

February 2024

Engagement Summary

Prairie Gateway Area Structure Plan

Open House #1



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1 ENGAGEMENT FINDINGS

An open house for the Prairie Gateway Area Structure Plan (ASP) project was held at The Track Golf Course in Langdon on January 30, 2024. It was the first of two planned open houses for the project. Attendees had an opportunity to meet the Project Team, learn more about the project, ask questions, and provide feedback. This Engagement Summary compiles the feedback that was received at the open house. Along with other planning policy and technical considerations, this information will be a guiding factor in the creation of the draft ASP.

A total of 67 members of the public attended the open house. Display boards provided information on the project and the Project Team was available for discussion. An activity was incorporated to capture feedback on the Prairie Gateway ASP. This activity involved prompts, including quotes from the initial engagement and questions to spark discussion. As part of the activity, attendees were asked to provide their thoughts, concerns, and questions on sticky notes.

Those who attended the open house brought up concerns such as traffic, road infrastructure, nuisances (noise, light, and air pollution), stormwater management, bylaw enforcement, property values and taxes, health and safety concerns, and the impact to wildlife. Attendees also expressed interest in the completion of the technical studies and reports, and their incorporation into the draft ASP. Verbatim comments are included in Section 6, with some key areas of concern summarized below.

Traffic and Roads

Several traffic-related concerns were expressed, including the increase in traffic volume in areas that currently feel congested. One attendee mentioned the impact traffic volumes will have on roads, while another asked about plans for Range Road 284.

Nuisances and Health

Attendees expressed concerns about noise, light, and air pollution. One attendee asked that studies be conducted on each. Another asked how the project will impact health, specifically respiratory health risks for children and increased asthma.

Servicing

Some attendees voiced concerns about flooding/drainage issues and expressed interest in the plans for water, wastewater, and stormwater management.

2 PROJECT SUMMARY & PROCESS STATUS

In July 2020, the project started out as a draft for an applicant-led ASP located in the Shepard area. The Plan area included approximately 747 hectares (1,847 acres) of land in the southeast sector of Rocky View County, located north of the Canadian Pacific Kansas City (CPKC) Rail mainline. A portion of the Plan falls within The City of Calgary/Rocky View County Intermunicipal Development Plan area and is identified as a Growth Corridor for The City of Calgary. The proposal was ultimately put on hold in 2021 pending discussions with The City regarding their objections. In the Fall of 2021, The City proposed to annex lands that included the proposed ASP area.

In January 2023, Rocky View County and The City agreed to work collaboratively on the Prairie Gateway Economic Initiative, with the support of the Shepard Development Corporation. Jurisdiction of the Plan area would remain with the County. The initiative would facilitate a new industrial corridor with joint municipal investments and benefits. The initiative focuses on the area proposed for the draft 2020 Shepard Industrial ASP and now includes adjacent Canadian Pacific Kansas City (CPKC) land. The draft 2020 Shepard Industrial ASP will be revised and renamed the Prairie Gateway ASP.

An online survey was held in the Fall of 2023 to gather initial feedback on the project. Responses were used to create prompts for further feedback at the open house. The draft ASP will be revised based on technical studies and feedback received during Phase 1 and Phase 3 from all stakeholders. A second open house will be held to share the draft ASP and collect further feedback. The draft plan will be posted to the website for viewing, and will be refined as needed through a review process with County departments, The City of Calgary, the developer, external stakeholders, and the public.

Project Timeline



3 ENGAGEMENT METHODS

Open House

An open house was held at The Track Golf Course in Langdon on January 30, 2024, and attracted 67 attendees. The open house was advertised on the County’s website, the Prairie Gateway ASP webpage, and on the advertisement sign at The Track location. Additionally, an e-blast was sent to those who signed up to receive email updates on the project. Attendees were asked if they agreed or disagreed with some responses gathered from the initial engagement survey, and to provide further comments and feedback.

Webpage

The Prairie Gateway ASP webpage has been and will continue to be updated as the project progresses. The webpage includes:

- The latest news and updates on the project;
- Project background and information about the Shepard Industrial ASP and annexation;
- Links to related County and City webpages and documents;
- Timelines of the project, process, next steps, and opportunities for engagement/input;
- A FAQ document created based on previous engagement;
- Project Team contact information to submit comments or ask questions; and
- A sign-up for the subscription list that provides updates on the project.

To date, 54 people have subscribed to receive email updates.

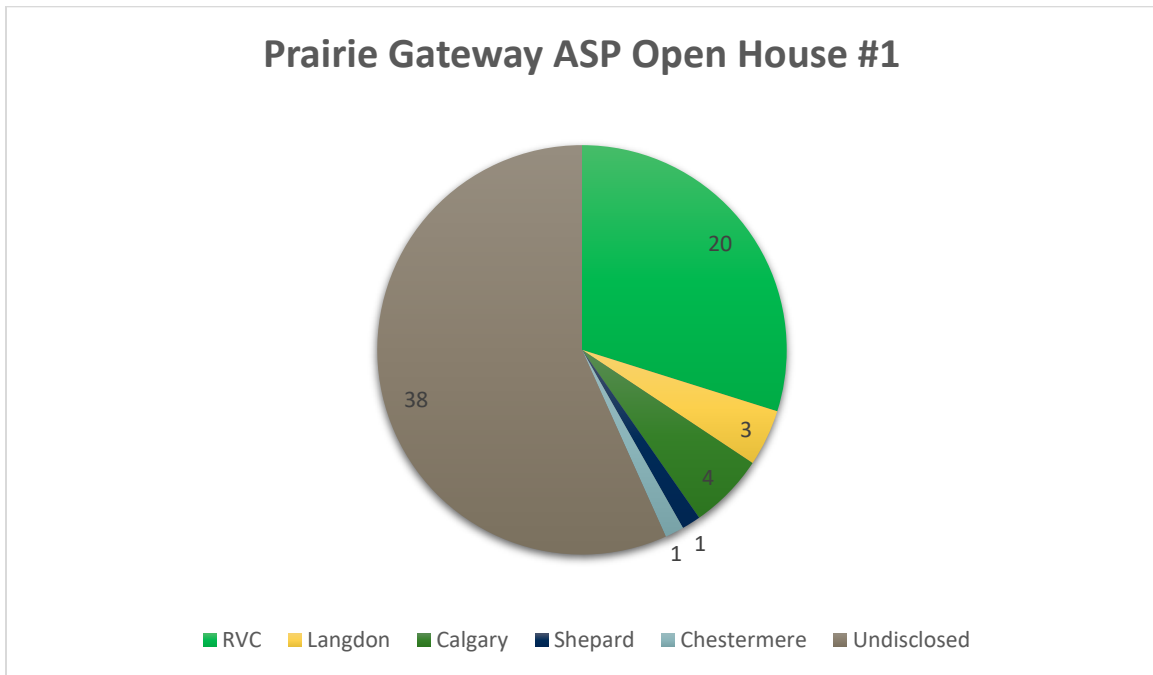
Further Opportunities

The project webpage will be updated with more opportunities for the public to get involved. A second open house will be held to present the draft ASP and collect feedback to inform revisions. The draft ASP will be posted on the webpage for the public to review. A public hearing will be scheduled and advertised at a later date.

