

# Municipal and Regional Planning

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# Four points

- Wet growth
- Well managed regional growth
- Balanced growth
- Growth that pays for itself

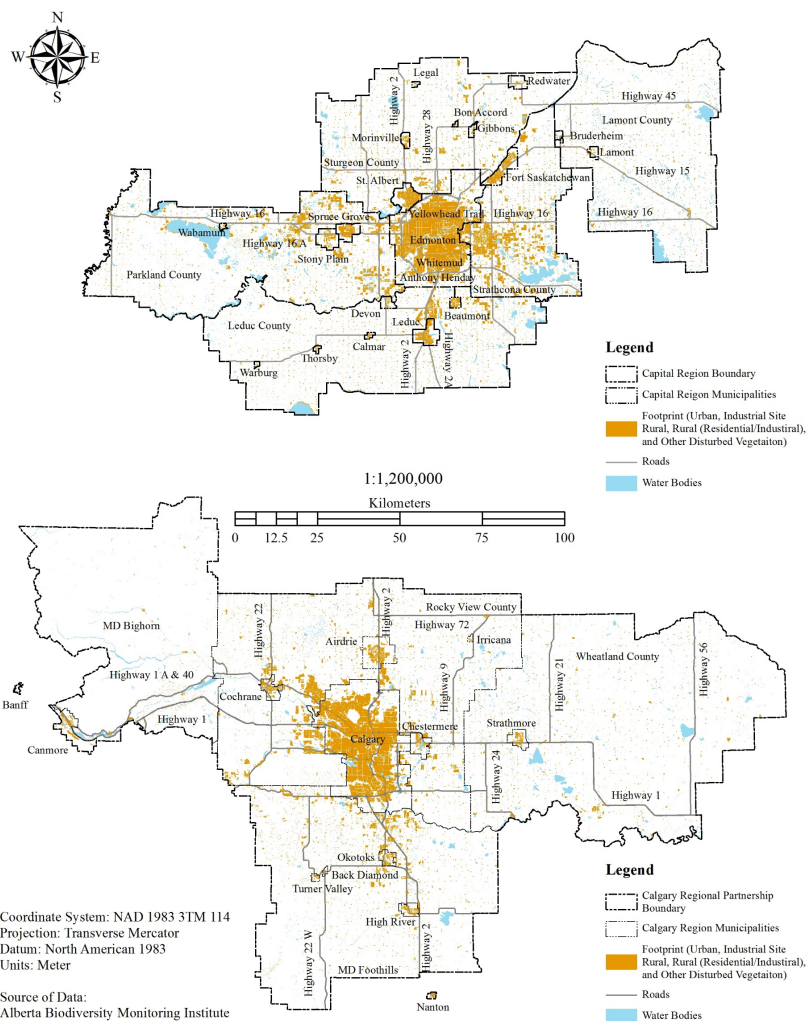
# Wet Growth

- LUF is roughly based on major watersheds in Alberta and its Strategy 3 stresses their finite carrying capacity.
- What is the issue here?
  - Water is not integrated with land development and the efficient use of land (strategy 5).
  - Calgary
    - Introduction of water licenses because of the low levels of water in Bow and other rivers.
  - Edmonton
    - Future projections for water levels in North Saskatchewan River are not good.
  - And so is the case with other rivers in Alberta as well
- “Wet growth” connects land use and water resources and water quality.
- Both regional and municipal plans should consider using water as a lens to manage regional growth and the efficient use of land.

