22, 2014. It is a meeting and information session with students and faculty of the University of Lethbridge. The meeting is an opportunity for students to discover what the organization has to offer and about how to get involved. CPAA is an organization dedicated to the promotion of successful community planning, and provides a unique chance for students to meet directly with professional planners and decision-makers working throughout Alberta.

Garrett Tomlinson (Northern Sunrise County), Drew Hyndman and I met with the University group. There were 4 professors from the U of L, Corey Armfelt, the Director of Planning from Taber, as well as Bonnie, a planner from the Oldman River Regional Services Commission, and around 10-12 students. Overall, there was really good representation, and the students received a good mix of information from the professor, planner and elected official standpoint. The students were definitely eager to learn and ask some questions.

Most of these students are completing Geography degrees and are interested in looking into planning as a career option. There was a lot of good discussion, and the University of Lethbridge was very supportive of what the CPAA is trying to do, and we are very happy to strengthen our relationship with them.

## Thank you to the University of Lethbridge from Drew Hyndman

"I just wanted to take the opportunity to follow up on the October 22nd CPAA Student Meet and Greet to thank you for everything and let you know that it was a pleasure meeting both of you. I apologize that it has taken me a few weeks to get back in touch with you but I left on holidays the day after the meeting and I am just getting back to work. Nevertheless, we hope that you and the students in attendance found the event beneficial and also hope some students will be interested in attending the conference later next spring. We understand that the timing is not ideal with exams; however, we will do our best to accommodate your students as best as we can. As we discussed, there are also numerous volunteer opportunities that your students may wish to explore."

## Thank you and reply from Ian MacLachlan

"I would like to thank you too for taking time out of your busy days to visit the sunny south and the U of L. It is valuable to keep these ties alive and sooner or later I hope to join you all at one of your annual meetings. We have lots of excellent Co-op and Applied studies opportunities that would work very well, in the case of Drew and Candace, for our Calgary-based students. As to Northern Sunrise, Garrett your community appeals to my romantic notions of the real Alberta and I bet some students would have similar interests, perhaps for a summer job just to start with. So I hope that you will all keep us in mind as opportunities arise. We'll do our best to build on the good momentum that you have started."

## With best wishes,

Ian MacLachlan, Professor, Department of Geography, University of Lethbridge

This past September, the CPAA Board of Directors in conjunction with Alberta Professional Planners Institute (APPI) Council, travelled to the University of Alberta where students from a variety of faculties had the chance to meet. Students openly discussed and questioned CPAA and APPI members about careers in community planning, the upcoming CPAA Conference in Red Deer, and how to become involved as a student member and volunteer at the CPAA Conference. The Student Meet and Greet was an overwhelming success. This was largely due to the University of Alberta that now has an undergraduate degree in planning, ensuring a very bright future for sound community planning in Alberta for years to come.

By the time this newsletter goes to print, in later January, a similar CPAA student event will be held at the University of Calgary's Faculty of Environmental Design, with students and the APPI Council. A cheque for \$1000.00 was presented to Dean Dr. Nancy Pollock-Ellwand for the Tom Baldwin Memorial Graduate Scholarship in Planning.

With the success of Student Meet and Greet events such as these, CPAA continues to support post-secondary students of Alberta with an interest in community planning issues, while recognizing their increased importance for the future of the province.

## FOR MORE INFORMATION

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Development Planner, Town of Cochrane

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# 2015 CPAA Conference



Monday, April 13 to Wednesday, April 15, 2015  
Red Deer, Alberta

The 2015 Community Planning Association of Alberta Conference is tackling another important topic.

## 'Planning vs Economic Growth: How do we bridge the gap?'

*Are you looking for creative ways to find a balance between a good plan and having that development be financially feasible? Has your Municipality been looking for creative ways to fund growth? Do you struggle with the conflict between Planning and Growth? Join us at the conference to debate and learn about how we bridge the gaps!*

The 2 1/2 day conference will explore critical topics related to building and implementing components of "complete communities". Our extensive list of speakers and presenters will have something for everyone – rural, urban and rurban! This is a great opportunity to hear from experts and share ideas with colleagues from across Alberta and Western Canada. As always, CPAA is grateful for the contributions of our sponsors and their generosity that helps ensure the Alberta Planning Conference continues to be a great success!

## 2015 CPAA Education Session

TO BE ANNOUNCED

## 2015 CPAA CONFERENCE PROGRAM AT A GLANCE

**Opening Address:** CPAA Chair, Gloria Wilkinson will deliver opening remarks.

**Keynote Presentation:** Todd Hirsch, Chief Economist ATB

### Concurrent Sessions

Monday April 13

- **Session 1A: 'Achieving Regional Planning Outcomes: What does this mean to your Municipality?'** Eleanor Mohammed, Land Use Secretariat, Government of Alberta, Joannes Wong, Municipal Affairs, Government of Alberta and Anthony Hamilton, Land Use Secretariat, Government of Alberta.
- **Session 1B: Planning = Economic Growth** Larry Horncastle, Ec.D and Ben Petch, MCIP, RPP, ICACP, LEED Green Assoc. present an engaging proposal on the benefits for Municipal government in coordinated land use planning and economic development activities. What is Economic Development? What is land use planning? Drawing from their professional experiences Larry and Ben start off by identifying the common ground between the two often segregated professions, before they work their way through the value in looking at these two activities through the same lens. They finish by delving into the financial necessity, political savviness, and tools of the trade related to this undertaking.