4 WHO TOOK PART

A total of 67 people attended the open house, which ran from 4:00 p.m. – 7:30 p.m. Attendees included nearby landowners, Rocky View County residents, City of Calgary residents, and developers. The graph below shows an approximation of the proportions of attendees from various locations based on the location information provided.

Attendee Demographics



5 WHAT WE ASKED

Discussion at the open house was prompted by input received from the initial engagement survey conducted in the Fall of 2023. The Project Team created several display boards (Attachment A), one of which featured quotes from the previous feedback, as noted below. Open house attendees were asked to write additional comments on sticky notes and place them on the display board.

Previous Feedback

The following quotes from the initial engagement summary were included on the activity board to prompt discussions:

“How tall will the buildings/infrastructure be? It seems like it could block my view, negatively impacting my property value. We already deal with a high water table and flooding issues, running drainage or water towards us will not be beneficial. What assurances can be made to be sure it doesn’t negatively impact existing properties and homes?”

“What is the plan to control traffic volume? Recently allowed by industrial development NE of us have destroyed the roads and made driving very unsafe with semi drivers not understanding the rules of the road or not believing they apply to them.”

“Do you plan to upgrade RR284? What is the source for water supply of this development, and how is wastewater being managed?”

The full Engagement Summary for Phase 1, which includes all quotes, was available for review at the open house.

Prompts

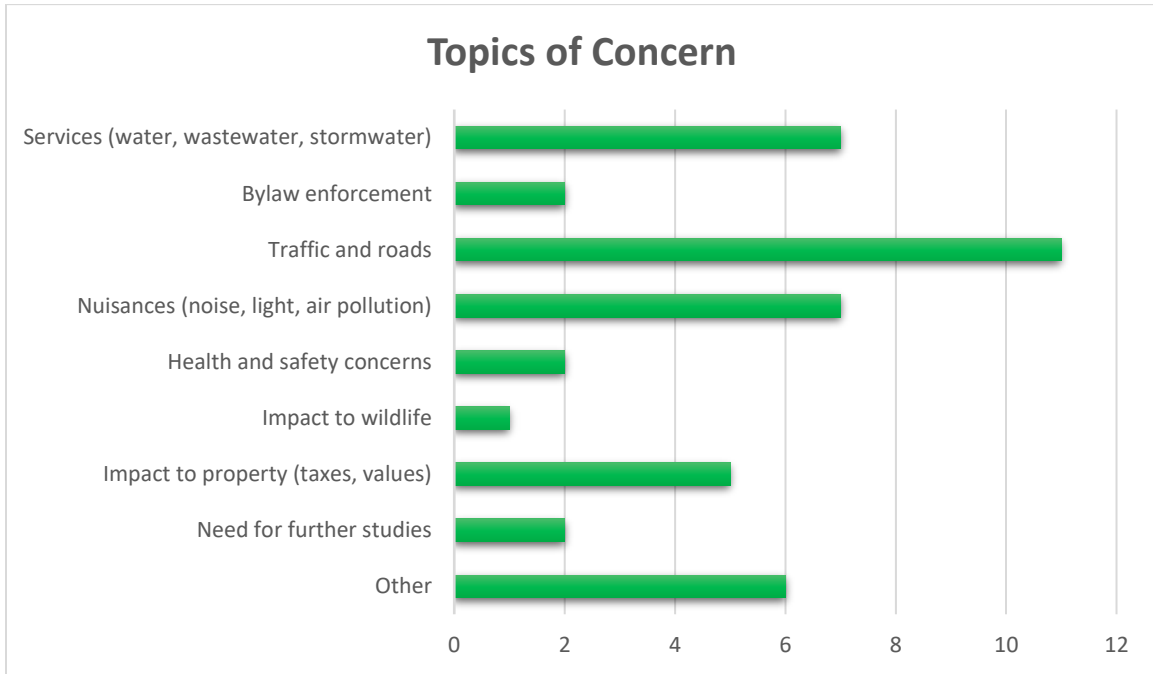
In addition to quotes, the following questions were provided to prompt further discussion and comments:

- Do you agree or disagree?
- What opportunities do you see?
- What do you think of the vision and goals?
- What do you feel is an important consideration?

6 WHAT WE HEARD

A total of 35 comments were written on sticky notes by open house attendees. The feedback from the sticky notes has been summarized by topic in the following graph. The comments have also been transcribed in the Verbatim Quotes section below, as well as two additional comments received by email following the open house.

Feedback and Concerns



Note: Some sticky notes referenced more than one topic of concern.

Verbatim Quotes:

“Time-wise, when is 'shovel-in-the-ground' for deep services?”

“Look further into the future with creation of 107 ave over pass”

“How will the bylaws be enforced on this development? Other industrial developments are not following the bylaw and the RVC does nothing.”

“Lighting at night. (Light pollution)”

“Expand the plan area + have a plan to expand in the future too.”

“How will RVC work with the province to confirm routes/ highways do not impact residents?”

“We moved to the country to be in the country. Are you planning on buying our land? \$\$\$\$”

"I strongly disagree, I see more opportunities for noise, light and air pollution. Studies for all above concerns."

"Range Road 284 is gravel. Will it get paved or restricted truck traffic?"

"Why does RVC develop residential right beside industrial?"

"Who will be responsible for enforcing the industrial area bylaws? Currently they are not being enforced".

"You need an open house once the consultant reports are done and before the draft".

"Storm water. Where is it going?"

"For water, sanitary & storm, what is the pipe size/ diameter required?"

"Spin off companies operating 24/7 on neighbouring roads".

"What controls are in place for lighting so personal properties are not effected?"

"What is being done to reduce noise from Shepard".

"Search at risk birds of Alberta. How will this affect the wildlife?"

"A drainage plan to go west to the Shepard ditch and out to the Bow River south."

"Intersections at 284 + 114th? Langdon through traffic -> Are they still able to get through?"

"How is the light pollution + noise (burms, elevated hills) for nearby residential property being addressed?"

"Concerned about traffic volumes especially along RR284, cutting from 22X and Hotchkiss to this development area. Also impact to already poorly maintained roads."

"More info + studies completed before draft plan + further open houses are done."

"Very concerned about stormwater management".

"Traffic congestion, where and how are entries and exits to this upgrade roads area and intersections control".

"Property taxes on surrounding areas? R.Rd 282 + Glenmore - Can't get onto Glenmore very safely as so much traffic."

"Will there be well water quality monitoring prior to and during construction? Will well water quality be guaranteed by the municipalities against pollution?"

"1. Will CP Rail have a veto on which users and/or tenants are allowed to be in the park

2. How much actual demand is expected from direct rail users. There is little to n rail development in the Calgary region whereas there is massive demand for (illegible) space

3. When will there be more detail on the cost/tax revenue sharing scenario"

"Which way do you plan to send heavy traffic. It is already causing road damage east + west."

“Are the tracks going to double through Shepard?”

“Light & pollution & noise”

“Increased asthma. Q for Rocky View - How will the Rail advancement/ logistics park effect Health? Search respiratory health risks for children near rail ncbi.nlm.nih.gov”

“107 Ave as a bypass a must”

“RR282 Glenmore South is dead end, gravel, very busy with all the truckers going flying by 24/7. What about children on this road? Can't ride bikes. Can't sell as Rocky View won't redesignate Calgary interest area.”

“Glenmore:

Calgary interest

- i. Living in industrial*
- ii. Can't redesignate land*
- iii. Sell to whom if they can only use as Ag?*
- iv. RR 282*

Rocky View

- i. Live work*
- ii. Lots of trucks*
- iii. Road is awful*
- iv. Dust”*

“I wanted to provide feedback on my attendance at the Open House in Langdon for the Prairie Economic Gateway. It's an exciting project and I am peripherally affected. The most common question I heard from other residents was by far drainage. The concern by those who live and farm adjacent to the project is that planning has a hard time squaring their desktop topography software with their decades of lived experience. During the planning for the Ralph Klein Wetland this happened as well. The result was indeed what had been predicted by decades of lived experience. Farm land was inundated by water rendering it useless including today after 3 years of drought. Loss of income and those land's would now be classified by Alberta Environment as wetlands therefore worthless in the market. This must not happen again! Safeguards must be part of an agreement for those affected should the issues arise later.”

“Here are my and my neighbours concerns regarding this major development.

- 1. Noise. We would like to see a comprehensive strategy regarding reducing noise by at least 20 db.*
- 2. We would like to see any hazardous chemicals, etc., delivered to the north of the site as much as possible and would like to know of any industries using such chemicals.*
- 3. We feel it fair and equitable for the existing residences within 1/2 mile of the rail yard, or so, to be compensated for the aprox. 200k loss of property value in the real estate market. This would be aprox. 12-15 residences. Simply charge the appropriate amount to each site as well as Canadian Pacific as it's not fair for the residents to take the financial loss themselves when everyone else gains.”*

Act

Please share your thoughts and included a list

① Who is responsible for enforcing the standards? By laws. Certainly they are not being enforced.

REGHT PAVEMENT

who will be responsible for enforcing the standards? By laws. Certainly they are not being enforced.

Industrials To get you started, we've included question

case 1 Survey response

PRAIRIE GATEWAY

a Structure

quotes

case 1 Survey response

case 1 Survey response

How will the BYLAWS BE ENFORCED ON THE DEVELOPMENT? OTHER INDUSTRIAL DEVELOPMENTS ARE NOT FOLLOWING THE BYLAWS AND RUC DOES NOTHING

"How tall will the buildings/infrastructure be? It seems like it will block my view, negatively impacting my property value. We already deal with a high water table and flooding issues-runnng drainage or water towards us will not be beneficial. What assurances can be made to be sure it doesn't negatively impact existing properties and home?"

What are the standards for enforcement? By laws. Certainly they are not being enforced.

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TRUCK TRAILERS, WHEN IS THERE A "NEED" FOR DEEP SERVICES?

How will RUC work WITH THE PROBLEMS TO CAUTION ROUTES/HIGHWAYS? DO NOT WANT ISSUES?

RUC Road 384 is gravel. Will it be good for trucks? Trucks follow

STORING WATER IS DIFFERENT. OFFENSE IS A GOING

What are the standards for enforcement? By laws. Certainly they are not being enforced.

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What are the standards for enforcement? By laws. Certainly they are not being enforced.

Prompts:
Do you agree or disagree?
What opportunities do you see?
What do you think of the vision and goals?
What do you feel is an important consideration?

Why does RUC develop residential right beside industrial?

FOR WATER STORAGE, B. 2000, WHAT IS THE FINEST STANDARDS REQUIRED??

Concerned about traffic volume especially along RR284 cutting from 230 and likelihood to this development area. Also impact to already poor maintained roads.

What are the standards for enforcement? By laws. Certainly they are not being enforced.

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What are the standards for enforcement? By laws. Certainly they are not being enforced.

What are the standards for enforcement? By laws. Certainly they are not being enforced.

I Strongly Disagree
I See more Opportunities for Noise, Light + Air Pollution
Stops for All Road Concerns

More street open + turn before houses are done

SEARCH FOR GRASS AT RUC. HOW ABOUT HOW ABOUT?

How is RUC being addressed?

How is RUC being addressed?

How is RUC being addressed?

How is RUC being addressed?

How is RUC being addressed?

7 CONCLUSIONS

The purpose of the open house was to further engage with the public regarding the Prairie Gateway ASP project. It helped raise awareness of the project and encouraged the public to provide feedback. Comments written on sticky notes at the open house were photographed and transcribed to be included in this engagement summary. Additionally, 2 attendees emailed comments following the open house, which were also included in the Verbatim Quotes.

The main points of concern brought up by several attendees included nuisances, traffic issues, and water servicing. Out of 35 sticky notes and two emails, 11 were concerned with the impact on traffic and roads, 7 referenced noise, light, and/or air pollution, and 7 comments touched on water, wastewater, and/or stormwater management. Additional topics included the impact to property values and taxes, bylaw enforcement, health concerns, impact to wildlife, the need for further studies, future expansion, the rail tracks, the proximity of industrial to residential, and company operations.

Feedback will be taken into consideration as the Prairie Gateway ASP project continues to move forward. There will be more opportunities for public engagement, including a second open house once the ASP is drafted. Updates will be provided via mailouts, email, and/or the Prairie Gateway ASP webpage on specific engagement opportunities.

ATTACHMENT A

Welcome to the Open House!