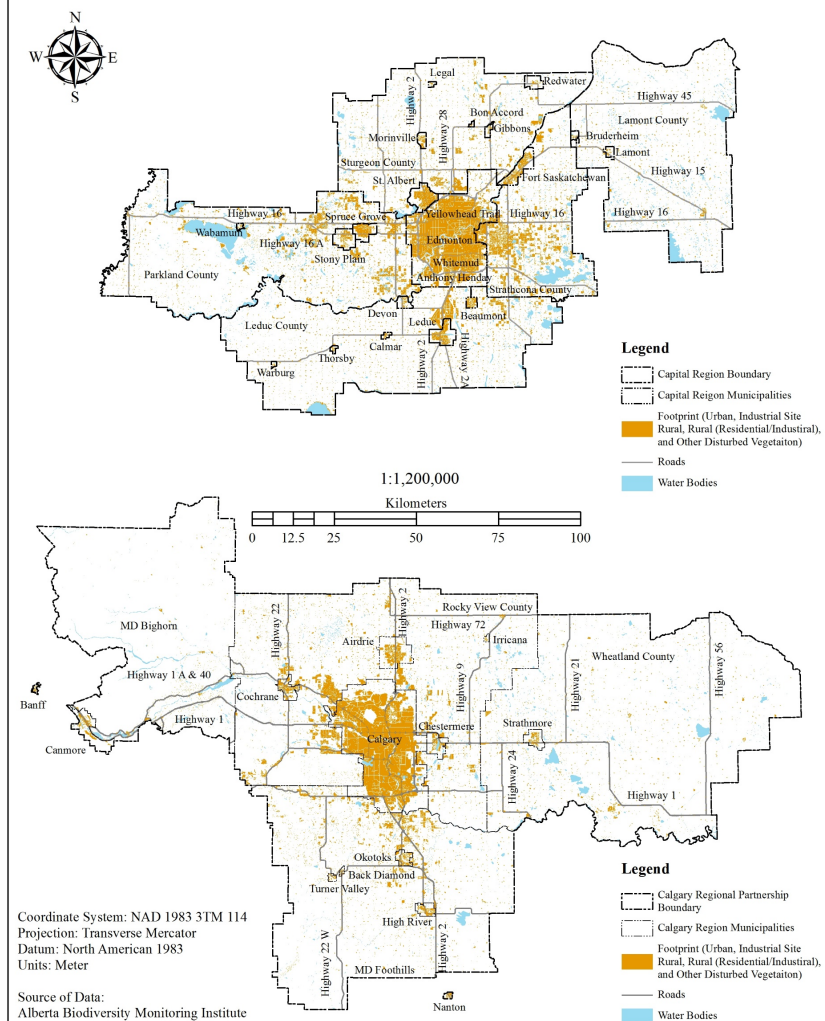
# Well Managed Regional Growth

- LUF Strategy 2 about land use governance may not be most effective.
- Without proper regional planning and governance, the metropolitan areas have experienced unchecked growth.
  - Calgary
    - Voluntary nature of cooperation is not necessarily the best model of regional planning.
  - Edmonton
    - Capital Region Board seems to be helping the growth patterns.
- The provincial government should consider creating mandatory regional boards, like the Capital Region Board, for metropolitan areas.
- Land Use Secretariat cannot possibly keep track of 347 municipalities that their plans area actually align with the regional plans.
- Outside of the metropolitan areas, the government should consider a form of regional governance structure similar to BC's regional districts, which could manage each region as identified in the Province's Land Use Framework.

