

Regional Evaluation Framework (REF) CMRB Administration Recommendation	
Member Municipality	Rocky View County
Application Name	Janet Area Structure Plan Amendment
REF Application Number	2023-07
Type of Application	Area Structure Plan Amendment
Municipal Bylaw #	Bylaw C-8020-2020
Date Application Circulated	September 20, 2023
Date of CMRB Administration Recommendation	October 19, 2023
CMRB Recommendation	
That the Board REFUSE REF Application 2023-07, the Rocky View County Janet Area Structure Plan Amendment	
<ul style="list-style-type: none"> REF Application 2023-07 is for proposed amendments to the existing Rocky View County Janet Area Structure Plan (Janet ASP) to allow for the development of 989 hectares (2,443 acres) of industrial and commercial lands. The subject lands are within the footprint of the existing Janet ASP and are currently denoted as the "Long Term Development" in the existing Janet ASP. The Janet ASP Amendment is located within Joint Planning Area 2, a Preferred Growth Area. The proposed 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, with provisions for municipally owned services, or piped water and wastewater services provided by others, when warranted. This form of water and wastewater servicing is inconsistent with Growth Plan policy 3.1.3.1. Proposed ASP amendments refer to the potential for regional servicing to be considered as part of the Context Study for Joint Planning Area 2. CMRB Administration finds the approach to deferring the consideration of regional servicing and/or more efficient servicing solutions for the proposed development area inconsistent with Growth Plan Policy 3.1.3.1. The third party consultant review, completed by Stantec (Edmonton Office) found the application to be inconsistent with the Growth Plan. 	

- CMRB Administration finds REF Application 2023-07 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 proposed Janet Area Structure Plan Amendment (Janet ASP Amendment) is part of 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 which is currently designated as “Long Term Development.” The Janet ASP Amendment area is located within Joint Planning Area 2, a Preferred Growth Area.

This application was previously submitted to CMRB Administration as REF Application 2023-05. CMRB Administration provided the Board with a recommendation of refusal for REF Application 2023-05 on May 19, 2023. The application was subsequently withdrawn by Rocky View County. The Board was notified of the withdrawal on June 7, 2023.

Several policy additions/changes have been made to the proposed Janet Area Structure Plan Amendment since its submission as REF Application 2023-05. These changes are summarized in the [Rocky View County Council Report for September 5, 2023](#). Further discussion of the additional proposed amendments is also provided in the [Growth Plan Alignment Statement for REF Application 2023-07](#). All proposed amendments to the Janet ASP can be found in [2023-07 Proposed Janet Area Structure Plan Amendment \(Redline Version\)](#).

CMRB Administration notified CMRB members of REF Application 2023-07 on September 20, 2023.

2.0 Consistency with the Growth Plan

2.1 Third Party Review

CMRB Administration retained Stantec (Edmonton Office) to evaluate the application with respect to the REF requirements. The third party evaluation reviewed the proposed REF Application 2023-07 in relation to the goals, objectives, and policies of the Growth Plan. Stantec found REF Application 2023-07 to be inconsistent with the Growth Plan. The attached third party report provides an overview of the consistency of REF Application 2023-07 with all Growth Plan policies; areas of inconsistency are highlighted in red.

2.2 CMRB Administration Review

CMRB Administration reviewed REF Application 2023-07 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 2023-07 materials, CMRB Administration finds REF Application 2023-07 to be inconsistent with the policies of the Growth Plan.

3.0 REF 2023-07 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 2023-07 with all Growth Plan policies.

3.1 Proposed Janet ASP Amendments

REF Application 2023-07 proposes to amend the planned land use strategy on 989 hectares (2,443 acres) of land within existing Janet ASP to allow for the expansion of limited-service industrial and commercial development (see Figure 1 below).

