

Rocky View County



Janet Area Structure Plan Amendment – Long Term Development Area

Engagement Summary (Prairie Schooner Estates Community Meeting)



ROCKY VIEW COUNTY

ENGAGEMENT FINDINGS SUMMARY

The Janet Area Structure Plan (ASP) includes an established neighbourhood, Prairie Schooner Estates, consisting of 31 residential lots. After the re-initiation of the project, the project team reached out to residents of Prairie Schooner Estates offering a meeting to discuss their concerns. On September 20, 2022, the County hosted a community meeting to discuss proposed amendments to the Janet ASP that define land uses within the Long Term Development area. The intent of this event was to provide an update on the project, share the draft of the Janet ASP amendment for the Long Term Development Area, answer any questions, obtain feedback, and provide an overview of the next steps.

This report analyses comments from the 20 attendees during the group discussion and question period. The following themes were noted:

- The majority of Prairie Schooner Estates residents want to preserve the golf course and tree farm adjacent to the community.
- Some residents understood the golf course and tree farm landowners may wish to redesignate their land or sell it in the future, and prefer industrial uses versus commercial uses when this occurs.
- There were several comments about the impacts industrial/commercial uses may have on the residents. Many attendees commented that the interface planning and mitigation measures between residential and commercial/industrial uses should be strengthened in the proposed ASP.
- Residents expressed concerns over the maintenance and future of the Public Reserves lands (32 acres) located within their community.
- Concerns were also expressed regarding the road network and traffic safety in the area.

The above feedback from the public will help inform the land use strategy and policies for the Long Term Development area of the Janet ASP.

WHAT WE DID

To collect input and thoughts from Prairie Schooner Estates residents and landowners for future development within the Long Term Development Area of the Janet ASP, the County held a community meeting at the Heatherglen Golf Course on September 20, 2022. Boards with information on the project, the proposed land use strategy, transportation network, stormwater infrastructure, industrial and commercial use examples, and the project next steps were displayed for residents to peruse before and after the meeting. Additionally, handouts were provided at the tables for reference and a resource library was available. The information boards were also posted to the website to allow the opportunity for review and comments from individuals unable to attend the event. The information boards can be reviewed in Appendix A.

The meeting began with a presentation from Administration outlining the project and providing information on topics such as what is an ASP, what is the planning process, the proposed land use strategy, and interface policies, which led into a group discussion. Administration recorded all questions and discussion topics during the meeting. It is important to note that responses were provided verbally, so the recorded responses are paraphrased, and many are still in question form to preserve the intent of the comments.

WHAT WE HEARD – PRAIRIE SCHOONER ESTATES

20 attendees expressed their wishes and concerns for the future development of the area at the community meeting. These comments are grouped by theme to provide a clearer understanding of the community's main topics of concern.

Several themes were discovered and are summarized in the following subcategories: Land Use, Road Network, Interface Planning, and other.

Land Use

Most feedback indicated that residents wish to see the lands adjacent Prairie Schooner Estates remain as the golf course and tree farm, or alternatively green space. Some participants suggested that commercial and industrial development adjacent the residential area will have negative impacts to the residents, while some understand that development may not occur for years and do not oppose industrial development in the future. The project team heard the following questions and comments:

- What is happening south of Glenmore Trail across from Prairie Schooner Estates (in Calgary)? It looks as though commercial development is proposed there as well, which means Prairie Schooner could be surrounded by commercial.
- Can land use districts east and west of Prairie Schooner be changed? Are the only 2 options Industrial or Commercial? We would like to keep current uses (golf course and tree farm).
- Is land zoning set in stone or is there any way to keep it as it currently exists (golf course/tree farm/green space)?
- Is there a creative way to address our concerns?

- I believe there is another option beyond industrial or commercial uses – to keep it how it is (golf course and tree farm).
- The land use strategy used to have industrial around Prairie Schooner, when did the industrial turn to commercial?
- Do not want commercial – commercial is 24 hours; industrial has hours of operation.
- Concerns of noise from Industrial uses – present issues with noise keeping us up at night.
- Attendees asked about examples of residential areas in the County that are affected by industrial uses, and how it is being mitigated.
- Proposed commercial and industrial land uses are concerning – worried about property values as it is already difficult to sell and increasing industrial and commercial uses around Prairie Schooner impact this.
- One attendee suggested the area around Prairie Schooner should stay as recreational in the ASP and Conceptual Scheme, but they recognize it is owned by someone and they may want to sell or redesignate at any time.
- Questions asked about plans for the golf course and tree farm in the future.
- With an increase in commercial and industrial uses, there will be more people in the area which may cause more incidences of theft. There are already issues with mailboxes being broken into.

