

Regional Evaluation Framework (REF) CMRB Administration Recommendation	
Member Municipality	Rocky View County
Application Name	Janet Area Structure Plan Amendment
REF Application Number	2023-05
Type of Application	Area Structure Plan Amendment
Municipal Bylaw #	Bylaw C-8020-2020
Date Application Circulated	April 21, 2023
Date of CMRB Administration Recommendation	May 19, 2023
CMRB Recommendation	
That the Board REFUSE REF Application 2023-05, the Rocky View County Janet Area Structure Plan Amendment	
<ul style="list-style-type: none"> REF Application 2023-05 is for proposed amendments to the existing Rocky View County Janet Area Structure Plan to allow for the development of 989 hectares (2,443 acres) of business and industrial land. The subject lands are within the existing footprint of the Janet ASP and are currently denoted as the "Long Term Development Area" in the existing Janet ASP. The Janet ASP Amendment is located within Joint Planning Area #2, a Preferred Growth Area. The ASP amendments would expand the Employment Area Placetype in the ASP. Although the Employment Area Placetype is not a Preferred Placetype, it should be located within a Preferred Growth Area. Joint Planning Area #2 is a Preferred Growth Area. Growth Plan policy 3.1.3.1 states that, "New development in Preferred Growth Areas shall make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers and connect to municipally owned services, or piped water and wastewater services provided by others." The new development proposed by the Janet ASP Amendment continues the existing limited-service business park development that uses individual cisterns for potable water and sewage tanks for wastewater. This form of water and wastewater servicing is inconsistent with Growth Plan policy 3.1.3.1. Certain proposed ASP amendments refer to the potential for regional servicing to be considered and potentially provided in the future. CMRB Administration finds the approach to deferring the consideration of regional servicing and/or more efficient servicing solutions to future planning processes inconsistent with Growth Plan Policy 3.1.3.1. The third party consultant review, completed by Stantec (Edmonton) found the application to be inconsistent with the Growth Plan. CMRB Administration finds REF Application 2023-05 to be inconsistent with policies of the Growth Plan and recommends the application for refusal. 	

Attachment

- Third-Party Consultant Review, Stantec (Edmonton)

1.0 Background

Rocky View County has submitted a Regional Evaluation Framework (REF) application for amendments to an Existing Area Structure Plan. The Janet Area Structure Plan Amendment (Janet ASP Amendment) is proposed Bylaw C-8020-2020. The Janet ASP Amendment was submitted to the CMRB through REF submission criteria 4.1 (d) which requires municipalities to refer all new amendments to Area Structure Plans and Area Redevelopment Plans. The Janet ASP Amendment proposes to guide the development of 989 hectares (2,443 acres) of land located within the existing Janet Area Structure Plan. The Janet ASP Amendment is located within Joint Planning Area #2, a Preferred Growth Area.

CMRB Administration notified CMRB members of REF Application 2023-05 on April 21, 2023.

2.0 Consistency with the Growth Plan

2.1 *Third Party Review*

CMRB Administration retained Stantec (Edmonton) to evaluate the application with respect to the REF requirements. The third party evaluation (attached) reviewed the proposed REF Application 2023-05 in relation to the goals, objectives, and policies of the Growth Plan. Stantec found REF Application 2023-05 to be inconsistent with the Growth Plan. The attached third party report provides an overview of the consistency of REF Application 2023-05 with all Growth Plan policies; areas of inconsistency are highlighted in red.

2.2 *CMRB Administration Review*

CMRB Administration reviewed REF Application 2023-05 for consistency with the Growth Plan in alignment with REF requirement 4.3. REF requirement 4.3 states that the REF shall only apply to proposed Area Structure Plan or Area Redevelopment Plan amendments. As outlined in the attached third party review, and in consideration of its own review of REF Application 2023-05 materials, CMRB Administration finds REF Application 2023-05 to be inconsistent with the policies of the Growth Plan.

3.0 REF 2023-05 Application Overview

The following provides an overview of key Growth Plan policies applicable to this REF application. See the attached third party review report for an overview of the consistency of REF Application 2023-05 with all Growth Plan policies.

