

Direction

- 1 Council has directed that a wholly developer-funded Area Structure Plan (ASP) be drafted for the lands identified in **Appendix A** to provide a framework for future growth in the area.

It is intended that the ASP shall provide for a mix of industrial land uses, including a major intermodal industrial complex and complementary commercial land uses. It is worth noting that these lands are one of the last opportunities to develop a CP Rail intermodal transportation logistics hub in the Calgary Region.

The project aligns with the County's Strategic Plan for "responsible growth" as the subject lands are ideally situated along major transportation corridors and can be serviced by the County's existing infrastructure.

The ASP shall be drafted to align with the following statutory documents:

- (1) Interim Growth Plan/Regional Growth Plan
- (2) Rocky View County/City of Calgary IDP
- (3) County Municipal Development Plan

Contributing to ASP policy and direction will be:

- (1) Community and stakeholder input;
- (2) Collaboration with the City of Calgary;
- (3) Technical studies including, but not limited to:
 - a. water servicing strategy for connection to Langdon Water Treatment Plant;
 - b. waste water servicing strategy for connection to Langdon Waste Water Treatment Plant;
 - c. storm water management plan;
 - d. transportation Impact Assessment;
 - e. historical Resources Overview;
 - f. biophysical Inventory and Impact Assessment; and
 - g. other technical studies including electrical, gas, and communications.
- (4) Funding strategy for transportation upgrades;
- (5) Fiscal impact to the County;
- (6) Compatibility and integration with the surrounding area;
- (7) Market demand; and
- (8) Direction from higher order documents.

The extent of the content, level of detail, and scope of work for all reports and technical studies will be determined at a later date at the discretion of the developer group and in consultation with the County.

Study Area

- 2 The Shepard Industrial Area Structure Plan (SIASP) area includes approximately 747 hectares (1,847 acres) of land in the southeast sector of Rocky View County. The study area is located immediately east of RR284, north of the CP Rail mainline right-of-way and south of the abandoned rail right-of-way that exists approximately one half of a mile north of TWP RD232. The eastern boundary is RR282. A portion of the plan falls within the City of Calgary/Rocky View County Intermunicipal Development Plan (IDP).

Although the ASP study area has been identified in Appendix A, technical considerations and stakeholder feedback may result in amendment to the final ASP boundary, subject to approval by Council.

Project Objectives

- 3 In developing the ASP, the following objectives shall be achieved:
- i. **Project Plan**
 - a. To execute the Project Plan in an efficient manner, adhering with the approved timelines and budget;
 - b. To ensure that Council is frequently updated on the project's progress and direction is requested, as needed.
 - ii. **Community, Stakeholder, and Interjurisdictional Engagement:**
 - a. To implement effective, inclusive and transparent community engagement;
 - b. To collaborate with the City of Calgary and other agencies to identify and address any issues and opportunities at the earliest point.
 - iii. **Plan Creation:**
 - a. Land Use
 - (i) To develop a land use strategy;
 - (ii) To establish a development sequence for future redesignation, subdivision, and development of lands;
 - (iii) To determine appropriate integration and transition policies for adjacent land uses and municipalities;
 - b. Servicing:
 - (i) To identify potential servicing options for existing and future development;
 - (ii) To identify current and planned transportation infrastructure under both Provincial and County jurisdiction, to determine future transportation needs and opportunities;
 - (iii) To identify possible pedestrian linkages to ensure the development of a cohesive community; and
 - (iv) To identify other required physical services;

- c. Physical Environment:
 - (i) To identify key environmental and natural features within the Plan area and suggest methods to uphold their form and function; and
 - (ii) To identify physical constraints and obstructions to future development, such as wetlands, excessive slopes and riparian areas found within the study area;
- d. Local Amenities:
 - (i) To identify desired and achievable amenities;
- e. Business Services:
 - (i) Further explore the potential for commercial development within the plan area;
- f. ASP Boundary and Phasing:
 - (i) To arrive at a boundary for the ASP that takes into account a foreseeable time horizon, based on market analysis, industrial and commercial growth projections, with sound assumptions and mechanism for reviewing those assumptions;
 - (ii) To explore phasing in conjunction with a review of the boundary of the ASP to accommodate growth projections, and to implement an appropriate mechanism for phasing growth;
 - (iii) To describe the existing development within the study area and adjacent lands, to discover where development opportunities and constraints may exist; and
 - (iv) To determine the fiscal impact of the proposed land uses;
- g. Other:
 - (i) To establish a framework for monitoring the long-term effectiveness of the Plan;
 - (ii) Meet the intent and direction of the Interim Growth Plan, County Plan and other relevant policy frameworks.