Interface Planning

Residents expressed that interface planning between the residential and commercial/industrial uses should be strengthened, commenting that a wider and taller berm may be helpful, but keeping the natural environment is desired.

- Suggestions were made about creating a green belt (relative to the tree farm operation).
- How will impacts to residential land uses will be mitigated? The interface planning needs to be stronger. Beyond the setbacks and a 2 year contract to maintain the area, how do we protect Prairie Schooner residents from impacts of surrounding business development in the long term? Even trees that are planted may die and not be replaced. We should keep existing lands to preserve what is here.
- Concerned that the berm would need to be taller than the plan may suggest.
- There should be a 200m buffer around Prairie Schooner – keeping natural environment intact.
- Can the buffer aspect of plan be amended?

Road Network

Several people at the meeting discussed the road network, specifically Glenmore Trail and its proposed widening. Attendees were concerned about the increase in traffic and the effects this may have on the residents' safety.

- Regarding the Glenmore Trail widening – what are the plans and timelines? Concerns were raised about the expansion and safety of residents.
- Will access into Prairie Schooner change (Glenmore Trail) change?

Others

People also commented on the previous engagement format and open space provisions, and suggested measures they feel would mitigate concerns.

- Did the County come and talk to/ask Prairie Schooner residents when planning was originally happening (referring to the ASP approved in 2014)?
- Inquiring about the open space in the middle of the community, can it be turned back to the community? Requested information on agreements in place and history.
- Why doesn't the County buy the Prairie Schooner residents out?
- When land surrounding Prairie Schooner are sold, is there a way to ensure it is owned by the County?

CONCLUSIONS

The comments received from the Prairie Schooner Estates residents suggested the majority want to preserve the adjacent existing green spaces, such as the golf course and tree farm. Residents are concerned about the impact commercial and industrial uses may have on the community; however, several residents agreed industrial is preferable compared to commercial. Additionally, many residents commented that the interface planning needs to be strengthened to mitigate these issues. Residents also commented on the widening of Glenmore Trail and industrial or commercial uses increasing traffic in this area, which brought forth safety concerns.

The above provides a summary of the meeting; however, residents were encouraged to provide written feedback as well to ensure that their individual perspectives are captured and considered.

