

GROWTH SHORTFALL IN ROCKY VIEW



Rocky View
2020

Rocky View 2020

Rocky View 2020 Advisory Society is incorporated in the province of Alberta and supported and funded by taxpayers and residents in the County of Rocky View.

For more information or to join go to:

www.RockyView2020.com

The County Plan came into being one year ago, when Rocky View Council passed the document designed to prescribe our county's growth over the next 10 years.

There was concern at the time. Many felt the focus on prescribing where development could or could not occur and restricting growth were not the best priorities for achieving the vision of the plan.

Rocky View 2020 has advocated for a robust first year review of the plan and has encouraged the county, with the help of Council, to complete that report.

The county report will be presented December 2 to the Councilors. It should detail how well we are achieving the stated vision of an "inviting, thriving and sustainable" county.

Early Research indicates that we are 50% below the even modest growth targets set out by the County Plan. This large shortfall is occurring during a time when the Calgary region is experiencing record breaking growth.

Over the last year, Calgary gained more residents than it ever had before over any 12-month period. Calgary is booming.

Rocky View is the county of one million acres surrounding Calgary.

It seems reasonable that Rocky View County, during a time like this, would have achieved the modest residential growth targets in the County Plan. The fact is the data indicates the opposite.

The County Plan approved a year ago, set the very modest target of 3% of the residential growth in the Calgary region would come to Rocky View. From the professional analysis done, and evident in the chart, Rocky View has achieved 1.5% during this time of record regional growth.

This 50% shortfall is certainly not due to any lack of investment and development interest. There is a lineup of interested parties willing to invest in Rocky View – under the direction of the county and with the communities involved.

There are at least 15 Area Structure Plans with proposals to be worked on within Rocky View. Two have been selected for 2015 and 2016. Others are on hold.

In addition other proposals are not really considered, no matter how excellent they may be, if they fall outside of the designated County Plan "growth nodes".

No one is advocating for unbridled growth. A plan is good. But restrictive attitudes on allowing new neighbors and investment into our communities will keep us from achieving the vision of an "inviting, thriving, and sustainable county".

The revised plan should score the very best proposals on a number of existing criteria. Then prioritize working on the best ones. This is the fastest way to see the vision of the plan fulfilled.

We thank the county administration for its work in assessing year one results of the County Plan. We look forward to the December 2nd detailed report.

We appeal to Rocky View County Councilors to take an unbiased view of what is actually being accomplished and consider amendments to the County Plan that will help to better achieve the vision.

CALGARY REGION RESIDENTIAL HOUSING PERMITS

<i>Municipality</i>	2009	2010	2011	2012	2013	Q3 2014
Airdrie	816	993	1,070	1,520	1,772	1,063
Banff	1	1	4	8	2	8
Black Diamond	18	22	17	13	13	13
Calgary	5,078	7,054	9,812	9,583	13,712	9,439
Canmore	19	28	34	15	154	104
Chestermere	143	163	128	325	401	342
Cochrane	386	422	357	544	781	712
High River	111	94	85	80	110	69
Irricana	0	1	1	0	0	0
Nanton	2	3	1	4	1	1
Okotoks	39	307	227	235	215	152
Redwood Meadows	0	0	0	0	0	0
Strathmore	156	138	104	87	78	65
Turner Valley	19	9	8	19	21	41
MD of Foothills	128	169	116	154	136	195
Rocky View County	228	285	207	313	252	192
Wheatland County	69	48	52	30	27	62
TOTALS	7,213	9,737	12,223	12,930	17,675	12,458
<i>Rocky View County</i>						
<i>Proportional Share</i>	3.2%	2.9%	1.7%	2.4%	1.4%	1.5%