



Prairie Schooner Estates Community Meeting

September 20, 2022 @ 6:00pm
Heatherglen Golf Course

WELCOME!

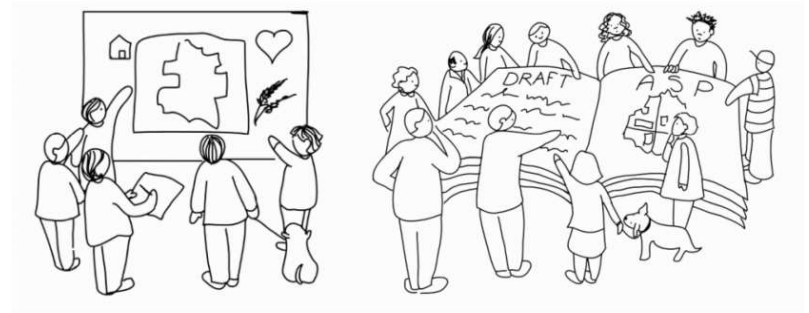
Welcome!

Tonight's Objectives:

1. Provide an update on the project;
2. Share the draft of the Janet Area Structure Plan amendment for the Long Term Development Area;
3. To answer your questions;
4. To provide an overview of next steps

Agenda

- Introductions
- Project Background
- Overview of Amendments
- Next Steps
- Q&A and Group Discussion
- Closing



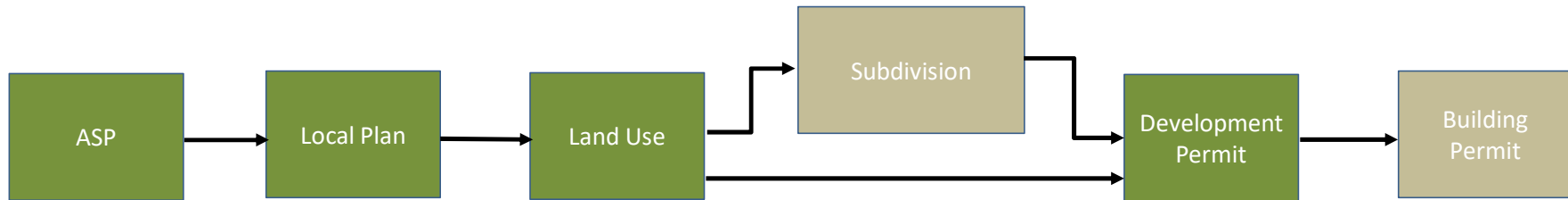
What is an ASP?



An Area Structure Plan (ASP) sets out our community's vision for the future and provides a roadmap for achieving that vision.

The ASP focuses on how to achieve the identified community vision through development.

Land Use Planning Process



- Council identified growth area
- Area vision & goals
- Land use strategy
- Technical framework

- Detailed framework for a particular area
- Land use
- Road network
- Servicing
- Stormwater
- Design guidelines

- Specific district from Land Use Bylaw
- i.e. Heavy Industrial vs. Highway Commercial

- Detailed lot design and technical assessments
- New titles created
- Guided by the *Subdivision and Development Regulations*

- Application for a specific use listed in the Land Use Bylaw District
 - Site & building design
 - Landscaping
 - Lighting
 - Access
 - Outdoor storage
 - Signage
 - Etc.

- Application for construction of an individual building in accordance with the *Alberta Building Code*

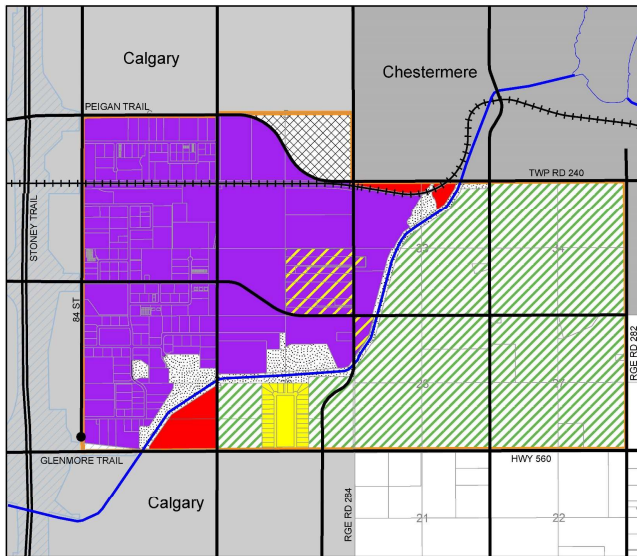
Public participation
 Limited public participation

Background



- Janet ASP adopted (2014);
- Terms of Reference for Long Term Development Area (May 2019);
- First reading (February 2020);
- Project placed on-hold pending RGP (Fall 2020);
- Project re-initiated (April 2022).