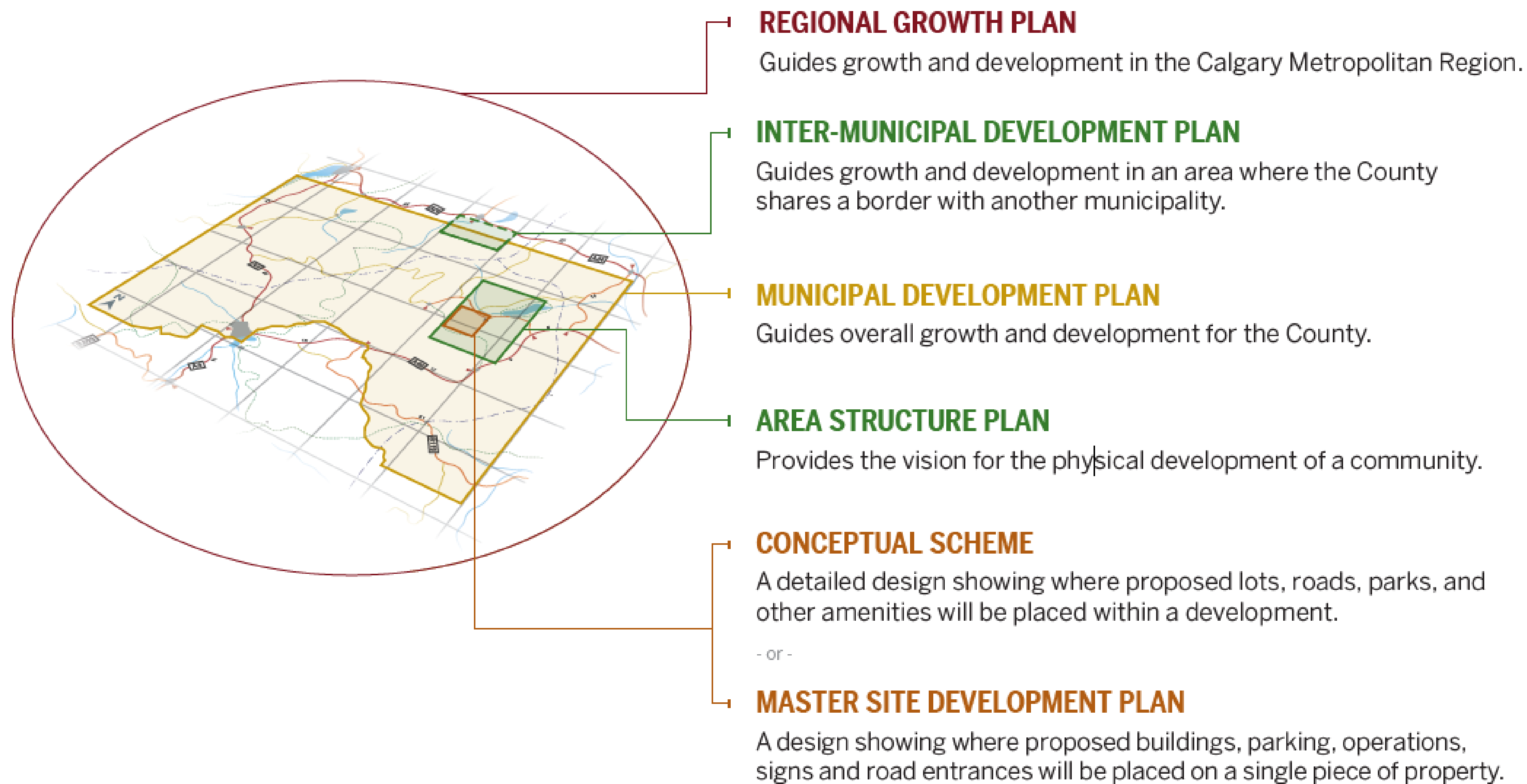


Prairie Schooner Estates Community Meeting

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

WELCOME!

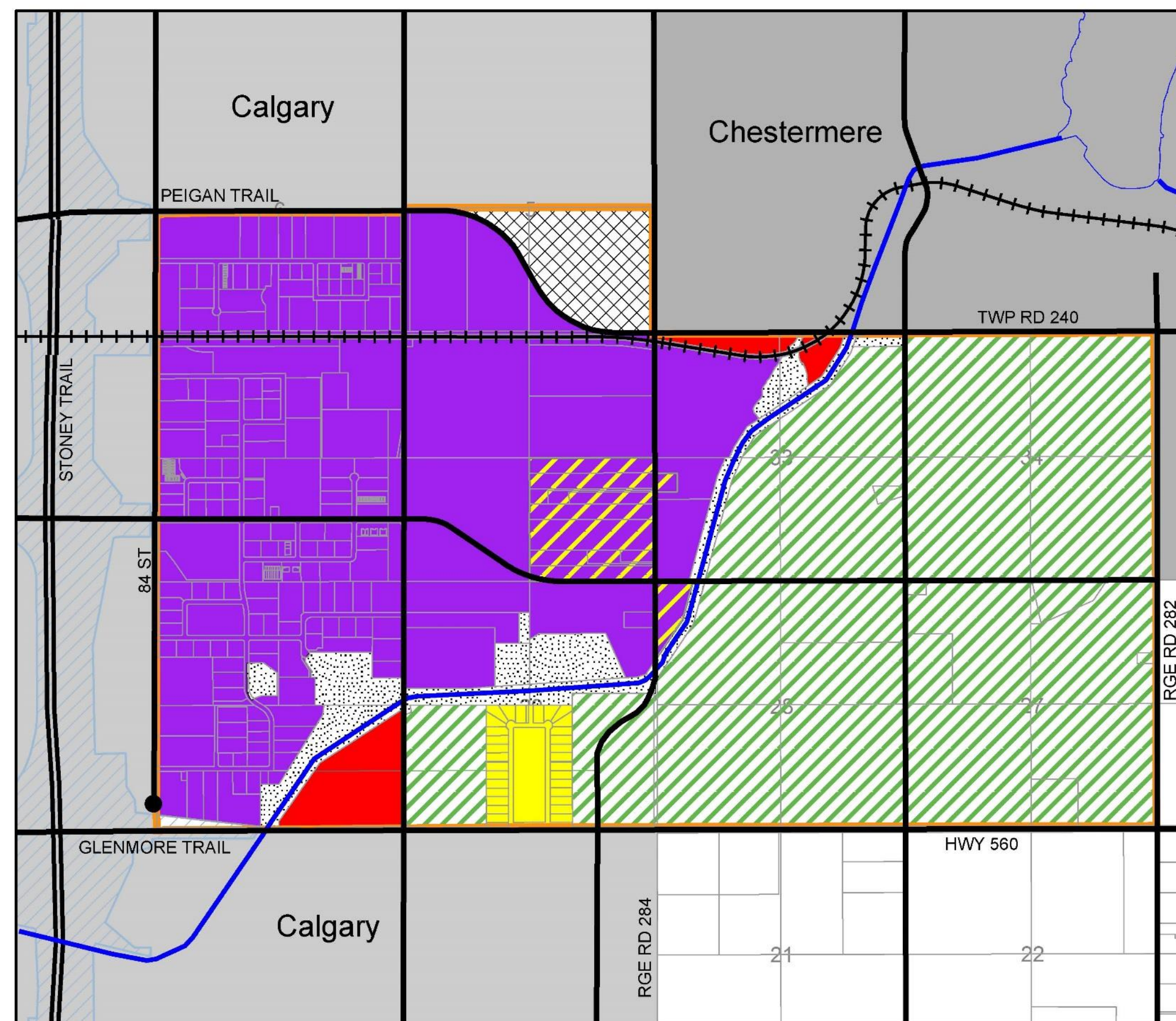
What is an ASP?