3.1 *Proposed Janet ASP Amendments*

REF Application 2023-05 proposes to amend the planned land use on 989 hectares (2,443 acres) of land within existing Janet ASP to allow for the expansion of the existing Janet business and industrial area (see Figure 1 below). The current use of the

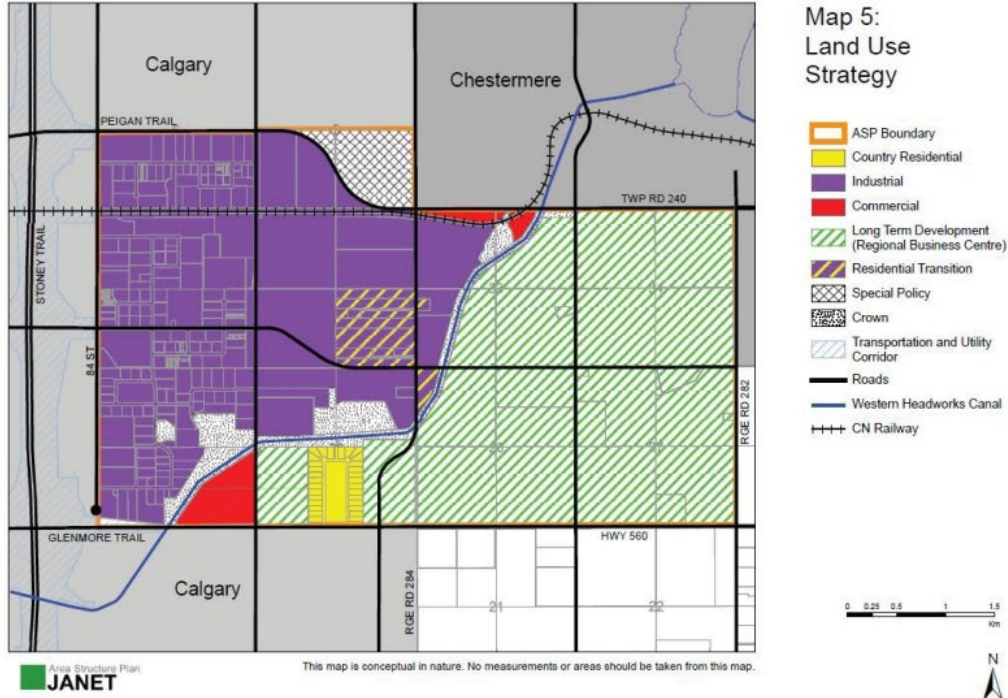
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land is largely agricultural in nature. In addition to the proposed amendment to the land use strategy, there are other proposed amendments such as the addition of policies around future consideration of regional transit and regional servicing, landscaping requirements, housekeeping amendments, and other amendments. Please refer to a full summary of proposed Janet ASP policy amendments in REF Application [2023-05 Council Report](#) or in the [2023-05 Proposed Janet ASP Amendment redline version](#) of the proposed Janet ASP Amendment.

