



GLENMORE TRAIL AREA STRUCTURE PLAN

Terms of Reference

Direction

- 1 Council has directed that an Area Structure Plan (ASP) be drafted to provide a framework for future growth along Glenmore Trail. It is intended that the ASP shall provide for a range of specialized residential, regional commercial, and light industrial development.

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

- (1) Interim Growth Plan/Regional Growth Plan
- (2) Rocky View County/City of Calgary IDP
- (3) County Plan

Contributing to ASP policy and direction will be:

- (1) Community and stakeholder input;
- (2) Intermunicipal input;
- (3) Baseline technical studies;
- (4) Servicing strategy;
- (5) Fiscal impact to the County;
- (6) Benefit to the communities;
- (7) Compatibility and integration with the surrounding area;
- (8) Market demand; and
- (9) Direction from higher order documents.

The funding for the creation of the ASP will be provided by Rocky View County (50%) and a Steering Committee of interested landowners (50%).

The Steering Committee will select and contract a Project Team who will

- (1) be responsible for producing all necessary studies and the ASP document;
- (2) report to the Steering Committee and Rocky View County Administration;
- (3) present the ASP to Rocky View County Council in public hearing.

Rocky View County Administration will assist the Project Team in

- (1) collaboration with neighbouring municipalities and submission of the CMRB application;
- (2) ensuring that Rocky View County policy is addressed.

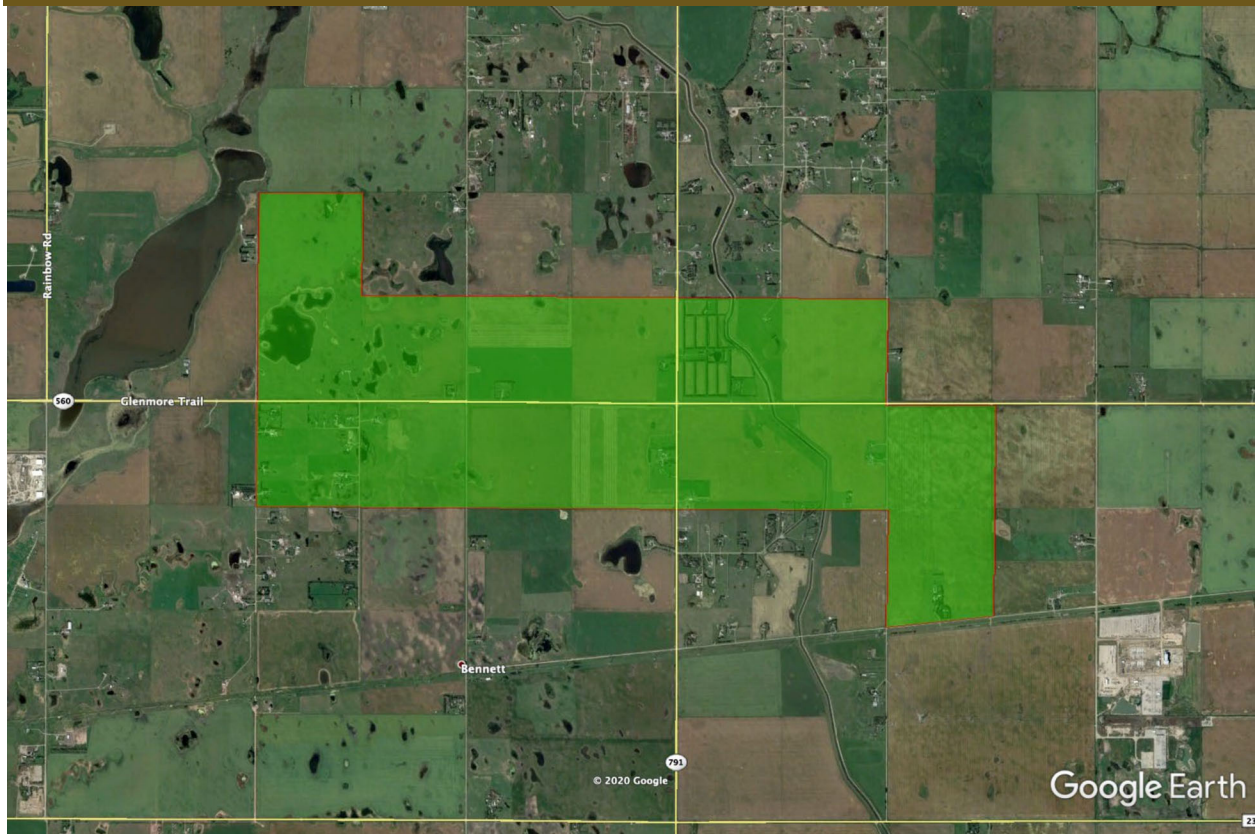
Study Area

- 2 The Glenmore Trail Area Structure Plan (GTASP) comprises approximately 1000 hectares (2471 acres) of land in southeast Rocky View County. It is generally located between Range Road 274 and Range Road 282 and on both sides of Glenmore Trail, as outlined below.