Tonight's Objectives

1. To meet the Project Team
2. To provide an updates on the Project
3. To obtain your feedback
4. To answer your questions
5. To provide an overview of next steps

WHEN: Tuesday, January 30, 2024

TIME: 4:00pm-7:30pm

WHERE: The Track Golf Course,
333 Boulder Creek Drive, Langdon

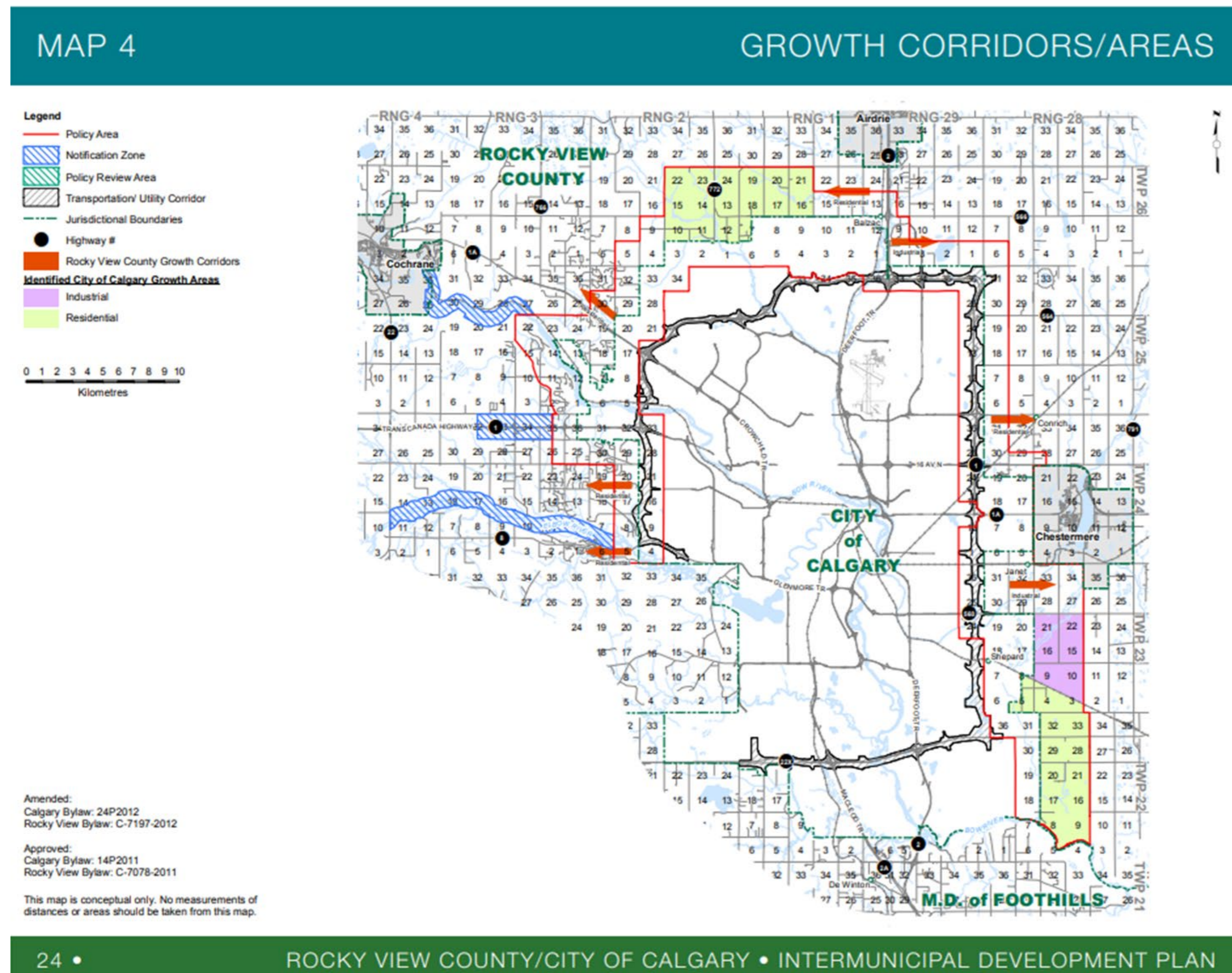
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Project Timeline