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.

Existing Janet ASP



Map 5:
Land Use
Strategy

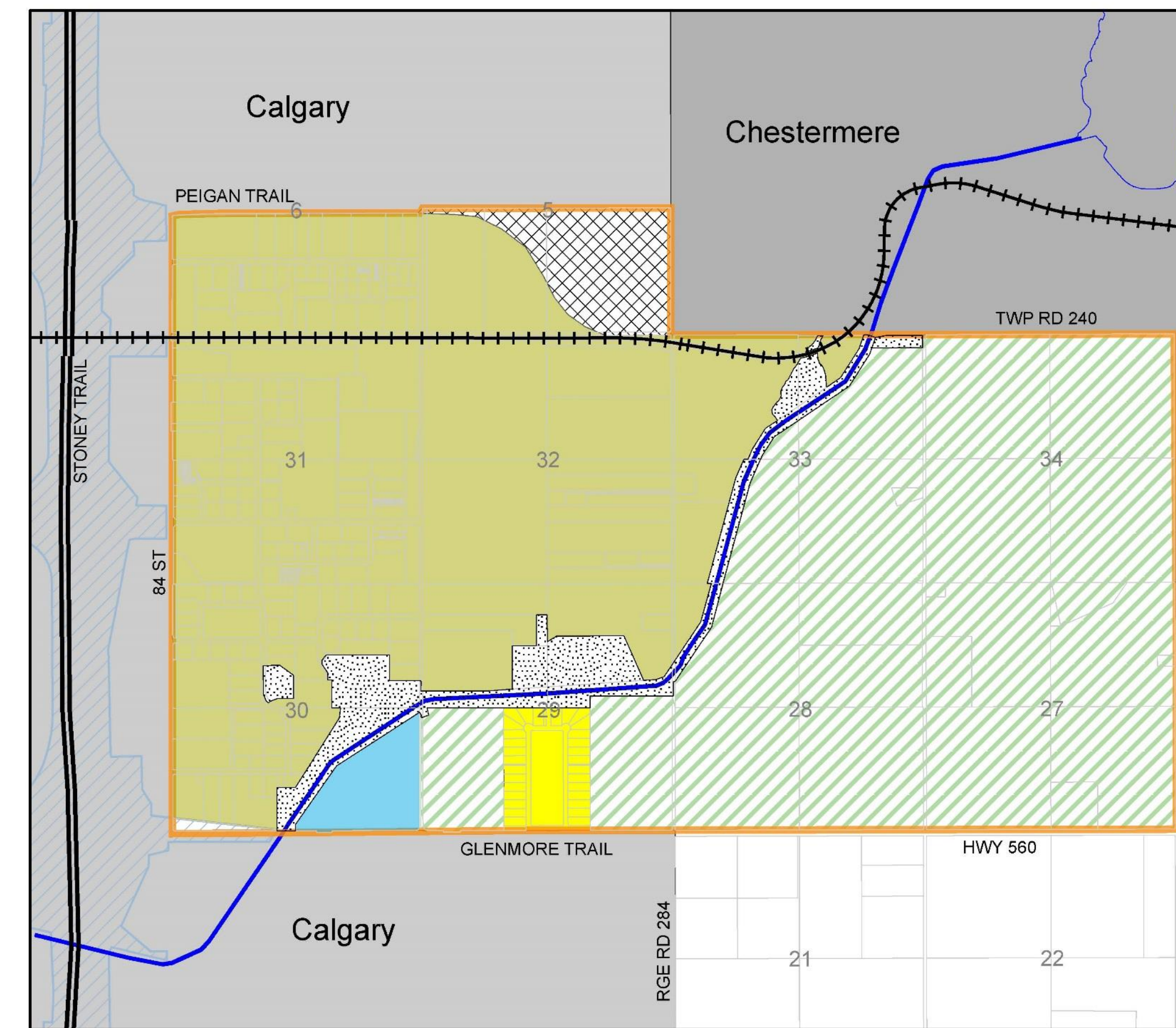
- ASP Boundary
- Country Residential
- Industrial
- Commercial
- Long Term Development (Regional Business Centre)
- Residential Transition
- Special Policy
- Crown Land
- Transportation and Utility Corridor
- Roads
- Western Headworks Canal
- CN Railway

