



SPECIAL COUNCIL MEETING AGENDA

Date: Tuesday, February 16, 2021
Time: 9:00 AM
Location: <https://www.rockyview.ca/>

Pages

- A. CALL MEETING TO ORDER
- B. UPDATES/APPROVAL OF AGENDA
- C. APPROVAL OF MINUTES
- D. FINANCIAL REPORTS
- E. PUBLIC HEARINGS / APPOINTMENTS

The following public hearings were advertised on January 19, 2021 and January 26, 2021 on the Rocky View County website in accordance with the *Municipal Government Act* and *Public Notification Bylaw C-7860-2019*.

MORNING PUBLIC HEARINGS / APPOINTMENTS 9:00 AM

- | | |
|--|-----|
| 1. All Divisions - Adoption of Proposed Bylaw C-8090-2020 (New Municipal Development Plan) | 2 |
| File: 1013-136 | |
| 2. Divisions 2 and 3 - Adoption of Proposed Bylaw C-8064-2020 (South Springbank Area Structure Plan) | 239 |
| File: 1015-550 | |
| 3. Divisions 2 and 3 - Adoption of Proposed Bylaw C-8031-2020 (North Springbank Area Structure Plan) | 555 |
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- F. GENERAL BUSINESS
- G. BYLAWS
- H. UNFINISHED BUSINESS
- I. COUNCILLOR REPORTS
- J. MANAGEMENT REPORTS
- K. NOTICES OF MOTION
- L. PUBLIC PRESENTATIONS
- M. CLOSED SESSION
- N. ADJOURN THE MEETING



PLANNING POLICY

TO: Council
DATE: February 16, 2021 **DIVISION:** All
TIME: Morning Appointment
FILE: 1013-136 **APPLICATION:** N/A
SUBJECT: Adoption of proposed Bylaw C-8090-2020 (New Municipal Development Plan)

POLICY DIRECTION:

Direction for the preparation of this Plan came from the Terms of Reference (TOR) adopted by Council on January 22, 2019.

EXECUTIVE SUMMARY:

Administration is presenting for Council's consideration the new Municipal Development Plan (the Plan), which will outline the vision for Rocky View County from a planning and development perspective and provide direction for how and where the County will grow over the next 20 years. This Plan is the result of a review of the existing Municipal Development Plan, being the County Plan, which was adopted in October 2013.

The approved TOR, the *Municipal Government Act* (MGA) and the Interim Growth Plan (adopted October 4, 2018) provide a framework for development of the Plan. The goal of the Plan review was to accommodate new growth responsibly, and to provide an important decision making tool for Council, Administration, and stakeholders.

In support of the Plan review, public engagement was accomplished through various methods to ensure comprehensive and meaningful feedback was collected and utilized throughout the development of the Plan. In accordance with the Interim Growth Plan, a structured intermunicipal engagement plan was also implemented to obtain input from adjacent municipalities; despite efforts by Administration to collaborate with adjacent municipalities on the draft MDP, The City of Calgary, City of Airdrie, and Town of Cochrane have outstanding concerns that Administration has been unable to address thus far. Administration will present an update on discussions with these municipalities at the public hearing.

The proposed Plan:

- Identifies principles for growth, and proposes a range of policies to guide land use and county-wide matters such as infrastructure, recreation, and policies to implement and monitor the Plan;
- Updates the vision to align with the County's Strategic Plan and provides a framework to manage growth responsibly;
- Provides a framework for the County to operate in accordance with the MGA;
- Is consistent with the goals and policies of the Interim Growth Plan;
- is consistent with the goals and policies of relevant intermunicipal development plans/accords;
- Proposes new employment growth areas, and therefore would contribute to achieving the assessment diversification goals of the County.

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

Administration Resources

Dominic Kazmierczak, Planning Policy

BACKGROUND:

The Plan has been prepared in accordance with Section 632 of the MGA, which outlines the requirements of the content of Municipal Development Plans.

Direction for the preparation of this MDP came from the Terms of Reference adopted by Council on January 22, 2019. It has been over seven (7) years since the County Plan (current MDP) was adopted (October 2013). In that time, the County has continued to grow, and conditions have changed.

Rocky View County has grown by about 15,000 people in the last 20 years, and will continue to grow. The Plan sets the vision for how to accommodate this growth responsibly, serving as an important decision-making tool for Council, County Administration, and stakeholders. Specific goals of the MDP review included:

- Updating the vision, policies, and actions of the 2013 County Plan;
- Describing the County's preferred direction with respect to growth areas, land use, infrastructure investments, business development, and provision of County services;
- Providing policy direction and planning tools regarding land use, transportation, infrastructure, and recreation and community services;
- Informing County bylaws, policies, programs, and investments;
- Establishing a framework for the County to work with regional partners, stakeholders, and communities to find mutually beneficial solutions to planning and development challenges; and
- Helping residents and landowners understand how their land may be used now and in the future.

Content and direction of the Plan was informed by resident and stakeholder feedback, a development suitability analysis, Council workshops, collaboration with neighboring municipalities and regional partners and all relevant provincial legislation, regional and statutory plans, together with non-statutory plans and studies.

PLAN PREPARATION:

The Plan was prepared through a collaborative planning process that began in summer 2019 and resulted in a draft Plan in fall 2020. Landowners, stakeholders, agencies such as Alberta Transportation and regional partners were involved throughout the Plan's development to provide feedback and input into the Plan's vision, principles, and policies.

To accommodate future growth across the County, the new Plan must identify key areas for new residential, commercial, and industrial development, while also protecting natural landscapes, the rural character of the County, and future economic opportunities. This Growth Framework was developed by reviewing current plans and policies, and market patterns, which together informed the Growth Suitability Model.

The Growth Suitability Model, one of the three inputs into the Growth Framework, uses existing spatial data and analysis to identify areas that are suitable to support development and growth. This model was used to inform growth scenarios and the final Plan. The Growth Suitability Model consists of two components: a Preservation Strategy, and a Development Strategy. The Preservation Strategy identifies important landscapes that may not be appropriate for additional development, and the Development Strategy was used to determine suitability of an area for additional new development.

These models were informed by review and knowledge from landowners, residents, and stakeholders as part of the engagement process.

PUBLIC ENGAGEMENT:

The County undertook public engagement over three (3) phases; the focus of each phase is identified below:

- August and September 2019 - Open houses were held around the County, supported by online materials, to gain feedback on creating a vision for the Plan and key principles. The County received 585 survey responses during this engagement phase.
- November 2019 - Further open houses were held, again supported by online materials, to obtain feedback on the draft vision, growth strategies, and development patterns. The County received 294 survey responses in this phase.
- May and June 2020 - The County released the draft MDP for public comments. Due to the COVID-19 pandemic, engagement was undertaken online. Engagement specifically focused around land use policies including growth areas, hamlet development, commercial and industrial development, and other natural resource development. The County received 370 survey responses in this phase.

PLAN CONTENT:

The result of the planning process was a vision and set of guiding principles for future decision making. The vision defines the ideal state for the County, while the six guiding principles; relating to responsible growth, economic diversification, community development, agriculture, the environment, and partnerships; add further detail about the elements and actions required to achieve the vision.

Land Use Policies

The Plan's land use policies guide development throughout the County and identify growth areas for residential, commercial, industrial, and institutional development. These growth areas, presented as the Plan's Growth Concept, provide a planning framework that aims to balance sustainable development with providing a high quality of life and diverse range of residential and economic opportunities.

The policies in this section provide a framework to consider and decide on new or amended area structure plans, local plans, land use and subdivision applications.

County-Wide Policies

County-wide policies within the Plan provide high-level direction on County services, operations, and infrastructure. They are intended to improve County services, promote economic diversification, enhance quality of life, and strengthen community identity.

The policies in this section provide a framework for balancing decisions related to: financial sustainability, the transportation network, natural resource development, supporting agriculture, protection of the environment, provision of utility services, solid waste management, creating and maintaining public spaces, promoting services and partnerships, and advancement of recreation, arts, and culture.

Plan Implementation

Implementation of the Plan would occur through several mechanisms and processes, including:

- On-going administration of the development review process, and periodically reviewing and amending area structure plans;
- Carrying out next steps required to implement the vision, guiding principles, and objectives of the MDP; and
- Collaborating with neighbouring municipalities on planning and development related matters.

Table 02: Implementation Actions in the Plan includes a number of short-term actions that should be undertaken to effectively implement the Plan and guarantee its on-going success.



Implementing the Plan would require a commitment to developing plans, strategies, and regulations that are consistently monitored to ensure they are effective as well as fiscally responsible. Section 4.3 in the Plan sets out Performance Measures to ensure development is being effectively guided.

POLICY DIRECTION AND SUPPORT:

Legislative and policy direction for the Plan is provided in the Municipal Government Act, Interim Growth Plan, and within Intermunicipal Development Plans (IDP) adopted in partnership with several municipalities adjoining the County boundary.

Calgary Metropolitan Region Board Interim Growth Plan (IGP)

The proposed Plan was evaluated in accordance with the Calgary Metropolitan Region Board's (CMRB's) Interim Growth Plan (IGP).

The Plan has been drafted to align with the three principles of the IGP, which are to:

1. Promote the integration and efficient use of regional infrastructure;
2. Protect water quality and promote water conservation; and
3. Encourage Efficient Growth and strong and sustainable communities.

A key focus of the MDP is to ensure the sustainable use of land, and the policies contained within the draft aim at preserving agricultural lands while promoting more efficient development patterns within the identified growth areas. Concurrently, the Plan includes flexibility for new growth opportunities to meet the diverse residential and business needs within the County.

The Plan's policies in relation to residential and employment areas ensure that important regional matters such as transit, source water protection, and flood risk management are adequately addressed both within the IGP criteria for relevant development types (intensification and infill, country residential, expansion of settlement areas and employment areas), and in the IGP's region-wide policies. The growth strategy also seeks to promote appropriate land uses around the identified regional corridors to maximize benefits, while also protecting the integrity of these corridors.

With respect to Policy 3.2.2 of the IGP relating to collaboration, the County undertook a thorough and structured engagement process with adjacent municipalities and relevant agencies. Specific details on intermunicipal discussions and outcomes are detailed in the sections below.

Overall, Administration considers that the draft Plan is in full accordance with the policies of the IGP.

Intermunicipal Development Plans

In preparing the draft Plan, the County was guided by all Intermunicipal Development Plans and Accords previously adopted by Council. Policies relating to growth corridors, collaboration and referral, and a range of other land use matters contained within those documents were considered, and the Plan has ensured compatibility with each of these statutory and non-statutory documents. Each adjacent municipality was circulated on the draft Plan in accordance with requirements of the MGA, and where appropriate, in accordance with the relevant statutory plan. A summary of the intermunicipal engagement undertaken by the County is set out below, together with the outcomes of that collaboration.

INTERMUNICIPAL COLLABORATION:

Intermunicipal collaboration commenced in early 2020; initial workshop meetings were held with several adjacent municipalities in February and March 2020 to introduce the project timeline and approach, and to gain initial input on any items to be addressed through collaboration. Once a draft document had been developed and further public engagement undertaken, the County circulated the draft to all adjacent municipalities and First Nations for input and comment, alongside circulation to provincial agencies and other statutory bodies; this occurred in November 2020.



Following feedback from a number of municipalities and agencies, the County revised the Plan appropriately and sent the revised draft out to municipalities and stakeholders in December 2020, together with responses to those parties where suggested amendments had not been incorporated into the Plan.

Of the adjacent municipalities that responded, the City of Chestermere, Town of Crossfield, Mountain View County, and Wheatland County raised no concerns. However, the municipalities of the City of Airdrie, The City of Calgary, and the Town of Cochrane all retain outstanding concerns with the draft Plan. The full comments of circulated adjacent municipalities are contained within Attachment 'B'; however, a summary of the key concerns raised is set out below.

City of Airdrie

- The City states that it could support the proposed Plan with the formalization of a Joint Planning Area (JPA) or under the terms of an Intermunicipal Collaborative Framework (ICF). It notes that in the case of a JPA, this would likely comprise an adopted Context Plan and associated agreements, while for an ICF, a Memorandum of Understanding of mutually acceptable terms.
- While there is an appreciation of the desire for flexibility in planning growth areas in the draft Plan, the City is requesting language that directs growth to specific, efficient locations. The City indicates that the use of "should" statements within draft Plan policies rather than "shall" statements does not help support the purpose of the Regional Growth Plan in directing growth to defined strategic locations.

The City of Calgary

The City raised several concerns with the draft Plan and is requesting that County Council not give second reading to the document until further time is given to allow both Administrations to resolve the identified concerns. The City's principal areas of concern include:

- In conflict with the Interim Growth Plan (Policy 3.2.3), The City asserts that the County has not sufficiently addressed potential detrimental impacts on Calgary's regionally significant infrastructure, corridors, and services.
- The City contends that the proposed Plan does not identify priority growth areas or provide growth management policies for the County, and suggests that this has potential to create a dispersed pattern of growth, contrary to the intent of the Interim Growth Plan.
- The City has significant concern that the Plan does not adequately address source water protection concerns.
- The City is requesting removal of the Plan's County growth areas from City of Calgary growth corridors approved within the Calgary and Rocky View County Intermunicipal Development Plan; this specifically relates to the County's developer-led Shepard Industrial ASP project, which is ongoing.
- The City considers that the County has not undertaken sufficient collaboration in developing the draft Plan to resolve cross-boundary issues.

Town of Cochrane

- In its Cochrane Community Vision, The Town identified a need to protect the gateways into Cochrane (Highway 22 and Highway 1A) and retain their rural character. The Town is requesting that the draft Plan reflects these gateways through policy amendments.
- The Town considers that moving forward with the identification of growth areas and employment lands before the completion of the Regional Growth Plan is against the spirit of regional collaboration.

At the time of drafting this report, County Administration is continuing to collaborate with the three (3) municipalities that have outstanding concerns, and will present any suggested revisions to the MDP draft to Council for consideration at the public hearing. However, Administration does consider that



regardless of any further amendments made to the draft Plan, the document attached to this report is in full alignment with the Interim Growth Plan and all relevant IDPs.

CHANGES SINCE FIRST READING:

In finalizing the draft Plan, Administration made several revisions to the first reading bylaw draft and these are noted within Schedule 'A' of the Bylaw (see Attachment 'A'). The amendments include:

- inserting additional mapping to illustrate regional corridors and infrastructure;
- adding and amending policy on items such as source water protection, flood risk, and transit in response to intermunicipal and agency feedback, and to ensure alignment with the Interim Growth Plan;
- minor textual amendments to improve clarity and interpretation; and
- mapping changes to growth area maps to align with intended ASP direction and existing approvals.

PUBLIC SUBMISSIONS:

The Public Hearing was advertised in accordance with the MGA. The 44 letters received in response can be viewed in Attachment 'C'.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8090-2020 be amended in accordance with Attachment 'A'
- Motion #2 THAT Bylaw C-8090-2020 be given a second reading, as amended.
- Motion #3 THAT Bylaw C-8090-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval.
- Option #2: THAT Bylaw C-8090-2020 be refused.
- Option #3: THAT alternate direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

DK/sl

ATTACHMENTS

- ATTACHMENT 'A': Bylaw C-8090-2020 and Schedule 'A' (MDP)
- ATTACHMENT 'B': Intermunicipal Comments
- ATTACHMENT 'C': Public Submissions



BYLAW C-8090-2020

A Bylaw of Rocky View County, in the Province of Alberta, known as the Municipal Development Plan, pursuant to Section 632 of the *Municipal Government Act*.

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as “Municipal Development Plan.”

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT Schedule ‘A’ to Bylaw C-8090-2020 is adopted as the “Municipal Development Plan” to provide a comprehensive land use policy framework that outlines where and how development and growth may take place across the County.

Transitional

- 4 Bylaw C-8090-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



ROCKY VIEW COUNTY

READ A FIRST TIME IN COUNCIL this

6th day of October , 2020*PUBLIC HEARING WAS HELD IN COUNCIL this*

day of , 20__

READ A SECOND TIME IN COUNCIL this

day of , 20__

READ A THIRD TIME IN COUNCIL this

day of , 20__

Reeve_____
CAO or Designate_____
Date Bylaw Signed



ROCKY VIEW COUNTY

SCHEDULE 'A'**FORMING PART OF BYLAW C-8090-2020**

A Municipal Development Plan (MDP), which establishes the guidelines for growth and development in the County over the next 20 years. The MDP provides a comprehensive land use policy framework which outlines where and how development and growth may take place across the County.



ROCKY VIEW COUNTY

DRAFT

MUNICIPAL DEVELOPMENT PLAN

February 2021 | Draft 5 | Red-Lined

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Executive Summary

What is the Municipal Development Plan

Rocky View County's Municipal Development Plan (MDP) sets out the guidelines for growth and development in the County over the next 20 years. The MDP provides a comprehensive land use policy framework which outlines where and how development and growth may take place across the County.

The Municipal Development Plan is a statutory document required by the Province of Alberta as specified by the Municipal Government Act.

Why is the Plan Needed

The County has grown by approximately 15,000 people over the past 20 years and will continue to grow. The MDP sets the vision for how to accommodate this growth in a sustainable manner, and will serve as an important decision-making tool for Council, County Administration, developers, residents, and other stakeholders.

What Is Included in the Plan

The MDP's vision and guiding principles provide structure to the Plan and will guide future decision making. The vision defines the ideal state for Rocky View County while the six guiding principles, relating to responsible growth, economic diversification, community development, agriculture, the environment, and partnerships add further detail about the elements and actions required to achieve the vision.

The MDP's land use policies will guide development throughout the County and identify growth areas for residential, commercial, industrial, and institutional development. These growth areas, presented as the MDP's Growth Concept, provide a planning framework that balances sustainable development with providing a high quality of life and diverse range of residential and economic opportunities.

County-wide policies within the MDP provide high level direction on County services, operations, and infrastructure. They are intended to improve County services, promote economic diversification, enhance quality of life, and strengthen community identity.

How will the MDP be Implemented

Implementation of the MDP will occur through several mechanisms and processes, including:

- Ongoing administration of the development review process and periodically reviewing and amending area structure plans;
- Carrying out next steps required to implement the vision, guiding principles, and objectives of the MDP; and
- Collaborating with neighbouring municipalities on planning and development matters.

The MDP will be monitored and regularly reviewed based on a series of performance measures to ensure development is being effectively guided.

DRAFT

SECTION 1:

INTRODUCTION

1.1 Purpose

The Municipal Development Plan (MDP) outlines a vision for Rocky View Country from a planning and development perspective and provides direction for how and where the County may grow over the next 20 years. The MDP provides policies to guide future growth areas, land uses, infrastructure, community services, and the physical development of the county.

Rocky View County has grown by about 15,000 people in the last 20 years, and will continue to grow. The Municipal Development Plan sets the vision for how to accommodate this growth responsibly, serving as an important decision-making tool for Council, County Administration, and stakeholders. Specifically, the MDP:

- Updates the vision, policies, and actions of the 2013 County Plan;
- Describes the County's preferred direction with respect to growth areas, land use, infrastructure investments, business development, and provision of County services;
- Provides policy direction and planning tools regarding land use, transportation, infrastructure, and recreation and community services;
- Informs County bylaws, policies, programs, and investments;
- Establishes a framework for the County to work with regional partners, stakeholders, and communities to find mutually beneficial solutions to planning and development challenges; and
- Helps residents and landowners understand how their land may be used now and in the future.

1.2 Development of the Plan and Engagement Process

The MDP was developed over five stages between 2019 and 2020. Comprehensive public and stakeholder engagement was conducted throughout the development of the MDP. The public and stakeholders were made aware of the MDP project and engagement opportunities through a variety of communication methods including a project webpage, social media posts, resident mail-outs, local media, County newsletters, a project mailing list, and direct contact with stakeholders. Throughout the course of the project 475 people attended project open houses, and 1,250 people participated in online surveys.

MDP Project Stages

1. Project Kick-Off (Summer 2019)

The MDP project was launched with a pop-up information booth at the County's annual pancake breakfast, and a workshop with Rocky View County Council identified project goals.

2. Vision and Principles (Summer 2019)

A vision and guiding principles were established for the MDP. Residents and stakeholders provided comments and insights through eight open houses and an online survey. Participants identified that protecting Rocky View County's natural landscapes, preserving agricultural lands, focusing new growth in existing and planned areas, and expanding the parks and trails network should be priorities for the MDP. County staff also conducted a technical review of the County Plan to identify what policies were effective, and which ones could be improved or excluded.

3. Growth Strategies (Fall-Winter 2019)

Incorporating Stage 2 engagement comments, a development suitability analysis was conducted to determine where additional residential, commercial, and industrial development within the County could be appropriate. The public and stakeholders were able to provide feedback on the findings of the development suitability analysis, as well as to provide feedback on the proposed vision and guiding principles at seven open houses and through an online survey. A workshop with Council confirmed the development suitability analysis and provided next steps on establishing a growth concept for the MDP.

4. Draft MDP (Winter-Spring 2020)

Following input from Stage 3 engagement, and with direction from Council and County staff workshops, a draft plan and growth concept were developed. The public and stakeholders were able to review the draft MDP and identify red flags for the project team through an online survey. Additionally, neighbouring municipalities and regional partners had the opportunity to review the draft Plan and provide comments.

**5. Public Hearing and Project Completion
(Fall/Winter 2021-2020)**

A comprehensive intermunicipal and agency circulation informed final revisions to the draft MDP. Following these revisions the legislated public notice circulations were completed, with a public hearing held on February 16. With Council approval, the MDP was submitted to the Calgary Metropolitan Region Board (CMRB) for regional approval before return to Rocky View Council for final reading.



Stage 2 Open House

1.3 Vision and Guiding Principles

The MDP's vision statement and guiding principles are foundational statements that guide the Plan. The vision defines the ideal state for Rocky View County while the guiding principles add further detail about the elements and actions required to achieve the vision. These statements, in turn, inform the Plan's policies, and together provide the framework to guide County development and growth.

Vision

Set within a cherished natural landscape, Rocky View County is a flourishing municipality that provides a high quality of life, guided by its rural heritage, a diversity of residential and economic opportunities, and sustainable development.

Guiding Principles

The following principles provide a framework to guide decision making when implementing the policies and outcomes of the MDP.

1. Responsible Growth

Rocky View County should concentrate growth within designated development areas, ensuring equitable services are provided to residents in a fiscally sustainable manner.

2. Economic Diversification

Rocky View County should support and promote economic diversification through new business development, existing business expansion, building a sustainable and balanced tax base, and creating a place where residents, businesses and tourists from a global reach find a thriving economy.

3. Community Development

Rocky View County will build resilient communities and welcoming neighbourhoods **by promoting concentrated growth within designated development areas**, through greater access to recreation amenities, **providing** valued gathering spaces, and **encouraging** creative design.

4. Agriculture

Rocky View County will continue to support **traditional agriculture and agricultural** diversification and innovation, recognizing agriculture as an important part of the County's identity and economy. Rocky View County will encourage opportunities for value added agricultural businesses to develop and grow.

5. The Environment

Rocky View County will develop and operate in a manner that protects the ecological integrity of the County and preserves natural landscapes for future generations to enjoy.

6. Partnerships

Rocky View County will work in a spirit of collaboration with regional partners, stakeholders, businesses, and communities to find mutually beneficial solutions to planning and development challenges, making the County focal point for creativity and innovation.

1.4 Rocky View County Context

Located within the Calgary Metropolitan Region in southern Alberta, Rocky View County encompasses nearly one million acres of diverse landscapes, communities, and economic opportunities. The County surrounds the City of Calgary on three sides, and shares borders with 14 other municipalities and First Nations. In the County's western reaches, coniferous forests of the Rocky Mountain Foothills transition to rolling hills scattered with ranches. Moving eastward, the foothills give way to prairie grasslands and wetlands. Eastern Rocky View County is dominated with agricultural operations, including the production of hay, cereal and oilseed crops.

Across the County, farms and isolated dwellings are interspersed with hamlets and small towns. Many of these communities originated alongside railways at the beginning of the twentieth century as service centres for surrounding agricultural areas. More recently, country residential acreages have sprung up throughout the County. Forming distinct communities, these acreages have dominated residential development in the County over the last 40 years. More residential communities have also been developed that include a broader range of commercial shops, services, and employment opportunities.

Large scale ranching, logging, and oil and gas extraction are major industries in western Rocky View County while **shale gas development**, ranching, **equestrian livestock** operations, **conventional agricultural operations**, and diversified agriculture, including greenhouses and nurseries, are prominent in eastern areas of the County. Commercial activities also occur along major highways that traverse the County, including the Trans-Canada Highway (Highway 1), and Queen Elizabeth II Highway (Highway 2). Large scale commercial and industrial operations are also located in the County adjacent to the City of Calgary, the Calgary International Airport, and the Springbank Airport.

Access to nature and outdoor recreation opportunities are abundant throughout Rocky View County. The region's waterways, including the Bow and Elbow Rivers, provide fishing, boating, canoeing, and kayaking opportunities. Provincial parks, golf courses, and trail and pathway networks provide additional recreation opportunities for residents and visitors.

Rocky View County is unique from other municipalities in the region, as it contains large rural, ranching, and agricultural areas as well as growing urban communities. This diversity of lifestyle opportunities along with its natural landscapes and ecological features are why many people are attracted to the County. However, Rocky View, like other municipalities located on the edge of a large urban centre, is facing challenges from development and growth pressures. The County is projected to grow by approximately 5,800 new dwellings by 2038. Directing new growth to appropriate locations will be an important component of creating a fiscally sustainable municipality in the long-term. While dispersed growth offers quality of life benefits, including a low cost of living and access to nature, the provision of services to these areas can become a long-term burden on the County's finances. The Municipal Development Plan is needed to ensure that the County continues to flourish by balancing sustainable development with providing a high quality of life and a diversity of residential and economic opportunities for its residents.

1.5 Plan Structure

The Municipal Development Plan is divided into four distinct sections, collectively presenting a roadmap for future growth and development that will help the County follow the guiding principles and realize the vision.

1. **Introduction:** Summarizes the MDP's context, including the legislative framework under which it operates, presents the Plan's vision and guiding principles, and describes how the Plan should be read and interpreted.
2. **Land Use Policies:** Presents a Growth Concept for the County, and outlines how the MDP will facilitate growth and development within the context of fiscal and environmental sustainability.
3. **County-Wide Policies:** Provides guidance on County-wide services, operations, and infrastructure to support growth and development, including policies on financial sustainability, transportation, natural resource development, agriculture, utilities, and public spaces.
4. **Implementation and Monitoring:** Provides a framework for the commitments and actions the County will make to ensure the MDP is implemented, and includes performance measures that will serve as an barometer for measuring the success of the MDP.

Plan Outcomes and Policies

The MDP's vision and guiding principles will be achieved through the application of the policies and objectives of each policy section. Policies provide guidance to decision makers and the public about how the County should grow and develop, while objectives are the targets for individual policy sections that achieve the County's vision and guiding principles.

Policy Terms

The following key terms outline how policies should be interpreted and implemented by the County.

- **Shall:** While the MDP is generally intended to guide development with the understanding that flexibility is required, certain policies related to fiscal responsibility, legal obligations, and other factors are mandatory. In these contexts, the term 'shall' is used to indicate that actions must be complied with, without discretion, by administration, developers, Council, Planning Commission, and any other authority involved in land use development approvals.
- **Should:** Where policy is not mandatory but still relates to a strongly preferred course of action, the less restrictive term 'should' is used.
- **May:** Used in policies that are discretionary in nature, the term 'may' means that the policy could be enforced by the County dependent on the circumstances of the proposal in question.

Definitions

Throughout the MDP's policies defined terms are italicized and their definitions can be found in Appendix A.

1.6 The Planning Framework

The planning framework outlines the key planning documents that guide land use and development in Rocky View County, providing context for how each document interacts and informs the others. Plans at the top of the framework such as intermunicipal development plans (IDPs) and the MDP provide broad, high-level policy direction, while lower-level plans are subordinate to the plans above and must be consistent with the policies and direction of the higher-order plans. The level of detail and specificity in policies increases the further down the plan is in the framework diagram (Figure 1).

Plans higher in the framework will generally determine when a subordinate plan is required. For example, an area structure plan (ASP) provides criteria for master site development plan and conceptual scheme preparation. When there is no ASP or other subordinate plan, the MDP will determine whether a subordinate plan is required to provide greater planning detail. The hierarchy of the different plans and legislation is identified in Figure 1.

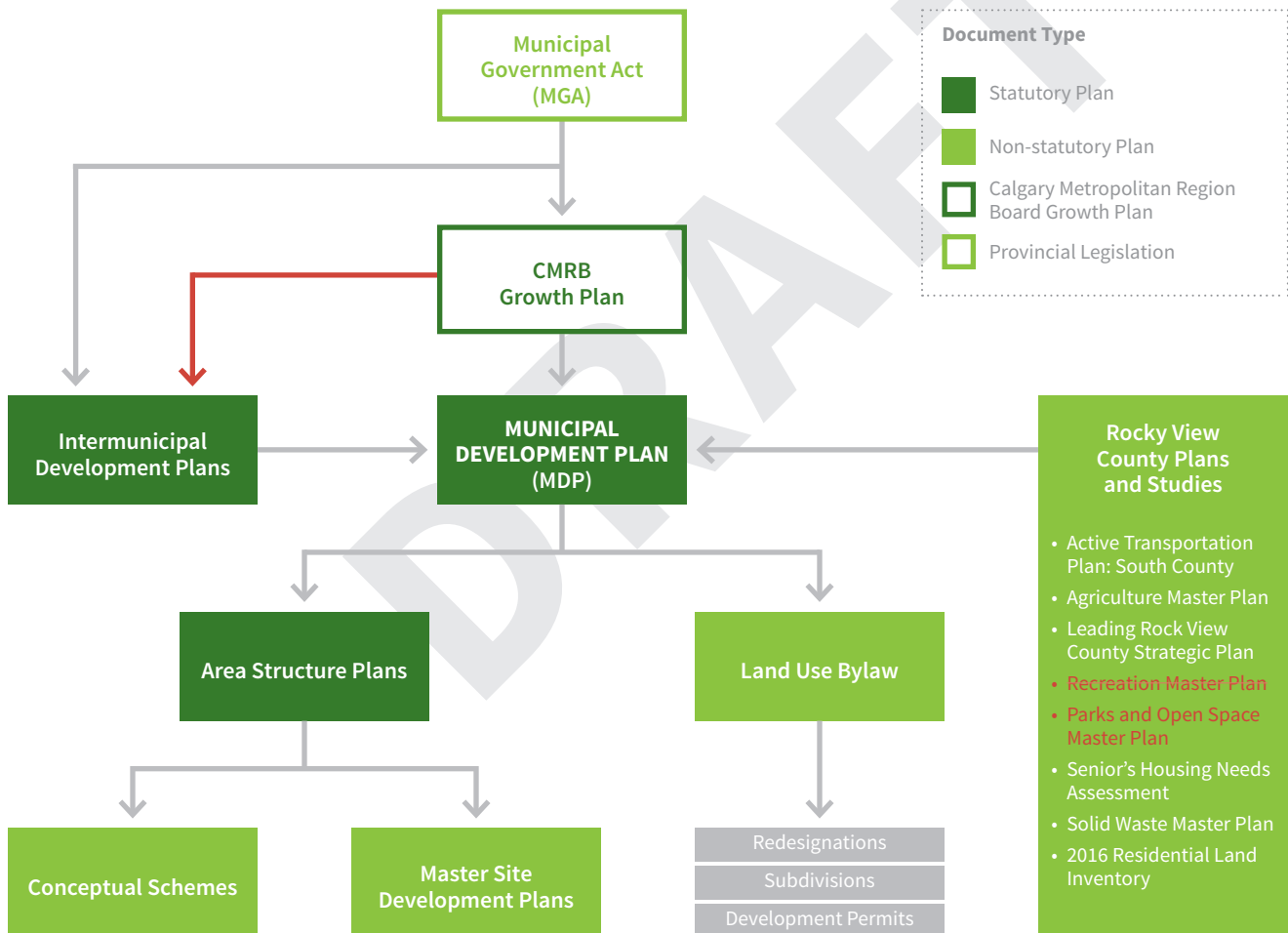


Figure 1: Planning Framework Alignment

1.6.1 Legislation

Municipal Government Act

The Municipal Government Act provides the legislative framework under which all municipalities must operate, establishing that the purpose of a municipality is:

- To provide good government,
- To foster the well-being of the environment,
- To provide services, facilities or other things that, in the opinion of Council, are necessary or desirable for all or a part of the municipality,
- To develop and maintain safe and viable communities,
- To work collaboratively with neighbouring municipalities to plan, deliver, and fund intermunicipal services.

Part 17 of the Municipal Government Act regulates planning and development and empowers municipalities to prepare plans:

- To achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and
- To maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta, without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

Municipalities are required under the Act to adopt a municipal development plan, and the plan must be consistent with all intermunicipal development plans (IDPs) the municipality is a part of. The Municipal Government Act also allows for the development of subordinate plans, such as area structure plans, to further direct planning and development.

1.6.2 Regional Plans

Calgary Metropolitan Region Board Growth Plan

The Calgary Metropolitan Region Board (CMRB), of which Rocky View County is a member, was formed in 2018 and is mandated to promote the long-term sustainability of the Calgary Metropolitan Region. This includes ensuring environmentally responsible land-use planning and growth management, coordinating regional infrastructure investments and service delivery, and promoting the economic wellbeing and competitiveness of the Region.

Prior to the development and approval of a long-term Growth Plan and Servicing Plan, the CMRB's Interim Growth Plan provides guidance on land-use, growth, and infrastructure planning for all ten member municipalities and other regional stakeholders. Any statutory plan passed or amended by member municipalities, including the County's Municipal Development Plan, must conform with the Interim Growth Plan, until the Growth Plan and Servicing Plan are adopted and approved.

1.6.3 Statutory Plans

Intermunicipal Development Plans

IDPs are approved by Council in both partnering municipalities. Planners refer to these documents to make recommendations to Council for managing or changing land use, and to address growth issues in a way that aligns the interests of the County and the municipalities they share a border with. These plans may include how the two municipalities will work together, the development of joint lands, and how to co-ordinate parks, open space, recreation, transportation, water, utilities, and other municipal services across boundaries.

Rocky View County has approved ~~or-draft~~ IDPs with the following municipalities:

- City of Calgary
- City of Airdrie
- Kneehill County

- Municipal District of Bighorn
- Town of Cochrane
- Town of Crossfield

The County will strive to limit development around the Villages of Beiseker and Irricana in accordance with their respective Memoranda of Understanding, and will pursue further IDPs with other municipalities as appropriate.

The County is pursuing IDPs with the following municipalities:

- Village of Beiseker
- Wheatland County

Municipal Development Plan

The MDP is the County's principal statutory plan, providing strategic growth direction, overall guidance for land use planning, and service delivery policy. The MDP also provides specific policy guidance for areas that do not fall within the boundaries of an area structure plan or other subordinate plan.

Area Structure Plans

ASPs are statutory plans that are subordinate to the MDP, and provide a land use strategy for redesignating and developing a specific area of land in the County. ASPs contain maps, goals, and policies that set out general locations for major land uses, major roadways, utility servicing, recreation areas, and development phases.

1.6.4 Non-Statutory Plans

Land Use Bylaw

The Land Use Bylaw is a regulatory bylaw of the County required by the Municipal Government Act. Every parcel of land in the County has a land use district, and the Land Use Bylaw details the permitted and discretionary land uses in each district and regulates the development of land and buildings within the county.

Conceptual Schemes

Conceptual schemes are non-statutory plans, subordinate to an ASP, and may be adopted by bylaw or resolution. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, administration, and the public. Conceptual schemes are meant to be developed within the framework of an ASP.

To ensure the opportunity for public input, the County will continue its practice of adopting a conceptual scheme by bylaw with a public hearing. If an ASP is amended to include a conceptual scheme, the conceptual scheme becomes a statutory plan.

Master Site Development Plan

A non-statutory plan that is adopted by Council resolution, a master site development plan accompanies a land use redesignation application and provides design guidance for the development of an area of land with little or no anticipated subdivision. In some cases, a master site development plan may be used following a conceptual scheme when certain site design details have not been finalized.

A master site development plan addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on site design with the intent to provide Council and the public with a clear idea of the final appearance of the development.

1.6.5 Implementation of Plans

Implementation of the statutory and non-statutory plans described above is primarily achieved by:

- Application and amendment of the Land Use Bylaw;
- Evaluation and approval of land use redesignation and subdivision applications;
- Evaluation and approval of development permits; and
- Application of County Policy and County Servicing Standards.

1.6.6 Additional Plans and Studies Informing the MDP

Beyond the statutory planning framework outlined above, the development of the MDP has also been informed by the following plans, studies, and strategic documents.

Active Transportation Plan: South County

The Plan provides direction on priorities for establishing a connected network of on- and off-street facilities where walking and cycling is a safe and accessible choice for all residents. The Plan includes infrastructure and programming recommendations that can be implemented strategically over time. The MDP provides high-level direction on expanding and improving pedestrian and cyclist networks, and the development of a regional pathway and trail plan.

Agriculture Master Plan

The Master Plan identifies a long-term vision for supporting both existing agricultural operations and providing new opportunities for diversification of the County's agriculture sector. The Plan informs future planning decisions and policy development related to the agriculture industry. The MDP provides high-level direction to support and grow the agriculture sector within the County, and minimize adverse impacts on agricultural land.

Leading Rocky View County Strategic Plan

The Strategic Plan outlines Council's Mission, Vision, Values, Strategic Themes, and Strategic Objectives for Rocky View County's municipal government. The Plan identifies strategic objectives that Council and Administration should prioritize, including: expand community service delivery, embrace partnerships, strengthen the County's financial resiliency, and guide the County's growth pattern. The MDP's guiding principles have been informed by, and align with the Strategic Plan's strategic objectives.

Recreation Parks and Open Space Master Plan

The Master Plan is a 25-year strategy providing an overarching vision for the County to make future decisions for open space, parks and trails. The MDP provides high-level direction for expanding and improving the County's parks and open space system. This includes improving access through expansion of the County's pathways and trails network, connecting wildlife corridors, and ensuring development does not detract from adjacent parks and open spaces.

Senior's Housing Needs Assessment

The Report identifies and quantifies the types and numbers of seniors housing needed in the County over the next 10-15 years, as well as land requirements and locations to meet this need. The MDP provides high-level direction about improving quality of life for all residents in the County, and supports housing diversity.

Solid Waste Master Plan

The Master Plan guides County decision-making with respect to solid waste. The Plan provides futures solid waste management considerations that impact land use and growth, including coordinating solid waste disposal systems with other municipalities, siting considerations for new landfill facilities. Servicing, including waste management, is an important consideration of the MDP's Growth Concept.

2016 Residential Land Inventory

The Land Inventory provides an assessment of the current and future availability of residential housing in the County. An analysis of existing dwellings, approved parcels, and approved policy areas provide an indication of the residential development capacity of the County. The Land Inventory informed the MDP's Growth Concept.

SECTION 2:

LAND USE POLICIES

Rocky View County's proximity to Calgary and other urban centres has profoundly shaped its existing land uses and patterns of growth. The County has become a desirable location for both urban and country-residential development, attracting people who want to live in close proximity to Calgary or Airdrie but with a quieter lifestyle, lower cost of living, or access to the County's natural assets. This has resulted in the growth of new communities and expansion of existing hamlets. However, if not managed properly this growth pressure can result in dispersed development that negatively impacts other land uses, including farming, ranching, and existing residential development. Agricultural operations, for example, can become less productive or unviable if fragmented by residential and commercial development. Additional exurban development may also lower the quality of life for existing residents by eroding the rural character of areas or adding greater pressure on existing infrastructure and municipal services.

The land use policies in this section guide development throughout the County, and identify growth areas for new residential, commercial, institutional, and industrial development. The MDP's Growth Concept provides a framework that balances sustainable development with providing a high quality of life and diversity of residential and economic opportunities in the County. The Growth Concept incorporates the County's existing area structure plans and conceptual schemes that have provided development and design guidance, established community boundaries, and identified future growth areas. The Concept also responds to investments the County has made in municipal servicing infrastructure, particularly in the Balzac East and Bragg Creek areas.

As identified in the Growth Concept (*Section 2.2*), new residential, commercial, and industrial growth is primarily directed to existing and planned growth areas. By focusing growth in these areas, Rocky View establishes certainty for residents and the development community as to where growth should be expected. Prioritizing growth in existing and planned areas also allows the County to leverage municipal

investments in servicing and transportation infrastructure, generating growth that is fiscally responsible.

2.1 Population and Housing Trends

Rocky View County has experienced sustained growth and development pressure over the past 20 years, despite the economic recession starting in 2008. Since the last MDP (the County Plan) was approved in 2013 the County has added just under 5,000 new residents. Most of these new residents have located in the hamlets of Langdon and Conrich, and the country residential communities of Bearspaw and Springbank. The Calgary Metropolitan Region Board projects that Rocky View County will continue to grow, increasing from a population of 42,424 in 2018 to just over 60,000 by 2040. It is important to identify how changing consumer trends and market demand will influence where and how this growth occurs.

Rocky View County has historically experienced population growth through country residential development in communities such as Bearspaw and Springbank. However, the past 25 years have seen residential consumer demand expand from predominantly country residential developments to a broader development mix of country residential, hamlet, and more densely planned communities (e.g. Harmony, Cochrane Lake, Elbow Valley). This trend is borne out through the County's 2016 Residential Land Survey. While country residential communities and hamlets have remained mainstays in Rocky View's housing portfolio, the Residential Land Survey highlights that residential development in Rocky View County is becoming more diverse with a range of housing options.

The most popular development areas throughout 1996-2016 were the country residential community of Bearspaw and the hamlet of Langdon. While these two communities were cornerstones of the County's residential growth over this time period, growth also occurred in the more densely planned communities of

1996-2000	2001-2005	2006-2010	2011-2016
1. Bearspaw	1. Elbow Valley	1. Langdon	1. Bearspaw
2. Langdon	2. Langdon	2. Cochrane Lake	2. Langdon
3. Central Springbank	3. Bearspaw	3. Bearspaw	3. Conrich

Table 01: Population Growth Areas

The top three growth areas in the County over five-year increments represent a diverse portfolio of housing.

Elbow Valley and Cochrane Lake, the hamlet of Bragg Creek, and the country residential community of Central Springbank.

As a result of changing consumer preferences and market demand, key locations within the County are experiencing increased growth. Generally, these areas offer greater access to commercial services and employment opportunities, a diversity of housing options, and recreation opportunities such as parks and pathway systems. The newly developing communities of Glenbow Ranch and Harmony in the County's western half are examples of these denser and more connected community villages.

When planning for future growth, it is important that Rocky View County retains the ability to offer a broad range of housing options so that the County can respond and adapt quickly as consumer demands change. This will ensure that Rocky View County continues to flourish, providing a high quality of life and a diversity of residential and economic opportunities.

2.2 Growth Areas

Development in Rocky View County for the next 20 years is guided by the Growth Concept. The Concept is the result of an approach that considered current plans and policies, market patterns, and a suitability analysis to identify growth priority areas. The suitability analysis used spatial data to identify landscapes that may not be appropriate for growth (e.g. wildlife corridors, wetlands, agricultural lands), and factors that would increase the suitability of an area for additional development (e.g. access to existing transportation infrastructure and servicing).

The Growth Concept Map (*Figure 2*) identifies the priority areas within the County for the continued growth and expansion of residential, commercial, and industrial land uses. New development may occur outside of the identified priority growth areas, however, with Council review and approval. The map also highlights the presence of ecological features that warrant further study when development is proposed in these areas.

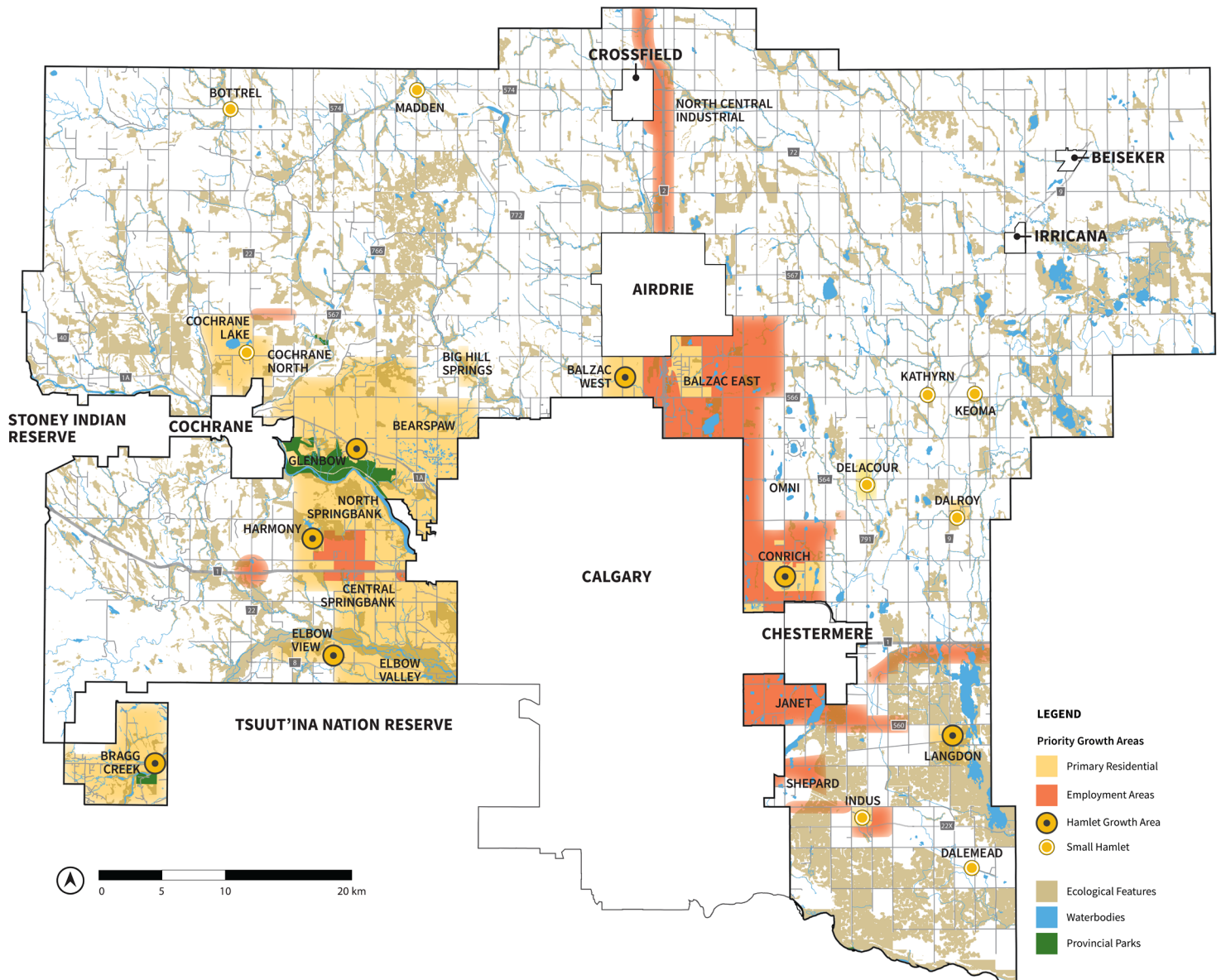


Figure 2: Growth Concept Map Identifying Priority Areas for Growth

This map is conceptual in nature, and is not intended to be used for measurements.

The Growth Concept Map identifies four categories of growth areas:

Primary Residential Areas: These residential areas are where most of Rocky View County residents currently live. Residential growth in these areas will occur through existing capacity in previously planned areas, and new growth areas that will provide a greater range of housing options to appeal to changing market preferences. Existing and new mixed-use commercial areas will provide compatible retail, employment, and other commercial land uses. *Figure 3* identifies areas that have been planned with existing ASPs and unplanned areas where ASPs will need to be completed.

Employment Areas: These areas primarily contain commercial and industrial land uses and serve as major areas of employment in the County. Development will continue in existing growth areas, with new growth added in suitable locations to fulfill market demand. Most large scale industrial and commercial development will be directed to these areas.

Hamlet Growth Areas: These hamlets are prioritized by the County for servicing and infrastructure upgrades to enable continued growth and redevelopment in a sustainable manner. In addition to residential land uses, they will include supporting commercial and industrial land uses, often in the form of a main street or central commercial area.

Small Hamlets: Unlike Hamlet Growth Areas, these existing hamlets are not prioritized by the County for servicing and infrastructure upgrades. However, additional growth that is in keeping with the character of these hamlets is appropriate. Small hamlets may contain supporting and appropriately scaled commercial and industrial activity.

The Growth Concept Map identifies other areas that need to be considered when planning for additional growth:

Ecological Features: These potentially important ecological features include wetlands, riparian areas, valuable agricultural soils, and wildlife corridors. These areas may not be appropriate for additional development, and should be considered when area structure plans and conceptual schemes are created or amended.

Sourcewater protection is of particular concern when identifying and protecting ecological features. *Section 3.5* contains policies for development in and near ecological features.

Waterbodies: These rivers, streams, and large wetlands provide aesthetic and ecological benefits. Future development should avoid or mitigate impacts to these areas.

Provincial Parks: There are two provincial parks in Rocky View County, Glenbow Ranch and Big Hills Spring. Future development adjacent to these parks should mitigate any impacts to their environmental or recreation functions.

2.2.1 Planned and Unplanned Future Growth Areas

Most of the Priority Growth Areas identified on *Figure 2* are previously planned areas with existing ASPs. As these areas have not been fully developed, they are able to accommodate additional growth over the next 20 years. The MDP's policies largely reflect the general intents of these existing plans. The areas are shown as Planned Areas on *Figure 3*. As Country resources allow, existing ASPs that encompass areas that will receive additional growth should be updated based on the direction of the MDP.

New growth areas have been identified to provide residential, commercial, and industrial development that meets the needs and preferences of a growing population. These areas are shown as Future Planning Areas on *Figure 3* and will require ASPs or conceptual schemes to determine how future growth is accommodated in a sustainable manner.

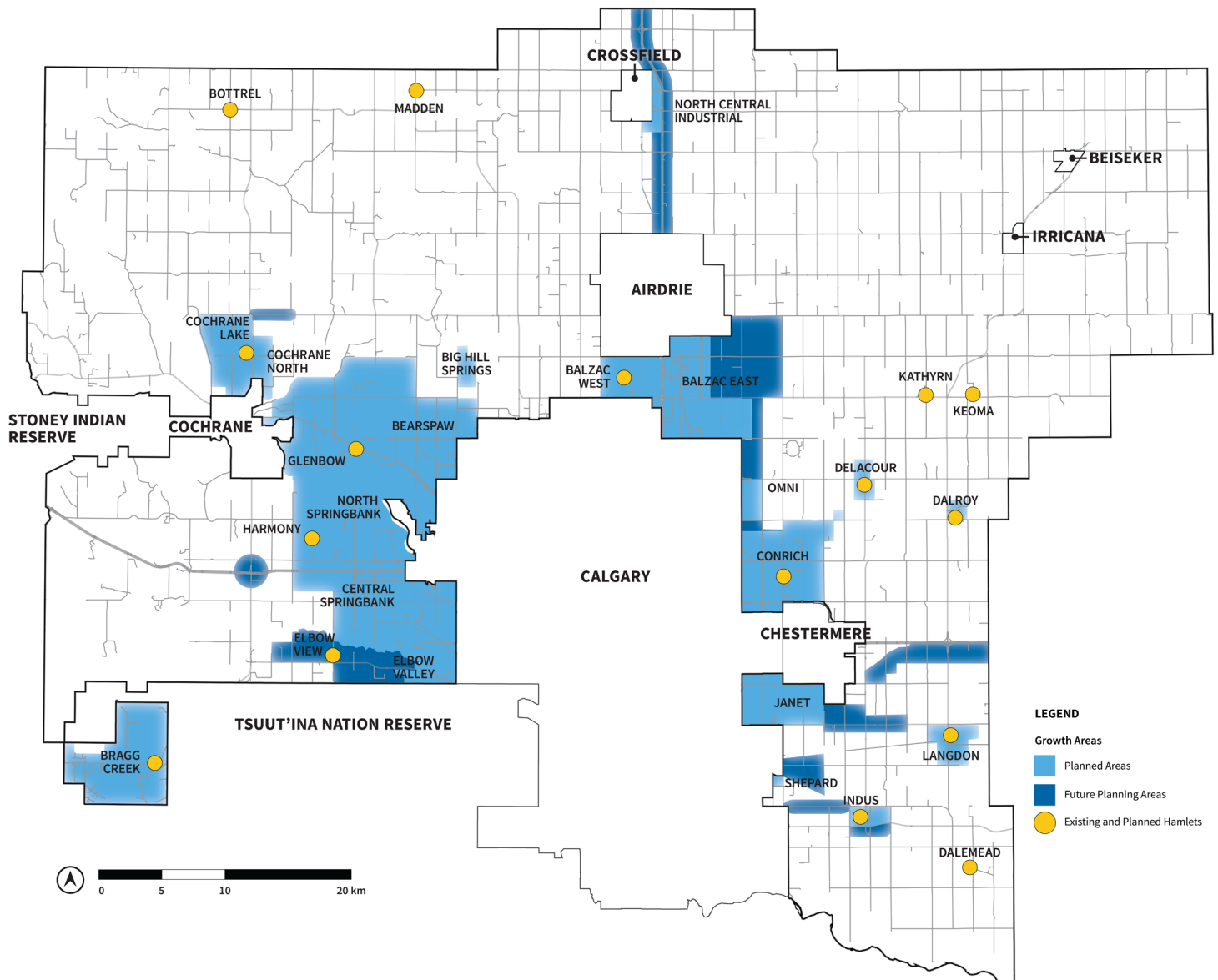


Figure 3: Planned and Future Planning Growth Priority Areas

This map is conceptual in nature, and is not intended to be used for measurements.

2.3 Residential Development

Residential land uses are the primary form of development in Rocky View County. It is important to plan for residential development that respects the values of County residents while balancing the need to grow responsibly. The policies contained in this section reflect this balance and provide a framework that will guide residential development in the County for the next 20 years.

Objectives

The policies within the Residential Development Policy Area are to ensure the following objectives:

- Opportunities for residential growth are provided that enable housing diversity for all ages, abilities, and incomes.
- The majority of residential growth occurs within Primary Residential Areas.
- Support higher density residential development where appropriate.
- Residential development supports with the MDP's vision and guiding principles, and aligns with Leading Rocky View County, Council's Strategic Plan.
- Alternative residential development forms that reduce the overall development footprint are pursued.
- Communities maintain a strong sense of community.
- Planning and development in the County supports safe, healthy, and attractive communities.

2.3.1 Primary Residential Areas

Primary Residential Areas comprise lands where residential development and ancillary commercial and **light** industrial development will be the predominant land use. Although all Hamlet Growth Areas are located within Primary Residential Areas, they are addressed by specific policies in *Section 2.5*. When including Hamlet Growth Areas, most of the residential growth within the County over the next 20 years will be directed to Primary Residential Areas.

- a) Support the development of Primary Residential Areas, as identified in *Figure 2*, as designated residential growth areas over the planning horizon of the MDP.
- b) New development may occur outside of identified priority growth areas with Council review and approval.
- c) Development within Primary Residential areas shall be in accordance with applicable **IDPs**, area structure plans, **and/or** conceptual schemes.
- d) The County shall update existing area structure plans and conceptual schemes, as resources allow, to align with direction provided by the MDP.
- e) The County should develop or expand area structure plans or conceptual schemes for Primary Residential Areas not currently covered by these plans.
- f) Primary Residential Areas should receive County services identified in the applicable area structure plans, conceptual schemes, or County bylaws.
- g) Applications to redesignate land for *multi-lot* residential use adjacent to or in the vicinity of Primary Residential Areas should not be supported unless the proposed development area

is approved as an amendment to hamlet boundaries or applicable area structure plans or conceptual schemes.

