



Photo by Jessi Fry

# Alberta Planning Exchange

Community  
Planning  
Association of  
Alberta FALL 2016

## MESSAGE FROM THE CHAIR:

### Modernized Municipal Government Act

By Tom Burton, CPAA Chair

In the new legislation proposed under the *Bill 21: Modernized Municipal Government Act*, there are a number of significant changes to planning and development, most notably are in the changes to how municipalities work together to provide regional planning and services.

Under the new MGA, all municipalities will be required to develop an Inter-Municipal Collaboration Framework (ICF) with their neighboring municipalities regardless of their size or the number of municipalities that they share a border with. For small villages and towns, this may be a relatively simple task but for rural municipalities, this could mean the creation of 10 - 12 ICFs for the urban municipalities within their boundaries and the rural municipalities that they share a border with. These ICFs will include a number of different components but will look at planning and development as well as service provision at a regional level.

In the metropolitan areas, the ICF concept is expanded slightly and we will see the establishment of Growth Management Boards to coordinate regional development around Calgary and Edmonton.

An additional change to the MGA will see the requirement for all municipalities to have a municipal development plan (MDP). Currently, only certain Municipalities above a certain size are required to develop a MDP.

Some other changes to the MGA include the creation of a new tool called the conservation reserve which a municipality can use to protect ecologically sensitive land. This is similar to the environmental reserve tool which will remain under the MGA but the primary distinction between the two is that the environmental reserve is on 'undevelopable land' while the conservation reserve is on developable land that the municipality wants to maintain in its natural state. An example of this could be a growth of trees, that could be developed but the municipality would choose not to.

An additional tool that municipalities will have under the MGA is the ability to include inclusionary zoning in the development permits for affordable housing. This is an optional tool for municipalities but its intention is to require below market housing in new developments for low income Albertans.

Municipalities will also be able to collect new development levies from new developments to fund facilities such as fire halls, recreation centres and libraries. These are items municipalities have asked for many years and will ensure that existing taxpayers are funding infrastructure in new developments.

As a reminder, this legislation is still in draft form and many of the details of these changes are subject to regulations that will spell out how these changes will be implemented.

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## CPAA BOARD OF DIRECTORS



### Chair

TOM BURTON

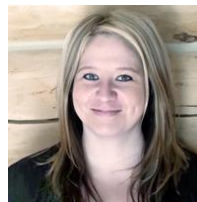
Tom is a fifth term elected official, currently serving as Councillor for the Municipal District of Greenview #16. Tom, also, in his third term as the Director of District 4 of the Alberta Association Municipal Districts & Counties. Tom has been a member of the DeBolt Fire & Rescue since 1993 serving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



### Vice Chair (North)

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.



### Vice Chair (South)

CANDACE BANACK, RPP, MCIP

Candace Banack is a Senior Policy Planner with the Town of Cochrane. She works on various long range policy and current planning projects within the Town.



### Treasurer

EDGARD FARAH

Edgard is an Architect, Urban Designer, and a Planner with both international and local experience in town planning and urban development. Edgard is a planner at the Regional Municipality of Wood Buffalo working on long range/comprehensive planning projects.



### Director

LARRY ARMFELT

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



### Director

GENEVA CHAUDHARY

Geneva is a Planner with Mountain View County and works on rezoning, subdivision and long range planning projects in the County.

## CPAA BOARD OF DIRECTORS



### 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. Previously he has served as the Past Chair of Alberta Blue Cross, Past Chair of the Management Employment Pension Board and the Past Director of CEIDY. Rod is a grain farmer in Lacombe County.



### Director

JESSI FRY

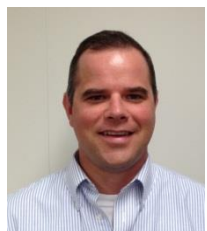
Jessi is a recent graduate of the Master of Planning program at the University of Calgary, and a Planner with the City of St. Albert.



### Director

NICK LAPP, RPP, MCIP

Nick is the Director of Planning and Development at County of Grande Prairie No. 1.



