

Executive Summary

Direction

- On November 26, 2024 Council directed that a Terms of Reference be prepared for a project to review the OMNI Area Structure Plan.

Schedule and Deliverables

Phase 1 – Project Initiation

Q2 & Q3 2025

- Project workplan (County)
- Prepare Background Summary Report (Proponent)
- Prepare Public Engagement Strategy (County)
- Commence technical studies (Proponent)

Phase 2 – ASP Preparation

Q3 & Q4 2025

- Prepare Draft ASP (Proponent)
- Release for public review (County)

Phase 3 – Public Engagement

Q4 2025 & Q1 2026

- Conduct Public Engagement (County/Proponent)
- Engagement Summary (Proponent)
- Complete Technical Studies (Proponent)

Phase 4 – Refinement and Approval

Q2 2026

- Final ASP draft
- Council public hearing
- Council adoption

Project Focus

The ASP will outline a holistic land use strategy and servicing plan for three master-planned developments that measure 137 acres, 156 acres, and 425 acres, respectively. Key considerations include:

- Provision of water and wastewater servicing.
- Intermunicipal concerns from the City of Calgary.

Project Budget

The project is to be wholly funded by the developers (Calgary Gateway Developments, Zahmol Properties, and Genesis Development Corporation) through an equitable cost sharing agreement that is proportional to the respective landowner area. Administration is proposing that a budget of \$50,000 is allocated by the County to complete the project, which will account for County's staff time devoted key tasks on the project. This cost will be recovered from the developers through a cost contribution agreement.

Principal Risks

- There may be unforeseen delays in completing technical studies, leading to project deadlines not being met.
- Collaboration with the City of Calgary may reveal impacts that take time to address.
- Discordance of land use strategies among the different development groups may take time to address.

Direction

- 1** Alberta's *Municipal Government Act (MGA) Section 633* provides that a council may adopt an area structure plan (ASP) for the purpose of providing a framework for subsequent subdivision and development of an area of land.
- 2** The current Omni ASP was approved on September 26, 2017 by way of Bylaw C-7700-2017.
- 3** This ASP review focuses on three sites totaling 718 acres within the ASP boundary owned by Calgary Gateway Developments, Zahmol Properties, and Genesis Development Corporation.
 - (1)** These sites were originally supported for light industrial and commercial development under the existing ASP; however, the developers are now seeking to transition towards alternative land use strategies. This involves mixed-use masterplanned development concepts for the sites that includes residential uses.
- 4** The revised ASP will outline plans for land use and servicing provisions for mixed-use masterplanned developments to be implemented for the sites.
- 5** This Terms of Reference will guide the creation of amendments for the Omni ASP. Under the *MGA s.633(2)(a)*, an ASP must describe:
 - (1)** The sequence of development proposed for the area;
 - (2)** The land uses proposed for the area, either generally or with respect to specific parts of the area;
 - (3)** The density of population proposed for the area either generally or with respect to specific parts of the area;
 - (4)** The general location of major transportation routes and public utilities; and
 - (5)** Any other matters that Council considers necessary.
- 6** In undertaking the Omni ASP review project, considerations will include (but not be limited to):
 - (1)** The statutory planning framework – to ensure the ASP aligns with higher-order plans;
 - (2)** Alignment with Council's Strategic Plan objectives;
 - (3)** Community input – to ensure the planning framework aligns with residents' vision;
 - (4)** Intergovernmental input – to ensure external agencies' interests are reflected where applicable and appropriate;
 - (5)** Growth projections and land;
 - (6)** Servicing – to ensure that developments are serviced sufficiently and efficiently;
 - (7)** Natural Environmental features – to ensure the inherent and intrinsic value of natural features are preserved; and

- (8) Fiscal impacts on the County’s services and tax assessment ratio.