- h) Where a new area structure plan is needed the plan should incorporate the following:
- i) Establishes density ranges and dwelling unit numbers that determine population projections and the maximum number of dwelling units on the basis of developable land and the availability of water and wastewater servicing;
 - ii) Provides for the distribution and varied densities of dwelling units within portions of the development area;
 - iii) Identifies mechanisms to effectively manage the open lands;
 - iv) Development conforms to current technical servicing requirements and master servicing plans and policies;
 - v) Provides patterns of development and transportation networks that create regional linkages between subordinate plans; and
 - vi) Should address the following:
 - Future land use concept;
 - Population estimations and impact on existing services, infrastructures, and amenities;
 - Form, quality, design, and compatibility of proposed development;
 - Design of public realm elements, including main streets, and community gathering spaces;
 - Provision of parks, open space, recreation amenities, and active transportation connections;
 - Considerations for educational facilities;
 - Mitigations for impacts on the environment;
 - Interface design with adjacent agriculture, natural areas, or adjacent municipalities;
 - Utility connections; and

- Regional transit connections.

vii) Where the ASP is located in areas adjacent to an intermunicipal partner, appropriate intermunicipal collaboration on key cross-boundary concerns.

- i) New or amended area structure plans that include compact residential development should also incorporate the following:
 - i) Permanent retention of a significant amount of the developable area as open land. The minimum desired percentage of open land will be determined by the area structure plan;
 - ii) Allows for residential dwelling unit bonusing when dedicated open land exceeds the minimum requirement or to achieve other identified benefits; and
 - iii) Identifies and applies mechanisms that permanently prevent subdivision of open lands.

2.3.2 Country Residential Development

The County has a number of country residential communities within Primary Residential Areas, some formally defined by area structure plans while others have grown organically over time. Country residential communities provide a unique lifestyle that many people desire, but additional growth in these areas should be considered through the lens of long-term fiscal sustainability for the County.

- a) *Country residential development* shall conform to the relevant area structure plan, and the policies of the MDP.
- b) Where *residential development* with two or more dwelling units and greater than 4 hectares (9.9 acres) is proposed, but there is no existing area structure plan or conceptual scheme that includes the development area, an area structure plan or conceptual scheme should be adopted. When determining whether an area structure plan or conceptual scheme is appropriate, Council should give consideration to:
 - Number of units proposed;
 - Intensity of the proposed development;
 - Relationship of the proposed development to surrounding land uses;
 - How the proposed development may impact future development of the surrounding lands;
 - Impact of the proposed development on County servicing and transportation infrastructure;
 - Impact of the proposed development on stormwater management; and
 - How the proposed development may impact the County's targeted 65:35 ratio of residential to business development.

- c) Multiple unit *country residential developments* less than 4 hectares (9.9 acres), except for fragmented country residential development (refer to *Section 2.3.3*), should not be supported.
- d) *Country residential development*, with two or more dwelling units, is discouraged outside of Primary Residential Areas, including in agriculture areas.
- e) When an existing area structure plan that includes *country residential development* is undergoing a comprehensive review, the following shall be addressed:
 - i) Update all policies in accordance with the MDP, County policies, and other relevant County planning documents;
 - ii) Consider the inclusion alternative development forms, such as *compact residential development* or a *conservation design* community, which reduce the overall development footprint on the landscape; and
 - iii) Where *country residential development* is not being achieved as expected, the County should consider reducing the overall area dedicated to *country residential development*.

2.3.3 Fragmented Country Residential Development

Historical subdivision approval in parts of the County has resulted in fragmented and dispersed pockets of country residential lots. Incremental fragmented development can result in dividing viable agricultural land, which impacts agriculture operators, and creates an inefficient and unsustainable settlement pattern. From a fiscal perspective, dispersed country residential development requires increased road maintenance and threatens the fiscal sustainability of service providers such as the County and local school boards. Further fragmented country residential development should be avoided, and a gradual transition should be pursued to a more orderly and efficient development pattern within fragmented country residential areas.

- a) Within a *fragmented quarter section*, the redesignation of residential lots or agricultural parcels less than or equal to 4 hectares (9.9 acres) in size to a new residential land use may be supported if planning, consultation, and technical assessment information is provided to the satisfaction of the County and:
 - i) Shows, at a minimum, all residential or small agricultural acreages that are adjacent to the application;
 - ii) Includes design measures to minimize adverse impacts on existing agriculture operations;
 - iii) Demonstrates potential connectivity to residential or small agricultural acreages outside of the plan area;
 - iv) Outlines the connection between internal and external road networks, water supply, sewage treatment, and stormwater management;
 - v) Contemplates the impact on off-site infrastructure, roads, and stormwater systems;
 - vi) Provides any other additional information or assessments as required by the County to support the application; and
 - vii) Documents the consultation process undertaken to involve affected landowners within the fragmented area in the preparation and/or review of the application.
- b) For development within a *fragmented quarter section*, an internal road to service a subdivision as per the plan may be required as a condition of subdivision.
- c) Within a *fragmented quarter section*, the redesignation or subdivision of agriculture parcels greater than 4 hectares (9.9 acres) in size to a residential use should not be supported.



Photo: Elpoca

2.4 Employment Area Development

Maintaining and expanding the range of employment opportunities available in Rocky View County while balancing the residential to business tax ratio are priorities of the County. The County has also made significant investments in servicing infrastructure to specific areas designated for industrial and commercial development. The policies contained in this section reflect the County's investments and a logical expansion of existing industrial and commercial areas in Rocky View County to maintain a healthy and diverse inventory of developable lands.

Objectives

The policies within the Employment Area Development Policy Area are to ensure the following objectives:

- A range of businesses are supported in Rocky View County, creating a strong, diversified, and sustainable economy.
- Large commercial and industrial businesses, including manufacturing and industrial operations, warehousing and logistics, and agricultural processing, should locate in the Employment Areas.
- The growth of innovative and sustainable business sectors are supported, including renewable energy generation and technology sector, value added agricultural services and products.
- Commercial industrial development in appropriate locations contributes to the viability of residential areas by providing community meeting places, enabling employment opportunities, and offering goods and services to the local area.
- Business development aligns with the County's financial, social, and environmental goals.
- An increased business assessment base supports the financial sustainability of the County's operations while reducing reliance on the residential tax base.

2.4.1 Employment Areas

A strong local economy provides multiple benefits to the County and its residents, including employment, local services for residents and visitors, vitality to communities, and taxes to support County services.

The MDP provides a number of *business areas* and development forms which will accommodate a variety of businesses wishing to locate in the county. Employment Areas contain regional business centres and highway business areas where the majority of large-scale commercial and industrial development should continue to be located. Their purpose is to provide regional and national business services, and local and regional employment opportunities. By focusing development in these locations, the County provides for orderly growth and economic efficiencies in the development of its transportation and infrastructure systems.

The Employment Areas identified in *Figure 2* benefit from most, if not all of the following characteristics:

- The presence of existing businesses and industries;
- An efficient road connection to the provincial highway network;
- Large parcel sizes are able to accommodate large-scale operations;
- Multiple transportation options are available (e.g. road, rail, air); and
- Regulated by existing statutory policy, and/or identified in annexation agreements.

The MDP supports and encourages a robust market-driven economy by facilitating economic development and providing planning policies that help foster private and public investment across the county. The development of Employment areas will significantly contribute to achieving the County's fiscal goals.

- a) Employment Areas, as identified in *Figure 2*, should have an adopted area structure plan in place prior to development.

- b) Large scale commercial and industrial developments, when feasible, should be directed to locate in identified Employment Areas as identified in *Figure 2*.
- c) ~~Encourage~~ The infilling or intensification of existing Employment Areas ~~should be encouraged~~ in order to complement other businesses, maximize the use of existing infrastructure, minimize land use conflicts with non-commercial and industrial uses, and minimize the amount of traffic being drawn into rural areas.
- d) Development in an Employment Area shall follow the County's Commercial, Office, and Industrial Design Guidelines.
- e) The expansion of Employment Area boundaries should require an area structure plan or an area redevelopment plan amendment.
- f) Development of additional Employment Areas, not identified on *Figure 2* should not be supported unless a need has been demonstrated based on all the following criteria:
 - i) The proposal has regional or national significance;
 - ii) Existing Employment Areas within the trade area of the proposed development are approaching full capacity, and the County has determined expansion of existing Employment Areas is not desirable;
 - iii) Existing Employment Areas within the trade area do not meet market demand;
 - iv) Land uses and target markets are clearly defined;
 - v) The proposed development meets the environmental and infrastructure goals and policies of the MDP;
 - vi) The proposed development has the potential to provide a substantial financial benefit to the County;
 - vii) The proposed development does not adversely impact environmentally significant areas and existing residential communities and agriculture operations;
 - viii) The proposed development is in close proximity to the provincial transportation network; and
 - ix) The proposed commercial or industrial development should adequately demonstrate a direct benefit from the additional employment opportunities for nearby hamlets or communities, and allow for the continued build-out of a full functioning suite of services for those communities.
- g) Applications to redesignate land for commercial or industrial uses outside of Employment Areas shall provide a rationale that justifies why the proposed development cannot be located in Employment areas.
- h) Proposals for business development outside of Employment Areas should:
 - i) Be limited in size, scale, intensity, and scope;
 - ii) Not compromise the viability of existing Employment Areas;
 - iii) Have direct and safe access to paved County roads or Provincial highway;
 - iv) Provide a Traffic Impact Assessment; and
 - v) Minimize adverse impacts on environmentally significant areas, and existing residential, business, or agricultural uses.
- i) Small scale *value-added agriculture* operations, on-farm diversified uses, *agriculture services*, natural resource extraction, and other agricultural businesses, as defined in relevant legislation or *County Policy*, may be supported outside Employment areas.
- j) Where Employment Areas are located along major highways they require additional planning considerations due to their proximity to regional transportation networks, and should be developed in consultation with Alberta Transportation.

2.4.2 Neighbourhood Serving Commercial

Commercial and light industrial development in appropriate locations contributes to the viability of Primary Residential Areas by providing social and community meeting places, enabling employment opportunities, and offering goods and services to the local area.

- a) New neighbourhood-serving commercial and light industrial development should:
 - i) Conform to the relevant area structure plan, and the policies of the MDP; and
 - ii) Have minimal impact on adjacent land uses.
- b) Encourage the infilling or intensification of existing neighbourhood serving commercial areas in order to complement other businesses, maximize the use of existing infrastructure, minimize land use conflicts with agriculture uses, and minimize the amount of traffic being drawn into rural areas.
- c) Home based business shall be supported, as a self-employment opportunity for residents, and when they are in accordance with the applicable area structure plan, subordinate plan, and/or the Land Use Bylaw.



Photo: Colby Stopa

2.5 Hamlet Development

Rocky View's hamlets are home to the majority of the County's residents and provide services for the everyday needs. Hamlets should be the priority for residential development over the next 20 years, and their continued attractiveness as a place to live in Rocky View County will be predicated upon continued support for contextually sensitive commercial development, the provision of appropriate open spaces, and a range of housing options to support all types of households. The policies in this section encourage the development of hamlets to improve quality of life for residents and maximize the efficiency and cost effectiveness of municipal service infrastructure.

Objectives

The policies within the Hamlet Development Policy Area are to ensure the following objectives:

- A strong sense of community identity is maintained for hamlets.
- Diverse housing opportunities are available for all ages, incomes, and abilities.
- Community main streets and commercial areas add to the social fabric of the community, providing services to residents.
- An attractive, high quality built environment is developed and maintained to support connected and complete communities.
- Development over time results in an attractive, high quality built environment.
- County services are available to residents and businesses.

2.5.1 Hamlet Growth Areas

Hamlets in Rocky View County vary in size, appearance, and function, with each hamlet having a distinct character that reflects its location, history, and environment. Of these hamlets, Balzac West, Bragg Creek, Conrich, Elbow View, Glenbow, Harmony, and Langdon are recognized as Hamlet Growth Areas (as identified on *Figure 2*). These Hamlet Growth Areas, both existing and planned, will include a mix of land uses to provide housing, employment, community services, and recreation opportunities to local residents and a larger service area. Additional growth in these hamlets may be prioritized by the County due to their proximity to transportation networks, and availability of infrastructure, services, and amenities. Commercial uses will be supported in Hamlet Growth Areas to provide access to services for residents and provide employment opportunities.

While ASPs provide area-specific policy for many hamlets, the MDP provides County-wide policies to ensure development strengthens these communities, is sensitive to the needs of residents, and is orderly and sustainable.

- a) Development in Hamlet Growth Areas should be guided by, and conform to, the adopted area structure plan, area redevelopment plan, or conceptual scheme.
- b) All new *multi-lot* commercial, industrial, or residential subdivisions proposed within a Hamlet Growth Area should require the preparation of a master site development plan or conceptual scheme as per *County Policy*.
- c) An area structure plan or area redevelopment plan for a Hamlet Growth Area should address the following planning and design matters:
 - i) Future land use concept;
 - ii) The amount of remaining undeveloped land within existing boundaries;
 - iii) Population estimates and impact on existing services, infrastructure, and amenities;

- iv) Form, quality, design, and compatibility of proposed development;
 - v) Potential for enhancements to main streets, commercial areas, and community gathering places;
 - vi) Provision of parks, open space, amenities, and pathway connections;
 - vii) Impact on the environment and mitigation measures;
 - viii) Interface design with adjacent land uses; and
 - ix) Provision for future regional transit connections; and
 - x) Intermunicipal collaboration on key cross-boundary concerns.
- d) Encourage a variety of housing forms to be developed in Hamlet Growth Areas in order to provide a range of affordability and lifestyle opportunities for residents.
 - e) Encourage well-designed public gathering places that:
 - i) Are pedestrian and cyclist-friendly, safe, accessible, and attractive;
 - ii) Respect and enhance community identity and character;
 - iii) Address the needs of residents of all ages and abilities; and
 - iv) Enable passive and active recreation and cultural activities.
 - f) The expansion of a Hamlet Growth Area boundary should only be considered when 50% of the gross area has been developed, and shall require an amendment to the local area structure plan.
 - g) The County should develop main street commercial guidelines and future development should comply with these guidelines.
 - h) Hamlet main streets or central business areas are encouraged to develop with a consistent urban design theme that is pedestrian friendly.

2.5.2 Small Hamlets

Hamlets across Rocky View County range from those with a wide variety of services and relatively steady growth, like Hamlet Growth Areas, to those with fewer services and lower levels of growth. These Small Hamlets include Bottrel, Cochrane Lake, Dalemead, Dalroy, Delacour, Indus, Kathyrn, Keoma, Indus, and Madden. They form a traditional part of the County's rural landscape, each with their own distinct character. The County will continue to maintain existing levels of service for these rural communities, ensuring sustained quality of life for residents. Due to their more isolated location, and the availability of more sustainable development locations across the county, the County may not prioritize infrastructure and servicing upgrades in Small Hamlets. However, additional growth that is in keeping with the character of these hamlets is appropriate.

- a) New development should occur within the existing hamlet boundary as opposed to expanding boundaries.
- b) Commercial development, if appropriately scaled to the surrounding area, should be supported to provide services to meet the day-to-day needs of residents or local businesses.
- c) Development of Small Hamlets should be guided by, and conform to, the existing applicable area structure plan or conceptual scheme.
- d) Development of Small Hamlets without an existing applicable area structure plan or conceptual scheme should be guided by the policies and direction of the MDP, and other applicable County policies and bylaws.
- e) Encourage a variety of housing forms to be developed in Small Hamlets in order to provide a range of affordability and lifestyle opportunities for residents.

- f)** Encourage well-designed public gathering places in hamlets that:
 - i)** Are pedestrian and cyclist-friendly, safe, accessible, and attractive;
 - ii)** Respect and enhance community identity and character;
 - iii)** Address the needs of residents of all ages and abilities; and
 - iv)** Enable passive and active recreation and cultural activities.

2.6 Institutional and Community Land Use

Institutional and community land uses contribute to vitality of communities and support quality of life for residents by serving culture, education, health, religious, recreation, and social needs.

Objectives

The policies within the Institutional and Community Land Use Policy Area are to ensure the following objectives:

- Institutional and community land uses support the needs of residents, are appropriately located, are well designed, and contribute to the vitality of communities.
- New institutional and community uses, that are compatible with surrounding land uses, are supported to serve the public's interest.

2.6.1 Institutional and Community Policies

- a)** Institutional and community land uses should locate in Hamlet Growth Areas, Small Hamlets, Primary Residential Areas, or Employment Areas.

- b)** If applicable, institutional and community land uses should be developed in accordance with the appropriate area structure plan or conceptual scheme.
- c)** Proposals for institutional and community land uses that are not within the areas identified in Policy 2.6.1 a) will be considered if the following is addressed:
 - i)** Justification of the proposed location;
 - ii)** Demonstration of the benefit to the broader public;
 - iii)** Compatibility and integration with existing land uses or nearby communities; and
 - iv)** Infrastructure with the capacity to service the proposed development.
- d)** When area structure plans or conceptual schemes are prepared or amended, the planning process shall address the need for institutional and community land uses, and where appropriate, consult with school boards and other relevant partners.
- e)** Redesignation and subdivision applications for institutional and community land uses should provide:
 - i)** An operational plan outlining details such as facility hours, capacity, staff and public numbers, facility use, and parking requirements; and
 - ii)** A master site development plan which addresses servicing and transportation requirements and ensures the site is of sufficient size to accommodate the parking requirements as set out in the Land Use Bylaw.

SECTION 3:

COUNTY-WIDE POLICIES

The County provides infrastructure and community services that contribute to economic development, public safety, and quality of life. Providing these services, however, can be challenging due to the County's vast expanse. Residents and businesses are dispersed across an area of 3,885 km² (960,000 acres) at low densities, challenging the County, landowners, and developers to build and grow communities in an orderly, sustainable fashion that coincides with the appropriate provision of municipal infrastructure and community services. Satisfying these aspirations will involve the assessment of community needs across the County, **encouraging homeowners' associations to manage assets**, partnerships with community stakeholders and service providers, recruitment of regional institutions, public consultation, and allocation of land and resources.

Collectively, the policies of this section aspire to maintain infrastructure, support a thriving economy, and improve services to strengthen community identity and enhance quality of life.

3.1 Financial Sustainability

The cost of building communities, providing services, and operating County facilities is dependent on factors such as location, infrastructure needs, and residents' desire for services. While developers are responsible for the upfront costs of development, long-term operating costs related to providing soft infrastructure, **emergency services**, maintaining and replacing infrastructure, and services to residents are typically paid for by the residential and business property tax base, user fees, and provincial grants. For Rocky View County to be financially sustainable, development should pay for itself and be affordable over the long term. This reduces financial risk to County ratepayers and mitigates potential economic risks.

Objectives

The policies within the Financial Sustainability Policy Area are to ensure the following objectives:

- The financial sustainability of the County is maintained through careful management of growth and development.
- Development costs are primarily the responsibility of the developer.
- Business development is leveraged to reduce reliance on the residential tax base.

3.1.1 Financial Sustainability Policies

- a) New development should be directed to areas with existing infrastructure, where feasible.
- b) On-site and off-site *hard infrastructure* costs related to new development shall be the responsibility of developer.
- c) Where deemed appropriate the County may require developers to build or contribute to the building of *soft infrastructure* (e.g. recreation amenities, libraries, schools).

- d) *Soft infrastructure* needs resulting from growth should be identified *by developers and the County in advance of new development*, and methods to finance those needs prepared *prior to approvals in advance of new development*.
- e) The County should develop and adopt policy on the requirements and use of a fiscal impact model and a utility infrastructure cost feasibility and life cycle analysis for the purpose of:
 - i) Assessing development applications;
 - ii) Allowing consistent comparison between projects; and
 - iii) Measuring the county-wide impact of growth.
- f) Depending on the scope and scale of a proposed development, a fiscal impact analysis of the proposed development may be required, in accordance with *County policy*. *The fiscal impact analysis will:*
- g) An applicant proposing to provide utility infrastructure may be required to provide a cost feasibility and life cycle analysis detailing operating and replacement costs in accordance with *County Policy*.
- h) Prior to approving a development proposal, the County should ensure that *infrastructure servicing has been identified and planned for, and that* full cost recovery methods are in place to capture the capital and interest cost of development.
- i) The County will commit to continued assessment base diversification and should strive to achieve an *Assessment Split Ratio* of 65% residential and 35% business County-wide through careful consideration of development applications *and area structure plans*.
- j) Facilitate economic development by linking investors and developers to investment opportunities, providing assistance where feasible, and reducing barriers to companies wishing to invest in the County.
- k) Utility operational and life cycle costs may be recovered through user fees from those benefiting from the service.

3.2 Transportation

Transportation networks facilitate the movement of people and goods throughout Rocky View County. Vehicular traffic is the primary method of transportation in the County, while airports and railroads also facilitate the movement of goods and people. A pathway system in areas of the County provides active transportation opportunities.

The County will continue to accommodate the movement of people and goods safely and efficiently. As growth in the County increases, however, more pressure will be placed on the transportation system, creating unique challenges to ensure development and transportation infrastructure is compatible and complementary. The policies in this section outline how the County will develop and maintain a transportation network that allows for efficient and safe travel through the County for all modes.

Objectives

The policies within the Transportation Policy Area are to ensure the following objectives:

- Existing development and future growth areas are supported through a transportation system that prioritizes safety and fiscal sustainability.
- The County's transportation infrastructure is developed in a safe, efficient, equitable, and cost-effective manner.
- Communities are served by a well-designed and integrated transportation network that facilitates different modes of travel.

3.2.1 Transportation Planning and Development

- a) Partner and co-operate with the Province and neighbouring municipalities to maintain and improve, where necessary, regional transportation corridors.
- b) Partner with other municipalities and developers to co-ordinate transportation improvements and the expansion of transportation infrastructure.
- c) Transportation network development shall be based on existing development, future growth areas, area structure plans, and interconnectivity with adjacent municipalities.
- d) Where extensions to the transportation network are required as a result of development, the developer shall fund all required improvements.
- e) Ensure the County's Transportation Model remains current and relevant through regular reviews and updates. The Transportation Model will anticipate, and plan future transportation networks based on:
 - i) Existing development patterns;
 - ii) Identified growth areas;
 - iii) Changing transportation modes, patterns, and volumes; and
 - iv) Provincial and adjacent municipal transportation networks and plans.
- f) New development shall make use of and extend the existing transportation network/ infrastructure, where feasible.
- g) Roads, pathways, and trails should connect adjacent neighbourhoods within developed areas.
- h) Consider connections to existing, planned and future local and regional transit when developing or amending area structure plans and conceptual schemes.

- i) Residential redesignation and subdivision applications should provide for development that:
 - i) Provides direct access to a road, while avoiding the use of panhandles;
 - ii) Minimizes driveway length to highways/ roads;
 - iii) Removes and replaces panhandles with an internal road network when additional residential development is proposed; and
 - iv) Limits the number and type of access onto roads in accordance with *County Policy*.
- j) Road service and maintenance levels will be based on road classification and traffic volume, in accordance with *County Policy*.
- k) Requests for a higher level of maintenance and service beyond the core level shall be based on a user pay principal.
- l) New development shall accommodate the transportation of agriculture equipment or products.
- m) Work with intermunicipal partners to identify and prioritize investment in the expansion of regional corridors imperative for future traffic management.

3.2.2 Pedestrian and Cycling Networks

- a) Expand and improve cycling and pedestrian networks, including pathways, trails, sidewalks bicycle lanes located within a road right-of-way in developed and developing areas.
- b) Support the long-term development of the conceptual regional pathway and trail plan as identified in applicable recreation, parks, and transportation plans.

3.2.3 Airports

- a) Industrial, commercial, or large-scale residential development associated with the operation of an airport shall be comprehensively planned as part of an area structure plan.
- b) The following land uses may develop adjacent to an airport without an area structure plan if the use does not adversely affect the airport operation:
 - i) General agricultural operations;
 - ii) Recreational land uses, or
 - iii) Farmsteads and *first parcels out*.

3.2.4 Railways

- a) Area structure plans and conceptual schemes in close proximity to active rail lines should provide the minimum building setback and buffering requirements requested by the rail line owners.
- b) Abandoned railway corridors should be reclaimed and considered for incorporation into the parks and open space system following an environmental impact assessment.

3.3 Natural Resource Development

The extraction and use of natural resources in Rocky View County is an important contributor to the local economy. However, resource extraction can also significantly impact adjacent land uses and the natural environment, requiring careful consideration for how extraction is planned and implemented. Aggregate (sand and gravel) extraction, oil and gas extraction, and renewable energy generation can cause community concern and when developed, should minimize impacts on surrounding land uses.

Objectives

The policies within the Natural Resources Development Policy Area are to ensure the following objectives:

- Future natural resource extraction development balances the needs of residents, industry, and the County.
- Negative impacts on the environment from resource extraction are mitigated.

3.3.1 Aggregate Extraction

- a) Minimize the adverse impact of aggregate resource extraction on existing residents, adjacent land uses, and the environment.



Photo: Epgui

- b) Encourage collaboration between the County, the aggregate extraction industry, and impacted residents and landowners to develop mutually agreeable solutions that mitigate impacts of extraction activities.
- c) Discourage residential development that may be impacted by future aggregate extraction and related industrial uses.
- d) Direct all aggregate related traffic to identified major haul routes that are monitored and appropriately maintained.
- e) Where aggregate activities are located in proximity to an adjacent municipality, the County should co-operate with that jurisdiction to ensure co-ordination of major haul routes and mitigation of impacts on adjacent land uses.
- f) Applications for aggregate extraction shall prepare a master site development plan.
- g) Consider co-locating other complementary industrial uses adjacent to aggregate extraction sites.
- h) Support the reclamation of aggregate extraction sites back to their prior natural or agricultural state, but consider successional transitions of aggregate extraction sites to other industrial and complementary uses (e.g. waste transfer or processing facilities).

3.3.2 Oil and Gas

- a) When considering applications for development, provincial setback regulations and guidelines shall be applied respecting petroleum wells, sour gas facilities, pipelines, and other oil and gas facilities.
- b) Encourage the Province and industry to efficiently and effectively remediate abandoned well sites and pipelines.

3.3.3 Renewable Energy

- a) Support the development of renewable energy production projects as a means to diversify the County's economy.

3.4 Agriculture

Agriculture has been an important component of the County's economy since the early 1900's. Most hamlets in Rocky View County were established as places to trade livestock and grain and provide services to the surrounding area. While the MDP recognizes agriculture as vital to the County's economy and cultural identity, diversification and innovation within the sector will become increasingly important to build a thriving economy and additional employment opportunities.

Objectives

The policies within the Agriculture Policy Area are to ensure the following objectives:

- The agriculture sector remains an important component of the county's economy.
- Adverse impacts on agriculture from non-agricultural land uses are minimized.
- New forms of agriculture innovation and diversification are encouraged through land use policy.

3.4.1 Agriculture Policies

- a) Support land use applications for new, innovative agricultural ventures that may require unique planning solutions when they support the vision and guiding principles of the Plan.
- b) Encourage small scale, *value-added agriculture* and *agriculture services* to locate in proximity to complementary agricultural producers.
- c) Encourage large-scale value-added agricultural industries and related manufacturing to develop in identified Employment Areas.
- d) Support the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate.
- e) Discourage intrusive and/or incompatible land uses in *agricultural areas*.

- f) Applicants proposing new residential, institutional, commercial, and industrial land uses shall design and implement measures to minimize their adverse impacts on existing agriculture operations, based on the County's Agriculture Boundary Design Guidelines.

3.4.2 Redesignation and Subdivision for Agricultural Purposes

- a) Redesignation and subdivision of agricultural land should be supported if the proposal:
- i) Has direct access to a developed public roadway;
 - ii) Minimizes adverse impacts on agricultural operations by meeting ~~agriculture location~~ and Agriculture Boundary Design Guidelines;
 - iii) Maintains the balance of the land as an agricultural use;
 - iv) Provides a planning rationale justifying why the existing parcel size cannot accommodate the proposed new development;
 - v) Demonstrates that the land can support the proposed development;
 - vi) Demonstrates its benefit to the County and agricultural industry;
 - vii) Assesses the impact of the proposed development on, and potential upgrades to, County infrastructure; and
 - viii) Assesses the impact of the proposed development on the environment including air quality, surface water, and groundwater.
- b) Discretionary agriculture land uses may be supported where there are existing concentrations of agricultural resources, markets, animal types, agriculture related industries, or other discretionary land uses as identified in the Land Use Bylaw.

3.4.3 Confined Feeding Operations

- a) Land uses incompatible with the operation of a *confined feeding operation* shall not be supported when proposed within the *minimum distance of separation* of the *confined feeding operation*.
- b) A *confined feeding operation*, including its *minimum distance of separation*, ~~should~~shall not be located within the boundary or *notification zone* of any intermunicipal development plan, ~~neighbouring municipality~~, statutory planning area, hamlet, residential area, institutional use, or federal, provincial, or municipal park or recreation area.

3.5 Environment

County residents have a strong connection to the natural environment and value the County's waterways, natural areas, and parks. However, as residential, commercial, and industrial development continues, the impact on the environment increases.

The MDP's Growth Concept (*Figure 2*) identifies areas with valuable environmental features (e.g. wildlife corridors, environmentally sensitive areas) that should be studied further when development is proposed in these locations, to minimize the adverse impacts of development on the environment. The MDP's policies in this section are guided by the following provincial direction:

- **Municipal Government Act:** Provides the legislative framework for statutory plans that maintain and improve the quality of the physical environment.
- **Land Use Framework Strategy:** Encourages conservation, land stewardship, healthy ecosystems, and the efficient use of land.
- **Water for Life Strategy:** Outlines the Government of Alberta's commitments to manage and safeguard Alberta's water resources, and includes goals of ensuring a safe, secure, drinking water supply; healthy aquatic ecosystems; and reliable, quality water supplies for a sustainable economy.

Objectives

The policies within the Environment Policy Area are to ensure the following objectives:

- Private development and County operations maintain and improve the quality of the natural environment.
- Drinking water sources are protected.
- Stormwater and wastewater are managed to protect surface water, riparian areas, and wetlands.
- Mitigate the impacts of a changing climate on future development through thoughtful planning.

- Land use planning protects agricultural operations, environmentally sensitive areas, and wildlife corridors.
- Measures to improve water use, reduce land consumption, and increase building energy efficiency are implemented.

3.5.1 Growth Management

- a) Where development is proposed near potential *Ecological Features* identified in the Growth Concept (*Figure 2*), development applications may require the preparation and implementation of a bio-physical impact assessment to identify potential negative impacts and mitigation measures.
- b) Support and participate in environmental management initiatives undertaken by:
 - i) Watershed councils and water stewardship groups; and
 - ii) Agricultural and regional invasive weed management groups.

3.5.2 Water

- a) Protect ground water and ensure use does not exceed *carrying capacity* by:
 - i) Supporting long term ground water research and monitoring programs;
 - ii) Mitigating the potential adverse impacts of development on groundwater recharge areas;
 - iii) Adhering to provincial ground water testing requirements, as part of the development approval process; and
 - iv) Encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.
- b) Use relevant watershed management plans as guiding documents and planning tools.

- c) Establish further tools and strategies to address regional source water concerns in partnership with other municipalities.

3.5.3 Stormwater and Wastewater

- a) Development should incorporate *low-impact development* management practices that effectively treats stormwater to protect watersheds and surface/ground water quality.
- b) Wastewater treatment systems ~~should~~shall not exceed the land's *carrying capacity*.
- c) Stormwater treatment and storage facilities should:
 - i) Avoid the use of natural wetlands; and
 - ii) Locate away from existing floodways and riparian areas.
- d) Support the use of constructed stormwater wetlands for treatment and storage of stormwater.
- e) ~~Where possible, and when available, reuse water.~~

3.5.4 Land and Environmental Stewardship

- a) Encourage development to retain and reintroduce natural habitat and native species, ~~contributing to the preservation of biodiversity and increasing carbon sequestration.~~
- b) Development shall be planned, designed, and constructed to protect alluvial aquifers.
- c) The use of Transfer Development Credits, if applicable, may be applied as a way to direct development to preferred growth areas in order to sustain environmentally sensitive areas and achieve *compact residential development*.
- d) Environmental site assessments shall be required when a previous use may have contaminated the proposed development area.
- e) Utility systems shall be designed and constructed to minimize adverse impacts to environmentally sensitive areas, as identified by a Biophysical Impact Assessment.

3.5.5 Development in Hazard Areas

- a) ~~Development in hazard areas (e.g. flood fringes, escarpments) is strongly discouraged and should only be allowed if an appropriate technical evaluation demonstrates suitability, to the satisfaction of the County and in accordance with the Land Use Bylaw.~~
- b) ~~Development within the flood fringe is discouraged and, where allowed, shall comply with the Land Use Bylaw.~~
- c) Incorporate updated Provincial hazard area mapping into County planning processes as it becomes available.
- d) No development shall take place within the floodway or flood fringe, with the following exceptions:
 - i) ~~Essential roads and bridges that have to cross the flood risk area;~~
 - ii) ~~Flood or erosion protection measures or devices;~~
 - iii) ~~Pathways that are constructed level with the existing natural grades;~~
 - iv) ~~Recreation facilities, provided there are no buildings, structures, or other obstructions to flow within the floodway; and~~
 - v) ~~Essential utility infrastructure that has to be located in the flood risk area for operational reasons.~~
- e) Proposed development within the floodway or flood fringe areas should provide a flood hazard risk study, including hazard mapping where appropriate and prepared by a qualified professional. The study should:
 - i) ~~Identify areas at a flood risk of 1:100 or greater, and those having a lesser flood risk between 1:100 and 1:1000.~~
 - ii) ~~Demonstrate that there is sufficient developable area for the proposal after excluding flood way and flood fringe areas.~~

- iii) Provide recommendations on locating more vulnerable developments towards lower flood risk areas (greater than 1:1000, where possible) and on implementing other measures that would limit flood risk.

3.5.6 Construction Practices

- a) Development should build with the contours of the land and avoid stripping and grading, where possible.
- b) Construction best practices to reduce wind and water erosion of soils and to suppress dust dispersion shall be required.
- c) Encourage the use of construction practices that minimize greenhouse gas emissions.

3.5.7 Conservation

- a) Encourage green building techniques and energy efficiency in building design.
- b) Maintain dark skies by:
 - i) Ensuring dark sky principles are incorporated when developing or amending area structure plans;
 - ii) Requiring public and business lighting in outdoor areas to be downward directed and conform to the Land Use Bylaw; and
 - iii) Encouraging residents to use downward directed lighting.
- c) Provide convenient, cost effective, and environmentally responsible ways to reduce, reuse, and recycle household waste.

3.6 Utility Services

Utility services include a range of County infrastructure that provides residents and businesses with key services such as water, sewer, communications, and power. Traditionally, the County has relied on stand-alone utility systems, such as groundwater wells and septic fields. As development intensifies, however, piped methods of servicing will become necessary in certain areas. The need to design stormwater management systems to consider catchment areas beyond a site-specific solution has become increasingly important and should be facilitated by master planning.

Well-designed and effective utility services are key components of well-planned developments. Utility systems must be designed and constructed in a manner that is safe and reliable, while not adversely impact neighbouring lands.

Objectives

The policies within the Utility Services Policy Area are to ensure the following objectives:

- Existing communities and growth areas are connected to effective and fiscally sustainable utility systems.
- Private and public utility systems are developed and operated in a safe and reliable manner.
- Wastewater disposal practices protect watersheds, surface water, and groundwater quality.
- Stormwater management systems do not adversely impact the environment or other adjacent land uses.

3.6.1 Utility Systems

- a) New development utility systems shall adhere to provincial regulations, and the relevant *County Servicing Standards* and servicing master plans.
- b) Allow a variety of water, wastewater, and stormwater treatment systems, in accordance with provincial/federal regulations and the *County Servicing Standards*.
- c) Partner and co-operate with other jurisdictions, regional service commissions, and other levels of government to ensure efficient and integrated utility systems are established and maintained.
- d) Partner with other municipalities and developers to co-ordinate enhancements and expansion of existing utility services and infrastructure.
- e) Major utility corridors for pipelines and power lines should avoid residential areas wherever possible and minimize adverse impacts on agriculture operations and the environmentally sensitive areas.

3.6.2 Water Supply

- a) Water well performance and deliverability testing shall be required of all development relying on ground water, in accordance with the *County Servicing Standards*.
- b) A new regional or decentralized water system, required as part of a development approval, shall be transferred to County ownership, in accordance with the *County Servicing Standards*.
- c) To achieve consistency in water supply systems, the County shall consider negotiating public ownership of existing private water licenses and infrastructure in cases where it is fiscally prudent to do so, the existing system meets **current** regulatory standards, and the existing system is in good operating order.

3.6.3 Wastewater Management

- a) New development shall provide wastewater treatment in accordance with the *County Servicing Standards*.
- b) Wastewater treatment systems shall not exceed the land's *carrying capacity*. When proposing such systems, consideration shall be given to the following requirements:
 - i) Development proponents shall assess the land's *carrying capacity* to determine system requirements in accordance with the *County Servicing Standards*. The type of private on-site wastewater treatment system will be dependent on lot density, lot size, and soil capability; and
 - ii) Construction and connection to a regional or decentralized wastewater treatment system may be required when the density of development exceeds thresholds identified in the *County Servicing Standards*.
- c) The ownership, operation, and maintenance of private on-site wastewater treatment systems, or wastewater holding tanks shall be the responsibility of the landowner.
- d) Ownership of a new regional or decentralized wastewater infrastructure system, required as part of a development approval, shall be transferred to the County in accordance with the *County Servicing Standards*.

stormwater may be effectively released into a downstream receiving water body in accordance with the following requirements:

- i) Stormwater shall be conveyed downstream in a manner that protects downstream habitat and properties; and
- ii) Where required, proponents of new development shall identify and secure the downstream stormwater conveyance system.
- c) Stripping, grading, or the placement of fill shall not alter the existing pattern of stormwater storage and/or movement across private land unless the activity complies with the Land Use Bylaw and a development permit has been issued for such activity.
- d) Stormwater ponds required for stormwater storage and treatment shall be provided as per the *County Servicing Standards*.
- e) Continue to collaborate in supporting the Co-operative Stormwater Management Initiative to move rather than store water.

3.6.4 Stormwater Management

- a) To achieve consistency in wastewater management systems, the County may negotiate public ownership of existing private approvals and infrastructure in cases where it is fiscally prudent to do so, the existing system meets regulatory standards, and the existing system is in good operating order.
- b) Stormwater shall be managed in accordance with provincial regulations. Where required and in accordance with provincial approvals, on-site

3.7 Solid Waste

The dispersed population of the County, coupled with the unique types of solid waste generated by the agricultural industry, has led to innovative approaches to garbage disposal and recycling in Rocky View. The County's Waste Management Strategy goal is to provide every household with convenient access to easy, environmentally responsible, and cost-effective ways of reducing, reusing, recycling, and disposing of their solid waste. The County is committed to reducing the amount of waste that is disposed in landfills by promoting more sustainable practices.

Objectives

The policies within the Solid Waste Policy Area are to ensure the following objectives:

- Convenient, cost effective, and environmentally responsible ways to reduce and recycle household waste are available within the county.
- Opportunities to recycle results in more material diverted from landfill.

3.7.1 Solid Waste Policies

- a) Co-ordinate with neighbouring municipalities in providing solid waste disposal services and recycling opportunities to County residents.
- b) Support and promote markets and industries that consume recyclables and/or actively minimize waste.
- c) Ensure the County's waste collection stations provide a wide variety of waste disposal and recycling options.
- d) Invest in recycling and composting facilities that can process household recyclable products (e.g. biodegradable plastic).
- e) Provide waste collection stations that are accessible, user-friendly, efficient, and cost effective.
- f) Provide for the year-round drop off and disposal of household hazardous wastes.
- g) Provide agriculture operators with waste and recycling services and options specific to the agriculture industry.
- h) Encourage and promote construction practices that are consistent with sound waste management practices.



Photo: Colby Stopa

3.8 Public Space

Parks, pathway and trail networks, and recreation facilities enrich Rocky View County by contributing to community building, preserving and protecting natural landscapes, and providing residents with recreation opportunities that contribute to health and wellbeing. The MDP supports the development and protection of these amenities by providing guidance on development along park boundaries, the expansion of the parks and open space system, pathway and trail linkages, and community amenity design and construction.

Objectives

The policies within the Public Space Policy Area are to ensure the following objectives:

- Parks and open spaces, and pathways and trails are well designed, connect communities, and accommodate residents' recreational and cultural needs.
- Land for parks and open spaces, pathways and trails, schools, recreational amenities, and environmental reserves are acquired through purchase, land dedication, and donations.
- A variety of partnerships extend the range of recreation facilities available to County residents.
- Rocky View partners and collaborates with neighbouring municipalities and other organizations in the development, use, and maintenance of recreation facilities, parks, pathways, and trails.
- Transition areas between parks and adjacent uses are well designed and do not detract from park functions.
- Where appropriate, limited development of recreational amenities may occur in hazardous areas, such as ravines and floodways.
- The natural environment is protected through the dedication of environmental reserves.

3.8.1 Park Development, Connectivity, and Maintenance

- a) Strategies and priorities to finance parks and open spaces, and pathways and trails through both County and non-County funding measures should be guided by applicable *County Policy* and plans.
- b) Partner and collaborate with adjacent municipalities, the Province, school divisions, conservation agencies, community groups, developers, and other organizations to develop and maintain the parks and open space system, pathways and trails network, and associated amenities.
- c) Encourage multi-functional and joint use parks and recreation facilities projects wherever possible.
- d) Where parks are proposed as part of a development, the developer shall assume all costs associated with developing the park.
- e) At the discretion of the County, ongoing park maintenance shall be provided by the County or local homeowners associations.
- f) A life-cycle fund should be used to assist with capital replacement and repair costs in parks.
- g) Acquire land for parks, open space, pathways, trails, and recreational and cultural amenities through such means as:
 - i) Dedication of reserve;
 - ii) Land purchase;
 - iii) Easements and rights-of-way; and
 - iv) Donations, endowment funds, and land swaps.

3.8.2 Park and Open Space Design and Standards

- a) The County should provide and apply design principles and standards for the design, construction, maintenance, and operation of parks, open space, **pathways applicable to the development**, trails, and associated amenities through applicable *County Policy* and plans.
- b) Connect wildlife corridors, waterbodies, environmentally significant areas through protected parks and open spaces.
- c) Improve connectivity to parks and open spaces through expansion of pathway and trail networks.
- d) Connect residential communities, institutional, commercial, and industrial areas by pathways and trails where feasible.
- e) The function and aesthetic value of parks and open spaces, pathways, and trails should be enhanced and not negatively impacted by adjacent development.
- f) Ensure the location, design, and scale of residential, institutional, commercial, and industrial development is sensitively integrated with adjacent parks and open space, trails, and pathways in a comprehensive and supporting manner.
- g) Development proposals adjacent to provincial parks, County parks and open space, pathways, and trails should include:
 - i) Shared and mutually supportive facilities and/or amenities, where appropriate;
 - ii) User and operational access;
 - iii) Stormwater management;
 - iv) Preserving views into and within the park, where appropriate;
 - v) Vegetation and invasive species management; and
 - vi) Wildlife management.

3.8.3 Municipal Reserves

- a) The County shall follow the Municipal Government Act's policies regulating the dedication of municipal reserves.
- b) The County may defer all or a portion of the required reserves by registering a deferred reserve caveat when the reserve could be provided through future subdivision.
- c) The acquisition, deferral, and disposition of reserve land, and use of cash-in-lieu shall adhere to *County Policy*, agreements with local school boards, and the requirements of the Municipal Government Act.
- d) Reserves should be provided to the maximum amount allowed by the Municipal Government Act.
- e) The County may accept a voluntary dedication of reserve land beyond the maximum amount allowed by the Municipal Government Act. Over-dedication of reserve land may be used to support the development of a compact residential community or another need identified by the County.
- f) When assessing the proposed dedication of reserve land, the dedication should meet the present or future needs of the County by considering the recommendations of the MDP, applicable recreation and park master plans, area structure plans, conceptual schemes, and local school boards.
- g) The size, type, location, and shape of reserve land shall be suitable for **school use and/or** public use, **and** accessible to the public, and align with County needs or policies, where appropriate.
- h) When determining the amount, type, location, and shape of the reserve land within an intermunicipal development plan area, the adjacent municipality shall be consulted prior to determining the reserve requirement.

- i) The County shall not dispose of reserve land in an intermunicipal development plan area without prior consultation with the appropriate municipality.
- j) Within urban growth corridors, the preferred methods of providing municipal and/or school reserve shall be by land dedication or registration of deferred reserve caveats on title.

3.8.4 Environmental and Conservation Reserves and Easements

- a) Environmental reserves or environmental reserve easements shall be taken at the time of subdivision, in accordance with the Municipal Government Act, on lands designated for:
 - i) Residential, business, or institutional uses;
 - ii) On agricultural parcels less than 12 hectares (29.65 acres); or
 - iii) As determined by the County.
- b) Where the County determines public use is not desirable or where management of public land by the County is not required, land qualifying as an environmental reserve may be designated as an environmental reserve easement in accordance with the Municipal Government Act.
- c) A voluntary conservation easement, in accordance with the Alberta Land Stewardship Act, may be used to preserve areas that do not qualify as environmental reserve or environmental reserve easements under the Municipal Government Act. The conservation easement may be executed as a legal agreement between the private landowner and the County or a conservation organization.
- d) The County shall follow the Municipal Government Act's policies regulating the dedication of conservation reserves.

3.8.5 Recreation

- a) Support recreation facilities and facility development as guided by applicable recreation master plans.
- b) Prioritize recreational needs based on the findings of the County-wide Recreational Needs Assessment.
- c) Prioritize investment in recreational infrastructure based on population density and identified resident needs.
- d) Encourage local community groups to assist with the management of local park and recreation facilities and enter into maintenance and operation agreements with community groups when this occurs.
- e) Collaborate with neighbouring municipalities for regional recreation decision-making.

3.9 Services and Partnerships

The County's ability to provide services for its residents is limited by fiscal constraints, a dispersed population, and a large service area. In response to this challenge, the County has developed strong partnerships with senior levels of government, adjacent municipalities, local communities, water/utility commissions, and grass roots organizations. The benefits of the County building partnerships are numerous, including:

- Enhancing and leveraging service dollars.
- Broadening the range of services available to residents.
- Providing new service ideas and best practices.
- Contributing to community building and resilient communities.
- Enabling partnering municipalities to increase their overall level of service.

Strengthening and developing new partnerships will help to increase the capacity of the County to provide important services, while building more resilient communities and greater access to recreation and cultural amenities.

Objectives

The policies within the Services and Partnerships Policy Area are to ensure the following objectives:

- Services provided are of high quality.
- Through partnerships, residents are able to access a broad range of recreation and community programs and services.
- Strong partnerships are maintained with adjacent municipalities, other levels of government, school boards, communities, and stakeholders.
- Communities are strengthened and enhanced by supporting volunteerism, collaboration, social networks, and community participation.
- Efficient fire and protective services support safe communities.
- Fire and protective services are optimized by collaborating and partnering with neighbouring municipalities and other organizations.



3.9.1 County Services and Partnerships

- a) The County should develop and identify core services.
- b) Service levels beyond the established core level should be financed in accordance with a user pay model.
- c) Maintain and grow existing partnerships to extend County financial resources, provide a greater variety of services, and extend service coverage.
- d) Actively seek out new partnerships to address ongoing and emerging needs.
- e) Support and encourage volunteerism, social networks, and community-based initiatives in order to build connections between individuals and maintain and manage community amenities, programs, and services.
- f) Encourage private sector donations, private-public sector partnerships, developer contributions, endowment funds, and other sponsorships to develop and sustain community facilities, services, and amenities.
- g) Continue the County's Family and Community Support Services (FCSS) program to provide funding to non-profit organization that enhance the social well-being of individuals and families.

3.9.2 Emergency Services

- a) Co-operate and partner with neighbouring municipalities to develop integrated plans and agreements regarding fire prevention measures and firefighting services.
- b) Maintain strong collaborative relationships with the Royal Canadian Mounted Police (RCMP), Alberta Sheriffs, and the Calgary and Cochrane Humane Societies.
- c) Explore new partnerships to address on-going and emerging protective service issues.
- d) Land use planning, subdivision design, and lot development shall address fire prevention and fire control factors.
- e) Ensure subdivision and development plans provide safe and efficient access for emergency service vehicles.
- f) Prepare and update, as required, a Master Fire Plan.
- g) Encourage private water suppliers to construct distribution systems designed for the suppression of fire.
- h) Develop and maintain measures to prevent and control wildland fires, including public education, design of efficient emergency access, and measures to effectively slow fire growth.

3.10 Arts and Culture

Quality of life is enhanced when Rocky Viewers are able to access a variety of social and cultural opportunities. Strong social connections and networks can support personal health and wellbeing and the County is committed to facilitating and promoting social infrastructure for community cohesion and inclusion. Social infrastructure includes the activities, organizations, facilities, services, and amenities that develop and maintain a sense of community identity and community belonging and support quality of life.

For Rocky View County to build healthy, sustainable communities that continue to attract people who expect a high quality of life, the responsibility for building and maintaining a strong social infrastructure needs to be shared across organizations and stakeholders. This requires partnerships, co-operation, and support from all levels of government, neighbouring municipalities, community groups, non-governmental organizations, and individual residents.

Objectives

The policies within the Arts and Culture Policy Area are to ensure the following objectives:

- Social and cultural services are available for residents of all ages, regardless of their socio-economic or cultural backgrounds.
- Social connections are cultivated between residents through the County's support of volunteers, social networks, and local leadership.
- Social and cultural services are developed, enhanced, and managed through a wide variety of partnerships.

3.10.1 Arts and Culture Policies

- a) Support projects and programs that develop a sense of community, empower residents, and encourage social inclusion.
- b) Recognize and support the important role community leaders play in providing services to their community.
- c) Promote accessible community and public building design that assists residents to be safe, healthy, and form positive relationships.
- d) Recognize the value of culture as an economic contributor to the county and the role it plays in enhancing residents' quality of life, health, and sense of well-being.
- e) Support and promote cultural programs, activities, and facilities that generate a sense of community pride and local identity.
- f) Recognize and enhance the cultural heritage of the county by:
 - i) Celebrating the county's rural, Indigenous, and Western heritage;
 - ii) Identifying and conserving significant historic resources; **and**
 - iii) Promoting and fostering the County's diverse cultures by marketing local assets to the general population; **and**
 - iv) **Following provincial guidelines related to the *Historical Resources Act* for all development.**
- g) Continue to provide residents with library services through participation in the regional library system, development of satellite libraries and partnerships with neighbouring municipalities through cost sharing agreements.

SECTION 4:

IMPLEMENTATION AND

MONITORING

The MDP will be monitored and regularly reviewed based on a series of performance measures to ensure that development is being effectively guided. Implementation and monitoring of the MDP will occur through a number of mechanisms and processes, including:

- Ongoing administration of the development review process and periodically reviewing and amending area structure plans and conceptual schemes;
- Carrying out next steps required to implement the vision, guiding principles, and objectives of the MDP; and
- Collaborating with neighbouring municipalities on planning and development matters, as well as activities related to major processes and plans.

The MDP may be amended or updated to reflect changing circumstances and to ensure it remains an effective tool for achieving the goals and objectives of Council and aspirations of the County. The following section outlines how the MDP's policies will be effectively implemented.

4.1 Intergovernmental Relationships

Rocky View County shares boundaries with several municipalities, First Nations, and other partner groups. The County values its neighbours and is committed to building positive relations that create opportunities for collaboration, ensure effective communication, result in mutually beneficial solutions to growth and development, and provide opportunities for partnering in the delivery of services.

Objectives

The policies within the Intergovernmental Relationships Policy Area are to ensure the following objectives:

- Relationships with neighbouring municipalities and First Nations are positive and open.

- Administration and Council actively work to build and strengthen relationships with the Provincial government and agencies.
- The County and adjacent municipal councils and administrations communicate effectively.
- The range of facilities and services available to residents through partnerships with adjacent neighbours and other levels of government is expanded.

4.1.1 Administrative Coordination

- a) County administration shall communicate and co-ordinate on a regular basis with adjacent administrations to recognize and address matters of mutual interest.
- b) In order to foster and strengthen relationships with neighbouring municipalities and First Nations, Council will participate in Intermunicipal Committee meetings and Council-to-Council meetings when required.

4.1.2 Intermunicipal Development Plans Planning

- a) Where appropriate, intermunicipal development plans shall be prepared and adopted in collaboration with an adjacent municipality to enhance co-operative working relationships and to address issues of mutual interest.
- b) Intermunicipal development plans shall be prepared in accordance with the Municipal Government Act.
- c) An adopted intermunicipal development plan shall provide guidance for referral requirements and communication, with regard to matters within the plan area.
- d) The County will continue to communicate and consult with First Nations neighbours on mutual planning matters.

- e) When preparing new or amending existing intermunicipal development plans, consideration should be made to reflect the goals and policies of the MDP.

4.1.3 Annexation

- a) The County shall consider the negotiation of annexation areas with adjacent municipalities in accordance with the Municipal Government Act or adopted intermunicipal development plan.
- b) Annexation negotiations should take into consideration detailed growth studies that include such matters as: analysis of population trends and projections, land absorption rates, community development, infrastructure analysis, and financial considerations.
- c) The County shall use the growth policies of the MDP, adopted intermunicipal development plans, other *statutory plans*, and growth strategies as the basis for determining county needs and interests with regard to annexation negotiations.

4.2 Implementing the MDP

Several actions are necessary to effectively implement the MDP, guarantee its ongoing success, and fulfill the Plan's vision and guiding principles. The following policies and *Table 02* outlines these actions.

- a) County administration will report to Council on implementation of the MDP and the performance indicators on an annual basis.
- b) Administration will develop performance measures as needed to monitor the implementation of the MDP.
- c) Changes and additions to the implementation program and performance measures shall occur as required and directed by Council and are not to be considered as amendments to the MDP.
- d) A comprehensive review of the MDP shall be undertaken every five years in order to consider administrative updates, emerging trends, implementation progress, and policy gaps.
- e) At the discretion of Council, the County shall permit developer-funded area structure plans and conceptual schemes that incorporate public and stakeholder engagement and require Administration and Council approval.
- f) The County ~~will~~ should monitor and report to Council annually on the rate of development within area structure plans and conceptual plans, including the number of new dwellings, and dwelling types.
- g) When creating or amending area structure plans and area redevelopment plans, the County shall include a ~~condition~~ policy requiring municipal review of the plans after 10 years, and a review after 5 years if sufficient development has not been undertaken after 5 years of the plan's approval.

Table 02: Implementation Actions

POLICY AREA	ACTION
2.3 Residential Development	Update existing area structure plans and conceptual schemes to align with the MDP. Develop or expand area structure plans or conceptual schemes for Primary Residential Areas not currently covered by these plans.
2.4 Commercial and Industrial Development	Complete or amend area structure plans for Employment Areas not covered by existing plans.
2.5 Hamlet Development	Complete area structure plans, area redevelopment plans, or conceptual schemes (as appropriate) for Hamlet Growth Areas. Develop hamlet main street commercial guidelines
3.1 Financial Sustainability	Develop an economic development program to link investors and developers to investment opportunities
3.1 Financial Sustainability	Develop a fiscal impact model for assessing development impact to County finances
3.2 Transportation	Review and update the County's Transportation Model Develop a County-wide regional pathway and trail plan
3.5 Solid Waste	Invest in recycling and composting facilities
3.6 Public Space	Identify and acquire additional land for parks, open space and wildlife corridors, pathways, trails, and recreational and cultural amenities
3.7 Services and Partnerships	Identify County core services Prepare a Master Fire Plan

4.3 Reviewing and Monitoring the MDP

Implementing the MDP will require commitment to developing plans, strategies, and regulations that are consistently monitored to ensure they are effective as well as fiscally responsible. Council and County Administration will play a key role in implementing the Plan by setting priorities, providing work direction, and approving actions. The following performance measures will be used to track the effectiveness of the MDP annually.