### Director

DREW HYNDMAN, RPP, MCIP

Drew is Senior Manager of Development Services for 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.

## CPAA BOARD OF DIRECTORS CONTINUED...



### Director

MARTY PARADINE

Marty Paradine is the CAO and Development Officer for the Town of Valleyview. As a Professional Engineer, he truly appreciates the value in integrating the two disciplines of planning and engineering. Prior to making the move to the public sector, Marty worked in the resource sector as a project manager and operations engineer.



### Student Director

ANDREW CHELL

Andrew is a fourth year Planning student at the University of Alberta. He is in his second term as Edmonton Student Director.



### Student Director

CRYSTAL JACKSON

Crystal is a second year Master of Planning student at the University of Calgary. She recently joined the CPAA Board as the Calgary Student Director for 2016-2017

## OFFICERS OF THE BOARD 2016 -2017 & EXECUTIVE COMMITTEE

### Chair

TOM BURTON

### Vice-Chair (North)

GARRETT TOMLINSON

### Vice-Chair (South)

CANDACE BANACK

### Treasurer

EDGARD FARAH

## OTHER COMMITTEES 2016-2017

### CONFERENCE AND EDUCATION COMMITTEE

Candace Banack (Chair), Rod McDermand, Nick Lapp, Garrett Tomlinson, Crystal Jackson

### NOMINATIONS AND MEMBERSHIP COMMITTEE

Nick Lapp (Chair), Larry Armfelt, Garrett Tomlinson

### SCHOLARSHIPS AND AWARDS

Drew Hyndman (Chair), Erin O'Neill, Geneva Chaudhary

### OUTREACH/COMMUNICATIONS

Geneva Chaudhary (Chair), Edgard Farah, Garrett Tomlinson, Marty Paradine, Jessi Fry

# The Shift: What to Do When Things Change CPAA Annual Conference Recap 2016

by Jessi Fry

The Directors of the CPAA Board would like to extend a sincere thank you to all attendees and presenters that made our 2016 conference one of the best yet!

Highlights of the conference included reconnecting with our members, learning from a variety of sessions, and honouring our Past Chair Gloria Wilkinson for her many years of service.

Our thoughts were with our friends and colleagues in Fort McMurray when news of the wildfires broke. We appreciated the support of our membership for diverting the funds for the speakers' prize to fire relief efforts.

**We are already looking forward to our 2017 conference: Please join us in Red Deer May 1-3, 2017!**

## CPAA SCHOLARSHIP WINNERS

We are pleased to announce 2016 recipients of the CPAA Scholarships. The recipients of this year's awards are Megan Mucignat and Crystal Jackson.

**Megan** is a recent graduate of the Master of Planning Program at the University of Calgary. She is interested in public consultation and collaborative planning. For more information, Megan can be reached at [megan.mucignat@gmail.com](mailto:megan.mucignat@gmail.com)

**Crystal** is a second year Master of Planning Student at the University of Calgary. For more information, Crystal can be reached at [cajackso@ucalgary.ca](mailto:cajackso@ucalgary.ca)

Congratulations Megan and Crystal!



## Call for Presenters - 2017 CPAA Conference

### Reframing the Future: How Communities Can Transition Obstacles Into Opportunities

Has your Municipality successfully overcome an obstacle that transformed into an opportunity? Have you come up with unconventional solutions to solve an issue? How have your practices shifted over time and what impact has it had? Do you know a speaker you would like to hear from or a topic you would like the conference committee to explore? Are you interested in presenting at the 2017 Conference where we will examine how obstacles can transition into opportunities? Contact

Candace Banack at [candace.banack@cochrane.ca](mailto:candace.banack@cochrane.ca) or [403-851-2578](tel:403-851-2578)

## Student Meet & Greet!

**Please join us at the University of Calgary on Friday, January 20, 2017 for a meet and greet with CPAA and APPI! Details to be announced on our website soon!**

# The Shift: What to Do When Things Change Winning Essay 1

By Megan Mucignat, 2<sup>nd</sup> Year MPlan student, University of Calgary

**Resilience: Alberta Strong:** “The Shift: What To Do When Things Change,” the theme of the 2016 CPAA conference was especially relevant this year as there has been a huge shift within Alberta. Politically, the provincial government shifted from more than forty years of Conservative leadership to the New Democratic Party. The economy has shifted due to the decline in oil prices, rising unemployment rates and decreasing revenues from reduced production in the oil and gas sector. We are in the bust of that boom-bust cycle so often used to characterize Alberta’s economy. And, to top it off! We have seen some major disasters including massive flooding and forest fires that have affected hundreds of thousands of Albertans.