Urban Footprint in the Calgary and Edmonton regions in 2007



Urban Footprint in the Calgary and Edmonton regions in 2012

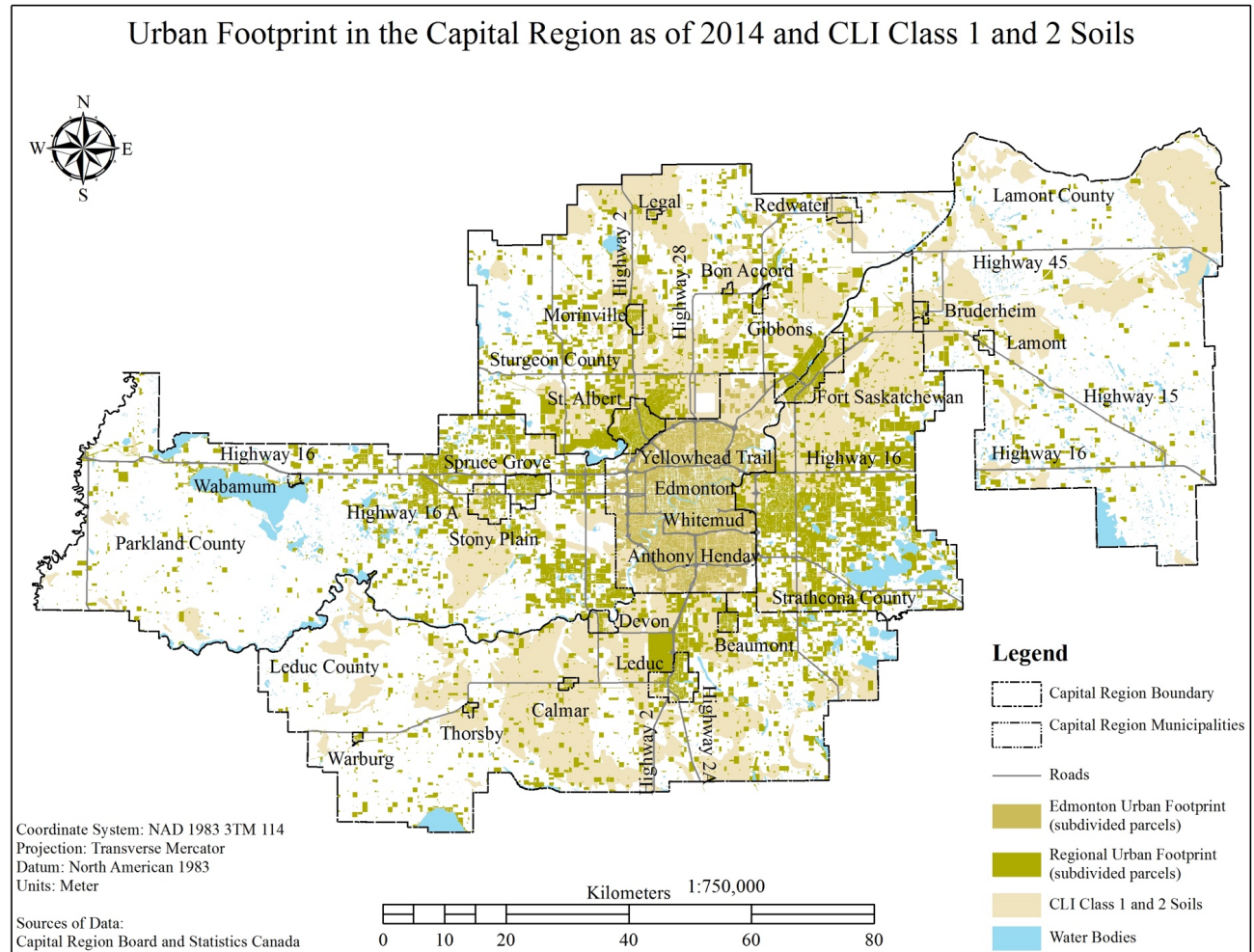


# Balanced Growth

- LUF's strategy 4 identifies agricultural land consumption and fragmentation for urban purposes as a major issue.
- Thanks to LUF, fragmentation and conversion of agricultural land can/is being monitored and reported annually.
- ALSA enables conservation easement and farmland trust.
  - Conservation directives have not been used to date. Neither are TDCs
- The provincial government may want to explore more effective ways to protect agricultural land like BC's Agricultural Land Reserve (or Quebec's Act to preserve agricultural land) along with TDCs.

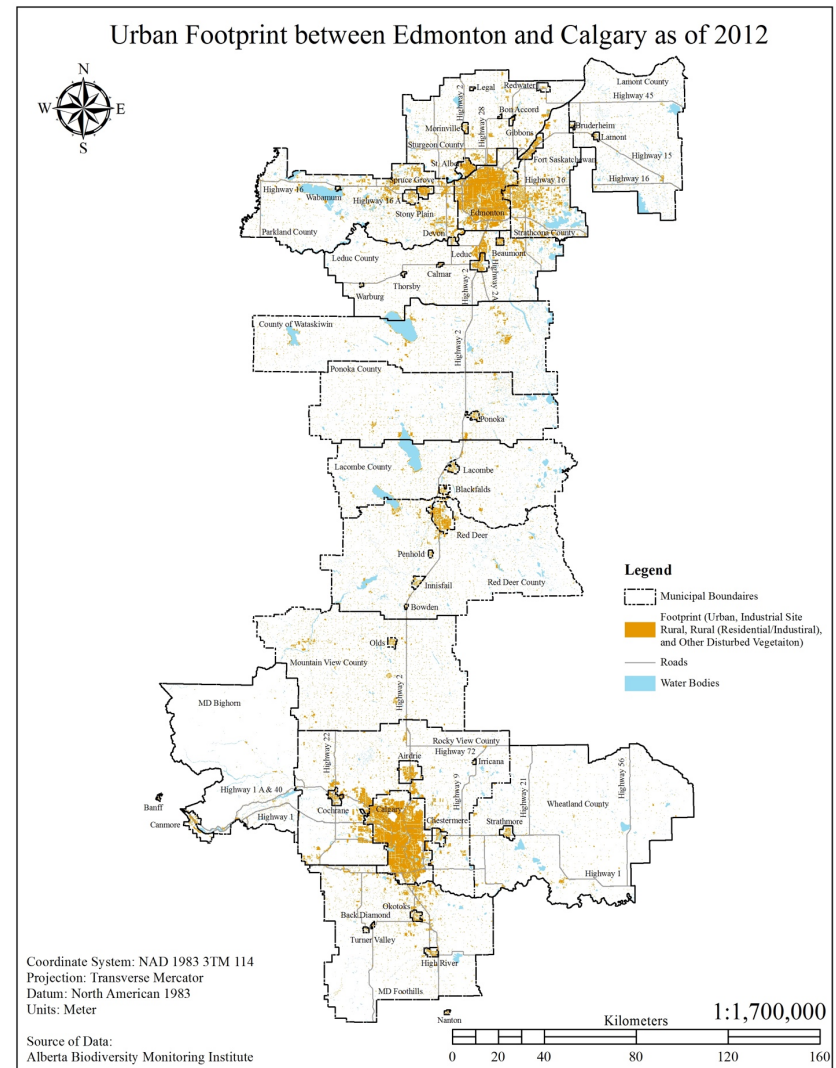
# Agriculture land

- In the past 40 years, 4 fold increase in development on the most fertile land.
- As of 2014, 16% of the total class 1 and 2 soils in the region has been developed.



# Land use conversion

- Between 2007 and 2012, 4.74% of agricultural land converted to non-ag land.
- By 2050, we might see an area close to Lethbridge and Grande Prairie combined along the QE2 corridor





# Paid for Growth

- New growth is being subsidized by the rest of the city
  - In Calgary
    - The Standard Development Agreement (SDA) system, off-site levy
  - In Edmonton
    - The Permanent Area Contribution (PAC) system
- Both systems have problems because the actual costs are not being accounted for.
- Growth has to be paid for through pre- or post-development charges, fees, taxes or other forms of revenue.
- Alberta cities will have to design their model of development charges and/or any other form of levies to ensure that the new developments are fully accounted for.
- Interestingly, Strategy 5 “efficient use of land” is not a part of the legally binding regulatory part of the regional plans