GLENMORE TRAIL AREA STRUCTURE PLAN

Terms of Reference



Although the ASP study area has been identified above, technical considerations and stakeholder feedback may result in amendment to the final ASP boundary, subject to approval by Council.

Project Objectives

- 3 In developing the ASP, the following objectives shall be achieved:
 - i. **Project Plan**
 - a. To execute the Project Plan in an efficient manner, adhering with the approved timelines and budget;
 - b. To ensure that Council is frequently updated on the project's progress and direction is requested, as needed.
 - ii. **Community, Stakeholder, and Interjurisdictional Engagement:**
 - a. To implement effective, inclusive and transparent community engagement;
 - b. To collaborate with the City of Chestermere, City of Calgary and other agencies to identify and address any issues and opportunities at the earliest point.



GLENMORE TRAIL AREA STRUCTURE PLAN

Terms of Reference

iii. Plan Creation:

a. Land Use

- (i) To develop a land use strategy;
- (ii) To establish a development sequence for future redesignation, subdivision, and development of lands;
- (iii) To determine appropriate integration and transition policies for adjacent land uses and municipalities;
- (iv) Servicing:
- (v) To identify potential servicing options for existing and future development;
- (vi) To identify current and planned transportation infrastructure under both Provincial and County jurisdiction, to determine future transportation needs and opportunities;
- (vii) To identify possible pedestrian linkages to ensure the development of a cohesive community; and
- (viii) To identify other required physical services;

b. Physical Environment:

- (i) To identify key environmental and natural features within the Plan area and suggest methods to uphold their form and function; and
- (ii) To identify physical constraints and obstructions to future development, such as wetlands, excessive slopes and riparian areas found within the study area;

c. Local Amenities:

- (i) To identify desired and achievable amenities;

d. ASP Boundary and Phasing:

- (i) To arrive at a boundary for the ASP that takes into account a foreseeable time horizon, based on growth projections, with sound assumptions and mechanism for reviewing those assumptions;
- (ii) To explore phasing in conjunction with a review of the boundary of the ASP to accommodate growth projections, and to implement an appropriate mechanism for phasing growth;
- (iii) To describe the existing development within the study area and adjacent lands, to discover where development opportunities and constraints may exist; and
- (iv) To determine the fiscal impact of the proposed land uses;

e. Other:

- (i) To establish a framework for monitoring the long-term effectiveness of the Plan;
- (ii) Meet the intent and direction of the Interim Growth Plan, County Plan and other relevant policy frameworks.



GLENMORE TRAIL AREA STRUCTURE PLAN

Terms of Reference

Timeline and Deliverables

4 The ASP would be undertaken across three phases, with the following timelines and deliverables.

Phase 1 (Planning)	
<ul style="list-style-type: none"> • Terms of Reference to Council 	Q2, 2020
<ul style="list-style-type: none"> • Project Plan <ul style="list-style-type: none"> ○ Background Information, Fiscal and Technical Analysis Report ○ Project Charter Stakeholder Register 	Q2-Q3, 2020
<ul style="list-style-type: none"> • Communications Plan <ul style="list-style-type: none"> ○ Stakeholder Engagement Plan ○ Intermunicipal Engagement Plan 	Q2-Q3, 2020
<ul style="list-style-type: none"> • Initiate Technical Studies 	Q2-Q3, 2020
Phase 2 (Execution)	
<ul style="list-style-type: none"> • Community and Stakeholder Engagement <ul style="list-style-type: none"> ○ Engagement Summary Reports 	Q3-Q4, 2020
<ul style="list-style-type: none"> • Completed Technical Studies 	Q3-Q4, 2020
<ul style="list-style-type: none"> • Draft Plan 	Q4, 2020
Phase 3 (Approval)	
<ul style="list-style-type: none"> • Public Hearing 	Q1-Q2, 2021

Variance

5 Any substantial departure from the project scope and timeline detailed within this terms of reference shall require approval from Council.