



COUNCIL REPORT

Prairie Gateway Area Structure Plan

Electoral Division: 6

File: 1014-532

Date:	February 18, 2025
Presenter:	Kaitlyn Luster, Senior Regional Planner
Department:	Regional Planning

REPORT SUMMARY

The Prairie Gateway Area Structure Plan (ASP) is a collaborative effort between the County, The City of Calgary, and Shepard Development Corporation (the Developer). The ASP facilitates a large-scale rail served industrial centre benefiting from access and proximity to the railway through radiating spur lines south of Township Road 232. The provision of utility services to the Plan area and stormwater management will be a collaborative effort between the County, The City, and developer(s).

This item was previously heard on September 11, 2024, 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.

On November 22, 2024, the CMRB unanimously approved the Prairie Gateway ASP as a new Area Structure Plan and new Employment Area located outside of a Preferred Growth Area.

RECOMMENDATION

THAT Bylaw C-8563-2024 be given third and final reading.

BACKGROUND

The Plan area is approximately 886 hectares (2,190 acres) of land in Rocky View County, situated in a prime development location connected to the region's major infrastructure and assets and is bordered on the west by the city of Calgary, approximately four kilometres east of Stoney Trail.

In 2023, to investigate economic opportunities and cost and revenue sharing, the parties formed the Gateway initiative. The Gateway initiative aims to deliver a shared investment-shared benefit framework that includes a Deal Agreement and joint planning through an ASP. Overall, the Gateway initiative includes a model for continued collaboration between the parties to ensure long-term sustainability and operation. The Prairie Gateway ASP represents a collaborative effort between the County, The City, and Shepard Development Corporation.

Below is a timeline on the Prairie Gateway ASP project since the beginning of 2024:

- **February 22, 2024:** The initiative was presented to The City of Calgary's Planning Committee.
- **July 29, 2024:** The initiative was presented to The City of Calgary's Infrastructure and Planning Committee.
- **September 10, 2024:** The initiative was presented to The City of Calgary Council, which resulted in a letter of support for the ASP.
- **September 11, 2024:** A public hearing for the Prairie Gateway ASP was held, and Council passed first and second readings. Council passed a motion to refer the ASP to the Calgary Metropolitan Regional Board (CMRB) for approval.

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- **November 22, 2024:** The Prairie Gateway ASP Regional Evaluation Framework application for a new Area Structure Plan and new Employment Area located outside of a Preferred Growth Area received unanimous approval by the CMRB.

IMPLICATIONS

Financial

Financial implications primarily result from the Gateway initiative cost and revenue sharing Deal Agreement which will be brought to both Councils for their consideration. Significant analysis was conducted, and the projected revenues are expected to offset costs.

The unique development opportunity resulting from the ASP does not compete with existing employment areas and facilitates regional benefits. The proposal aligns with federal and provincial transportation initiatives and opens funding opportunities. Rail served opportunities will improve the region's economic diversification and competitiveness, increase employment opportunities, and result in spin-off economic benefits for the supply chain.

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	Joint servicing with The City of Calgary supports efficient servicing through defined service levels from water, wastewater, stormwater, and transportation for the ASP area and mechanisms identified to deliver services.
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	Joint servicing with The City of Calgary provides a new servicing option through regional partnership.
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 ASP establishes a large-scale industrial, business, and employment hub facilitating rail served development and business benefitting from rail, thus increasing our economic competitiveness and diversification and supporting the County's Residential/Non-Residential Assessment 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 ASP is in alignment with Council priorities.

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ALTERNATE DIRECTION

Administration does not have an alternate direction for Council’s consideration.

ATTACHMENTS

- Attachment A: Bylaw C-8563-2024 and Schedule ‘A’
- Attachment B: Prairie Economic Gateway Initiative Terms of Reference

APPROVALS

Manager:	Devin LaFleche, Regional Planning Manager
Executive Director/Director:	Amy Zaluski, Director of Intergovernmental and Regional Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer

