

Regional Evaluation Framework

Janet ASP Amendment

REF Section 6.0 – Evaluation Criteria

Growth Plan Alignment Summary

The amendments proposed to the Janet Area Structure Plan (ASP) are to facilitate development of the Long-Term Development Area which is currently included in the existing Janet ASP boundary. The Janet ASP was adopted in 2014 and includes 2,330 hectares (5,758 acres) of land in central east Rocky View County. The area is bordered by Glenmore Trail (Highway 560) to the south, the City of Calgary to the south and west, the City of Calgary and City of Chestermere to the north, and Range Road 282 on the east.

Approximately 989 hectares (2,443 acres) of the current ASP is designated as Long-Term Development Area, which is located southeast of the Western Irrigation District Canal. These lands are envisioned for a continuation of the existing limited-service Regional Business Centre providing for commercial and industrial development. Prior to development proceeding in the Long-Term Development Area, Section 12 of the ASP requires an amendment to be undertaken, subject to the lands on the west side of the canal reaching 70% build-out and an ultimate stormwater solution being selected.

The statement below has been prepared to address alignment of the proposed Janet ASP amendment with the Regional Growth Plan. Due to the site-specific nature of the proposed ASP amendments, not all REF criteria are applicable (identified below).

An important consideration when assessing the Janet ASP amendment is that the amendments are limited in scope and effect. The amendments focus on the Long-Term Development Area of the Plan and do not seek to alter the existing ASP vision, goals, and policies supporting the current limited-service development form. Much of the alignment with the Regional Growth Plan is accomplished through the policies of the existing ASP as well as requirements to be implemented at future planning stages. Existing policies continue to appropriately guide all remaining lands within the ASP with respect to land use, transportation, protection of the natural environment, design, and utility service requirements.

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.

Several technical studies demonstrate the feasibility of the proposed land use strategy, including:

- Transportation Network Analysis; WATT Consulting Group (December 1, 2020)
- Environmental Screening Report; RC BioSolutions Ltd. (November 17, 2022)
- Master Drainage Plan; MPE Engineering Ltd. (June 29, 2016)

3.1 Blueprint for Growth

3.1.1 Region-Wide Policies

3.1.1.1 Municipalities should collaborate to coordinate planning for land use, infrastructure, and service provision with other member municipalities, where appropriate.

The Janet ASP is within Joint Planning Area 2 (JPA2) as identified in the Regional Growth Plan (RGP).

The Rocky View County / City of Calgary Intermunicipal Development Plan (IDP) (adopted in 2012) requires collaboration, and the coordination of land use, infrastructure, and servicing matters along the shared boundary, including the Janet area. Detailed circulation requirements and dispute resolution processes are identified within the IDP.

The County does not currently have a formal, adopted IDP with the City of Chestermere; however, a Terms of Reference (TOR) for preparation an IDP was prepared in 2013 and although an IDP was not ultimately adopted, the TOR continues to inform shared principles, goals, and notification protocols.

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, and that neither neighbour had concerns with the amendment proceeding.

Regarding future collaboration, Section 27 of the Janet ASP (Intermunicipal Coordination and Cooperation) details further planning and collaboration commitments as development proceeds. Additionally, because the ASP is located within the Policy Area of the Rocky View County/City of Calgary IDP, the City will be circulated on and have the opportunity to comment on future applications in the area. Policy 27.5 is specific to coordination with the City of Chestermere, stating

	<p>that development within the ASP area adjacent the City of Chestermere shall be coordinated between the County and City of Chestermere.</p>
<p>3.1.1.2 Municipalities should collaborate with-municipal neighbours, where appropriate, on the planning and development of statutory plans, including Municipal Development Plans, Area Structure Plans, and Area Redevelopment Plans.</p>	<p>As noted, Section 27 discusses Intermunicipal Coordination and Cooperation, including but not limited to circulations, alignment with IDPs, and consideration of joint studies and infrastructure sharing agreements at the local plan stage. Several new policies were introduced to encourage the use of various mechanisms to jointly address across boundary impacts.</p> <p>In addition to the policies listed below, the Plan contains other policies that promote a coordinated and cooperative approach to planning in the Janet area, in areas such as stormwater management, transportation planning, and the provision of emergency services.</p>
<p>3.1.1.3 All statutory plans shall contain policies that identify and address the following related to agricultural land:</p> <ul style="list-style-type: none"> (a) impacts of future development on agricultural land, including fragmentation of agricultural land; and (b) strategies to mitigate the identified impacts of development on agricultural land, including any impacts to adjacent agricultural land. 	<p>Section 11 (Agriculture) and Section 14 (Agricultural Interface) provide direction on continued agricultural operations and to ensure that development adjacent to agriculture operations is accomplished in a manner that minimizes land use conflicts. In addition, the County’s Agricultural Boundary Design Guidelines provides detailed design tools to manage and mitigate impacts.</p>
<p>3.1.1.4 Municipalities should collaborate and coordinate to provide access to local institutional and recreational services and/or enabling use of existing regional facilities in other municipalities where agreements are in place.</p>	<p>The Janet ASP is an Employment Area and as such, Section 17 (Open Space, Parks and Pathways) provides a policy framework for development of regional pathways, open spaces and parks. Nearby recreation facilities in the City of Chestermere, Indus and Langdon offer sufficient programmable, indoor recreation spaces. The County’s Parks and Open Space Master Plan (2011), and the Recreation and Parks Master Plan (2021) do not identify new recreation facilities in the Janet area.</p>