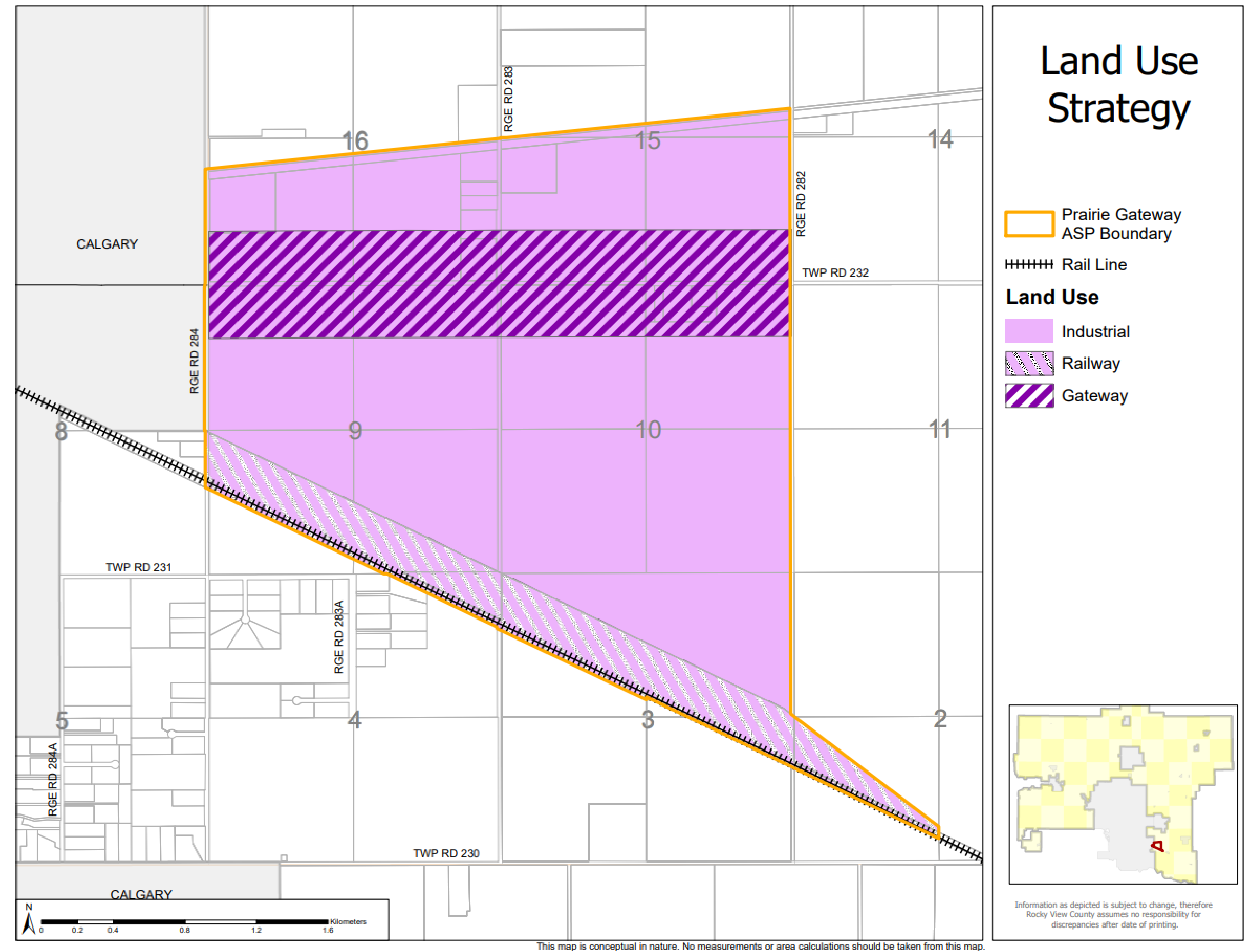
Draft Land Use Strategy

Area Structure Plan PRAIRIE GATEWAY



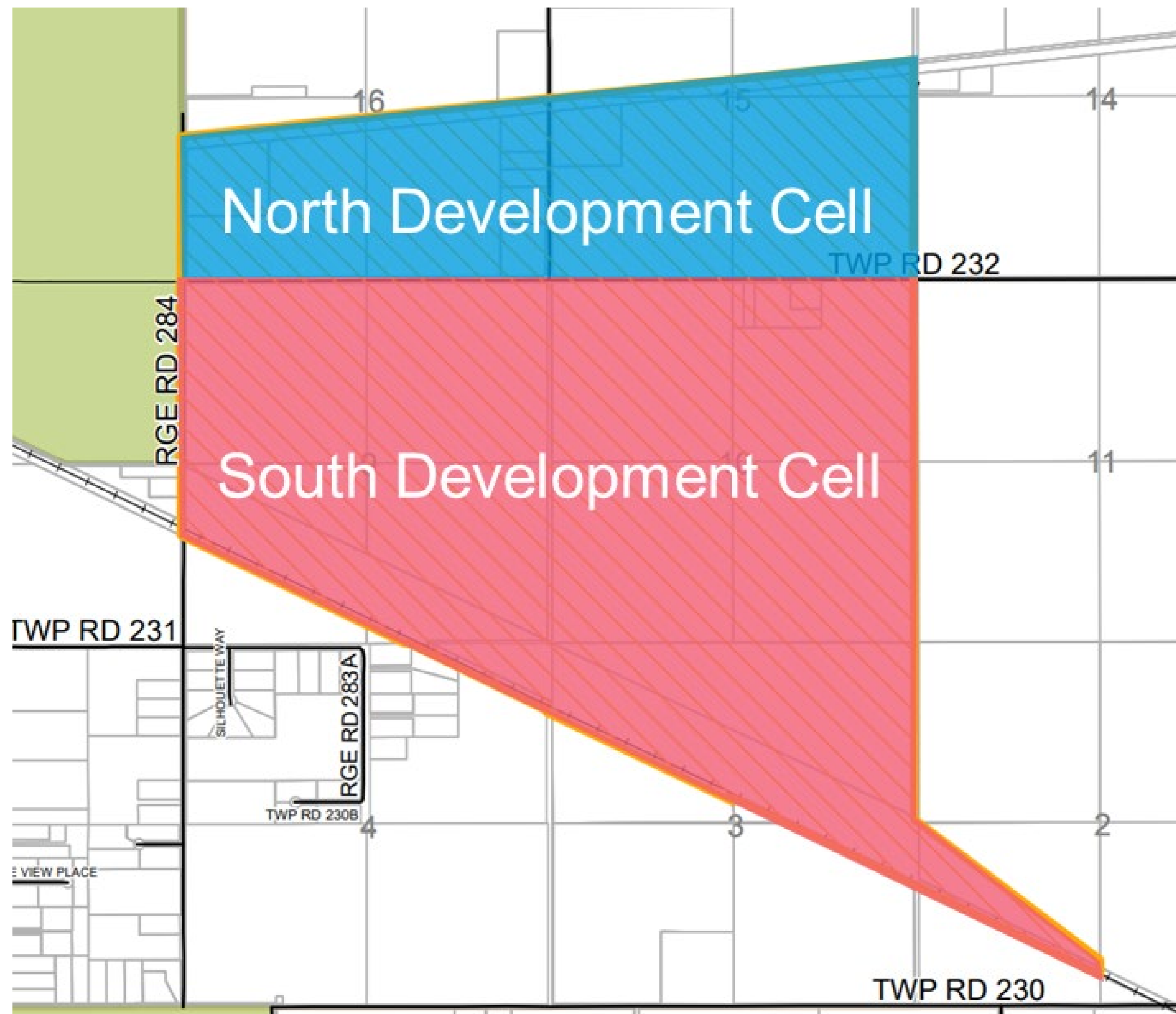
Industrial Land Use

The Rocky View County / City of Calgary Intermunicipal Development Plan (IDP) identifies these lands as a Joint Industrial Corridor on Map 2 – Key Focus Areas and as Industrial Growth Area on Map 4 – Growth Corridors / Areas.



Draft Land Use Strategy

Area Structure Plan **PRAIRIE GATEWAY**



North Development Cell

- Lands north of TWP RD 232 (114 Ave SE).
- Non-rail served industrial development.
- Warehousing, logistics, and other rail supportive industrial.
- May include commercial development.

South Development Cell

- Lands south of TWP RD 232 (114 Ave SE).
- Approx. 50/50 Rail Served and non-rail served industrial.
- May include commercial development.
- Policy and Land Use Concept to provide more flexibility due to potential Rail Served development.

Draft Vision and Goals

Area Structure Plan **PRAIRIE GATEWAY**

The Prairie Gateway is the result of a **collaborative** effort between Rocky View County and the City of Calgary to support greater opportunities for **regional economic growth, shared servicing, and intermunicipal cooperation**.

The existing rural landscape will provide opportunities **for flexible lot configurations and designs** that will contribute to the Region's premier in-land port and industrial park. Strategic investment in innovative technologies will contribute to local objectives to accelerate the **reduction of greenhouse gas emissions and support modern development practices**.

Over time, the area will evolve into a **world-class logistics centre** that will support the merger of the Canadian Pacific Railway and the Kansas City Southern Railway as well as federal and provincial initiatives to **bolster the CANAMEX Corridor**, and thus result in a **significant economic development and employment generator for the Calgary Region**.