Omni ASP Area

- 7 The Omni ASP encompasses approximately 518 hectares (1,280 acres), or two sections of land. The Plan area is bound by Highway 564 to the north, Township Road 252 to the south, 84th street and the city of Calgary to the west, and Range Road 285 to the east.
- 8 The subject site, which is the focus of this review, measures 290 hectares (718 acres) in area and is legally described as – NW-19-25-28-W04M, SW-19-25-28-W04M, SE-19-25-28-W04M, NE-18-25-28-W04M, and SE-18-25-28-W04M. Refer to Figure 1 below for further details.

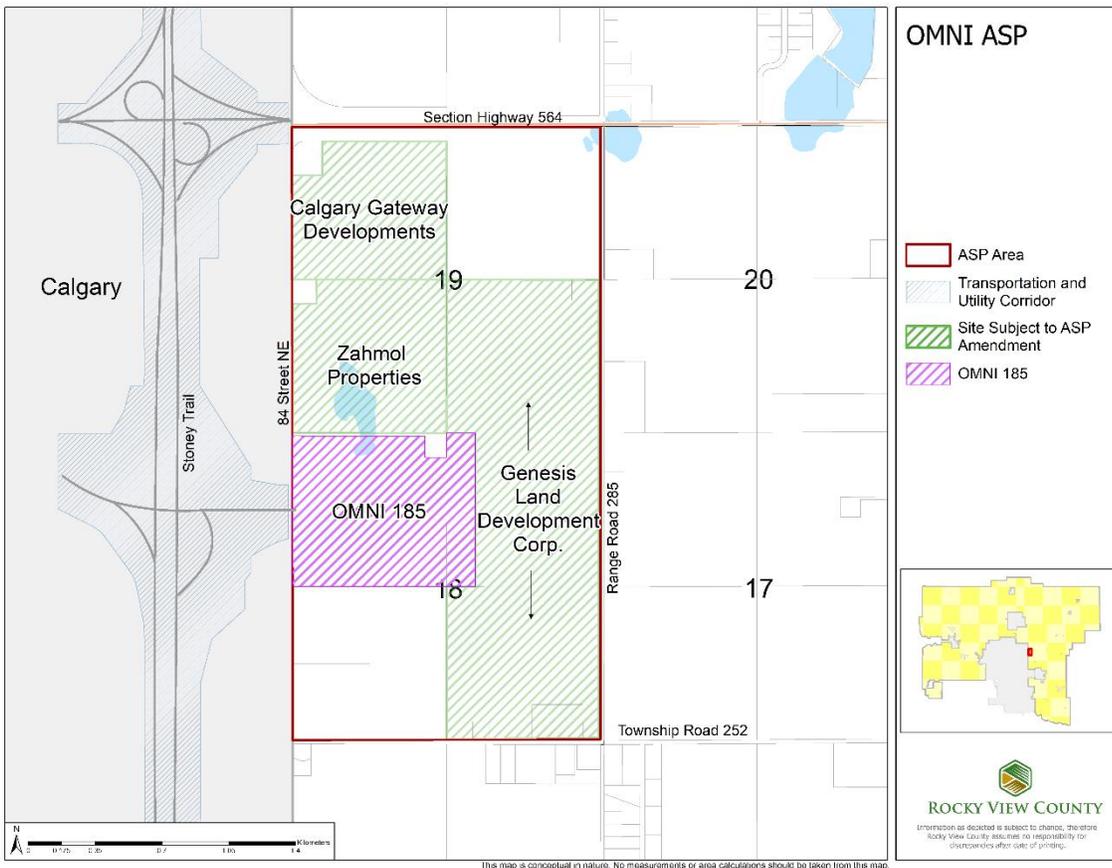


Figure 1: Omni Area Structure Plan – Site.