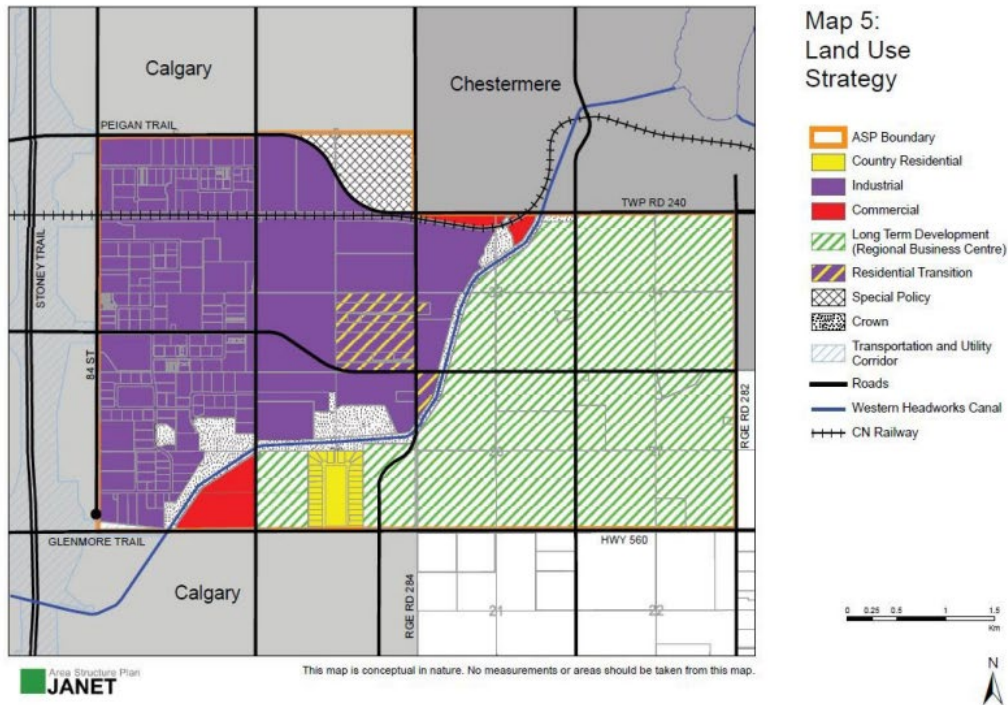
Since the submission of REF Application 2023-05 was withdrawn by Rocky View County, several additional proposed Janet ASP amendments related to water and wastewater servicing have been included. These additional amendments are summarized in the [Rocky View County Council Report for September 5, 2023](#). Further discussion of the additional proposed amendments is also provided in the [Growth Plan Alignment Statement for REF Application 2023-07](#).

Other proposed ASP amendments such as the addition of policies around future consideration of regional transit and regional servicing, landscaping requirements, housekeeping amendments, and other amendments were submitted and reviewed as part of REF Application 2023-05.

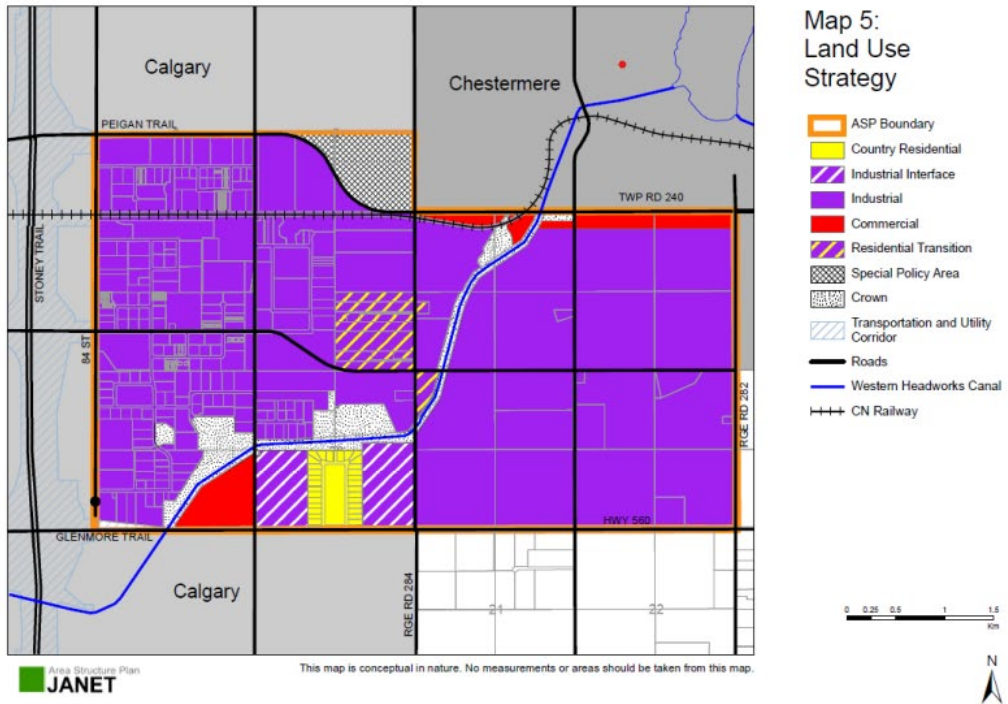
3.2 Placetype and Location

REF Application 2023-07 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 the proposed Janet ASP amendments consistent with Growth Plan policy 3.1.3.3.