Times can be tough but it certainly shows the strength and character of the people that get through them. To me, “The Shift: What To Do When Things Change” is about the true spirit of what it means to be an Albertan - being resilient even when the situation isn’t easy. As planners, that means putting on our boots and going to work even when it is daunting. I have the utmost respect for those who navigate the challenges that present themselves at different times in our communities and remain steadfast in their leadership.

As a young planner, it was inspiring to see all of the attendees, so many planners, civil servants and politicians took long journeys to come to the table to engage in meaningful conversation about bettering our communities. When things shift, there are challenges that need to be addressed. CPAA helps communities across Alberta join in on the conversation on how to tackle these challenges. Our small Alberta communities benefit from sharing strategies for meeting change. Talking about our constraints and finding ways to seize the opportunities that arise from them ultimately makes our communities more resilient.

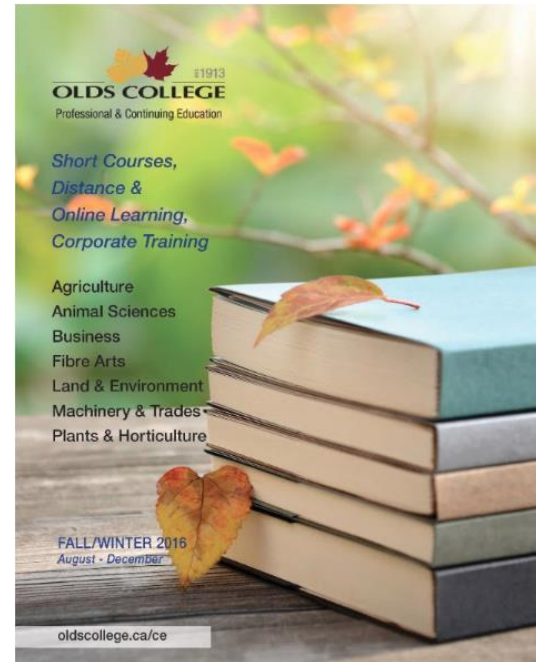
**Relevant Issues:** Alberta’s economic downturn is something that is on everyone’s mind. Thousands of jobs have been lost, hours cut, and benefits and perks have been scaled back. Alberta has seen a decline in revenue from the reduction in oil production and an increase in need for social assistance and programming. The economy was, by far, the most relevant issue addressed at the conference this year.

Keynote speaker Hon. Rob Merrifield spoke about the importance of knowing the regulations that affect our local economies. Making sure that we understand how we can connect our economic capacity to marketplaces both in Canada and globally. Understanding what your community might have an advantage at and how to use trade in your favour can be an important factor for economic development even in rural places. I think it is also worth recognizing the many small businesses that serve our local communities and that it can be difficult to survive recessions.

Beyond economics, our social and natural environments are the other two foundational principles of planning, both of which have costs associated with them. In regards to our social environment, one of the most relevant issues is how mental health can be affected by our community. Planning our neighbourhoods to be socially vibrant places makes them more resilient and better places to live. In combining the use of good urban design principles, like the ones described in Sonny Tomic presentation, and social programs that target issues such as suicide prevention, there can be a major positive impact on our quality of life. Our natural environment and planning for long term sustainability while maintaining economic growth is the other relevant issue. Planning ahead for events like flooding, droughts, and fires requires us to challenge data and planning assumptions from years past, realizing that the future may bring more extreme events. Planning for events that most citizens would never anticipate may be a mental stretch, but can make all the difference for positive outcomes in emergencies.