Timeline and Deliverables

4 The ASP would be undertaken across three phases, with the following timelines and deliverables.

Phase 1 (Planning)	
<ul style="list-style-type: none"> • Terms of Reference to Council 	Q3, 2020
<ul style="list-style-type: none"> • Project Plan <ul style="list-style-type: none"> ○ Background Information, Fiscal and Technical Analysis Report ○ Project Charter, Stakeholder Register 	Q3, 2020
<ul style="list-style-type: none"> • Communications Plan <ul style="list-style-type: none"> ○ Stakeholder Engagement Plan ○ Intermunicipal Engagement Plan 	Q3, 2020
<ul style="list-style-type: none"> • Initiate Technical Studies 	Q3, 2020
Phase 2 (Execution)	
<ul style="list-style-type: none"> • Community and Stakeholder Engagement <ul style="list-style-type: none"> ○ Engagement Summary Reports 	Q3-Q4, 2020
<ul style="list-style-type: none"> • Completed Technical Studies 	Q3-Q4, 2020
<ul style="list-style-type: none"> • Draft Plan 	Q4, 2020
Phase 3 (Approval)	
<ul style="list-style-type: none"> • Public Hearing 	Q1, 2021

Variance

5 Any substantial departure from the project scope and timeline detailed within this terms of reference shall require approval from Council.

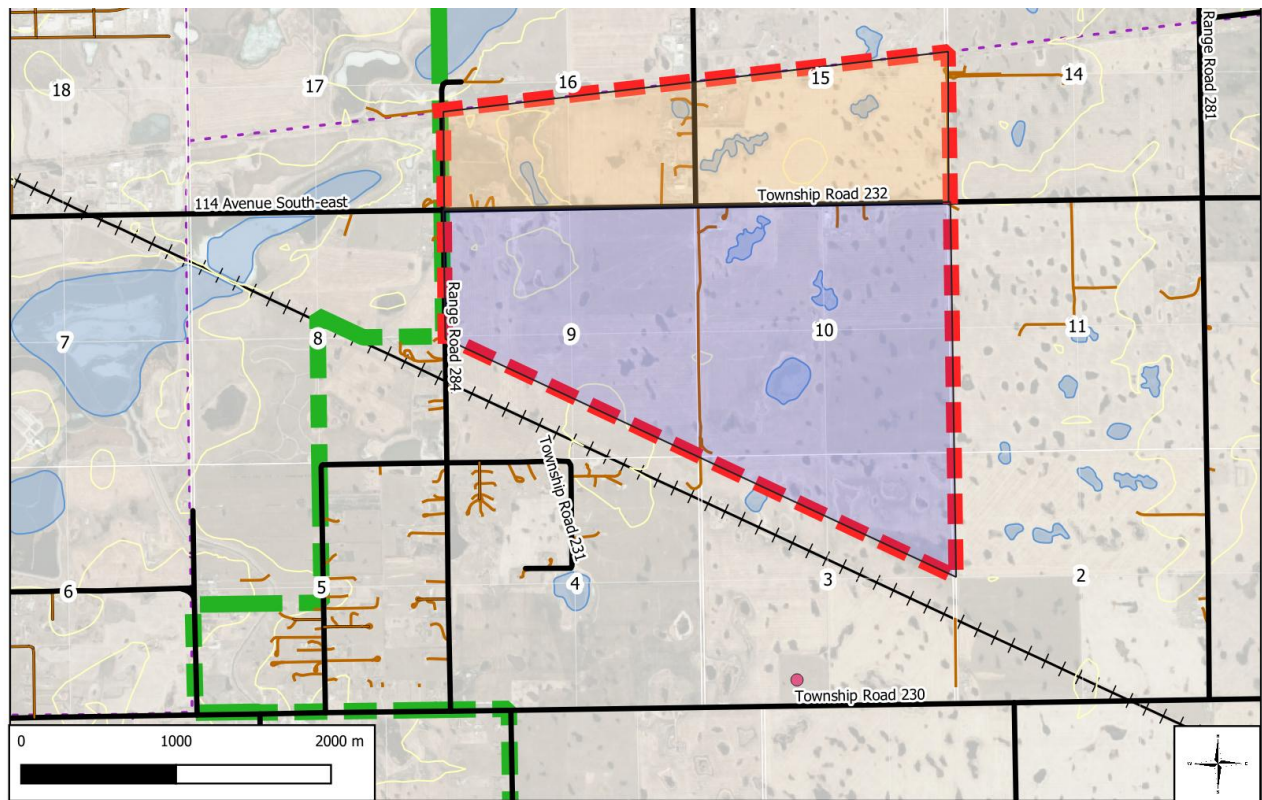
Costs

6 Costs relating to the completion of this developer-led ASP project shall be borne entirely by the developer group.

7 The developer will enter into an agreement with the County to cover the costs to the County for any staff time and resources contributed to the project.

APPENDIX A:
Shepard Industrial Area Structure Plan
LOCATION MAP

The Shepard Industrial Area Structure Plan (SIASP) area includes approximately 747 hectares (1,847 acres) of land in the southeast sector of Rocky View County along the eastern edge of the City of Calgary. The SIASP area is located immediately east of RR284, north of the CP Rail mainline right-of-way and south of the abandoned rail right-of-way that exists approximately one half of a mile north of TWP RD232. The eastern boundary is RR282.



Map Scale 1:70,000

Legend

- | | | |
|--|--|--|
|  Municipal Boundary |  Water |  Other ownership |
|  Shepard ASP Boundary | Road Class |  Shepard Dev. Corp. Ownership |
|  Contour |  Collector | |
|  Railway |  Local / Street | |

Regional Context
**Shepard
 Industrial ASP**