Existing Janet ASP



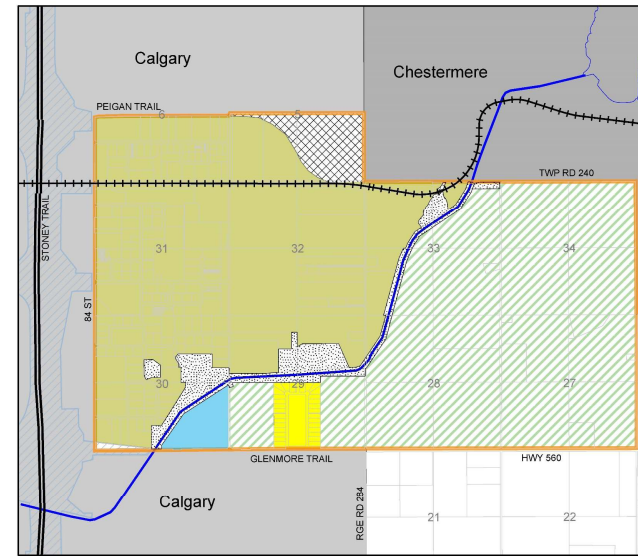
Map 5:
Land Use
Strategy

- ASP Boundary
- Country Residential
- Industrial
- Commercial
- Long Term Development (Regional Business Centre)
- Residential Transition
- Special Policy
- Crown Land
- Transportation and Utility Corridor
- Roads
- Western Headworks Canal
- CN Railway



Area Structure Plan
JANET

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



Map 10:
Phasing

- ASP Boundary
- Phase 1
- Phase 2
- Long Term Development
- Country Residential
- Special Policy
- Crown Land
- Transportation and Utility Corridor
- Western Headworks Canal
- CN Railway



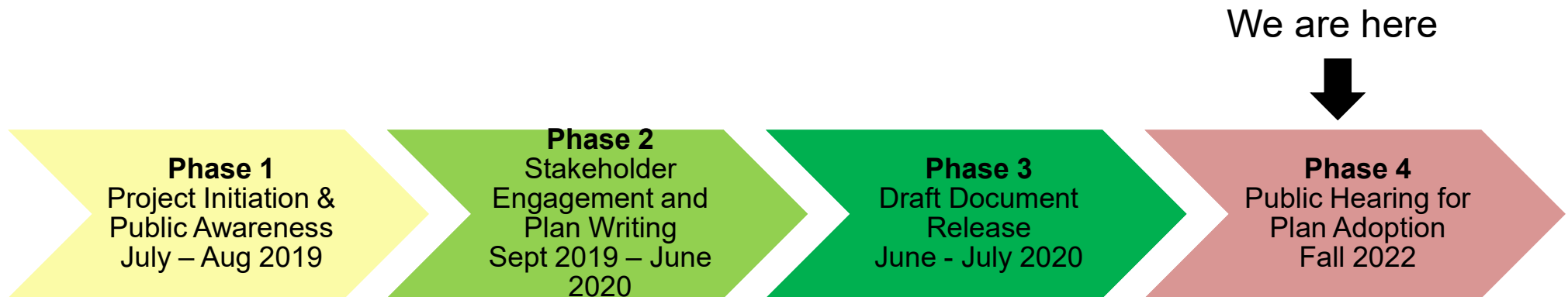
Area Structure Plan
JANET

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

- Adopted in 2014
- Plan area developed to support commercial and industrial uses

- Phase 1: west of canal
- Phase 2: east of canal, NW of Glenmore RR285 junction
- Phase 3: Long Term Development Area

Process Overview



Completed:

- Work Plan
- Engagement Plan
- Webpage Launch

Completed:

- Phase 2 Engagement (open house, meetings)
- Development Concept
- Prepare Draft Document

Completed:

- Plan Circulation
- Phase 3 Engagement (open house, meetings)
- Revise the Draft

