

## PLANNING

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<b>TO:</b>	Council	
<b>DATE:</b>	September 13, 2022	<b>DIVISION:</b> 6
<b>FILE:</b>	1015-251	<b>APPLICATION:</b> N/A
<b>SUBJECT:</b>	Update: Janet Area Structure Plan Amendments (Long-Term Development Area)	

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### EXECUTIVE SUMMARY:

The purpose of this report is to provide Council an update on the status of the Janet Area Structure Plan (ASP) Long-Term Development Area amendments, the next steps prior to presenting the draft ASP for Council's consideration at a public hearing, and to provide a brief analysis of the implications of the adoption of the Regional Growth Plan (RGP).

Development of the Long-Term Development Area has been ongoing for the past several years; it is a developer-funded, and Administration-led, project. As per recent direction from Council in December 2021, Administration has been working with the community and other stakeholders, including The City of Calgary, to revise the previous draft of the plan to address concerns.

With respect to the RGP, Janet is identified as a Preferred Growth Area within Joint Planning Area 2 (JPA2). While the County is required to prepare a Context Study for JPA2 jointly with The City of Calgary and the City of Chestermere, ASP amendments in Joint Planning Areas may continue to be approved. With some revisions, the proposed Janet ASP amendment is generally aligned with the RGP. Therefore, Administration recommends that the project proceed in accordance with the approved Terms of Reference, and that the revised ASP be presented for Council's consideration at a public hearing in the coming months.

### ADMINISTRATION RECOMMENDATION:

Administration recommends that the update report on the Janet Area Structure Plan amendment project be received for information in accordance with Option #1.

### BACKGROUND:

The Janet Area Structure Plan was adopted in 2014 and includes 2,330 hectares (5,758 acres) of land. Approximately 989 hectares (2,443 acres) of the current Area Structure Plan is designated as a Long-Term Development Area, which is located southeast of the Western Irrigation Canal. These lands are envisioned for a limited-service Regional Business Centre, to allow for commercial and industrial development. The lands on the west side of the canal approached 70% build-out and a stormwater solution was identified, so an amendment to the Plan for the Long-Term Development Area was required before development could proceed.

Council approved the Terms of Reference for this project on May 28, 2019. Since then, the project team has worked with the partnering developer, area landowners, and stakeholders to determine appropriate land uses, transportation network, and the policies to be formed that will guide future development in the area. In February 2020, Council granted first reading to the draft Janet ASP. Public feedback was received over the summer of 2020 and adjustments were made to the draft Plan to incorporate feedback. Due to uncertainty around the timing and content of the draft RGP, the County and partnering developer placed the project on hold in the fall of 2020 to await further direction on the proposed regional plan to ensure alignment with regional priorities.

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### Administration Resources

Jessica Anderson, Planning Policy



In April 2022, the project team determined it was appropriate to proceed with the project. The RGP was adopted by the Minister of Municipal Affairs on July 11, 2022, and the draft Janet ASP is generally consistent with that direction.

**DISCUSSION:**

The draft Janet ASP has been further revised to address comments from The City of Calgary and to ensure alignment with the RGP. The draft Janet ASP is currently in circulation with The City (along with other agencies) and the community for review, and an Environmental Screening Report (desktop study) has been commissioned to fulfill technical requirements associated with the RGP. Following which, final adjustments can be made prior to presentation of the draft Janet ASP at a public hearing this fall.

The Janet ASP is identified as a Preferred Growth Area located within Joint Planning Area 2 (JPA 2) (Schedule 1 Regional Growth Structure). While the County is required to prepare a Context Study for JPA2, jointly with the City of Calgary and City of Chestermere, the RGP further provides that ASP amendments in Joint Planning Areas may continue to be approved prior to completion of the Context Studies, subject to the policies of the RGP (RGP Policy 3.1.3.3). In particular, the Long-Term Development Area may be defined and made available for development, while high-level, regional planning exercises are undertaken for the wider area. In addition, policy has been added to the draft Janet ASP to acknowledge regional planning considerations and to require implementation of relevant outcomes at local planning stages and/or during future ASP updates.

Based on Administration’s review, the Janet ASP Long-Term Development Area is generally consistent with the RGP; therefore, Administration recommends that the project proceed in accordance with the approved Terms of Reference.

Next steps for the project include final collaboration efforts with The City of Calgary, a community meeting with residents in the area, completion of the Environmental Screening Report, and final adjustments to the draft ASP, following which, the draft ASP will be scheduled for Council’s consideration at a public hearing. See Attachment ‘A’ for further details on forthcoming project milestones, engagement, and deliverables.

**OPTIONS:**

- Option #1: THAT the update report on the Janet Area Structure Plan Long-Term Development Area amendment project be received for information.
- Option #2: THAT alternate direction be provided

Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

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Acting Executive Director  
Community Services

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Chief Administrative Officer

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**ATTACHMENTS**

ATTACHMENT ‘A’: Forthcoming project milestones, engagement and deliverables.