Optimize Rail, Roads, and Access



Provide Industrial Development Flexibility



Facilitate the Creation of Complete Streets



Provide Safe and Social Public Spaces



Contribute to a Strong Regional Economy



Promote Regional Collaboration



Create a Connected Trail and Pathway Network



Design with Nature in Mind



Promote Land Use Compatibility



Reduce Green House Gas Emissions



Create Resilience and Safety

Project Overview

Opportunities

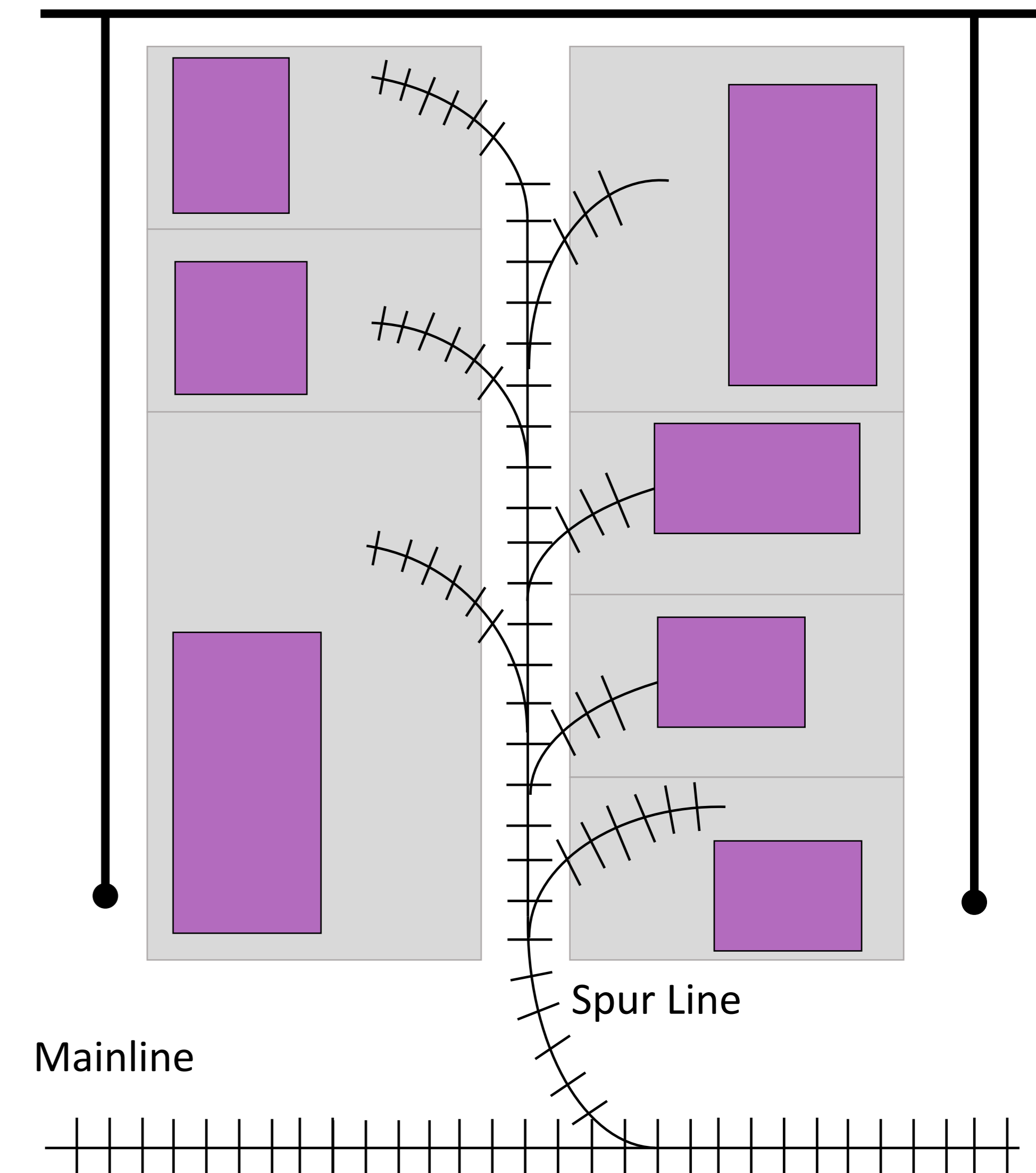
The Prairie Gateway ASP is a collaborative project between Rocky View County, The City of Calgary, and the Shepard Development Corp. Opportunities of this project include:

- Facilitating the development of a rail to truck facility, associated warehousing and industrial uses,
- Improving access to the supply chain through improved connectivity,
- Reducing green house gas emissions by using rail travel and reducing trucks on the road,
- Facilitating piped utility services that may benefit additional areas beyond the project boundary, and
- Increasing employment opportunities for the region.

Rail Served Development

- Rail Served Development has direct access to the mainline or spur line which may include spur line access to the parcel, and/or directly into a building.
- Rail Served Development creates unique challenges and as many conflicts with rail as possible must be eliminated.
- Spur line location and geometry are unknown at time of the ASP and will be determined at the Local Plan stage.
- The ASP will need to be flexible to accommodate different parcel sizes and locations of rail served development.

Area Structure Plan **PRAIRIE GATEWAY**



Project Overview

Area Structure Plan **PRAIRIE GATEWAY**

What's Changed Since the Previously Proposed ASP?

Connection

The plan area is well connected to the major markets through rail and roadway networks.

- CPKC offers single carrier service across Canada and south to the Gulf of Mexico and to the interior and south of Mexico.
- Major skeletal roads and highway access provide connectivity.
- The site will become feasible for development following the delivery of services such as utilities, water and wastewater, internet and communication, etc.