Table 03: Performance Measures

GUIDING PRINCIPLE	TOPIC AREA	PERFORMANCE MEASURE	TARGET
Responsible Growth	Population Growth	Population	90% of new residential units are located in Growth Concept growth areas
		People per hectare in new developments	As identified in ASPs and Conceptual Schemes
	Land Use	Remaining residential development capacity (number of units) as a percent of total development potential in existing ASPs and Conceptual Schemes	Continued decrease
		Ha of available/vacant commercial/industrial land (overall, and by ASPs and Conceptual Schemes)	Stable 10 year supply based on projected demand
		Residential diversity index	As identified in ASPs and Conceptual Schemes
The Environment	Conservation	Ha of natural areas and environmental reserves (including conservation easements)	Increase
		Ha of protected wetlands	Increase

GUIDING PRINCIPLE	TOPIC AREA	PERFORMANCE MEASURE	TARGET
The Environment	Water Quality	Percent of impervious surfaces within development areas	20% or Less
	Water Quality	Percent of development and subdivision permits that include low-impact development features	100%
Agriculture	Agriculture Lands	Ha of agriculture lands converted to non-agriculture development	Decrease
Partnerships	Intergovernmental	Number of intermunicipal agreements	Increase
		Number of agreements with the Province.	Increase
	Agriculture	Number of formal partners Agriculture Services maintains.	Increase
	Recreation	Number of facility operations cost sharing agreements	Increase
		Number of operational and capital grants to non-profits	Increase
Economic Diversification	Employment	Population/jobs ratio	1:1
	Financial Sustainability	Tax assessment base diversification	65% residential and 35% business County-wide
Community Development	Recreation Amenities	Ha of neighbourhood, community and regional parks	Increase
		Annual number of unique users for directly provided registered programs as a percent of population	Increase
		Km of trails and pathways	Increase

APPENDIX A:

GLOSSARY

Glossary

Agricultural Area: Areas of Rocky View County where redesignation, subdivision, and lot development are not guided by an area structure plan, conceptual scheme, or master site development plan.

Agriculture Services: Assist agricultural operators in the production of primary and value-added agriculture products and services.

Area Structure Plan: An area structure plan (ASP) is a statutory document approved by Council and adopted by Bylaw. The purpose of an ASP is to outline the vision for a development area, and provides a framework that describes:

- The proposed land uses
- Density of population
- Sequence of development
- General location of major roadways
- **Public utilities in the area**
- Any additional requirements that Council may require

Assessment Split Ratio: The ratio of Residential Assessment to Non-Residential Assessment in the County. This ratio is expressed in percentage of the overall taxable Assessment Base.

Business Areas: Regional business centres, highway business areas, hamlet business areas, or other business areas identified in an area structure plan or conceptual scheme.

Carrying Capacity: The ability of a watershed, air shed, and/or landscape to sustain activities and development before it shows unacceptable signs of stress or degradation.

Compact Residential Development: Development that sensitively integrates housing with the natural features and topography of a site by grouping homes

on smaller lots, while permanently preserving a significant amount of buildable land for conservation, recreation, or agricultural uses.

Conceptual Schemes: Plans that are subordinate to an area structure plan that may be adopted either by bylaw or by a resolution of Council. A conceptual scheme is prepared for a smaller area within an area structure plan boundary and must conform to the policies of the area structure plan. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public.

If a conceptual scheme area is of sufficient size that further detail is required for specific areas and phases, the conceptual scheme may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as 'development cells'.

Confined Feeding Operation: Fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing, or breeding by means other than grazing and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race tracks, or exhibition grounds.

Conservation Design: A method of site planning that begins with the identification of a land area's features and values that are to be retained and protected. These features may include natural habitat, wildlife corridors, open land, vistas, farm/ranch land, and historical areas. Once these areas are identified for protection, sustainable site planning may occur on the remaining lands.

County Policy: Policy that is adopted by resolution of Council.

County Servicing Standards: The County's technical requirements that govern infrastructure design, construction, testing, inspection, maintenance, and transfer of public works.

Country Residential Development: Residential communities in the County that typically include the following characteristics: primarily dispersed low-density residential development, parcel sizes of 1 acre or larger, rural character, designed with the landscape, and contain passive and active recreational, and cultural opportunities.

Developable Land: All land on which building could occur, excluding land identified as conservation or environmental reserve or reserve easement.

Ecological Features: Potentially important ecological features including wetlands, riparian areas, valuable agricultural soils, and wildlife corridors.

Employment Areas: These areas primarily contain commercial and industrial land uses and serve as major areas of employment in the County.

Exurban Development: Low density, dispersed development that has an economic and commuting connection to a larger metropolitan area.

First Parcel Out: The subdivision of a single residential or agricultural parcel created from a previously un-subdivided quarter section.

Fragmented Residential Area: Separated and dispersed pockets of country residential lots.

Fragmented Quarter Section: A quarter section of land within an agriculture area divided into six or more residential lots, and/or small agricultural parcels, ~~each of which is less than 10 hectares (24.7 acres) in size.~~

Hard Infrastructure: Land and infrastructure related to roads, pathways and trails, water and wastewater, stormwater, and parking and loading facilities.

Impervious Surface: Land surfaces that repel rainwater and do not permit it to infiltrate, or soak into the ground. Impervious surfaces can include paved driveways and parking lots, rooftops, and sidewalks.

Low-Impact Development: Development that uses a variety of techniques to treat and manage stormwater runoff close to the areas where rain falls. Low-Impact Development focuses on site design and stormwater control options such as green roofs, stormwater capture and re-use, and landscaping that increases the absorption and filtering of rainwater.

Minimum Distance of Separation: The provincially regulated setback established between a confined feeding operation and the neighbouring residence that is in existence at the time the application is submitted, and is intended to minimize the impacts of odour. Minimum distance of separation is measured from the outside walls of neighbouring residences to the point closest to the confined feeding operation's manure storage facilities or manure collection areas.

Natural Landscapes: Uninterrupted and undisturbed landscapes that have not been impacted by human development.

Non-Statutory Plans: The plans, strategies, and documents that guide and influence Rocky View County's planning and development, and are not regulated by the Municipal Government Act.

Notification Zone: An area within 1.6 kilometres of an adjacent jurisdictional boundary. The notification zone exists for the purpose of informing an adjacent municipality of a development application within the County.

Open Land: Developable land, including: parks and open space; publicly or privately owned land permanently used for conservation, recreation, agriculture, and/or institution uses; public utility lots; municipal reserve land dedication; riparian areas, constructed wetlands, stormwater treatment areas, wastewater treatment areas; flood fringe areas; and other environmentally important land not qualifying as environmental reserve.

Renewable Energy: Energy from a source that is not depleted when used, such as geothermal, solar, water, or wind energy.

Soft Infrastructure: Includes, but is not limited to, infrastructure relating to recreation, libraries, protective services, fire protection services, and schools.

Statutory Plan: An intermunicipal development plan, a municipal development plan, an area structure plan and an area redevelopment plan adopted by a municipality under Division 4 of the Municipal Government Act.

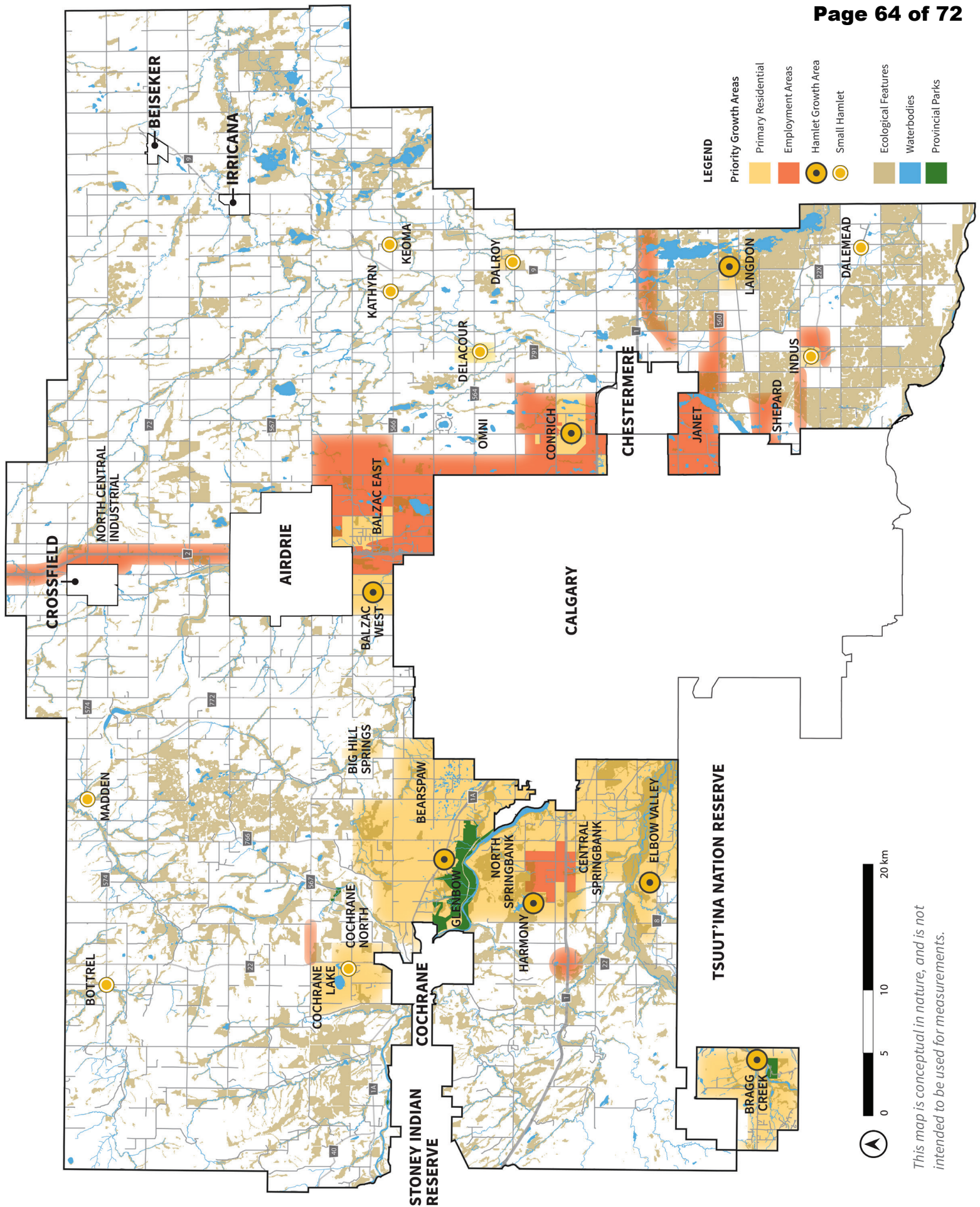
Sustainable Development: Development that meets the needs of Rocky View today without compromising the ability for future generations to enjoy the same natural landscapes, quality of life, and diversity of residential and economic opportunities.

Un-Subdivided Quarter Section: A titled area of: approximately 64.7 hectares (160 acres) ; or a gore strip greater than 32.38 hectares (80 acres) in size, that has not been subdivided, excluding subdivisions for boundary adjustments, road widening, and public uses such as a school site, community hall, and rights of way of roads, railroads, and canals.

Value-Added Agriculture: The processing of primary agricultural products and services into secondary products to increase overall product value.

APPENDIX B:

GROWTH CONCEPT MAP



APPENDIX C:

CONCEPTUAL SCHEME REQUIREMENTS

Conceptual Scheme Requirements

Conceptual scheme plans should address the following items:

Table 04: Conceptual Scheme Requirements

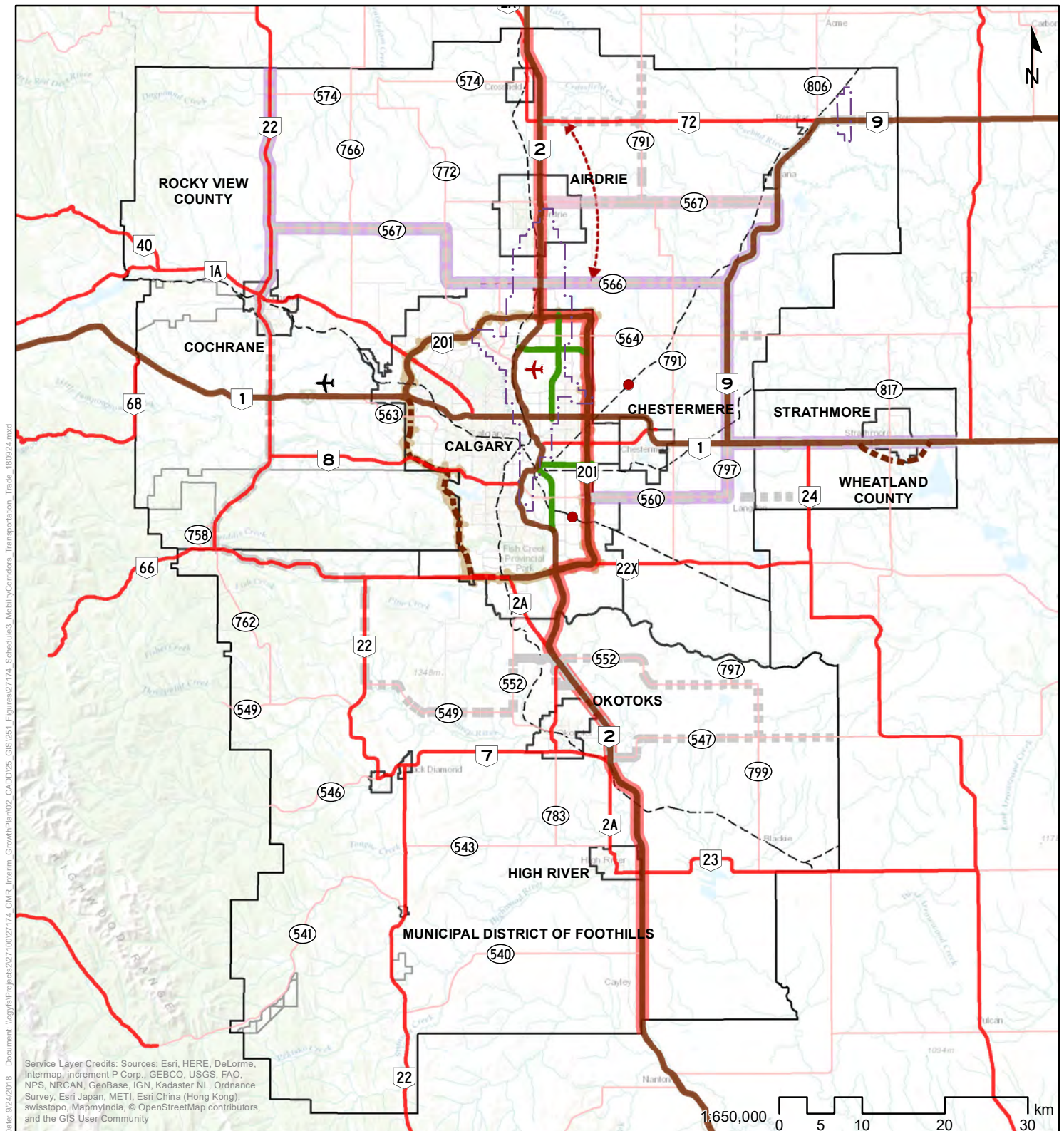
ITEM	
1	A description and evaluation of the local plan area including: <ol style="list-style-type: none"> Topography, soils, vegetation, geotechnical considerations; Environmental sensitivity and significance; Agricultural capability, natural resources; Existing land use, ownership, development, and adjacent land uses; Archaeological and historical considerations; and Existing utilities and transportation routes.
2	A land use concept including <ol style="list-style-type: none"> A vision for the proposal; Lot design and configuration; Lot sizes; and Phasing of the development.
3	A rationale for determining the boundary of the proposed conceptual scheme area.
4	Proposed design and architectural controls
5	Proposed residential densities, including calculations of gross and net densities and minimum, average and maximum lot sizes.
6	An assessment of how the application facilitates active transportation connections and details of any active transportation connections proposed within the conceptual scheme area.
7	Water and waste water servicing strategies, supported by applicable technical information required by the County. Such strategies should also include identification of any required rights-of-way to connect to regional or decentralized networks.
8	Proposals for municipal reserve dedication, where reserves are outstanding.
9	A summary of all community engagement and feedback received prior to submission of the local plan application, together with a description of how feedback has been incorporated into the local plan.
10	Mitigation to minimize impacts on surrounding land uses through appropriate spatial transition and interface measures.

ITEM

-
- 11** Proposals for design criteria that reflect Rocky View's unique character and rural setting, including:
- a. Building placement and setbacks;
 - b. Building mass, height, and architectural appearance;
 - c. Location and screening of parking stalls and outside storage;
 - d. Use of appropriate landscaping and screening measures to soften the appearance of a site;
 - e. The design of lighting installations to minimize sky glow, light trespass and impacts on wildlife;
 - f. Ensuring sensitivity to the development form and appearance of adjacent land uses;
 - g. Promoting a consistent development form and theme within the local plan area;
 - h. Maintenance of sight lines and open space, particularly for development adjacent to Highway 1;
 - i. Measures to ensure the unobstructed movement of wildlife across the local plan area; and
 - j. Building design that promotes energy conservation and efficient use of land.
-
- 12** A storm water strategy supported by applicable technical information required by the County.
-
- 13** A road plan and design strategy that:
- a. Promotes efficient and safe access and internal road circulation.
 - b. Highlights how the development promotes connectivity with adjoining lands.
 - c. Is supported by applicable technical information required by the County including, where necessary, a Traffic Impact Assessment.
-
- 14** An environmental strategy noting all environmentally sensitive areas and flood hazard areas within and adjacent to the local plan area and measures for avoiding or mitigating impact on these areas. The strategy shall be supported by applicable technical information required by the County.
-
- 15** A description of how the proposal will address potential impacts upon agricultural operations, together with any impacts of agricultural operations on the development itself.
-
- 16** A solid waste management plan that:
- a. Addresses the responsibility for, and level of service of, solid waste management through all stages of development, including occupancy;
 - b. Provides for innovative solid waste management practices that encourage, promote, and maximize landfill diversion and minimize waste material hauling;
 - c. Includes the infrastructure required to support solid waste and recycling management in public spaces;
 - d. Identifies the appropriate waste transfer stations / sites and recycling depots that serve the local plan area;
 - e. Conforms to the policies of the County's Solid Waste Master Plan; and
 - f. Sets a solid waste diversion target for the construction stage and for the occupancy stage.
-
- 17** All applicable technical assessments and reports required to support the development proposal as specified by municipal policies, plans and standards.
-

APPENDIX D: REGIONAL CORRIDOR MAPS

Schedule 3: Mobility Corridors – Transportation and Trade

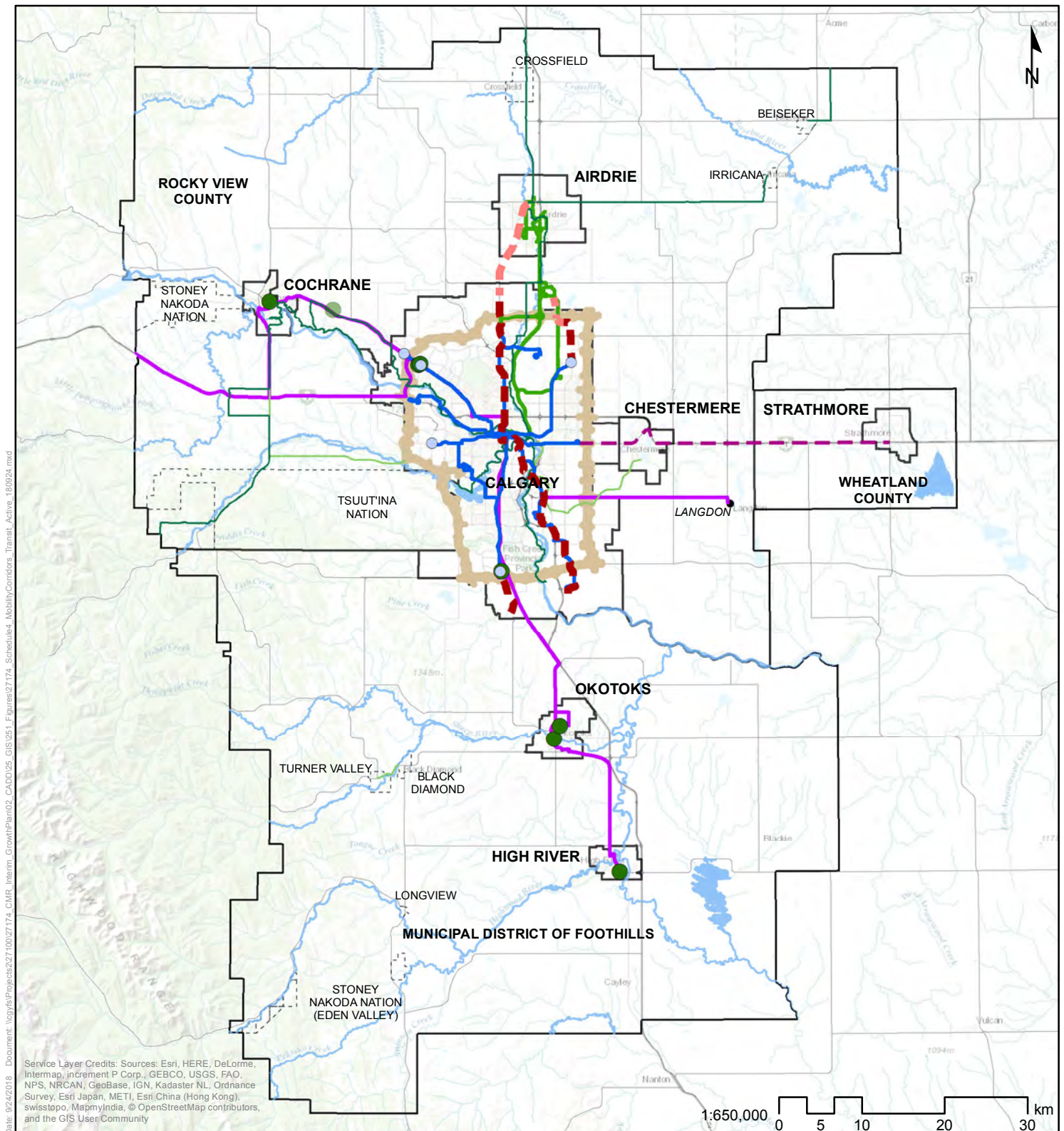
Calgary Metropolitan Region
Interim Growth Plan

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† Per AT's 2015 High Load Corridor on Provincial Highways map. ‡ Per AT's 2018 High Load Corridor and Proposed Oversize / Overweight Corridor on Provincial Highways map.
 * Foothills County indicates it has not yet accepted or agreed to AT's proposal to use its 274 and 306 Avenues, and Highway 552 east of Highway 2 as Oversize/Overweight Corridors.

Schedule 4: Mobility Corridors – Transit and Active Transportation



● Park and Ride

● Future Park and Ride

● LRT Terminus Station/
Intermunicipal Connection

■ Transportation Utility Corridor

Active Transportation Corridors

— The Great Trail †

— Regional Pathway

Higher Order Transit (HOT) Corridors

— Existing HOT ‡

■ Planned HOT ‡

■ Potential Future HOT ‡

Intermunicipal Transit Corridors

— Public Intermunicipal Transit

— Private Intermunicipal Transit

— Future Intermunicipal Transit

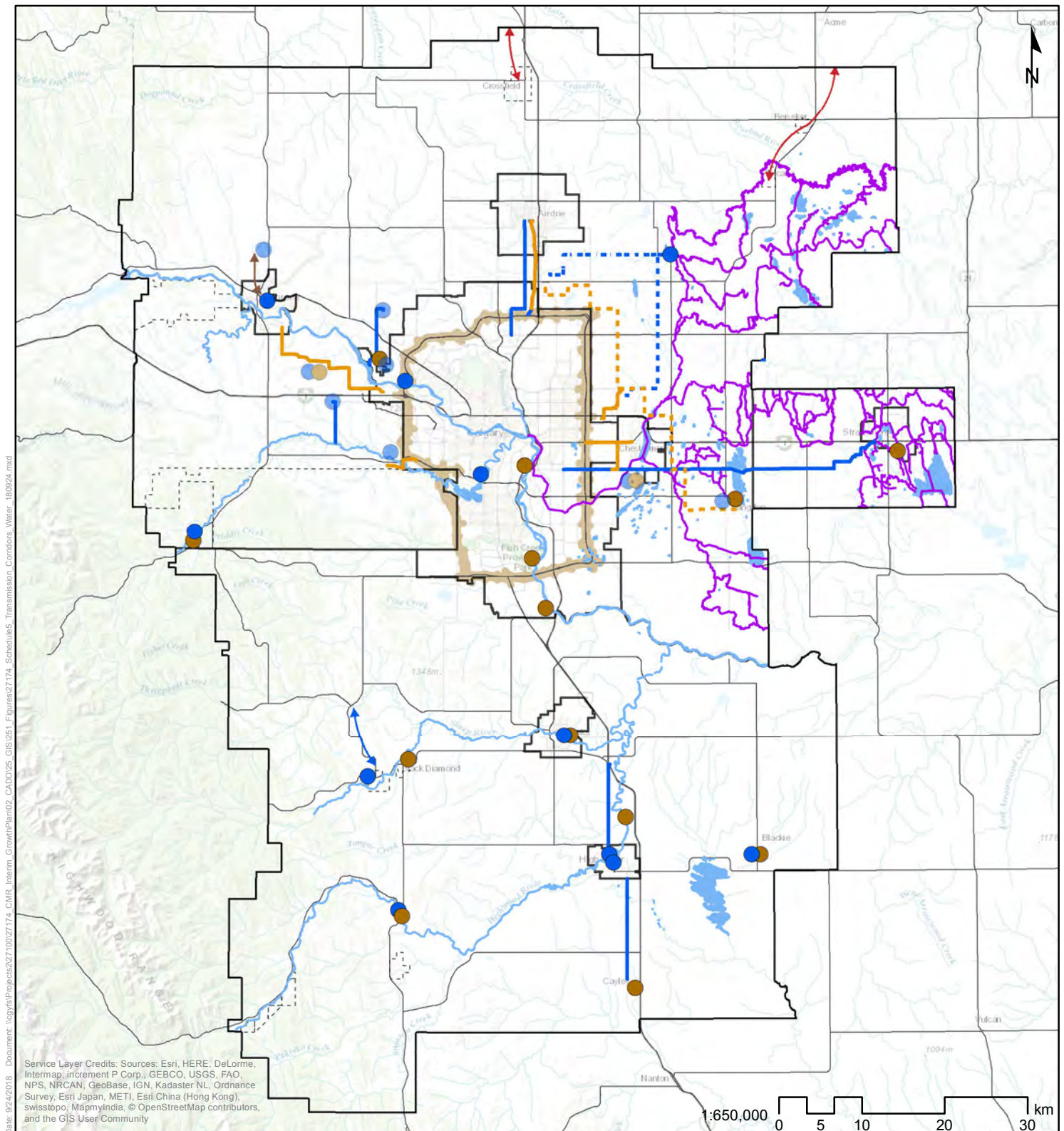
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† Formerly the Trans Canada Trail. ‡ Higher order transit (HOT) includes light rail transit (LRT) and bus rapid transit (BRT).

Schedule 5: Transmission Corridors – Water



Transportation
Utility Corridor

Treatment Plants

- Public Water
- Public Wastewater
- Private Water
- Private Wastewater

Water Corridors

- Intermunicipal Water
- - - Potential Intermunicipal Water
- ↔ Millarville Water
- ↔ Water Commission Line †
- Western Irrigation District System

Wastewater Corridors

- Intermunicipal Wastewater ‡
- - - Potential Intermunicipal Wastewater
- ↔ Cochrane Lake Wastewater ‡

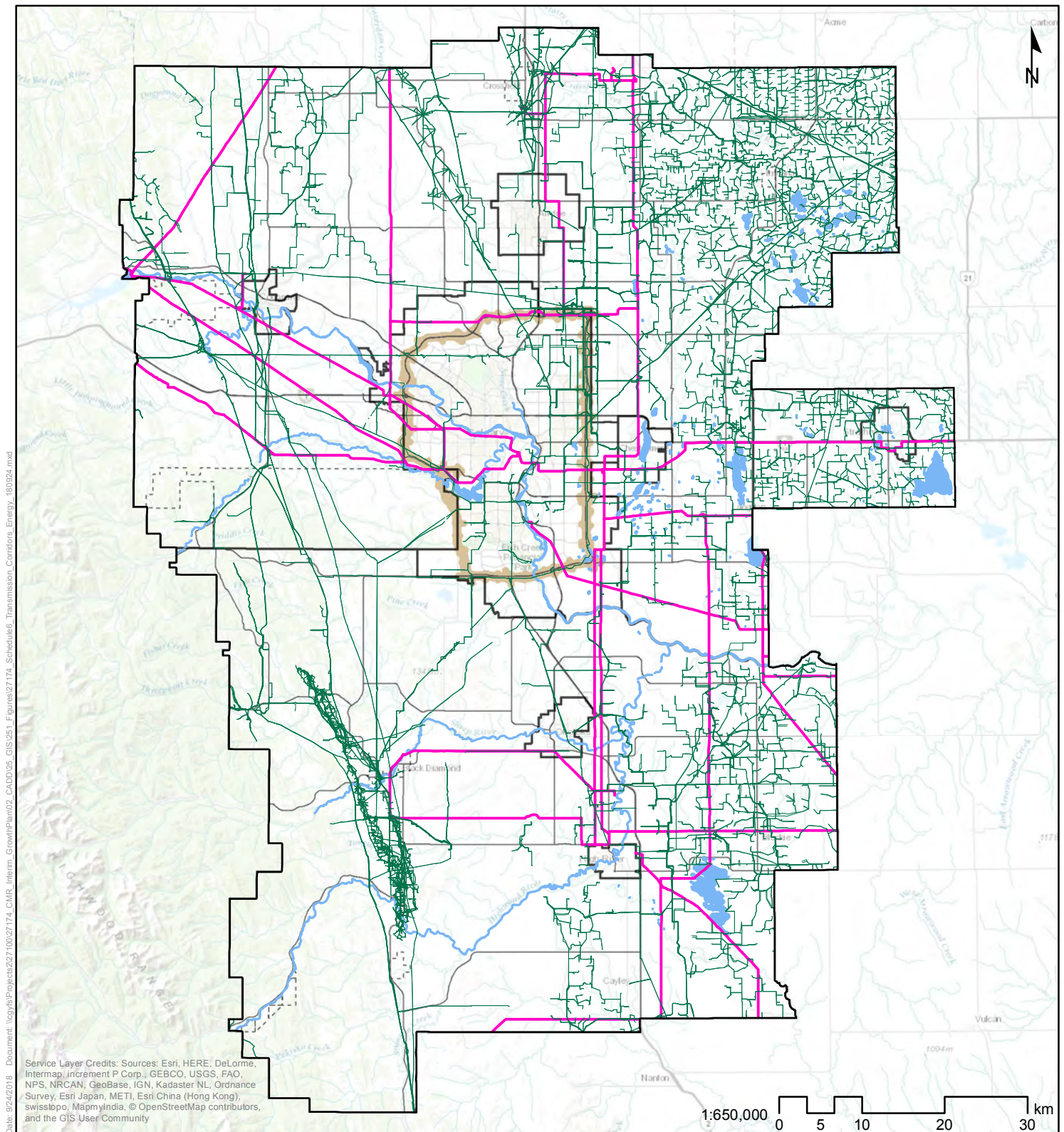
Calgary Metropolitan Region
Interim Growth Plan

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† Water commission lines are conceptual until accurate alignments received from the commissions. ‡ Alignment of wastewater line servicing Cochrane Lake is conceptual.

Schedule 6: Transmission Corridors – Energy



— Transportation Utility Corridor

Energy Corridors

— Power Transmission Line

— Pipeline

**Calgary Metropolitan Region
Interim Growth Plan**



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January 25, 2021

RE: Request for Comment on Draft Municipal Development Plan

Dear Dominic,

Thank you for the opportunity to comment on the draft Municipal Development Plan (MDP) circulated by Rocky View County as follow up on our letter of November 20, 2020.

We respect the right and opportunity for Rocky View County to direct growth to strategic locations within its boundaries. We do not object to the desire to encourage development to the region as a whole, and to specific, strategic locations within the County in particular through its Municipal Development Plan.

To this end, the City of Airdrie has consistently supported the concepts of regional planning, regional servicing, and other means to achieve efficiencies, equities and successes as a region. We see substantial opportunities for our municipalities to achieve such objectives through intermunicipal collaboration.

Our previous comments on *Section 3.1.1 – Financial Sustainability Policies* spoke directly to that opportunity. As stated on November 20, the proposed development expansion shown in the Land Use Concept for West Balzac and East Balzac is an area subject to further discussion and intermunicipal collaboration. These lands adjacent to our southern border are of critical importance to both of our municipalities and the north end of the Calgary Metropolitan Region as well. It has always been our intent to work with Rocky View as part of a Joint Planning Area (JPA) or under the terms of an Intermunicipal Collaborative Framework (ICF) for these critical updates. Such a mechanism would ensure that all opportunities for shared services and cost optimizations have been explored, and that we are proactively addressing all potential impacts on both municipalities.

We advise that we could support the proposed Municipal Development Plan contemplated by the County with the formalization of one of these mechanisms. This would likely take the form of an adopted Context Plan and associated agreements in the case of a JPA, or through a Memorandum of Understanding of mutually acceptable terms in the case of an ICF.

It is my understanding that our collective Administrations are working together to schedule an Intermunicipal Committee (IMC) meeting to have purposeful dialogue on such mechanisms. We look forward to the discussion on achieving the mutually beneficial opportunities and mitigating the potential impacts from this scale of growth in the north end of the region.

Beyond this, we note the following with respect to some of our other comments from November 20:

- We appreciate that the County has agreed to a language change in Section 3.4.3 – Confined Feeding Operations to mandate that a confined feeding operation not be located within the notification zone with any adjacent municipality.





- However, in keeping with our earlier comments and the position of this letter, we support language that directs growth to specific, strategic locations. While we appreciate the desire for flexibility, the intent of planning is to direct growth to efficient and appropriate locations. We request that the language we cited on November 20 regarding your Principles, Employment Areas and Hamlet Growth Areas align with that intent. Further, we note that the purpose of the Regional Growth Plan is to direct growth to strategic locations and that this MDP has not referenced this direction in a substantive manner.

We look forward to the opportunity for discussion on this matter at an IMC meeting at the earliest possible convenience.

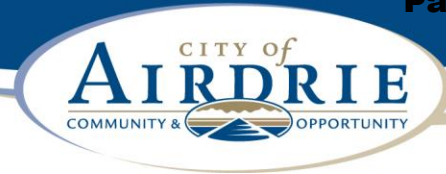
Sincerely,

Stephen Utz, RPP, MCIP

Community Growth Manager, City of Airdrie
403.948.8800, ext. 8471
stephen.utz@airdrie.ca

CC: Paul Schulz, City Manager
Mark Locking, Director of Community Growth and Protective Services
Jamal Ramjohn, Team Leader of Planning & Development
Leona Esau, Intergovernmental Liaison





November 20, 2020

Re: Response to Intermunicipal Circulation of draft MDP

Dear Dominic:

The City of Airdrie Planning & Development Department has completed its review of Rocky View County's Municipal Development Plan (MDP). Thank you for the opportunity to provide input in your engagement process.

The following list comprises areas of the draft MDP for which we have suggested amendments:

Section 1.3: understanding that flexibility is desired here, it would be preferable to write, "Rocky View County shall concentrate growth within designated development areas...."

Section 2.4.1: the proposed wording (subsection 'a') here notes employment areas in Figure 2 should have an adopted area structure plan in place prior to development. Replacing the word "should" with "shall" would be preferred. Similarly, in subsection 'c', "expansion of Employment Area boundaries should require an area structure plan or an area structure plan amendment", it is preferred that "should" be replaced with "shall".

Section 2.5.1: growth in Hamlets (subsection 'a') notes, "Development in Hamlet Growth Areas should be guided by, and conform to, the adopted area structure plan, area redevelopment plan, or conceptual scheme." Replacing 'should' with 'shall' here is preferred.

Maps 2 & 3 and Section 3.1.1: the Assessment split proposed in this section and extent of proposed future employment areas adjacent (south and southeast) to Airdrie, are subjects for further discussion and Intermunicipal collaboration.

Section 3.4.3: in subsection 'b', the draft MDP notes, "A confined feeding operation, including its minimum distance of separation, should not be located within the boundary or notification zone of any Intermunicipal development plan, statutory planning area, hamlet, residential area, institutional use, or federal, provincial, or municipal park or recreation area." Replacing 'should' with 'shall' here is preferred.

If you have any questions or comments, please do not hesitate to contact me.

Kind regards,

Jamal Ramjohn RPP, MCIP
Team Leader, Planning & Development
jamal.ramjohn@airdrie.ca
403.948.8800 (ext. 8242)





February 3, 2021

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

To: Ms. Theresa Cochran
Executive Director, Community Development Services, Rocky View County

Mr. Dominic Kazmierczak
Manager, Planning Policy, Rocky View County

Re: [Rocky View County's New Municipal Development Plan Project](#)
The City of Calgary's submission to Rocky View County's Public Hearing

Dear Ms. Cochrane and Mr. Kazmierczak:

This letter is intended to provide The City of Calgary's Administration position on Rocky View County's proposed Municipal Development Plan.

As detailed in The City of Calgary's letters of November 20, 2020 and January 20, 2020, The City of Calgary has the following five concerns with the proposed Municipal Development Plan:

1. Addressing impacts on Calgary infrastructure and services

The Calgary Metropolitan Region Board's Interim Growth Plan (Policy 3.2.3) states that *"All statutory plans shall: provide mitigation measures and policies to address identified adverse impacts on existing or planned regional infrastructure, regionally significant corridors, and community services and facilities."* The County's revision to the draft MDP has not sufficiently addressed potential detrimental impacts on Calgary's regionally significant infrastructure, corridors and services. **Additional policies are required to ensure that growth in Rocky View County has no adverse impacts on regional infrastructure, services and facilities within The City of Calgary.**

2. Identifying Priority Growth Areas

The proposed Municipal Development Plan does not identify priority growth areas or provide growth management policies for Rocky View County. As a result, The City of

Calgary is concerned that the absence of policy will result in an overall dispersed pattern of growth to occur that is not aligned with the purpose, principles and policies of the Interim Growth Plan to promote the efficient use of land. **Additional policies are required to ensure that the Municipal Development Plan supports the efficient use of land and services.**

3. Source Water Protection

The City continues to have significant concerns about several issues regarding source water protection. Further concerns are detailed in our letter dated January 20, 2021. In our view, the proposed Municipal Development Plan is not in alignment with the principles of the Interim Growth Plan, Intermunicipal Development Plan, the Bearspaw Reservoir Tri-Lateral Consensus report and the Glenbow Ranch mediated settlement agreement as there could be significant impact on The City and region's source water quality. **Additional policy is required to support the sustainability of our region's long-term drinking water supply.**

4. Calgary's IDP Growth Areas need protection

The proposed Municipal Development Plan identifies Rocky View County growth areas within long-standing identified City of Calgary Growth Areas (as identified in our jointly adopted Intermunicipal Development Plan). More specifically, the Municipal Development Plan would be in conflict with the Intermunicipal Development Plan as well as our long-standing agreements with respect to growth of both municipalities. **The Municipal Development Plan should be amended to remove Rocky View County growth areas from identified City of Calgary growth areas unless the Intermunicipal Development Plan is jointly amended.**

5. Ensuring sufficient collaboration undertaken by the County to resolve cross-boundary issues

The proposed Municipal Development Plan project has not meaningfully engaged The City of Calgary in the development of the Municipal Development Plan.

Given the outstanding concerns identified in this and previous letters (attached), The City of Calgary does not support the approval of the proposed Rocky View County Municipal Development Plan. We would ask that our municipalities work together to resolve these issues in a meaningful way. **Therefore, The City of Calgary would request that Rocky View County not give second reading to the Plan but rather direct Administration to work with The City of Calgary' Administration to resolve the above identified concerns.** The delay would enable our Administrations to continue to work together to resolve these outstanding issues in a meaningful, mutually beneficial manner.

Should Rocky View County Council give Second Reading to the Proposed Municipal Development Plan, The City of Calgary would request that (in alignment with our jointly

adopted Intermunicipal Development Plan) Rocky View County agree to enter into mediation to resolve the identified concerns.

Thank you,



Christine Arthurs, BA MEdes (Planning) RPP, MCIP
Acting General Manager
Deputy City Manager's Office
The City of Calgary

Attachments (2)

cc: Stuart Dalglish, General Manager, Planning & Development, The City of Calgary
Kelly Cote, Manager, Intergovernmental and Corporate Strategy, The City of Calgary



January 20, 2020

City File: RV20-15

Attention: Dominic Kazmierczak

Planning and Development Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

SUBJECT: Rocky View County's Draft Municipal Development Plan (circulated December 18, 2020)

Dear Mr. Kazmierczak,

Thank you for your letter dated December 18, 2020 containing the County's response to our previous comments on The County's draft Municipal Development Plan (MDP). The City of Calgary (The City) Administration has reviewed the recirculated draft MPD in consideration of Rocky View County/City of Calgary Intermunicipal Development Plan ("IDP") and the Calgary Metropolitan Region Board Interim Growth Plan ("IGP").

As drafted, the MDP could enable potential detrimental impacts on Calgary infrastructure, regionally significant corridors, services, and source water. The draft MDP also proposes fragmenting Calgary's IDP Growth Areas and focusing development on our boundaries where two municipalities have not yet coordinated our planning. These issues and others have been identified in the previous circulation response letter, dated November 20, 2020, and have not been addressed sufficiently to mitigate potential adverse impacts. As this time, The City of Calgary is unable to support the Municipal Development Plan.

The City of Calgary requests that the MDP not be considered for approval until such time that the impacts to Calgary infrastructure and services associated with the draft plan are addressed and policy controls are in place to resolve cross-boundary impacts. Given the number of concerns, The City requests that further collaborative administrative meetings occur prior to second reading, and that The County and City utilize the provisions outlined within IDP section 15.3 *Resolution of Intermunicipal Matters*.

The City offers the following general comments for your consideration.

1. Addressing impacts on Calgary infrastructure and services

The IGP states in policy 3.2.3 that “*All statutory plans shall: provide mitigation measures and policies to address identified adverse impacts on existing or planned regional infrastructure, regionally significant corridors, and community services and facilities.*” The County’s revision to the draft MDP has not sufficiently addressed potential detrimental impacts on Calgary’s regionally significant infrastructure, corridors and services.

We understand that ASPs and other planning tools can be utilized to further understand impacts to infrastructure; however, the draft MDP needs to include policies in that specifically call for ASPs to explore cost-sharing for services and to identify all off-site infrastructure upgrades. Currently, the MDP supports potential cost-sharing agreements only for libraries in section 3.10.1.g). The City would be supportive of proportionate cost-sharing, and strongly recommends the draft MDP strengthen high-level policies to support subsequent work in ASPs.

2. Identified Priority Growth Areas

The City would appreciate further clarity on The County’s approach to setting overall growth locations and on how the County intends that the priority growth will be sequenced. There are very few policies tying growth to servicing, or understanding that the cumulative impacts of this growth could have detrimental impacts to The City of Calgary. Without prioritization or growth management policies, the draft MDP could enable an overall dispersed pattern of growth to occur that is not aligned with the purpose, principles and policies of the IGP to promote the *efficient use of land*. Where does the County anticipate development will occur next?

At this time, the County’s response does not sufficiently address the impacts to the region. We request further details on the amount of growth that could be achieved through the total of all land uses in the draft MDP.

3. Source Water Protection

Thank you for being amenable to further discussions. The City continues to have significant concerns about several issues regarding source water protection:

- 1) Development approach of the County and the general vagueness of “*adaptable growth areas*” which appears to go against the intent of sustainable regional planning.
- 2) Continued disconnect between piped servicing, development and reliance on individual lot solutions to address water, wastewater and storm servicing.
- 3) The lack of policy on source water protection
- 4) It is in The City’s opinion that without baseline surface water quality data / conditions RVC cannot address the cumulative impacts the proposed (and existing) development will have on source water.

In our view, the draft MDP is not in alignment with the principles of the Interim Growth Plan as there could be large impacts on regional infrastructure, source water quality, and promotes inefficient use of land.

4. Calgary's IDP Growth Areas need protecting

The draft MDP would enable premature development and fragmentation of Calgary's IDP Growth Areas, which is a significant barrier to Calgary's approach to creating comprehensively planned urban communities that can be sufficiently serviced after annexation. It is very difficult to integrate new urban development on previously-developed annexed lands. This is not a sustainable approach to regional planning.

The draft MDP would consume half of Calgary's Industrial Growth Area and perforate two portions of our Residential Growth Area. Having development predetermine what is in place for us can make the lands less viable for future annexation to Calgary and could affect our 2006 Annexation Agreement. Maintaining the integrity of future annexation lands is important to The City; we have not supported past applications in Calgary's IDP Growth Areas because they impact the ability to accommodate future urban development.

While not in direct conflict with the IDP policies on Growth Areas, the draft MDP is inconsistent with the spirit and intent of the IDP because it does not align with the objectives to *recognize growth corridors for both municipalities*. At present, our municipalities have not agreed on an appropriate use of these lands.

5. Ensuring sufficient collaboration undertaken by the County to resolve cross-boundary issues

IGP policy 3.2.3 states that "*Municipalities should collaborate to coordinate planning for land-use, infrastructure, and service provision with other members, where appropriate.*" The County's revision to the draft MDP has not yet provided us with a sufficient opportunity to collaborate to coordinate our planning as potential cross-boundary impacts. We recognize the County is arranging a follow up meeting to address our responses, and we look forward to collaborating further.

In responding to The City's concerns regarding insufficient collaboration, County Administration compares The County's process as similar to others in the region. For a plan proposing significant shifts in direction, The City would have welcomed a *structured engagement process* to support collaboration. The County's past engagement on the previous County Plan provided this and it is a good example of the level of engagement that would have been needed to address concerns of this magnitude. Instead, The City first learned of the County's proposed direction through a circulation of the draft plan because no meeting was held at the plan development stage for The City's input at a critical milestone.

Thank you for the opportunity to review and comment on this draft plan. Detailed technical comments are provided in the attachment. The City maintains that development within the County's draft MDP

should not have a negative financial, social and environmental impact on Calgary. We have many more constructive comments that we would like to share with your staff. We look forward to our meeting on this very important plan. We remain committed to achieving a mutually beneficial solution and request that the draft MDP not be given second reading so that County can resolve the significant issues arising from the draft plan.

If you have any questions or concerns, please contact myself or Neil Younger, Senior Strategist, Intergovernmental & Corporate Strategy at: neil.younger@calgary.ca or 403.828.1647.

Sincerely,

Natalia Zoldak

Planner 2, Intergovernmental & Corporate Strategy
Deputy City Manager's Office | The City of Calgary
C: 403.828.4516 | E: Natalia.Zoldak@calgary.ca

cc: Neil Younger, Senior Strategist, The City of Calgary
Kelly Cote, ICS Manager, The City of Calgary
Matthew Atkinson, The City of Calgary

Attachment: Detailed Technical Comments

Detailed Technical Comments

1. PLANNING AND DEVELOPMENT COMMENTS, INTERMUNICIPAL COMMENTS

There are several areas in the document that continue to present issues for our intermunicipal coordination. The City would like to see these addressed.

- a) Figure 1: **Planning Framework Alignment** – while IDPs are subject to the CMRB Growth Plan Framework, the diagram shows it outside.
- b) Calgary Growth Areas. Figure 2: **Growth Concept Map** identifies Priority Growth Areas on lands identified in the IDP as Calgary Growth Areas. This is inconsistent with the IDP. *This issue has not been addressed, rather, the MDP continues to not be in alignment with previously approved higher order policy. The City requests further meetings to discuss this matter. Additional details are in the letter.*
- c) Figure 2: Growth Concept Map Identifying Priority Areas for Growth proposes a significant amount of residential and employment lands without prioritizing those lands or providing an understanding of the amount of growth contained within those areas. The plan states a 20-year time horizon, The City is requesting the geodemographic information that informed this map and how it is tied to population projections. *Without this information, it is difficult to understand how the region is intending to grow. Also, the amount of growth proposed is an important factor for ASPs to consider as full servicing is often tied to larger build out. This information should be provided and considered at the ASP stages of planning. This would allow the ASPs to understand timing for build out and impacts to offsite services*
- d) The City requests data be provided on amount of **population and jobs** that can be accommodated in the Growth Concept. *To be able to plan the region effectively and prioritize growth areas, data needs to be provided to outline the number of jobs and population that could be accommodated within the plan area. The expansion of residential and employment uses should be tied to growth projections.*
- e) The City recommends that growth areas be prioritized and growth management through policy or mapping to ensure appropriate levels of servicing can be provided. *The County states that ASPs will assess technical feasibility and servicing availability. However, further policies need to be drafted to ensure that ASPs consider the cumulative effects of development to offsite services and infrastructure and that cost sharing for these impacts are mitigated.*

- f) The City recommends that additional plans and studies should inform the MDP, most significantly additional transportation studies and the Bearspaw Task Force Trilateral Consensus Report. *These studies should be added to the list outlined in the MDP.*
- g) Section 2.3.1.h.i Establish density ranges and dwelling unit numbers that determine population on the basis of developable land. *The City recommends adding servicing and infrastructure considerations to this policy.*
- h) The draft MDP is silent on a number of areas including equity, Indigenous relations, future of mobility, and livability. The City recommends Rocky View County consider addressing these policy areas within the MDP. *Comment was not responded to at all.*
- i) **Planned and Future growth areas map.** Figure 3 identifies unplanned lands beyond North Springbank ASP as “Planned Areas”. In addition, plans under review are also identified as “Planned Areas” (Springbank, Janet, etc) but without specific guidance on how existing plans will proceed. Will it permit large future intensification? How are plans in process guided? *Comment was not responded to at all.*
- j) *The County outlines that ASPs will assess infrastructure and servicing impacts to Calgary. However, there is no policy contained within the plan indicating this. The City requests that policies stating the future ASPs will examine, in collaboration with other impacted municipalities, the cumulative effects of the proposed development on offsite infrastructure and services. ASPs should outline cost sharing policies for these services and infrastructure. Planning proposals will need to consider how adverse impacts may be resolved, or what steps will be taken at the ASP stage.*
- k) The City remains concerned about the remainder of the OMNI lands being shown and ask that the County consider the mediated settlement in its planning efforts. The City is also concerned about growth surrounding Omni as this could increase the level of impacts as those raised in the settlement. The City is unable to support boundary development until sufficient provisions are in place to address our concerns.
- l) Thank you for adding text regarding air quality and GHG emissions to the draft MDP in Section 3.5 (Environment).

2. TRANSPORTATION COMMENTS

The impacts on transportation infrastructure are not sufficiently addressed. The draft MDP needs further policy guidance for ASPs:

- As previously communicated, the full build out of these plan areas will mean there is a significant need for new or expanded major infrastructure. A significant amount of development is proposed to be located along Calgary's boundary where they are expected to impact Calgary's transportation system. The City is concerned with the resulting traffic impacts. Appropriate provisions are needed to support highway networks, and identify and mitigate downstream impacts. The Interim Growth Plan policy 3.5.1.1 c) outlines that impacts to regionally significant infrastructure must be identified and mitigated through the plans; this has not occurred to date.
- The draft MPD focuses development on our boundary and will increase the demand on City of Calgary's transit infrastructure, while not contributing to its maintenance or construction. Cumulative impacts of this development needs to be understood. The City would like to see the draft MDP address the cumulative impacts of the proposed growth on City infrastructure and services.

3. CALGARY TRANSIT

There is a need for greater mention on the future provision of transit, and clarity regarding the addition of transit policies. The proposed growth in Rocky View at the City boundary may result in increasing pressuring Calgary services such as transit.

General Comments:

1. The response package indicates RVC "added policies related to future provision of transit service." In reviewing the redline document, it is unclear where these new policies are. Please clarify.
2. CT strongly recommends including a short transit section to set high-level policies for future transit provision, especially given the extent of growth proposed in the MDP. While local plans can include area-specific details, late stage transit planning at the local plan level is difficult and results in costly retrofitting, inefficient operations, and missed opportunities, especially near intermunicipal boundaries.
 - The content of a transit section in the MDP should include priority areas for transit corridors, transit hubs, and direction for local area planning (i.e. local plans with a regional transit component should provide direct paths of travel for the transit service, and avoid having transit connections on a major deviation or discontinuous road networks).
3. The growth pattern proposed is unclear in terms of priority and identifies multiple areas near the Calgary City boundary for future growth. Non-contiguous growth patterns do not support

transit service. Clarity needed on sequencing of priority growth areas and the impacts of growth on transportation systems to holistically evaluate the impact to the City of Calgary growth and servicing.

4. WATER RESOURCES

Comments previously provided by Water Resources on November 20, 2020 have generally gone unaddressed and appear to be completely unacknowledged in the response from Rocky View County. The initial comments provided by Water are appended to this section.

Water Resources provides the following specific comments on the letter received from RVC (Dominic Kazmierczak) dated November 20, 2020:

Pg. 2: Identified Priority Growth Areas: General comment . . . The City would appear to be reluctant to support such a shift to a more sustainable development form that would result in benefits for both municipalities and achieve regional goals.

- The City would suggest this is a misleading statement; there appears to be very little in the MDP that indicates how RVC will achieve sustainable development in the absence of a strong policy framework to inform lower order plans. The MDP should provide a policy structure that is coordinated through realistic and serviceable growth areas that outline how water resources and the environment are protected.

*Pg. 2: Identified Priority Growth Areas: The City would suggest that there isn't a difference in rural and urban planning and the problem has been the 'flexibility' that RVC has in the MDP which does not lead to sustainable planning, particularly under a new regional plan. The City would suggest that *adaptable growth areas* go against the spirit of sound and sustainable regional planning.*

Pg. 2: Identified Priority Growth Areas: The County considers that the most appropriate place for detailed and accurate planning of population growth and the services required to support that population is at the ASP and future local plan level.

- The City would suggest that this approach does not lead to identified growth areas or contiguous development pattern. This statement is problematic as it does not allow for the organized and coordinated extension of services while going against the spirit of sound sustainable regional planning.

Pg. 3: Source Water Protection: MDP should reference the Bearspaw Tri-Lateral Consensus report and Glenbow Ranch mediated settlement in which the County must accept responsibility and mitigate any harm or detriment to the drinking water supply for 1.2 million people and not defer responsibility to AEP or developers. As the planning authority, RVC has an environmental stewardship responsibility they cannot download.

- The paragraph also refers strategies that rely on provincially approved servicing systems. In the absence of source water protection policy, The City would request RVC supply a map showing all septic systems and drain fields upstream of Calgary within the source water. The City would also

request clarity on RVC's tracking system, emergency response plan, or strategy to address system failures over time. It is suggested this would be a worthwhile exercise for RVC to consider (if not already done) outside of the MDP process.

In several comments, RVC suggests that they agree of the importance of Source Water protection. This commitment is not reflective in the MDP vision or policy statement. The City would suggest that in the absence of a commitment to continuous piped servicing system expansion the policies around source water need to be strengthened to ensure the continued protection of the source watershed. The addition of these policies should be supported by science to clearly articulate how development is not negatively impacting source water.

Updated MDP draft:

General:

RVC states in their response that they have made amendments to the MDP to include specific source water protection policies. Upon review additional policy statements have not been added except for an acknowledgement of source water protection in the *ecological feature description*.

- The City is requesting that specific 'shall' policy statements be added to the MDP to illustrate RVC's commitment to source water protection.

RVC uses the term *environmental features* and *ecologically sensitive areas* in the MDP, language which remains vague and lacks details on what they would consider *potentially important*. Response indicates that this was kept intentionally high level since studies would occur at the ASP or other planning stage. The City does not support this approach and would suggest the intent of the MDP is to set the direction for lower order planning documents achieved through the support of strong policy statements.

- The vagueness of the draft MDP is a concern. The City would suggest that it does not provide enough direction to inform lower order plans or result in an organized and contiguous growth pattern.
- 1.6.6: *Additional Plans and Studies informing the MDP* – The City would suggest the addition of a water / environmental protection plan be developed to help inform the MDP.
- 3.1.1a: *Financial Sustainability Policies - New development should shall be directed to areas with existing infrastructure, where feasible.*
- 3.5.5 – *Development in hazard areas*: It is unclear why RVC would entertain development in hazard areas?
- *Conceptual Scheme Requirements*: The City would request the addition of a requirement to conduct a cumulative effects assessment for development located within the source watershed – to ensure no decrease in water quality resulting from the proposed. City would suggest this as good practice at ASP level as well.

