



Janet Area Structure Plan Amendment Third Reading

Electoral Division: 6

File: 1015-251

Date:	January 7, 2025
Presenter:	Joshua Bateman, Regional Planner
Department:	Intergovernmental Services and Regional Planning

REPORT SUMMARY

This report presents the Janet Area Structure Plan (ASP) Long Term Development Area (LTDA) amendments for third reading.

On February 21, 2023, a public hearing was held for the Janet ASP amendments, which was followed by first and second readings by Council. Administration was then directed to refer the ASP amendments to the Calgary Metropolitan Region Board (CMRB) Regional Evaluation Framework (REF) process for approval.

The Janet ASP amendments were submitted to the REF process three times:

- 1) April 18, 2023 – Limited servicing, as per the initial Janet ASP
- 2) September 13, 2023 – Limited servicing with the provision for future servicing, as per the CMRB Growth Plan policy requiring piped servicing
- 3) October 29, 2024 – Limited servicing, under the CMRB exception policy 3.1.12

On December 13, 2024, the CMRB unanimously approved the Janet ASP amendments. This bylaw now requires third reading for final approval.

ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8020-2020 be given third and final reading, as previously amended.

BACKGROUND

The Janet Area Structure Plan (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.

The Janet Long Term Development Area (LTDA) encompasses 989 hectares (2,443 acres) located southeast of the Western Irrigation Canal. The Janet ASP identified the LTDA as a limited-service regional business centre. The LTDA required lands west of the canal within the Janet ASP to reach 70% buildout before proceeding with the LTDA. The Janet ASP must be amended to begin development in the LTDA.

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Below is an abridged timeline on the Janet ASP since the approval of the Terms of Reference on May 28, 2019:

- **February 21, 2023:** Public hearing, first reading, and second reading.
- **June 6, 2023:** Janet ASP REF submission withdrawn to examine future servicing options.
- **July 18, 2023:** Janet ASP is directed for amendment with limited servicing and a provision for future servicing.
- **September 5, 2023:** Janet ASP with limited servicing and a provision for future servicing is approved by Council and directed to the CMRB REF process.
- **November 21, 2023:** Janet ASP is withdrawn from the CMRB REF process to explore piped servicing options.
- **February 27, 2024:** Three servicing options for Janet ASP with high-level costs are presented. Direction is given to discuss the options with Beedie (developer) and return to Council.
- **June 20, 2024:** Beedie provides a preliminary estimate for internal servicing costs of their landholding in Janet and a market demand study for limited and full servicing.
- **September 24, 2024:** Janet ASP is directed for submission to the CMRB REF process with limited servicing using the exceptions policy.
- **October 29, 2024:** Janet ASP is submitted to the CMRB REF process.
- **December 13, 2024:** Janet ASP amendment is unanimously approved by the CMRB.

STRATEGIC ALIGNMENT

Key Performance Indicators		Strategic Alignment	
Effective Service Delivery	SD1: Services levels are clearly defined, communicated and transparent to citizens	SD1.1: Services with defined service levels	The Janet ASP amendments provide limited servicing as the optimal servicing solution
Effective Service Delivery	SD2: Services are resourced and delivered to specific groups as intended, and citizens are satisfied with the outcomes	SD2.1: Citizens satisfied with the range of County services available/delivered	Limited servicing aligns with the needs of the developer and industrial market in the Janet ASP
Financial Prosperity	FP1: Successfully planning and managing tax revenues between residential and non-residential landowners	FP1.1: Residential/Non-Residential Assessment Split Ratio as set out in the Assessment Diversification Policy	The Janet ASP would have a positive impact on the County's overall Residential/Non-Residential Assessment Split Ratio
Thoughtful Growth	TG1: Clearly defining land use policies and objectives for the County – including types, growth rates, locations, and servicing strategies	TG1.2: Complete Area Structure Plans (ASPs) in alignment with the Regional Growth Plan and Council priorities	The Janet ASP with limited servicing supports the vision, objectives, and overall policies of the Growth Plan

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ALTERNATE DIRECTION

No alternative direction is recommended.

ATTACHMENTS

Attachment A: Bylaw C-8020-2020 and Schedule A
Attachment B: Bylaw C-8020-2020 Redline Version

APPROVALS

Manager:	Devin LaFleche, Manager, Regional Planning
Executive Director/Director:	Amy Zaluski, Director, Intergovernmental Services & Regional Planning
Chief Administrative Officer:	Byron Riemann, Acting Chief Administrative Officer