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Km



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

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Area Structure Plan
JANET

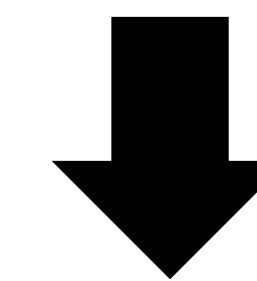
This map is conceptual in nature. No measurements or areas should be taken from this map.

- 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

We are here



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

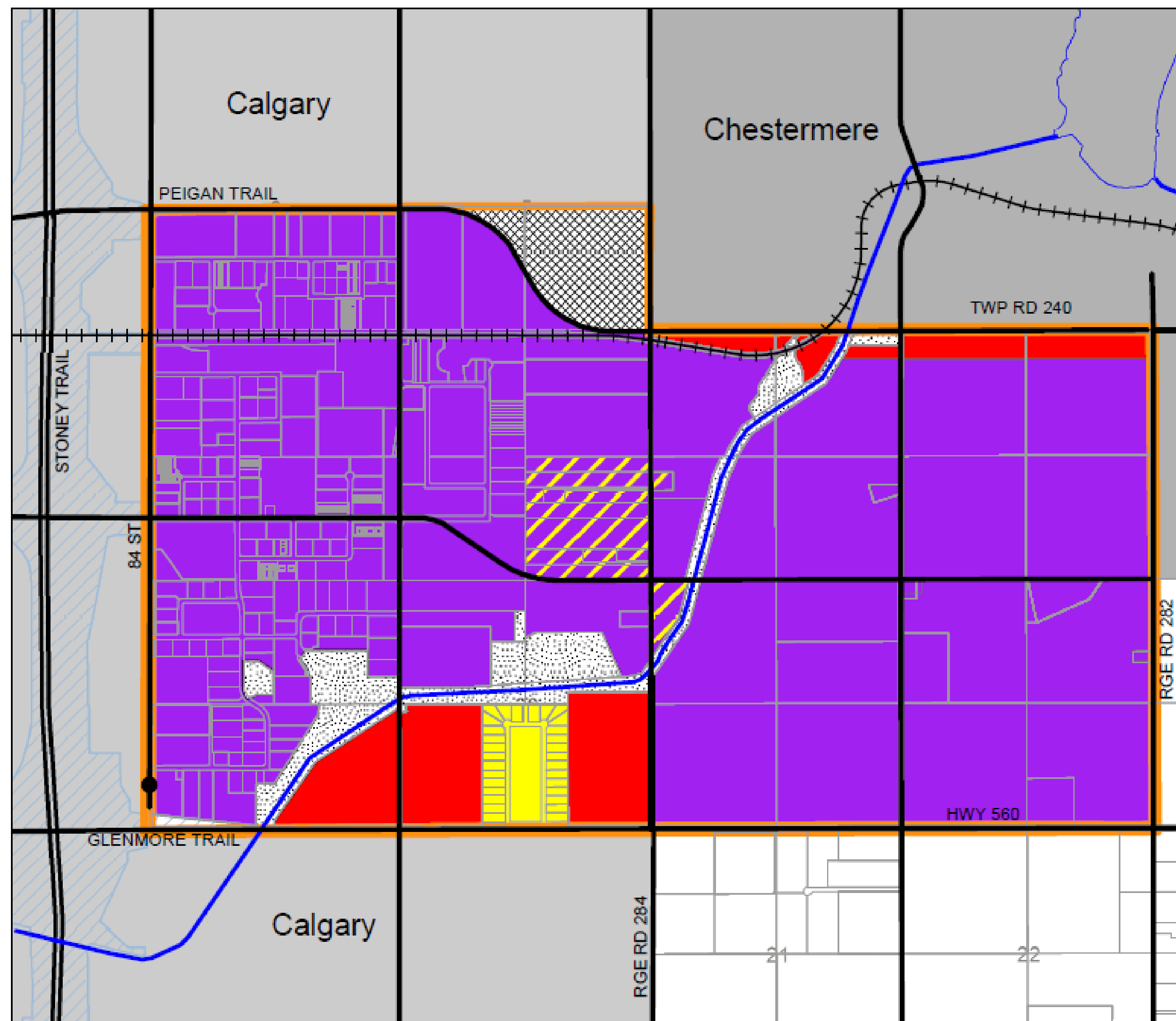
In process:

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



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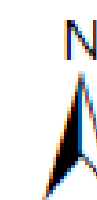
Proposed Janet ASP



Map 5:
Land Use
Strategy

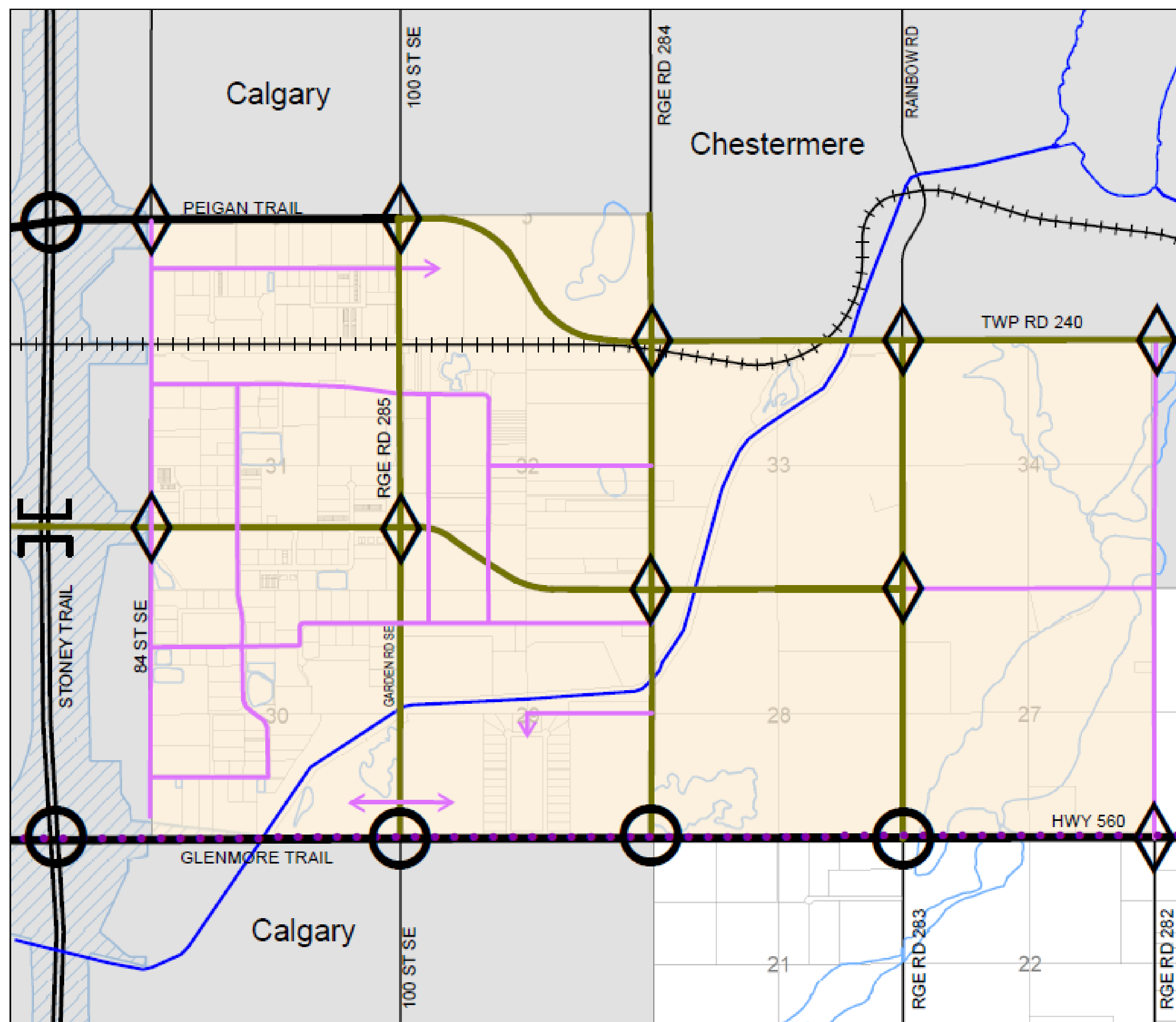
- ASP Boundary
- Country Residential
- Industrial
- Commercial
- Residential Transition
- Special Policy Area
- Crown
- Transportation and Utility Corridor
- Roads
- Western Headworks Canal
- CN Railway