Appendix 1: Initial Comments Provided by Water Resources – unaddressed in RVC response letter**SECTION 1.6 PLANNING FRAMEWORK**

- There appears to be a major gap in aligning the policies of Area Structure Plans (and subsequent Conceptual Schemes and Master Site Development Plans) to the Land Use Bylaw (and subsequent Redesignations, Subdivisions and Development Permits). Based on Water Resources review of various land use and development applications, The City strongly recommends that this gap is addressed within Rocky View County's planning system in order to ensure orderly sustainable growth that aligns to its MDP. This planning framework gap should also be addressed in Section 1.6.5 – Implementation of Plans

SECTION 2.1 POPULATION AND HOUSING TRENDS**2.3 RESIDENTIAL GROWTH**

- (f): Primary Residential Areas should include some discussion on the types and levels of service that are required and if they will be provided by the County, private utility or via intermunicipal agreement.
- (h): stormwater management plans should be required in Hamlet developments because of potential downstream impacts to neighbouring municipalities;
- Section 2.3.3: comment: fragmented county development is a concern for The City of Calgary

2.5: HAMLET DEVELOPMENT

- Strongly that this section includes a discussion of the types and levels of services that are appropriate for this type of development pattern;
- A master site development plan should be required prior to development approvals in any hamlet, that includes servicing and an environment impact assessment
- Recommend that servicing agreements must be in place prior to development and land use approvals

SECTION 3.1: FINANCIAL SUSTAINABILITY

- Recommend a discussion of types of services provided and where intermunicipal services are required for different development types

3.1.1: FINANCIAL SUSTAINABILITY POLICIES

- Suggest adding the following language **in bold**:
 - "Prior to approving a development proposal, the County should ensure that **infrastructure servicing is in place and** that full cost recovery...."

3.3: NATURAL RESOURCE DEVELOPMENT**3.3.1: AGGREGATE DEVELOPMENT**

- suggest adding language requiring an environmental impact assessment as aggregate development has the potential to impact water resources in adjacent municipalities

3.5: ENVIRONMENT

- It is somewhat unclear what is fully captured in “environmental feature” beyond the examples that are provided. The draft MDP also indicated that environmental features are “potentially important” but does not indicate why these features are important in order to provide direction to assess for protection or impact mitigation. We suggest adding in additional details and explanation of these terms.
- Recommended that RVC incorporate Environmentally Sensitive Areas criteria and definition into the MDP in alignment with current direction of the CMRB. The stewardship of ESAs is essential to the long-term maintenance of ecosystem function and services within the region. If available, ESAs should be delineated on a map.

3.5.2 WATER

- There is a significant policy gap in this section regarding the protection of surface water quality and quantity and the need to protect drinking water sources for adjacent municipalities.
- Where does the MDP commit that the growth approved in the Growth Concept Areas will meet the necessary requirements to not degrade the watershed and, specifically, the water that flows to downstream users? This of keen interest to The City given the extensive growth identified in the Bow and Elbow source watersheds. The language on page 15 “Future development should avoid or mitigate impacts to these areas” would benefit from additional action items or stronger language to help communicate the importance of this. .
- A large future planning area is identified along Highway 8, in the Elbow source watershed. The text on page 15 indicates “these areas... will require ASPs or conceptual schemes to demonstrate how future growth is accommodated in a sustainable manner.” It is unclear what is meant by this statement.
- Population and economic growth within the region require a secure and safe water supply. Protection of watershed health and source water quality needs to be considered in concert with other planning outcomes. The Environmental Policy Area identifies a specific objective that “drinking water sources are protected” but does not include specific policies related to source water protection. Possible additions could include preserving lands critical to watershed protection and source water quality, safeguarding source water catchments, and incorporating source watershed overlays in land use planning decisions through intermunicipal coordination and the CMRB
- The Growth areas outlined in Figure 2 show a strong concentration of primary residential development taking place in the Bow and Elbow Watershed that raises concerns around the cumulative impacts of development in the Source Watershed. This section should include policy statements around how impacts on source water will be mitigated.

SECTION 3.6 UTILITY SERVICES

- Located on page 5 of the Draft MDP “....the provision of services to these areas can become a long-term burden on the County’s finances.” How will this be managed for water, wastewater and stormwater services? Page 10 lists all the ‘additional Plans’ but the list does not include A Master Plan for Water, Wastewater and Stormwater. This Plan would be valuable to the City to

further understand the County's approach to deliver efficient and sustainable servicing without detriment/degradation to the watershed.

- With the projected growth outlined in section 2.1, a long term serving plan would be important as the shift from country residential to mix residential development has different levels of service required. As septic fields and well water are not a sustainable servicing plan long term alternatives should be discussed.
- Located on page 48 Action 3.7 "Identify core County services". Additional details on what this could potentially include would be helpful.

3.6.3 WASTEWATER MANAGEMENT

- Please define *carrying capacity* for wastewater treatment systems and how that information will be shared with neighbouring municipalities that could be impacted by potential water quality degradation

3.6.4 STORMWATER MANAGEMENT

- Recommend adding a policy in this section that requires stormwater management plans and regulatory approvals from the Province to be circulated to adjacent municipalities if within 1 km of a shared boundary

SECTION 4.1 INTERGOVERNMENTAL RELATIONSHIPS

- This section should include a policy statement that speaks to promoting and fostering continued partnerships with regional municipalities to create and maintain an ecological network and coordinate on source water protection.

GENERAL COMMENTS:

- On page 18 of the Draft MDP indicates that new ASPs should 'address' 'utility connections'. Additional action items would be helpful to assist in long range planning for utility connections.
- Natural infrastructure (i.e. natural assets and engineered elements) provides important ecological services, and can include wetlands, trees, riparian areas and other open spaces. Integrating natural infrastructure into land use planning can help ensure conservation, support growth and maintain services such as water supply. City-wide policies could be expanded to include principles of natural infrastructure into land use and development decisions.

5. RECREATION CONSIDERATIONS AND IMPLICATIONS

Rocky View County's revised Municipal Development Plan (Dec 2020) does not provide additional clarification on the provision of recreation services and facilities within Rocky View County, and no recreation related policies have been added or edited in the draft. Additionally, most of Recreation's comments on the previous MDP draft remain unresolved.

The MDP proposes significant population growth (17,546 people by 2040) in areas adjacent to Calgary and provides very little direction on what recreation services or facilities will be added or expanded to support this growth. Without clear direction for the provision of recreation services within the MDP

there is concern that the lack of policies will result in uncoordinated regional recreation planning, and additional costs born by The City as more County residents visit City recreation facilities. There is a serious risk that existing and planned City recreation facilities will become overburdened by additional County residents, negatively impacting Calgary's ability to access facilities and programming that provide critical health and wellness benefits.

The County has addressed most of our previous draft MDP comments by stating that their Recreation Master Plan will provide recreation policy direction, but no details are provided on how the Master Plan will achieve this. Calgary Recreation has requested (through the County's Recreation Master Plan engagement process) a copy of the draft Recreation Master Plan. The Plan, however, has not been sent, and the Plan engagement materials reviewed by Recreation provide little detail or information about how the County plans to provide recreation services in growth areas. Without this additional information, it is challenging to conduct regional recreation planning, including the 2021 regional recreation study that is being undertaken by The City, County, and City of Chestermere. Receiving clarity on the County's recreation plans and policies is also important for planning Recreation capital projects.

Below is a summary of Calgary Recreation's responses to the revised draft MDP and the County's comments:

- Greater clarity is needed within the MDP on how the County's MDP, Recreation Master Plan, ASPs, and Local Plans interrelate to provide recreation planning direction, and whether the MDP's recreation policies will be updated or strengthened once the Recreation Master Plan has been approved by Council.
- As the MDP recreation policies (3.8.5 a-e) are so high-level, it is requested that the County provide information on how the Recreation Master Plan indeed addresses our previous comments, including:
 - It is assumed that under the Municipal Development Plan, Rocky View County will not be providing recreational facilities for residents. This can be anticipated to mean that residents will use facilities provided by adjacent municipalities such as Calgary, Cochrane, and Airdrie. What specific guidance does the Recreation Master Plan provide for future recreation cost sharing agreements with The City?
 - How Rocky View County plans on collaborating with The City and neighbouring municipalities for shared recreation services?
 - How the County – Calgary Regional Recreation Study and Options for Enhancing Regional Recreation document (that was prepared by the Recreation Servicing TAG and unanimously approved by the CMRB) have been incorporated into MDP and Recreation Master Plan?
 - What does the Recreation Master Plan say regarding the County's 'appropriate provision of facilities' in growth areas, and the specific prioritization and planned locations of those facilities?



November 20, 2020

City File: RV20-15

Attention: Dominic Kazmierczak

Planning and Development Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

SUBJECT: Rocky View County's Draft Municipal Development Plan (circulated October 21, 2020)

Dear Mr. Kazmierczak,

Thank you for your recent circulation of the draft Rocky View County Municipal Development Plan. The City of Calgary (The City) Administration has reviewed the draft plan in consideration of Rocky View County/City of Calgary Intermunicipal Development Plan ("IDP") and the Calgary Metropolitan Region Board Interim Growth Plan ("IGP").

The proposed draft of the Rocky View County (County) Municipal Development Plan (MDP) is a significant, new vision for the County. The draft plan marks a shift from focusing development into rural hamlets, to instead capturing a broad range of development opportunities; some of which are dependent upon infrastructure in the region, and also infrastructure, services, and labour from Calgary.

At this time, The City is not able to support the draft Municipal Development Plan (MDP) as currently presented, due to absence of intermunicipal consultation and significant transportation, servicing, source water, and stormwater impacts that could cause detriment to The City of Calgary. The City of Calgary requests that the MDP not be considered for approval until there is full understanding of the impacts on City infrastructure and services associated with the full build out, and that meaningful and robust policy controls are in place to ensure proper servicing. The City requests that the draft MDP be referred to the Rocky View-Calgary Intermunicipal Committee (IMC) in December for review in accordance with IDP section 15.3 *Resolution of Intermunicipal Matters*. It is our hope to resolve the significant issues arising from the draft plan and ensure that a mutually beneficial solution can be achieved.

In addition to the initial comments and questions provided in our preliminary response letter dated May 11, 2020, The City offers the following general comments for your consideration.

Summary

The draft MDP proposes a significant amount of “Priority Growth Areas” of residential and employment areas; increasing exurban growth surrounding Calgary. However, without identifying sufficient service provision and growth management mechanisms, we are concerned that the MDP policies will create planning uncertainty by enabling and increasing boundary development over the build-out of “*Hamlet Growth Areas*” and existing settlement areas. MGA provisions call for logical and orderly development; it is unknown where development will occur next.

Without a cost-sharing framework, we are concerned that unfunded infrastructure upgrades and servicing costs associated with County development will instead be born by The City and will continue the pattern of inadvertent subsidization of services provided to RVC residents and businesses. It is inequitable for County development to utilize Calgary’s tax-supported infrastructure and services and not contribute equitably to Calgary which makes those opportunities possible. Also, without sufficient source water protection, future residential growth may impact drinking water sources in the Bearspaw and Glenmore Reservoirs.

The draft MDP also proposes to plan out half of Calgary’s Industrial Growth Area and a portion of our Residential Growth Area long identified in our Intermunicipal Development Plan. These areas are intended to be considered for future annexation to Calgary.

As a general principal, development within the County Plan should not have a negative financial, social or environmental impact on Calgary. We have many specific, constructive comments that we would like to share with your staff. We hope for further opportunities to work together on this very important plan.

1. Intermunicipal Engagement

On February 10, 2020, RVC met with City Administration to introduce the MDP project and the approach to the analysis. In response to many unknowns at that time, Calgary Administration’s preliminary comment letter from May 11, 2020 requested “*further engagement to address our questions and concerns...*”. Our ask was “*that the process provide for sufficient time to undertake deliberative dialogue, particularly at key milestones*” and that “*we would like to discuss ways to ensure that the policy framework that does not result in proposed development negatively impacting Calgary’s infrastructure and services.*”

The County’s introductory meeting held in February was the only meeting and occurred prior to the development of the growth concept. The City first learned of the proposed concept through the circulation of the draft plan. Calgary Administration have not been sufficiently engaged or contacted to this date. It is our request that the item be referred to the upcoming Intermunicipal Committee so that a path to mutually beneficial solution can be identified.

2. Growth Management

The RVC draft MDP provides very few tools or policies to manage growth. The plan outlines that a “suitability analysis” was used to identify growth priority areas. The plan states that “*The suitability analysis used spatial data to identify landscapes that may not be appropriate (e.g. wildlife corridors, wetlands, agricultural lands), and factors that would increase the suitability of an area for additional development (e.g. access to existing transportation infrastructure and servicing).*” The suitability analysis did not factor social or economic conditions that would further delineate appropriate growth priority areas.

The draft plan outlines that the growth and development for the next 20 years will be guided by the Growth Concept. There seems to be a lack of prioritization of the growth through the Growth Concept and no population forecasts associated with the concept were provided. The plan speaks to accommodating 60,000 people by 2040 but does not address whether the lands within the growth concept accommodate this or more population.

As growth management is closely related to service provision, allowing such large amounts of land to grow with very few policies tying growth to servicing or understanding the cumulative impacts of this growth could have detrimental impacts to The City of Calgary.

3. **Omni ASP and surrounding area.** The draft MDP proposes an “*Employment Area*” beyond the approved geography for Omni ASP. This is inconsistent with the MGB Board Order remedy of a reduced plan area (MGB 068/18). The draft plan lacks sufficient provisions to require upgrades to the transportation infrastructure within Calgary. We see this as a significant concern because as the order states “*there are few or no plans in place for any of these improvements, and no identified sources of funding to pay for them.*” It is premature to plan the entirety of Omni ASP and the adjacent lands, located along Calgary’s northeast boundary, as a priority “*Employment Area*” until an agreement can be reached to ensure servicing costs associated with County development are covered.

4. Alignment to the Intermunicipal Development Plan (IDP)

The County’s draft MDP proposes “*Employment Areas*” within lands long identified as a *City of Calgary Growth Areas* under the policies of our mutually agreed to IDP. We are concerned this will prejudice Calgary’s future Residential and Industrial Growth Areas. The draft Municipal Development Plan is not in alignment with the intent and objectives of the IDP. For example, Section 8.0 Growth Corridors/Areas and Annexation of the IDP outlines that an objective of the plan is recognize growth corridors for both municipalities. The draft MDP must be revised to be consistent with the IDP as outlined in section 632 (4) of the Municipal Government Act.

5. Alignment to the Interim Growth Plan (IGP)

IGP Section 3.2.2 outlines that municipalities should collaborate to coordinate planning for land-use, infrastructure, and service provision with other municipalities, where appropriate. Rocky View County did not engage in a structured engagement process with The City of Calgary throughout the creation of this significant plan.

In our view, the draft MDP is not in alignment with the principles of the Interim Growth Plan as it has large impacts on regional infrastructure, source water quality, and promotes inefficient use of land. Existing regional infrastructure, including water treatments plants, are shown in IGP Schedule 5: Transmission Corridors – Water. IGP Section 3.5.2.1 c. calls for the provision of *“mitigation measures and policies to address identified/ potential adverse impacts on regionally significant transmission corridor rights-of-way or related infrastructure.”* The proposed growth concept may have large impacts on the source water quality for both the Bearspaw and Glenmore Reservoirs.

6. Sourcewater Protection

A strong concentration of primary residential development is proposed to take place in the Bow and Elbow Watersheds which raises concerns around the cumulative impacts of development in the Source Watershed. The draft MDP should include policy statements around how impacts on source water will be mitigated. At present, there is a significant policy gap with regards to the protection of surface water quality and quantity and the need to protect drinking water sources for adjacent municipalities. No specific policies are identified beyond the objective that “drinking water sources are protected” (p.34). The MDP should demonstrate greater commitment to source water protection by strengthening the language, adding action items and protecting the upland geography of the reservoir.

There is presently an inconsistency in the planning approach taken to stepping development back from the Bearspaw Reservoir: while the Glenbow Ranch ASP area proposes development to occur approximately one kilometre away, the MDP does not propose any mitigation measures along the southern side of this regionally significant infrastructure. The MDP could further demonstrate commitment by drawing from the Glenbow Ranch Mediated Agreement which recognized *“the Bearspaw Reservoir as source water for drinking water utilities”*.

The draft MDP proposes a western *“Employment Area”* along HWY 1 at HWY 22, where the Springbank Off-Stream Reservoir project (SR-1) is planned to be located. It is unclear how the plan will impact this critical piece of infrastructure for the City and the region, which is needed to mitigate flood events. The City requests that the draft MDP include policy statements to acknowledge SR-1, and policies to ensure there is no negative impacts on SR1 resulting from planning development in this area.

7. Impacts to transportation infrastructure

The draft MDP appears to focus on auto-dependent growth and has the potential for detrimental impacts on Calgary’s infrastructure and growth potential in our developing areas. MDP

transportation policies should include specific policies on transit for supporting proposed long-term growth in the County (including potential County provided transit, CMRB regional transit and or private transit provision). Given the significant changes proposed, it would be more effective for the draft MDP to follow the approval of the CMRB Regional Growth Plan to ensure County growth aligns with regional growth priorities. These include regional transit and more compact development within the County and overall region.

The City maintains that development within the County's draft MDP should not have a negative financial, social and environmental impact on Calgary. Due to the potential for detrimental impacts and due to an absence of engagement with The City of Calgary, we are unable to support the Municipal Development Plan and how it proposes to implement the vast areas of priority growth. Calgary Administration request that the draft MDP be referred to the upcoming Rocky View-Calgary Intermunicipal Committee in December for discussion so that our municipalities can achieve a mutually beneficial solution.

Thank you for the opportunity to review and comment on this draft plan. Detailed technical comments are provided in the attachment.

If you have any questions or concerns, please contact Neil Younger, Senior Strategist, Intergovernmental & Corporate Strategy at: neil.younger@calgary.ca or 403.828.1647.

Sincerely,

Kelly

Kelly Cote RPP, MCIP
Manager
Intergovernmental & Corporate Strategy
Deputy City Manager's Office
The City of Calgary
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cc: Neil Younger, Senior Strategist, The City of Calgary

Attachment: Detailed Technical Comments

Detailed Technical Comments

1. PLANNING AND DEVELOPMENT COMMENTS, INTERMUNICIPAL COMMENTS

There are a number of areas in the document that present significant issues for our intermunicipal coordination; Municipal Administrations need to work on these areas. For example...

- a) Figure 1: **Planning Framework Alignment** – Intermunicipal Development Plans should be below CMRB Growth Plan and above the MDP. The figure shows IDPs outside of the CMRB Growth Plan Framework which it is a statutory plan and subject to it. Also, the figure does not provide an understanding that an MDP is subordinate to IDPs.
- b) Figure 2: **Growth Concept Map** identifying Priority Areas for Growth proposes “*Employment Areas*” within Calgary’s residential and industrial Growth Areas long identified in the IDP. The proposed land use is inconsistent with the IDP. The City has not been engaged in planning these areas and does not support these areas being priority growth areas for Rocky View County.
- c) P.47, Section 4.1.3 Annexation. “*Policy e) New or amended Intermunicipal development plans should reflect the goals and policies of the MDP.*” Our MDPs are an important input but are subject to IDPs; we believe the appropriate basis for IDPs is mutual interest and cooperation. As such we cannot support this policy as our future growth areas are impacted by this MDP, which is inconsistent with our IDP. Intermunicipal discussion is required.
- d) P.21, Section 2.4.1 Employment Areas. A statement lists characteristics of Employment Areas in *Figure 2* as being “Regulated by existing statutory policy, and/or identified in annexation agreements.” Please note that our annexation agreement was an important document to identify growth areas that were jointly agreed to by our municipalities, and to inform the 2012 Intermunicipal Development Plan approved by both Councils. The City of Calgary does not consider Calgary’s Growth Areas to be Rocky View County’s Employment Areas. We call on the County to recognize and respect the Growth Corridors founded through our mutual annexation agreement and identified in our statutory Intermunicipal Development Plan.
- e) The City requests data be provided on amount of population and jobs that can be accommodated in the Growth Concept.
- f) The City recommends that growth areas be prioritized and growth management through policy or mapping to ensure appropriate levels of servicing can be provided.

- g) The City recommends that additional plans and studies should inform the MDP, most significantly additional transportation studies and the Bearspaw Task Force Trilateral Consensus Report.
- h) Figure 2: Growth Concept Map Identifying Priority Areas for Growth proposes a significant amount of residential and employment lands without prioritizing those lands or providing an understanding of the amount of growth contained within those areas. The plan states a 20-year time horizon, The City is requesting the geodemographic information that informed this map and how it is tied to population projections.
- i) Section 2.3.1.h.i outlines that maximum densities should be established in ASPs. The City would encourage minimum densities be stated in order to facilitate the growth that provides for more efficient use of land.
- j) The City recommends that Section 2.4.1 Employment Areas outline policy for the provision of transit for employment areas.
- k) Section 3.1 Financial Sustainability outlines that careful management of growth and development is necessary and a desired assessment split ratio. These policies are not supported throughout the document and within the Growth Concept. There is no prioritization of growth or growth management policies outside of servicing. It is recommended that the plan prioritize growth areas or provide further growth management policies.
- l) The draft MDP is silent on a number of areas including equity, Indigenous relations, future of mobility, livability and quality of life. The City recommends Rocky View County consider addressing these policy areas within the MDP.
- m) **Planned and Future growth areas map.** Figure 3 identifies unplanned lands beyond North Springbank ASP as "*Planned Areas*". In addition, plans under review are also identified as "*Planned Areas*" (Springbank, Janet, etc) but without specific guidance on how existing plans will proceed. Will it permit large future intensification? How are plans in process guided?
- n) Future Planning Areas. "*Future Planning Areas*" approvals should occur following approval of the CMRB Regional Growth Plan.

2. TRANSPORTATION COMMENTS

- a) Major concentrations of auto-dependent development is proposed to be located adjacent to Calgary, which would require a significant need for new or expanded major infrastructure. The City is concerned that this pattern of development will create excessive traffic volumes that could impact Calgary's transportation system, for example, our arterials and connections to Stoney Trail and our developing areas.

- We ask that the draft MDP acknowledge the need to work with Calgary to identify and address infrastructure impacts, and that participation in cost-sharing agreements may be required.
- b) Without an identified transit solution or other modes of transportation, the impact of single occupancy vehicle travel is expected to be felt on city networks.
- c) Approval of the MDP should occur following approval of the CMRB Regional Growth Plan to ensure County growth aligns with Regional growth priorities. These include regional transit and more compact development within the County and overall region.

3. CALGARY TRANSIT

Please find below comments from Calgary Transit on the Rocky View County MDP. CT's main comments are in relation to the need for greater mention and clarity around transit. Additionally, growth in Rocky View at the City boundary may affect Calgary's ability to develop, with the resulting impact and expectations pressuring Calgary services such as transit.

General Comments:

1. Recommend that a transit section be included similar to the airport/railway section. The content of the section would be indicating priority areas for transit growth corridors, and direction for local area planning (i.e. local area plans which include a regional transit component should provide direct paths of travel available to the transit service, avoid having your transit connection on a major deviation, or having discontinuous road networks that are difficult to connect in a line for a transit service).
2. Regional transit connections should be encouraged where demand exists. Recommend RVC and hamlet administrative authorities consult with Calgary Transit on the planning of such services.
3. Growth areas in an intermunicipal interface area between RVC and Calgary should be planned to include future transit services with minimal retrofitting required.
4. Railway planning is encouraged to consider planning for potential railway expansion in addition to the repurposing of unused lines. Existing rail ROWs may be expanded in the future if needed for capacity purposes, particularly for regional or intercity passenger rail, but potentially also for freight.
5. Suggest adding policies that mention pedestrian and active mode corridors and pathways should connect to transit.
6. Suggest adding section or policies on air quality and GHG emissions, similar to how the plan already mentions water quality. Note that transit can play a beneficial role in maintaining and improving air quality.

Section Specific Comments:

1. **2.3.1(b):** This policy appears to conflict with policies for growth areas and the preferred growth scenario (CMRB), which directs growth into defined transit-supportive corridors.
2. **2.3.1(h)(vi):** We appreciate that new ASPs should address regional transit connections. It would be good to see this indicated on the ASPs we've recently reviewed (i.e. Springbank).

3. **2.3.2:** Suggest adding language that new ASPs for Country Residential should be discouraged in or adjacent to identified growth corridors. This is especially important once the Growth Plan is adopted and TOD corridors are identified.
4. **2.4.1:** Suggest adding policy about 'provision for regional transit connections,' as employment areas are likely to draw employees from the region, of which many rely on transit to get to work. Access to transit on the residential side is great, but if it doesn't connect to the destination then value is diminished.
5. **2.5.2:** Suggest adding a policy mentioning transit connections, similar to what is already included in the Primary Residential Areas and Hamlet Growth Areas sections. This could be a less-binding 'may' policy since Small Hamlets likely have less need for transit than other growth areas, but transit should be mentioned and included as a possibility.
6. **3.2 Transportation, introductory paragraph:** Suggest mentioning that transit can help alleviate pressures on the transportation system.
7. **3.2.1 (e):** Suggest explicitly mention transit should be included in the RVC Transportation Model to create a more accurate representation of trips in the County.

4. WATER RESOURCES

Water Resources provides the following comments on the draft Municipal Development Plan (MDP).

SECTION 1.6 PLANNING FRAMEWORK

- There appears to be a major gap in aligning the policies of Area Structure Plans (and subsequent Conceptual Schemes and Master Site Development Plans) to the Land Use Bylaw (and subsequent Redesignations, Subdivisions and Development Permits). Based on Water Resources review of various land use and development applications, The City strongly recommends that this gap is addressed within Rocky View County's planning system in order to ensure orderly sustainable growth that aligns to its MDP. This planning framework gap should also be addressed in Section 1.6.5 – Implementation of Plans

SECTION 2.1 POPULATION AND HOUSING TRENDS

2.3 RESIDENTIAL GROWTH

- (f): Primary Residential Areas should include some discussion on the types and levels of service that are required and if they will be provided by the County, private utility or via intermunicipal agreement.
- (h): stormwater management plans should be required in Hamlet developments because of potential downstream impacts to neighbouring municipalities;
- Section 2.3.3: comment: fragmented county development is a concern for The City of Calgary

2.5: HAMLET DEVELOPMENT

- This section is encouraged to include a discussion of the types and levels of services that are appropriate for this type of development pattern;
- A master site development plan should be required prior to development approvals in any hamlet, that includes servicing and an environment impact assessment
- Recommend that servicing agreements must be in place prior to development and land use approvals

SECTION 3.1: FINANCIAL SUSTAINABILITY

- Recommend a discussion of types of services provided and where intermunicipal services are required for different development types

3.1.1: FINANCIAL SUSTAINABILITY POLICIES

- Suggest adding the following language in **bold**:
 - “Prior to approving a development proposal, the County should ensure that **infrastructure servicing has been identified and planned for and that full cost recovery....**”

3.3: NATURAL RESOURCE DEVELOPMENT*3.3.1: AGGREGATE DEVELOPMENT*

- suggest adding language requiring an environmental impact assessment as aggregate development has the potential to impact water resources in adjacent municipalities

3.5: ENVIRONMENT

- It is somewhat unclear what is fully captured in “environmental feature” beyond the examples that are provided. The draft MDP also indicated that environmental features are “potentially important” but does not indicate why these features are important in order to provide direction to assess for protection or impact mitigation. We suggest adding in additional details and explanation of these terms.
- Recommended that RVC incorporate Environmentally Sensitive Areas criteria and definition into the MDP in alignment with current direction of the CMRB. The stewardship of ESAs is essential to the long-term maintenance of ecosystem function and services within the region. If available, ESAs should be delineated on a map.

3.5.2 WATER

- There is a significant policy gap in this section regarding the protection of surface water quality and quantity and the need to protect drinking water sources for adjacent municipalities.
- Where does the MDP commit that the growth approved in the Growth Concept Areas will meet the necessary requirements to not degrade the watershed and, specifically, the water that flows to downstream users? This of keen interest to The City given the extensive growth identified in the Bow and Elbow source watersheds. The language on page 15 “Future development should avoid or mitigate impacts to these areas” would benefit from additional action items or stronger language to help communicate the importance of this.
- A large future planning area is identified along Highway 8, in the Elbow source watershed. The text on page 15 indicates “these areas... will require ASPs or conceptual schemes to demonstrate how future growth is accommodated in a sustainable manner.” It is unclear what is meant by this statement. Specific policy language would be helpful.
- Population and economic growth within the region require a secure and safe water supply. Protection of watershed health and source water quality needs to be considered in concert with other planning outcomes. The Environmental Policy Area identifies a specific objective that “drinking water sources are protected” but does not include specific policies related to source water protection. Possible additions could include preserving lands critical to watershed protection and source water quality, safeguarding source water catchments, and incorporating

source watershed overlays in land use planning decisions through intermunicipal coordination and the CMRB

- The Growth areas outlined in Figure 2 show a strong concentration of primarily residential development taking place in the Bow and Elbow Watershed that raises concerns around the cumulative impacts of development in the Source Watershed. This section should include policy statements around how impacts on source water will be mitigated.

SECTION 3.6 UTILITY SERVICES

- Located on page 5 of the Draft MDP “....the provision of services to these areas can become a long-term burden on the County’s finances.” How will this be managed for water, wastewater and stormwater services? Page 10 lists all the ‘additional Plans’ but the list does not include A Master Plan for Water, Wastewater and Stormwater. This Plan would be valuable to the City to further understand the County’s approach to deliver efficient and sustainable servicing without detriment/degradation to the watershed.
- With the projected growth outlined in section 2.1, a long term serving plan would be important as the shift from country residential to mix residential development as different levels of service will be required. As septic fields and well water are not a sustainable, servicing plan long term alternatives should be discussed.
- Located on page 48 Action 3.7 “Identify core County services”. Additional details on what this could potentially include would be helpful.

3.6.3 WASTEWATER MANAGEMENT

- Please define *carrying capacity* for wastewater treatment systems and how that information will be shared with neighbouring municipalities that could be impacted by potential water quality degradation

3.6.4 STORMWATER MANAGEMENT

- Recommend adding a policy in this section that requires stormwater management plans and regulatory approvals from the Province to be circulated to adjacent municipalities if within 1 km of a shared boundary

SECTION 4.1 INTERGOVERNMENTAL RELATIONSHIPS

- This section should include a policy statement that speaks to promoting and fostering continued partnerships with regional municipalities to create and maintain an ecological network and coordinate on source water protection.

GENERAL COMMENTS:

- On page 18 of the Draft MDP indicates that new ASPs should ‘address’ ‘utility connections’. Additional action items would be helpful to assist in long range planning for utility connections.
- Natural infrastructure (i.e. natural assets and engineered elements) provides important ecological services, and can include wetlands, trees, riparian areas and other open spaces. Integrating natural infrastructure into land use planning can help ensure conservation, support growth and maintain services such as water supply. County-wide policies could be expanded to include principles of natural infrastructure into land use and development decisions.

5. ECOLOGICAL FEATURES

- a) Section 3.5.1 Growth Management is very limited to ecological features. The City recommends that a Growth Management section be drafted that aids in promoting efficient use of land and regional infrastructure.
- b) The IDP states that both municipalities should implement ER setback guidelines to protect riparian areas and water quality. The draft MDP should contain policies about ER setbacks.

6. RECREATION CONSIDERATIONS AND IMPLICATIONS

SUMMARY

- The MDP continues to direct County population growth to areas adjacent to, or in close proximity to Calgary, and provides little to no direction on what recreation services or facilities will be in place to support this growth.
- As noted in the Draft Regional Recreation Study (2020), there is a need for recreation services cost-sharing as it is recognized RVC residents utilize City recreation facilities.
- The majority of the County's growth areas are located west/northwest of Calgary. As a result, City facilities in west and northwest Calgary will likely see the greatest increase in pressure from RVC population growth.
- The County has indicated, through policy, that they will collaborate with the City on regional recreation decision-making.
- Recognizing that intermunicipal collaboration is a provincial priority and a priority for all municipalities within the CMR, there is a need for additional details on how RVC plans to coordinate recreation service delivery with municipalities to promote sustainability, economic and community well-being.

SPECIFIC COMMENTS

GUIDING PRINCIPLES – COMMUNITY DEVELOPMENT

- In the MDP, Rocky View County has said it will build resilient communities and welcoming neighbourhoods through greater access to recreation amenities, valued gathering spaces and creative design (1.3). No specific information, however, is provided regarding the current approach being used to address the recreation needs of residents through agreements with surrounding municipalities (including Airdrie, Chestermere and Cochrane, not including Calgary) and the tools being considered to achieve their vision moving forward (e.g. cost sharing, levies, Intermunicipal Collaboration Frameworks)

REGIONAL PLANS: CALGARY METROPOLITAN REGIONAL BOARD GROWTH PLAN (1.6.2)

- The MDP identifies that RVC will work in the spirit of collaboration with regional partners... to find mutually beneficial solutions to planning and development challenges... (Guiding Principle 6). However, more details are needed within the Intergovernmental Relationships section (4.1) on the approach envisioned. Specifically with respect to the CMRB Regulation AR190/2017. It sets out the objectives for the CMRB Servicing Plan, which includes facilitating the orderly, economical and environmentally responsible growth in the region. The CMRB has identified recreation as a key area for collaboration on service provision. There is no specific direction on how the Options for Enhancing Regional Recreation document, that was prepared by the

Recreation Servicing TAG and unanimously approved by the CMRB, will be applied. For example, the following does not appear to be incorporated into the MDP:

Regional Recreation Definition

- A regional recreation facility, space, program or service has a realistic potential of use by, and broader benefits to, residents from outside the municipal boundaries in which it is provided.

Vision

- Municipalities enhance coordination, optimize public investment, and leverage resources from within and outside the region to support regional recreation facilities, programs and services. These regional recreation assets and services enhance coordination, optimize public investment, and leverage resources from within and outside the region.

STATUTORY PLANS: INTERMUNICIPAL DEVELOPMENT PLANS (1.6.3)

- No specific direction is provided on coordinating planning for land-use, infrastructure, and service provision to ensure “Both municipalities are committed to working together to achieve coordination wherever possible so that the effect that we have on one another and our residents is positive” (IDP). In particular with respect to:
 - Explore the feasibility of developing overall intermunicipal recreation master plan (IDP 9.1.1 (d))
 - Cooperate in the exploration of cost-effective ways of delivering recreational services that benefit both municipalities (IDP 9.1.1 (f))

GROWTH AREAS (2.2)

- Provision of recreational, community, social and cultural facilities or amenities will be necessary to support the anticipated population growth of 17,576 by 2040. Specific direction on how the needs will be identified and met is not provided to help guide ASP land use planning, and service delivery decisions and proactively address the risk of Rocky View residents being reliant upon services provided within The City of Calgary.
- Residential land uses are the primary form of development in Rocky View County. The focus on residential development without specific policies that guide the provision of recreational, community, social and cultural facilities within Rocky View County will be detrimental to The City of Calgary without commensurate increase in compensation by the County to The City of Calgary.
- Existing Area Structure Plan areas or Conceptual Scheme areas have been re-designated as priority growth areas. Most of these areas are adjacent to Calgary (e.g. Bearspaw, Balzac West, Elbow Valley). They have remaining development capacity and will continue to grow.
- A new residential growth area, Elbow Valley (West), has been added. This area is located southwest of Calgary along Highway 8.
- As most of the County’s population growth is planned to be near Calgary, City recreation facilities in close proximity to RVC and near major highways will likely see increased pressure from County residents (e.g. Rocky Ridge YMCA, Village Square Leisure Centre).

- Policies identify that recreation uses should be located in Hamlets, Primary Residential Areas, or Employment (2.6.1 a), but can be located elsewhere (2.6.1 c). No specific direction, however, is given to where, or how many recreation facilities are planned to support additional population growth.
- Policies indicate that recreation investments will be prioritized based on population density and resident need (3.8.5 b), and the County will collaborate with neighbouring municipalities for regional recreation decision-making (3.8.5 e). More details are required on what the decision making process will entail.

GROWTH CONCEPT MAP (FIG. 2)

- In addition to the provincial parks, existing and planned regional recreation facilities and amenities (as defined above) (e.g. Springbank Park for all Seasons, regional pathways respectively) should be included within the Growth Concept Map or additional Community Services Map so that regional recreation services gaps are illustrated.

POLICY DIRECTION

- Policies identify that recreation uses should be located in Hamlets, Primary Residential Areas, or Employment (2.6.1 a), but can be located elsewhere (2.6.1 c). No specific direction, however, is given to where, or how many recreation facilities are planned to support additional population growth.

PERFORMANCE MEASURES (TABLE 03)

- An increase in the number of facility operations cost sharing agreements is identified as an MDP performance measure. However, no enabling or supporting is policy is included that addresses recreation facility cost sharing agreements.

Recreation	Number of facility operations cost sharing agreements	Increase
	Number of operational and capital grants to non-profits	Increase
	Number of Recreation Master Plan partnership recommendations implemented	Increase

CONCEPTUAL SCHEME REQUIREMENTS (APPENDIX C)

A community needs assessment should be included as a requirement for Conceptual Schemes and ASPs to ensure the “appropriate provision of municipal infrastructure and community services. Satisfying these aspirations will involve the assessment of community needs across the County, partnerships with community stakeholders and service providers, recruitment of regional institutions, public consultation, and allocation of land and resources.” (3).

City of Chestermere
Community Growth & Infrastructure
 105 Marina Road Chestermere, Alberta T1X 1V7
 Telephone: (403) 207-7075 Fax: (403) 207-2817

November 23, 2020

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

Attention: Dominic Kazmierczak, Supervisor Planning (Policy)

**RE: PROPOSED ROCKY VIEW COUNTY MUNICIPAL DEVELOPMENT PLAN
 (COUNTY PLAN)**

Dominic,

Thank you for the opportunity to comment on the proposed County Plan. We recognize that it is a high-level document that will guide development in the County and commend you for the time and effort spent in its creation. Please find our comments below on some of the policies:

Section 3.2.1 Transportation Planning and Development

b) Partner with other municipalities and developers to co-ordinate transportation improvements and the expansion of transportation infrastructure.

c) Transportation network development shall be based on existing development, future growth areas, area structure plans, and interconnectivity with adjacent municipalities.

As per the statements above, we look forward to opportunities in the future to collaborate on issues of mutual interest. In particular, a discussion on the priority growth areas in Janet and Conrich, which extend along Chestermere's north and south boundaries. There is the potential that Chestermere streets could be used as connections between Rocky View County residential and employment areas. Please take into consideration the Calgary/Chestermere Intermunicipal Development Plan has identified Range Road 284 as an interface street and Section 4.1 Interface Street Classification and Character states the following:

1. *The Interface Street should have a unique functional classification to enable the vision, core ideas, intents and policies of The Plan. The Interface Street will become a modified street classification that will reflect standards in Chestermere and Calgary.*

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2. *The Plan Area shall be integrated with regional and local transportation networks.*
3. *The Plan Area should allow for access to the Local Street Network using all travel modes.*
4. *Direct, comfortable and safe pedestrian, cyclist, transit and motor vehicle travel along and across the Plan Area shall be provided.*
5. *The Interface Street should provide for movement of people and goods throughout the Plan Area.*
6. *The Interface Street should accommodate a design speed of 60 km per hour.*

3.4.3 Confined Feeding Operations

b) A confined feeding operation, including its minimum distance of separation, should not be located within the boundary or notification zone of an intermunicipal development plan, statutory planning area, hamlet, residential area, institutional use, or federal, provincial, or municipal park or recreation area.

Since the City of Chestermere does not have an Intermunicipal Development Plan with Rocky View County, please consider firmer policy language to ensure that confined feeding operations are at a distance of separation from municipal neighbours.

3.8.1 Park Development, Connectivity, and Maintenance

b) Partner and collaborate with adjacent municipalities, the Province, school divisions, conservation agencies, community groups, developers, and other organizations to develop and maintain the parks and open space system, pathways and trails network, and associated amenities.

We appreciate the willingness to partner and collaborate with adjacent municipalities and look forward to continue our discussions on planning for regional recreation.

We look forward continue and strengthen our positive working relationship with Rocky View County. Please do not hesitate to contact me if you have any further questions or concerns regarding these comments at (403) 207-7112.

Sincerely,

Benazir Thaha Valencia
 Senior Planner, Community Growth & Infrastructure
 City of Chestermere
bthaha@chestermere.ca

Comment #	Town of Cochrane Comments	Rocky View County Response
1	<p>Cochrane has a unique identity with rural character and the gateways into our community are important to maintain this identity and significance within the region. These gateways are identified as Highway 22 north and south of the Town as well as Highway 1A east and west of the town. An important piece of the Cochrane Community Vision is that "The Town will collaborate with our neighbours to ensure development within this area reinforces the rural character of these lands."</p> <p>The lands to the north and east are identified as future residential growth areas in the County's draft MOP, which has the potential to affect the rural character and identity of the area and the gateways surrounding the Town of Cochrane. The Town asks that these gateways receive more attention and consideration as they are very significant to the Town, Rocky View County and identity of the region.</p>	<p>Rocky View County remains committed to intermunicipal collaboration with the Town of Cochrane, and believes that these concerns are best addressed at the ASP stage. The County is currently reviewing the Bearspaw ASP and has been receptive to the Town's concerns regarding development adjacent to the 1A leading into Cochrane from the east.</p> <p>To further address these concerns, Rocky View County has also revised 2.3.1 c) to the following:</p> <p>Development within Primary Residential areas shall be in accordance with applicable IDPs, area structure plans, and/or conceptual schemes.</p> <p>The Town believes ensuring the rural character and identity being reinforced within gateways into Cochrane is something that is beneficial to Cochrane, RVC and the region. We do not feel the proposed policy amendment captures/reflects the importance of these areas nor provides the specific direction needed to ensure they are recognized and acknowledged at ASP and/or conceptual scheme development stage. The Town requests these important gateways are reflected in the MDP.</p>
2	<p>The MOP Project Stages state that Stage 4 of Drafting the MOP conducted in the Winter- Spring of 2020 included the opportunity for neighbouring municipalities and regional partners to review and comment on the draft MOP. We do not seem to have record of this occurring. Also, other phases of engagement were detailed on the project website, we are wondering about the feedback received regionally for this plan. If so, is this something that can be shared?</p>	<p>Rocky View County has prepared public feedback reports for each phase of the project that can be found on the project website at www.rockyview.ca/MDP. The County also remains committed to ongoing intermunicipal collaboration and engagement on the proposed MDP, including earlier meetings with Town of Cochrane personnel and this draft MDP review.</p>
3	<p>The Town of Cochrane understands and appreciates the Vision and Guiding Principles outlined in the draft Plan, particularly Guiding Principle 6- Partnerships. The Town values our relationship with Rocky View County and looks forward to working together collaboratively to find mutually beneficial solutions to planning and development challenges as stated in the Plan.</p>	<p>Noted.</p>
4	<p>The draft MOP includes a number of proposed residential and employment growth areas. It is understood a development suitability analysis, utilizing factors such as access to existing transportation infrastructure and servicing, was used to identify the proposed growth areas. This has resulted in the Primary Residential priority growth areas being located primarily west of the City of Calgary, including the northern and eastern boundaries of the Town of Cochrane, and the proposed Employment Areas being located on the east side of the City of Calgary. Since the adoption of the current County MOP in 2013 roughly 5,000 new residents have moved to Rocky View County. The majority of these residents located in the hamlets of Langdon and Conrich, with Langdon being in the top two residential population growth areas in the County since 1996. Section 2.5 Hamlet Development states hamlets are home to the majority of County residents and should be the priority for residential development over the next 20 years. Should this be the case, why does the Primary Residential Priority Growth Area expand well beyond the hamlet boundaries west of the City of Calgary?</p>	<p>The Primary Residential Priority Growth Area is intended to capture a range of potential development locations, enabling the proposed MDP to be flexible and responsive to changing market conditions over the next 20 years. This pragmatic approach minimizes future housekeeping amendments that would otherwise result from changes in the regional economy while still providing a clear vision for where and how the County intends to grow.</p> <p>Rocky View County would also like to note that although the proposed MDP sets the overall growth locations, ASPs will be required for each area where new growth occurs or where the County looks to amend its development form in an existing ASP. These ASPs will require thorough intermunicipal collaboration and alignment with the Regional Growth Plan before being approved by the CMRB.</p>

5	<p><i>2.5.2 Small Hamlets</i></p> <p>Specifically, Cochrane North/Cochrane Lake is identified as a Small Hamlet and is located in the Primary Residential Priority Growth Area, yet Section 2.5.2 Small Hamlets states that "The County will continue to maintain existing levels of service for these rural communities, ensuring sustained quality of life for residents. Due to their more isolated location, and the availability of more sustainable development locations across the County, the County may not prioritize infrastructure and servicing upgrades in Small Hamlets." Additionally, Policy 2.5.2 a) states - "New Development should occur within the existing hamlet boundary as opposed to expanding boundaries". The Cochrane North ASP only identifies roughly 2 quarter sections as hamlet development, yet the priority residential growth boundary in the draft Plan includes a significantly larger area. This illustrates an inconsistency with the policy direction noted above, as well as inconsistencies between the two plans.</p>	<p>Rocky View County respectfully disagrees that there is misalignment between these policy directives. The imperative for the County to invest or not invest in infrastructure exists independent of proposed new growth areas, particularly in light of the County's developer-pays approach to servicing outside of areas already served by municipal infrastructure.</p> <p>The Cochrane North Plan has identified hamlet development as noted, but also provides for cluster and infill development across the wider plan area. It is the County's perspective that the proposed MDP policies state that the hamlet development forms should not expand into the wider ASP area. However, the development of cluster or master planned communities outside the hamlet area are distinct and can rely upon developer-led servicing solutions.</p>
6	<p>The Rocky View County / Town of Cochrane IDP states that all residential development within the IDP area is to take into account urban overlay principles. The Town recommends this policy be reflected in the MDP for areas proposed for residential development adjacent to urban centres. This will help ensure future orderly urban redevelopment where applicable.</p>	<p>Rocky View County has revised 2.3.1 c) to the following:</p> <p>Development within Primary Residential areas shall be in accordance with applicable IDPs, area structure plans, and/or conceptual schemes.</p>
7	<p>Many policy sections throughout the proposed Plan identify what is to be included in future Area Structure Plans, as well as the requirements that need to be addressed before further development will be approved. Some examples include:</p> <ul style="list-style-type: none"> • Section 2.3.1 h) identifies items to be incorporated into new ASPs within the residential priority growth areas; • Section 2.3.2 b) speaks to considerations to be given when proposing larger scale Country Residential Development within the priority residential growth area; • Section 2.5.1 c) identifies items to be addressed in an ASP or ARP for a Hamlet Growth Area. <p>These sections speak to considering the impacts on County or existing infrastructure. The Town requests that these policy areas also specifically include potential impacts to municipalities in close proximity that would expectedly serve these growth areas in terms of transportation impacts, recreational impacts, school need impacts, servicing impacts, etc. Additionally, the Town requests that the Hamlet Growth Areas section include policies for the provision of school sites to support the school needs in these priority residential growth areas.</p>	<p>Rocky View County has revised 2.3.1 (h) and 2.5.1 (c) to include the following clauses:</p> <p>2.3.1 (h) vii) Where the ASP is located in areas adjacent to an intermunicipal partner, appropriate intermunicipal collaboration on key cross-boundary concerns.</p> <p>2.5.1 (c) x) Intermunicipal collaboration and key cross-boundary concerns.</p> <p><i>We are in agreement with the proposed policy inclusions however we would ask that they be included for all the appropriate sections (e.g. employment areas, Country Residential) or more simply add these policies to the County Wide Policy section. We would also note that these inclusions do not appear to be in the red lined versions that was sent over.</i></p>
8	<p><i>2.3.1 Primary Residential Areas</i></p> <p>Policy 2.3.1 f) states that "Primary Residential Areas should receive County services identified in the applicable area structure plans, conceptual schemes or County bylaws." Assuming these services are necessary to support these proposed priority growth areas, this should become a "shall" statement to ensure the necessary servicing is provided to facilitate the proposed development.</p>	<p>RVC employs a range of servicing solutions, not all of which require County servicing. Although municipal servicing is usually preferred, the current planned densities and potential future densities for Bears paw and Cochrane are not likely to warrant a comprehensive County servicing solution and will likely rely on local water co-ops and private or communal waste water systems. Many local co-operatives exist and are better poised to service new development than the County is in certain contexts, and as such, an imperative directive is not appropriate.</p>

9	<p>The Town appreciates the inclusion of policies that promote partnerships with different levels of government and neighbouring municipalities. Particularly:</p> <ul style="list-style-type: none"> • Policy 3.2.1 a) and b), which speak to partnerships with the Province, neighbouring municipalities and developers to coordinate on regional transportation corridors and expansion of transportation infrastructure; • Policy 3.3.1 e) regarding cooperation between municipalities relating to aggregate activities and coordination on haul routes and mitigation of impacts on adjacent land uses; • Objectives under section 3.8 - specifically "Rocky View County partners and collaborates with neighbouring municipalities and other organizations in the development, use and maintenance of recreation facilities, parks, pathways and trails"; • Policy 3.8.5 e) "Collaborate with neighbouring municipalities for regional recreation decision making"; and • The inclusion of Section 3.9. <p>Partnerships working to ensure avoidance of duplicating services and the costs associated with that are supported and welcomed.</p>	<p>Noted.</p>
10	<p>The inclusion of Policies 3.8.3 h) and i) are important to the Town of Cochrane. These policies relate to: determining the amount, type, location and shape of reserve lands; consultation with the adjacent municipality prior to determining the reserve requirement; as well as consultation with an IDP partner municipality prior to the disposal of reserve land within that IDP area. This is an area that has become increasingly important as the Town addresses the need for open space through the facilitation of urban redevelopment in 'rural' developed areas within our boundary. Although this is already included in Policy 2.9.2.1 of the IDP, the Town requests the deferral of reserve land within proximity of urban centres be the standard unless dedication of land is necessary for the developing community. In this context, the Town requests cash-in-lieu of reserve land be taken only when necessary and where there is no other alternative. This helps ensure potential urban development of these lands has a possibility of providing necessary school and park sites in the future.</p>	<p>As the IDP sits above the proposed MDP in the policy hierarchy, Rocky View County does not see a need to replicate an existing policy. Such MR matters will be addressed at subdivision stage.</p> <p><i>The Town still requests that this policy be included within the MDP. This is a very important issue for the Town as we are currently facing issues in relation to these types of situations. When urban redevelopment occurs we need to be certain that deferred MR is available to plan for a complete community or that MR has been thoughtfully and necessarily dedicated during the initial subdivision and that it has not previously been accepted as cash in lieu. Should strong policy not be in place there will be no guidance available at the time of subdivision to address these matters.</i></p>
11	<p>Policy 3.8.4 a) describes the circumstances the County would request either the dedication of Environmental Reserve or the provision of an Environmental Reserve Easement. Understanding the restrictions in Section 663 of the MGA, why would the subdivision of commercial lands or agricultural parcels over 12 hectares be automatically excluded from providing ER should there be a significant environmental feature present?</p>	<p>The section referenced by the Town does not say the County would not take Environmental Reserve on commercial lands.</p>

12	The "Open Land" concept is interesting, and the Town is curious about Policy 2.3.1 I and the dedication of excess open land and allowance for density bonusing. Considering uses that are typically required for a development are included under the open land definition, such as parks, recreation, public utility lots, MR dedication, stormwater and wastewater treatment areas, institutional uses and flood fringe areas, how difficult will achieving density bonusing be and what will ASPs include as the desired amount?	These concerns will be addressed at the ASP stage of development. The draft new Springbank ASP provides an example of how this will be incorporated.
13	There is a discrepancy between Policies 3.5.3 b) and 3.6.3 b) related to wastewater treatment systems. Policy 3.5.3 b) states wastewater treatment systems should not exceed the land's carrying capacity, and 3.6.3 b) states wastewater treatment systems shall not exceed the land's carrying capacity, with the later being the Town's wording preference.	Rocky View County has revised this text to reflect the Town's preferred wording consistently.
14	While the Town of Cochrane understands the County's desire to grow and also expand its non-residential tax base, the Town feels the MDP is being considered for adoption prematurely before the adoption of the Regional Growth Plan. The draft MDP promotes partnerships and working in a spirit of collaboration with regional partners as one of its Guiding Principles. As such we respectfully request the adoption of the draft MDP not proceed until the regional Growth Plan is completed and there is ensured consistency between the two plans.	Rocky View County respectfully disagrees with the Town's position on approval of the proposed MDP under the Interim Growth Plan. The Town of Cochrane supported adoption of the Okotoks MDP, and a number of MDPs and ASPs have gone before the CMRB over the past year. It is the County's perspective that this is what the Interim Growth Plan and IREF were designed for, and no transition period was enacted in the regulations or since by the Board. Although Cochrane did not challenge the approval of the Okotoks MDP as the CMRB, the messaging provided was the same as what was included in this response. The Town continues to stand by the statement made as we feel that moving forward at this time to identify growth areas and employment lands is against the principles and spirit of regional collaboration that we are attempting to achieve through the Regional Growth Board.

TOWN OF COCHRANE

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 Cochrane, AB T4C 2K8
 P: 403-851-2500 F: 403-932-6032
www.cochrane.ca



Rocky View County
 262075 Rocky View Point
 Rocky View County, AB T4A 0X2
 Attn: Dominic Kazmierczak

November 27, 2020

RE: Rocky View County Draft Municipal Development Plan Circulation

Dear Mr. Kazmierczak,

Thank you for the opportunity to review and provide comments on Rocky View County's Draft Municipal Development Plan. Administration has reviewed the draft document and has the following comments.

Cochrane's Community Vision

An important guiding document for the Town of Cochrane is the Cochrane Community Vision. Specific to this draft MDP the Cochrane Community Vision speaks to the importance of open spaces, natural areas and stewardship protecting the landscape within our town and beyond. The Town recognizes the importance of connected and accessible networks of natural areas and protected waterways not only within the town but through connections to the surrounding areas as well. The Community Vision aspires for green corridors that protect and preserve these important features and areas within the town and beyond. The Big Hill Creek, Glenbow Ranch Provincial Park, Jumping Pound Creek and the Bow River are all identified as these green corridor areas and as these features all extend well beyond our boundaries we strongly welcome the inclusion of policies within the MDP that speak to regional recreational decision making and would like to ensure that such policies extend to regional coordination on the protection and preservation of these important natural land features as well.

The Cochrane Community Vision also includes mapping relating to the future boundaries of the town. Over the next 30 years growth is anticipated to take place within the existing Town boundaries, however beyond 30 years the Town may need to begin looking to add additional land to support future commercial, light industrial, residential and open space needs. In order to begin planning for this future growth the Town has identified future land needs based on natural extensions of the community. The areas identified at this time include lands west, south and to the northeast of the current town boundaries. These areas identified for future growth of the town do not align with the areas for future growth that are being identified in the County's draft MDP, that being directly north and east of the Town of Cochrane. This creates issues for future regional servicing, collaboration on regional recreation and protection of natural areas.

Finally, one additional component of the Cochrane Community Vision is the rural character areas and key gateways into Cochrane and the region. Cochrane has a unique identity with rural character and the gateways into our community are important to maintain this identity and significance within the region. These gateways are identified as Highway 22 north and south of the Town as well as Highway 1A east and

west of the town. An important piece of the Cochrane Community Vision is that “The Town will collaborate with our neighbours to ensure development within this area reinforces the rural character of these lands.” The lands to the north and east are identified as future residential growth areas in the County’s draft MDP, which has the potential to affect the rural character and identity of the area and the gateways surrounding the Town of Cochrane. The Town asks that these gateways receive more attention and consideration as they are very significant to the Town, Rocky View County and identity of the region.

Intermunicipal Engagement

The MDP Project Stages state that Stage 4 of Drafting the MDP conducted in the Winter – Spring of 2020 included the opportunity for neighbouring municipalities and regional partners to review and comment on the draft MDP. We do not seem to have record of this occurring. Also, other phases of engagement were detailed on the project website, we are wondering about the feedback received regionally for this plan. If so, is this something that can be shared?

Vision and Guiding Principles

The Town of Cochrane understands and appreciates the Vision and Guiding Principles outlined in the draft Plan, particularly Guiding Principle 6 – Partnerships. The Town values our relationship with Rocky View County and looks forward to working together collaboratively to find mutually beneficial solutions to planning and development challenges as stated in the Plan.

