

Introduction

- 1 The Janet Area Structure Plan (JASP) includes 2,330 hectares (5,758 acres) of land in central east Rocky View County. It is bounded by Glenmore Trail (Highway 560) and the City of Calgary to the south, the City of Calgary to the west, the City of Calgary and Town of Chestermere to the north, and Range Road 282 on the east.
- 2 Approximately 989 hectares (2,443 acres) of the JASP is designated as Long Term Development; identified in Figure 1. As described in the JASP, these lands were intended to develop, for primarily industrial use, when the lands on the west side of the canal approached 70% build out and a stormwater solution was identified. An amendment to the JASP for the Long Term Development Lands is required before development can proceed.

Purpose

- 3 As the criteria regarding development of the Long Term Development in the JASP area has been met, it is an appropriate time to prepare amendments to the plan to add or revise policies for the Long Term Development Area.

Study Area

- 4 The amendments will be prepared for the Long Term Development Area, as depicted in Figure 1.

Scope of Work

- 5 Community and stakeholder input:
 - (1) Prepare a communications and engagement strategy to identify all relevant interest groups within the study area affected by the planning process including; Prairie Schooner Estates, intermunicipal partners, and external stakeholders. The strategy will demonstrate how the process will proceed through several phases, and how various tools/techniques will be used in each phase to meaningfully engage a range of participants.
 - (2) The strategy will result in a participatory process that is educational, inclusive, transparent, responsive, and timely, and builds community and stakeholder trust.
- 6 Intermunicipal input (City of Calgary and Town of Chestermere):
 - (1) Prepare an engagement strategy to collaborate with intermunicipal partners, specifically the City of Calgary and Town of Chestermere, to address interface issues and minimize potential impacts.
- 7 Land Use Strategy and phasing for the Long Term Development area.
 - (1) Prepare a Land Use Strategy for the continuation of the Regional Business Centre,
 - (2) Identify appropriate integration and transition policies for adjacent land uses and municipalities.
- 8 Baseline technical studies:

- (1) Prepare technical studies to support the land use strategy and identify requirements for subsequent planning phases. Studies will include:
 - (a) Transportation Network Analysis update to determine future transportation needs and opportunities including the identification of possible pedestrian and cycling linkages.
 - (b) A fire suppression systems strategy may be required to evaluate availability and quality of water for fire suppression.
- 9 Employment Area:
 - (1) Shall be planned and developed to make efficient and cost-effective use of existing and planned infrastructure and services.
 - (2) Employment areas should plan for connections to existing and/or planned transit, where appropriate.
- 10 Direction and intent of higher order documents:
 - (1) Interim Growth Plan,
 - (2) Rocky View County/Calgary IDP,
 - (3) Municipal Development Plan (County Plan), and
 - (4) Janet Area Structure Plan.
- 11 Mapping to include:
 - (1) land use strategy;
 - (2) phasing;
 - (3) transportation network; and,
 - (4) regional storm water conveyance.

Summary

- 12 The Long Term Development Area is an important part of the Janet Regional Business Centre. These amendments will ensure the Janet Area Structure Plan continues to develop and accommodate future business growth.

Figure 1 – Janet Area Structure Plan – Land Use Strategy