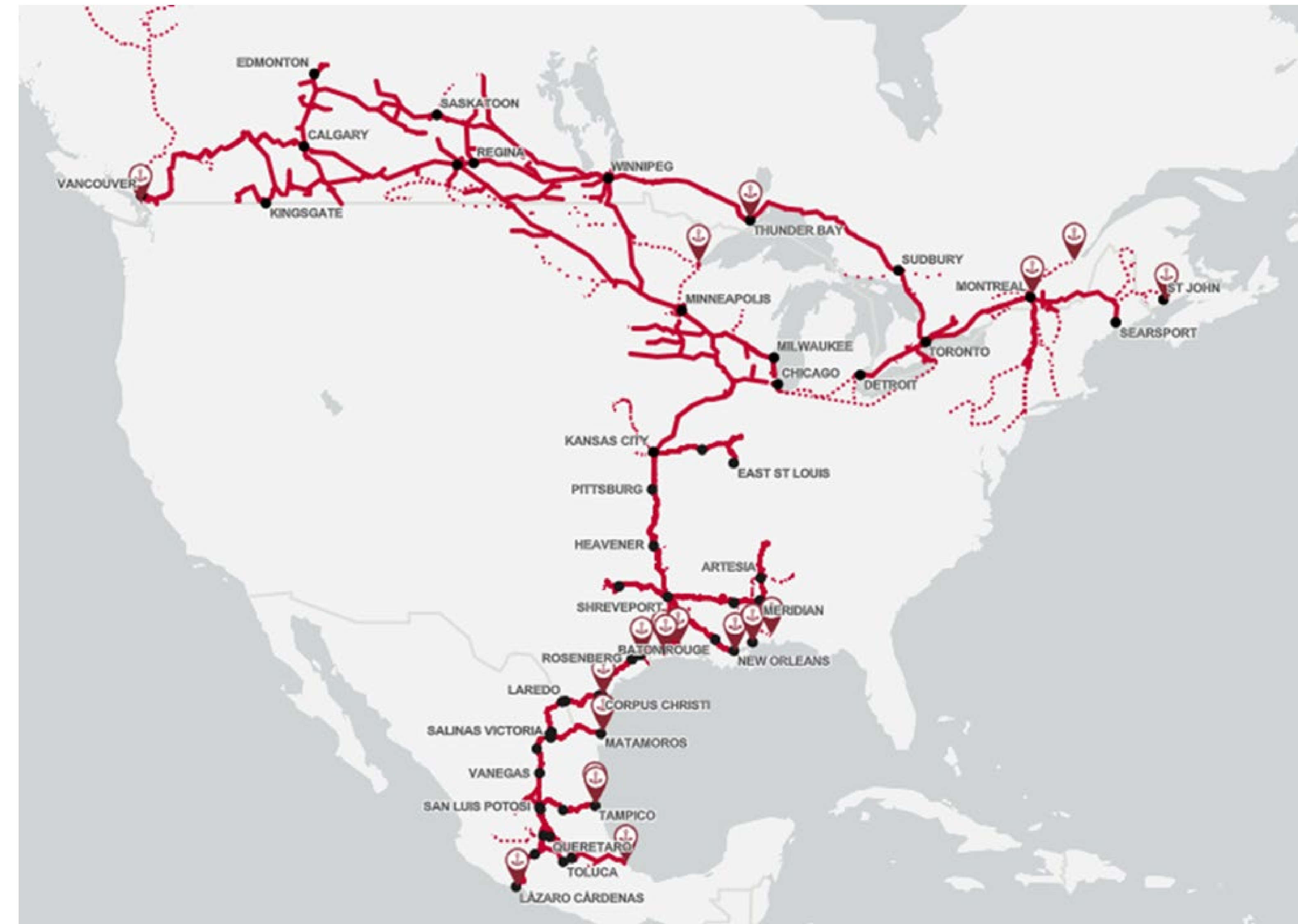
Collaboration

In July 2023, Rocky View County and The City of Calgary agreed to work collaboratively on the Prairie Gateway Economic Initiative. The initiative would facilitate a new industrial corridor with joint municipal investments and benefits.

The initiative focuses on the area proposed for the draft 2020 Shepard Industrial Area Structure Plan (ASP) and now includes adjacent Canadian Pacific Kanas City (CPKC) land. The draft 2020 Shepard Industrial ASP will be revised and renamed the Prairie Gateway ASP.

CANAMEX Trade Corridor

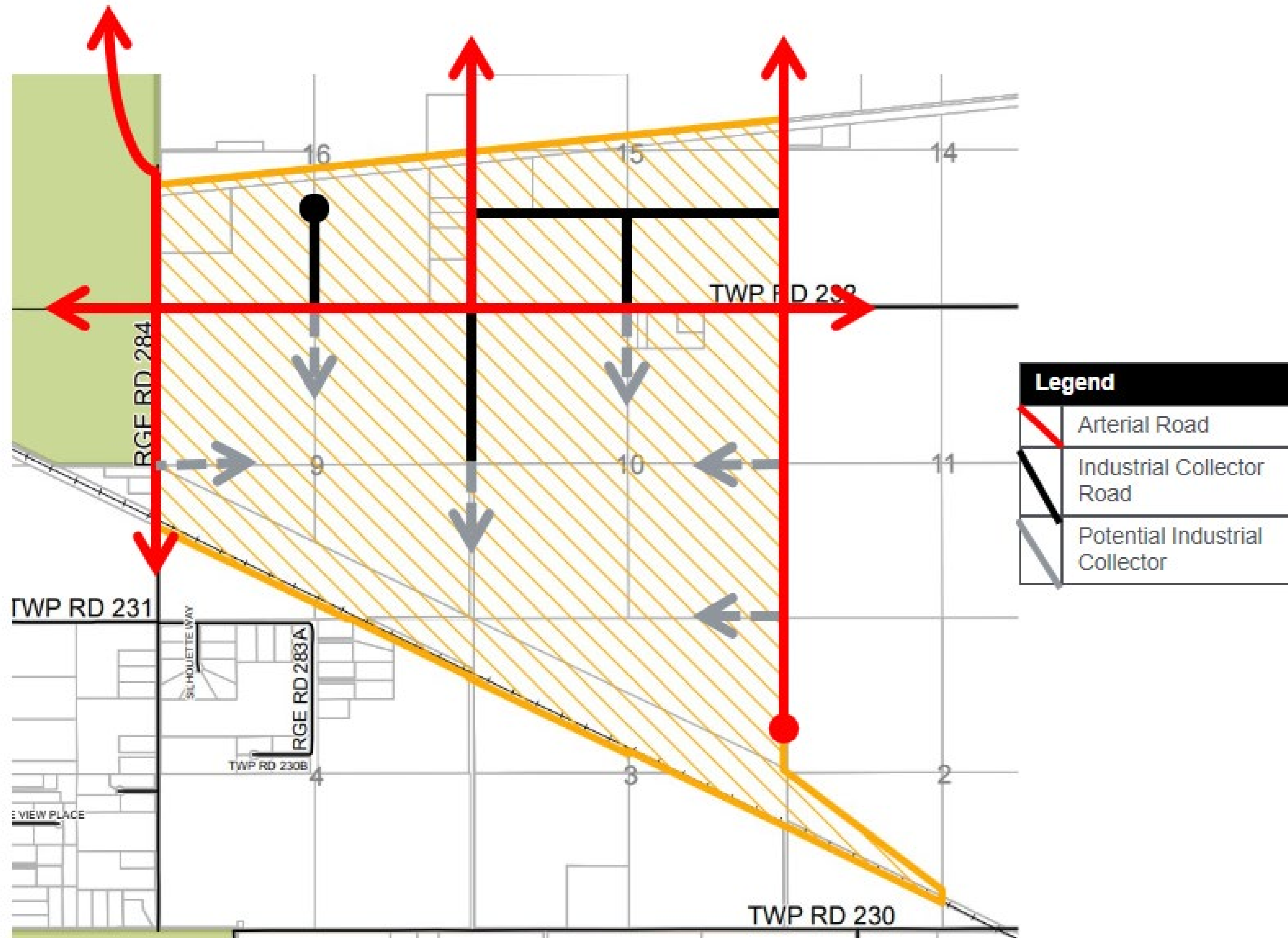
The CANAMEX trade corridor is comprised of transportation infrastructure linking Canada to Mexico through the United States.



