

Appendix G

Chart of Municipal Land Use Policy Gaps

Action Items	Gaps and Issues	Stakeholder	Implementation
<p>Legislation</p>	<p>Municipal Government Act</p> <ul style="list-style-type: none"> ➤ Provide an effective mechanism for regional decision making, planning and dispute resolution. ➤ Require the mandatory protection of fringe areas adjacent to urban boundaries ➤ Include regulations designed to protect agricultural land by restricting subdivision of agricultural land. ➤ Contents, terms of reference and level of detail of statutory plans therefore vary widely. <p>The content and detail of IDPs and MDPs vary widely throughout the Capital Region</p> <ul style="list-style-type: none"> ➤ Only three IDP's exist in the Capital Region, and recent growth rates have shortened the longevity and relevance of these plans ➤ Despite MGA provisions in Section 632, most MDPs have not sufficiently addressed the range of intermunicipal planning issues in all parts of the region ➤ Not all municipalities have an MDP. Municipalities with populations under 3500 are not required to prepare MDPs. ➤ Some MDP's are out of date, and most MDPs planning horizons do not align with the regional forecast period. ➤ MDPs use different terminology to define land uses, making it difficult to integrate existing MDP's into a composite regional map. ➤ Very few MDPs describe a preferred development density. 	<p>Every municipality in the Capital Region</p> <p>Every municipality in the Capital Region</p>	<p>Develop a common terms of reference</p> <p>Develop a common terms of reference and language for statutory plans, such as land use definitions, planning horizons, population projections, and identify future annexation locations.</p>
<p>Operations</p>	<ul style="list-style-type: none"> ➤ Buffers between industrial and non-compatible land uses are established independently by municipalities and vary from 1.6 to 3.2 km. ➤ Approving large areas of country residential development near urban centers constrains future urban growth, and the need for expensive piped services in the future. ➤ Given infrastructure costs and development constraints, the question of how much municipal growth should be accommodated by infill and redevelopment versus outward expansion needs to be addressed. ➤ The MGA contains no criteria for defining the need for annexation. ➤ As rural and urban municipalities continue to compete for growth, principles, standards and criteria applying to annexations will be needed (enabled under Section 76 of the MGA). 	<p>Every municipality in the Capital Region</p>	

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<p>Structural</p>	<p>Planning in the Capital Region should include municipalities that may shoulder some of the anticipated population and employment growth; are part of the regional infrastructure network; are within its zone of influence and will be affected by planning decisions within the region, and areas within environmental air and watersheds.</p> <p>New industrial areas and the expansion of existing areas is largely market and developer driven.</p> <p>Although municipalities can plan for growth, the private sector leads subdivision and development processes based on land ownership and market demand.</p> <p>The absence of a forum for regional land use planning and decision making has left municipal authorities and provincial departments without a venue for:</p> <ul style="list-style-type: none"> ➤ Consistent interpretation of provincial policy and/or regional infrastructure requirements given many, often competitive interests ➤ Building consensus for future land use and infrastructure plans ➤ Planning of key regional roads (provincial highway planning is covered under provincial legislation). 	<p>County of Thorhild (issue - regional landfill)</p> <p>Lac Ste. Anne County and urban municipalities in eastern region (issue - population pressures)</p> <p>Improvement District B (issue - ecosystems within the Industrial Heartland)</p> <p>Every municipality in the Capital Region</p> <p>Every municipality in the Capital Region</p>	<p>Strategies to focus growth into specific areas of the Capital Region</p>
<p>Technical</p>	<p>Of the 25 municipalities in the Capital Region, 12 use a common data management and display approach (Geographic Information Systems, GIS) for future planning purposes.</p> <ul style="list-style-type: none"> ➤ Of the 12 using GIS, there is some difficulty in relating the information between municipalities. ➤ The remaining 13 municipalities rely on ACRA for mapping. ➤ Using a common data base or standards would enable more integrated land-use planning in the region 	<p>Every municipality in the Capital Region</p>	