Figure 1: Proposed Janet ASP Land Use Strategy Amendment, Page 9, REF Application 2023-07 Council Report (February 21, 2023)



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 2023-07, the development proposed in the Janet ASP amendment is, in general, an extension of the existing limited service industrial and commercial area currently located in the western portion of the Janet ASP area (see Figure 1 above). The existing limited-service development includes water and wastewater servicing provided by individual cisterns for potable water and sewage tanks for wastewater.

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” (emphasis added). Although there is a pathway for some developments to connect to municipally owned services or piped water and wastewater services provided by others, the proposed servicing concept for the expanded, new development area is inconsistent with Growth Plan policy 3.1.3.1. The proposed Janet ASP amendments require piped water and wastewater servicing only when the proposed development intensity warrants it and only in consideration of the vision and goals to provide limited-service development within the Janet ASP and the wider County (see proposed Janet ASP policies 22.6 and 22.6a), and 22.8).

REF Application 2023-05 Growth Plan Alignment Statement reads, “although the near-term vision for the Janet ASP is to accommodate limited-service development, the proposed amendments to the Plan clearly identify a path to transition the ASP area to full servicing. Specifically, Policies in Section 22 (Utility Services) ensure that landowners are required to connect to a regional water and wastewater servicing, where the intensity of a new development requires a regional servicing solution” (Growth Plan Alignment Statement, Page 1). Proposed Janet ASP Policy 22.6 states that “the County shall implement measures to require landowners to connect to regional water and wastewater servicing when warranted by the intensity of new development proposed within the Janet ASP area or a local plan area...” Proposed Janet ASP Policy 22.6 a) states that “in considering whether to support a use that requires municipal or piped servicing, the County shall consider the impacts of this on the vision and goals of the Janet ASP, and land availability for limited-service development in the ASP area and wider County.”

To align with Growth Plan policy 3.1.3.1, policies guiding the proposed development area must identify that the proposed development in a Preferred Growth Area shall connect to municipally owned services, or piped water and wastewater services provided by others. As noted above, future development in the proposed amendment area would be required to connect “when warranted” and in consideration of the availability of limited-service development opportunities.

In addition, certain proposed Janet ASP amendments defer determining the feasibility or desirability of providing municipally provided or piped water and wastewater

servicing connections to future studies, including a future County-led servicing study, assessments to be completed at the Local Plan stage, and the Joint Planning Area 2 Context Study:

- Proposed Janet ASP policy 22.6. states that “the County shall implement measures to require landowners to connect to regional water and wastewater servicing when warranted by the intensity of new development proposed within the Janet ASP area or a local plan area. Such measures shall be supported by a County-led servicing study which considers the feasibility [of] providing available municipal or other piped water and wastewater servicing to the ASP area...”
- Proposed Janet ASP policy 22.8 states that “local plans shall provide an assessment of the proposed development’s intensity relating to water and wastewater servicing requirements and the ability of the proposed servicing solution to accommodate the servicing needs of the development.”
- In reference to the Joint Planning Area 2 Context Study, to be completed in partnership with the City of Calgary and City of Chestermere, proposed Janet ASP policy 26.20 states that “The County shall collaborate with The City of Calgary and City of Chestermere during preparation of the Joint Planning Area 2 Context Study to explore strategies for more efficient and cost-effective water and wastewater servicing of the Janet ASP area. Subject to the outcomes of the Context Study, the County shall consider further review of the ASP to incorporate regional servicing opportunities.”

CMRB Administration finds that deferring study of the feasibility and desirability of water and wastewater servicing for the proposed commercial and industrial development of 989 hectares (2,443 acres) of land within the Janet ASP Amendment is inconsistent with Policy 3.1.3.1.

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; however, Growth Plan policy 3.1.3.1 does require that all new development in Preferred Growth Areas connect to such services. The [REF 2023-07 September 5, 2023 Council Report](#) states that “[RVC] Administration has proposed policy amendments to the Janet ASP to ensure that full water and wastewater servicing is explored and implemented, when required. This allows for progression of the currently successful limited-service business area, while also accommodating the potential for future piped servicing, if market demand is present” (page 5 of PDF). The commitment to connecting to municipally owned services, or piped water and wastewater services provided by others within the Janet ASP Amendment if development intensity warrants it, if market demand is present, or if a regional strategy is identified is not sufficient to make REF Application 2023-07 consistent with Growth Plan policy 3.1.3.1.