Technical

Area Structure Plan **PRAIRIE GATEWAY**

Draft Transportation Map



Technical Studies

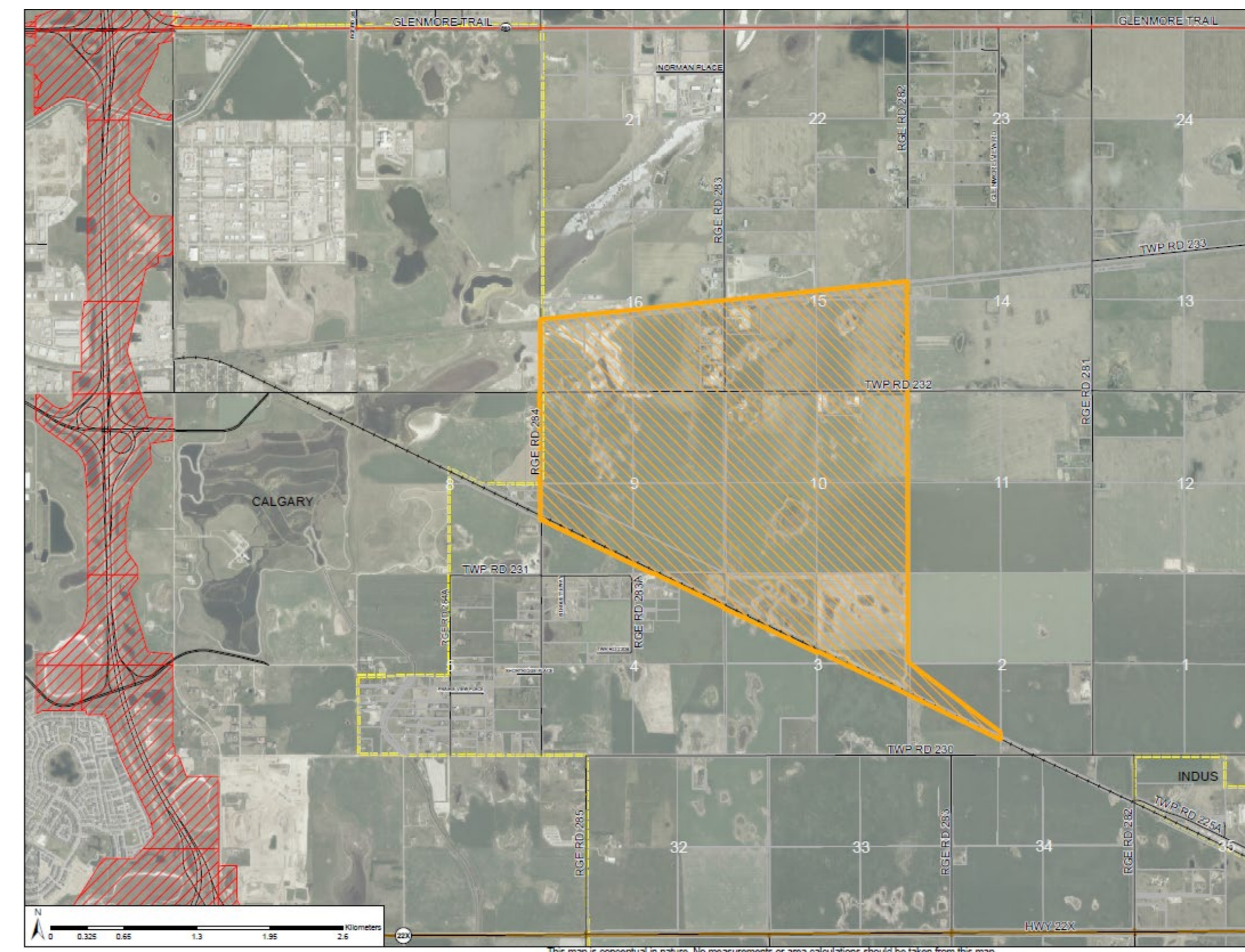
Technical studies are on-going and once complete will inform the ASP.

Transportation

The initial Transportation Map identifies primary roads that will need access and the Transportation Impact Analysis will determine specific requirements or upgrades.

Servicing

Servicing has not yet been determined pending further investigation.



Activity

Area Structure Plan **PRAIRIE GATEWAY**

Please share your thoughts, concerns, and questions. To get you started, we've included some quotes from the Phase 1 Survey responses and included a list of prompts.

"How tall will the buildings/infrastructure be? It seems like it could block my view, negatively impacting my property value. We already deal with a high water table and flooding issues-running drainage or water towards us will not be beneficial. What assurances can be made to be sure it doesn't negatively impact existing properties and home?"

"What is the plan to control traffic volume? Recently allowed by industrial development NE of us have destroyed the roads and made driving very unsafe with semi drivers not understanding the rules of the road or not believing they apply to them."

Prompts:

Do you agree or disagree?

What opportunities do you see?

What do you think of the vision and goals?

What do you feel is an important consideration?

"Do you plan to upgrade RR284? What is the source for water supply of this development, and how is waste water being managed?"



Next Steps

Area Structure Plan **PRAIRIE GATEWAY**

Next Steps

1. To complete a Draft of the ASP
2. To obtain your feedback on the Draft ASP
3. Open House #2
4. To revise the Draft ASP

Planning Policy
planning_policy@rockyview.ca
403-230-1401

The screenshot shows the Rocky View County website page for the Prairie Gateway Area Structure Plan. The page features a navigation menu with categories like 'LIVING IN ROCKY VIEW', 'COUNTY SERVICES', 'AGRICULTURE', 'BUSINESS', 'BUILDING & PLANNING', 'NEWS & EVENTS', and 'GOVERNMENT'. The main content area is titled 'Prairie Gateway Area Structure Plan' and includes a 'Plans Under Review' section with a list of various plans, a 'Contents' section with links to 'Latest News', 'Background', and 'Get Involved', and a 'Latest News' section with a paragraph about the initiative. There is also a 'Contact' section with the Planning Policy contact information and a 'County Plans Overview' section with a map and a link to a PDF document.

www.rockyview.ca/prairie-gateway-area-structure-plan

Calgary



ROCKY VIEW COUNTY