

PLANNING

TO: Council

DATE: September 13, 2022 **DIVISION:** 6

FILE: 1013-280 **APPLICATION:** N/A

SUBJECT: Request for Decision: Glenmore Trail Area Structure Plan

EXECUTIVE SUMMARY:

A Terms of Reference for the developer-led Glenmore Trail Area Structure Plan (ASP) was approved by Council on May 26, 2020. Council gave first reading to the draft ASP forming part of Bylaw C-8236-2021, on September 21, 2021.

On December 14, 2021, Administration requested Council's direction on the continuation of the project and recommended that the Terms of Reference for the project be rescinded as the ASP did not align with the existing Municipal Development Plan (County Plan) or the Interim Growth Plan. Council determined it would be more appropriate to await the Minister of Municipal Affairs' decision on the Regional Growth Plan (RGP) and passed the following motion:

“THAT further consideration of Bylaw C-8236-2021 be tabled until Council has determined its strategic direction on growth within the County, and until a decision has been rendered by the Minister of Municipal Affairs on approval of the draft Regional Growth Plan.”

Further direction was given for Administration to present a report to Council within two months of the Minister's decision that assesses the impacts of the RGP on the development of the Glenmore Trail ASP.

Following approval of the RGP, Administration assessed the draft ASP against the policies of the Growth Plan and determined that the residential and employment growth proposed by the ASP would not be supported in this location. Taking into account the challenges in demonstrating alignment with the Growth Plan, and the conflicts with the policies of the County Plan, Administration continues to recommend that the Terms of Reference for the Glenmore Trail ASP be rescinded, with the resulting discontinuation of the project.

ADMINISTRATION RECOMMENDATION:

Administration recommends that Council rescind the Terms of Reference for the Glenmore Trail ASP in accordance with Option #1.

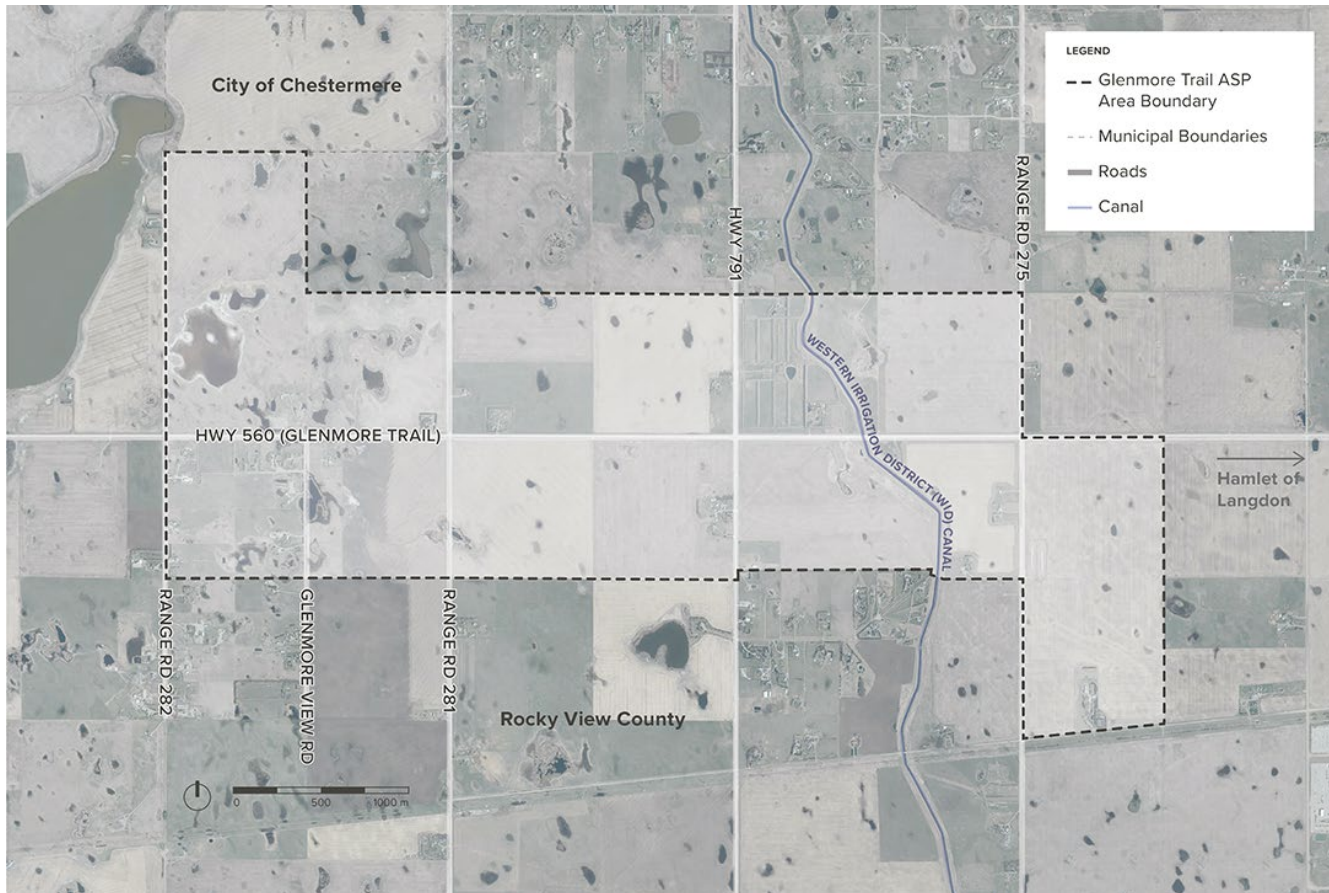
BACKGROUND:

The Glenmore Trail ASP area comprises approximately 1,000 hectares (2,471 acres) of land in the southeast quadrant of the County. It is generally located between Range Road 274 and Range Road 282 and on both sides (north and south) of Glenmore Trail. The area adjoins the eastern boundary of the Janet ASP, is some 2.4 kilometres (1.5 miles) west of the hamlet of Langdon, and the westernmost lands are immediately south of the city of Chestermere.

The Glenmore Trail ASP was proposed to provide a range of residential, regional commercial, and industrial development. The plan would provide a framework for the development of this area by outlining a vision and goals, future land use, transportation, open spaces, emergency services, environmental protection, and utility servicing requirements.

Administration Resources

Dominic Kazmierczak, Planning



DISCUSSION:

In providing an assessment of the ASP project to Council in December 2021, Administration noted that there is no support within the existing County Plan for a new employment or residential area within this part of the County. The Terms of Reference for the ASP was submitted and approved on the premise that the County's proposed new MDP would support the ASP as a growth area, and that the MDP would be approved by the County and Calgary Metropolitan Region Board (CMRB). Council will note that the draft MDP was refused by CMRB on July 23, 2021, and so the draft ASP currently has no support as a growth area under the existing municipal statutory planning framework.

To resolve the conflict with the County's current MDP, Council could seek to include the ASP area as a growth area within any future MDP document. However, this is likely to create significant challenges for obtaining approval from the CMRB for the new MDP document, as the ASP is not identified as a Preferred Growth Area within the Growth Plan.

The primary land use proposed within the draft ASP is a mix of employment uses, with this comprising mainly industrial uses. Policy 3.1.3.3 of the Growth Plan states that Employment Areas should be directed to Preferred Growth Areas where infrastructure, servicing, and transportation is available. While Policy 3.1.3.4 of the Growth Plan does allow for the consideration of an Employment Area outside of Preferred Growth Areas, rationale is required for why it cannot be located within a Preferred Growth Area. The new Employment Area must also demonstrate efficient use of infrastructure and services.

Providing a rationale for further industrial uses in this area of the County is likely to be challenging when the County is currently moving forward with amendments to the Janet ASP to accommodate further land supply in the Long-Term Development Area of that Plan. The Conrich ASP also has many years of industrial land supply remaining, with few areas of the ASP having developed thus far.



As there is no existing servicing provided through the proposed ASP area, the County’s water and wastewater infrastructure would have to be extended from the eastern boundary of the lands. Support for this servicing proposal would generate a further load on municipal servicing capacity currently allocated to existing business areas.

With respect to the residential lands proposed within the Glenmore Trail ASP, the draft notes that densities of between four and six units per acre are anticipated across an area of approximately 145 hectares (358 acres). These densities are not supported outside of Preferred Growth Areas within the RGP. The ASP could also not be proposed as a new Hamlet Growth Area, as it would not meet the criteria for this under Policy 3.1.8.5 of the RGP; in conflict with this Policy, the proposed ASP is contiguous with an Urban Municipality (Chestermere) and also exceeds the maximum area allowed for new Hamlet Growth Areas (640 acres).

Considering the highlighted conflicts with both regional and municipal statutory plans, Administration concludes that approval of the proposed ASP is unlikely to be supported by the CMRB.

BUDGET IMPLICATIONS:

The \$280,000 budget for this ASP project was funded jointly by the County and project proponent, with both parties providing equal contribution to the project costs. Administration carried over the remaining \$40,500 portion of the County’s \$140,000 amount into the current 2022 budget year.

STRATEGIC OBJECTIVES:

Council’s Strategic Plan supports responsible growth and implementation of a vision for growth through a clear planning framework. Similarly, a strategic objective is to guide the County’s growth pattern in an orderly and economically sound manner that aligns with regional planning. Given the policy conflicts identified, continuation of this ASP project would be in conflict with the Strategic Plan.

OPTIONS:

- Option #1: THAT the Glenmore Trail Area Structure Plan Terms of Reference be rescinded.
- Option #2: THAT alternate direction be provided.

Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

Acting Executive Director
Community Services

Chief Administrative Officer

DK/rp

ATTACHMENTS

ATTACHMENT ‘A’: Glenmore Trail ASP Terms of Reference.