



WHEATLAND COUNTY

Where There's Room to Grow



June 3rd, 2019

Calgary Metropolitan Region Board
c/o Liisa Tipman

Ministerial Order
MSL:091/18

RE: West Highway 1 Area Structure Plan Amendment

Please find enclosed Wheatland County's application to amend the West Highway 1 Area Structure Plan (WH1ASP). The application package includes Bylaw 2019-11, the proposed amendments compiled into the ASP, the council report, and the Interim Regional Evaluation Framework (IREF) Evaluation Criteria Review.

McElhanney Consulting Services were hired by the proponent to make the amendments to the WH1ASP.

Bylaw 2019-11 is the bylaw to amend the West Highway 1 Area Structure Plan Bylaw No. 2006-05 (WH1ASP), to include primary commercial uses within the Origin Business Park Area, to add Map B outlining the Origin Business Park Area, and to make additional amendments to make the whole of the WH1ASP consistent with the aforementioned additions.

The studies initially done for the WH1ASP were high-level documents, meant to give an overview of the area. As such, when the County receives applications for rezonings, subdivisions, or development permits a variety of studies and reports such as traffic impact assessments, wetland impact assessments, and storm water management plans may be requested. Developments within one mile of a highway/public road under Alberta Transportation's (AT) jurisdiction are circulated to AT for comment, and if applicable, must obtain a roadside development permit. There is a power transmission line along Highway 1, and there are several oil and gas pipelines within the WH1ASP boundaries. Map #4: Existing Oil/Gas/Electrical Infrastructure, part of the WH1ASP appendix, would have been completed in 2005/2006. As such, it does not show all of the new pipeline infrastructure. A supplemental map was included as part of the map package to show the current oil and gas pipelines within the area. This map is not part of the WH1ASP amendment.

The amendment proposal was circulated to Rocky View County and the Town of Strathmore prior to first reading. Landowner information was requested from both municipalities in order to notify landowners within 1 mile of the WH1ASP plan area of the public hearing.

Wheatland County Council gave Bylaw 2019-11 First Reading on March 5th, 2019. A public hearing was held followed by Council granting Second Reading on May 21st, 2019. Staff were then directed to submit the application for review under the IREF. It is staff intent for Third Reading to delete the proposed amendment to 2.1 "Existing Policy Framework" in order to provide some historical context to the WH1ASP. As such, Section 2.1 "Existing Policy Framework" will revert back to the original text.

Wheatland County administration requests the CMRB approve the proposed area structure plan amendment so it can be brought back to Council for third reading.

If you have any questions regarding this matter, or require additional information, please contact the undersigned.
Sincerely,

Megan Williams, BCD // Planner II
Megan.williams@wheatlandcounty.ca // 1-403-361-2162