## Tuesday April 14

- **Plenary: "Maximizing Development while Minimizing Costs: Strategies for Effective Capital Cost Recovery and Maintenance"**

*Lorne Randa, Partner with Brownlee LLP*

Development and growth requires new or expanded/upgraded municipal infrastructure. The initial costs of such infrastructure – let alone the ongoing maintenance costs – can be very daunting for a municipality financially. However, a municipality has a number of tools and strategies available to it that can minimize such costs and boost its own budget. This session will explore available capital cost recovery tools, from off-site levies to development agreements, provide practical advice on how to ensure optimal capital cost recovery and minimize risk, and discuss some outside the box solutions (such as home owners' associations) to reduce long-term infrastructure operating costs.

- **Session 2A: Functional Architecture - Planning Community Development**

*Mitch Thomson, CFSP, Executive Director Olds Institute for Community and Regional Development and Norm McInnis, CAO Town of Olds*

Discover how good planning, fibre optic telecommunications, social capital and entrepreneurship have aligned to future proof Olds. From a planning perspective, Olds is currently exploring how the built environment supports and enhances our community economic development vision. We are currently re-writing our Municipal Development Plan to reflect our sustainability work, asset management strategy and management of our rights of way.

- **Session 2B: "Tentative"**

*Jason Maurer, Scheffer Andrew*

- **Lunch: CPAA 2015 AGM**

- **Session 3A: Don't Touch It! Challenges with Public Redevelopment Projects – 2 Case Studies**

*Jonathan Schmidt, Community Planner with McElhanney Consulting Services*

Communities across Alberta and Canada are seeing a growing need to better utilize existing public lands within their borders. However, changing public land can be met with strong local opposition. Parks and other places form the heart of a community and any proposed changes can bring fear that historic meeting places or sense of place will be lost. How can change occur without losing that special sense of place developed over the years? Two case studies, one in the Town of Canmore and the other in the City of Cold Lake, both public redevelopment projects with strong local opposition, will be presented and discussed.

- **Session 3B: Economic Planning in Alberta's Newest City, The City of Chestermere**

A panel discussion on how the City of Chestermere is integrating economic development into its planning processes. Presenters: *Deputy Mayor Chris Steeves, John Popoff, Community Planner, Chen Peng, Senior Facilitator of Corporate Projects, Jean-Marc Lacasse, Enterprise Facilitator and Heather Kauer, Senior Planner*. This session will begin with an overview by the Facilitator, John Popoff, of the Chestermere context including its origin's, phenomenal growth and proximity to Calgary. John will then ask the panel participants questions from a political, economic development and planning perspective.

- **Afternoon Plenary: New Home Warranty**

*Allison Scott, Manager, New Home Buyer Protection, Alberta Municipal Affairs*

- **6:00 – 6:30PM Reception Appetizers: 6:30PM Banquet: Entertainment- 8:00pm-9:15pm with Richard Popovich. Silent Auction wrap up.**

## Wednesday April 15

- **Morning Plenary: Managing Growth In One of The Fastest Growing Cities in Canada: Calgary**

*By Kathy Dietrich, Manager Corporate Growth Management at City of Calgary*

- **Closing Plenary: Help! What does this engineering report mean? And when should I ask for it?**

*Community Planner Jonathan Schmidt and Senior Engineer Troy McNeill* will shed light on the when, what, where and why of technical reports that support land use and planning applications. When is the most appropriate time in the planning process to require these reports? When should a geotechnical report be required? What is the difference between a Biophysical Report and an Environmental Site Assessment? And most of all, what should I (as a Council, CAO, or planner) look for in these reports? **11:30 – 11:45am: Grand-prize draw (must be present) and announce Community Project.**

## Silent Auction 2015

- Donations are respectfully requested for this Community Planning Association of Alberta fundraiser. Funds support our student scholarships. Delegates are asked to bring their items with them but please email Vicki Hackl, Secretary, prior to the conference, with the item information. [cpaa@cpaa.biz](mailto:cpaa@cpaa.biz)

## Sponsorship and Exhibit Opportunities

- The Sponsorship Program and Form are included with this newsletter as an insert. Your continued support is greatly appreciated.
- Enclosed are the Sponsorship Program, Sponsor Form, Conference and Education Session Registration Form.

## Call for Community Project

CPAA provides a community project with a donation, instead of giving token gifts to our speakers. Our speakers are informed and are completely supportive of this idea of working towards "complete communities". Please consider and bring your idea to the conference. Winner is by a draw on Wednesday April 15th before the close of the conference.

The winning project: "*The Celebration of Arrival of the NWMP to Fort McLeod*" was drawn as the project for 2014.



# Alberta Planning Exchange Community Planning Association of Alberta WINTER 2015

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## CPAA Mission:

To provide opportunities to share, promote and encourage sound community planning among a full range of stakeholders.

## Become a CPAA Member

Our membership represents those involved in municipal planning, including Councillors, administrators, development officers, professional planners (both private and public sector), academics, and provincial officials.

Your membership with CPAA will provide networking opportunities, quarterly newsletters to keep you apprised of the latest developments in the planning world, current information on our website, and reduced conference fees to our well-attended annual conference.

We offer three membership types:

- ⇒ Students            \$25/year
- ⇒ Individual           \$100/year
- ⇒ Group                \$250/year

To download our Membership Registration Form, please visit our website: <http://www.cpaa.biz/>

## Write

The Alberta Planning Exchange offers a forum to express your views on community planning and provincial legislation, as well as a means of sharing the innovative planning projects you are involved with. We publish case studies, analyses of trends, profiles of noteworthy planners/policy-makers, best practices, book reviews, and editorials. Three print issues are published annually. Article submissions are accepted on an on-going basis; if you're interested in submitting an article, please contact us: [cpaa@cpaa.biz](mailto:cpaa@cpaa.biz).

## Volunteer

Volunteering provides members with a unique opportunity to contribute to the CPAA and the profession, while broadening their professional networks.