Priority Growth Areas

The draft MDP includes a number of proposed residential and employment growth areas. It is understood a development suitability analysis, utilizing factors such as access to existing transportation infrastructure and servicing, was used to identify the proposed growth areas. This has resulted in the Primary Residential priority growth areas being located primarily west of the City of Calgary, including the northern and eastern boundaries of the Town of Cochrane, and the proposed Employment Areas being located on the east side of the City of Calgary. Since the adoption of the current County MDP in 2013 roughly 5,000 new residents have moved to Rocky View County. The majority of these residents located in the hamlets of Langdon and Conrich, with Langdon being in the top two residential population growth areas in the County since 1996. Section 2.5 *Hamlet Development* states hamlets are home to the majority of County residents and should be the priority for residential development over the next 20 years. Should this be the case, why does the Primary Residential Priority Growth Area expand well beyond the hamlet boundaries west of the City of Calgary?

Specifically, Cochrane North/Cochrane Lake is identified as a Small Hamlet and is located in the Primary Residential Priority Growth Area, yet Section 2.5.2 Small Hamlets states that “The County will continue to maintain existing levels of service for these rural communities, ensuring sustained quality of life for residents. Due to their more isolated location, and the availability of more sustainable development locations across the County, the County may not prioritize infrastructure and servicing upgrades in Small Hamlets.” Additionally, Policy 2.5.2 a) states - “New Development should occur within the existing hamlet boundary as opposed to expanding boundaries”. The Cochrane North ASP only identifies roughly 2 quarter sections as hamlet development, yet the priority residential growth boundary in the draft Plan includes a significantly larger area. This illustrates an inconsistency with the policy direction noted above, as well as inconsistencies between the two plans.

Growth Impact Considerations

1. The Rocky View County / Town of Cochrane IDP states that all residential development within the IDP area is to take into account urban overlay principles. The Town recommends this policy be

reflected in the MDP for areas proposed for residential development adjacent to urban centres. This will help ensure future orderly urban redevelopment where applicable.

2. Many policy sections throughout the proposed Plan identify what is to be included in future Area Structure Plans, as well as the requirements that need to be addressed before further development will be approved. Some examples include:
 - Section 2.3.1 h) identifies items to be incorporated into new ASPs within the residential priority growth areas;
 - Section 2.3.2 b) speaks to considerations to be given when proposing larger scale Country Residential Development within the priority residential growth area;
 - Section 2.5.1 c) identifies items to be addressed in an ASP or ARP for a Hamlet Growth Area.

These sections speak to considering the impacts on County or existing infrastructure. The Town requests that these policy areas also specifically include potential impacts to municipalities in close proximity that would expectedly serve these growth areas in terms of transportation impacts, recreational impacts, school need impacts, servicing impacts, etc. Additionally, the Town requests that the Hamlet Growth Areas section include policies for the provision of school sites to support the school needs in these priority residential growth areas.

3. Policy 2.3.1 f) states that "Primary Residential Areas should receive County services identified in the applicable area structure plans, conceptual schemes or County bylaws." Assuming these services are necessary to support these proposed priority growth areas, this should become a "shall" statement to ensure the necessary servicing is provided to facilitate the proposed development.
4. Section 2.3.1 *Primary Residential Areas* speaks to areas where residential development and ancillary commercial and industrial development will be the predominant land uses. However, there are no policies included in that section that describe or guide the nature and scale of the proposed commercial or industrial development. Further, in Section 2.4.2 Neighbourhood Servicing Commercial within the Employment Area Section of the MDP, more information is provided regarding what these land uses should achieve, including providing social and community meeting places, enabling employment opportunities, and offering goods and services to the local area. Policies in 2.4.1 of the Employment Area section do not seem to align with locating these commercial and industrial uses within the Primary Residential Area. These policies prioritize commercial and industrial uses being located in the Employment Area to minimize land use conflicts with non-commercial and industrial uses and ensure proximity to appropriate servicing and infrastructure (including the transportation network). The Town would like to better understand the type and scale of the ancillary commercial and industrial uses that would be contemplated within the Primary Residential Area and would recommend policies for these uses be included in that section of the MDP.

Partnership Related Policies

The Town appreciates the inclusion of policies that promote partnerships with different levels of government and neighbouring municipalities. Particularly:

- Policy 3.2.1 a) and b), which speak to partnerships with the Province, neighbouring municipalities and developers to coordinate on regional transportation corridors and expansion of transportation infrastructure;
- Policy 3.3.1 e) regarding cooperation between municipalities relating to aggregate activities and coordination on haul routes and mitigation of impacts on adjacent land uses;

- Objectives under section 3.8 - specifically "Rocky View County partners and collaborates with neighbouring municipalities and other organizations in the development, use and maintenance of recreation facilities, parks, pathways and trails";
- Policy 3.8.5 e) "Collaborate with neighbouring municipalities for regional recreation decision making"; and
- The inclusion of Section 3.9.

Partnerships working to ensure avoidance of duplicating services and the costs associated with that are supported and welcomed.

Reserve Lands

The inclusion of Policies 3.8.3 h) and i) are important to the Town of Cochrane. These policies relate to: determining the amount, type, location and shape of reserve lands; consultation with the adjacent municipality prior to determining the reserve requirement; as well as consultation with an IDP partner municipality prior to the disposal of reserve land within that IDP area. This is an area that has become increasingly important as the Town addresses the need for open space through the facilitation of urban redevelopment in 'rural' developed areas within our boundary. Although this is already included in Policy 2.9.2.1 of the IDP, the Town requests the deferral of reserve land within proximity of urban centres be the standard unless dedication of land is necessary for the developing community. In this context, the Town requests cash-in-lieu of reserve land be taken only when necessary and where there is no other alternative. This helps ensure potential urban development of these lands has a possibility of providing necessary school and park sites in the future.

Policy 3.8.4 a) describes the circumstances the County would request either the dedication of Environmental Reserve or the provision of an Environmental Reserve Easement. Understanding the restrictions in Section 663 of the MGA, why would the subdivision of commercial lands or agricultural parcels over 12 hectares be automatically excluded from providing ER should there be a significant environmental feature present?

Open Land

The "Open Land" concept is interesting, and the Town is curious about Policy 2.3.1 I and the dedication of excess open land and allowance for density bonusing. Considering uses that are typically required for a development are included under the open land definition, such as parks, recreation, public utility lots, MR dedication, stormwater and wastewater treatment areas, institutional uses and flood fringe areas, how difficult will achieving density bonusing be and what will ASPs include as the desired amount?

Wastewater Treatment

There is a discrepancy between Policies 3.5.3 b) and 3.6.3 b) related to wastewater treatment systems. Policy 3.5.3 b) states wastewater treatment systems should not exceed the land's carrying capacity, and 3.6.3 b) states wastewater treatment systems shall not exceed the land's carrying capacity, with the later being the Town's wording preference.

MDP Adoption Timing

The Town of Cochrane recognizes both the Town of Cochrane and Rocky View County are members of the Calgary Metropolitan Region Board and understand that the final Growth Plan is required to be completed by March 1st, 2021. The intent of the Growth Plan is to arrive at regionally agreed upon areas for growth of different land use types. The draft MDP establishes its own set of growth areas arrived at independently

and includes Implementation Actions in Section 4.2 that amend, expand or draft new Area Structure Plans to facilitate the development of these County appointed growth areas.

While the Town of Cochrane understands the County's desire to grow and also expand its non-residential tax base, the Town feels the MDP is being considered for adoption prematurely before the adoption of the Regional Growth Plan. The draft MDP promotes partnerships and working in a spirit of collaboration with regional partners as one of its Guiding Principles. As such we respectfully request the adoption of the draft MDP not proceed until the regional Growth Plan is completed and there is ensured consistency between the two plans.

Thank you again for allowing the Town to review and comment on your draft MDP. We appreciate the opportunity and look forward to further discussion.

Sincerely,



Riley Welden, RPP
Acting General Manager, Development & Community Services



November 19, 2020

Sent via email: dkazmierczak@rockyview.ca

Rocky View County
911 – 32 Avenue NE
Calgary, AB
T2E 6X6

Attention: Dominic Kazmierczak

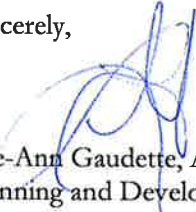
Dear Mr. Kazmierczak:

Re: Rocky View County Draft Municipal Development Plan

Thank you for your email dated October 21, 2020 with respect to the above noted matter. The email and material were circulated to Planning and Development Services as well as the Operational Services.

There were no comments on this circulation from Planning and Development Services nor Operational Services. Thank you for your consideration to include us in your referral agencies.

Sincerely,



Lee-Ann Gaudette, Administrative Assistant
Planning and Development Services
/lg

Dominic Kazmierczak

From: Merel Jarvis <merelj@crossfieldalberta.com>
Sent: November 3, 2020 11:11 AM
To: Dominic Kazmierczak
Subject: [EXTERNAL] - FW: Rocky View County MDP Review
Attachments: RVC_MDP-Draft.pdf

Do not open links or attachments unless sender and content are known.

Good morning Dominic,

Thank you for providing the Town of Crossfield the opportunity to review the RVC MDP draft, we advise that the town has no items of concern.

Take care,

Merel

Merel Jarvis | Development & Community Standards

Town of Crossfield | www.crossfieldalberta.com
PH: (403) 946-5565, extension 223 | **Fax:** (403) 946-4523
Office: [1005 Ross Street, Crossfield, AB T0M 0S0](#)
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From: Lindsey Nash <lindseyn@crossfieldalberta.com>
Sent: October 21, 2020 4:25 PM
To: Merel Jarvis <merelj@crossfieldalberta.com>
Cc: Ken Bosman <kenb@crossfieldalberta.com>; Mustafa Hashimi <mustafah@crossfieldalberta.com>
Subject: FW: Rocky View County MDP Review

From: DKazmierczak@rockyview.ca <DKazmierczak@rockyview.ca>
Sent: October 21, 2020 4:19 PM
To: DKazmierczak@rockyview.ca
Subject: Rocky View County MDP Review

Rocky View County Draft Municipal Development Plan

Please find attached a draft of Rocky View County's new Municipal Development Plan for your review and comment.

For further details on the MDP review process and next steps, please refer to the project webpage at:

www.rockyview.ca/MDP

County Administration is aiming to present the final draft MDP to Council before the end of the year and would therefore request that comments are received by **20 November, 2020**.

Thanks,

DOMINIC KAZMIERCZAK

Supervisor Planning (Policy) | Planning Services

ROCKY VIEW COUNTY

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

Phone: 403-520-6291

DKazmierczak@rockyview.ca | www.rockyview.ca

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Dominic Kazmierczak

From: Diane Bodie <diane.bodie@wheatlandcounty.ca>
Sent: November 19, 2020 11:03 AM
To: Dominic Kazmierczak
Subject: [EXTERNAL] - RE: Rocky View County MDP Review

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Good Morning,

Wheatland County has no comments regarding the MDP.

Sincerely,

Diane Bodie

Administrative Assistant to Community and Development Services,
Wheatland County



242006 Range Road 243
HWY 1 RR 1, Strathmore AB, T1P 1J6

Phone: 403-361-2024

www.wheatlandcounty.ca



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From: DKazmierczak@rockyview.ca <DKazmierczak@rockyview.ca>
Sent: October 21, 2020 4:19 PM
To: DKazmierczak@rockyview.ca
Subject: Rocky View County MDP Review

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Thanks,

DOMINIC KAZMIERCZAK

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Feb 3, 2021

To Rocky View County Council and Municipal Development Planners

CCD: Mike Murray, ERWP Chair

Re: The Elbow River alluvial aquifer, Flood areas, Groundwater and Riparian areas

In your draft MDP, under section 3.5.2, 'Water', we are pleased to see a reference to using watershed management plans as guiding documents and planning tools. One of the critical management recommendations in the Elbow River Basin Watershed Management Plan is for the protection of alluvial aquifer. The Elbow River Basin Management Plan, <https://erwp.org/index.php/water-management/our-watershed-management-plan>, which was signed by RVC in 2008 (MD of Rocky View) includes these recommendations: protecting the Elbow River's natural functions, limiting land-use on the alluvial aquifer, and implementing low impact development practices.

Alluvial Aquifer

The alluvial aquifer is an area within the Elbow watershed that is highly sensitive to ground water contamination. The alluvial aquifer is essentially the part of the Elbow River which contains relatively shallow underground water. The water in the alluvial aquifer, has or potentially could become surface water with changing river flows. As the alluvial aquifer is very porous and directly connected to the Elbow River, this area is more sensitive to water quality issues. For example, any products that are accidentally spilled on the land, such as chemicals, pesticides or waste can enter the aquifer and the river very quickly. For your reference, the [shared folder](#) contains some data on the Elbow alluvial aquifer.

Flooding and Flood Mapping

Flooding is a natural part of the Elbow River system and important for recharging the alluvial aquifer, improving riparian function through the deposition of sediment, flushing of sediments and plant material from the river channel, creating new channels and undercut banks, and for contributing large woody debris to the river for fish habitat. However, when infrastructure is in the flood hazard areas, flooding can have a devastating effect on people and their infrastructure. Based on the most current maps in the Government of Alberta Flood Hazard Study, the alluvial aquifer and the Elbow flood hazard areas have significant overlap.

Groundwater

Groundwater is contained in the Elbow River's alluvial aquifer, an area that extends up to 2 kilometres outward from the river and from 5-12 metres down. The amount of groundwaters stored in the aquifer depends on the amount of recharge (water gained through rain and snowmelt) and discharge (water released from the rock into the river or pumped out through wells). Ideally, recharge and discharge amounts balance out over the long term.

Here is a link to more info on the Elbow alluvial aquifer and groundwater <https://erwp.org/index.php/groundwater-and-our-alluvial-aquifer>

Riparian areas/Green Zones (including wetlands)

It is well known in our area of work that riparian areas are of high ecosystem value. The healthier the riparian areas are, the healthier the ecosystem is. In planning circles, riparian areas are sometimes called 'green zones'. Those areas of land that are associated with water bodies such as rivers and wetlands are highly sensitive to changes on the landscape. In the Elbow watershed, the alluvial aquifer 'below' are the 'riparian areas' above. More (general) information on Riparian Areas can be found here.

<http://www.erwp.org/index.php/riparian-and-wetlands-areas>

Before scientists really understood the connection between rivers and aquifers, communities were built very close to the river with little concern for groundwater. A number of populated areas – including Bragg Creek, Redwood Meadows, Elbow Valley, parts of Springbank and Calgary – sit in the Elbow River aquifer. **Now that we know a bit more about the watershed, we can apply the benefits of proactive risk management to water quality and water quantity by approving a Municipal Development Plan and future planning documents that implement watershed management practices including:**

Category 1: Land Use and Stewardship


1. Manage water source areas to maintain or improve water quality in the Elbow River and its tributaries.
2. Manage riparian areas and wetlands to maintain or improve water quality.
3. Limit new development on the alluvial aquifer to those that improve water quality in the central urban and central rural reaches and those that maintain or improve water quality in the upper reach.
4. Modify existing developments on or within the alluvial aquifer to ensure water quality objectives are met (e.g. improvements to wastewater and stormwater systems).
5. No new direct stormwater discharge to the river. (Elbow River Basin Watershed Management Plan)

In conclusion; we recommend, whenever possible, to avoid new development in the alluvial aquifer and to include a map layer of the alluvial aquifer in future planning documents. Any potential development on the alluvial aquifer may create water quality risks, human safety and ecosystem risks.

If you would like to meet (virtually); we are happy to arrange. Again, thank you for the opportunity to provide input, please don't hesitate to contact me with any questions.

To find more out about the ERWP, please see our website www.erwp.org

Respectfully,



Flora Giesbrecht, Watershed Coordinator
Elbow River Watershed Partnership

To: legislativeservices@rockyview.ca

Subject: **Bylaw C-8090-2020 Municipal Development Plan**

In reviewing the new Municipal Development Plan (MDP), the RVC's **direction is to promote higher density and more urban-like development.**

Whereas the priorities of Rocky View County residents include:

- to sustain the RVC's rural character
- to support and protect RVC's agricultural sector and agricultural soils
- to protect the County's natural environment and habitats, wetlands, riparian areas, open spaces, wildlife and wildlife corridors, and rural landscapes
- to ensure that growth is orderly and fiscally responsible

This draft MDP does not indicate to RVC residents that their opinions, values, visions, priorities or values have been considered. **Residents want RVC to MANAGE land development and growth.** This version of the MDP does not include strong guidance to do that. The weak guidance (and absence of guidance on some topics) will have the opposite effect.

This MDP should be beefed up to give stronger guidance in every section.

Vision and Guiding Principles 1.3

Instead of **supporting and preserving the County's rural character**, the MDP proposes that "*Rocky View County will build resilient communities and welcoming neighbourhoods **by promoting concentrated growth within designated development areas***".

As a rural municipality, RVC should NOT be promoting CONCENTRATED growth. Remove the word "CONCENTRATED".

Agriculture: RVC **should support the agricultural sector in the MDP** by including guiding principles to prevent the unnecessary fragmentation of agricultural lands by development; and to protect valuable agricultural soils.

Environment: RVC **should protect the environment by including in the MDP a guiding principle to preserve environmentally sensitive lands, natural habitats, wetlands, riparian areas, open spaces, wildlife and wildlife corridors.**

Policy 2.2 Growth Areas

"The Growth Concept Map (Figure 2) identifies the priority areas within the County for the continued growth and expansion of residential, commercial, and industrial land uses".

2.2.1 However, *"previously planned areas with existing ASPs ... have not been fully developed, they are able to accommodate additional growth over the next 20 years".*

The MDP proposes new commercial/industrial growth areas even when the approved existing growth areas are not built out yet.

RVC's 2016 Residential Land Inventory concluded that there was sufficient undeveloped land in existing ASPs to provide 20 to 200 years of growth. This should be (more than) sufficient for the anticipated life of the MDP.

It would be more fiscally responsible to focus development where there is existing infrastructure. Therefore, this new MDP should NOT be adding more priority areas for growth and expansion.

Employment Areas: *"These areas primarily contain commercial and industrial land uses and serve as major areas of employment in the County. Development will continue in existing growth areas, with new growth added in suitable locations to fulfill market demand. Most large scale industrial and commercial development will be directed to these areas."*

Figure 2: Growth Concept Map identifies most of Springbank and a large area around Hwy 1/Hwy 22 intersection as employment areas. While the latter may be developed as commercial and industrial land uses, most of Springbank is existing country residential and therefore would not be suitable for large-scale industrial and commercial development.

Please review and adjust the Employment Area shown on Figure 2 for Springbank – currently it is neither accurate nor compatible with the existing residential land use.

Also, what is the current extent in hectares (acres) in RVC is for the following land uses: business, commercial, industrial. This information should be added to the MDP as a benchmark for the plan's anticipated 20-year life.

Policy 2.3 Residential Development

The MDP proposal to "***support higher density residential development where appropriate***" is contrary to the many years of public feedback that supports maintaining the RVC's agricultural, rural and country residential character.

The MDP should include a policy or guiding principle on when/ where higher density is appropriate.

Residents' feedback also indicated that new residential developments need to have viable utility services.

The MDP should include policies or guiding principles that ensure that viable utility services will be identified and available, before or during the ASP stage.

Policy 2.3.1 Primary Residential Areas

"Primary Residential Areas comprise lands where residential development and ancillary commercial and industrial development will be the predominant land use."

Industrial land uses are NOT "ancillary" to residential land uses – these uses are incompatible and require transitions or buffers between them.

The MDP should be amended accordingly.

From: [Dominic Kazmierczak](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Draft 4 Municipal Development Plan- December 2020
Date: February 8, 2021 10:08:37 AM

From: [REDACTED]
Sent: February 4, 2021 4:49 PM
To: PAA_Development <Development@rockyview.ca>
Subject: [EXTERNAL] - Draft 4 Municipal Development Plan- December 2020

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To whoever it may concern in the Planning Department.

I spent a short while reviewing the above plan this afternoon. It is an excellent document, well thought out, and should lead to very orderly development in Rocky View over the next 20 years or so. As a result, you should have very happy constituents and taxpayers, and Rocky View should continue to be an excellent place to live.

My name is Charlie Locke. My wife, Louise and I have ranched on roughly 5 sections of land in Rocky View for nearly 50 years, and my family has owned land here since the early 50's when we moved from Special Areas 2 north east of Hanna. We still own land there.

Our operation is mainly a cow calf outfit but we fatten our own calves and some of the neighbours, and sell some of our grain and hay. We have been doing this since we moved to the area in 1971.

I noted in draft 4 of the Municipal Development Plan, under the title Agricultural Policy, section 3.4.1 relating to Confined Feeding Operations (CFO's) that you removed the word "should" and replaced it with "shall". We are concerned then, even though our operation is very small in terms of CFO operations, that at some point someone from the County will ask that we stop feeding our calves.

The Development in Bearspaw hit our boundary 40 years ago and stopped. But, we may be within the set back distance from Municipal Subdivisions required by the Counties policies relating to CFO's.

Our home farm is in the south 1/2 and n.w. 1/4 of section 24 26 3 w5. I can be reached after 6 a.m. and before 11 p.m. at [REDACTED] should you have questions.

So, the bottom line is that I suggest that operations that existed before Rocky View's, or Alberta Government regulations were made, should be grandfathered. I strongly suggest that you either change the word "shall" to "should" as outlined above, or in the alternative add the word "new" before CFO's in Section 3.4.1 (page 33) of draft 4 of the proposed Municipal Development Plan.

Thanks; Charlie Locke

Policy 2.3.2 Country Residential Development

The **MDP Glossary** redefines **Country Residential Development** (pg 53) as:

*'Residential communities in the County that typically include the following characteristics: primarily dispersed **low-density residential development, parcel sizes of 1 acre or larger**, rural character, designed with the landscape, and contain passive and active recreational, and cultural opportunities.'*

Existing 2-acre country residential developments were designed to be self-sustaining properties (i.e., without off-site water or wastewater servicing), with septic fields and private water supply (or well water). It is not possible for 1-acre parcels to be self-sustaining.

The MDP glossary entry for Country Residential Development should be amended to delete the reference to "1-acre" parcels or should be changed to "2-acre" parcels.

2.4.2 Neighbourhood Serving Commercial

"Commercial and light industrial development in appropriate locations contributes to the viability of Primary Residential Areas by providing social and community meeting places, enabling employment opportunities, and offering goods and services to the local area."

This statement is completely illogical - Primary Residential Areas do NOT need commercial and light industrial development – in fact in places like Springbank, it's the exact opposite. Planned commercial/industrial in Springbank is likely to drive RVC residents to live in quiet residential areas of Calgary. That's why commercial/industrial should be focused around Springbank airport, where residential development is not possible. Whereas Figure 2: Growth Concept Map identifies most of Springbank as an employment areas, most of that area should remain as residential.

The above mentioned quote from the MDP needs to be completely changed in the next draft.

Policy 2.5 Hamlet Development

"Rocky View's hamlets are home to the majority of the County's residents and provide services for the everyday needs."

This is NOT so and contradicts other information about the distribution of County's population.

The MDP should be changed to correct this misleading statement.

Also the MDP should emphasize that growth be directed to existing hamlets before there is a need to establish new hamlets.

Policy Section 3.1 Financial Sustainability

“For Rocky View County to be financially sustainable, development must pay for itself and be affordable over the long term. This reduces financial risk to County ratepayers and mitigates potential economic risks.”

Earlier versions of Policy 3.1.1(j) required that utility operational and life cycle costs be recovered from user fees. As with Policy 3.1.1(g), the MDP now only indicates that this “may” happen.

User fees for existing county-owned utilities do not cover their costs, but the MDP does not state how this situation will be changed to reduce the financial burden on RVC and the taxpayers in the future.

The MDP needs to clarify how this will be managed.

3.1.1 Financial Sustainability Policies

h) “The County will commit to continued assessment base diversification and should strive to achieve an Assessment Split Ratio of 65% residential and 35% business County-wide through careful consideration of development applications”

Has RVC’s targeted 65:35 ratio of residential to business development been met yet? What is the current ratio?

That should be included in the MDP, e.g., “at the time of preparing this new MDP (2021), the **ratio of residential to business development is _____**”?

Policy Section 3.2 Transportation / 3.2.1 Transportation Planning and Development

Re planning for impact from new growth (especially commercial/ industrial) on transportation routes, e.g., Hwy 1 west, Hwy 1A, Hwy 8 and Old Banff Coach Rd, these policies contain well-intentioned words but so far, lack of success. For example, RVC allowed Qualico to publish and distribute their Highway1/Old Banff Coach Road Conceptual Scheme showing Old Banff Coach Rd turned into a 4-lane highway. As you know, OBCR is provincial Hwy 563, and RVC had failed to consult with Alberta Transportation, which did not approve their Hwy being changed.

The MDP should contain stronger guidance regarding consultation between the various levels of government regarding the impact of new development on transportation routes, PRIOR to ASPs and CSs being brought forward.

Policy Section 3.4 Agriculture

“The agriculture sector remains an important component of the county’s economy.”

However, the virtual elimination of policies dealing with existing agricultural operations in the new MDP versus the existing County Plan would seem to indicate otherwise. By contrast, residents consistently express a high priority for maintaining the County’s agricultural base.

The MDP should include strong guiding policies in support of the agricultural sector.

Policy Section 3.5 Environment

As with 3.4, the MDP should increase the number and extent of policies to guide the protection of the environment and encourage conservation. The new MDP has less guidance than the existing County Plan.

Policy Section 3.6 Utility Services

The MDP has weak policy guidance on these critical issues. Instead, it defers to the County Servicing Standards.

As the RVC's top statutory planning document, the MDP should provide strong guidance on the level of utility servicing required for different types of development. Then the County Servicing Standards will provide the details on how that will be achieved.

Meanwhile the MDP should prescribe what is required in ASPs (and Conceptual Schemes) so that developments are not brought forward to RVC Council before they include verifiable details of how utility servicing would be provided.

This section of the MDP should be rewritten to clarify and strengthen the guidance on Utility Services.

Policy Section 3.6.4 i) "CSMI" – need to define/explain this term.

Policy Section 3.8.2 Park and Open Space Design and Standards

b) Connect wildlife corridors, waterbodies, environmentally significant areas through protected parks and open spaces.

Wildlife corridors are already and will be negatively impacted by higher density development proposed. Is there a plan for retaining and protecting wildlife corridors and mitigating human/animal interaction in these new growth areas, besides extirpating the wildlife?

The MDP should more strongly guide the preservation of wildlife corridors as well as the conservation of wildlife habitat.

Glossary "Gore strip" pg 55 – need to add a definition or explanation.

Comments from:

Ena Spalding, 178 Artists View Way T3Z 3N1

Date: February 2021

Rocky View County Municipal Development Plan Update

Gloria Wilkinson Feedback for inclusion at the Public Hearing

The comments come in the order in which the document is written.

Principles

3. “--- promoting concentrated growth ---”. This is WRONG. Should read **promote to growth to occur within designated development areas.**

2.3 Residential Development

2.3.1 includes industrial. WRONG. Industrial needs to be separated out and shown on it's own map

f) “ --- should receive County services ---”. REMOVE

h) i) Change to **shall** – on basis of developable land: add **“and the ability to provide centralized water and wastewater services.**

2.3.2

e) iii) Where residential is not being achieved --- reduce the overall area dedicated to ---

Based on the intent of retaining this wording, I note that the desire for Springbank lands ended in 2000 (your document) so does the question remain the intent of the MDP or the intent in the South Springbank ASP adding thousands of acres. There is a mis-match in the documents.

3.1.1 Financial Stability

a) --- to areas of existing infrastructure. REMOVE where feasible because the iver basins have been closed since 2006.

g) Change should to SHALL

3.5.2

a) ADD “and surface water”

3.5.5

Riparian areas should be ADDED, as those are the areas to protect groundwater.

3.6.2

b) why use the word shall --- transfer to the County? With widely separated water suppliers, why would any taxpayer want to pay for servicing elsewhere?

c) Change the wording to “--- meets CURRENT standards (I know some water coops do not meet current AENP standards) and is in EXCELLENT operating order (many suppliers have no capital plan for updates so are not viable)”.

January 27, 2021

Steven Lancashire

From: Hazel George [REDACTED]
Sent: January 28, 2021 7:49 AM
To: Dominic Kazmierczak
Subject: [EXTERNAL] - Municipal Development Plan

Do not open links or attachments unless sender and content are known.

Good morning Dominic, I had a quick read through the MDP draft and would suggest the following edits:

Page Five.....*Large scale ranching, logging, and oil and gas extraction are major industries in western Rocky View County while ranching, equestrian livestock operations, conventional agricultural operations, and diversified agriculture, including greenhouses and nurseries, are prominent in eastern areas of the County. Commercial activities also occur along major highways that traverse the County, including the Trans-Canada Highway (Highway 1), and Queen Elizabeth II Highway (Highway 2). Large scale commercial and industrial operations are also located in the County adjacent to the City of Calgary, the Calgary International.....etc..*

I would respectfully point out to you that in Division 6, in the eastern part of RVC, we are over run with shale gas development from the location of the wells, to the pipelines and the compressor stations that support them.. Could you possibly reword this sentence to reflect the ongoing activity in a large section of eastern RVC?

Page 32 *Consider successional transitions of aggregate extraction sites to other industrial and complementary uses or **reclaim to nature preserve, park or return to agriculture use in appropriate areas.** ~~(e.g. waste transfer or processing facilities).~~*

Regards Hazel George.

Date: January 30, 2021

File : Rocky View County Master Development Plan,
Public Input; Bylaw C-8090-2020 (Deadline, February 3, 2021)

Subject: Agricultural Land Base Fragmentation:
Addressing the Loophole in the Agricultural Master Plan, RVC

To: Members of Council and Agricultural Services Board

Rocky View County has taken great pride, and rightfully so, in the Agricultural Master Plan which predated the Rocky View County Plan 2013 by several years but formed guiding principles in the stewardship of the extensive agricultural land base and water resources within the County. Given the fact that the County Plan 2013 (which was based on over a year of extensive public input) is undergoing revision and rewrite, it makes sense that the policies underpinning preservation of agricultural land and concomitant water resources also be considered in depth. This would ensure that land owners are treated equally, and the land base is left available for comprehensive and well planned developments such as the village of Harmony among many other residential-commercial developments and above all, that there will be an adequate return to County taxpayers to ensure quality infrastructure for roads, water and wastewater servicing, schools and other necessary facilities. Under the present policies, there is no requirement for this “new and distinct” type of agricultural subdivision to contribute through the Master Rate Levy Bylaw.

The glaring policy loophole within the proposed Ag Land Policy Development is clearly the lack of follow-up accountability for “New and Distinct Agricultural Land Use Subdivision”. As has been noted, it can place the landowner/developer in a position of dishonest intentions, primarily because it is such an enticing loophole as it essentially supercedes Area Structure Plan policies and circumvents guiding policies for subdivision into a fragmented land base.

The Agricultural Services Board is very aware of this lack of follow-up policy and hence, accountability to the County taxpayers. They often, if not always comment that “This new use, while meeting policy, can readily be accommodated under the present land use zoning”. No business plan for this “new and distinct

agricultural use” is required and if the addition of the new subdivided parcel is either uneconomic or simply part of a mixed use agricultural operation (which most viable agricultural ventures generally are). Essentially, the subdivisions are created for resale, under the new title.

Estate planning is an important part of any agricultural operation, held within multi-generational farm families. This is why Farmstead Separation and First Parcel Out from an unsubdivided agricultural quarter section are time honoured policies which are meant to address family estate planning as well as agricultural land base separation. There are, however, economies of scale and investment to ensure adequate cash flow for ag subdivision proposals in order to operate successfully. Adding a few livestock to a family horse or cow operation does not ensure a business venture. Above all, smaller and smaller parcels require adequate roads and all the associated infrastructure that families require and that the present taxpayers will be forced to carry. Development should and must pay for development and not the present taxpayers. A small acreage owner (greater than 7 acres) who proposes subdivision of his land is required to contribute their share of future infrastructure through transportation offsite levies and so on. This is not the case for fragmentation of “agricultural” parcels which does not seem fair or reasonable.

At the very least, and in order to support the work of the Agricultural Services Board’s honest recommendations, there should be a requirement for a real business plan for Agricultural Land Fragmentation through the “new and distinct” agricultural land use subdivision policy. There must, at the very least, be follow-up accountability by Rocky View County Administration so that the intent of this policy is honoured and not abused.

Respectfully,

Liz Breakey,
Landowner & Past Councillor,
Division 1, Rocky View County

Rockyview County Municipal Development Plan

Comments by Peter Tucker

[REDACTED]

[REDACTED]

General

Overall the plan seems thorough and the direction of the policies takes us toward responsible management of the anticipated growth. I like the concept of specific growth areas as it provides some assurance that the essential character of the county remains true to its heritage, while allowing for required development.

In the section below, I speak more specifically to some of the language used in the policies. I've identified a series of areas where I believe the language is weaker than it needs to be. Aside from the changes from "shall" to "should" in some of these areas, I have a concern around the use of ambiguous words such as "support" and "encourage", as there is little direction for the degree of said support or encouragement. For example, encouraging the infilling of existing employment areas (2.4.1 c) could be as little as county administrators offering their supportive thoughts to a proposed developer. Contrast these to language such as "provide", "ensure" and "require" that is used in other parts of the plan.

Specific

Pg 15, Ecological Features and Waterbodies: change "should" to "shall".

Pg 15: There are actually three Provincial parks in RVC. Bragg Creek PP has been omitted.

Pg 18, Paragraphs H&I: "change "should" to "shall" as these are all critical aspects of an ASP

Pg 19, 2.3.3, last sentence: Needs to be strengthened by changing "should" to "shall".

Pg 22, H: If you are going to allow industrial development outside employment areas, then significant guidelines are a must. "Change "should" to "shall".

Pg 26, 2.6.1: In my opinion, there always needs to be both operating and master site development plans. Change "should" to "shall"

Pg 34, Environment, 2nd Paragraph: Saying that environmental features should be studied is too weak. If environment is indeed a priority as indicated in the guiding principles, then the language needs to reflect this.

Pg 34, 3.5.1 a: Change "may" to "should". In my opinion, any proposed development near sensitive land needs to have an impact statement prepared or draw on an existing one created within the previous 5 years.

Pg 48, 4.2 a: Consider reporting on a semi-annual basis. Things change quickly and a lot can go off the rails in a year. This is a key piece of the oversight role.

Appendix C: Add to Conceptual Scheme Requirements: A description of how emergency measures are managed if county or provincial emergency services are too distant.

Steven Lancashire

From: Theresa Cochran
Sent: February 5, 2021 3:08 AM
To: Dominic Kazmierczak
Subject: FW: [EXTERNAL] - Feedback on the Rocky View County Municipal Development Plan Bylaw C-8090-2020 - December 2020 Draft 4

From: Division 1, Mark Kamachi <MKamachi@rockyview.ca>
Sent: February 4, 2021 9:38 AM
To: Al Hoggan <AHoggan@rockyview.ca>; Division 7, Daniel Henn <DHenn@rockyview.ca>; Theresa Cochran <TCochran@rockyview.ca>
Subject: Fwd: [EXTERNAL] - Feedback on the Rocky View County Municipal Development Plan Bylaw C-8090-2020 - December 2020 Draft 4

Good morning again,
Renee is the resident who is also heading up the call for RVC, Tsuut'ina, GBCTA and all other NGOs and government organization to make the trails and RVC area a wildlife corridor.
Cheers, mark.

Mark Kamachi, Councillor Division 1
C: 403 861 7806
E: MKamachi@rockyview .ca

Rocky ViewCounty
262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Begin forwarded message:

From: Renee Delorme [REDACTED]
Date: February 3, 2021 at 10:01:06 PM MST
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: "Division 1, Mark Kamachi" <MKamachi@rockyview.ca>
Subject: [EXTERNAL] - Feedback on the Rocky View County Municipal Development Plan Bylaw C-8090-2020 - December 2020 Draft 4

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February 3rd, 2021

Legislative Services

262075 Rocky View Point
Rocky View County, AB, T4A 0X2
legislativeservices@rockyview.ca
c.c. Councillor Mark Kamachi

Object: Feedback on the Rocky View County Municipal Development Plan Bylaw C-8090-2020 - December 2020 Draft 4

To: Rocky View County Planners

This letter addresses my concerns and recommendations regarding the Draft Municipal Development Plan (MDP) - December 2020.

The "should" need to be made "shall."

Many changes in the MPD appear to have been weakened, leaving it to the reader and the decision-makers to interpret what it means. Vague statements can and will lead to misinterpretation, confusion, conflict, and potentially disorderly developments. For example: the "should" need to be made "shall" with clear, measurable based on evidence that supports healthy man-made and natural environments.

MDP - Guiding Principles (p.4)

"Rocky View County will build resilient communities and welcoming neighbourhoods by promoting concentrated growth within designated development areas".

The above statement is vague and can be interpreted in various ways, leading to anything from the current status quo to full-on urbanization of a rural community. This statement has to be accompanied by principles, values and standards that will assist in assessing the benefits of proposed developments. It must include clear definitions, terminologies and policies to guide developers, residents, public servants, decision-makers and councillors.

MDP Glossary - "Country Residential Development" (P.53)

Revert back to a definition of Rural Country Residential to include a minimum of 2 acres lot. The minimum size to support self sustain properties without the need for off-site water and wastewater servicing. This is not possible for 1-acre parcels. Anything less than 2 acre lots will further erode the County's rural character.

MDP 2.5.1 - a, b, c - Hamlet Growth Area

Replace "should" with "will"... Adopted Area Structure Plans will guide developers. This provides ratepayer input in the development and density guidelines. RVC will reserve land in the same quarter section developed and be placed into environmental reserve in proportion to the density target.

[1]
SEP

MDP - Section 3.5.4 Land and Environment Stewardship

Include provisions to identify, inventory and map out wildlife migration routes. Also include provisions to monitor and track movement patterns in migration corridors that are connecting critical habitats within the County. Threatened animal and bird locations should be protected according to Federal guidelines.

Clear baseline and mapping of the natural environment and wildlife movements are critical to applying clear and effective development policies. It will also be the basis of credible monitoring and help identify mitigation strategies.

MDP - Section 3.9.2 Emergency Services

RVC must require Emergency Response Plans that include flooding, wildfire, and airborne (H2S) toxins for all hamlets and population centers with more than 100 people. Access and egress routes must be in place for each population center. These routes should be paid for by developers as part of hard infrastructure.

[SEP] The MDP's has a long life cycle and, for this reason, must be forward-looking. It needs to be relevant now and in the future. Its application has to serve the local population now, in five years and 20 years. It should not serve passing interests.

Renée Delorme

[REDACTED]

Bragg Creek, Alberta

T0L 0K0

[REDACTED]

ROCKY VIEW FORWARD COMMENTS ON THE PROPOSED MUNICIPAL DEVELOPMENT PLAN January 2021

The following comments highlight Rocky View Forward's concerns with the Municipal Development Plan (MDP) that will be considered at the public hearing scheduled for February 16, 2021. The comments are organized in the same order as the MDP and focus on what we believe are major issues with the document as drafted.

Section 1.3 – Guiding Principles

- *Responsible Growth* – The MDP claims that growth should be concentrated in designated growth areas in a fiscally sustainable manner.
 - The MDP is adding significant growth areas for residential, commercial, and industrial development and has policies that will facilitate development outside of these expanded “priority growth areas”.
 - This is despite the MDP's acknowledgement that already-approved ASPs have sufficient undeveloped land to absorb anticipated growth over the next 20 years.
 - How does the County reconcile these apparently conflicting elements? If growth should be concentrated in designated areas, why does the MDP facilitate development outside of those areas?
- *Community Development* – The MDP states that the County will build resilient communities by “promoting concentrated growth within designated development areas”.
 - There is a fundamental difference between “concentrating growth in designated areas” and “promoting concentrated growth” in those areas.
 - The former indicates a preference for growth to occur in approved areas. The latter suggests that resilient communities require high density (or concentrated) growth.
 - What is the rationale for the last-minute change that added “promoting concentrated growth” to this principle?
- *Agriculture* – The MDP is proposing a last-minute change to add traditional agricultural activities to this principle. Previously it had only referenced agricultural diversification.
 - It is comforting to see the acknowledgement of traditional agriculture.
 - However, since there are no corresponding changes proposed for any of the agricultural policies in the MDP, how will the expanded focus of this principle be realized?
 - What does the draft MDP do to stop the unnecessary fragmentation of agricultural parcels – something that is critical to support of traditional agriculture?
 - Most of Rocky View's agricultural land is not in ASPs. As a result, the MDP is the only planning document that provides guidance for much of Rocky View's agricultural land.
 - Given this, why has the draft MDP so severely reduced its agricultural focus?

- *Partnerships* – In the County Plan, partnerships had focused on improving the availability of services for residents. The MDP's focus is solely on regional partnerships as a way to find solutions to planning and development challenges.
 - What is the rationale for this significant change in focus?

Section 1.4 – Rocky View County Context

- The MDP asserts that “directing new growth to appropriate locations will be an important component of creating a fiscally sustainable municipality in the long term”.
 - The MDP acknowledges the validity of the County's 2016 Residential Land Inventory. That document concluded that there was sufficient undeveloped land in existing ASPs to provide 20 – 200+ years growth in those ASPs.
 - The MDP, however, goes on to propose substantial increases in approved growth areas beyond the already-approved ASPs.
 - If the MDP's assertion is more than a motherhood statement, how will it combine these apparently contradictory elements to achieve the promised “fiscally sustainable” growth?

SECTION 2 – LAND USE POLICIES

Section 2.1 – Population & Housing Trends

- The MDP notes that the Calgary Metropolitan Region Board has forecast that Rocky View will grow by 17,576 residents (just over 6,500 new dwellings) between 2018 – 2040.
 - This projection works out to an average of just over 280 new houses built every year for the next 20 – 25 years. This assumes a faster rate of growth that the County has experienced over the last five years.
 - How does the MDP reconcile this apparently conflicting information?
 - Will the population projections used in the MDP be adjusted to reflect major structural changes that occurred after they were made? Specifically, the collapse of the oil and gas industry and the unavoidable post-Covid slowdown in the economy?

Section 2.2 – Growth Areas

- The MDP states that “the Growth Concept Map identifies the priority areas within the county for the continued growth and expansion of residential, commercial, and industrial land uses”.
- It then adds – “new development may occur outside of the identified priority growth areas”.
 - The Growth Concept Map significantly expands “priority growth areas” beyond what exists in already-approved ASPs.
 - The MDP goes on to note that “previously planned areas with existing ASPs ... have not been fully developed, they are able to accommodate additional growth over the next 20 years”.
 - Given this observation, what is the rationale for adding new priority growth areas, let alone facilitating development outside of these expanded areas?

- *Primary Residential Areas* – The MDP indicates that it is adding new residential growth areas to “provide a greater range of housing options to appeal to changing market preferences.”
 - The MDP does not provide any evidence to support that market preferences have actually changed.
 - The MDP also provides no rationale for why existing ASPs cannot be modified to increase the variety housing options available in them. This is being done in the Springbank ASP and could easily be done in the Bearspaw ASP which is currently being revised.
 - How can adding new growth areas be consistent with fiscally sustainable and responsible growth when existing growth areas are far from built out?
 - Will it not simply spread development over a larger footprint when the MDP acknowledges that is a costly, inefficient approach?
- *Employment Areas* – The MDP is adding significant new commercial/industrial growth areas.
 - Expanding the commercial / industrial growth areas when the currently approved ones are far from built out seriously disadvantages landowners who have followed the County’s planning direction and located in the previously identified growth areas.
 - What is the rationale for penalizing those who have “played by the rules” in the past?

Section 2.3 – Residential Development

- The MDP states that it “support[s] higher density residential development where appropriate”.
 - This is inconsistent with public feedback which supported maintaining the County’s rural and country residential character.
 - There do not appear to be any policies that provide guidance on when and/or where higher density is appropriate.
 - Public feedback also indicated that future residential development needed to have viable servicing. There do not appear to be any policies that ensure this will happen.
- *Policy 2.3.1 – Primary Residential Areas*
 - The MDP introduces this section by stating that it deals with “lands where residential development and ancillary commercial and industrial development will be the primary land uses”.
 - Industrial land uses are never ancillary to residential land uses – they are incompatible and require significant transition buffers between them.
- *Policy 2.3.2 – Country Residential Development*
 - Policy 2.3.2 (b) indicates that it would be preferable to have a new ASP or concept scheme for new country residential developments greater than 10 acres outside of existing ASPs.
 - Why is this requirement no longer mandatory?

- Why do these not have to demonstrate substantial build out in already approved ASPs and an identifiable demand for development in the new location?
- Policy 2.3.2(e)(iii) suggests reducing the amount of land identified for country residential development in existing ASPs if those areas are not being developed as quickly as expected.
 - What evidence exists to suggest that other alternatives, presumably higher density ones, are more appropriate? Given the slow build-out being experienced in Harmony, it is not clear that such evidence exists.
 - It should be necessary to demonstrate that it is the country residential housing option that is failing to meet expectations rather than just slower overall growth than anticipated.
 - This policy also appears to be inconsistent with public feedback that people like the rural atmosphere in Rocky View.
- Policy 2.3.3. – *Fragmented Country Residential Development*
 - The MDP's introduction to this section states that "further fragmented country residential development should be avoided, and a gradual transition should be pursued to a more orderly and efficient development pattern within fragmented country residential areas."
 - The policy only deals with development within already fragmented quarter sections. It is not clear what, if any, policies stop fragmentation of quarter sections that are currently unfragmented.
 - Stopping further fragmentation should have higher priority than restricting additional fragmentation in quarter sections that are already fragmented.
 - The existing County Plan permits redesignation of parcels under 24.7 acres (10 hectares) in already fragmented quarter sections, with conditions. The new MDP permits redesignations only for parcels less than 9.9 acres (4 hectares).
 - How is this restriction consistent with "pursuing a more orderly and efficient development pattern" within already fragmented quarter sections?

Section 2.4 – Commercial & Industrial Development (Renamed to Employment Area Development)

- The County Plan differentiated between types of commercial/industrial development and had separate policies for regional business areas, highway business development areas, hamlet business areas, and industrial storage.
- The MDP combined these into "employment areas" and "neighbourhood serving commercial".
 - Removing the constraints on the types of businesses appropriate in "highway business development areas" appears to be inconsistent with feedback that emphasized the importance of maintaining vistas in the County.
- Policy 2.4.1 (a) states that an employment area should have an ASP in place before development occurs. However, Policy 2.4.1(b) only requires large scale development to locate in employment areas "when feasible".

- What is the point in having ASPs if large scale development can easily locate outside of them?
- Policy 2.4.1(c) encourages infilling of existing employment areas. Although this is a worthy objective, it is largely nullified by providing loose criteria in Policies 2.4.1(g) and (h) that will facilitate smaller commercial / industrial development outside of ASPs.
 - How can this be consistent with fiscally and environmentally responsible growth?

Section 2.5 – Hamlet Development

- This section starts with the statement that “Rocky View’s hamlets are home to the majority of the County’s residents”.
 - No evidence is provided to support this statement, which appears to contradict other available information about the distribution of Rocky View’s population.
- This section also asserts that “hamlets should be the priority for residential development over the next 20 years.”
 - Given that the MDP is proposing significantly expanded “priority growth areas” in addition to current and planned hamlets, how does the MDP prioritize growth in hamlets relative to growth in other “priority growth areas” and why is it proposing this preference?
- Balzac West and Glenbow are identified as hamlet growth areas. Neither of these currently exist.
 - How does prioritizing growth in new full-service hamlets rather than in already-existing hamlets fit with fiscally sustainable growth?
- The existing County Plan has population targets for hamlets. These were to ensure that hamlets retained their rural character in keeping with the overall objectives of RVC’s development plan.
 - How is the removal of the population targets consistent with feedback that people want to retain the rural character of the County?

SECTION 3 – COUNTY-WIDE POLICIES

Section 3.1 – Financial Sustainability

- The introduction to this section includes the following statement – “For Rocky View County to be financially sustainable, development must pay for itself and be affordable over the long term. This reduces financial risk to County ratepayers and mitigates potential economic risks.”
 - The MDP has many similar statements emphasizing the importance of financial sustainability; however, there appear to be very few policies that are actually designed to achieve this.
 - This has been further weakened by the MDP’s switch from “shall” to “should” in the wording of its policies.
- Earlier versions of Policy 3.1.1(g) required the county to ensure that full cost recovery was in place before development proposals were approved. The MDP now only indicates a preference for this to occur.

- Policy 3.1.1(h) acknowledges the County's commitment to move towards a 65% residential / 35% non-residential assessment split as a means of strengthening the County's financial sustainability.
 - The MDP provides no information on how this can be achieved alongside its proposals to significantly expand residential growth areas.
- Earlier versions of Policy 3.1.1(j) required that utility operational and life cycle costs be recovered from user fees. As with Policy 3.1.1(g), the MDP now only indicates that this "may" happen.
 - Given that user fees for the existing county-owned utilities do not cover their costs, it is not clear how the MDP proposes that this might be achieved in the future.
- The changes to this section leave its policies as aspirational. As a result, it is not clear how they will improve the financial sustainability of future development in the County.

Section 3.3 – Natural Resource Development

- It is not clear why this section has been moved from the Land Use section since the land uses remaining in that section also provide county-wide policies.
- The introduction to this section opens with a highly questionable statement. Natural resource development is not an "important contributor to the local economy". It is important to the regional economy; but the County receives minimal revenue from any natural resource development.
 - The only significant County revenue is the Community Aggregate Payment levy, which does not begin to cover the costs of damage to the roads caused by heavy gravel trucks.
- The introductory paragraph goes on to recognize that resource extraction requires "careful consideration for how extraction is planned and implemented".
 - The County Plan recognized the importance of this and mandated Administration to develop a stand-alone policy to govern aggregate operations in the County.
 - This Council killed that initiative two years ago and has taken no steps to replace it.
 - The MDP now proposes to remove much of the guidance the County Plan had provided as a stopgap before its anticipated aggregate resource plan was developed.
 - As a result, it is not clear how the MDP will ensure that the acknowledged "community concerns" and "significant impacts" from resource extraction are addressed.
- Policy 3.3.1(c) is backwards – instead of discouraging new residential development where future aggregate extraction might occur, future aggregate extraction should be discouraged in locations where its unavoidable off-site impacts might affect existing residential development.
 - There is no guidance for how these "future aggregate" locations might be determined. Given that the County has some of the most generous aggregate deposits in North America, this could potentially limit non-aggregate development in much of the County.

- Policy 3.3.1(f) continues to require Master Site Development Plans for aggregate extraction. However, it is not clear how effective this requirement will be. The County Plan had listed specific requirements for these MSDPs. Those have now all been eliminated and are no longer part of the MDP.
- Policy 3.3.1(g) encourages the location of complimentary industrial activity adjacent to aggregate operations.
 - The MDP provides no guidance on where it is appropriate to locate open pit gravel mines. Given this serious failing, how can it possibly conclude that it is appropriate to locate other industrial uses adjacent to these operations?
 - Since the MDP provides no restrictions on aggregate operations in residential ASPs, this policy opens the door for additional industrial activity in residential communities simply because there is a gravel pit nearby.
- Current provincial legislation and previous county policy assume reclamation of gravel pits back to their original use (usually agricultural), unless a case can be made that there is a higher value post-reclamation use.
 - The MDP is now proposing in Policy 3.3.1(h) that gravel pits should be reclaimed into other industrial uses instead. It is not clear how or why the MDP has chosen to deviate from provincial guidelines in this area.

Section 3.4 – Agriculture

- The MDP states that agriculture remains important in Rocky View. However, it dedicates just over one page to agriculture policies. In contrast, the existing County Plan has seven pages of agriculture policies.
 - While this shift may be an attempt to streamline the MDP, the virtual elimination of policies dealing with existing agricultural operations sends a negative message.
 - Feedback received during the limited public consultations indicated that residents placed high priority on maintaining the County's agricultural base. The MDP's minimalist approach to this important topic appears inconsistent with input from residents.
- The focus of Section 3.4 is on supporting "new, innovative agricultural ventures", encouraging small scale agricultural ventures, and allowing a "range of parcel sizes where appropriate".
 - The policies do not provide any direction on when it is appropriate to use smaller-scale agricultural operations or to discourage the unnecessary fragmentation of agricultural parcels.
- Policy 3.4.2 provides criteria for redesignation and subdivision for agricultural purposes.
 - The MDP's policies are facilitating subdivision of agricultural properties.
 - All that is required is a "rationale" for why the existing parcel size cannot accommodate the proposed new development. Rationales are easy to create. If the MDP actually wanted to discourage unnecessary fragmentation of agricultural lands, it would prohibit subdivision if the proposed new activities can be carried out under the land use designation of the existing agricultural parcel.

Section 3.5 – Environment

- The objectives in this section are significantly scaled back relative to the environmental objectives in the existing County Plan.
 - As was noted above under Agriculture, it is one thing to streamline a document, it is quite another to remove most of the policy guidance.
 - How is this consistent with the importance of the environment that was emphasized in resident feedback?
- *Policy 3.5.1 – growth management* states that “where development is proposed near potential ecological features ... the development application may require ... a bio-physical impact assessment.
 - The MDP indicates that it is dedicated to environmental sustainability. If that is true, why is this not a mandatory requirement?
- *Policy 3.5.3 – stormwater and wastewater* has removed the policies in the County Plan that required environmentally sustainable wastewater disposal practices. It is not clear why these are no longer relevant or necessary.
- *Policy 3.5.4 – Land & Environmental Stewardship* no longer directs development away from agricultural land as had been included in the County Plan. Again, it is not clear why this is no longer relevant or necessary.

Section 3.6 – Utility Servicing

- The MDP has taken the approach of offloading most of the policy guidance on these important issues to the County Servicing Standards.
 - This appears to be backwards. The MDP is supposed to be the County’s overarching planning document. As such, it should provide guidance on what level of utility servicing is required for different types of development. Then the Servicing Standards should provide the detail on how that will be achieved.



February 3, 2021

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

legislativeservices@rockyview.ca

Re: Rocky View County Municipal Development Plan

Background Information

Elbow Valley® is a private, bare land condominium community of 699 homes and parkland located in Rocky View County along Highway 8 just west of the Calgary City Limit. The community consists of seven bare-land Condominium Corporations with all Common Property managed by Elbow Valley Residents Club (EVRC), a society created to manage the community and lands within.

Since 2007 Elbow Valley Residents Club (EVRC) is Registrant pursuant to Trademark Registration Number TMA694373 for the Word Mark "ELBOW VALLEY" for, among other things, carrying on the business of management and operation of a residential community.

The community is included in the County Map titled "South Springbank & Elbow Valley Area", but the boundaries of the Elbow Valley community are not specifically delineated on the map. Previously the map was titled "Elbow Valley", which led to much confusion between the community of Elbow Valley and the larger South Springbank area and its smaller communities, as well as the potential for trademark issues. Rocky View County, in consultation with EVRC, changed the map name a couple of years ago to address confusion related to development and CREB real estate transactions, but the re-naming did not specifically identify the community boundaries as the County does with the similarly scaled communities of Harmony and Watermark (Harmony and Watermark maps attached for reference).

EVRC is now in productive discussions with County Administration Planning Department with regard to Western Securities' proposed Gardner Ranch development, with the common purpose of addressing confusion that will occur if their proposed ASP is named 'West Elbow Valley ASP', as well as avoiding possible infringement on Elbow Valley's registered trademark.

Submission

The proposed new Rocky View County Municipal Development Plan (MDP) refers to Elbow Valley in the context of 'Hamlet Growth Area' and "Existing and Planned Hamlet". For clarity, Elbow Valley is not presently designated as a Hamlet and this letter submission is not intended to apply for or promote such a designation. It is our contention that the use of Elbow Valley in reference to a 'Growth Hamlet Area' is both misleading and incorrect, as the area is a fully built-out, self-supporting, community where there is no possibility for future growth.

On draft MDP page 14 Figure 2: Growth Concept Map Identifying Priority Areas for Growth has a 'Hamlet Growth Area' symbol labelled 'Elbow Valley'. On page 16 Figure 3: Planned and Future Planning Growth Priority Areas captions 'Elbow Valley' as 'Existing and Planned Hamlet'. Section 2.5.1 Hamlet Growth Areas on page 24 lists hamlets, including 'Elbow View'. Elbow View is a proposed Area Structure Plan west of our Elbow Valley community along Highway 8.