	<p>The City of Calgary / Rocky View County Intermunicipal Pathways and Trails Study (May 2014) establishes a coordinated guide to pathway and trail development within the Study Area and adjacent lands. In particular, it evaluates existing and planned recreational and cultural facilities within the region and prioritizes linkages, connectivity and access.</p> <p>Section 19 (Reserves) includes policies to guide dedication of reserves, including consultation with school board(s) and other relevant partners regarding high school locations.</p>
<p>3.1.3 Preferred Growth Areas</p>	
<p>3.1.3.1 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.</p>	<p>The existing Janet ASP utilizes a longstanding and well-functioning servicing strategy. The existing Plan focuses in the near-term on facilitating limited-service business development – a development form that has seen continued demand in the region.</p> <p>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.</p> <p>However, the proposed amendments to Sections 5, 22, and 26 of the Janet ASP offer a clear commitment and plan to transition the Janet area to regional water and wastewater servicing, when the intensity of the development form proposed requires this transition.</p> <p>Specific amendments which support this transition include:</p> <ul style="list-style-type: none"> • Amendments to Section 5 (Planning for Tomorrow) set out the intent for the transition to regional servicing in stating: “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.”

	<ul style="list-style-type: none"> • Amendments to Section 22 (Utility Services) include a new policy (22.6) that requires landowners to connect to regional servicing, when warranted by the intensity of the proposed development. Policy 22.8 would require applicants to assess the intensity of their proposed development relating to water and wastewater servicing requirements at local plan stage. • Further supporting the transition to regional servicing, Policy 22.7 requires that all new development shall protect the integrity of existing and planned servicing corridors through policy commitments and registration of instruments on title at respective local plan and subdivision stage. <p>Notwithstanding any higher intensity development form that may trigger a transition to regional servicing, proposed Policy 26.20 within the ASP offers a firm commitment from the County to explore strategies for more efficient and cost-effective water and wastewater servicing of the Janet ASP area, through the Joint Planning Area 2 Context Study, due for completion prior to August 15, 2025. Collaboration with The City of Calgary and City of Chestermere through this process, may identify servicing solutions and potential future amendments to the Janet ASP, separate to the servicing policies set out within Section 22 of the ASP.</p>
<p>3.1.3.2 New development in Preferred Growth Areas shall provide access to existing or planned community services and facilities; or make efficient and cost-effective use of existing and planned community services and facilities through applicable agreements and cost sharing with service providers.</p>	<p>While no new residential development is proposed within the Janet Long-Term Development area, there is a small number of rural residents in the area served by existing services and facilities within the City of Chestermere, City of Calgary, Hamlet of Indus and Hamlet of Langdon. The County leverages servicing and cost sharing agreements with neighbouring municipalities to make efficient use of existing facilities. Sections 17.0 and 19.0 support appropriate recreation amenities in the Plan area in accordance with the County’s Parks and Open Space Master Plan, Active Transportation Plan: South County, and the Recreation and Parks Master Plan.</p>
<p>3.1.3.3 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</p>	<p>As an amendment to further define land use within an existing Employment Area, the Janet ASP facilitates a preferred Placetype and is appropriately located within a Preferred Growth Area where infrastructure and connections to the regional transportation network are available. In addition, the Janet ASP is located close to</p>