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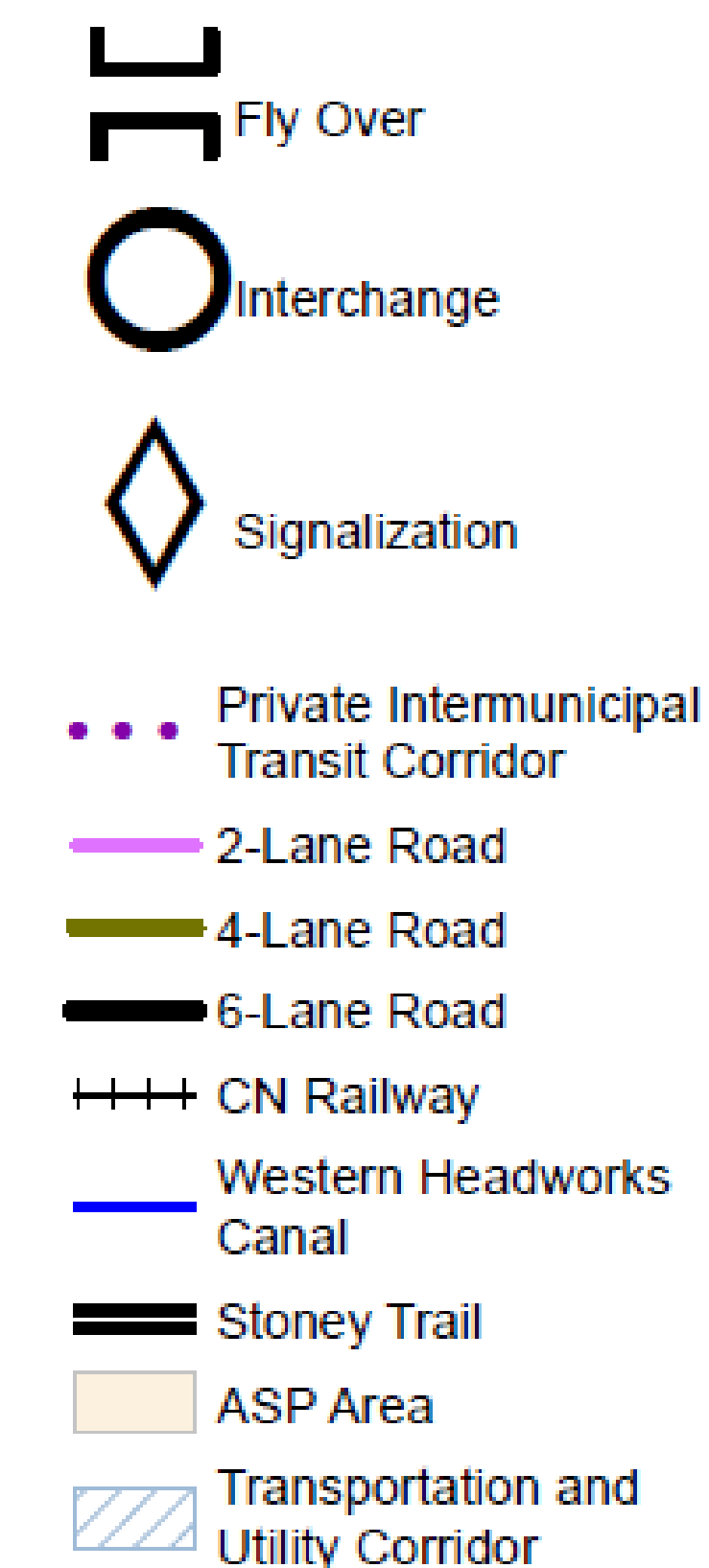


- No change to western plan area land uses
- Industrial forms majority of proposed land use
- Commercial is located along Glenmore Trail and Township Road 240
- Areas east and west of Prairie Schooner Estates changed to commercial