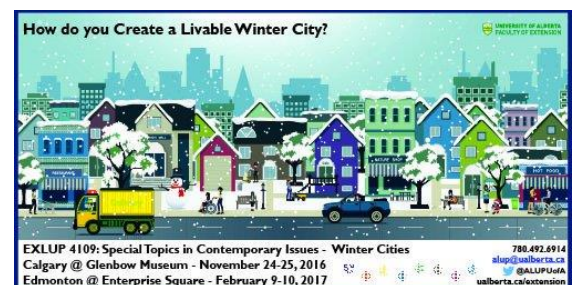
Framing our dialog as one that speaks to the actual science, like in the session about climate scenarios and adaptation planning by Susan Lapp and John van der Eerden, can legitimize the conversation and keep it productive. Knowing appropriate language and understanding how to translate complex systems into simple terms for the general public

## UPCOMING PLANNING EVENTS



## AAMDC Convention

Our Fall 2016 Convention is set to take place from November 15-17, 2016 at the Shaw Conference Centre in Edmonton, Alberta, Canada. Delegates from member municipalities around Alberta are invited to hear plenary speakers, participate in breakout sessions and vote on the resolutions that guide the AAMDC's advocacy efforts.



# Winning Essay 1: Continued...

can mean a world of difference in the reaction that comes from them.

**How Should We Respond:** The truth is that planners can't forecast every single thing that will happen. Environmental changes and natural disasters, economic booms and busts, shifting social needs, and updates to regulatory policy are just a few of the things that can impact the viability of a plan. We must do our best as community stewards to use all that is available to us in order to make the strongest plan we can. However, even the best planners can't possibly see everything that is yet to come.

The flexibility of plans and the ability for municipalities to be adaptive to changing conditions in their community and region is ultimately an important part of resiliency. While we prudently try to be proactive and have foresight into issues that our plans need to address, there are times when our only choice is to be reactive.

Truly great leaders make places that adapt and innovate. Several presentations discussed technology that will very likely impact us within our lifetime. The use of drones has already been adopted by many to aid field work and surveying. Self driven vehicles are rapidly progressing and it is reported that they will begin to hit the market within several years. Before sitting in on Nick Pryce's session, I had never heard of a membrane bioreactor system, a wastewater treatment system that has a much higher capacity to filter with less infrastructure than most of our municipalities currently use. Another session helped us to consider how we can do a better job of consulting our citizens through online engagement. Discussing and being open to these technologies is so important for our communities to remain thriving and competitive places to live work and play.

In addition to being flexible, it is necessary for our planners to work collaboratively. Having honest conversations, not just with our communities but also with the people we work. Eleanor Mohammed's presentation about strategic planning within a planning department showed how through facilitating several steps of team collaboration she was able to align her department on their goals, principles and work. Creating a living document that everyone has contributed to increased buy-in and established order. Understanding how others feel and the reason why can help us to deliver better plans and outcomes. Ultimately buy-in is important not just from residents and stakeholders but also the teams we work with. Consensus building can be very powerful in getting work done.

Also, being good at working together can actually cost us less. Michael Solowan from Brownlee LPP took us through the keys to a successful annexation process and most of what he suggested was front ending the work. His list included essentials like joint growth studies, an intermunicipal development plan, identified areas for growth, legitimate annexation triggers, and stakeholder consultation. While it may seem like a lot of work up front, Solowan appealed to us not to rush or short circuit the process. He presented the legal standpoint that working with your neighbours in a respectful manner is most likely to get the best outcome for everyone.

Upcoming changes to Alberta's Municipal Government Act will mandate further collaboration through interregional plans. The final presentation at the conference spoke to the upcoming changes that will soon mandate further interregional cooperation and for municipalities to work together. Our plans will no longer be isolated silos but must connect into the greater area. Those communities that already communicate and collaborate with each other will have an advantage at this when the policy is updated.

