

Prairie Gateway ASP Request for Support



ROCKY VIEW COUNTY

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

March 6, 2024

Nancy Mackay
Director, Water Services
625 – 25th Ave SE
Calgary AB, T2G 4K8

Dear Ms. Mackay,

RE: Request for Intermunicipal Servicing to Support Prairie Gateway Area Structure Plan

At the February 27, 2024, Regular Meeting of Rocky View Council, Administration was directed to initiate a formal request to the City of Calgary to allow connections for regional water, wastewater, and stormwater infrastructure necessary to support the proposed Prairie Gateway Area Structure Plan, as per the City's Policy on Regional Water, Wastewater and Stormwater Servicing.

This request aligns with the Prairie Economic Gateway initiative, which has been a collaborative joint planning effort between the City and County to facilitate the development of a regionally beneficial rail-served industrial facility, supported by a 'shared investment, shared benefit' framework. Administrations have been collaboratively drafting an Area Structure Plan (shown in Attachment A) to support this effort, and are currently awaiting the completion of required technical studies which are anticipated to be completed by the end of March 2024.

Many of the details needed to support this request will be contained in these technical reports, which are being reviewed collaboratively by both Administrations. However, given the tight timelines committed to by both Councils, approval of this request would allow both Administrations to continue to collaborate and allow for timely decision-making as soon as the necessary information is available.

We recognize that the proposed Area Structure Plan is outside of a Preferred Growth Area under the Calgary Metropolitan Region Board's Growth Plan. However, City and County Administrations have met with CMRB representatives and determined that this area would likely be suitable for designation as an Employment Area Outside of a Preferred Growth Area (i.e. RGP policy 3.1.3.4(e)), subject to CMRB discussion and approval. This area presents a unique opportunity that cannot be located elsewhere due to its proximity to highway and rail infrastructure and would improve regional competitiveness in line with the City's 2018 Goods Movement Strategy. Except for the location outside of a designated Preferred Growth Area, the proposed ASP aligns with the CMRB Regional Growth Plan.

We are seeking Council approval of this request, which would not commit either party to shared servicing, but would provide the necessary direction to explore our options as technical information becomes available, in line with project timelines. We understand that it would be necessary to negotiate a Master Servicing Agreement that would be subject to respective Council approvals. During discussions with City counterparts working on the Prairie Gateway Initiative, the following benefits of shared services have been identified:

- **Technical:** It is currently assumed that the City has capacity to handle the request, and this assumption is currently being evaluated in the forthcoming technical studies.
- **Regional:** The Calgary Metropolitan Region Board Regional Growth Plan requires piped water and wastewater services for Employment Areas, and The City of Calgary is well-positioned to provide these services.
- **Environmental:** The use of pipes to convey water and wastewater is environmentally preferable to septic fields, wells, or trucking.
- **Economic:** The City and County should be able to achieve economies of scale by increasing the number of customers, and it may allow the City to meet service demands in some areas by adding County customers to existing or future City customers.

The County is working to meet the vision and outcomes outlined in the CMRB's Regional Growth Plan and believes that shared servicing is consistent with that vision. We seek to improve economic, environmental, and social outcomes across the Region, and believe that consideration of regional servicing supports those goals. Thank you for your consideration of this request, and I look forward to further dialogue on this matter.

Sincerely,



Byron Riemann,
Executive Director, Operations

Cc: Prairie Gateway Elected Steering Committee Members
Rick McDonald, Interim CAO, Rocky View County
David Duckworth, City Manager, City of Calgary
Stuart Dalgleish, Chief Operating Officer, City of Calgary

Attachment A: Prairie Gateway ASP Location

