



September 13, 2023

Ministerial Order Number – MSD:064/22

Calgary Metropolitan Region Board (CMRB)  
#430, 340 12 Avenue SW,  
Calgary, T2R 1L5

**Attention: Liisa Tipman**

Please find enclosed Rocky View County's Regional Evaluation Framework (REF) application for approval of amendments to the Janet Area Structure Plan (ASP) (draft Bylaw C-8020-2020) by the Calgary Metropolitan Region Board (CMRB).

Description of Bylaw

The purpose of **Bylaw C-8020-2020** is to amend the existing Janet Area Structure Plan (adopted 2014) to facilitate development within 989 hectares (2,443 acres) of land located east of the Western Headworks Canal. These lands are currently identified as the Long-term Development Area, this area being the final phase of development within the ASP.

Rocky View County Council held a Public Hearing on February 21, 2023, to consider the proposed amending bylaw. At that meeting, Council gave first and second reading to the bylaw and direction to submit an application to the Board for approval under the REF.

In submitting previous [REF application 2023-05](#) to the CMRB, discussions arose around whether the proposed ASP amendments offered sufficient policy commitments to ensure alignment with Policy 3.1.3.1 of the Growth Plan, which requires that new development in Preferred Growth Areas connects to "municipally owned services, or piped water and wastewater services provided by others".

Recognising CMRB Administration's interpretation of the Growth Plan, and the County's full commitment to aligning with the direction of the Growth Plan, REF application 2023-05 was formally withdrawn by the County on June 6, 2023.

The County has subsequently explored approaches to further ensure that reliable mechanisms are in place to transition Janet from a successful limited-service development form to a fully serviced business area. On September 5, 2023, our Council took the significant step of approving further amendments to the Janet ASP to provide several additional policies referring to implementation of piped servicing in the area; these policies are included within this new REF application.

The additional policies reaffirm the County's position that the proposed Janet ASP amendments to implement the final phase of the growth area are in full alignment with the Growth Plan.

Consultants

The Janet Area Structure Plan amendment was prepared by Rocky View County Administration with assistance on technical studies and engagement from:

- HAB-TECH Environmental;
- WATT Consulting Group;

- RC BioSolutions Ltd.;
- MPE Engineering Ltd.; and,
- Sedulous Engineering Inc.

### Attachments

In accordance with the REF submission requirements, this application includes the following documents:

1. The existing Janet Area Structure Plan (adopted 2014).
2. The draft amended Janet Area Structure Plan (red-line version).
3. Draft amending Bylaw C-8020-2020 given second reading by Council on February 21, 2023, with supporting
  - i. Council report;
  - ii. adjacent municipality responses; and
  - iii. Council meeting minutes.
4. Supplementary amendments to draft Bylaw C-8020-2020 passed by Council on September 5, 2023 with supporting
  - i. Council report; and
  - ii. draft Council meeting minutes (approved minutes to follow when available).
5. Growth Plan Alignment Statement
6. Supplemental mapping;
7. GIS data as a separate file;
8. Janet Network Analysis;
9. Janet Environmental Screening Report;
10. Janet Wetland Impact Assessment; and
11. Janet Master Drainage Plan;

Rocky View County respectfully requests the CMRB's approval of the proposed bylaw, so that it can be considered by County Council for third and final reading.

If there are any questions, or further information is required in relation to this application, please do not hesitate to contact me.

Sincerely,



Dominic Kazmierczak  
Manager, Planning  
403-520-6291  
Dkazmierczak@rockyview.ca