**Concluding Thoughts:** The CPAA provides a forum for officials and administrators across the province to sit down and talk about what is going on in their municipality. As a young planner, being exposed to these voices from all over Alberta, discussing what impacts their own communities was the most rewarding experience I had at the conference. Hearing these perspectives has given me a greater insight into the challenges that municipalities face and how our planners and politicians can work to resolve them.

Individually, we do not have all the answers but by working together we are much stronger and more likely to be resilient communities. What we can do is be open to change, align our own team and work together with other municipalities to establish good working relationships. Together, we shall overcome and thrive.

## UPCOMING PLANNING EVENTS

Alberta Emergency Management Agency  
2016 STAKEHOLDER SUMMIT AGENDA  
November 21 – 22, 2016  
Radisson Hotel Edmonton South, Edmonton, Alberta



FEBRUARY 16 - 18, 2017  
EDMONTON, ALBERTA, CANADA



### Sustainability 101

Designed for those involved in rural governance or rural leadership positions, Sustainability 101 offers the opportunity for participants to expand their rural sustainability toolkits to better meet the needs of our changing rural communities. This series of 5 full-day courses (topics listed in the graphic above), now in its second cycle, has been adjusted to incorporate suggestions made by past course participants, giving you more of the quality education, facilitated discussions, and grounded rural experiences you can expect from AEE courses. Take a course on its own to get an in-depth look at a single sustainability element, or complete the full series to become better acquainted with a variety of relatable sustainability challenges and opportunities facing rural Alberta communities! Completion of the series means you will also achieve your Certificate in Rural Sustainability.

[FIND MORE INFORMATION](#)

# The Shift: What to Do When Things Change Winning Essay 2

By Crystal Jackson, 1<sup>st</sup> Year MPlan student, University of Calgary

When reflecting on this year's CPAA conference and its theme, *The Shift: What to Do When Things Change*, I ask myself a difficult question: are we succeeding? Is the human enterprise changing quickly enough? We can easily search the internet for metrics showing us how fast the World is changing. We can glimpse forests slowly disappearing, deserts growing, oil production increasing, and temperatures rising. We all have access to these frightening numbers. Perhaps even resonating 'closer to home', we also feel the impact in our gut as we witness another great tree fall in our childhood neighbourhood or another species blink out of existence.

The reason and the culprit? Not as surprising as many of us would like to think, and it happened to be one of this year's conference sessions. Climate change. With temperatures reaching extreme levels, paired with more floods, droughts, and other climatic disasters happening all around the World and even experienced in the province of Alberta in recent years, climate change and how communities can plan and be better prepared for these disasters are two very relevant issues that need to be addressed today.

Many scientists, writers, and environmental proponents have 'sounded the alarm' for decades. In actuality, the modern environmental movement which includes buzz words such as sustainable, conservation, preservation, green, renewable, etc. began almost 50 years ago. Today, the World has many more ecologists, environmental groups, lobbyists, and earth friendly products than ever before. We even have more environment ministers, laws, university courses, and planning approaches. However, are we more sustainable now than we were in 1966? Even with the more environmentally aware practices mentioned above, I would argue we are less sustainable, and if we stay on this current path, the World may not last. If we had 100 years to correct the complicated and often terrifying problems arising at this moment of the earth's unfolding, it could be a slow graceful evolution to a new World, but the science isn't giving us 100 years. We must remember that it's not our schedule, it's the schedule of the planet. If the current science, politics, meetings, and agreements are not working at the capacity that the World needs, what else must we do?

I believe it is a matter of how our approach to dealing with climate change should not only be on the global or even community level, but perhaps more importantly, with the individual; on a more personal level. There should be a call to action through a shift in perception or a transformation of our understanding with the living land itself. We must change how we think that using up resources and moving on to the next place and the next thing in order to find more is okay. We need to reaffirm our many connections to nature. Culture as of late has been driven by the spread of digital media and dependence on vehicular transportation. This in turn has separated us from what truly matters, and that we are in fact active participants with everything that surrounds us, be it the air, the water, the soil, the plants, or the other animals. Learning to recognize and respect our physical selves can help forge a deeper sense of being a part of this World. A book I read this summer after the conference also discussed addressing climate change

and its associated disasters. The author suggests that we will not develop true relationships with nature through political strategy, policy initiatives, or technological breakthroughs until we first accustom ourselves to nature (Abrams, 2010). We must learn to not only

talk about nature, but also, spend time being in dialogue with nature. This deeper reconnection and embeddedness with nature can help people on an individual and social level to treat the earth with greater respect and reciprocity in the hopes to find a solution to these issues the planet faces today.