Background

Context

- 9** The ASP area abuts the city of Calgary on its western boundary along 84th Street. The entirety of the ASP area is included in the policy area of the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). Accordingly, the IDP's policies have been incorporated into the existing Area Structure Plan, most notably, Section 22 Intermunicipal Coordination.
- 10** The existing land use strategy within the OMNI ASP designates the area entirely for commercial and industrial development.
- 11** The new Municipal Development Plan (MDP) identifies the OMNI ASP area as a Growth Hamlet.
- 12** Currently, the predominant land use in the Plan area is agricultural, with much of the land being used for crop production. The majority of the ASP site is zoned Agriculture, General (A-GEN), except for approximately 37 hectares (92 acres) towards its southern boundary that is zoned Agriculture, Small (A-SML).
- 13** Surrounding lands contain a variety of uses. Lands to the east and north are agricultural. To the northeast is a country residential subdivision. To the south is a mix of country residential uses and agricultural uses. Further to the south and south east are lands within the Conrich Area Structure Plan. To the west is the city of Calgary, where the East Stoney Area Structure Plan contemplates residential uses and a transportation utility corridor which contains Stoney Trail.
- 14** Genesis Development Corporation (Genesis) has undertaken recent planning work, including:
 - (1)** Since 2018, Genesis has worked with the Province of Alberta and Rocky View County to facilitate a funding agreement for a major upgrade to the existing Stoney Trail NE/Airport Trail NE interchange. This improvement will establish a regional linkage that will enhance mobility between the OMNI ASP area and its surrounds.
 - (2)** In the last few years, Genesis prepared a master-planned development concept for the 425-acre area. The mixed-use master plan includes various elements, including residential, commercial regional recreational areas.
- 15** On October 1, 2024, B&A Studios submitted a written request for a developer-led amendment to the OMNI ASP to be considered by the County (in accordance with Policy C-322).
- 16** On November 26, 2024, Council directed Administration to prepare terms of reference and budget request for a review of the OMNI Area Structure Plan.
- 17** On March 25, 2025, Council approved the Terms of Reference and budget request for a review of the OMNI Area Structure Plan. Genesis indicated a willingness to revise the Terms of Reference to include the lands owned by Calgary Gateway Developments and Zahmol Properties.

OMNI ASP

- 18** The current Omni ASP was approved on September 26, 2017 by Bylaw C-7700-2017.



- (1) However, certain areas of the ASP could not be resolved through negotiation, and the City of Calgary appealed the plan to the Province’s Municipal Government Board (MGB) on the grounds of its impact to the city.
 - (2) The MGB released a decision on the appeal on December 18, 2018, ruling that 75 hectares (185 acres) of commercial development could proceed as detailed in the ASP. The remaining development phases in the ASP were to be designated as a Special Study Area, with further work to be done to achieve compliance with the Growth Plan.
- 19 Clause 21.16 of the ASP stipulates that Phase 2 lands may proceed with development subject to the policies of this Area Structure Plan when an amendment to remove the Special Study Area has occurred.
- 20 As part of the ASP amendment the “Special Study Area” overlay will be removed.

Municipal Development Plan

- 21 On September 16, 2025, Council adopted the new MDP (Bylaw C-8653-2025). The MDP identifies the OMNI ASP area as a District Community Area and Growth Hamlet area.
- 22 The MDP defines a Growth Hamlet area as a type of Growth Area that are higher density residential and mixed-use communities with a main street or commercial core, and are well connected and efficiently serviced. Land uses may support a range of residential options and diverse employment, institutional, and community uses.
- 23 As the definition of a Growth Hamlet area aligns with the intended outcome of the ASP review project, an amendment to the MDP is not required.

Project Vision

- 24 This project will review the existing ASP for the subject sites in order to facilitate masterplanned developments.
- 25 The masterplanned developments will encompass various elements, including commercial, industrial, mixed-use, residential, transit-oriented development, and recreation. The masterplans are intended to complement the land use of the 185-acre regional commercial site approved under the existing ASP.
- 26 The project will also focus on the planning of servicing, stormwater, and transportation infrastructure.

Project Objectives

- 27 The ASP will aim to achieve the following objectives:

Land Use

- 28 This project will review the existing ASP for the subject site in order to facilitate masterplanned developments consisting of commercial, industrial, mixed-use, residential, transit-oriented development, and recreation.

Servicing

- 29 To identify feasible and efficient water and wastewater servicing options that will appropriately

support the proposed developments and land uses for the sites.

- 30** To identify feasible stormwater management options that adequately support the scale and intensity of developments.
- 31** To identify current and planned transportation infrastructure under both Provincial and County jurisdiction to determine future transportation needs and opportunities to support anticipated developments.
- 32** To identify other required physical services to support developments.

