

HEADINGLEY'S RESPONSE TO PLAN 20-50

Headingley has consistently expressed concerns throughout the planning process related to the various drafts of the regional plan and its supporting studies. Headingley Council does not support the plan in its current form. While some issues have been addressed, significant concerns remain. These include:

Preservation of Semi-Rural Character:

The WMR Board has not acknowledged Headingley's desire to maintain a semi-rural environment. Our community seeks modest growth and is open to limited urban-type development such as townhouses, senior living complexes, condominiums, professional offices, and retail spaces. Supporting attachments to my presentation include Attachment 1, which provides our Community Vision from our Development Plan.

Designation as an Inner Metro Area:

What rationale did the WMR Board use to classify Headingley as an Inner Metro Area? Under *The Planning Act*, it is mandatory for each board member to review Headingley's Development Plan—and those of other municipalities—before proposing this by-law. Section 19.1 of *The Planning Act* states:

“Before preparing the proposed regional planning by-law, the regional planning board **must** review the existing and proposed development plans of each regional member municipality.”

This is a mandatory requirement that each WMR Board member shall comply with before considering and voting on this by-law.

Impact on Local Vision:

The Plan's push for higher density in greenfield developments contradicts our long-term vision and the preferences of our residents, including future growth rates. Attachment 2 provides Development Plan policies that may be impacted by Regional Plan policies.

Loss of Local Autonomy:

Recent amendments to *The Planning Act*, allowing broader rights to challenge council decisions, coupled with the proposed density policies, will reduce local control over land use planning.

Financial Impact on Infrastructure and Lack of Background Studies:

Transitioning to an inner metro area will strain both our hard (e.g., municipal sewer and water systems) and soft (e.g., recreational facilities) infrastructure capacity.

Has the WMR Board estimated the costs, timelines, and staffing required for municipalities related to preparing Regional Context Statements, updating Development Plans, updating Zoning By-laws, updating Secondary Plans, and updating Sewer and Water Plans?

The plan is being advanced without comprehensive background studies in crucial areas such as regional servicing, transportation, housing, network assets, climate action, and agriculture.

Potential for Confusion and Legal Challenges:

If the regional plan is approved as is, it will lead to confusion and uncertainty in land development. Municipalities will have three years to align their local plans with the regional plan. During this period, how will we manage developments that may conflict with the regional plan? What are the implications for legal disputes, developer costs, and project delays?

To address some of these issues, we propose including provisions in the regional plan for a development moratorium for municipalities wishing to formulate their own density strategies and assess infrastructure requirements.

Attachment 1

4.1 Community Vision

The following community vision has been used as a guide in formulating the land use policies in the Development Plan:

- 1) The community of Headingley is blessed with a number of unique attributes that add to its attraction as a destination for homeowners, businesses and industries. It enjoys proximity to a large urban center, excellent transportation routes, the Assiniboine River and a blend of semi-urban and rural features. A major asset also is the people who live here and work together to build a friendly and welcoming community. Headingley fosters a healthy community atmosphere where services are rendered in a personal yet efficient manner. Well-developed public services including garbage pickup, recycling programs, fire protection, ambulance service, recreational facilities and good roads help to make this a safe and secure community. These services will continue to grow in an affordable manner as Headingley's council and administration continue to focus on building a tax base that strategically balances and controls business and residential growth.

As Headingley looks with confidence to the future to preserve parts of its natural environmental heritage, council shall work to preserve as much of our historical riverbank areas in their natural state and pass on this valuable heritage for current and future generations to enjoy.

As a growing community, the municipality must resist outside pressures and put its people first by insisting on developments that are in tune with the community's needs and desires to preserve the semi-rural neighbourhood the community has worked so hard to preserve.

As Headingley moves forward it will enhance and add recreational lands and facilities, plan for schools, picnic grounds and a town site in order to maintain the outstanding community environment it currently enjoys.

Attachment 2

- (11) In approving new residential development, Council will consider the five-year supply of lots, which is not to exceed 5 percent of existing residences per year.

- (21) New single family residential development will be limited to not more than 2 lots per acre gross density.