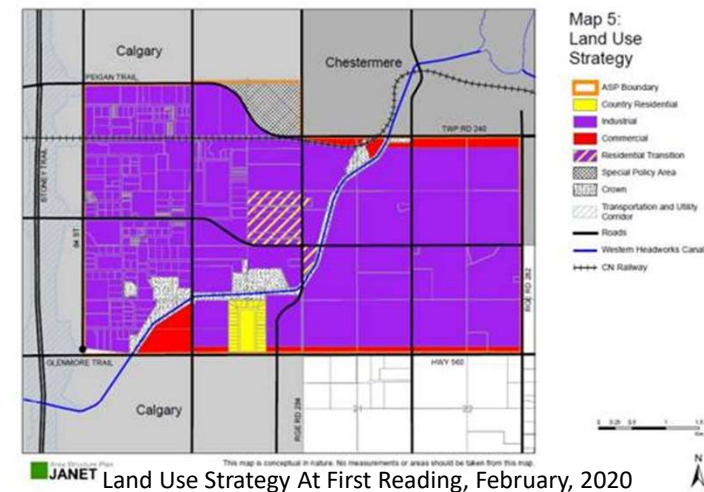
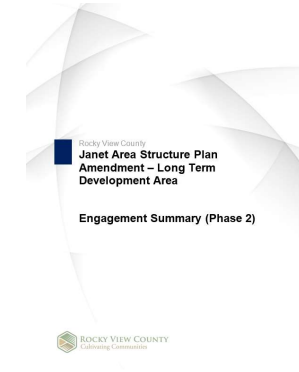
In process:

- Final Draft
- Public Hearing
- Calgary Metropolitan Regional Board Review
- Project Close

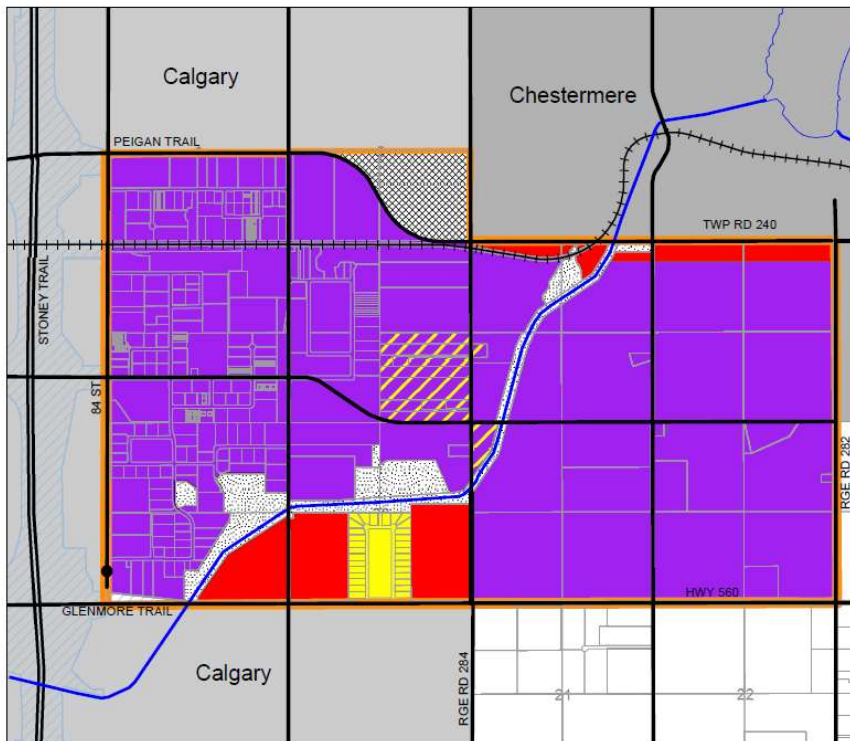
Feedback Received

Feedback from 29 open house attendees, 3 letters, and 6 questionnaires was received and analyzed. Themes include:

- commercial and industrial development expected by most
- concerns on the road network and traffic safety in the area
- tree nursery business should be protected
- intersection of Range Road 284 and Highway 560 should be in accordance with the Glenmore Functional Study.
- landowners want to buffer between Plan area and City of Chestermere, only supporting appropriate industrial and commercial development with no adverse impact.
- People feel the plan area would provide benefit from adjacent arterial road and railway access, job creation, and preservation of wetlands.



Proposed Janet ASP



Map 5:
Land Use
Strategy

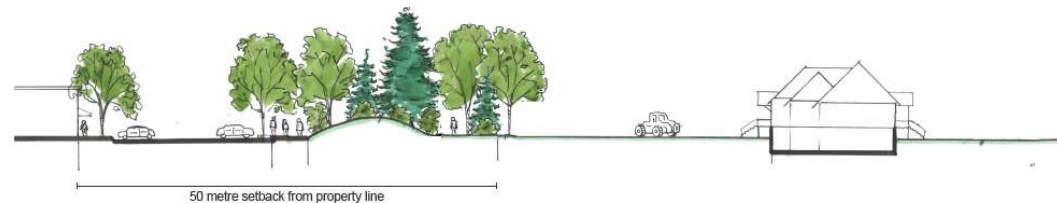


- No change to western plan area land uses
- Industrial forms majority of proposed land use
- Commercial is located along Glenmore Trail and Township Road 240
- Areas east and west of Prairie Schooner Estates changed to commercial

Interface Policies

INTERFACE POLICY (Section 13.0) OBJECTIVES:

- Minimize the impact of commercial and industrial development on residential development.
- Provide edge conditions in Business-Residential Interface areas that are complementary to adjacent residential areas.