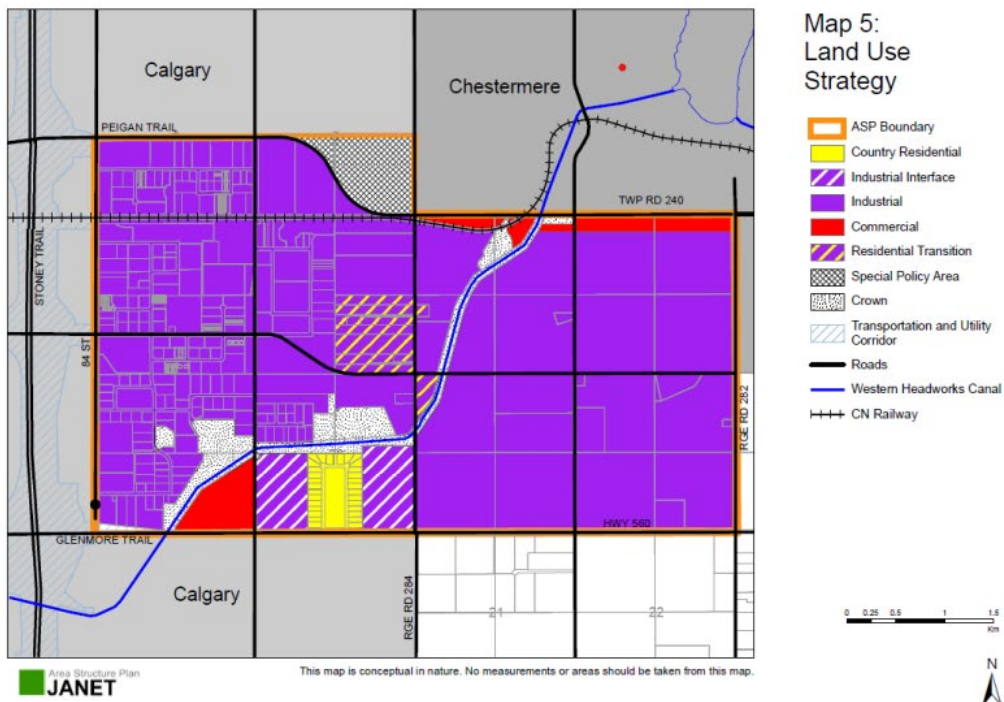
3.2 *Placetype and Location*

REF Application 2023-05 proposes to expand the Employment Area Placetype within the existing Janet Area Structure Plan (see Figure 1 below). Although the Employment Area Placetype is not a Preferred Placetype, it should be located within a Preferred Growth Area unless otherwise approved by the Board. Growth Plan policy 3.1.3.3. states that “Employment Areas should be directed to Preferred Growth Areas where infrastructure servicing and transportation is available. In addition, they should be located in areas close to a population centre that can provide opportunities for short commutes and locations where transportation infrastructure can provide for efficient movement of goods.” The Janet Area Structure Plan is located within a Preferred Growth Area (Joint Planning Area #2) and close to both population centres and existing and planned transportation infrastructure making REF Application 2023-05 consistent with Growth Plan policy 3.1.3.3.

**Figure 1: Proposed Janet ASP Land Use Strategy Amendment, REF Application
2023-05 Council Report, Page 9**



And replace with the following:



3.3 Water and Wastewater Servicing in a Preferred Growth Area (Growth Plan Policy 3.1.3.1)

As noted in REF Application 2023-05, the new proposed development is an extension of the limited-service business park growth located west of the Western Irrigation District's Western Headworks Canal (see Figure 1 above). This limited-service development includes water and wastewater servicing provided by individual cisterns for potable water and sewage tanks for wastewater.

The proposed limited-service servicing concept for the new Employment Area development is inconsistent with Growth Plan policy 3.1.3.1. which states that "New development in Preferred Growth Areas shall make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers and connect to municipally owned services, or piped water and wastewater services provided by others." The proposed amendment area is located within a Preferred Growth Area and must connect to municipally owned services, or piped water and wastewater services provided by others.

Certain proposed Janet ASP amendments do refer to the potential to investigate regional water and wastewater servicing connections in the future. Proposed Janet ASP policy 22.6. states that "the County should explore and implement measures to require landowners to connect to regional servicing at a future time, when not feasible at the time of development." In addition, proposed policy 26.20 states, in reference to the Joint Planning Area #2 Context Study, that future "Context study outcomes may inform strategies for more efficient and cost-effective servicing of the Plan area with regard to potable water and sanitary, in which case the County shall consider appropriate review of the ASP to incorporate regional servicing opportunities."

CMRB Administration finds that deferring the investigation of regional servicing for the proposed new development of 989 hectares (2,443 acres) of land within amended Janet ASP is inconsistent with Policy 3.1.3.1. Although there is no requirement in the Growth Plan as to when or how new development will connect to municipally owned or piped water and wastewater services provided by others, Growth Plan policy 3.1.3.1 does require that all new development in Preferred Growth Areas connect to such services. The commitment to potentially exploring and incorporating regional servicing within the Janet ASP in the future is not sufficient to make REF Application 2023-05 consistent with Growth Plan policy 3.1.3.1.