Elbow Valley Residents Club requests that the Draft MDP be edited prior to being published for the Public Hearing so that present and future naming confusion is addressed, as is currently being discussed with County Administration..

Please contact the undersigned by email with questions or clarification.

Regards,

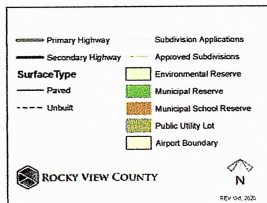
ELBOW VALLEY RESIDENTS CLUB



Terry Brooker
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Page 156 of 1103



Comments by Vivian Pharis of 193 Green Valley Estate, Rocky View County to RVC Hearing into Municipal Development Plan, Bylaw C-8090-2020

While the draft Municipal Development Plan appears to cover the same ground as the Rocky View County Plan did, overall it seems that the former is a glossier, more opaque version of the latter, which is a stronger, more user-friendly document. I don't know what is being gained, except to make things vague, but to what end? Perhaps easier and less concrete decisions by RVC Council? I do not see improvement between the County Plan and the new Municipal Plan. In fact, I see something more concrete and specific being replaced by something more glossy-vague.

It appears in the draft MDP that RVC supports what residents continue to tell them they want, which is to live in a healthy, rural environment with the amenities of nature nearby and accessible for their pleasure. But, RVC Council appears intent, in the draft plan, on moving the county towards greater urban development and residential densities. Allowing 1-acre parcels and more support for hamlets is a trend away from what residents say they want. It is perhaps however, a path to more residential taxes and a water/sewer supply if RVC can meet Calgary density requirements for such servicing. So, is it RVC's plan to surround two sides of Calgary with a bunch of hamlets of people who work in Calgary, use Calgary facilities and require Calgary's water and sewer? This sounds like a regional planning nightmare but appears to be what the RVC's draft MDP is predicated upon.

While RVC continues to recognize that residents overwhelmingly want more access to nature, better attention to trails development and interconnecting trails, wildlife provisions and more parks and park expansions, there seems no enhanced action on these matters in the MDP from the County Plan.

Just as Albertans are not buying the UCP's various attempts to obscure, turn around and contradict their poorly considered and publicly bereft plans to down-size the provincial parks system and to maintain that Eastern Slopes watersheds are protected just as they are being ripped apart by coal exploration, RVC residents see through plans to weaken their main governing document. Altering the overall format of the clearer, more user-friendly County Plan to something more opaque and inexact points ominously towards lesser oversight on developments and on protections for our environment and agricultural lands.

I would like to have seen a more robust inclusion in a new plan for protecting the environment such as:

- * protection for flowing waters and lakes, especially those that are fish-bearing
- * identifying important agricultural lands that will be maintained for agriculture
- * concrete plans to identify and protect wildlife corridors
- * concrete plans to acquire lands for trails and new parks and park expansions
- * clear plans to help local stewardship/watershed/recreation groups help RVC residents

Loss of Aggregate Resource Plan

The primary area I see very much weakened in the draft MDP over the County Plan, is the removal of a set of guidelines on how aggregate proposals are to proceed in RVC. Aggregate development is a contentious issue that is clearly not going away and needs to be addressed. Right now, goals for protecting the environment, including wetlands, conflict with aggregate development proposals. Even with the cowardly withdrawal of the nearly complete Aggregate Resource Plan in 2019, the County Plan still contains a set of permitting guidelines. The MDP has not included these and that weakens the plan unless a separate Aggregate Plan is to follow. Point 8 under The Aggregates Section confirms a repulsive rumor that has been circulating within the county for a while - that the intention of RVC is to use gravel pits as a stepping stone to more industrial development in the area of pits, including that abandoned pits be used as garbage landfills.

What a slap-in-the-face to Bearspaw residents and potentially to Bighill Springs Provincial Park! Keep the Rocky View County Plan.

Vivian Pharis, 193 Green Valley Estate, RVC, T4C 1A7; [REDACTED]

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8090-2020
Date: February 3, 2021 12:46:33 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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From: Ailsa Le May

Sent: Wednesday, February 3, 2021 12:08 PM

To: Legislative Services Shared

Subject: [EXTERNAL] - Bylaw C-8090-2020

Do not open links or attachments unless sender and content are known.

I am writing in regards to Section 3.3 of the Municipal Development Plan. As we wait anxiously for Council to decide on the strongly-opposed Lehigh Hanson application for rezoning of the Scott Property, this directly relates. My fear is this is going to now be pushed through and then we are back at it again with the Scott property and adjacent industrial operations.

The existing County Plan's first goal for natural resource development was that natural resources should be extracted "in a manner that balances the needs of residents, industry, and society". The MDP proposes to change this wording to balancing "the needs of residents, industry, and the County". **It is unacceptable to remove society from this line.**

It also says it will change the working from "environmentally responsible management and extraction of natural resources". The MDP proposes only to have the "negative impacts on the environment" mitigated. This would imply it is ok to contaminate and then we will remediate and **is not an acceptable change.**

Policy 3.3.1(g) encourages the location of complimentary industrial activity adjacent to aggregate operations. This policy is extremely troubling.

The MDP provides no guidance on where it is appropriate to locate open pit gravel mines. Given this serious failing, how can the MDP possibly conclude that it is appropriate to locate other industrial uses adjacent to these operations? This opens the door for additional industrial activity in residential communities simply because there is a gravel pit nearby. This is completely unacceptable.

Policy 3.3.1 (h) directs future councils and aggregate companies to consider transitioning gravel pits into alternative industrial uses once gravel extraction has finished. Although proposed amendments to the 1st reading MDP will remove the examples of waste transfer and processing facilities, these remain active alternatives given the policy's wording.

The two above Policies 3.3.1 (g and h) need to be removed.

Thank you,
Ailsa Le May
Rocky View County Resident

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8090-2020
Date: February 3, 2021 12:02:08 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

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From: Anne-Marie

Sent: Wednesday, February 3, 2021 12:00 PM

To: Legislative Services Shared

Subject: [EXTERNAL] - Bylaw C-8090-2020

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Rockyview council

We are opposed to the proposed changes in the aggregate policy in the MDP. Why the County's natural resource policy will no longer be part of its' overall land use policies makes no sense; especially, in light of the current Lehigh Hanson proposal that is before council today, Feb.3.

We support the objections submitted by Rockyview gravel watch in their letter to council. The fact is that the county feels it receives a great economic benefit from natural resource extraction in the area is false. The overall impact to the residents and the environment far exceeds the economic benefits to the county.

Aggregate resource extraction and management needs to be done in an environmentally responsible way. Mitigation is not always possible once the damage has been done.

Sometimes the best business decision is to say no.

The County could demonstrate its commitment to this policy by ensuring that residents' input is reviewed and incorporated by Administration as staff assess gravel company applications. Rocky View residents possess a tremendous wealth of relevant expertise on natural resource extraction issues. It is foolhardy to dismiss all that expertise and simply file it away unread and unused.

Policy 3.3.1 (c) discourages residential development that may be impacted by future aggregate extraction. Where is the parallel policy that discourages future aggregate extraction in locations that may impact existing residential development? If the County is committed to Policies 3.3.1(a) and (b) both sides need to be included in Policy 3.3.1 (c) to acknowledge the reality that residential development and heavy industrial open pit gravel mining are completely incompatible land uses.

It is one thing if residents move to an area where an existing aggregate extraction exists but quite another for such an industry to locate near an existing residential area.

Council must, as a bare minimum, amend the MDP in the following manner:

- Reinstate the list of technical studies required for all aggregate operations' master site development plans.
- Amend Policy 3.3.1(c) to provide parallel discouragement of future aggregate extraction in locations that may impact existing residential development.
- Remove Policies 3.3.1(g) and (h).

It would be better if Council reflected on the complexities involved in the recent Lehigh Hanson application and public hearing. The mutually acceptable guidelines for where aggregate operations should be located and how they should operate that would be provided in a stand-alone aggregate policy would have made the Lehigh Hanson public hearing far simpler.

Anne-Marie & Randall Block

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - feedback on Proposed Municipal Development Plan – Bylaw C-8090-2020
Date: February 3, 2021 1:04:10 PM

Michelle Mitton, M.Sc

Legislative Coordinator – Legislative Services

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From: Petrucci, Anthony

Sent: Wednesday, February 3, 2021 12:59 PM

To: Legislative Services Shared

Subject: [EXTERNAL] - feedback on Proposed Municipal Development Plan – Bylaw C-8090-2020

Do not open links or attachments unless sender and content are known.

Hello,

I just learned this morning that Rocky View is considering making changes to the Municipal Development Plan. My concern is as it relates to language around aggregate operations in the County.

Currently in the throes of the Lehigh Hanson application for Scott Pit, I can say I am (now) extremely concerned with the nature of the language put forth relating to aggregate operations.

In the Lehigh Hanson application, County administration revealed in the hearing that it didn't consider it 'necessary' to review the technical documents provided by landowners while recommending approval for Scott Pit.

This is truly hard to comprehend – that County administration would make recommendations without considering the submissions of landowners – instead relying solely on the assertions of the applicant and their well-compensated consultants. Surely anyone with a shred of common sense can see the folly of such a practice? And its obvious complete disregard for the people of the County who they are obliged to represent?

The stipulations regarding aggregate operations in the Municipal Development Plan must include clear language that submissions relating to aggregate extraction received from landowners, will be fully considered, and carry the same weight as the documents and assertions made by the proponents of such aggregate extraction.

Its actually quite incredible that such an assertion would have to even be made, but given what I've learned through the Lehigh Hanson application it is clearly necessary.

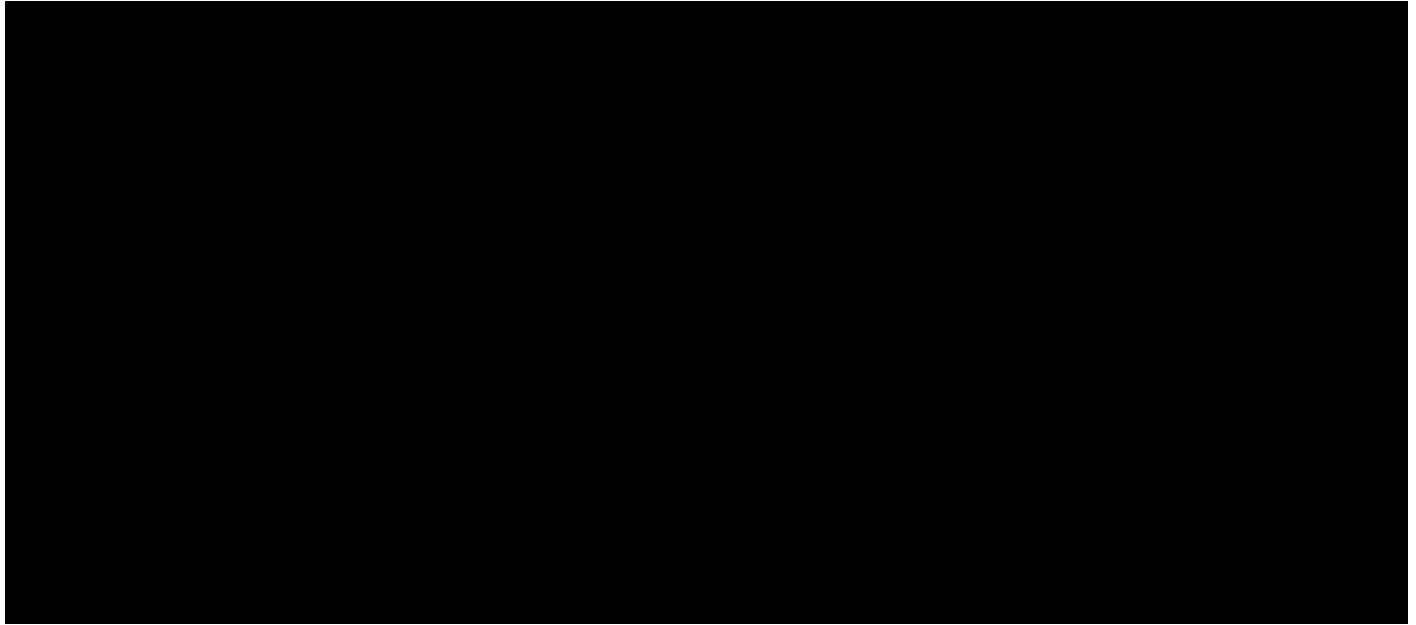
Please, lets have some common decency here. This is my first foray into such matters and I can't believe the state of affairs. Please start thinking about the people of your community. We are getting choked off by gravel pits in one of the most beautiful areas of the country I have ever seen. Can someone please be a grown up in the room, and get this sorted?

Cheers,

Anthony Petrucci

31 Alexa Close

Rocky View.



From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Bylaw c -8090-2020 Proposed Municipal Development Plan
Date: February 3, 2021 11:28:18 AM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Bill & Sharon Corbett

Sent: Wednesday, February 3, 2021 7:46 AM

To: Legislative Services Shared

Subject: [EXTERNAL] - Bylaw c -8090-2020 Proposed Municipal Development Plan

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These comments are being provided by me on my own behalf and on behalf of Sharon Corbett. We are long time residents of the Bears paw area of RVC.

It was my intention to provide my own detailed comments but having reviewed the submissions of both Rocky View Gravel Watch (GW) and Rocky View Forward (RVF) I endorse and adopt their well reasoned and carefully articulated reviews. RVC is fortunate to have thoughtful residents who are prepared to take the time and make the effort to carry out such well reasoned reviews. Their comments represent the opinions of the vast majority of Rocky View Residents who are frustrated by County policies that seem drafted for the benefit of administration with little attention to the rights and interests of residents.

The thrust of the draft MDP seems to be to eliminate many already existing obligations, evidenced by the use of the word "shall" and replacing it with the permissive "should". This creates uncertainty for both proponents and objectors to a particular development. It does however grant the administrative staff essentially unfettered discretion with no accountability. This should not be the primary goal, as it apparently was with this draft of a MDP. I am reminded of the words of John Ivison writing in the Calgary Herald when he stated: "The idea that government is working entirely for the benefits of its citizens is a fallacy- politicians and bureaucrats are hard at work trying to improve their own lives and careers, often interests that compete directly with the public good."

Where every one else in the world is tightening up environmental requirements RVC is weakening them.

As pointed out in the GW submission par 3.3 comes straight from a gravel industry lobbyist and does not reflect reality. Council has detailed evidence on what are the actual economic benefits to the County in the recent public hearing for Bylaw 8082. They are minimal . The industry is not an important contributor and all such references should be changed.

The second goal for natural resource development should be to "permit" not support. The County will permit aggregate development where it can be done responsibly. Many negative impacts cannot be mitigated and the redraft language is unacceptable.

As the GW submission points out in 3.3.1 is unbalanced. There is no parallel requirement for future aggregate extraction to be discouraged where there is existing residential development. Deletion of actual requirements in the MSDP further erodes protections to the environment and the public.

It appears as if the Administration, after wasting thousands of dollars and untold hours of

residents' time, have not learned one thing but continue to act only in the interests of the gravel industry.

The planning department and administration as a whole, are quickly eroding what little remaining credibility they have with residents.

This draft needs to be sent back for a major rework ; in its present form it is unacceptable.

William Corbett/Sharon Corbett

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8090-2020
Date: February 3, 2021 11:25:10 AM

MICHELLE MITTON, M.SC
Legislative Coordinator – Legislative Services

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262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
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-----Original Message-----

From: [REDACTED]
Sent: Tuesday, February 2, 2021 9:15 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8090-2020

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We are residents of Bearspaw. We, as are most other residents of our community, are extremely concerned about the possibility of another gravel pit in our community. It would appear that the County's new proposed MDP will make it easier for gravel pits to gain approval in our community. It would also appear that once there is more industry in the area that it will further encourage and allow additional industry. We moved to this area for the peace and quiet of living in the country so we can raise our two children. We strongly disagree with any changes to the MDP that will make it easier for industry to operate within a/our residential community.

Dave and Leslie Scabar
24131 Meadow Drive
Calgary, Alberta
T3R 1A7

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Rocky View County Municipal Development Plan December 2020 Draft 4
Date: February 3, 2021 4:35:53 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

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

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From: [REDACTED]
Sent: February 3, 2021 3:36 PM
To: Legislative Services Shared
Cc: Mark Kamachi
Subject: [EXTERNAL] - Rocky View County Municipal Development Plan December 2020 Draft 4

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Rocky View County Planners:

This letter registers my concerns and recommendations regarding the Draft Municipal Development Plan (MDP) December 2020. It appears the MDP's have a working lifetime of 5-10 years given previous versions. I believe we need to write each plan with the indigenous view of "our grandchildren's grandchildren" knowing that circumstances will change long before their turn at the Council table.

Alberta's fossil fuel industry is diminishing and our economy is changing to non-resource and knowledge-based industries, electrification technologies and sustainable agro-industrial bases. Climate warming has increased the intensity and frequency of extreme weather events with concurrent insurance losses in the billions each year (\$2.3 billion for Canada in 2020). Severe drought as in 2017 and catastrophic wildfires are a certainty in our future and we should include these events in our planning. Our human footprint in Rocky View County is growing larger and deeper. The result is loss of carrying capacity in our surrounding landscapes loss of our wildlife neighbours that preceded us by thousands of years. I believe we need to plan now to stop the continued loss of these irretrievable assets to our mental and physical health and the ecological services their habitat gives us and our grandchildren...like drinking water and toxin-free air. Rocky View is losing the reason to live here.

While the philosophy outlined in this draft plan seems reasonable in the short term (particularly densification in hamlet cores) I believe it misses in the long term as it tries to remove development barriers for large capital corporations at the expense of resident oversight and infrastructure costs (debt)! We must find ways to live within our revenue base in the coming low growth economy that doesn't offload development capital and operating expenses onto ratepayers. I don't believe our grandchildren will think this is a good document with glaring shortcomings I consider fatal. Here are some specific comments regard the following topics:

Hamlet Development 2.5.1 a, b, and c Replace "should" with "will". Developers will be guided by

adopted Area Structure Plans. This provides ratepayer input in development and density guidelines. Hamlets are a place densification should occur and RVC reserve land in the same quarter section should be placed into environmental reserve in proportion to the density target. We should follow the German model of 50m² of bona fide greenspace per person.

Rocky View County needs to identify wildlife migration and limit development in those areas. Monies need to be allocated for wildlife population inventory to track changes and movement monitoring to map out migration corridors connecting critical habitat within the county. Threatened animal and bird locations should be protected according to Federal guidelines. The Defend Alberta Parks movement has shown politicians this is important to voters and ratepayers.

Infrastructure costs: The current RVC debt resulted from poor infrastructure cost arrangements with developers. A Fiscal Impact Analysis should be required for any development exceeding \$5MM dollars total costs. And this FIA should form the basis for legal agreement between the county and developer regarding infrastructure costs and require a bond before the permit is allowed.

Paragraph 3.1.1.i should be removed.

Only recreational development should be permitted on river- or creek- connected alluvial aquifers. Go-forward set backs should be 500m from flowing water and 100m from the aquifer edge (determined by drilling) along permanent water courses and 100m from channel center and 50m from aquifer edge for intermittent water courses. These numbers are from studies of enteric virus survival in aquifers (Blaschke et al. 2016) Ephemeral setbacks should be 30m.

3.9.2 RVC should require Emergency Response Plans that include flooding, wildfire, and airborne (H2S) toxins. for all hamlets and population centers with more than 100 people. 2 Access and egress routes should be required for each population center. These routes should be paid for by developers as part of hard infrastructure.

RVC needs to create a monitoring plan for mosquito-born viruses including West Nile Virus, California soroviruses, Eastern Equine viruses, St Louis Encephalitis and regularly test enough water bodies to statistically cover the County.

In general the . The “should”s need to be made “shall”s with science-based quantities defining regulations, set backs and costs, both in terms of environmental services and financial costs. Monitoring schemes need to be specified and funded. Public input into development plans and Area Structure Plans needs to be formalized and required beyond the ad hoc public input currently extant. A better vetting process including the considerable expertise within the residents of Rocky View should be installed. Please try again...this is important.

Dave Klepacki

██████████
Bragg Creek, Alberta
Canada, T0L-0K0
██
██
██
██

February 1, 2021

Legislative Services
262075 Rocky View Point
Rocky View County
AB T4A 0X2

Re: Draft Municipal Development Plan Bylaw C-8090-2020

Dear Sirs:

My name is David Sutton. I am a taxpayer and homeowner, resident in Rocky View County. I have concerns with the latest draft Municipal Development Plan (MDP). In reviewing the latest draft MDP, I have a general comment and some specific comments.

General Comment

As a general comment, I believe that the MDP is incomplete. Perhaps I missed it, but other than a brief reference in Table 04 subpart 1(e) I can find no guidelines regarding how both commercial and residential development should be handled with regard to archeological areas that fall within the proposed development areas. While there may be other rules and regulations dealing with this issue, the MDP for completeness should address the issue and, at the very least, link to those rules and regulations.

Specific Comments

1. Section 1.3 Guiding Principles. One of the key principles guiding any decision making is one of fiscal responsibility. This key principle is sadly lacking in these Guiding Principles.
2. Page 18 h (i) The proposed changes appear to deal with what the developable land **can** handle. This subsection should address what the developable land **should** handle. As the wording now stands, density ranges and dwelling unit numbers could determine that the developable land could handle high density housing for the all the developable land. That doesn't mean that it should. In fact, based upon the discussion in the Land Use Policies, it shouldn't, as it " may also lower the quality of life for existing residents by eroding the rural character of areas or adding greater pressure on existing infrastructure and municipal services" P.12 bottom of first paragraph.
3. Page 22 f (vi) The current language requires that the proposed development have " the potential to provide a substantial financial benefit to the County". A financial benefit by itself is insufficient as the development may come with an even higher financial cost. Any decision on a new development must consider benefit and cost. To do otherwise puts the taxpayer once again at risk of funding inappropriate developments. The language for this subsection should read " the potential to provide a substantial **net** financial benefit to the County.
4. Page 48 Section 4.2 subsection (e) Developer-funded area structure plans and conceptual schemes that incorporate public and stakeholder engagement are meaningless if all the developer does is go through the the motions of engagement. The wording in this section should be amended to the following: " the County shall permit developer-funded area structure plans and conceptual schemes that incorporate **meaningful** public and stakeholder engagement.."

5. Page 25 Section 2.5.2 Small Hamlets. In the first paragraph in which the Small Hamlets are listed, the Hamlet of Indus is listed twice. Is this intentional?

In summary, I am uncomfortable with the current draft MDP. My overall concern is summarized nicely on Page 12 and I have referenced it earlier. That is “ Additional exurban development may also lower the quality of life for existing residents by eroding the rural character of areas or adding greater pressure on existing infrastructure and municipal services.” I see nothing in the latest draft MDP that alleviates my concerns, in fact, this MDP only increases those concerns.

Respectfully submitted

David Sutton

To: Rocky View Council
Subject: **Proposed Municipal Development Plan – Bylaw C-8090-2020**
Date: February 3, 2021

As a resident in the District of Rocky View, and strong opponent of Bylaw C-8082-2020, it has encouraged me to become more aware of what is happening in our area. Through my involvement with C-8082-2020, I learned that the proposed MDP is deficient in a number of ways. Now is the time to clean up this gravel issue in our district. The Rocky View Gravel Watch has done a spectacular job of monitoring and pointing out deficiencies. This group should be a strong source of education and experienced opinions for the county. They should be listened to and as it grows with more support from residences, many experts, become a combined voice for us.

Section 3.3.1 If the County genuinely wants to find the balance that protects its residents and its environment while permitting responsible aggregate extraction, far more specific guidance is required and the guidance that had been provided in the County Plan must be reinstated.

If the County is actually committed to encouraging the collaboration described in this policy 3.3.1 (b), it needs to take an active role in engaging residents and adjacent landowners to identify possible solutions to mitigate the unavoidable negative impacts from aggregate extraction. Residents all understand that aggregate extraction is necessary. They, like Gravel Watch, are simply looking for it to be done in a responsible manner that does not impose unnecessary costs and damage.

If that is not the intended message, Council must, as a bare minimum, amend the MDP in the following manner:

- Reinstatement of the list of technical studies required for all aggregate operations' master site development plans.
- Amend Policy 3.3.1(c) to provide parallel discouragement of future aggregate extraction in locations that may impact existing residential development.
- Remove Policies 3.3.1(g) and (h).

Sincerely

Dawn Rosine



Steven Lancashire

From: Debbie McKenzie [REDACTED]
Sent: February 3, 2021 1:12 PM
To: Legislative Services Shared; Jessica Anderson
Cc: Dominic Kazmierczak; Michelle Mitton; kevin.hansen@rockyview.ca; Division 2, Kim McKylor; Division 1, Mark Kamachi; Division 4, Al Schule; Division 5, Jerry Gautreau; gboehike@rockyview.ca; Division 7, Daniel Henn; Division 8, Samantha Wright; Division 9, Crystal Kissel; transportation.minister@gov.ab.ca
Subject: [EXTERNAL] - Re: objection to Springbank ASP's and MDP

Do not open links or attachments unless sender and content are known.

Dear Rocky View Planning & Council Members,

I am a resident of the Springbank area, and would like to address the following

RE:

BYLAW C-8031-2020 North Springbank Area Structure Plan

BYLAW C-8064-2020 South Springbank Area Structure Plan

Municipal Development Plan Bylaw C-8090-2020

Plans should not be approved without prior demonstrated assurance of sufficient and adequate infrastructure, including water (potable water supply & wastewater treatment), transportation (traffic impacts & roads capacity), and rationalized sustainable limits to total development. Simply allowing multiple developers to plan independently is a disaster waiting to return to the County for resolution of future discrepancies or inadequacies, where the responsibility to rectify any problems will surely rest with RVC Council and its constituents (i.e., voters).

Critical issues include:

1. Proposed development plans indicate that no water or sewage plans or licenses have been approved. The ASP seems to indicate there will be water, but not how or from where, and taxpayers will pay for whatever water systems the developer chooses, but initially water & sewage can be trucked in? Plans refer to piped water from Harmony, but that license stipulates it is for Harmony alone. Water is already over-allocated in the Bow River basin and shortages will only increase as environmental and climate conditions change, even more so if SR1 goes ahead in the absence of a dam that can hold water for later use.

2. The existing "country residential" definition of 2 acres, seems to have been changed to 1 acre or smaller, with repeated areas of "cluster residential" of .5 acre. However the 2 acre minimum reflects a size that can be managed with on-site septic systems. A

viable and sustainable system for treating wastewater should be required by Rocky View County prior to approval.

3. These development plans will significantly increase the traffic on Old Banff Coach Road. Old Banff Coach Road has been drawn on some of these plans as having four (4) lanes, even with signalized traffic lights. It is a narrow historic highway, already carrying far more traffic than it was designed for and prone to repeated accidents due to difficult curves, with many hidden driveways and connecting roads. It would appear that some homes will have to be acquired and destroyed to allow for this. A comprehensive traffic impact assessment should be required before permitting any expansion of this road, as well as a guarantee that Rocky View County and its residents will not be on the hook for financing any road improvements, mitigations or remediation measures now or at any time in the future. Further, any approval by RVC of land developments that will impact areas of provincial jurisdiction (i.e., Old Banff Coach Road) should have prior agreement from the Ministry of Transportation, Government of Alberta.

Sincerely,

Deborah McKenzie

206 Artists View Way

From: [Michelle Mitton](#)
To: [Dominic Kazmierczak](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - MUNICIPAL DEVELOPMENT PLAN - Bylaw C-8090-2020
Date: February 1, 2021 1:18:19 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
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MMitton@rockyview.ca | www.rockyview.ca

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From: Debbie Vickery [REDACTED]
Sent: January 31, 2021 10:37 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - MUNICIPAL DEVELOPMENT PLAN - Bylaw C-8090-2020

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Below is a transmittal of concerns that make this MDP not acceptable. Please provide written answers to questions. An I would like RVC to not accept this MDP.

Thanks,
Debbie Vickery
3 Shantara Grove
T3Z3N2

As we have said before, **the differences between the County Plan, our current MDP, and the new MDP are NOT positive for residents.** The Feb. 16 public hearing will be the **last opportunity for residents to express their views** on the proposed changes. **If you don't support the dramatically different direction the MDP is taking, be sure to get your comments in to the County.**

Whereas the **County** Plan was developed after extensive consultation with Rocky View residents. Its direction and policies reflected input from people who have chosen Rocky View as their homes.

In contrast, there has been minimal public engagement in the development of the Municipal Development Plan (MDP). Despite this, the consultation clearly demonstrated that the **priorities of Rocky View residents** are the same as they were in 2013 when the County Plan was adopted – **to retain the County's rural character; to support and protect its agricultural base; to protect the environment; and to ensure that growth is both orderly and fiscally responsible.**

The **MDP's principles pay lip service to some of these priorities** but **completely ignore residents' top priority – preserving the County's rural character.** A last-minute change to its community development

principle is also disturbing. It will now read – “Rocky View County will build resilient communities and welcoming neighbourhoods **by promoting concentrated growth within designated development areas**”. The bolded/underlined words are new. It is difficult to interpret this change as anything other than **direction to push higher density, urban-style development** as a core feature of the MDP. The question is where did this last-minute change come from?

This change reinforces the MDP’s support for “higher density residential development **where appropriate**”. On its face, this may sound somewhat reasonable. However, the MDP doesn’t provide any policy guidance for what “appropriate” means. As a result, the determination of “appropriateness” will be left solely to council’s discretion.

Another last-minute change has the MDP acknowledging that **traditional agricultural activities should be recognized** in its principles. However, no changes have been made in the policies on agriculture. **Instead, these continue to focus almost exclusively on facilitating agricultural diversification – frequently “code” for the fragmentation of agricultural lands.**

From our perspective, other problems in the MDP include that it:

- Facilitates leapfrog development by **substantially expanding “priority growth areas”**.
 - **Fails to provide any constraints** on (orderly) development within these areas.
- Shifts the perspective on why regional partnerships are important.
 - The County Plan’s focus was to extend the range of services available to residents. The **MDP’s focus is only on resolving development challenges.**
- **Redefines country residential development to include 1-acre parcels, which will further erode the County’s rural character.**
 - The original concept of country residential developments is that they are self-sustaining properties without the need for off-site water or wastewater servicing. **This is not possible for 1-acre parcels.**
- Includes **full-service hamlets that currently don’t exist (Glenbow & West Balzac)** in its priority growth areas.
 - In contrast, **fiscally responsible policies would focus development in areas with pre-existing infrastructure.**
- Guts the effectiveness of the MDP to provide the over-arching direction for the County’s future development by **loosening policy guidance** from “shall” to “should”.
 - “Must do” requirements become “it would be nice if you did” aspirational statements.
- **Removes restrictions on commercial/industrial development** adjacent to major highways.
 - **Ignores residents’ clear priority to maintain scenic vistas** along these corridors.
- **Abandons guidance for future open pit gravel mines** by eliminating requirements for what must be included in applicants’ master site development plans.
 - **Facilitates complementary industrial activities** to locate adjacent to gravel pits.
 - Encourages reclamation to other industrial uses.

Overall, we feel that **the MDP lacks consistency**. It “talks the talk” of rational land use planning; but **fails to “walk the walk”**. Instead, **its policies reflect the develop-at-any-cost preferences of the council majority**

and their supporters in the development community. The MDP's significantly looser rules and more permissive oversight should bring cheer to these private interests. Unfortunately, the same cannot be said for the people who actually live in Rocky View.

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Re: objection to Springbank ASP's and MDP
Date: February 3, 2021 1:16:45 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Debbie Mckenzie

Sent: Wednesday, February 3, 2021 1:12 PM

To: Legislative Services Shared ; Jessica Anderson

Cc: Dominic Kazmierczak ; Michelle Mitton ; kevin.hansen@rockyview.ca; Division 2, Kim McKylor ; Division 1, Mark Kamachi ; Division 4, Al Schule ; Division 5, Jerry Gautreau ; gboehike@rockyview.ca; Division 7, Daniel Henn ; Division 8, Samanntha Wright ; Division 9, Crystal Kissel ; transportation.minister@gov.ab.ca

Subject: [EXTERNAL] - Re: objection to Springbank ASP's and MDP

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BYLAW C-8064-2020 South Springbank Area Structure Plan
Municipal Development Plan Bylaw C-8090-2020

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Sincerely,

Deborah McKenzie

206 Artists View Way

Steven Lancashire

From: Michelle Mitton
Sent: January 25, 2021 8:45 AM
To: Dominic Kazmierczak
Subject: FW: [EXTERNAL] - Bylaw C-8090-2020

MICHELLE MITTON, M.Sc
 Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
 262075 Rocky View Point | Rocky View County | AB | T4A 0X2
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MMitton@rockyview.ca | www.rockyview.ca

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From: Beaven, Denise [REDACTED]
Sent: January 23, 2021 12:31 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8090-2020

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I totally oppose the new Municipal Development Plan (MDP) that council is proposing. It is simply not positive for residents. The old and new MDP plans are dramatically different! The County plan was developed after extensive consultation with Rocky View residents. Its direction and policies reflected input from people who have chosen Rocky View as their home. The proposed plan has not considered keeping any of the existing components that the County Plan contained. Council is showing total disregard for the residents of this community. Our views are just tossed a side and wiped clean like they never existed. Residents' top priority – is preserving the County's rural character. The new MDP supports Rocky View County will build communities/neighborhoods by promoting concentrated growth within designated development areas. Our residents do NOT want concentrated growth within designated development areas. If you want that, you can move to Calgary. Again it is most important to our residents to **preserve the County's rural character**.

From our perspective, other problems in the MDP include that it:

- Facilitates leapfrog development by substantially expanding "priority growth areas".
 - o Fails to provide any constraints on orderly development within these areas.
- Shifts the perspective on why regional partnerships are important.
 - o The County Plan's focus was to extend the range of services available to residents. The MDP's focus is only on resolving development challenges.

- Redefines country residential development to include 1-acre parcels, which will further erode the County's rural character.
- o The original concept of country residential developments is that they are self-sustaining properties without the need for off-site water or wastewater servicing. This is not possible for 1-acre parcels.
- Includes full-service hamlets that currently don't exist (Glenbow & West Balzac) in its priority growth areas.
- o In contrast, fiscally responsible policies would focus development in areas with pre-existing infrastructure.
- Guts the effectiveness of the MDP to provide the over-arching direction for the County's future development by loosening policy guidance from "shall" to "should".
- o "Must do" requirements become "it would be nice if you did" aspirational statements.
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- Abandons guidance for future open pit gravel mines by eliminating requirements for what must be included in applicants' master site development plans.
- o Facilitates complementary industrial activities to locate adjacent to gravel pits.
- o Encourages reclamation to other industrial uses.

Overall, we feel that the MDP lacks consistency. It "talks the talk" of rational land use planning; but fails to "walk the walk". Instead, its policies reflect the develop-at-any-cost preferences of the council majority and their supporters in the development community. The MDP's significantly looser rules and more permissive oversight should bring cheer to these private interests. Unfortunately, the same cannot be said for the people who actually live in Rocky View.

In conclusion, I oppose the new MPD. Instead please take the current County Plan and make modifications to that and solicit residents input. Please listen to your residents who live and pay taxes in this community.

Denise Beaven

335 Whispering Water Bend

February 3, 2021

To: Rocky View Council

Subject: **Proposed Municipal Development Plan – Bylaw C-8090-2020**

I am commenting only on the proposed provisions in Section 3.3 of the new Municipal Development Plan (MDP) that apply to aggregate operations in the County. I have serious concerns with the changes in aggregate policy that are being proposed in the MDP. The changes are a severe scaling-back of the guidance provided in the current County Plan.

Why will the County's natural resource policy no longer be part of its overall land use policies? The land uses in that section deal with residential, commercial, industrial, and institutional land use policies. These all apply to their respective land uses across the County just as do the policies for natural resource development.

The County has an important role in ensuring that aggregate development in Rocky View is undertaken in a responsible manner that **protects both the County's residents and its environment.**

Policy 3.3.1(g) encourages the location of complimentary industrial activity adjacent to aggregate operations. This policy is extremely troubling.

The MDP provides no guidance on where it is appropriate to locate open pit gravel mines. Given this serious failing, how can the MDP possibly conclude that it is appropriate to locate other industrial uses adjacent to these operations? This opens the door for additional industrial activity in residential communities simply because there is a gravel pit nearby. This is completely unacceptable.

Policy 3.3.1 (h) directs future councils and aggregate companies to consider transitioning gravel pits into alternative industrial uses once gravel extraction has finished. Although proposed amendments to the 1st reading MDP will remove the examples of waste transfer and processing facilities, these remain active alternatives given the policy's wording.

One of the justifications the County has always used to permit gravel pits in otherwise highly incompatible locations is that they are a temporary use. Although 25 – 50-year aggregate operations are far from most peoples' definition of "temporary", at least there is a long-range hope that former gravel pits will, someday, be reclaimed to their original state.

One of the justifications the County has always used to permit gravel pits in otherwise highly incompatible locations is that they are a temporary use. Although 25 – 50-year aggregate operations are far from most peoples' definition of "temporary", at least there is a long-range hope that former gravel pits will, someday, be reclaimed to their original state.

Current provincial legislation and previous county policy assume that gravel pits will be reclaimed back to their original use (usually agricultural), unless a case can be made that there is a higher value post-reclamation use. This policy is a dramatic departure from this longstanding approach to aggregate operations. It is not clear how or why the MDP has chosen to deviate from provincial guidelines in this area.

The two above Policies 3.3.1 (g and h) need to be removed.

Thank you,
Donna Wasson
Rocky View County Resident

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8090-2020. *Kindly acknowledge receipt*
Date: February 3, 2021 2:27:34 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator – Legislative Services
ROCKY VIEW COUNTY
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Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

From: DOUGLAS MORRISON
Sent: Wednesday, February 3, 2021 2:18 PM
To: Legislative Services Shared
Cc: morrisondd
Subject: [EXTERNAL] - Bylaw C-8090-2020. *Kindly acknowledge receipt*

Do not open links or attachments unless sender and content are known.

My response and concerns:
Doug Morrison

As a member of the Rocky View I hav serious concerns with the changes in aggregate policy that are being proposed in the MDP. The changes are a severe scaling-back of the guidance provided in the current County Plan. From a basic organizational perspective, it is completely unclear why the County's natural resource policy will no longer be part of its overall land use policies. The land uses in that section deal with residential, commercial, industrial, and institutional land use policies. These all apply to their respective land uses across the County just as do the policies for natural resource development.

Introductory Paragraph to Section 3.3

Further I object strongly to the underlying assumption in the introduction to the Natural Resources section. Contrary to the MDP's Rocky View Gravel Watch is commenting only on the proposed provisions in Section 3.3 of the new Municipal Development Plan (MDP) that apply to aggregate operations in the County. Surely have having just dealt this the Lehigh Hanson application - things need to change so the people come first and aggregate second.

Assertion, natural resource development is **not** an "important contributor to the local economy". It is important to the regional economy and Rocky View Gravel Watch has always recognized that. However, the County receives minimal revenue from any natural resource development and many, if not most, of the employment opportunities generated by natural resource

activities in the County are filled by residents of our urban neighbours. The only significant revenue the County receives from aggregate resource development is the Community Aggregate Payment levy. The CAP levy, even at its increased rate, does not come close to covering the costs of damage to the roads caused by heavy gravel trucks.

The County needs to acknowledge the “myth” associated with the opening statement. Maintaining this façade has resulted in the County downplaying its important role in ensuring that aggregate development in Rocky View is undertaken in a responsible manner that protects both the County’s residents and its environment.

It has never been clear why Rocky View is willing to sacrifice its residents and its environment for the benefit of the broader region for minimal direct benefit to itself. It is not as if Rocky View receives any commensurate benefit from its regional neighbours on other issues in exchange.

The introduction recognizes that resource extraction requires “careful consideration for how extraction is planned and implemented” because of the significant impacts it has on adjacent land uses and the environment. These statements are of critical importance. With Council’s earlier decision to cease work on a stand-alone aggregate resource plan, the guidance to ensure that this “careful consideration” is achieved must be provided in the MDP. Unfortunately, the MDP’s policies are completely inadequate to ensure that the acknowledged “community concerns” and “significant impacts” from resource extraction are addressed.

Objectives

The existing County Plan’s first goal for natural resource development was that natural resources should be extracted “in a manner that balances the needs of residents, industry, and society”. The MDP proposes to change this wording to balancing “the needs of residents, industry, and the County”. What happened to society? The changed wording is much more inward looking and devalues the broader societal worth of environmental protection.

The second goal in the County Plan was to support “environmentally responsible management and extraction of natural resources”. The MDP proposes only to have the “negative impacts on the environment” mitigated. What happened to being environmentally responsible?

Section 3.3.1 – Aggregate Extraction Policies

The actual policies in this section, with the exceptions noted below, are appropriate motherhood statements. Unfortunately, as has been demonstrated repeatedly as various open pit gravel mining applications

have come before Rocky View's councils, more than platitudes are needed. If the County genuinely wants to find the balance that protects its residents and its environment while permitting responsible aggregate extraction, far more specific guidance is required and the guidance that had been provided in the County Plan must be reinstated.

Policy 3.3.1 (a) states that the adverse impacts should be minimized for existing residents, adjacent land uses and the environment. That is appropriate. However, without detail on how to determine effective mitigation it becomes a meaningless box-ticking exercise when aggregate companies come forward with open pit gravel mine applications.

Policy 3.3.1 (b) encourages collaboration between the County, residents, and industry to develop mutually agreeable solutions. Again, without any detail or commitment from the County, this is a meaningless platitude. If the County is actually committed to encouraging the collaboration described in this policy, it needs to take an active role in engaging residents and adjacent landowners to identify possible solutions to mitigate the unavoidable negative impacts from aggregate extraction. Residents all understand that aggregate extraction is necessary. I, like Gravel Watch, are simply looking for it to be done in a responsible manner that does not impose unnecessary costs and damage.

For a start, the County could demonstrate its commitment to this policy by ensuring that residents' input is reviewed and incorporated by Administration as staff assess gravel company applications. Rocky View residents possess a tremendous wealth of relevant expertise on natural resource extraction issues. It is foolhardy to dismiss all that expertise and simply file it away unread and unused.

Policy 3.3.1 (c) discourages residential development that may be impacted by future aggregate extraction. Where is the parallel policy that discourages future aggregate extraction in locations that may impact existing residential development?

If the County is committed to Policies 3.3.1(a) and (b) both sides need to be included in Policy 3.3.1 (c) to acknowledge the reality that residential development and heavy industrial open pit gravel mining are completely incompatible land uses.

At an absolute bare minimum, the MDP needs to provide guidance for how these "future aggregate" locations are to be determined. Given that Rocky View has some of the most generous aggregate deposits in North America, without such guidance, this policy could potentially limit non-aggregate development in most of the County. We assume that is not actually the

County's intention.

Policy 3.3.1 (f) requires that aggregate extraction applications must prepare a master site development plan. This policy is where the MDP fails County residents and future councils most dramatically, especially in comparison to the current County Plan. The MDP eliminates the list of technical studies that are required as part of master site development plans. WHY?

The County Plan recognized the complexities involved in decision-making regarding aggregate operations. To address that, it directed Administration to prepare a stand-alone policy to provide the detailed guidance needed by all parties. This Council killed that initiative and has taken no positive steps to replace it. Now, Policy 3.3.1 (f) removes the stopgap guidance the County Plan provided before its anticipated aggregate resource plan was developed.

What possible rationale is there to remove the County Plan's appendix that lists the technical studies required in support of any aggregate extraction application? How will councils ensure that residents and the environment are protected as they make decisions on future aggregate applications if there are not even a consistent set of technical reports to assess these applications?

Policy 3.3.1(g) encourages the location of complimentary industrial activity adjacent to aggregate operations. This policy is extremely troubling.

The MDP provides no guidance on where it is appropriate to locate open pit gravel mines. Given this serious failing, how can the MDP possibly conclude that it is appropriate to locate other industrial uses adjacent to these operations? This opens the door for additional industrial activity in residential communities simply because there is a gravel pit nearby. This is completely unacceptable.

Policy 3.3.1 (h) directs future councils and aggregate companies to consider transitioning gravel pits into alternative industrial uses once gravel extraction has finished. Although proposed amendments to the 1st reading MDP will remove the examples of waste transfer and processing facilities, these remain active alternatives given the policy's wording.

One of the justifications the County has always used to permit gravel pits in otherwise highly incompatible locations is that they are a temporary use. Although 25 – 50-year aggregate operations are far from most peoples' definition of "temporary", at least there is a long-range hope that former gravel pits will, someday, be reclaimed to their original state.

Current provincial legislation and previous county policy assume that gravel pits will be reclaimed back to their original use (usually agricultural), unless

a case can be made that there is a higher value post-reclamation use. This policy is a dramatic departure from this longstanding approach to aggregate operations. It is not clear how or why the MDP has chosen to deviate from provincial guidelines in this area.

Conclusions

The MDP, as currently drafted, sends a strong message to residents that the County no longer cares about them or their environment when it comes to dealing with the many unavoidable negative impacts that accompany aggregate operations.

If that is not the intended message, Council must, as a bare minimum, amend the MDP in the following manner:

If that is not the intended message, Council must, as a bare minimum, amend the MDP in the following manner:

Reinstate the list of technical studies required for all aggregate operations' master site development plans.

Amend Policy 3.3.1(c) to provide parallel discouragement of future aggregate extraction in locations that may impact existing residential development.

Remove Policies 3.3.1(g) and (h).

It would be better if Council reflected on the complexities involved in the recent Lehigh Hanson application and public hearing. The mutually acceptable guidelines for where aggregate operations should be located and how they should operate that would be provided in a stand-alone aggregate policy would have made the Lehigh Hanson public hearing far simpler.

It would be better if Council reflected on the complexities involved in the recent Lehigh Hanson application and public hearing. The mutually acceptable guidelines for where aggregate operations should be located and how they should operate that would be provided in a stand-alone aggregate policy would have made the Lehigh Hanson public hearing far simpler.

February 1, 2021

To: Rocky View County Council (RVCC)

From: Eric Lloyd

Subject: Bylaw C-8090-2020: My Input on draft 4 of the Municipal Development Plan (MDP)

I am opposed to the subject draft of the MDP for the following reasons:

1. The MDP is too flexible with most policies now being optional due to use of the word "should" versus "shall". Since the June 2020 draft version, Rocky View County (RVC) has changed "shall" to "should" in approximately 25 policies. I believe this makes the MDP a **gutless** framework for development. RVCC would have the discretion to ignore most policies in the MDP, which could lead to inappropriate development, wherever a developer chooses. Furthermore the public feedback on the June 2020 draft version did not indicate that RVC residents wanted the MDP to be more flexible. I believe these changes were made to appease developers, but they do not reflect what RVC residents want. Please change the use of the word "should" back to "shall" in those approximately 25 policies.
2. The MDP doesn't specifically protect the Elbow River Alluvial Aquifer from development. The Elbow River is extremely important to many Albertans as a source of water. It has been scientifically documented that protection of the Elbow River Alluvial Aquifer is critical for this watershed and water. The water quality in the Elbow River has been deteriorating for decades and that trend needs to be reversed. A detailed map of the Elbow River Alluvial Aquifer is available and should be attached to the MDP with a policy stating there **shall** be no new development permitted on the Elbow River Alluvial Aquifer. Please make this important change.
3. The RVC public consultation process for the creation of this MDP has been inadequate with most RVC residents being unaware of the initiative. Furthermore, RVC is currently making changes to the draft MDP and will continue to do so until and at the February 16 hearing. How will RVC residents be able to provide feedback on these changes if they are not given sufficient opportunity to review them and respond to RVC? How will RVC be able to make informed decisions given they will not have public feedback on the changes? I suggest you conduct a proper round of public consultation on draft 5 of the MDP after the February 16 hearing.

Thanks for the opportunity to provide my input to RVCC on this matter.

Sincerely,



Eric Lloyd

██████████ Bragg Creek AB T0L0K0, ██████████
██████████

From: [Michelle Mitton](#)
To: [Dominic Kazmierczak](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - MUNICIPAL DEVELOPMENT PLAN - Bylaw C-8090-2020
Date: February 1, 2021 1:20:11 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

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From: Garth Vickery [REDACTED]
Sent: February 1, 2021 12:05 AM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - MUNICIPAL DEVELOPMENT PLAN - Bylaw C-8090-2020

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Subject: MUNICIPAL DEVELOPMENT PLAN - Bylaw C-8090-2020

Below is a transmittal of concerns that make this MDP not acceptable. Please provide written answers to questions. And I would like RVC to not accept this MDP.

GarthVickery
3 Shantara Grove
T3Z3N2

As we have said before, **the differences between the County Plan, our current MDP, and the new MDP are NOT positive for residents.** The Feb. 16 public hearing will be the **last opportunity for residents to express their views** on the proposed changes. **If you don't support the dramatically different direction the MDP is taking, be sure to get your comments in to the County.**

Whereas the **County** Plan was developed after extensive consultation with Rocky View residents. Its direction and policies reflected input from people who have chosen Rocky View as their homes.

In contrast, there has been minimal public engagement in the development of the **Municipal Development Plan (MDP)**. Despite this, the consultation clearly demonstrated that the **priorities of Rocky View residents** are the same as they were in 2013 when the County Plan was adopted – **to retain the County's rural character; to support and protect its agricultural base; to protect the environment; and to ensure that growth is both orderly and fiscally responsible.**

The **MDP's principles pay lip service to some of these priorities** but **completely ignore residents' top priority – preserving the County's rural character.** A last-minute change to its community development principle is also disturbing. It will now read – “Rocky View County will build resilient communities and welcoming neighbourhoods **by promoting concentrated growth within designated development areas**”. The bolded/underlined words are new. It is difficult to interpret this change as anything other than **direction to push higher density, urban-style development** as a core feature of the MDP. The question is where did this last-minute change come from?

This change reinforces the MDP's support for “higher density residential development **where appropriate**”. On its face, this may sound somewhat reasonable. However, the MDP doesn't provide any policy guidance for what “appropriate” means. As a result, the determination of “appropriateness” will be left solely to council's discretion.

Another last-minute change has the MDP acknowledging that **traditional agricultural activities should be recognized** in its principles. However, no changes have been made in the policies on agriculture. **Instead, these continue to focus almost exclusively on facilitating agricultural diversification – frequently “code” for the fragmentation of agricultural lands.**

From our perspective, other problems in the MDP include that it:

- Facilitates leapfrog development by **substantially expanding “priority growth areas”**.
 - **Fails to provide any constraints** on (orderly) development within these areas.
- Shifts the perspective on why regional partnerships are important.
 - The County Plan's focus was to extend the range of services available to residents. **The MDP's focus is only on resolving development challenges.**
- **Redefines country residential development to include 1-acre parcels, which will further erode the County's rural character.**
 - The original concept of country residential developments is that they are self-sustaining properties without the need for off-site water or wastewater servicing. **This is not possible for 1-acre parcels.**
- Includes **full-service hamlets that currently don't exist (Glenbow & West Balzac)** in its priority growth areas.
 - In contrast, **fiscally responsible policies would focus development in areas with pre-existing infrastructure.**
- Guts the effectiveness of the MDP to provide the over-arching direction for the County's future development by **loosening policy guidance** from “shall” to “should”.
 - “Must do” requirements become “it would be nice if you did” aspirational statements.
- **Removes restrictions on commercial/industrial development** adjacent to major

highways.

- **Ignores residents' clear priority to maintain scenic vistas** along these corridors.
- **Abandons guidance for future open pit gravel mines** by eliminating requirements for what must be included in applicants' master site development plans.
 - **Facilitates complementary industrial activities** to locate adjacent to gravel pits.
 - Encourages reclamation to other industrial uses.

Overall, we feel that **the MDP lacks consistency**. It “talks the talk” of rational land use planning; but **fails to “walk the walk”**. Instead, **its policies reflect the develop-at-any-cost preferences of the council majority and their supporters in the development community**. The MDP's significantly looser rules and more permissive oversight should bring cheer to these private interests. Unfortunately, the same cannot be said for the people who actually live in Rocky View.

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - MDP Municipal Development Plan February 16, 2021
Date: February 2, 2021 11:47:59 AM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: james thomson

Sent: Tuesday, February 2, 2021 11:18 AM

To: Legislative Services Shared ; Public Hearings Shared

Subject: [EXTERNAL] - MDP Municipal Development Plan February 16, 2021

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From: James Thomson S11 T23 R27 W4

I am opposed to the adoption of the proposed MDP. This is a vital document and needs real in person presentation and further and fuller distribution for review. Further it needs a real in person public hearing. The MDP must wait until late this year or next to allow for this.

Of specific concern is the very broad brush of the "ecological features" in the land use map. Land owners did not ask for this. Who suggested this and why ? The rationale for this needs to be transparently and actively explained. It has not been. These ecological features can be a trojan horse to restrict vast amounts of this County over time. Council and staff's duty is to represent land owners interest and not to allow or promote a stealth caveat on lands without rigorous disclosure. Land ownership is a core financial, historical and cultural basis of this County !

If Council or staff suggest the ecological features are not something that is substantive then there is every reason to exclude them. If there is insistence to include them then obviously they are substantive and my comments above are very very relevant.

Sincerely, James Thomson S11 T23 R27 W4



Steven Lancashire

From: Michelle Mitton
Sent: January 28, 2021 11:30 AM
To: Dominic Kazmierczak
Subject: FW: [EXTERNAL] - SERIOUS CONCERNS with Bylaw C-8090-2020

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

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From: Katchmer, Jason [REDACTED]
Sent: January 28, 2021 9:02 AM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - SERIOUS CONCERNS with Bylaw C-8090-2020

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Hello,

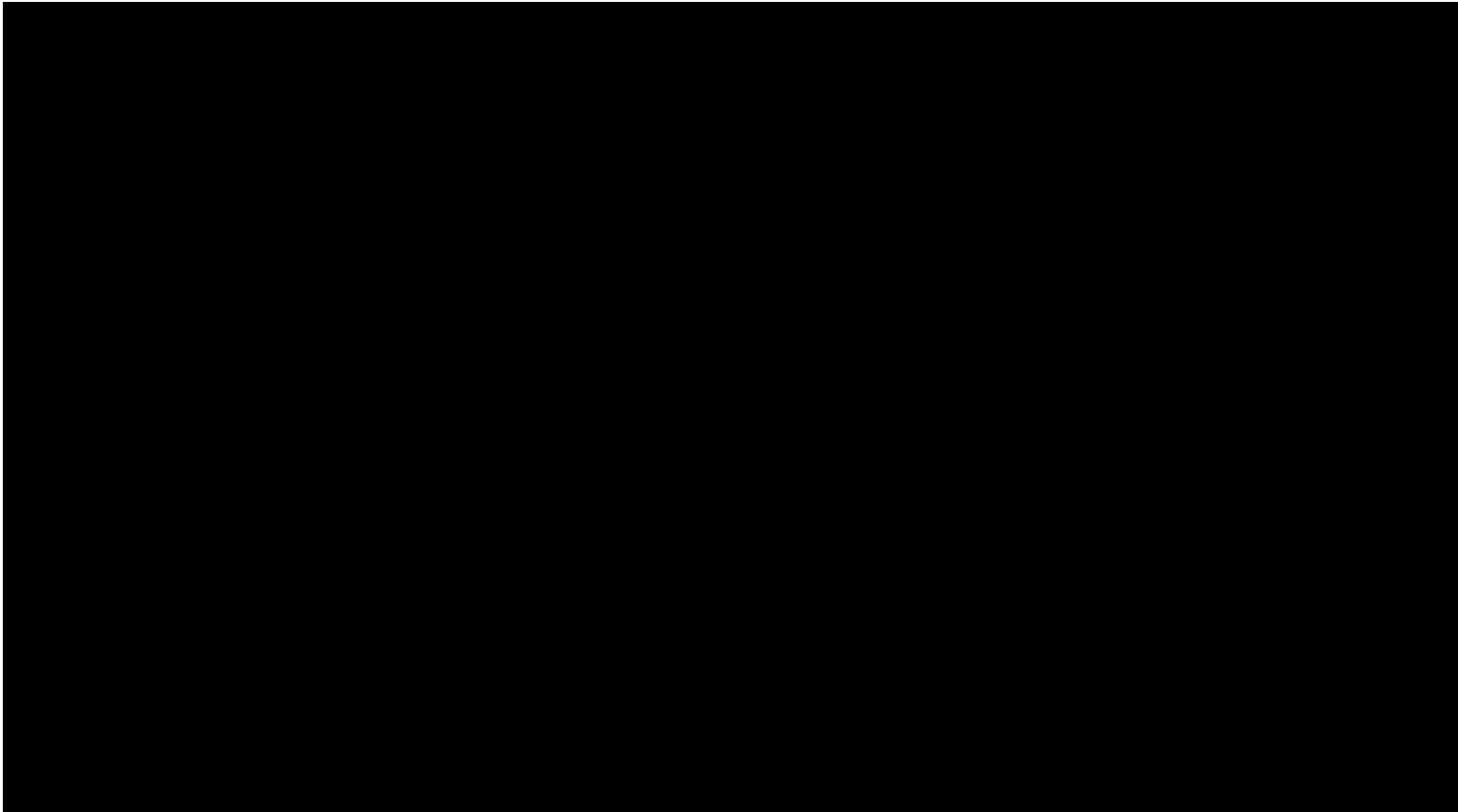
I have SERIOUS CONCERNS with Bylaw C-8090-2020 and the proposed new Municipal Development Plan for RVC. Specifically:

- Gravel pits are not an appropriate land use within any established country residential developments due to the many PROVEN health and safety concerns for residents
- Gravel pits require a stand-alone policy (ARP) and not integrated within the proposed MDP
- Policy needs to be put in place to carefully limit any adjacent industrial activity to gravel pits to protect landowners and the environment
- Policy needs to be put in place with strict guidelines on gravel pit reclamation to protect landowners and the environment
- Analysis of the true economic benefit to the county once the damage from heavy trucks to county roads is factored in

RVC council needs to listen to taxpayers who elected them as they work for the people. I trust my comments will be listened to and carefully considered.