<p>to a population centre that can provide opportunities for short commutes and locations where transportation infrastructure can provide for efficient movement of goods.</p>	<p>several population centres (city of Calgary, city of Chestermere, and Hamlet of Langdon) that provide opportunities for short commutes and locations where transportation infrastructure (including key mobility corridors such as Glenmore Trail, Peigan Trail, and Stoney Trail) provide for the efficient movement of goods.</p>
<p>3.1.6 Locational Criteria for Placetypes</p>	
<p>3.1.6.1 Municipalities shall comply with the following locational criteria when designating areas for Placetypes:</p> <p>(a) Employment Areas should only be located in Preferred Growth Areas, except the following, which have no locational criteria:</p> <ul style="list-style-type: none"> i) resource extraction and energy development; ii) Agriculture-related business including Processors, Producers, and other Agri-business and related accessory uses; and iii) home-based business. 	<p>The Janet ASP Employment Area is appropriately situated in JPA2 which is a Preferred Growth Area. This area is further identified as a County Employment Area in both the County’s Municipal Development Plan (2013) and the City of Calgary / Rocky View County IDP (2012).</p>
<p>3.1.8 Joint Planning Areas</p>	
<p>3.1.8.4 The municipalities which are party to the Joint Planning Area shall prepare a background report, called a Context Study which will inform new Area Structure Plans and development in the Joint Planning Area, the Growth and Servicing Plans, as well as Municipal Development Plans.</p>	<p>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 3.1.8 of the Growth Plan by August 15, 2025.</p> <p>The forthcoming Context Study is acknowledged within several new policies contained within the draft ASP amendments; the outcomes of this important joint planning endeavour will inform future development within the Janet ASP and will be incorporated into future periodic reviews of the overall ASP document.</p>

<p>3.1.8.5 Within one year of the approval of the Growth Plan by the Board, the participating municipalities shall adopt a Terms of Reference to govern the development of the Context Study, including:</p> <ul style="list-style-type: none"> (a) a process for dispute resolution; (b) details pertaining to how new Area Structure Plans will be considered by the member municipalities prior to completion of the Context Study; and (c) a project schedule for completion of the Context Study. 	<p>See 3.1.8.4.</p>
<p>3.1.8.6 Within three years of approval of the Growth Plan by the Minister of Municipal Affairs, participating municipalities shall complete a Context Study for each Joint Planning Area.</p>	<p>See 3.1.8.4.</p>
<p>3.1.8.7 A Context Study should include the following:</p> <ul style="list-style-type: none"> (a) a vision for the area; (b) a servicing strategy for water, wastewater, and Stormwater; (c) a transportation and mobility plan identifying the designation of key future transportation corridors, including major roads with regional connections, regional transit corridors and TransitReady Corridors for Transit Oriented Development, and 	<p>See 3.1.8.4.</p>

<p>pathways and active transportation networks;</p> <p>(d) strategies to address intermunicipal environmental issues;</p> <p>(e) strategies to equitably share costs and benefits associated with the development of the Joint Planning Area and its services such as fire, police, recreation, transportation and utilities;</p> <p>(f) strategies to provide efficient and logical servicing, incorporating shared servicing to the greatest extent possible;</p> <p>(g) a general land use plan that aligns the servicing strategy with future development areas. The general land use plan shall identify the location of Placetypes as defined and regulated in the Growth Plan and may identify non-development areas that are reserved for long-term growth, Agriculture, and/or environmental protection;</p> <p>(h) a land use statistics table based on the land use plan identifying the amount of land, and required densities allocated to various Placetypes as defined in the Growth Plan; and</p> <p>(i) sequencing of developments, including strategies to ensure that development</p>	
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<p>occurs in an orderly manner, maximizing the efficiency of servicing.</p>	
<p>3.1.8.8 A Context Study may propose amendments to the boundaries of a Joint Planning Area to the Board, which would be updated in the next periodic review of the Growth Plan.</p>	<p>See 3.1.8.4.</p>
<p>3.1.8.9 Joint Planning Areas are to be treated as study areas for planning purposes where appropriate locations for growth are to be determined.</p>	<p>See 3.1.8.4.</p>
<p>3.1.8.10 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>	<p>The Janet ASP amendment is proceeding in accordance with the existing planning framework with clear policy direction to implement the outcomes of the Context Study as appropriate at future Local Plan stage and/or through routine review and update of the ASP. See Policies 26.18-26.20.</p>
<p>3.1.8.11 New Area Structure Plans or new Area Redevelopment Plans may be approved prior to completion of a Context Study unless a Terms of Reference adopted by all municipalities within the Joint Planning Area does not allow for new Area Structure Plans or new Area Redevelopment Plans to be approved prior to completion of the Context Study.</p>	<p>The Janet ASP is an existing statutory plan adopted in 2014 (Bylaw C-7418-2014).</p>
<p>3.1.9 Existing Area Structure Plans and Area Redevelopment Plans</p>	
<p>3.1.9.1 Existing Area Structure Plans and Area Redevelopment Plans that were adopted in accordance with the <i>Municipal Government Act</i></p>	<p>Where the Janet ASP is an existing statutory plan adopted in 2014 (Bylaw C-7418-2014), alignment to the Growth Plan is primary focused on the amendments proposed (as conveyed through the redline).</p>