4.0 Recommendation

That the Board **REFUSE** REF Application 2023-05, the Rocky View County Janet Area Structure Plan Amendment



Stantec Consulting Ltd.
400-10220 103 Avenue NW
Edmonton AB T5J 0K4

May 1, 2023

Attention: Jordon Copping, Chief Officer

Calgary Metropolitan Region Board
305, 602 11 Ave SW
Calgary, Alberta T2R 1J8

Dear Mr. Copping:

Reference: REF# 2023-05, for the Janet Area Structure Plan (ASP) in Rocky View County.

Please find attached the third-party evaluation of the Janet ASP.

It is our opinion that the proposed plan is inconsistent with the goals, objectives, and policies of the Calgary Metropolitan Region Growth Plan, being Schedule A to Ministerial Order MSD:064/22.

Best regards,

STANTEC CONSULTING LTD.

A handwritten signature in black ink, appearing to read 'Holly Mikkelsen', with a stylized flourish at the end.

Holly Mikkelsen BA, RPP, MCIP
Senior Associate, Senior Urban Planner
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REGIONAL EVALUATION FRAMEWORK (REF) THIRD-PARTY REVIEW	
Member Municipality	Rocky View County
Application Name	Janet
REF Number	REF 2023-05
Type of Application	Amendment/Area Structure Plan
Municipality Bylaw #	Bylaw C-8020-2020
Date of Third-Party Review Report	May 1, 2023
<p>Findings That the Janet ASP Amendment is inconsistent with the goals, objectives and policies of the Growth Plan, Schedule A to Ministerial Order MSD:064/22.</p>	
<p>Summary of Review</p> <ul style="list-style-type: none"> • The review of the Janet ASP Amendment found that the proposed amendment does not adequately address Policy 3.1.3, Preferred Growth Areas. <ul style="list-style-type: none"> ◦ Policy 3.1.3.1; Development in the amendment area is not proposed to connect to piped water and wastewater servicing. The Plan amendment is within Joint Planning Area 2 where this must be addressed. • The Janet ASP Amendment expands the area subject to the limited-service development model. This amendment to the ASP is required to comply with the goals, objectives, and policies of the Growth Plan. • Rocky View County is proposing to address servicing in the future but has not demonstrated a plan to connect the Janet ASP Amendment Area to water and wastewater services. • In initiating this amendment, Rocky View County is required by the Growth Plan to address this but instead proposes that the "County should explore and implement measures to require landowners to connect to regional servicing at a future time, when not feasible at the time of development." (Policy 22.6 Janet ASP Amendment). <ul style="list-style-type: none"> ◦ This ASP Policy shows no commitment to provide servicing. • Additionally, because the Janet ASP Amendment does not meet Policy 3.1.3.1, it also doesn't meet 3.1.9.10 which states that Statutory Plan Amendments in Joint Planning Areas may continue to be approved prior to completion of Context Studies, <u>subject to the policies of the Growth Plan.</u> <p>The review found that the Janet ASP Amendment is inconsistent with the goals, objectives, and policies of the Growth Plan.</p>	
<p>Review Prepared by: Holly Mikkelsen, RPP, MCIP Senior Associate, Senior Urban Planner Stantec Consulting</p>	<p>QA/QC Completed by: Sylvia Summers, RPP, MCIP Senior Associate, Senior Urban Planner Stantec Consulting</p>

Part A: REF Review

The purpose of the REF review process is to confirm the alignment of statutory plans or statutory plan amendments with the goals, objectives, and policies of the Growth Plan. The following tables provide a summary of the third party review findings. Growth Plan policy areas that are “not applicable” to this REF application have been marked as such.