3.5 Applicability of REF

REF Application 2023-07 seeks Board approval to develop 989 hectares (2,443 acres) of new business and industrial land through an amendment to the Janet ASP’s land use strategy map, along with the approval of other associated ASP policies (see Figure 1 above). REF Application 2023-07 Growth Plan Alignment Statement reads, “the

proposed amendments do not seek to alter the existing ASP vision, goals and policies supporting this limited-service development form; therefore, the validity of continuing this servicing approach is not a matter for consideration in this REF application” (Growth Plan Alignment Statement, page 4). The proposed expansion of the industrial and commercial development area is the subject of REF Application 2023-07; therefore, the proposed development within the amendment area must be consistent with the policies of the Growth Plan in alignment with the requirements of REF. This includes consistency with Growth Plan policies that apply to lands within Preferred Growth Areas as the proposed Janet ASP Amendment area is located within Joint Planning Area 2.

4.0 Recommendation

That the Board **REFUSE** REF Application 2023-07, the Rocky View County Janet Area Structure Plan Amendment



Stantec Consulting Ltd.
300-10220 103 Avenue NW
Edmonton AB T5J 0K4

October 11, 2023

Jordon Copping, Chief Officer
Calgary Metropolitan Region Board
305, 602 11 Ave SW
Calgary, Alberta T2R 1J8

Dear Mr. Copping

Reference: Reference: REF# 2023-07, for the Janet Area Structure Plan (ASP) in Rocky View County.

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

It is our opinion that the proposed plan amendment 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", written over a light blue horizontal line.

Holly Mikkelsen RPP MCIP
Senior Urban Planner
Phone: (780) 917-7181
holly.mikkelsen@stantec.com

Attachment: Regional Evaluation Framework (REF) Third-Party Review

REGIONAL EVALUATION FRAMEWORK (REF) THIRD-PARTY REVIEW	
Member Municipality	Rocky View County
Application Name	Janet
REF Number	REF 2023-07
Type of Application	Amendment/Area Structure Plan
Municipality Bylaw #	Bylaw C-8020-2020
Date of Third-Party Review Report	October 11, 2023
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.	
Summary of Review	
<ul style="list-style-type: none"> • The review of the Janet ASP Amendment found that despite the amendments to Bylaw C-8020-2020, the Janet ASP Amendment does not adequately address Policy 3.1.3, Preferred Growth Areas. <ul style="list-style-type: none"> ○ <i>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.</i> • The proposed amendment to the Janet ASP extends the limited-service development model to apply to land located east of the Western Headworks Canal. • This amendment to the ASP is required to comply with the goals, objectives, and policies of the Growth Plan. • Despite introducing new and revised policy regarding servicing there is no clear provision to connect to piped water and wastewater servicing: <ul style="list-style-type: none"> ○ <i>5.g "The Plan area has been planned and developed around the provision of limited services (pump-out tanks, private communal water and sewage systems, and water cisterns). Although comprehensive water and wastewater servicing is not planned for the area in the near-term, this Plan commits to the future provision of such servicing through several policies."</i> ○ <i>22.6 The County shall implement measures to require landowners to connect to regional water and wastewater servicing when warranted by the intensity of new development proposed within the Janet ASP area or a local plan area. Such measures shall be supported by a County-led servicing study which considers the feasibility providing available municipal or other piped water and wastewater servicing to the ASP area. Where appropriate, the cost of the servicing study shall be paid for by the applicant proposing the higher intensity use.</i> 	