<p>prior to the date this Growth Plan comes into force, will remain in effect.</p>	
<p>3.1.9.2 Area Structure Plan or Area Redevelopment Plan amendments within a Preferred Growth Area shall not decrease the overall Density of residential development or reduce the ratio of Preferred Placetypes within the Area Structure Plan or Area Redevelopment Plan.</p>	<p>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 (see Section 8).</p>
<p>3.1.9.3 Area Structure Plan or Area Redevelopment Plan amendments outside of a Preferred Growth Area shall not increase the overall projected population within the plan area.</p>	<p>Not applicable.</p>
<p>3.1.9.4 Areas outside of Preferred Growth Areas, whether an existing Area Structure Plan or Area Redevelopment Plan that has been adopted shall be entitled to develop the Rural and Country Cluster Placetype as specified in the Growth Plan.</p>	<p>Not applicable.</p>
<p>3.1.11 Exceptions to the Policy</p>	
<p>3.1.11.1 Notwithstanding the policies in the Growth Plan, the Board, at its discretion, may approve a statutory plan that does not comply with the policies of the Growth Plan if the vision, objectives and policies of the Growth Plan are not significantly compromised by the approval of an exception to the policy.</p>	<p>Not applicable.</p>
<p>3.3 Protect and Enjoy the Environment</p>	

3.3.1 Flood Prone Areas	
3.3.1.1 No new development shall be permitted within a provincially identified Floodway, with the exception of uses with no permanent buildings, such as Agriculture, natural areas, outdoor recreation, parks, roads, bridges, utilities, aggregate extraction, and flood mitigation infrastructure.	The proposed amendment area is not located within a provincially identified Floodway.
3.3.1.2 Development in provincially identified Flood Fringe areas shall include flood protection measures to mitigate risk at the 1:100 year flood event level.	Not applicable.
3.3.1.3 New Area Structure Plans for Greenfield Developments must include cumulative protection measures to mitigate flood damage risk in Flood Hazard Areas at the 1:200 year food event level up to the limits of the Flood Fringe.	Not applicable.
3.3.1.4 After updated provincial flood hazard mapping is finalized, the CMRB shall work with the Province of Alberta and member municipalities to investigate changing the provincial definition of the flood hazard area to the 1:200 year level, including an assessment of the impacts to Alberta’s Disaster Relief Program and private insurance.	Not applicable.
3.3.2 Environmentally Sensitive Areas	

3.3.2.1 Area Structure Plans and Area Redevelopment
 Plans shall address Environmentally Sensitive Areas by:

- (a) undertaking a desktop-based Environmental Screening to identify Environmentally Sensitive Areas on-site and within 100 metres of the plan boundary, which may include but not be limited to the areas shown on Schedule 2 – Natural Systems;
- (b) preparing an Environmental Screening report that includes a map of all identified Environmentally Sensitive Areas;
- (c) conducting an Environmental Study if an Environmentally Sensitive Area is located on or within 100 metres of the plan; and
- (d) identifying through an Environmental Study, the potential impacts of the proposed development on the identified Environmentally Sensitive Area(s) and recommending mitigation measures to protect it.

To support the Janet ASP amendment process, the County retained RC BioSolutions Ltd. to provide an Environmental Screening Report for the amendment. The report noted that there were no areas of particular environmental concern besides the three existing environmentally sensitive areas (wetlands). However, 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). Further, the report recommended that the County consider a study to delineate and classify the three Environmentally Sensitive Areas (wetlands) to properly determine setbacks and future protection steps, such as environmental reserves – future study requirements are addressed through existing Janet ASP policy (see Section 18.0). In addition, the County conducted a Wetland Impact Assessment (2015) in support of the Master Drainage Plan (2016) which included field investigations and site-specific information on each of the wetlands. These three studies along with the policies and standards set out in the Janet ASP, County Servicing Standards and Government of Alberta Wetland Policy, ensure that further site-specific study and mitigation plans be developed prior to development proceeding.