3.1 Blueprint for Growth	
3.1.1 Region-Wide Policies	<ul style="list-style-type: none"> The Janet ASP Amendment is within Joint Planning Area 2 (JPA2) as identified in the Regional Growth Plan (RGP). Appendix D of the Janet ASP details the Intermunicipal Engagement process, which includes intermunicipal engagement plans for each neighbouring municipality, notification and invitation to engagement events, technical workshops with the neighbouring municipalities, meetings, circulations, and several emails and letters. Formal correspondence from both The City of Calgary and The City of Chestermere confirmed that collaboration was sufficient. <p>The Plan Amendment aligns with Policy 3.1.1</p>
3.1.2 Preferred Placetypes	N/A
3.1.3 Preferred Growth Areas	<ul style="list-style-type: none"> The existing Janet ASP focuses on facilitating limited-service business development. The proposed amendments seeks to expand limited-service development model and does not propose to connect to piped water and wastewater servicing. <ul style="list-style-type: none"> The Plan amendment is within Joint Planning Area 2 where this must be addressed. Planning for water and wastewater services is crucial for the sustainable growth of a region. Policy 3.1.3.1 of Preferred Growth Areas in the Growth Plan requires new developments in Preferred Growth Areas to connect to municipally owned services or piped water and wastewater services provided by others. This policy

	<p>ensures that new developments make efficient use of existing and planned infrastructure.</p> <ul style="list-style-type: none"> • Rocky View County has not demonstrated a plan to connect the Janet ASP Amendment Area to these services but rather, Policy 22.6 of the proposed amendment states that the “County should explore and implement measures to require landowners to connect to regional servicing at a future time, when not feasible at the time of development.” <ul style="list-style-type: none"> ○ This does not adequately address the intent of the CMRB Growth Plan and defers servicing without a plan in place. • Policy 26.20 of the proposed amendment states that the “Context Study outcomes may inform strategies for more efficient and cost-effective servicing of the Plan area with regard to potable water and sanitary, in which case the County shall consider appropriate review of the ASP to incorporate regional servicing opportunities.” <ul style="list-style-type: none"> ○ This does not align with the intent of the CMRB Growth Plan as there is no commitment to servicing. • The county notes in their REF Submission that future opportunities may exist with respect to piped servicing (potable and wastewater) potential, from existing County infrastructure but does not propose any details on future connections. • Although the County proposes to incorporate outcomes into the ASP through routine review and updates, there is no commitment to finding a solution to servicing the proposed amendment area. This is problematic because updating the ASP in the future does not commit the county to a servicing scheme, nor is there a commitment to connect new development within the amendment area if a scheme is agreed to. <p>At this time, the Plan Amendment <u>does not align with policy 3.1.3, specifically 3.1.3.1</u></p>
3.1.4 Placetype Targets for Population Growth	N/A
3.1.5 Rural and Country Cluster Placetype	N/A

3.1.6 Rural Employment Area	N/A
3.1.7 Location Criteria for Placetypes	<ul style="list-style-type: none"> ASP is located in JPA2 which is a preferred growth area. The Plan Amendment aligns with policy 3.1.7
3.1.8 Hamlet Growth Areas	N/A
3.1.9 Joint Planning Areas	<ul style="list-style-type: none"> Statutory plan amendments in Joint Planning Areas may continue to be approved prior to completion of Context Studies, <u>subject to the policies of the Growth Plan</u>. Because the proposed plan amendment does not comply with Policy 3.1.3.1, it does not comply with 3.1.9.10. The Plan Amendment does not align with policy 3.1.9, specifically, policy 3.1.9.10.
3.1.10 Existing Area Structure Plans and Area Redevelopment Plans	<ul style="list-style-type: none"> The Janet ASP is an existing statutory plan adopted in 2014. No changes to the residential density are proposed as the Janet ASP is an existing Employment Area. Residential uses are proposed to continue within the Prairie Schooner Estates community as supported by the existing plan. The Plan Amendment aligns with policy 3.1.10
3.1.11 Municipal Development Plan Updates	N/A
3.1.12 Exceptions to the Policy	N/A

3.2 Economic Wellbeing	
3.2.1 Municipal Development Plans	<i>Not applicable to individual statutory plans for the purposes of REF</i>
3.2.2 Regional Transportation Planning Support for Economic Wellbeing	<i>Not applicable to individual statutory plans for the purposes of REF</i>
3.2.3 Agricultural Economy	<i>Not applicable to individual statutory plans for the purposes of REF</i>