Sincerely,

Jason Katchmer
40 Bearspaw Acres



From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Subject: Rocky View Council - Bylaw C-8090-2020
Date: February 2, 2021 5:32:58 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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From: KATHRYN WINTER

Sent: Tuesday, February 2, 2021 5:20 PM

To: Legislative Services Shared

Subject: [EXTERNAL] - Subject: Rocky View Council - Bylaw C-8090-2020

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February 2, 2021

My input on draft 4 of the Municipal Development Plan.

I am opposed to the subject draft of the MDP for the following reasons:

1. The MDP is too flexible. Please change the use of the word "should" back to "shall" in approximately 25 policies. The plan lacks enforceable standards.
2. The MDP does not specifically protect the Elbow River Aquifer from development. The Elbow River is an extremely important source of water to many Albertans. There should be no further development on or adjacent to the Elbow Aquifer. Please make this important change.
3. We do not need or want urban development in rural Rocky View.
4. Allow for public consultation and feedback on draft 5 of the MDP after the February 16 hearing.

Thank you for your consideration of my comments.

Kathryn Winter

Bragg Creek, AB resident

Steven Lancashire

From: Michelle Mitton
Sent: January 28, 2021 5:37 PM
To: Dominic Kazmierczak
Subject: FW: [EXTERNAL] - C-8090-2020

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
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From: Keith Koebisch [REDACTED]
Sent: January 28, 2021 4:08 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: 'Keith Koebisch' [REDACTED]
Subject: [EXTERNAL] - C-8090-2020

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Keith Koebisch
271-011 Range Rd. 40
RVC

Please consider this my written response to Public Hearing for new MDP C-8090-2020

To whom it concerns;

I am clearly not in support of the new MDP as proposed. Firstly, I believe there was nothing wrong with the existing County Plan and that this was a big waste of taxpayer's dollars. It also demonstrates a complete lack of empathy to be conducting Public Hearings during the peak of a prolonged Public Emergency! The county is clearly out of touch with its public.

I have taken part in the public consultation process via online and public workshops and have a great deal of concern in whether you have listened to what you heard. This County has a long track record of not following the directions and advice they consult the public on. A good example of this might be the ARP. Broken promises and not listening was the norm and in the end money wasted during the process and still being wasted in court that the County has to date lost.

The information you have on the County Website indicates that you expect the county will grow by at least 15,000 within 20 years and this is largely why we need a MDP, to better manage the various ASPs.

Is it not more accurate to state that the region wants to limit RVCs growth to only 15,000 within 20 years? Could it be that the county has already planned to exceed that limit? If I add the total grow projections of all the future ASP the county has already approved and those scheduled for Public Hearings they far exceed the 15,000 growth the county will be allocated. The error is not small, but off by multiples of the 15,000. We have already planned for exceeding the limit so what is really at issue?

If we examine a topic I know something about and have a special interest in, like the gravel industry for example, I see huge concerns and problems with the MDP. Under the proposed MDP a MSDP would be required of a new gravel pit but there is nothing to say what that MSDP must contain and to what detail and accuracy. We do not have an ARP so we have no provisions for cumulative effects, climate change, setbacks, reclamation or a host of other things. We have nobody at the county that is adequately qualified in specialties like hydrology, traffic, air, noise, geology, terrestrial and aquatic biospheres etc. etc. Are we to believe that the one or two civil engineers at the County are expert in everything? The vetting process is not at all reasonable. An example that DID SLIP THROUGH would be not knowing the correct watershed in a hydrology study or omitting significant "species at risk" in a listing of biota. MSDP must have prescribed details and not just referring to "standards of practice". If we went by those of the ASAGA nearly all pits in this province would FAIL!!!! Drive to Medicine Hat and show me one berm around a gravel pit or one that doesn't operate during strong winds.

The MSP would only ask for example, that when reclaiming the land that it should be of agricultural or better. The word "better" is left to one's imagination and interpretation. It could be housing or businesses supportive of more gravel pits. This does not sit well with existing landowner/residents. Arguing that the industry pays a CAP is nonsense when that fee doesn't come close to covering the destruction of our roads on haul routes. That they might be Provincial roads and not county owned is equally stupid. There is only one taxpayer and most of them can't write it off, as is the case for those companies.

Lastly, this proposed MDP is written in wishy-washy language that allows huge room for moment that will only be exploited by industry, developers and our own administrators. Above all you should respect the rights we have for the use and enjoyment of our homes as mandated in the Municipal Act. I do not see this helping the average County resident.....the hard working Albertans that built this province don't want to just hand over everything to the highest bidder to do whatever. Where are the Planners or were they all fired and replaced with "yes men"? The MDP would be heavily weighted in favour of any businessman fly by nighter. This is not what you heard from the people you asked to help shape the future. You confuse us, with Elon Musk, that will ruin the planet and move to Mars.

Sincerely Submitted,

Keith Koebisch

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - Draft 4 of the Municipal Development Plan (MDP)
Date: February 3, 2021 11:23:38 AM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Kelly Wood

Sent: Tuesday, February 2, 2021 7:36 PM

To: Legislative Services Shared

Subject: [EXTERNAL] - Draft 4 of the Municipal Development Plan (MDP)

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February 2, 2021

Legislative Services

262075 Rocky View Point

Rocky View County, AB, T4A 0X2

legislativeservices@rockyview.ca

Re: Draft 4 of the Municipal Development Plan (MDP)

The proposed Municipal Development Plan (MDP) differs substantially from the existing County Plan in a number of ways that I feel are negative.

Not only does agriculture appear to no longer be important, but the interests of developers seem to be taking precedence over residential needs and the rural nature of the County. I understand that Rocky View is part of a larger corporation, the Calgary Metropolitan Region Board (CMRB), and the objectives of that organization seem to be taking precedence over the desires of the residents of Rocky View. Feedback from our residents has consistently stated that they want to retain the rural character of the County. If we wanted to live in an urban setting, we would move to one.

In particular, I am not in favour of increasing density. The population growth projections don't support the number of residences that are being proposed. The 2016 Residential Land Inventory concluded that there were between 20 – 200+ years inventory in already approved ASPs. Given this, what rationale does the MDP use to propose adding new primary growth areas?

If existing commercial/industrial growth areas are far from built out, why are so many new ones being added?

Removing restrictions on commercial/industrial development adjacent to major highways also ignores residents' clear priority to maintain scenic vistas along these corridors.

Any future development (within existing ASPs) must be at the developer's expense; this includes any required infrastructure and utilities. Existing homeowners and business owners should not be responsible for these costs.

The Elbow River alluvial aquifer is not specifically protected and thus vulnerable to the negative impacts of development. It needs to be specifically protected given the importance of the Elbow River for water supply.

In conclusion, I am opposed to Draft 4 of the MDP.

Thank you for your consideration.

Kelly Wood

[REDACTED]

Bragg Creek, AB T0L 0K0

[REDACTED]

ROCKY VIEW COUNTY MDP COMMENTS --- Kim Magnuson

Overall, this is not a resident-friendly Plan.

Has Admin advised Council yet on how much acreage in RVC is Business/Commercial /Industrial?

There are too Many “Shoulds” rather than “Shalls”. Ultimately, this weak wording absolves developers of responsibility.

Has the County’s targeted 65:35 ratio of residential to business development been met? Where are we at?

2016 Residential Land Inventory identifies:

- **An abundance of approved residential lots not built – 11,412**
- **ASP’s show 37,177 potential new dwellings**
- **Conceptual Schemes show 10,071 potential new dwellings**
- **Numbers that don’t include lots outside of ASP’s and CS’s**
- **Average of 342 new dwellings/year since 1995.**
- **Less than 300 new dwellings/year built in 2015**
- *****This study is 5 years old, and should have been re-done prior to this MDP to get more up-to-date data.**

As the MDP is a 20-Year Plan, the Council needs to focus on the residential lots that have been already approved and direct growth towards those vacant lots rather than approving more residential lots.

Section 2: Land Use Policies

“If not managed properly this growth pressure can result in dispersed development that negatively impacts other land uses, including farming, ranching, and existing residential development. Agricultural operations, for example, can become less productive or unviable if fragmented by residential and commercial development. Additional exurban development may also lower the quality of life for existing residents by eroding the rural character of areas or adding greater pressure on existing infrastructure and municipal services.” P. 12

“As identified in the Growth Concept (Section 2.2), new residential, commercial, and industrial growth is primarily directed to existing and planned growth areas. By focusing growth in these areas, Rocky View establishes certainty for residents and the development community as to where growth should be expected. Prioritizing growth in existing and planned areas also allows the County to leverage municipal investments in servicing and transportation infrastructure, generating growth that is fiscally responsible.” P. 12

Given that RVC has more than an abundance of approved residential lots/potential dwellings, it seems logical that no new lots need to be created for 38 years. It would be considered smart planning to direct new growth to areas that are already approved.

2.1 Population and Housing Trends

The Calgary Metropolitan Region Board projects that Rocky View County will continue to grow, increasing from a population of 42,424 in 2018 to just over 60,000 by 2040.
P. 12

Even by CMRB projections, that would be only 17,576 new residents in RVC by 2040. If we estimate 3 persons/house, that means only 5,858 houses are necessary for the population increase, wherever they may be.

The newly developing communities of Glenbow Ranch and Harmony in the County's western half are examples of these denser and more connected community villages.
P. 13

Harmony has an excellent start on planning, building and having necessary infrastructure but Glenbow Ranch has not. Glenbow's ASP also is not identified in the Interim Growth Plan Map (it is an Unincorporated Urban Community), so should be removed as a Growth Area, as should the proposed Elbow View West ASP and Elbow View ASP on Highway 8, that don't appear on the map of Schedule 1, P. 21 of the IGP. They can remain as approved ASP's for future use.

2.2 Growth Areas

The Growth Concept Plan identifies the priority areas within the County for the continued growth and expansion of residential, commercial, and industrial land uses. New development may occur outside of the identified priority growth areas, however, with Council review and approval. P. 13

As noted above, there is an over-abundance of approved housing already in RVC, so Council does not need to review or approve new development.

2.3 Residential Development

It is important to plan for residential development that respects the values of County residents while balancing the need to grow responsibly.

It is pretty clear from the Engagement Sessions that Rocky View residents aren't interested in yet more development..

Their Values - 1. Rural Lifestyle 2. Peace and Quiet, and 3. Natural Landscape.

Their Priorities - 1. Protect Rocky View County's natural landscape 2. Preserve agricultural lands 3. Focus growth in existing and planned hamlets 4. Expand the network of parks and trails across the County.

Their Visions - 1. Controlled + Focused Growth 2. Maintain the Rural Character 3. Preserve Natural Environment + Wildlife.
Contentious Areas – Highway 1A, Highway 1 West, Highway 8

Please do not make the mistake of not listening to the majority.

In Phase 1, Direction for the MDP was:

Controlling and focusing growth according to plans should be a key consideration going forward. Similarly, the desire to protect the rural landscape and character that make Rocky View County what it is should be reflected throughout the MDP project. There is little desire for new growth areas, and many feel that new growth should be concentrated, rather than spread out, with adequate infrastructure and servicing to support new development. P. 20

This draft MDP does nothing to reassure residents that their opinions, values, visions, priorities or values matter. In fact, the Draft after Phase 1 bore little resemblance to what residents said. Their number 1 comment in Phase 2 was that RVC needs to manage land development and growth.

This MDP does not do that, but rather, it presents as a free-for-all.

2.3 Residential Development Objectives

*Residential land uses are the primary form of development in Rocky View County. It is important to plan for residential development that respects the values of County residents while balancing the need to grow responsibly. The policies contained in this section reflect this balance and provide a framework that will guide residential development in the County for the **next 20 years**. P. 17*

This statement says it all. 20 years worth of residential development (that has already been approved) can and should occur in areas that are already approved: Harmony, Bragg Creek, Langdon, Cochrane Lake, Conrich, etc.

New development may occur outside of identified priority growth areas with Council review and approval. P. 17

This section should be removed. If Council's goal is to direct new growth to areas that can absorb another 20 years of growth, no other growth areas need to be approved. This would fall into line with the Interim Growth Plan and subsequent CMRB Growth Plan.

Applications to redesignate land for multi-lot residential use adjacent to or in the vicinity of Primary Residential Areas should not be supported unless the proposed development area is approved as an amendment to hamlet boundaries or applicable area structure plans or conceptual schemes. PP 17- 18

This section should also be removed. As above, there is no need for Rocky View to approve more areas or to expand existing growth areas, as there is already more than enough residential growth approved.

It is important to plan for residential development that respects the values of County residents while balancing the need to grow responsibly. P 17

Yet,

Alternative residential development forms that reduce the overall development footprint are pursued....New development may occur outside of identified priority growth areas with Council review and approval....The County should develop or expand area structure plans or conceptual schemes for Primary Residential Areas not currently covered by these plans....Provides for the distribution and varied densities of dwelling units within portions of the development area". P. 17-18

These two statements contradict each other. The values of County residents was noted above and extremely few residents are in favour of more growth areas.

2.3.2 Country Residential Development

Country residential development, with two or more dwelling units, is discouraged outside of Primary Residential Areas, including in agriculture areas.

When an existing area structure plan that includes country residential development is undergoing a comprehensive review, the following shall be addressed:

- i) Update all policies in accordance with the MDP, County policies, and other relevant County planning documents;*
- ii) Consider the inclusion of alternative development forms, such as compact residential development or a conservation design community, which reduce the overall development footprint on the landscape; and*
- iii) Where country residential development is not being achieved as expected, the County should consider reducing the overall area dedicated to country residential development. P. 19*

It appears that 2 + acre lots are to be a thing of the past when it comes to new development. Such exclusivity greatly undermines RVC's stated goal of providing a variety of housing choices in a rural municipality.

RE: Interim Growth Plan: 3.4.4 Country Residential Development New country residential development areas, cluster country residential development, and intensification and infill of existing country residential areas with 50 new dwelling units or greater shall be planned and developed in accordance with the Region-wide (Section 3.2), Flood Prone Areas (Section 3.3) and Regional Corridors (Section 3.5) policies. **P 16**

The Interim Growth Plan does NOT exclude new country residential acreages. Why does the MDP exclude them or make it difficult to create more?

2.3.3 Fragmented Country Residential Development

Within a fragmented quarter section, the redesignation of residential lots or agricultural parcels less than or equal to 4 hectares (9.9 acres) in size to a new residential land use may be supported if planning, consultation, and technical assessment information is provided to the satisfaction of the County. P. 20

What is the rationale for this? Such a request for a small number of acres is onerous for the landowner.

2.4 Employment Area Development

The MDP supports and encourages a robust market-driven economy by facilitating economic development and providing planning policies that help foster private and public investment across the county. P. 21

This reads like a prescriptive economic development plan and doesn't belong in the MDP. It appears that the County is prepared to allow industrial/commercial/business ventures on large swaths of land just outside Calgary, which doesn't align with the goal of cooperation in the Interim Growth Plan.

Rocky View has several ASPs lined up – Glenmore Trail, Janet, Shepard, Conrich, Highway 1 East, Omni, Balzac – that would be suitable for such business. Springbank is predominantly residential and does not need to be included in this list.

***Has Administration provided Council with the amount of land that has been designated as industrial/commercial/business yet?

An increased business assessment base supports the financial sustainability of the County's operations while reducing reliance on the residential tax base. P. 21

Does anyone know what the assessment split is today? Is it 65/35?

2.4.2 Neighbourhood Serving Commercial

Commercial and light industrial development in appropriate locations contributes to the viability of Primary Residential Areas by providing social and community meeting places, enabling employment opportunities, and offering goods and services to the local area. Encourage the infilling or intensification of existing neighbourhood serving commercial areas. P. 23

This is such a contradictory statement. Residential areas have preceded commercial and light industrial in almost all sectors of Rocky View, including Langdon with a population of over 6000. The viability of residential areas does not depend upon commercial development.

This might be believable if we didn't live next to a city of 1.2 million which is within 45 minutes of every part of RVC.

Home based business shall be supported, as a self-employment opportunity for residents, and when they are in accordance with the applicable area structure plan, subordinate plan, and/or the Land Use Bylaw. P. 23

This is mostly reasonable and acceptable to most and it makes sense to allow residents to apply for Home-based businesses – in the area in which they **want** to live.

2.5 Hamlet Growth Areas

*Rocky View's hamlets are home to the **majority** of the County's residents and provide services for the everyday needs. P. 24*

This is not true and should be amended to read 25% of residents live in hamlets. As well, **very few** services are available in these hamlets.
Langdon 6000, Bragg Creek 525, Harmony 250 = less than 7000 residents out of 40,000.

Hamlets should be the priority for residential development over the next 20 years, and their continued attractiveness as a place to live in Rocky View County will be predicated upon continued support for contextually sensitive commercial development, the provision of appropriate open spaces, and a range of housing options to support all types of households. P. 24

*****. As these areas have not been fully developed, they are able to accommodate additional growth over the next 20 years.**

This is true. And since it is true, then RVC does not need to keep approving residential/commercial/business in a variety of other places. Industrial doesn't belong within any residential area.

Of these hamlets, Balzac West, Bragg Creek, Conrich, Elbow View, Glenbow, Harmony, and Langdon are recognized as Hamlet Growth Areas (as identified on Figure 2). P. 24

Elbow View has not been approved. Only Harmony, Langdon, Balzac West, Glenbow, and Bragg Creek are identified in the Interim Growth Plan as hamlets.

3.1 Financial Sustainability

For Rocky View County to be financially sustainable, development should pay for itself and be affordable over the long term. This reduces financial risk to County ratepayers and mitigates potential economic risks. P. 28

3.1.1 Policies: New development should be directed to areas with existing infrastructure, where feasible. P. 28

On-site and off-site hard infrastructure costs related to new development shall be the responsibility of developer. P. 28

Where deemed appropriate the County may require developers to build or contribute to the building of soft infrastructure (e.g. recreation amenities, libraries, schools). Soft infrastructure needs resulting from growth should be identified and methods to finance those needs prepared in advance of new development. PP.28-29

I agree on all points, but Rocky View needs to make sure that infrastructure costs and levies are fully covering costs so that we don't drain the Reserve Fund!

3.3 Natural Resource Development

Objectives: Minimize the adverse impact of aggregate resource extraction on existing residents, adjacent land uses, and the environment. P. 31

Encourage collaboration between the County, the aggregate extraction industry, and impacted residents and landowners to develop mutually agreeable solutions that mitigate impacts of extraction activities. P 31

It does not appear as though residential concern is very strongly considered when Council approves aggregate extraction, for example in Bearspaw. How many acres does RVC presently have in operation? Is it necessary to approve every application that comes forward at this time?

3.4 Agriculture

While the MDP recognizes agriculture as vital to the County's economy and cultural identity, diversification and innovation within the sector will become increasingly important to build a thriving economy and additional employment opportunities. P. 32

Support the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate. P. 32

These statements are oxymorons because one cannot both value the industry while encouraging its flexibility through its fragmentation. Exactly what does this mean? Perhaps diversified ag operations should be required to locate on already-fragmented land.

3.5 Environment

County residents have a strong connection to the natural environment and value the County's waterways, natural areas, and parks. However, as residential, commercial, and industrial development continues, the impact on the environment increases. P.34

Wildlife corridors along the Elbow River and on the escarpment in Springbank will definitely be negatively impacted with high density development proposed on Hwy 8 and east of RR 32 to the city limits where there is heavy tree cover. What is the plan for mitigating human/animal contact in these areas besides completely driving the wildlife away? This is not addressed.

3.6.3 Wastewater Management

*Traditionally, the County has relied on standalone utility systems, such as groundwater wells and septic fields. As development intensifies, however, piped methods of servicing **will become necessary** in certain areas. The need to design stormwater management systems to consider catchment areas beyond a site-specific solution has become increasingly important and should be facilitated by master planning.*

*Well-designed and effective utility services are key components of well-planned developments. Utility systems must be designed and constructed in a manner that is safe and reliable, **while not adversely impact neighbouring lands**.*

***Allow a variety** of water, wastewater, and stormwater treatment systems, in accordance with provincial/federal regulations and the County Servicing Standards. P. 37- 38*

Off-site impacts of dense development cannot occur. If cluster residential is going to have its own communal system for treated **wastewater**, what is the plan for ensuring the land's carrying capacity after building is complete? Everyone with a septic field knows that septic fields can and do fail. Will there be an adequate amount of land set aside for a second, or even third, field? Will this affect the number of acres that is deemed public? Allowing a "variety" of systems does not make good environmental sense; there should be a stringent County standard for one type of system, not a variety. Does the HOA take financial and legal responsibility for failure of any septic fields? Does Rocky View eventually take over the operation of every system?

3.6.4 Stormwater Management

To achieve consistency in wastewater management systems, the County may negotiate public ownership of existing private approvals and infrastructure in cases where it is fiscally prudent to do so, the existing system meets regulatory standards, and the existing system is in good operating order. P. 38

Does this mean that if systems aren't up to standards or in good working order that the County leaves responsibility up to HOA's? What type of enforcement will be taken? The County needs to ensure that stormwater drainage does not just sit in ditches and create motionless marshes, as is the case on TWP 245 beside the Dens of Springbank.

3.8 Public Space

This topic speaks only to parks, open spaces, pathways, trails and other amenities on land. What type of action can the County take to include safe public access to both the Bow and Elbow Rivers?

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8090-2020
Date: February 3, 2021 12:47:38 PM

MICHELLE MITTON, M.SC
Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

-----Original Message-----

From: Margit McGrath [REDACTED]
Sent: Wednesday, February 3, 2021 12:42 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8090-2020

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Hi -

I am writing in order to provide feedback on this municipal development plan. Specifically, I have concerns about section 3.3.1.

I would like to see the list of technical studies reinstated that would be required for aggregate site development plans.

Section 3.3.1(c) should discourage future aggregate extraction in locations near residential development.

Section 3.3.1(g) and 3.3.1(h) should be removed.

Natural resource development is not an important contributor to the local economy - the county receives minimal revenue compared to other uses, and most of the jobs get filled by nearby urban residents. The gravel company benefits, and Rocky View County residents and our environment pay the price.

I also think it would be appropriate to extend the feedback period for this MDP given many Rocky View County residents are currently focused on the Lehigh Hanson Scott Property application - I think many more residents would offer feedback if the deadline were to be extended.

Thanks

Margit McGrath

Rocky View County resident

19, Alexa Close,
Rocky View County,
Alberta
T3R 1B9

February 3, 2021

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

Subject: Bylaw C-8090-2020

To: Rocky View Council

Given the issues we are currently experiencing with the Lehigh Hanson Scott Pit application I naturally have serious concerns with the changes in aggregate policy that are being proposed in the Municipal Development Plan (MDP). I believe the proposed changes severely reduce of the guidance provided in the current County Plan.

First of all, why is the County's natural resource policy no longer part of its overall land use policies? The land uses in that section deal with residential, commercial, industrial, and institutional land use policies. These all apply to their respective land uses across the County just as do the policies for natural resource development.

Introductory Paragraph to Section 3.3

I certainly object to the underlying assumption in the introduction to the Natural Resources section. Contrary to the MDP's assertion, natural resource development is **not** an "important contributor to the local economy". As was highlighted in the Lehigh Hanson Scott Pit application Letters of Objection, in particular the submission by John Weatherill, an independent, unbiased, qualified Economics expert opinion showed that gravel is **NOT** important to the regional economy. Indeed, it is a source of considerable cost to the County and its tax paying residents (when full costs are actually included in a Cost-Benefit analysis). The County receives minimal revenue from any natural resource development and many, if not most, of the employment opportunities generated by natural resource activities in the County are filled by residents from outside the County.

The only significant revenue the County receives from aggregate resource development is the Community Aggregate Payment levy. The CAP levy, even at its increased rate, does not come close to covering the costs of damage to the roads caused by heavy gravel trucks.

RVC needs to "step up to the plate" and recognize its important role in ensuring that aggregate development in RVC is undertaken in a responsible manner that protects both the County's residents and its environment.

The introduction recognizes that resource extraction requires “careful consideration for how extraction is planned and implemented” because of the significant impacts it has on adjacent land uses and the environment. These statements are of critical importance. With Council’s earlier decision to cease work on a stand-alone aggregate resource plan, the guidance to ensure that this “careful consideration” is achieved must be provided in the MDP. However, the MDP’s policies are completely inadequate to ensure that the acknowledged “community concerns” and “significant impacts” from resource extraction are addressed.

Objectives

The existing County Plan’s first goal for natural resource development was that natural resources should be extracted “in a manner that balances the needs of residents, industry, and society”. The MDP proposes to change this wording to balancing “the needs of residents, industry, and the County”.

What happened to society? The changed wording is much more inward looking and devalues the broader societal worth of environmental protection.

The second goal in the County Plan was to support “environmentally responsible management and extraction of natural resources”. The MDP proposes only to have the “negative impacts on the environment” mitigated. What happened to being environmentally responsible?

Section 3.3.1 – Aggregate Extraction Policies

The policies in this section, with the exceptions noted below, are appropriate motherhood statements. Unfortunately, as has been demonstrated repeatedly as various open pit gravel mining applications have come before Rocky View’s councils, more than platitudes are needed.

If the County genuinely wants to find the balance that protects its residents and its environment while permitting responsible aggregate extraction, far more specific guidance is required and the guidance that had been provided in the County Plan must be reinstated.

Policy 3.3.1 (a) states that the adverse impacts should be minimized for existing residents, adjacent land uses and the environment. That is appropriate. However, without detail on how to determine effective mitigation it becomes a meaningless box-ticking exercise when aggregate companies come forward with open pit gravel mine applications. (Lehigh Hanson Scott Pit application is a perfect example of this)

Policy 3.3.1 (b) encourages collaboration between the County, residents, and industry to develop mutually agreeable solutions. Again, without any detail or commitment from the County, this is a meaningless platitude. (Again Lehigh Hanson (LH) Scott Pit application is a perfect example of this. LH did not have a clue on any collaboration or accommodation with residents. The concept was completely beyond their understanding).

If the County is actually committed to encouraging the collaboration described in this policy, it needs to take an active role in engaging residents and adjacent landowners to identify possible solutions to mitigate the unavoidable negative impacts from aggregate extraction. Residents all

understand that aggregate extraction is necessary. We simply look for it to be done in a responsible manner that does not impose unnecessary costs and damage.

For a start, the County could demonstrate its commitment to this policy by ensuring that residents' input is reviewed and incorporated by Administration as staff assess gravel company applications. Rocky View residents possess a tremendous wealth of relevant expertise on natural resource extraction issues. It is foolhardy to dismiss all that expertise and simply file it away unread and unused. (Again, Lehigh Hanson Scott Pit application is a perfect example of this. Administrations dismissal of resident input, including independent, unbiased, qualified expert opinions, that were superior to the paid consultants, paid for by the applicant was insulting and indeed a great loss of expert information to administration).

Policy 3.3.1 (c) discourages residential development that may be impacted by future aggregate extraction. Where is the parallel policy that discourages future aggregate extraction in locations that may impact existing residential development?

If the County is committed to Policies 3.3.1(a) and (b) both sides need to be included in Policy 3.3.1 (c) to acknowledge the reality that residential development and heavy industrial open pit gravel mining are completely incompatible land uses.

At an absolute bare minimum, the MDP needs to provide guidance for where "future aggregate" locations are to be determined. Rocky View has some of the most generous aggregate deposits in North America, without such guidance, this policy could potentially limit non-aggregate development in most of the County. I assume that is not actually the County's intention.

Policy 3.3.1 (f) requires that aggregate extraction applications must prepare a master site development plan. This policy is where the MDP fails County residents and future councils most dramatically, especially in comparison to the current County Plan. The MDP eliminates the list of technical studies that are required as part of master site development plans. WHY?

The County Plan recognized the complexities involved in decision-making regarding aggregate operations. To address that, it directed Administration to prepare a stand-alone policy to provide the detailed guidance needed by all parties. This Council killed that initiative and has taken no positive steps to replace it. Now, Policy 3.3.1 (f) removes the stopgap guidance the County Plan provided before its anticipated aggregate resource plan was developed.

What possible rationale is there to remove the County Plan's appendix that lists the technical studies required in support of any aggregate extraction application? How will councils ensure that residents and the environment are protected as they make decisions on future aggregate applications if there are not even a consistent set of technical reports to assess these applications?

Policy 3.3.1(g) encourages the location of complimentary industrial activity adjacent to aggregate operations. This policy is extremely troubling.

The MDP provides no guidance on where it is appropriate to locate open pit gravel mines. Given this serious failing, how can the MDP possibly conclude that it is appropriate to locate other

industrial uses adjacent to these operations? This opens the door for additional industrial activity in residential communities simply because there is a gravel pit nearby. This is completely unacceptable.

Policy 3.3.1 (h) directs future councils and aggregate companies to consider transitioning gravel pits into alternative industrial uses once gravel extraction has finished. Although proposed amendments to the 1st reading MDP will remove the examples of waste transfer and processing facilities, these remain active alternatives given the policy's wording.

One of the justifications the County has always used to permit gravel pits in otherwise highly incompatible locations is that they are a temporary use. Although 25 – 50-year aggregate operations are far from most peoples' definition of "temporary", at least there is a long-range hope that former gravel pits will, someday, be reclaimed to their original state.

Current provincial legislation and previous county policy assume that gravel pits will be reclaimed back to their original use (usually agricultural), unless a case can be made that there is a higher value post-reclamation use. This policy is a dramatic departure from this longstanding approach to aggregate operations. It is not clear how or why the MDP has chosen to deviate from provincial guidelines in this area.

Conclusions

The MDP, as currently drafted, sends a strong message to residents that the County no longer cares about them or their environment when it comes to dealing with the many unavoidable negative impacts that accompany aggregate operations.

If that is not the intended message, Council must, as a bare minimum, amend the MDP in the following manner:

- Reinstate the list of technical studies required for all aggregate operations' master site development plans.
- Amend Policy 3.3.1(c) to provide parallel discouragement of future aggregate extraction in locations that may impact existing residential development.
- Remove Policies 3.3.1(g) and (h).

Council should consider the difficulties involving the current Lehigh Hanson application and public hearing. If there had been mutually acceptable guidelines for where aggregate operations should be located, and how they should operate, which could have been provided in a stand-alone aggregate policy would have made the Lehigh Hanson public hearing far simpler. In fact, logic would dictate should never have come before Council in the first place!

Sincerely,



Martyn Griggs

From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - objection to Springbank ASP's and MDP
Date: February 2, 2021 2:48:10 PM

Jessica Anderson
Senior Planner | Planning Policy

From: Dunn [REDACTED]
Sent: February 2, 2021 2:46 PM
To: Jessica Anderson <JAnderson@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Legislative Services Shared <LegislativeServices@rockyview.ca>; Michelle Mitton <MMitton@rockyview.ca>; kevin.hansen@rockyview.ca; Division 2, Kim McKylor <KMckylor@rockyview.ca>; Division 1, Mark Kamachi <MKamachi@rockyview.ca>; Division 4, Al Schule <ASchule@rockyview.ca>; Division 5, Jerry Gautreau <JGautreau@rockyview.ca>; gboehike@rockyview.ca; Division 7, Daniel Henn <DHenn@rockyview.ca>; Division 8, Samanntha Wright <SWright@rockyview.ca>; Division 9, Crystal Kissel <CKissel@rockyview.ca>
Cc: transportation.minister@gov.ab.ca
Subject: [EXTERNAL] - objection to Springbank ASP's and MDP

Do not open links or attachments unless sender and content are known.

Dear Rocky View Planning & Council Members,

As a long-term resident and constituent of the Springbank area, I am writing to present my and my family's strong objections to the changes being proposed for the below 3 plans. I feel we are speaking for North & South Springbank due to the new changes to the map taking parts of North Springbank south of Highway 1.

RE:
BYLAW C-8031-2020 North Springbank Area Structure Plan

BYLAW C-8064-2020 South Springbank Area Structure Plan

Municipal Development Plan Bylaw C-8090-2020

Plans should not be approved without prior demonstrated assurance of sufficient and adequate infrastructure, including water (potable water supply & wastewater treatment), transportation (traffic impacts & roads capacity), and rationalized sustainable limits to total development. Simply allowing multiple developers to plan independently is a disaster waiting to return to the County for resolution of future discrepancies or inadequacies, where the responsibility to rectify any problems will surely rest with RVC Council and its constituents (i.e., voters).

Critical issues include:

1. Proposed development plans indicate that no water or sewage plans or licenses have been approved. The ASP seems to indicate there will be water, but not how or from where, and taxpayers will pay for whatever water systems the developer chooses, but initially water & sewage can be trucked in? Plans refer to piped water from Harmony, but that license stipulates it is for Harmony alone. Water is already over-allocated in the Bow River basin and shortages will only increase as environmental and climate conditions change, even more so if SR1 goes ahead in the absence of a dam that can hold water for later use.
2. The existing “country residential” definition of 2 acres, seems to have been changed to 1 acre or smaller, with repeated areas of “cluster residential” of .5 acre. However the 2 acre minimum reflects a size that can be managed with on-site septic systems. A viable and sustainable system for treating wastewater should be required by Rocky View County prior to approval.
3. One of the proposed developments is a planned auto mall at 101st Street. That would be a huge water user and is sure to generate a huge amount of traffic on Old Banff Coach Road, as well as Springbank rd – significantly more traffic than at present with potential for even more accidents and casualties than are experienced on these roads currently. Also there is already a competitive auto mall, only 15 minutes north of this location, once Stoney Trail connects, which suggests that the future for the proposed development will be either non-viable by the time it is constructed, or it may be subject to obligations for RVC to mitigate negative economic impacts as a result of its approval.
4. This piece of land at 101st has a deep natural gully, not a flat area, so is unsuitable for intensive development without considerable landfill and disruptions to overland stormwater flow and wildlife passage. It is a major wildlife corridor, used continuously by many animals large and small. Auto malls are known to be huge water consumers, yet there are no water licences for this area & the water table is deep as well as in short supply, not to mention that no new water licenses are available in all of the South Saskatchewan River basin.
5. These development plans will significantly increase the traffic on Old Banff Coach Road. Old Banff Coach Road has been drawn on some of these plans as having four (4) lanes, even with signalized traffic lights. It is a narrow historic highway, already carrying far more traffic than it was designed for and prone to repeated accidents due to difficult curves, with many hidden driveways and connecting roads. It is also frequently used to detour highway traffic following accidents on Highway 1. A comprehensive traffic impact assessment should be required before permitting any expansion of this road, as well as a guarantee that Rocky View County and its residents will not be on the hook for financing any road improvements, mitigations or remediation measures now or at any time in the future. Further, any approval by RVC of land developments that will impact areas of provincial jurisdiction (i.e., Old Banff Coach Road) should have prior agreement from the Ministry of Transportation, Government of Alberta.

I implore you: Do not approve these plan changes at council on Feb 16, 2021.
thank-you for your consideration. I will be pleased to participate in additional
community engagement as planning for the Springbank area progresses.

Sincerely,

Moire & Jeff Dunn

213 Artists View Way

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8082-2020
Date: February 3, 2021 1:45:43 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: P K SCHULDHAUS

Sent: Wednesday, February 3, 2021 1:44 PM

To: Legislative Services Shared

Subject: [EXTERNAL] - Bylaw C-8082-2020

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Dear Sir/Madam,

I would like to comment on the proposed provisions in Section 3.3 of the new Municipal Development Plan (MDP) that apply to aggregate operations in RVC. I will reserve comments on the remaining areas of the MDP as I expect those will be addressed by others.

I have serious concerns with the changes in aggregate policy that are being proposed in the MDP. The changes are a severe scaling-back of the guidance provided in the current County Plan.

From a basic organizational perspective, it is completely unclear why Rocky View County's ("RVC") natural resource policy will no longer be part of its overall land use policies. The land uses in that section deal with residential, commercial, industrial, and institutional land use policies. These all apply to their respective land uses across the County just as do the policies for natural resource development.

Introductory Paragraph to Section 3.3

I have concerns and strongly object to the underlying assumption in the introduction to the Natural Resources section. Contrary to the MDP's assertion, natural resource development is not an "important contributor to the local economy". It is important to the regional economy and I acknowledge that. However, RVC receives minimal revenue from any natural resource development and many, if not most, of the employment opportunities generated by natural resource activities in RVC are filled by residents of our urban neighbours; in particular Calgary

The only significant revenue RVC receives from aggregate resource development is the Community Aggregate Payment levy. The CAP levy, even at its increased rate, does not come close to covering the costs of damage to the roads caused by heavy gravel trucks.

RVC needs to acknowledge the "myth" associated with the opening statement. Maintaining this façade has resulted in RVC downplaying its important role in

ensuring that aggregate development in Rocky View is undertaken in a responsible manner that protects both the County's residents and its environment.

It has never been clear why RVC is willing to sacrifice its residents and its environment for the benefit of the broader region for minimal direct benefit to itself. It is not as if RVC receives any commensurate benefit from its regional neighbours on other issues in exchange.

The introduction recognizes that resource extraction requires "careful consideration for how extraction is planned and implemented" because of the significant impacts it has on adjacent land uses and the environment. These statements are of critical importance. With Council's earlier decision to cease work on a stand-alone aggregate resource plan, the guidance to ensure that this "careful consideration" is achieved must be provided in the MDP. Unfortunately, the MDP's policies are completely inadequate to ensure that the acknowledged "community concerns" and "significant impacts" from resource extraction are addressed.

Objectives

The existing County Plan's first goal for natural resource development was that natural resources should be extracted "in a manner that balances the needs of residents, industry, and society". The MDP proposes to change this wording to balancing "the needs of residents, industry, and the County".

What happened to society? The changed wording is much more inward looking and devalues the broader societal worth of environmental protection.

The second goal in the County Plan was to support "environmentally responsible management and extraction of natural resources". The MDP proposes only to have the "negative impacts on the environment" mitigated. What happened to being environmentally responsible?

Section 3.3.1 – Aggregate Extraction Policies

The actual policies in this section, with the exceptions noted below, are appropriate motherhood statements. Unfortunately, as has been demonstrated repeatedly as various open pit gravel mining applications have come before Rocky View's councils, more than platitudes are needed.

If RVC genuinely wants to find the balance that protects its residents and its environment while permitting responsible aggregate extraction, far more specific guidance is required and the guidance that had been provided in the County Plan must be reinstated.

Policy 3.3.1 (a) states that the adverse impacts should be minimized for existing residents, adjacent land uses and the environment. That is appropriate. However, without detail on how to determine effective mitigation it becomes a meaningless box-ticking exercise when aggregate companies come forward with open pit gravel mine applications.

Policy 3.3.1 (b) encourages collaboration between RVC, residents, and industry to develop mutually agreeable solutions. Again, without any detail or commitment from RVC, this is a meaningless platitude.

If RVC is actually committed to encouraging the collaboration described in this policy, it needs to take an active role in engaging residents and adjacent landowners to identify possible solutions to mitigate the unavoidable negative impacts from aggregate extraction. Residents all understand that aggregate extraction is necessary. We are simply looking for it to be done in a responsible manner that does not impose unnecessary costs and damage.

For a start, RVC could demonstrate its commitment to this policy by ensuring that residents' input is reviewed and incorporated by Administration as staff assess gravel company applications. Rocky View residents possess a tremendous wealth of relevant expertise on natural resource extraction issues. It is foolhardy to dismiss all that expertise and simply file it away unread and unused.

Policy 3.3.1 (c) discourages residential development that may be impacted by future aggregate extraction. Where is the parallel policy that discourages future aggregate extraction in locations that may impact existing residential development?

If RVC is committed to Policies 3.3.1(a) and (b) both sides need to be included in Policy 3.3.1 (c) to acknowledge the reality that residential development and heavy industrial open pit gravel mining are completely incompatible land uses.

At an absolute bare minimum, the MDP needs to provide guidance for how these "future aggregate" locations are to be determined. Given that Rocky View has some of the most generous aggregate deposits in North America, without such guidance, this policy could potentially limit non-aggregate development in most of RVC. We assume that is not actually the County's intention.

Policy 3.3.1 (f) requires that aggregate extraction applications must prepare a master site development plan. This policy is where the MDP fails County residents and future councils most dramatically, especially in comparison to the current County Plan. The MDP eliminates the list of technical studies that are required as part of master site development plans. WHY?

The County Plan recognized the complexities involved in decision-making regarding aggregate operations. To address that, it directed Administration to prepare a stand-alone policy to provide the detailed guidance needed by all parties. This Council killed that initiative and has taken no positive steps to replace it. Now, Policy 3.3.1 (f) removes the stopgap guidance the County Plan provided before its anticipated aggregate resource plan was developed.

What possible rationale is there to remove the County Plan's appendix that lists the technical studies required in support of any aggregate extraction application? How will councils ensure that residents and the environment are protected as they make decisions on future aggregate applications if there are not even a consistent set of technical reports to assess these applications?

Policy 3.3.1(g) encourages the location of complimentary industrial activity adjacent to aggregate operations. This policy is extremely troubling.

The MDP provides no guidance on where it is appropriate to locate open pit gravel mines. Given this serious failing, how can the MDP possibly conclude that it is appropriate to locate other industrial uses adjacent to these operations? This opens the door for additional industrial activity in residential communities simply because there is a gravel pit nearby. This is completely unacceptable.

Policy 3.3.1 (h) directs future councils and aggregate companies to consider transitioning gravel pits into alternative industrial uses once gravel extraction has finished. Although proposed amendments to the 1st reading MDP will remove the examples of waste transfer and processing facilities, these remain active alternatives given the policy's wording.

One of the justifications RVC has always used to permit gravel pits in otherwise highly incompatible locations is that they are a temporary use. Although 25 – 50-year aggregate operations are far from most peoples' definition of "temporary", at least

there is a long-range hope that former gravel pits will, someday, be reclaimed to their original state.

Current provincial legislation and previous county policy assume that gravel pits will be reclaimed back to their original use (usually agricultural), unless a case can be made that there is a higher value post-reclamation use. This policy is a dramatic departure from this longstanding approach to aggregate operations. It is not clear how or why the MDP has chosen to deviate from provincial guidelines in this area.

Conclusions

The MDP, as currently drafted, sends a strong message to residents that RVC no longer cares about them or their environment when it comes to dealing with the many unavoidable negative impacts that accompany aggregate operations.

If that is not the intended message, Council must, as a bare minimum, amend the MDP in the following manner:

Reinstate the list of technical studies required for all aggregate operations' master site development plans.

Amend Policy 3.3.1(c) to provide parallel discouragement of future aggregate extraction in locations that may impact existing residential development.

Remove Policies 3.3.1(g) and (h).

It would be better if Council reflected on the complexities involved in the recent Lehigh Hanson application and public hearing. The mutually acceptable guidelines for where aggregate operations should be located and how they should operate that would be provided in a stand-alone aggregate policy would have made the Lehigh Hanson public hearing far simpler.

From: [Michelle Mitton](#)
To: [Dominic Kazmierczak](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Comments Re MDP
Date: February 1, 2021 1:17:26 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

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262075 Rocky View Point | Rocky View County | AB | T4A 0X2
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From: Pam Janzen [REDACTED]
Sent: January 31, 2021 4:02 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Comments Re MDP

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RockyView Council,

The proposed MDP does not honour the priorities of residents. Residents have told Council, time and again, that we value the rural nature of RVC and we want to protect our agricultural base as well as being good environmental stewards. Developments must pay for themselves and should roll out in an orderly manner. This document is very much pro-development, without sufficient restrictions to ensure any development will be an asset to local residents and indeed the entire RVC taxpaying population.

1. This proposed document does not have sufficient "teeth" to ensure the stated priorities of RVC residents. We need tighter policies...ones which say "shall" not "should." Way too much wiggle room.
2. I do not agree with 1acre parcels becoming the new definition for "Country Residential." I agree with cluster development that is serviced by piped water and waste water. I do not wish to see further fragmentation of land into these little properties. I believe RVC has an over supply of country residential properties and should focus future development into hamlets.
3. The MDP must clearly provide regulations for gravel development so that both residents and resource owners have certainty.

Pam Janzen
34199 Township Rd 240A

February 1, 2021

Further comments in response to the Municipal Development Plan, December 2020, Draft 4.

1. Overall, I am concerned that proposed changes to the MDP fail to properly recognize and support the priorities of Rocky View residents, i.e. to retain the County's rural character; to support and protect its agricultural base; to protect the environment; and to ensure that growth is both orderly and fiscally responsible.

2. Why, for example, is there a recent change reading: "Rocky View County will build resilient communities and welcoming neighborhoods **by promoting concentrated growth within designated development areas**"? If this addition in any way represents direction to encourage higher density, urban-style development as a core feature of the MDP, then it violates residents' clearly-stated priorities.

3. Of concern to me as well is the MDP's support for "higher density residential development where **appropriate**". There is no definition or policy guidance for the term "appropriate". Determination of "appropriateness" should NOT be left solely to council's discretion. It must lay within the above-noted priorities of residents.

4. The MDP draft redefines country residential development to include 1-acre parcels, which will further erode the County's rural character. The original concept of country residential developments is that they are self-sustaining properties without the need for off-site water or wastewater servicing. This is not possible for 1-acre parcels and therefore is an illegitimate redefinition. As with my other concerns, it violates County residents' stated priorities.

5. Again in what appears to be a biased preference towards development, and again against residents' priorities, the Plan substantially expands "priority growth areas". It fails to provide constraints on orderly development within these areas.

The focus on regional partnerships as a way to resolve development challenges feeds this same bias.

6. Fiscally responsible policies would focus not on Glenbow and West Balzac (full-service hamlets that currently do not exist) as priority growth areas, but on areas with pre-existing infrastructure.

7. Requirements for master site development plans for future open pit gravel mines must be clearly stated, and must, at a minimum, meet the priority of protecting the environment.

In summary, my concerns are that the MDP reflects a development-at-any-cost attitude, one that does NOT represent residents' needs and preferences. I urge County representatives to remember that they are being paid by County taxpayers to represent their (the residents') views and priorities.

As reminder, here again are the priorities:

- to retain the County's rural character
- to support and protect its agricultural base
- to protect the environment
- to ensure that growth is both orderly and fiscally responsible.

Sincerely,

Patti Lott, Rocky View County resident

To: Rocky View Council
From: Rocky View Gravel Watch
Subject: **Proposed Municipal Development Plan – Bylaw C-8090-2020**
Date: February 2, 2021

Rocky View Gravel Watch is commenting only on the proposed provisions in Section 3.3 of the new Municipal Development Plan (MDP) that apply to aggregate operations in the County. We will leave comments on the remaining areas of the MDP to others.

Gravel Watch has serious concerns with the changes in aggregate policy that are being proposed in the MDP. The changes are a severe scaling-back of the guidance provided in the current County Plan.

From a basic organizational perspective, it is completely unclear why the County's natural resource policy will no longer be part of its overall land use policies. The land uses in that section deal with residential, commercial, industrial, and institutional land use policies. These all apply to their respective land uses across the County just as do the policies for natural resource development.

Introductory Paragraph to Section 3.3

Gravel Watch objects strongly to the underlying assumption in the introduction to the Natural Resources section. Contrary to the MDP's assertion, natural resource development is **not** an "important contributor to the local economy". It is important to the regional economy and Rocky View Gravel Watch has always recognized that. However, the County receives minimal revenue from any natural resource development and many, if not most, of the employment opportunities generated by natural resource activities in the County are filled by residents of our urban neighbours.

The only significant revenue the County receives from aggregate resource development is the Community Aggregate Payment levy. The CAP levy, even at its increased rate, does not come close to covering the costs of damage to the roads caused by heavy gravel trucks.

The County needs to acknowledge the "myth" associated with the opening statement. Maintaining this façade has resulted in the County downplaying its important role in ensuring that aggregate development in Rocky View is undertaken in a responsible manner that protects both the County's residents and its environment.

It has never been clear why Rocky View is willing to sacrifice its residents and its environment for the benefit of the broader region for minimal direct benefit to itself. It is not as if Rocky View receives any commensurate benefit from its regional neighbours on other issues in exchange.

The introduction recognizes that resource extraction requires "careful consideration for how extraction is planned and implemented" because of the significant impacts it has on

adjacent land uses and the environment. These statements are of critical importance. With Council's earlier decision to cease work on a stand-alone aggregate resource plan, the guidance to ensure that this "careful consideration" is achieved must be provided in the MDP. Unfortunately, the MDP's policies are completely inadequate to ensure that the acknowledged "community concerns" and "significant impacts" from resource extraction are addressed.

Objectives

The existing County Plan's first goal for natural resource development was that natural resources should be extracted "in a manner that balances the needs of residents, industry, and society". The MDP proposes to change this wording to balancing "the needs of residents, industry, and the County".

What happened to society? The changed wording is much more inward looking and devalues the broader societal worth of environmental protection.

The second goal in the County Plan was to support "environmentally responsible management and extraction of natural resources". The MDP proposes only to have the "negative impacts on the environment" mitigated. What happened to being environmentally responsible?

Section 3.3.1 – Aggregate Extraction Policies

The actual policies in this section, with the exceptions noted below, are appropriate motherhood statements. Unfortunately, as has been demonstrated repeatedly as various open pit gravel mining applications have come before Rocky View's councils, more than platitudes are needed.

If the County genuinely wants to find the balance that protects its residents and its environment while permitting responsible aggregate extraction, far more specific guidance is required and the guidance that had been provided in the County Plan must be reinstated.

Policy 3.3.1 (a) states that the adverse impacts should be minimized for existing residents, adjacent land uses and the environment. That is appropriate. However, without detail on how to determine effective mitigation it becomes a meaningless box-ticking exercise when aggregate companies come forward with open pit gravel mine applications.

Policy 3.3.1 (b) encourages collaboration between the County, residents, and industry to develop mutually agreeable solutions. Again, without any detail or commitment from the County, this is a meaningless platitude.

If the County is actually committed to encouraging the collaboration described in this policy, it needs to take an active role in engaging residents and adjacent landowners to identify possible solutions to mitigate the unavoidable negative impacts from aggregate extraction. Residents all understand that aggregate extraction is necessary. They, like

Gravel Watch, are simply looking for it to be done in a responsible manner that does not impose unnecessary costs and damage.

For a start, the County could demonstrate its commitment to this policy by ensuring that residents' input is reviewed and incorporated by Administration as staff assess gravel company applications. Rocky View residents possess a tremendous wealth of relevant expertise on natural resource extraction issues. It is foolhardy to dismiss all that expertise and simply file it away unread and unused.

Policy 3.3.1 (c) discourages residential development that may be impacted by future aggregate extraction. Where is the parallel policy that discourages future aggregate extraction in locations that may impact existing residential development?

If the County is committed to Policies 3.3.1(a) and (b) both sides need to be included in Policy 3.3.1 (c) to acknowledge the reality that residential development and heavy industrial open pit gravel mining are completely incompatible land uses.

At an absolute bare minimum, the MDP needs to provide guidance for how these "future aggregate" locations are to be determined. Given that Rocky View has some of the most generous aggregate deposits in North America, without such guidance, this policy could potentially limit non-aggregate development in most of the County. We assume that is not actually the County's intention.

Policy 3.3.1 (f) requires that aggregate extraction applications must prepare a master site development plan. This policy is where the MDP fails County residents and future councils most dramatically, especially in comparison to the current County Plan. The MDP eliminates the list of technical studies that are required as part of master site development plans. WHY?

The County Plan recognized the complexities involved in decision-making regarding aggregate operations. To address that, it directed Administration to prepare a stand-alone policy to provide the detailed guidance needed by all parties. This Council killed that initiative and has taken no positive steps to replace it. Now, Policy 3.3.1 (f) removes the stopgap guidance the County Plan provided before its anticipated aggregate resource plan was developed.

What possible rationale is there to remove the County Plan's appendix that lists the technical studies required in support of any aggregate extraction application? How will councils ensure that residents and the environment are protected as they make decisions on future aggregate applications if there are not even a consistent set of technical reports to assess these applications?

Policy 3.3.1(g) encourages the location of complimentary industrial activity adjacent to aggregate operations. This policy is extremely troubling.

The MDP provides no guidance on where it is appropriate to locate open pit gravel mines. Given this serious failing, how can the MDP possibly conclude that it is appropriate to locate other industrial uses adjacent to these operations? This opens the door for additional industrial activity in residential communities simply because there is a gravel pit nearby. This is completely unacceptable.

Policy 3.3.1 (h) directs future councils and aggregate companies to consider transitioning gravel pits into alternative industrial uses once gravel extraction has finished. Although proposed amendments to the 1st reading MDP will remove the examples of waste transfer and processing facilities, these remain active alternatives given the policy's wording.

One of the justifications the County has always used to permit gravel pits in otherwise highly incompatible locations is that they are a temporary use. Although 25 – 50-year aggregate operations are far from most peoples' definition of "temporary", at least there is a long-range hope that former gravel pits will, someday, be reclaimed to their original state.

Current provincial legislation and previous county policy assume that gravel pits will be reclaimed back to their original use (usually agricultural), unless a case can be made that there is a higher value post-reclamation use. This policy is a dramatic departure from this longstanding approach to aggregate operations. It is not clear how or why the MDP has chosen to deviate from provincial guidelines in this area.

Conclusions

The MDP, as currently drafted, sends a strong message to residents that the County no longer cares about them or their environment when it comes to dealing with the many unavoidable negative impacts that accompany aggregate operations.

If that is not the intended message, Council must, as a bare minimum, amend the MDP in the following manner:

- Reinstatement of the list of technical studies required for all aggregate operations' master site development plans.
- Amend Policy 3.3.1(c) to provide parallel discouragement of future aggregate extraction in locations that may impact existing residential development.
- Remove Policies 3.3.1(g) and (h).

It would be better if Council reflected on the complexities involved in the recent Lehigh Hanson application and public hearing. The mutually acceptable guidelines for where aggregate operations should be located and how they should operate that would be provided in a stand-alone aggregate policy would have made the Lehigh Hanson public hearing far simpler.

February 2, 2021

Subject: Bylaw C-8090-2020: Municipal Development Plan (MDP)

I believe the draft of the Municipal Development Plan represents a huge revision in policy and focus from the existing County Plan, that it no longer represents the interests of the taxpayers and citizens. It needs to be postponed until there has been sufficient consultation so that public input can be included.

The plan has been written to encourage urban growth in all areas of Rocky View, there was nowhere in the public feedback from the June draft of the plan that asked for increased emphasis on urban development. While the plan references the agricultural and rural character of the County, there are no policies that have any teeth to protect the fragmentation of agricultural land, in fact lots of language and discussion to promote it.