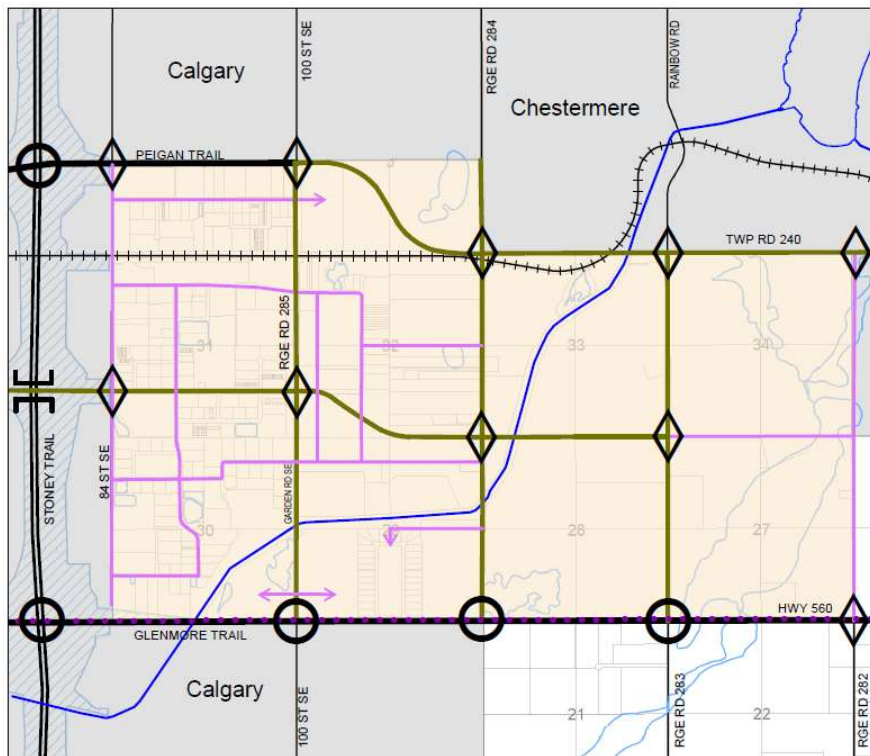
Transition in building scale towards residential areas

Locate surface parking and frontage roads to buffer between noncompatible uses

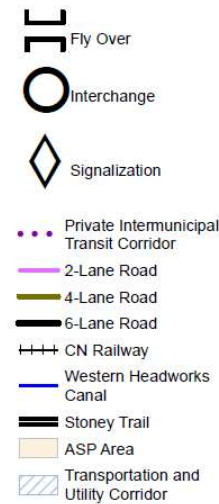
Enhanced greenways integrating walking trails, landscaped buffers, stormwater infrastructure and other open space features increase separation between and mitigate visual and noise impacts of incompatible uses.



Transportation Network



Map 7:
Transportation
Network



Note: Interchanges are conceptual and final location and design will be determined through additional study and consultation with Alberta Transportation and/or adjacent municipalities.

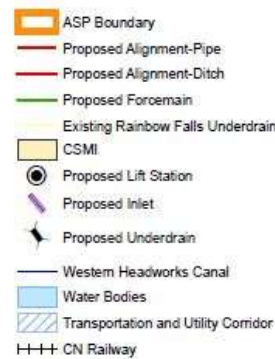


- Future roadways, interchanges, and signalization
- Change to west side, and east side
- Transportation Network Analysis

Stormwater Infrastructure



Map 8:
Stormwater



CSMI=Cooperative Stormwater Management Initiative



Area Structure Plan
JANET

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- Cooperative Stormwater Management Initiative (CSMI) is the stormwater solution for the plan area and region
- Development must comply with the Janet Master Drainage Plan

Next Steps

- Community & Stakeholder Feedback (July – September)
- Final adjustments to draft ASP
- Council Consideration at Public Hearing (Fall)
***final opportunity for public input*
- Calgary Metropolitan Region Board Referral (Winter)
- Council Third Reading of ASP Bylaw (plan adoption) - TBD





<https://www.rockyview.ca/janet-area-structure-plan-review>

Thank you for your participation!

Janet ASP Webpage

- Get project updates
- Review current draft ASP
- Review technical reports
- Sign up for project emails
- **Provide feedback.**

Planning Policy
planning_policy@rockyview.ca
403-478-8162