

## Highway 8 Area Structure Plan

### Terms of Reference

---

#### Introduction

1. The Highway 8 Area Structure Plan (Hwy8ASP) area includes approximately 1,700 hectares (4,200 acres) of land in southwest Rocky View County and is highlighted in Figure 1. The study area is west of existing urban development (Elbow Valley), south of the Elbow River, north of the Tsuut'ina Nation, and is bisected by Provincial Highway 8.
2. The study area is composed of multiple unsubdivided quarter sections, larger farming parcels, and some smaller parcels.
3. Highway 8 is identified as a Growth Corridor in the Intermunicipal Development Plan (IDP) with the City of Calgary.
4. The existing residential communities adjacent to the plan area have reached build out and lack essential services like schools and commercial opportunities.

#### Purpose

5. Council determined that it was appropriate to develop an Area Structure Plan, in order to provide a framework to guide future subdivision and development in the area.

#### Study Area

6. The study area is depicted in Figure 1. It is primarily agricultural / grazing land, with some residential land use.

#### Scope of Work

7. Community and stakeholder input:
  - (1) Prepare a communications and engagement strategy to identify all relevant interest groups affected by the planning process including intermunicipal partners and external stakeholders.
8. City of Calgary and Tsuut'ina Nation input:
  - (1) Engage with adjacent jurisdictions; specifically, the City of Calgary and Tsuut'ina Nation.
9. 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;
  - (4) Identify possible sequencing of development; and,

10. Baseline 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.

11. Mapping to include:

- (1) land use strategy;
- (2) phasing;
- (3) location of major natural features
- (4) location of major transportation routes and public utilities;

12. Work Program:

- (1) The Work Program will occur in five phases that overlap.
- (2) The anticipated timeline for the Work Program is approximately 8 months, with a Public Hearing and Council Consideration, including 1<sup>st</sup> Reading of the Bylaw in September, 2020. These timelines are approximate only. Milestones may be completed sooner than indicated.
- (3) Phase 1 – Project Initiation and Technical Studies. (February-April, 2020)
- (4) Phase 2 – Engagement and Plan Writing. (March-May, 2020)
- (5) Phase 3 – Hwy8ASP Release. (May-June, 2020)
- (6) Phase 4 – Finalize Plan. (July, 2020)
- (7) Phase 5 – Public Hearing/First Reading. (September, 2020)

13. Other Matters

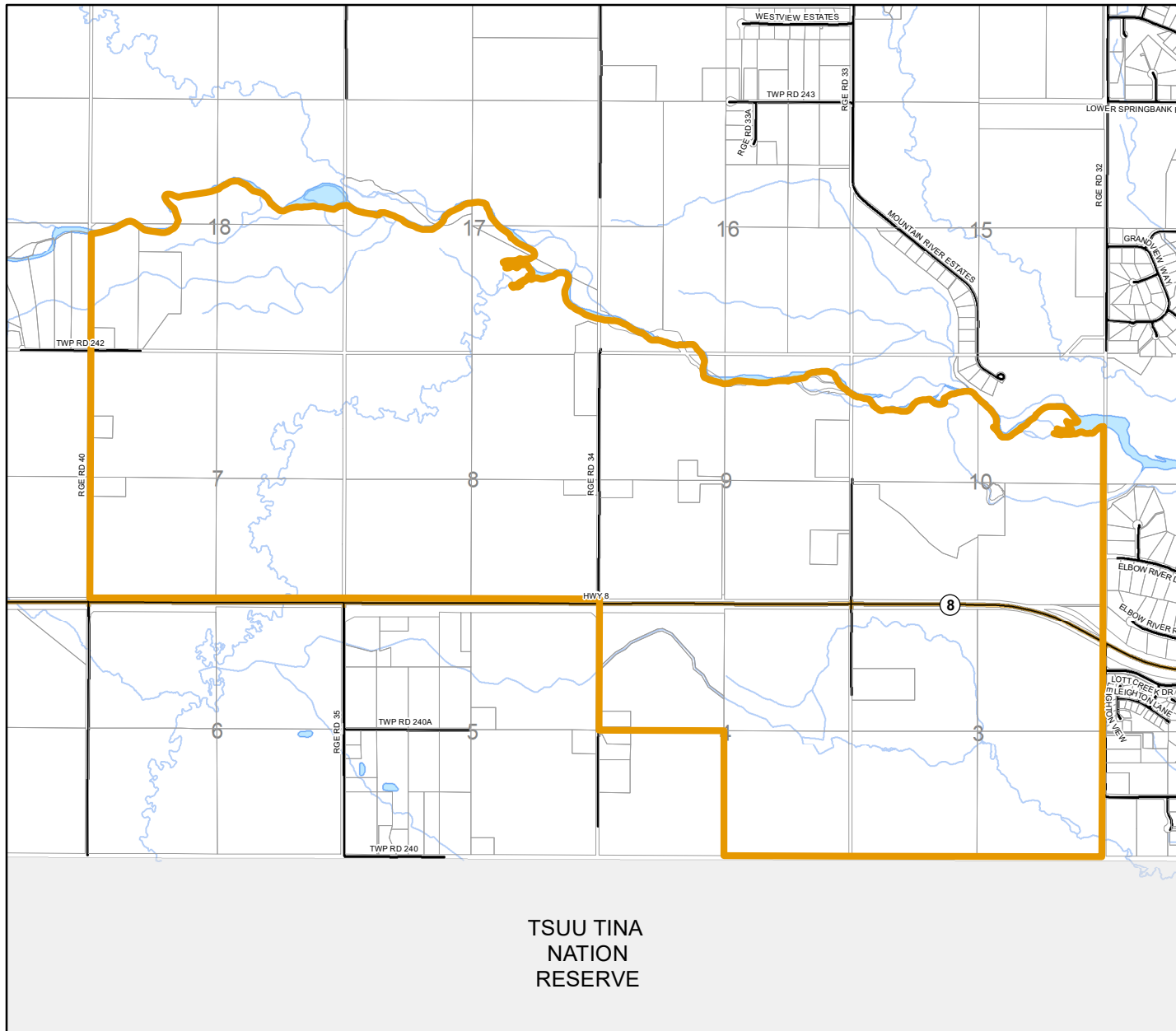
- (1) The developer group funding the planning process, will select a planner and other consultants, to ensure the project is moved forward in an expeditious fashion. The County's role will be to provide information with respect to the County's established policy requirements for the developer group's consideration in the preparation of the draft ASP.
- (2) The County will make previous Highway 8 area related reports, studies, and mapping information available to the developer group and their consultants, including the most current transportation network information.
- (3) The developer group will have discretion on the timing for the Public Hearing and First Reading. The developer group and/or their consultant group will present the proposed ASP at the public hearing for Council's consideration.


- (4) In the event that there are changes or updates to County policies regarding the preparation of ASP's, this TOR will allow for the project to proceed in accordance with Council approved policy, and would not require amendment.

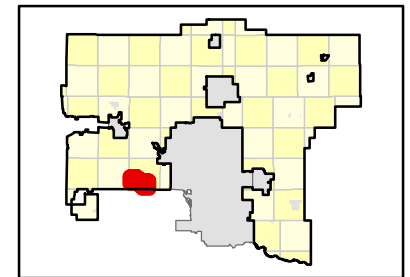
**Summary**

14. The County seeks to plan for and accommodate future community growth along the Highway 8 corridor.

Figure 1:  
Proposed New  
Highway 8  
Area Structure  
Plan Area



 Proposed Boundary



This map is conceptual in nature. No measurements or area calculations should be taken from this map.