In addition to Provincial acts and legislation guiding environmentally sensitive areas, the County also has the following countywide non-statutory policies to guide planning and development:

- Land Use Bylaw – Riparian Protection Areas (204-211)
- County Servicing Standards (2013)
- Riparian Land Conservation and Management Policy (C-419)
- Stormwater System Management Policy (C-431)
- Wetland Conservation and Management (C-420)

	<p>These inform the Environmental Screening Report, Wetland Impact Analysis and Master Drainage Plans conducted for the Janet ASP amendment and provide continued guidance on planning and development.</p>
<p>3.4.2 Stormwater Management</p>	
<p>3.4.2.1 The CMRB will provide regional leadership for the management of Stormwater for Regionally Significant Stormwater issues.</p>	<p>Not applicable.</p>
<p>3.4.2.2 The CMRB and member municipalities should identify locations where Stormwater management may impact Regional Infrastructure systems and develop appropriate policies to address areas of impact.</p>	<p>The Janet ASP is located in the Bow River Drainage Basin. The Cooperative Stormwater Management Initiative (CSMI) provides both interim and ultimate stormwater solutions for the Janet area and several municipal neighbours. The County is pleased to be a member and support this regional stormwater solution through development of the Long-Term Development lands.</p>
<p>3.5.1 Transportation & Transit Corridors</p>	
<p>3.5.1.1 Statutory plans within 1.6 km of an identified Transportation and Transit Corridor as shown on Schedule 3 – Regional Transportation and Transit Corridors shall:</p> <ul style="list-style-type: none"> (a) identify the corridor(s) on relevant maps within the plan; (b) demonstrate how the plan optimizes the proximity and adjacency to the corridor; and (c) describe how the plan provides mitigation for any potential impacts to the corridor. 	<p>See Map 7: Transportation Network and Appendix E: Regional Growth Plan Corridors.</p> <p>All local plans must provide an updated traffic assessment (Policy 21.15) and conform to the Network Analysis supporting the ASP (Policy 21.1).</p> <p>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. The ASP supports the provision of strong east/west collectors to ensure that use of Highway 560 intersections are efficient and the integrity of the corridor is maintained. Future transportation assessments are required at the local plan and subdivision stages to address the detailed volumes and potential impacts on transportation infrastructure and policies within Sections 21 and 26 of the Plan</p>

	promote the use of mechanisms to assess and address impacts on provincial infrastructure and that owned by partner municipalities.
3.5.1.2 New Area Structure Plans and Area Redevelopment Plans shall provide direction on how plans could provide or improve transit service in the future, as appropriate to the scale and context.	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).
3.5.1.3 Municipalities shall coordinate regional active transportation and recreation corridors with local transportation, mobility, transit, and recreation corridors to maximize their use.	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).
3.5.2 Energy & Utility Corridors	
3.5.2.1 Statutory plans shall: (a) identify any Regionally Significant corridor(s) on relevant maps within the Statutory Plan as appropriate to the scale and context; and (b) describe how impacts on the corridor(s) will be mitigated.	See Map 4: Existing Conditions and Appendix E: Regional Growth Plan Corridors. 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.
3.5.3 Planning and Protection for Regional Corridors	
3.5.3.1 Municipalities should collaborate on planning for Regional Infrastructure corridors through future studies and initiatives including, but not limited to, Context Studies for JPAs, transportation and transit studies or plans, as appropriate.;	Not applicable.

<p>3.5.3.2 When regional infrastructure corridors have been identified, municipalities shall identify and protect regional infrastructure corridor alignments in statutory plans and through municipal planning processes</p>	<p>There are several existing regional infrastructure corridors in the Janet ASP area as identified on Map 4: Existing Conditions and Appendix E: Regional Growth Plan Corridors.</p> <ul style="list-style-type: none"> • Wastewater line: None noted. • Water line Calgary to Chestermere: Protected within the Township Road 240 corridor. • Private water and wastewater treatment plants: Both existing plants are located within the established Carmek Franchise and Service area. • Energy Corridors: Two significant energy corridors exist within the Janet ASP area. <p>Policy Guidance to ensure matters around connections and crossings are addressed at the Local Plan Stage include:</p> <ul style="list-style-type: none"> • 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. • Section 26 The standard technical requirements are identified in the Municipal Development Plan (Section 29 and Appendix C).
<p>3.5.3.3 Municipalities should plan for multi-use corridors through future studies and initiatives including, but not limited to, Context Studies for JPAs, transportation and transit studies or plans, Working Groups, as appropriate.</p>	<p>Not applicable.</p>