<p><i>a) In considering whether to support a use that requires municipal or piped servicing, the County shall consider the impacts of this on the vision and goals of the Janet ASP, and land availability for limited-service development in the ASP area and wider County.</i></p> <ul style="list-style-type: none"> ○ <i>22.7 Local plans and subdivision approvals shall ensure the integrity of any existing or potential water or wastewater utility corridors, as identified by available servicing studies or other utility plans, through the provision of policy commitments and registration of instruments on applicable titles.</i> ○ <i>22.8 Local plans shall provide an assessment of the proposed development's intensity relating to water and wastewater servicing requirements and the ability of the proposed servicing solution to accommodate the servicing needs of the development.</i> ○ <i>26.20 The County shall collaborate with The City of Calgary and City of Chestermere during preparation of the Joint Planning Area 2 Context Study to explore strategies for more efficient and cost-effective water and wastewater servicing of the Janet ASP area. Subject to the outcomes of the Context Study, the County shall consider further review of the ASP to incorporate regional servicing opportunities.</i> <ul style="list-style-type: none"> • The review found that the Janet ASP Amendment does not meet Policy 3.1.3.1 <i>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.</i> • In initiating this amendment, Rocky View County is required by the Growth Plan to address this, but our review found that the new and revised policy only require future assessment or investigation of service connections and the preservation of the integrity of utility corridors, both future and existing. • Further, although requiring review and assessment of development intensity related to water and wastewater servicing, there is no established framework to determine what will come of the assessment. • The new ASP Policy shows no commitment to provide servicing and leaves the trigger, which would require landowners to connect, vague and open to interpretation with no established or proposed framework. • 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, subject to the policies of the Growth Plan. <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. Note: The proposed additional policy amendments were circulated to The City of Calgary. The City’s responded that even with the proposed additional policies, it still believes that the Janet ASP amendments would continue to promote a limited-service development form, in conflict with the RGP. The Plan Amendment aligns with Policy 3.1.1
3.1.2 Preferred Placetypes	N/A
3.1.3 Preferred Growth Areas	<ul style="list-style-type: none"> Although the Amendment does not seek to alter the current ASP vision, goals and policies supporting the limited-service development form, the proposed amendment seeks to expand the area within the ASP where the limited-service development model would apply. The Plan amendment is within Joint Planning Area 2 where a plan to connect to piped water and wastewater servicing 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 ensures that new developments make efficient use of existing and planned infrastructure.
- The proposed amendments to Sections 5, 22 and 26 of the Janet ASP do not provide a plan to transition the Janet Area to regional water and wastewater servicing.
 - Amendments to Section 5 – Planning for Tomorrow, Physical Constraints and Attributes has been amended from:
"Servicing: County piped services (water and sewer) will not be provided in this area. The area has been developed through the provision of limited services (pump-out tanks, private communal water and sewage systems, and water cisterns)"
 To:
"The Plan area has been planned and developed around the provision of limited services (pump-out tanks, private communal water and sewage systems, and water cisterns). Although comprehensive water and wastewater servicing is not planned for the area in the near-term, this Plan commits to the future provision of such servicing through several policies."
 - Amendments to Section 22 (Utility Services) include a revision to the previously proposed wording of policy 22.6, revising "should" to "shall", firming up requirements and adding further context to the policy.
 The County ~~should~~ shall ~~explore and~~ implement measures to require landowners to connect to regional water and wastewater servicing when warranted by the intensity of new development proposed within the Janet ASP area or a local plan area ~~at a future time~~. Such measures shall be supported by a County-led servicing study which considers the feasibility providing available municipal or other piped water and

wastewater servicing to the ASP area ~~when not feasible at the time of development~~. Where appropriate, the cost of the servicing study shall be paid for by the applicant proposing the higher intensity use.

a) In considering whether to support a use that requires municipal or piped servicing, the County shall consider the impacts of this on the vision and goals of the Janet ASP, and land availability for limited-service development in the ASP area and wider County.

- Policy 22.7 was added and states:
Local plans and subdivision approvals shall ensure the integrity of any existing or potential water or wastewater utility corridors, as identified by available servicing studies or other utility plans, through the provision of policy commitments and registration of instruments on applicable titles.
- Policy 22.8 was added and states:
Local plans shall provide an assessment of the proposed development's intensity relating to water and wastewater servicing requirements and the ability of the proposed servicing solution to accommodate the servicing needs of the development.
- Policy 26.20 has been updated from the previous proposal, which stated: 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.
- The updated amendment proposes the following text:
26.60 The County shall collaborate with The City of Calgary and City of Chestermere during preparation of the Joint Planning Area 2 Context Study to explore strategies for more efficient and cost-effective water and wastewater servicing of the Janet ASP area. Subject to the outcomes of the Context Study, the County shall consider further review of the ASP to incorporate regional servicing opportunities.

	At this time, the Plan Amendment <u>does not</u> align with policy 3.1.3, specifically 3.1.3.1
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.

	<ul style="list-style-type: none"> 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). <p>The Plan Amendment aligns with policy 3.3.2</p>
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>

<p>3.4.4 Collaboration and Governance</p>	<p><i>Not applicable to individual statutory plans for the purposes of REF</i></p>
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<p>3.5 Shared Services Optimization</p>	
<p>3.5.1 Transportation & Transit Corridors</p>	<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>
<p>3.5.2 Energy and Utility Corridors</p>	<ul style="list-style-type: none"> • Map 4

	<ul style="list-style-type: none"> 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 Joint Planning Area 2 in accordance with Section 3.1.9 of the Growth Plan by August 15, 2025. Existing regional infrastructure corridors in the Janet ASP are identified on Map 4 Policy 22.17 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.