Fiscal Considerations

- 33** Strive to ensure that the overall development has a positive fiscal impact on the County, balancing assessment growth with service provision.

Natural Environment

- 34** To identify key environmental and natural features within the area and suggest methods to uphold their form and function. This includes the development of policies to minimize the impact of developments on the natural environment.

Statutory Plan Alignment

- 35** The OMNI ASP will be drafted to align with the following statutory plans as guided by the Municipal Government Act:
 - South Saskatchewan Regional Plan
 - Rocky View County Municipal Development Plan
 - Rocky View County/City of Calgary Intermunicipal Development Plan

Schedule and Deliverables

- 36** The project is anticipated to occur in five phases, described in Table 1.

Table 1 – Project Schedule

Phase	Deliverables	Timing
1. Project Initiation		
Draft the Background Summary Report	Background Summary Report	Q2 2025
Prepare the Public Engagement Strategy	Public Engagement Strategy	Q2 2025
Draft the Project Workplan	Project Workplan	Q2 2025
2. Technical Studies		
Commence Technical Studies	Check-in meetings with County as necessary	Q3 2025
Complete technical studies for County review	Initial Draft technical studies	Q3 2025
3. Public Engagement		
Conduct public engagement according to the Engagement Strategy	Public Engagement Initiatives, Engagement Summary	Q4 2025
Land Use Strategy	Land Use Strategy	Q4 2025
Complete technical studies as applicable	Completion of technical studies	Q4 2025-Q1 2026
4. Refinement and Approval		
Final ASP	Final ASP document	Q1 2026
Finalize Draft for Council first reading and public hearing	Public Hearing Report	Q2 2026
Council third reading and adoption	Council Report	Q2 2026

Roles and Responsibilities

37 The principal project tasks shall generally be divided between the County and Proponent as follows:

County-led	County and Proponent	Proponent-led
Intergovernmental collaboration	<ul style="list-style-type: none"> • Communication and Engagement • Plan Drafting 	<ul style="list-style-type: none"> • Technical Studies • Background Report

Costs

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

39 The developers 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.

Communication and Engagement

40 A detailed communication and engagement strategy will identify all relevant interest groups within the County, intermunicipal partners, and external stakeholders affected by the planning process outcomes. The strategy will spell out 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.

Communication and Engagement Principles

- 41** The project will be underpinned by a thorough engagement process with the communities, identified stakeholder groups, and intergovernmental organizations that:
- (1)** Raises the awareness of the planning process and encourages participation;
 - (2)** Shapes the content of the Plan through a blend of research and stakeholder input;
 - (3)** Responds constructively to the interests of various audiences; and
 - (4)** Ensures broad support for the resulting policies.

Intergovernmental Engagement

- 42** The City of Calgary will be involved as per the Rocky View County/City of Calgary Intermunicipal Development Plan.
- 43** Appropriate consultation will be conducted with relevant provincial agencies, including the Ministry of Transportation and Economic Corridors, and Alberta Environment.

Principal Project Risks

Risks	Mitigation Strategies
<ul style="list-style-type: none"> • There may be unforeseen delays in completing technical studies, leading to project deadlines not being met. 	<ul style="list-style-type: none"> • Clearly scope technical studies and ensure that all internal departments and external agencies are engaged early on in the project.
<ul style="list-style-type: none"> • Collaboration with the City of Calgary may reveal impacts that take time to address. 	<ul style="list-style-type: none"> • Encourage early collaboration with The City to identify principal areas of concern and potential solutions.
<ul style="list-style-type: none"> • Discordance of land use strategies among the different development groups may take time to address. 	<ul style="list-style-type: none"> • Ensure continued collaboration between the different development groups to cohesively align land use strategies.

Variance

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



Approval Date	• March 25, 2025
Replaces	• n/a
Lead Role	• Chief Administrative Officer
Committee Classification	• n/a
Last Review Date	• January 6, 2026
Next Review Date	• tbd