Dealing with climate change on either a global or personal level is a challenging matter. There should be no hierarchy of humans over nature, or vice versa. The reciprocal relationship between people and their environments, whether it be the natural or the built, are part of a system of agreements and interactions that constitute the culture of society. It all works as a cycle and is never stagnant. Today, I think planners need to be more aware of the fact that it should now be our job to find innovative methods to develop the built environment in such a way that conserves our natural environment instead of manipulating it. Through policy and design, urban planners can bridge the gap between the natural and built environments and help to change the common perception that they can continue to be looked at and treated separately.

As members of CPAA and advocates for good community planning, we must acknowledge the pressures of the moment, but also understand that those pressures don't excuse risking the future. Therefore, we must view, advocate, and create places in their entirety, thinking of both the natural and built environments as one, rather than zeroing in on isolated components. Each and every one of us should strive to leave the land better than we found it. It is our job to build up resiliency and focus on durability. We must call upon ourselves to be responsible, to be the leaders the World desperately needs.

It is easy to remain always aligned to the voice of one's higher nature. We believe it to be easier to think that what we do or could do makes no difference in the matter of things. It is easier to do that than it would be to live in the awareness of our inherent unity. 7 billion people in the world shouldn't scare us, is should empower us.

The 2016 CPAA conference, and the climate change session especially, paired with other books I have been reading since, has enlightened me in so many ways in terms of my intended career and role as a citizen of the World, but most importantly, it has altered my personal future. They have influenced me to act differently in 4 main ways and I encourage others to consider it as well. First, is *to be 'awakened.'* It is my place to be awakened and aware, and to truly open my eyes to the realities of the World, good and bad. Matters such as climate change are happening right now. I cannot dismiss these issues anymore; we cannot.

Second, is *to pay attention.* It is my place to look around and pay attention to what I see around me. If I can take more time to appreciate

## Winning Essay 2 Continued...

By Crystal Jackson, 1st Year MPlan student, University of Calgary

the beauty and wonder that exists even if it be only the walk from my car to the classroom, it could surprise me. I need to slow down, and learn from a particular place. My urge to affiliate with other forms of life has been heightened.

Third, *to behave accordingly*. It is my place to honour the sacredness of all life and members of this World as if life depended on it. I would like to do everything in my power to live more sustainably even if it is just using energy efficient lightbulbs, recycling, or composting.

Lastly, it is not only my place to act accordingly, but also *to tell about it*. It is my place to tell others and to 'awaken' others. It is my place to spread the word that the planet is sacred. If I know about certain issues

locally and around the world, I must share my knowledge with others, 7 billion others if possible! Collective action results in change.

The 2016 CPAA conference, *The Shift: What to Do When Things Change*, reminded us or perhaps uncovered an extremely relevant issue that needs to be addressed today; climate change. This issue should be approached on a global and community scale through political strategy, policy initiatives, technological breakthroughs, more ecologists, environmental groups, lobbyists, and easily accessible earth friendly products. However, in order for humans to truly help correct the ills already imposed on the World, it begins with a shift of our cultural perceptions. We are all one. We are all interdependent beings in a common biosphere. Where is our place in the World? It's loving what you enjoy from both the natural and built environments, and making sure that these elements are preserved for future generations to appreciate. Progress is difficult to see in the struggle against climate change. Fortunately, more and more people are realizing that the fight is worth the cause.

## Alberta Planning Exchange Community Planning Association of Alberta FALL 2016

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CPAA Secretary  
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### CPAA Mission:

To provide opportunities to share, promote and encourage 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, summaries of 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.

<http://www.cpaa.biz>