



September 21, 2019

Dear Minister Madu,

I want to begin by thanking you for the work you have been doing to secure a positive future for Alberta Municipalities. It is with this in mind that I am writing to you today.

We are very proud to be part of Rocky View County and recognize the efforts that our Councillors and Administrative Staff & Managers partake in everyday to secure a positive and dynamic future for our Hamlet. I am not sure if you are aware, but Langdon is the largest Hamlet in Rocky View County. In the last 12 (twelve) years, Langdon has experienced a 51% population growth, with a projected growth with approved residential developments of an additional 150%. Currently, as per our most recent census numbers, Langdon is home to 5,364 residents. Langdon is also the home base for 30+ brick and mortar businesses, and over 100 home based businesses.

In 2013, Rocky View County placed into their Municipal Development Plan a Population Threshold on Hamlets. This population threshold, or population cap would see Hamlets in Rocky View County not able to exceed 5,000-10,000 residents. And as stated above, Langdon is within these parameters and geared to exceed them in the future. On June 11, 2019, Rocky View County voted to remove these parameters from their MDP and the process began to officially have them removed by receiving approval from the Calgary Metropolitan Regional Board (CMRB).

On September 20, 2019, the CMRB put to a vote the 2 amendments to Rocky View County's MDP, the population threshold on hamlets and the option to allow commercial outside of Area Structure Plan (ASP) boundaries. Both of these items are extremely beneficial to growth and development, and have a very positive effect on the economy of Alberta. Businesses are attracted to Rocky View County for numerous reasons, and Rocky View County has the space to accommodate the growth. Allowing commercial development outside of ASP boundaries, allows for industry to come to Rocky View County and provides jobs to the communities.

Prior to the vote, the amendments were reviewed by CMRB administration and a third party planning consultant. Both parties believed in the amendments were in compliance with the boards Interim Growth Plan. However, the City of Calgary chose to appeal the decision and during the vote on September 20th, 2019 used its power and influence to veto the changes.

What we find disturbing is that the CMRB creation in 2018 by the previous government due to pressure by The City of Calgary effectively created a fourth level of government. The goal behind the creation of the CMRB was to create a space for area municipalities to come together and create long term planning for the growth of the area; Growth, that is beneficial to all municipalities. Unfortunately, this is not the case in how it is operating at this time. At this time, the CMRB is essentially utilized by the City of Calgary to micro-manage surrounding municipalities for what they believe is within their best interest, and bully those municipalities that rely on the City of Calgary resources to follow suit. It is unacceptable and irresponsible of both the City of Calgary and the Province of Alberta to allow this to continue.

It is our hope, that a formal review be undertaken and the dissemination of the CMRB take place. Rocky View County is both financially stable and economically viable, a success story of Alberta, that due to the CMRB has a future that is hazy and unclear in terms of growth and continued sustainability.

Thank you for your time and consideration to this matter,

Alysha Bates  
President  
Langdon & District Chamber of Commerce