Transportation Network



Map 7:
Transportation
Network

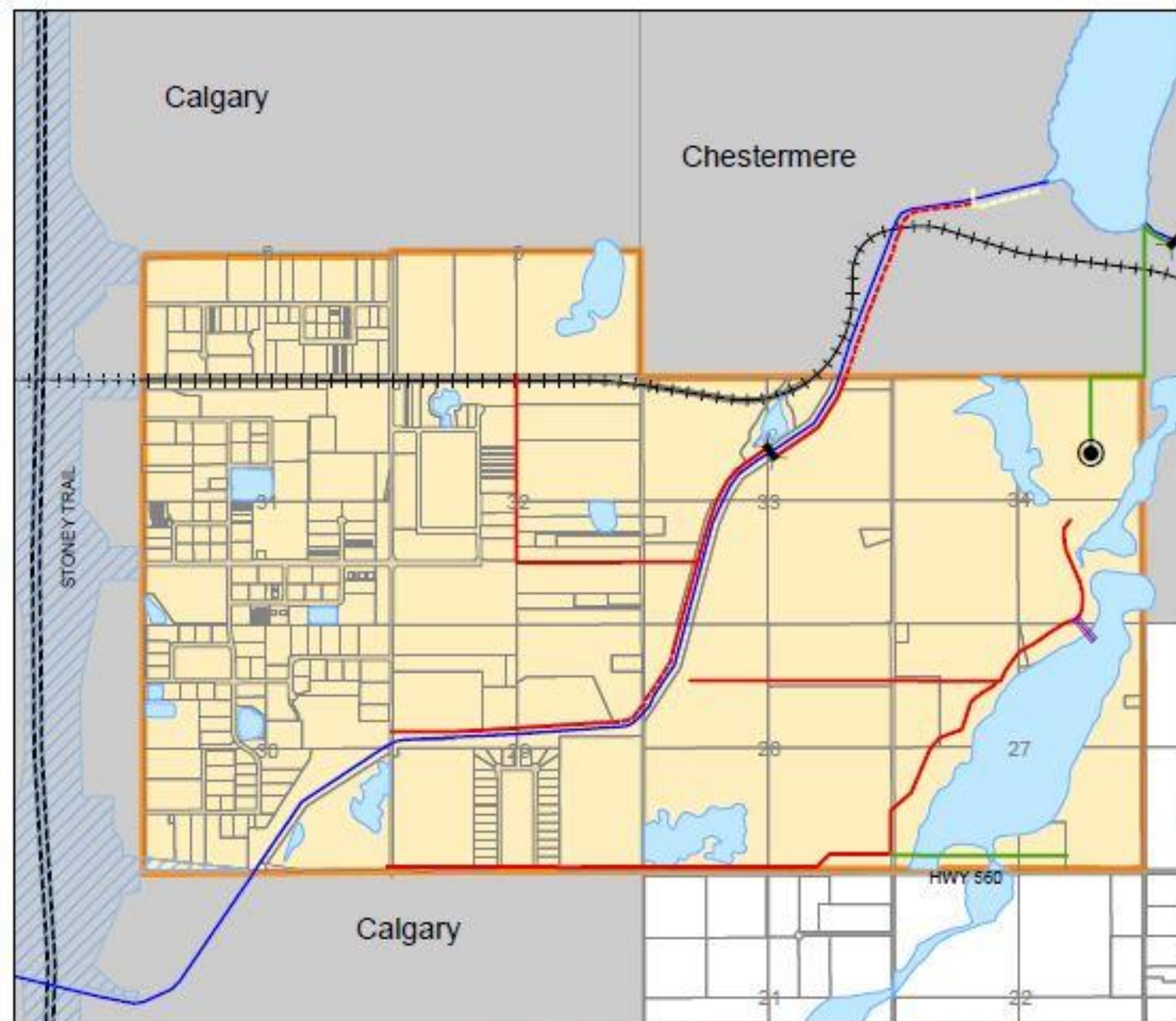


Note: Interchanges are conceptual and final location and design will be determined through additional study and consultation with Alberta Transportation and/or adjacent municipalities



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

Stormwater Infrastructure



Map 8:
Stormwater

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

Industrial Use Examples

Industrial (Light)



Industrial (Logistics)



Industrial (Medium)



Industrial (Heavy)



Commercial Use Examples

Highway Commercial



Neighbourhood Commercial



Main Street Commercial



Retail Industrial Commercial





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

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

Thank you for your
participation!