3.3 Protect and Enjoy the Environment	
3.3.1 Flood Prone Areas	<ul style="list-style-type: none"> The proposed amendment area is not located within a provincially identified Floodway.
3.3.2 Environmentally Sensitive Areas	<ul style="list-style-type: none"> The County retained RC BioSolutions Ltd. to provide an Environmental Screening Report for the amendment. No additional areas of particular environmental concern besides the three existing environmentally sensitive areas (wetlands) were noted. Due to the potential for development to impact wetlands, wildlife, vegetation, environmentally sensitive areas, and historical resources, it is recommended that a Biophysical Impact Assessment (BIA) be prepared, in accordance with the County Servicing Standards and the Municipal Development Plan, at the local plan stage. The Janet ASP includes these requirements (see Section 26.0).

	The Plan Amendment aligns with policy 3.3.2
3.3.3 Climate Change	N/A

3.4 Water Stewardship	
3.4.1 Watershed Protection	<i>Not applicable to individual statutory plans for the purposes of REF</i>
3.4.2 Stormwater Management	<i>Not applicable to individual statutory plans for the purposes of REF</i>
3.4.3 Water Efficiency	<i>Not applicable to individual statutory plans for the purposes of REF</i>
3.4.4 Collaboration and Governance	<i>Not applicable to individual statutory plans for the purposes of REF</i>

3.5 Shared Services Optimization	
3.5.1 Transportation & Transit Corridors	<ul style="list-style-type: none"> • Map 7 • All local plans must provide an updated traffic assessment (Policy 21.15) and conform to the Network Analysis supporting the ASP (Policy 21.1). • Section 21 of the Janet ASP provides several policies to mitigate impacts on County and Provincial transportation infrastructure. The supporting Network Analysis also identifies potential upgrades to County and Provincial infrastructure required to accommodate future development identified within the ASP’s land use strategy. • Transportation infrastructure and policies within Sections 21 and 26 of the Plan • There is no existing or planned transit to the Janet employment area. • The Janet ASP does encourage and support opportunities to connect to a regional public/private transportation system when deemed feasible based on growth of the Plan area (Policy 21.9 – 21.10). Local plans are required to address transit connection opportunities and consider future transit in designing the network (Policy 10.5). • Both the County’s Active Transportation Plan: South County and the City of Calgary /Rocky View County Intermunicipal Pathways and Trails Study (May 2014) support collaboration on regional active transportation and recreation corridors. The Janet ASP requires incorporation of these plans at Local Plan stage (Policy 17.5). <p>The Plan Amendment aligns with policy 3.5.1</p>
3.5.2 Energy and Utility Corridors	<ul style="list-style-type: none"> • Map 4 • Section 22 provides policy to guide development in and around energy and utility corridors and requires collaboration with the utility provider as well as adjacent municipalities to appropriately mitigate impacts. <p>The Plan Amendment aligns with policy 3.5.2</p>
3.5.3 Planning and Protection for Regional Corridors	<ul style="list-style-type: none"> • The County is currently collaborating with The City of Calgary and City of Chestermere to complete a non-statutory Context Study for

	<p>Joint Planning Area 2 in accordance with Section 3.1.9 of the Growth Plan by August 15, 2025.</p> <ul style="list-style-type: none"> Existing regional infrastructure corridors in the Janet ASP identified on Map 4 Policy 22.14 The location of regional and local transmission corridors, utility rights-of-way and easements, and related line assignments, should be identified and protected at the local plan stage to the mutual satisfaction of the County, the developer, and the utility companies. <p>The Plan Amendment aligns with policy 3.5.3</p>
3.5.4 Recreation	<i>Not applicable to individual statutory plans for the purposes of REF</i>

Part B: Consistency with applicable Context Study

As per Growth Plan policy 4.1.1.3, “prior to the incorporation of outcomes of Context Studies within amendments to the Growth Plan, the Board must consider approved context Studies in its decision-making.”

1. Is any portion of the plan area of the statutory plan or plan amendment within a Joint Planning Area?

Yes No

2. If yes, has a Context Study been approved by the Board for this Joint Planning Area?

Yes No

3. If yes, please complete the appropriate Context Study review template and attach to this third party review.