



## West Elbow Valley ASP

### Terms of Reference

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### Direction

- 1 Council has directed that a wholly developer-funded Area Structure Plan (ASP) be drafted for the lands identified in **Appendix A – Project Area** to provide a framework for future growth in the area.

It is intended that the ASP shall be predominantly residential development, supported by commercial and institutional land uses serving the ASP and neighbouring communities. The project aligns with the County's Strategic Plan for "responsible growth", as the subject lands are ideally situated along a major transportation corridor and will be serviced via developer-funded infrastructure. Highway 8 has been identified in some Calgary Metropolitan Region Board (CMRB) studies as a possible future employment growth area, and the proposed West Elbow Valley ASP (WEV ASP) area represents the logical extension of statutory planning along the Highway 8 corridor. The proposed WEV ASP will enable Rocky View County and the province to more accurately anticipate future development along this important piece of transportation infrastructure while providing area landowners certainty as to the future development intent of the West Elbow Valley area.

The ASP shall be drafted to align with the following statutory documents:

- (1) CMRB Interim Growth Plan/Regional Growth and Servicing Plans (once adopted)
- (2) County Plan / Municipal Development Plan
- (3) Elbow View ASP

### Study Area

- 2 The WEV ASP area includes approximately 800 hectares (2,000 acres) of land in southwest Rocky View County, and is depicted in Appendix A – Project Area. The study area is west of the proposed Elbow View Area Structure Plan and existing urban development (Elbow Valley), south of the Elbow River, east of Highway 22 (the Cowboy Trail), north of Highway 8, and is in proximity to existing agricultural and country residential lands. The study area is composed primarily of multiple unsubdivided quarter sections used for grazing, some smaller residential parcels, and a golf course.

Although the ASP study area has been identified in Appendix A, technical considerations and stakeholder feedback may result in amendment to the final ASP boundary.

### Project Objectives

- 3 In drafting the WEV ASP, the following objectives shall be achieved:
  - i. **Community and Stakeholder Consultation**
    - (1) A communications and engagement strategy will identify all relevant interest groups affected by the planning process including intermunicipal partners and external stakeholders.



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- ii. **Land Use Strategy and Phasing**
  - (1) Analyze existing development within and adjacent to the Plan area to discover development opportunities and constraints;
  - (2) Outline appropriate and compatible land uses and density of future development;
  - (3) Prepare a Land Use Strategy; and
  - (4) Identify possible sequencing of development
- iii. **Technical Studies**
  - (1) Prepare high level technical reviews to support the land use strategy and identify requirements for subsequent planning phases. Studies will include:
    - (a) Determination of the transportation capacity of Highway 8 to serve the intended land uses;
    - (b) A high-level servicing review to identify possible potable water, wastewater and storm water servicing opportunities for future development.
    - (c) A high-level desktop environmental review to identify major natural features.
- iv. **Mapping**
  - (1) Land use strategy;
  - (2) Phasing;
  - (3) Location of major natural features; and
  - (4) Location of major transportation routes and utilities.

## Timeline and Deliverables

- 4 The WEV ASP will be undertaken across five phases, spanning 11 months. A Public Hearing and Council consideration, including second reading of the Bylaw, is anticipated by the end of 2021. The timelines and deliverables outlined in the table below are approximate only. Milestones may be completed sooner than indicated.

Phase	Timeline
1 - Project Initiation and Technical Studies	February – May 2021
2 - Engagement and Plan Writing	May – August 2021
3 - WEV ASP Release	August – September 2021
4 - Finalize Plan	September – November 2021
5 - Public Hearing and Approval	November – December 2021



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### Other Matters

- 5 The developer funding the planning process will select a planner and other consultants to ensure the project is moved forward in an expeditious fashion. The County's role will be to provide information with respect to the County's established policy requirements for the developer's consideration in the preparation of the draft WEV ASP, and to provide support in intermunicipal collaboration.
- 6 The County will make previous Highway 8 area related reports, studies, and mapping information available to the developer and their consultants, including the most current transportation network information.
- 7 The developer will have discretion on the timing for the Public Hearing and First Reading. The developer and/or their consultants will present the proposed ASP at the Public Hearing for Council's consideration.
- 8 In the event that there are changes or updates to County policies regarding the preparation of ASPs, this TOR will allow for the project to proceed in accordance with Council approved policy, and would not require amendment.



## West Elbow Valley ASP

Appendix A – Project Area