This plan that lacks enforceable guidelines and standards is one that will allow growth anywhere, anytime and anyplace and will replace the current area structure plans that reflect local input and preference. Rocky View Council directed the crafters of this plan to provide the flexibility that renders it meaningless as far as providing the public and developers with a clear idea of what kind of development is, or is not appropriate in their communities, which is the purpose of a County plan.

The MDP plan does not specifically protect the Elbow River Alluvial Aquifer from development. It is well understood that protection of the Elbow River Alluvial Aquifer is critical for this watershed and water for Rocky View residents, the City of Calgary and others, and given the ASPS you are pushing through in Springbank and the Elbow Valley area, the protections need to be clearly identified and supported in the plan. Not to do so is flagrantly irresponsible.

This plan meets the wishes of the developers that have inspired and demanded it, but not the people of Rocky View and at this point in the middle of a pandemic and an economic slowdown there is no pressing need to pass this until proper guidelines can be introduced and the public has had a chance to provide input. This last minute, rushed one time opportunity to give feedback to a plan that will change over the next week after the public letter deadline has passed, and with no chance of a discussion with the Council passes as a very miserable and sad farce of public participation.

Thank you for your consideration of my comments.

Shannon Bailey

[REDACTED]

12 Burney Road, Bragg Creek

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8031-2020 and C-8064-2020
Date: February 3, 2021 4:48:07 PM

MICHELLE MITTON, M.SC
 Legislative Coordinator | Legislative Services

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-----Original Message-----

From: Shelley Moore [REDACTED]
 Sent: February 3, 2021 4:24 PM
 To: Legislative Services Shared <LegislativeServices@rockyview.ca>
 Cc: info@rockyviewforward.com; Debbie Vickery [REDACTED]; Division 2, Kim McKylor <KMckylor@rockyview.ca>; Division 7, Daniel Henn <DHenn@rockyview.ca>; Carol Elliott [REDACTED]
 Heather Bulger [REDACTED]; Gay Lynn McCartney [REDACTED]; Glen Dickey [REDACTED]
 [REDACTED]; Rob Lupton [REDACTED]; Jessica Serfas [REDACTED]; Jeannette Chung [REDACTED]
 [REDACTED]; Doreen Poohachow [REDACTED]; Darren Wiltse [REDACTED]; Lisa Skelton [REDACTED]; Sylvia Blick [REDACTED]
 Subject: [EXTERNAL] - Bylaw C-8031-2020 and C-8064-2020

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Good Afternoon:

Please accept this email as a submission in regards to the proposed Bylaw C-8031-2020 and C-8064-2020 which refers to the new Municipal Development Plan (MDP) for the Springbank area.

We have been residents of Springbank for 24 years and have witnessed many changes to not only the area but to Alberta and Calgary. Some of these changes have been positive, and others less so. The Springbank area has long held a reputation for beautiful vistas that has balanced a diversity of development that ranges between 2 and 160+ acres. Historically, farm and country residential have lived side by side.

Our household is opposed to the proposed MDP on the following grounds:

- 1). Splitting the Springbank area into two development plans would fractionate the community. By this plan, the North side of Springbank would become the industrial/commercial area, and as a result existing properties would depreciate in value. This is unacceptable to us as our quality of life, the diversity of future development and the balance between both agriculture and commercial interests must abide by the same expectations.
- 2). The 2013 Springbank County Plan accessed many working groups (I was not only involved in one of the working groups, but also presented at the public hearing) and through time and diligence by all parties developed a framework for Springbank. The same due diligence has not been followed by the County and it is unacceptable.

3). The County appears, though its Plan to promote significantly higher density in Springbank. This is unacceptable without extensive consultation with existing developments that contain greater than 2 acre parcels. To randomly identify these lands, within existing developments as sites for further higher density is insulting to the community that these parcels exist. No public consultation has been done to inform or consult with these communities. We find this unacceptable.

4). Any proposed, higher development MUST have a significantly larger setback than what is proposed in both the Springbank ASP Servicing Strategy and the ASP's for both North and South Springbank. Fifty (50m) meters is an unacceptable buffer, and a minimum of 200m should be considered. The priority, job and responsibility of the County is to PROTECT the existing stakeholders (primarily country residential) and balance the desire for increased tax revenue from higher density residential or commercial development.

To close, our household is strongly opposed to both Area Structure Plans as proposed. More thorough public engagement is required.

Kind Regards
Shelley and Kevin Moore
39 Windmill Way
Calgary, AB
T3Z 1H5

Steven Lancashire

From: Michelle Mitton
Sent: January 25, 2021 5:25 PM
To: Dominic Kazmierczak
Subject: FW: [EXTERNAL] - New Municipal Development Plan

MICHELLE MITTON, M.SC
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
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-----Original Message-----

From: Shelly [REDACTED]
Sent: January 25, 2021 3:26 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - New Municipal Development Plan

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As a Springbank resident I have strong concerns in the following areas in the proposed new Municipal Development Plan

- the lack of engagement with Springbank residents,
- the failure to respect and preserve the nature of Springbank - i.e. rural living, agricultural base, protection of the natural environment with sustainable & guided development and growth
- the lack of regard for preserving and encouraging local agriculture. Covid has highlighted the need to secure sustainable, local food supply and the same time that RVC and MDP is abandoning it. Where is the strategic thinking?

Sincerely,

Shelly Jacober

From: [Michelle Mitton](#)
To: [Dominic Kazmierczak](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Bylaw C-8090-2020 New Municipal Development Plan (MDP)
Date: February 1, 2021 1:14:52 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

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From: [REDACTED]
Sent: January 31, 2021 11:17 AM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: [REDACTED]
Subject: [EXTERNAL] - Bylaw C-8090-2020 New Municipal Development Plan (MDP)

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Legislative Services, Rocky View County,

We are responding to a request for comments regarding the current draft of the Municipal Development Plan (MDP, Bylaw C-8090-2020). My wife and I have lived in Rocky View for over 20 years and are concerned with the effects that the new MDP will have on the residents. We believe that the new changes and focus of the MDP are misplaced.

The old County Plan developed in 2013, with input from Rocky View residents, was better aligned with their objectives. These objectives were and still are: to retain the County's rural character, protect its environment, retain agricultural land use, and ensure that growth is orderly and fiscally responsible. The new MDP ignores these priorities. Instead, the principle objective of the MDP is "to promote concentrated growth within designated development areas" or, in other words, transition to high-density, urban style development. The MDP does not provide guidance or constraints to determine what an "appropriate" development is and how it should be determined. The old County MDP focused on extending the range of services available to residents while the new MDP is focused on housing development without the supporting infrastructure. For example, the new MDP includes 1 acre parcels but does not adequately address the requirement for offsite water supplies and wastewater servicing. In contrast, the existing larger acreages are self-sustaining.

These issues are similar to those that exist in the proposed Old Banff Coach Road Structure Plan, the South Springbank Area Structure Plan and other proposals. We are struck with the many "should" and "may" statements rather than "shall" statements that typify the text of these plans. Phrases like "facilitating agricultural diversification" are euphemisms for fragmenting agricultural lands. The door is left

open for developers to do whatever they wish as their are few, if any, real constraints on commercial/industrial development in the plan. The residents of Rocky View are constantly bombarded with one new plan after. These plans all have one thing in common - the promotion of development for development's (or developer's) sake without much to address the real issues that have existed here for decades: water supplies and ground water management, waste management, fire and police department support, high-speed internet access, traffic overload, and protection of the environment. It would be refreshing to see a plan that addresses those issues for the current residents and without the addition of new residential and commercial development proposals that are unsupported and unnecessary.

We strongly oppose the MDP in its current form.

Sincerely,

Thomas and Barbara Nardin

Steven Lancashire

From: Allan Mar [REDACTED]
Sent: February 3, 2021 5:42 PM
To: Dominic Kazmierczak
Cc: Al Hoggan; Division 1, Mark Kamachi; Sean MacLean; Theresa Cochran; Gurbir Nijjar; Logan Cox
Subject: [EXTERNAL] - RVC Municipal Plan

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Mr. Dominic Kazmierczak
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Dear sirs and Madam;

Thank you for including us in your notice of the forthcoming Public Hearing of Council to adopt the new Bragg Creek Municipal Plan on February 16, 2021.

As active developers in the County, Gateway Village in the Bragg Creek Core, Dick Koetsier and I, wish to express our support for the adoption of the Municipal Plan that will guide the progress and development for the County for the next many decades.

We believe the County Planners and consultants have done an admirable job in consulting with all stakeholders as we witnessed in the Open Houses that we attended in both Bragg Creek and the Municipal Centre.

Thank you.



Allan Mar Executive Vice President

[REDACTED] T 403 949 0047
Box 1321, Unit 6 - 27 Balsam Avenue
Bragg Creek, Alberta T0L 0K0
gateway.ca

Michelle Mitton

From: george szakaly [REDACTED]
Sent: February 3, 2021 9:48 PM
To: Legislative Services Shared
Cc: Division 4, Al Schule; DHenn@rockview.ca
Subject: [EXTERNAL] - Proposed new MDP

Follow Up Flag: Follow up
Flag Status: Completed

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To Staff and Council at Rockyview County:

Please be advised I am writing this letter in direct opposition to the proposed MDP, specifically the matter of Ecological Features as described in the MDP and as indicated on the map of identified areas.

To begin, I cannot support any process that has been generated internally with only the interest of the county in mind and no direct consultation with the land owners. It is difficult to understand where this would have originated and what the motivation would be, short of granting the County latitude over the future uses and development of private holdings without the landowners being notified directly or having an opportunity to oppose. It should be evident that in these times direct correspondence with affected individuals must be achieved as selected publications and Council minutes will not ever reach a majority of people. Further to this point, when only a few people are contacted by email on a Friday and are requested to respond on a three-business day deadline the system is falling short of fair and equitable opportunity for contemplation and comment.

I have not found any specific examples other than the far-reaching general statements of section 3.5 of the MDP that would indicate that there is any freedom of direction for the future of those lands that would be in the hands of the owners. The broad brushing of what appears to be tens of thousands of acres on the map indicates clearly that this would never be an acceptable strategy that landowners would endorse at any level.

I think it is worth mentioning that these lands are where generations of families have lived, raised families, built communities and businesses, only to have the county deny the owners of these private properties the same development potential as other lands in the County.

I would ask with respect that the Ecological Features be assessed for each property as it brought forward for development and the map be struck in its entirety from the MDP. The county should afford every landowner an opportunity to manage the future of their private holdings on their individual merit.

In summary I will state again that I am opposed to adoption of the fourth draft of the new MDP. The entire process must be more visible for all residents and specifically all landowners in the County.

I was raised and have farmed in the County for forty plus years, I am proud of the Communities I am active in in the County and have a vested interest in the growth and development the future may hold. I hope the county can respect that landowners also have an Environmental conscience and aspirations that can benefit the growth of these communities without onerous restrictions.

Thank You

George Szakaly
Box 383 Dalemead Ab

Michelle Mitton

From: Clint Docken [REDACTED]
Sent: February 3, 2021 8:34 PM
To: Legislative Services Shared
Cc: Clint Docken; Division 1, Mark Kamachi
Subject: [EXTERNAL] - Bylaw C-8090-2020

Follow Up Flag: Follow up
Flag Status: Completed

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Basic Concerns:

1. What was wrong with the existing County Plan?
2. Why do we need a new one?
3. Is the plan designed to facilitate urban-style development?
4. If so, is this appropriate in a rural municipality?
5. Why is the wording throughout the plan so vague?
6. Where is the environmental protection, particularly in relation to riparian areas?
7. Why are we being asked to comment on a plan that is not in final form?

Clint Docken 107 Breezewood Bay Bragg Creek

[REDACTED]

Michelle Mitton

From: michele mcdonald [REDACTED]
Sent: February 3, 2021 6:14 PM
To: Legislative Services Shared
Cc: Kamachi, Mark
Subject: [EXTERNAL] - Rocky View Municipal Development Plan

Follow Up Flag: Follow up
Flag Status: Completed

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February 3, 2021

Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2
legislativeservices@rockyview.ca

Hello, I spent some time on the weekend reviewing the MDP draft, the former RVC County plan and the Calgary Metropolitan Region Board's Interim Growth Plan. It appears to me that the MDP is aligning with the regional plan's focus on encouraging higher densities in developable rural areas (among other things). RVC's earlier County Plan includes language that Bragg Creek is exploring growth sustainability. Yet, the new MDP identifies our area prioritized as a Hamlet Growth Area. RVC has received only negative feedback from residents about high growth/high density. To my knowledge, residents of our area think we are exploring growth (as outlined in the County Plan), such as the updates to the Area Structure Plan (where there is considerable push back to planned residential density) and most locals are embracing the "Gateway Plan" to improve the core.

The definition of a Growth Area offered on page 13 of the new MDA plan reads, "priority areas within the County for the continued growth and expansion of residential, commercial and industrial land uses". I doubt many (or any) residents are aware of this shift and know that engagement with our community about prioritizing Bragg Creek as Growth Area, has not been offered. The community of Bragg Creek should be given an opportunity to determine the future of our Hamlet.

Thank you for your consideration.

Michele McDonald

Michelle Mitton

From: Richard Smith [REDACTED]
Sent: February 3, 2021 5:17 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Revised Municipal Development Plan Concerns

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Sir/Madam

I wish to provide a summary of my thoughts and concerns on the proposed revision of the RVC Municipal Development Plan.

On a high level, the lack of consultation with RVC residents in the formulation of this plan is most concerning as priorities such as preserving the county's rural character, preserving the environment and supporting and protecting the agricultural base are set to be eliminated, or marginalised at best, in favour of the private development interests of the few. In addition, any systematic protection measures and development criteria will be solely at the whim of councillors and such loosening of the planning control system will not only in itself have irreversibly negative impacts on the county environment but will also foster a culture of personal gain and advancement and undermine the very existence of the council process to serve its residents.

The move to higher density residential strategy is completely at odds with the character and identity of the county region and combined with the removal of restrictions on commercial/industrial development and the relaxations of developer obligations will lead to an eradication of the natural assets and inherent characteristics that underpin the heritage, beauty and value of the region.

Furthermore, a lack of definitive wildlife and natural environment protections and considerations and the strict enforcement of these in the planning process, will accelerate the decline of the integral assets of the region, those which attract and keep residents in the area in the first place. An example is the construction of the berm in Bragg Creek to protect against floodwaters. Whilst this concept has its obvious merits, amongst the severe negatives associated with it are a complete disregard not only for the initial displacement of wildlife and its habitat, but for the subsequent ability for animals to access the river as part of their very existence. Consequently, there is evidence of increased animal vehicle collisions on adjacent roadways and animal injuries through trying to traverse the huge boulders of the berm which obstruct their access to a vital lifeblood. Proper wildlife consideration could have easily avoided such a situation by factoring it into the design process.

There are countless other examples such as this, including the extremely worrying current issue of over use of trails (and excessive traffic volumes) in the Elbow Valley area, especially given this high value habitat falls within the Yukon to Yellowstone wildlife corridor. Whilst the existence of covid 19 has no doubt exacerbated this issue, it nevertheless highlights the need for its priority inclusion in such documents as the MDP to control current and future environmental impacts.

In conclusion, amongst the many priorities the County should incorporate at a minimum in its long term plans are the concerns and wishes of its residents and the protection and conservation of its fundamental natural assets, namely its wildlife and habitat (flora and fauna) which provide a wonderful environment and landscape for us all.

Regards
Richard Smith
Resident of West Bragg Creek

PLANNING POLICY

TO: Council
DATE: February 16, 2021 **DIVISION:** 2 and 3
TIME: Morning Appointment
FILE: 1015-550 **APPLICATION:** N/A
SUBJECT: Adoption of proposed Bylaw C-8064-2020 (South Springbank Area Structure Plan)

POLICY DIRECTION:

Direction for preparation of this Area Structure Plan (ASP) came from the Terms of Reference adopted by Council on October 11, 2016. The Plan has been prepared in accordance with Section 633 (1) of the Municipal Government Act (MGA). The Rocky View County / City of Calgary Intermunicipal Development Plan (IDP) and the County Plan (2013) also provide policy support for this proposed ASP.

EXECUTIVE SUMMARY:

The draft South Springbank Area Structure Plan (the Plan) is being proposed to guide future redesignation, subdivision, and development proposals within the Plan area. Council gave first reading to Bylaw C-8064-2020 on July 28, 2020. This ASP is the result of a review of the existing ASPs in the area: the Central, North, and Moddle ASPs. The goal of the Springbank ASP review was to assess the current land use strategy in light of revised technical studies, community consultation, and growth projections. The result is two proposed ASPs: the South Springbank ASP, which consists of approximately 5,336 hectares (13,187 acres) of land, and the North Springbank ASP, which applies to approximately 5,260 hectares (13,000 acres) of land (Map 1, p. 6 of the proposed ASP).

In support of the ASP process, the County prepared five technical studies to comprehensively examine transportation, stormwater, environment considerations, water and wastewater feasibility, strategies and infrastructure requirements for both planning areas (both ASP areas). The technical policies of the Plan provide guidance for technical and infrastructure requirements as local plans, redesignations, and subdivisions are prepared.

The proposed ASP:

- Modernizes the vision, goals and land use strategy for the South Springbank community to align with current conditions, values and desired outcomes;
- Proposes a range of residential, institutional, and interface use development within the Plan area that would be complementary to existing and approved uses in the area;
- Provides for the continued development of the Springbank area as a unique residential community where acreages continue to be the main housing option with opportunities for cluster forms that promote the establishment of open space and pathway connections. Institutional uses would be carefully managed and predominantly centred on the Range Road 33 Community Core;
- Is consistent with the goals and policies of the Interim Growth Plan, Municipal Development Plan and the Rocky View County / City of Calgary IDP;
- Is feasible from a technical perspective; servicing options are available and would be further explored and solidified as development occurs;
- Provides strong policies to ensure appropriate interfaces and transitions between land uses both within, and external to the Plan area to mitigate potential land use conflicts between different land use types; and

Administration Resources

Jessica Anderson, Planning Policy

- Would not require a financial commitment from the County at this time; developers would fund necessary infrastructure costs, as per current County practice;

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

It has been over 15 years since Springbank's area structure plans were adopted. In that time, Springbank and neighbouring areas have continued to grow, and conditions have changed. In addition:

- The Rocky View County / City of Calgary Intermunicipal Development Plan was adopted on February 28, 2012;
- The Municipal Development Plan (County Plan) was adopted on October 1, 2013;
- The Terms of Reference for the Springbank ASP review were adopted on October 11, 2016
- The Terms of Reference were revised on May 23, 2017, to address impacts of the newly created Calgary Metropolitan Growth Board; and
- The Calgary Metropolitan Region Board adopted the Interim Growth Plan and the Interim Regional Evaluation Framework on October 4, 2018.

Currently, Springbank contains three area structure plans:

- The Moddle ASP (adopted in 1998): addresses development in a quarter section surrounded by the Central Springbank ASP, located adjacent to and South of Lower Springbank Road, and east of Range Road 31.
- The South Springbank ASP (adopted in 1999): boundaries extend as far as Range Road 32 to the east, Range Road 35 to the west, Township Road 251 A to the South, and Township Road 245 to the south.
- The Central Springbank ASP (adopted in 2001): boundaries extend to the Bow River in the south, the Elbow River to the south, Calgary to the east and one mile west of Range Road 33. The TransCanada Highway bisects the plan area and Highway 8 touches its southeastern corner.

The goal of the review process was to develop an up-to-date plan(s) that respects the values of the community; accounts for current conditions; and aligns with related plans, policies, and studies that have been adopted since the original Springbank plans were completed.

During the review process, many important issues were considered, such as community identity, conservation, land use, housing options, economic development, local services, amenities, and infrastructure. As well, Administration considered whether to combine the three current Springbank Area Structure Plans into one.

Several of the key points outlined in the Terms of Reference were:

- Enhancing Springbank as a distinct residential growth area for the County with appropriate infilling of existing areas;
- Supporting development of a thriving regional business center and highway business development areas in accordance with the County Plan;
- Developing attractive gateways for major corridors and key entrances;
- Appropriately managing transitions between land use areas and city of Calgary development forms;
- Determining transportation corridors, including major and minor road connections in the Plan area; and

- Assessing available major infrastructure and utility systems including water, wastewater, and stormwater management systems.

The proposed South Springbank ASP aims to address each of these key points and provide appropriate policy to address them. If approved, the South Springbank ASP would provide policy guidance for the preparation of *local plans* (conceptual schemes and master site development plans) and subsequent applications for redesignation, subdivision, and development within the Plan area.

PLAN PREPARATION:

The Plan was prepared through a collaborative planning process that began early in 2016 and resulted in a draft Plan in May 2019. Landowners within the study area, stakeholders, and agencies such as Alberta Transportation were involved throughout Plan's development to provide feedback and input into the plan vision, goals, and policies.

A critical component of Plan preparation included the preparation of the technical studies to examine available servicing capacity, transportation requirements, and stormwater infrastructure. These studies were also made available for review and comment by landowners, residents, and stakeholders as part of the process.

PUBLIC ENGAGEMENT:

The County undertook public engagement over five phases; the focus of each phase is identified below:

- Phase 1 Project Launch: From November 2016 to February 2017, the project webpage was launched, a mail-out was sent to all Springbank addresses and an open house was held at the Heritage Club.
- Phase 2 Setting ASP Direction: From February to June 2017, the County held coffee-chat sessions to discuss areas for growth and preservation, boundary considerations and preferred engagement techniques. A workshop was held to examine priorities for transportation, conservation and servicing. The County scheduled a second round of coffee-chats due to positive feedback and community desire.
- Phase 3 Draft Vision, Objectives, and Land Use Scenarios: In June 2018, an open house was held to gain input on the vision, goals, and objectives together with three land use scenarios. Landowners were notified of the event and asked for input through a second mail-out along with the webpage and press releases. Feedback was requested through an online mapping tool and a survey.
- Phase 4 Draft Plan: In May 2019, a pre-release of the first draft was published on the County webpage. This was to ascertain initial feedback on the Plan's policies, while technical reports on servicing, transportation, and the environment were still being completed. Comments were invited in writing and through individual and group meetings. Appropriate feedback was incorporated into the draft alongside the subsequent technical analysis.
- Phase 5 Final Draft and Council: Finally, between May and December 2020, the final draft of the Plan and supporting technical studies were presented to the public. The final draft of the Plan was released publicly through the County webpage prior to taking the document forward for Council consideration. A public hearing was advertised for presentation of the Plan to Council, allowing public comment on the document.

PLAN CONTENT:

The planning process resulted in two complimentary ASPs that coordinate with each other, but are not dependent on one another. The proposed South Springbank ASP proposes a mix of residential development with institutional and complimentary commercial within the community core on Range Road 33, while the North Springbank ASP proposes a mix of business, residential, mixed use, and urban-

interface forms of development. This report focuses on the policies and uses of the South Springbank ASP.

Land Use Strategy

The Plan proposes a range of residential, institutional and interface forms of development, and appropriate interface and transitional policies to mitigate potential land use conflicts between different land use types. High quality design considerations, as well as appropriate gateway provisions, have also been incorporated into the policies of the Plan.

Residential

Approximately 4,551 hectares (11,246 acres) of land is proposed for residential development. These areas include existing country residential development, country residential infilling, and new areas for cluster and/or country residential development with increased open spaces, pathways, and centralized servicing.

Institutional

Approximately 292 hectares (722 acres) of land is proposed for institutional development, comprising the Community Core, south of the Highway 1/Range Road 33 corridor. The area already features a number of educational, community, and religious assembly uses, so future development in this area would be complimentary and supportive of a growing community core. Accompanying business and residential uses may be appropriate and considered with an emphasis on design, transitions, and active transportation.

Interface Area

Approximately 24 hectares (60 acres) of land is proposed for Urban Interface areas. These lands, by virtue of location, servicing potential, and adjacency to existing or planned developments, are expected to develop in the near future. These lands may be a mix of both Residential and Commercial, with detailed land use proposals, density, and form to be determined at the local plan stage. Residential density and form should be compatible with adjacent forms, creating transition areas to higher density where appropriate.

Appropriate implementation of the interface and design policies of the Plan would be important for the interface lands to minimize potential land use conflicts, and to ensure a desirable transition between adjacent City and country residential lands.

Special Planning Areas

There are four Special Planning Areas identified within the Plan area totaling 519 hectares (1,283 acres). These areas require special consideration given their location - adjoining the municipal boundary with the city of Calgary, and adjacent to the transportation corridors of Stoney Trail, or Highway 8. Taking into account their location within the Plan area, it is recognized that these areas may have the potential for a higher intensity of development compared to the country residential designation they previously held under the Central Springbank ASP. A mix of Commercial and Residential development is envisioned for the Special Planning Areas. Timelines for the planning and development of the Special Planning Areas will be dependent on several technical considerations and the ongoing coordination and collaboration with the City of Calgary.

Technical Support

Five technical studies were prepared to determine the feasibility of both ASPs:

- Springbank Area Structure Plan Servicing Strategy (water and wastewater);
- Environmental Constraints Review (environmental and wildlife);
- Springbank Master Drainage Plan (stormwater);
- Springbank Creek Catchment Drainage Plan (sub-catchment stormwater); and,

- Springbank Area Structure Plan Transportation Network Analysis (transportation).

The studies identify future infrastructure needs and the required upgrades to support the proposed land uses. As local plans are prepared by development proponents, detailed technical studies would be required to align with the above master studies. The studies were prepared for the entire study area to ensure comprehensive consideration of infrastructure, particularly for transportation and stormwater.

For this ASP, development of the area, as envisioned, is technically feasible. The transportation, servicing, and stormwater policies have been written to ensure appropriate, comprehensive implementation of infrastructure as development proceeds. Required infrastructure and servicing acquisition, construction, and upgrades would be the responsibility of the development proponent, who would also be required to pay all applicable County infrastructure levies. A general description of proposed infrastructure for the Plan area is provided below.

Transportation

The future transportation network for the Plan area is depicted on Map 09: Transportation Network of the Plan. The map and associated policies identify the ultimate road configuration to support full build, as well as the timing of future road upgrades and connectivity with the city of Calgary. As part of any local plan submission, a transportation impact assessment would be required to determine potential off-site road improvements required to facilitate the proposed development.

Given the Plan area's proximity to the provincial highway network, connectivity to the provincial highway system is an important component of the transportation policies. Future interchanges are identified along the Stoney Trail Corridor for development by Alberta Transportation. All local plan submissions would be required to accommodate any proposed changes to the provincial highway network.

Stormwater

The Springbank area is made up of several stormwater catchment areas, with four flowing South to the Bow River, and five flowing south towards the Elbow River. Both the Elbow and Bow Rivers are important water courses that support many uses; notably, the Elbow River is one of the most significant raw water supplies for the city of Calgary via the Glenmore Reservoir. The protection of important natural resources is imperative for the sustainable growth and development of not only of Springbank, but all downstream municipalities. The Springbank Master Drainage Plan was prepared to provide guidance for future development within the Plan area and details necessary infrastructure required to facilitate development in the Plan area. As part of local plan submissions, further sub-catchment plans that conforms to the MDP would be required.

The Plan's stormwater policies direct the development of stormwater management systems for the entire Plan's area, to ensure stormwater management would be undertaken in a comprehensive method that avoids the use of individual lot stormwater ponds or volume control measures. Low Impact Development and re-use of stormwater at the local plan level is also encouraged.

Utility Servicing

In support of the North and South Springbank ASPs, a technical assessment of water and waste water servicing options was completed. The key objective of the assessment was to determine if a cost effective servicing system(s) that provides efficient, economic, and sustainable municipal services to residents is feasible for the Plan area. The "Springbank Servicing Strategy" evaluated multiple servicing solutions and determined that there are cost effective and sustainable options available.

Potable water service would be provided through a combination of individual groundwater wells, existing and expanded water coop service areas, and expansion of the Calalta Waterworks service area. The study recommends a County-controlled water system, including reservoirs, distribution system infrastructure, and upgrades to Harmony's existing WTP to service lands in the northern portions of the Plan area.

Wastewater servicing would be accommodated through a combination of private septic systems, centralized systems serving new local plan areas, and a connection to Harmony's Wastewater Treatment Plant for some lands along the Highway 1 corridor and south into the Special Planning Areas. The study recommends a County-controlled wastewater system including gravity sewers, force mains, lift stations, and upgrades to the existing Harmony Wastewater Treatment Plant.

The proposed strategy is the most feasible utility system at the time of Plan writing; it demonstrates that cost effective servicing opportunities do exist in the Plan area to support the proposed land uses, and can be further explored by development proponents at subsequent development stages. The final utility system would be determined as part of the local plan preparation and would be funded by development proponents.

Plan Implementation

The proposed Plan contains a number of policies and actions to assist with implementation of the Plan as development proposals are received. Plan implementation policies primarily include direction for evaluating applications, continuing collaboration with the City of Calgary, and clear expectations of developers for infrastructure costs and funding requirements. Policies 20.4 and 20.17 of the proposed Plan clearly outline that the responsibility for front-end costs of transportation or utility service upgrades, both internal and external to a particular development, would be funded at the developers' cost.

Section 27 of the proposed Plan includes a number of policies to direct the ongoing collaboration with the City of Calgary as development occurs within the IDP areas.

POLICY DIRECTION AND SUPPORT:

The key policy direction for the South Springbank ASP is provided in the Interim Growth Plan, County Plan and the Intermunicipal Development Plan (IDP).

Calgary Metropolitan Region Board Interim Growth Plan (IGP)

The proposed Plan was evaluated in accordance with the Calgary Metropolitan Region Board's (CMRB's) Interim Growth Plan (IGP). The IGP provides guidance for the intensification or expansion of existing settlement areas and for the designation of employment areas in the Calgary Region. The IGP provides policy guidance to plan these types of developments through the preparation of statutory plans, such as an Area Structure Plan (ASP).

The IGP was prepared by the CMRB to guide land use, growth, and infrastructure planning on an interim basis, prior to the development and approval of the long-term Growth and Servicing Plan (expected March 2021). Any amendments to statutory plans prepared after January 1, 2018, must conform to the IGP. As the proposed South Springbank ASP is a statutory document, it was evaluated in accordance with the applicable policies of the IGP.

The IGP provides policies to guide planning and development based on the following development types:

- intensification and infill development in existing settlement areas;
- expansion of settlement areas;
- new freestanding settlement areas;
- country residential development; and
- employment areas.

The IGP requires statutory plans to be prepared for the above-listed development types, which is consistent with the direction of the County Plan.

The Springbank area is an *intensification and infill development in existing settlement areas* development type; specifically, a County Residential development settlement area. This development type shall be planned and developed to:

- a. achieve an *efficient use of land*;
- b. achieve higher *density development* in central core areas;
- c. accommodate residential and/or mixed-use *development* at a higher density than currently exists;
- d. provide for a mix of uses including *community services and facilities*, where appropriate; and
- e. make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers.

The IGP provides policy direction on Intermunicipal collaboration in section 3.2.2; collaboration processes undertaken with the City of Calgary are detailed in Appendix D of the South Springbank ASP. In particular, Administration executed a structured engagement process that included notification and circulation of materials as the Plan was developed, meetings, site visits, workshop sessions, and data sharing. Administration provided all technical studies for review and comment, and revised both the draft Plan and technical studies to respond to comments received during circulation. The Intermunicipal aspect of the project and resulting Plan are consistent with the goals of the IGP to ensure coordination to collaborate on matters of regional significance.

Administration's assessment concludes that the proposed South Springbank ASP would fulfill the policy requirements of the IGP and that the proposed land use strategy aligns with the intent of the IGP direction for development types including intensification and infill areas.

County Plan

The County Plan identifies the Springbank area as a residential growth area and provides criteria for review of existing ASPs. These criteria include the consideration of alternative development forms, such as compact residential development, which retain rural character and reduce the overall development footprint on the landscape. The draft Plan considers each aspect of review and provides a modernized document that aligns the vision, goals, and land use strategy for the south Springbank community with current conditions, values, and desired outcomes.

Further, the County Plan recognizes the area around the Springbank Airport as being appropriate as a Regional Business Centre, and the area around the Highway 1/Range Road 33 as a Highway Business Area. Section 14 of the County Plan describes Regional Business Centres as areas that contain a concentration of commercial and/or industrial businesses, have efficient road connections to the provincial highway network, and have the potential to access servicing. The policies of the North Springbank ASP support the development of portions of that Plan area into a regional and highway business centre, as per the direction of the County Plan; it is complimentary to the South Springbank ASP and provides important employment opportunities. The South Springbank ASP is focused, in the short term, on residential and institutional forms of growth with opportunities for employment and increased residential densities in the longer term within the Special Planning Areas.

Rocky View County / City of Calgary Intermunicipal Development Plan

Further policy guidance for the development of the proposed ASP is also contained within the IDP. Map 4: Growth Corridors/Areas supports residential growth in Springbank being developed in accordance with the Rocky View 2060 Growth Management Plan (implemented through the County Plan) and other statutory and local plans. Map 2: Key Focus Areas identifies the lands in the proposed Special Planning Area 1 as a Key Focus Area where a concentration of employment opportunities may be appropriate over the longer term. Regional transportation, transit planning and interface planning with the City of Calgary will be essential. Special Planning Areas 2-4 will also initiate further consideration of these matters and a collaborative approach with City of Calgary.

The proposed Plan is consistent with the IDP and seeks to maintain a collaborative approach to matters of mutual interest through actions of the Plan, local plan requirements, future amendments to the Plan and related policy work on specific matters such as source water protection.

Despite fulsome engagement and collaboration with the City on the development of the Plan, The City does not support the Plan at this time. Details of the extended collaboration efforts are detailed in Appendix D of the North Springbank ASP, and the most recent feedback received from the City is included in Attachment 'D'. Administration has sought to incorporate the City's feedback into the development of the Plan where comments were material to cross-boundary matters and necessary to ensure compliance to the guiding statutory framework; Administration considers that the resulting policy additions and amendments ensure that specified concerns are appropriately mitigated.

CHANGES SINCE FIRST READING:

- Map 5: Land Use Strategy has been updated to identify the lands within the NE 20 as Urban Interface Area rather than Special Planning Area with Interim Uses. Policy affecting these lands has been strengthened so that prior to any development occurring on these lands, a local plan must be approved by Council with particular emphasis on design guidelines, sensitive transitions, the importance of community gateways, provision of servicing, transportation improvements and meaningful collaboration with the City on access and transition aspects;
- Map 9: Transportation has been updated to reflect revised roadway classifications and stronger east/west connections than previously shown. Details of the assessment are available in the updated Springbank Area Structure Plan Transportation Network Analysis report dated October 2020;
- Map 11: Water Servicing has been updated to reflect the Calalta Exclusive and Non-Exclusive Franchise Areas, which provide an important opportunity for piped water service in Springbank. Details of the assessment are available in the updated Springbank Area Structure Plan Servicing Strategy report dated October 2020;
- Section 8: Institutional and Community Services policy has been revised to consider complimentary residential uses in the community core, where appropriate. In response to feedback from residents, the local plan for the community core will be prepared by the County (rather than a landowner/developer) with emphasis on consultation with the landowners and the broader Springbank community. The local plan shall be developed along with detailed Design Guidelines for the Range Road 33 corridor;
- Minor text amendments to improve clarity and interpretation;
- Minor wording amendments to improve clarity and alignment with the Interim Growth Plan throughout the Plan.

All changes are detailed in Schedule 'A' of the Bylaw (see Attachment 'A').

PUBLIC SUBMISSIONS:

Public Hearing notices for the draft South Springbank ASP were sent to 2,952 properties within, and adjacent to, the proposed Plan area. Given that this ASP is adjacent to the city of Calgary, the community associations for adjacent communities were notified. Fifty three (53) letters were received in response and can be viewed in Attachment 'C'.

OPTIONS:

- | | | |
|------------|------------------------------------|--|
| Option #1: | Motion #1 | THAT Bylaw C-8064-2020 be amended in accordance with Attachment 'A'. |
| | Motion #2 | THAT Bylaw C-8064-2020 be given a second reading, as amended. |
| | Motion #3 | THAT Bylaw C-8064-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval. |
| Option #2: | THAT Bylaw C-8064-2020 be refused. | |



Option #3: THAT alternate direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

JA/sl

ATTACHMENTS

ATTACHMENT 'A': Bylaw C-8064-2020 and Schedule "A": South Springbank Area Structure Plan Redline

ATTACHMENT 'B': City of Calgary Comments February 3, 2021

ATTACHMENT 'C': Public Submissions



ROCKY VIEW COUNTY

BYLAW C-8064-2020

A Bylaw of Rocky View County, in the Province of Alberta, known as the South Springbank Area Structure Plan, pursuant to Section 633 of the *Municipal Government Act*.

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as “South Springbank Area Structure Plan”.

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:
- (1) **“Council”** means the duly elected Council of Rocky View County;
 - (2) **“Municipal Government Act”** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) **“Rocky View County”** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT Schedule ‘A’ to Bylaw C-8064-2020 is adopted as the “South Springbank Area Structure Plan” to provide a policy framework for land use, subdivision, and development in a portion of central west Rocky View County.

Transitional

- 4 Bylaw C-8064-2020 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.



READ A FIRST TIME IN COUNCIL this28th day of July, 2020

*PUBLIC HEARING WAS HELD IN COUNCIL this*day of, 2021

READ A SECOND TIME IN COUNCIL thisday of, 2021

READ A THIRD TIME IN COUNCIL thisday of, 2021

Reeve

CAO or Designate

Date Bylaw Signed



SCHEDULE 'A'

FORMING PART OF BYLAW C-8064-2020

An Area Structure Plan to guide land use and development within the south Springbank area and herein referred to as the South Springbank Area Structure Plan.



SOUTH SPRINGBANK AREA STRUCTURE PLAN

Spring Fall 2020 | DRAFT

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INTRODUCTION

1 PLAN ORGANIZATION

The South Springbank Area Structure Plan (the Plan or ASP) is organized in three parts followed by six appendices.

Part I: Introduction

This Part outlines the Plan's purpose, boundaries, policy terminology, relationship to other plans, the public engagement process, and key issues, opportunities, and design ideas that informed the Plan preparation process. It also contains a description of the development of the Springbank area from its early beginnings to today. Finally, it presents a vision of what Springbank will be like in the future and outlines 16 broad goals that will help achieve this vision.

Part II: Plan Policies

This Part is the core of the Plan, containing the policy direction to guide development in the **South** Springbank Plan Area; it sets out the land use, servicing, and infrastructure strategy for the area. Each section contains a description of its purpose and intent, a list of objectives, and a series of policies addressing the subject matter.

Part III: Implementation

This Part presents the Plan implementation process, covering the following items:

- Local plan areas and requirements;
- Plan monitoring and review;
- **Non-statutory** actions for further work that will supplement the Plan policies and assist in achieving the Plan vision, goals, and objectives; and
- Intergovernmental affairs and regional planning considerations.

Appendices

Appendix A: Definitions

Appendix B: Local Plan Requirements

Appendix C: Infill Development Criteria

Appendix D: Design Guidelines

Appendix E: Planning Springbank

Appendix F: Local Plans in the Springbank Plan Area

2 PLAN PURPOSE

An area structure plan (ASP) is a statutory document approved by Council and adopted by Bylaw. The purpose of this Plan is to outline the vision for the future development of Springbank in relation to matters such as land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements. This ASP provides Council with an overall strategy when considering land use changes, subdivision, and development. When making decisions regarding development within an area structure plan, Council must consider the plan and a wide range of other factors such as the goals of the County, County-wide growth, and the ability to provide servicing. This ASP implements the higher-level policies and requirements of the Interim Growth Plan, the South Saskatchewan Regional Plan, the Rocky View County/City of Calgary Intermunicipal Development Plan, and the **Municipal Development Plan County Plan**, through alignment with these

documents. The land use strategy set out in this ASP implements the vision for **South** Springbank by detailing the physical organization of land uses. The strategy identifies general land uses, the approximate boundaries of the land use areas, and the policies that inform the development in each area.

An ASP does not predict the rate of development within the plan area; ultimately, growth is determined by market demand, which reflects the overall economic climate of the region. Through the process of preparing this Plan, several opportunities were **provided to landowners, residents, adjacent jurisdictions, and other stakeholders** for input on the development of policy. It is important that the vision, goals, and policies contained in the Plan address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.



3 SPRINGBANK VISION AND GOALS

Springbank Vision

The following vision statement provides an idea of what Springbank could look like in the future:

Straddled by the Elbow River and Highway 1 to the north, Springbank will principally offer a tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage. Further development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management. Acreages will continue to be the main housing option in the community, but with Cluster Residential development offering a further choice that promotes the establishment of communal spaces. Agricultural land uses shall continue to be supported, and new development shall respect existing agricultural operations.

Residents and visitors will access a growing range of institutional uses on Range Road 33, and will enjoy an extensive active transportation network linked with open space and community focal points. Transition from urban development in the city of Calgary will be effectively planned to ensure compatibility with Springbank's unique character. New development shall utilize efficient servicing and transportation infrastructure to ensure that growth is fiscally and environmentally sound.

Goals

There are ~~16~~ 15 goals that guide the South Springbank ASP. These goals are based on several factors:

- policy direction of the Interim Growth Plan, the ~~Municipal Development Plan~~ County Plan, and the Intermunicipal Development Plan;
- the existing physical characteristics of the area; and
- the key issues, constraints, and opportunities identified during the planning process.

The goals are as follows:

Land Use Strategy

1. Continue to develop South Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed in appropriate locations.
2. Promote a strong sense of place by preserving heritage assets and expanding community focal points, open space connections, and recreational opportunities.
3. Ensure an ordered approach to development through the implementation of well-defined land use areas, together with appropriate transition between land uses.
4. Support the County's goal of achieving financial sustainability through rational extensions of development and diversification of the tax base in the Springbank area.

5. Ensure that new development aligns with the direction of municipal and regional policies and plans.
6. Collaborate and engage with landowners and adjoining jurisdictions throughout the planning process to build consensus on new development.

Community Character and Appearance

7. Complement the character and appearance of Springbank through high-quality design that:
 - a. Preserves and enhances the existing landscape and natural environment;
 - b. Recognizes and blends with the immediate surroundings and vistas;
 - c. Supports efficient use of land and encourages provision of accessible public spaces.
8. Provide for attractive and high-quality scenic corridors in to the Springbank community along the Highway 1 corridor, from Stoney Trail intersections, and along Range Road 33.

Housing

9. Respect the existing built environment ~~by exploring but explore~~ the use of alternate forms of residential development, such as cluster and mixed use ~~development~~.
10. Establish a framework for the sensitive and orderly infilling of fragmented residential lands to provide for efficient lot sizes that are reflective of a country residential community.

Agriculture

11. Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.

12. Promote the development of smaller agricultural operations within residential, community, and business uses to maintain the rural character of Springbank.

Transportation Network

13. Create a well-designed and safe transportation network that maximizes local and regional connectivity for residents, motorists, pedestrians, and cyclists.

Servicing

14. Provide for potable water, waste water, and storm water infrastructure within the Plan area in a safe, cost effective, and sustainable manner.

Environment

15. Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife corridors, the existing groundwater resource, and drainage patterns within the watersheds of the Elbow River.

4 PLAN AREA

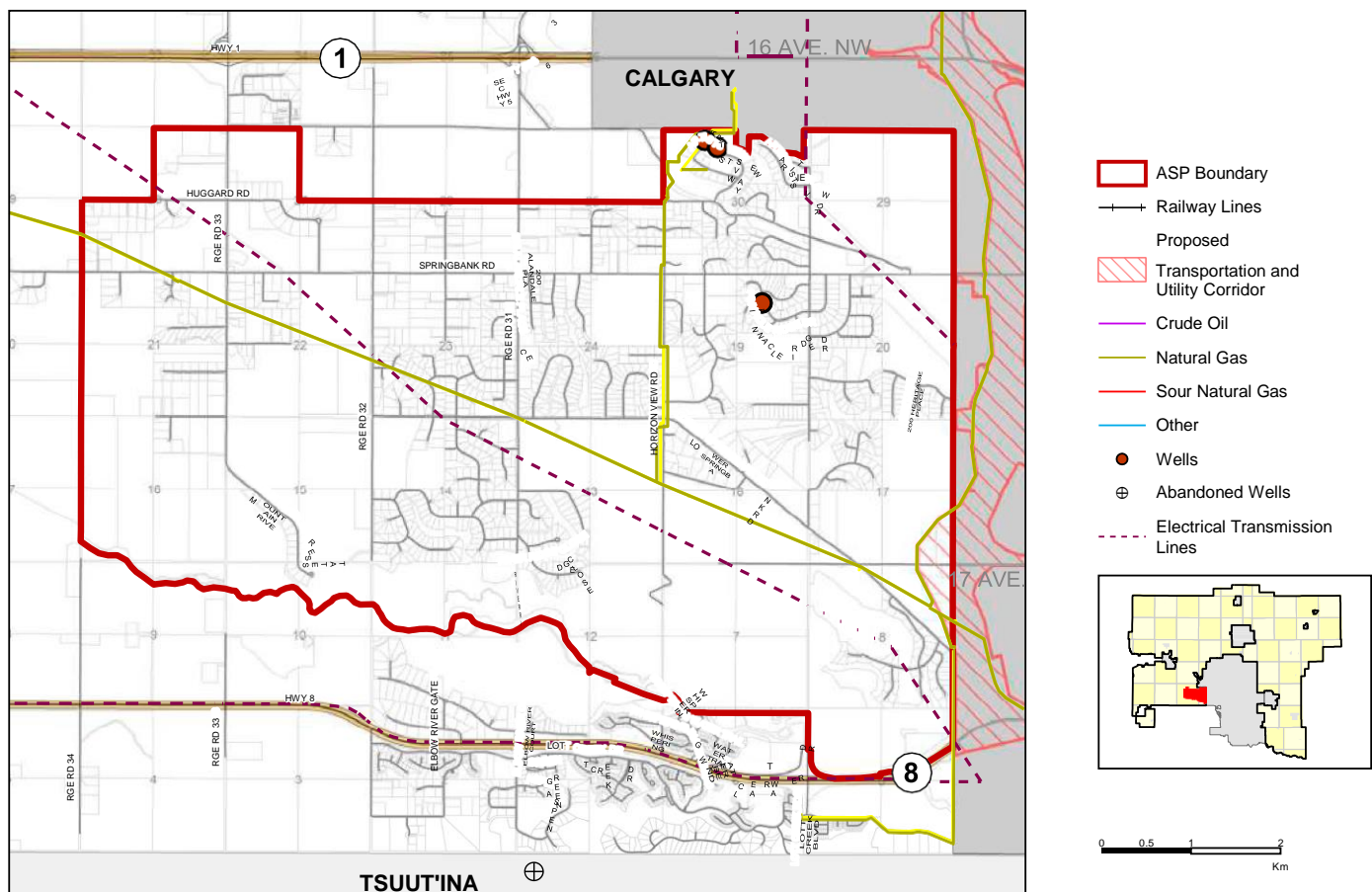
The Springbank Plan Area applies to the lands contained within Map 01: Plan Area Location, and Map 02: Air Photo. Springbank ASP policies are to reference the lands within the Springbank Plan Area boundaries.

The South Springbank Plan Area boundary is generally defined by the Elbow River to the south, and the city of Calgary to the east. ~~To the west, the Plan area adjoins the Harmony development and agricultural lands.~~ To the west of Range Road 34, lands are generally agricultural.

The TransCanada Highway (Highway 1) runs **east to west** north of the Plan area, while the Stoney Trail western extension (under construction at the **time of ASP adoption stage**) lies immediately east of the Plan area. This regional transportation infrastructure will provide the primary access into the Plan area.

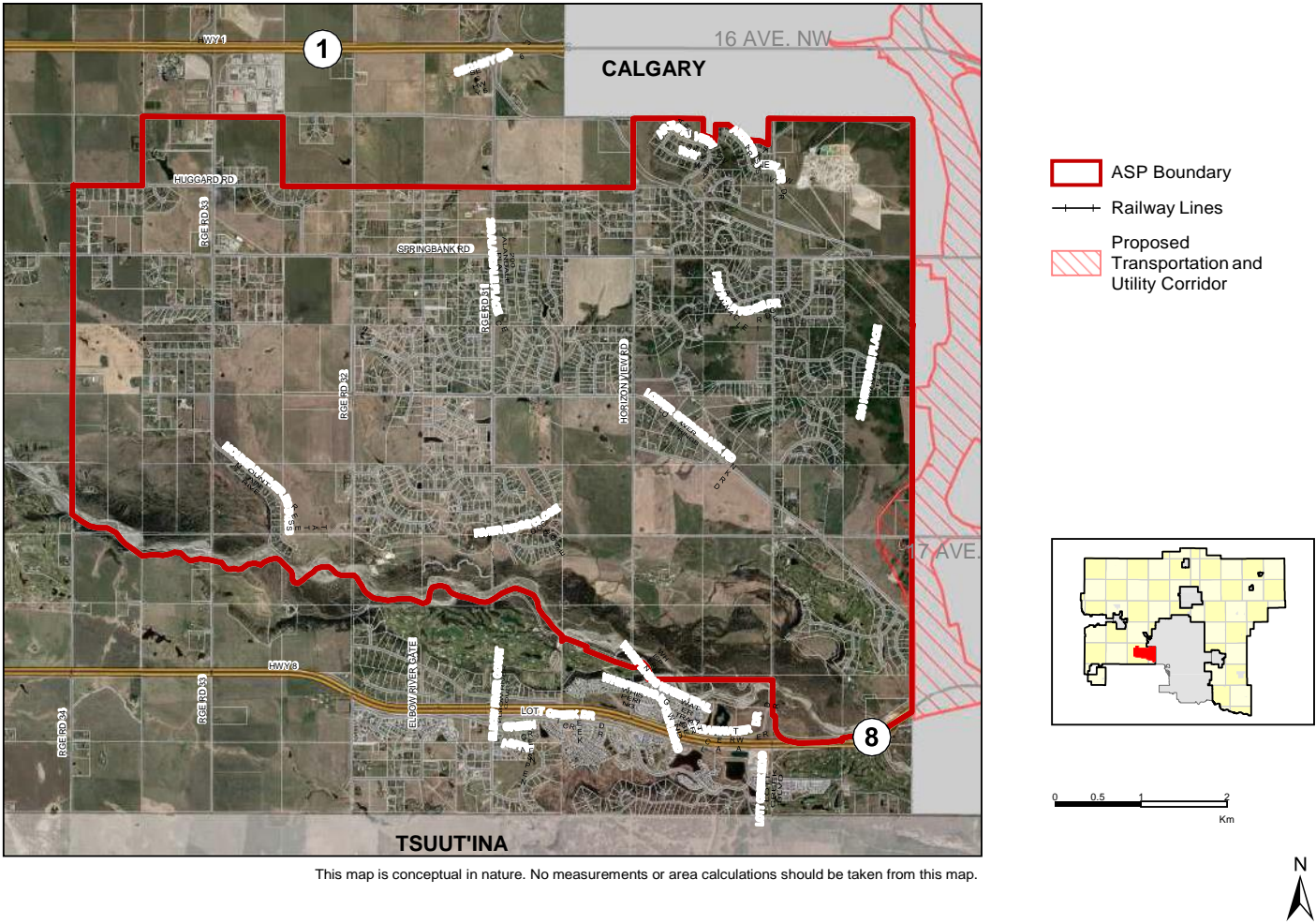
The South Springbank Area Structure Plan encompasses an area of approximately 5,336.59 ha (13,187.00 ac) (Table 01).

Existing Local Plans



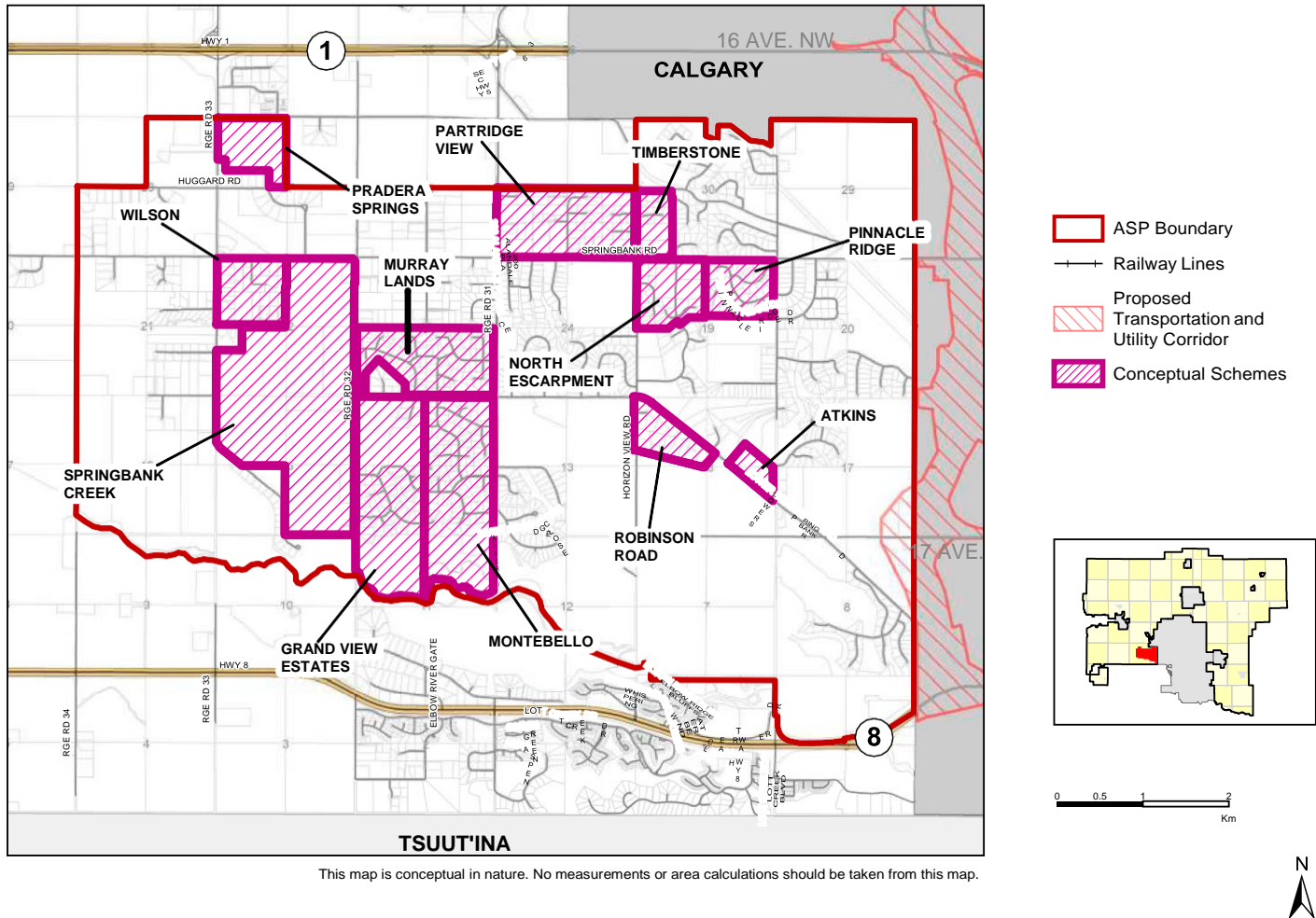
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 01: Plan Area Location



Map 02: Air Photo

Adopted local plans within the Springbank Plan Area, as shown on Map 03, are listed in Appendix E.



Map 03: Local Plans

PLAN AREA MAPS:

The boundaries and locations of areas shown on the maps within the Plan boundary are not intended to define exact areas except where they coincide with clearly recognizable features or fixed boundaries such as municipal boundaries, property lines, roads, or utility rights-of-way. Furthermore, the locations of symbols depicting specific features on the maps are approximate only, not absolute, and should be interpreted as such. The precise location of these boundaries and areas will be determined by the County at the time of local plan consideration and approval.

5 SPRINGBANK CONTEXT

History

The productive land and the river valleys of Springbank were the basis for settlement of both indigenous and non-indigenous people. The Peigan people of the Blackfoot Nation and Stoney tribe hunted in the Springbank area for the buffalo that grazed the plains, which provided for their food, clothing, fuel, and shelter. Other animals that lived along the rivers, such as deer and elk, were another supply of food and clothing.

The Dominion Lands Act of 1872 encouraged significant settlement of the Canadian Prairies in the late 19th century, and non-indigenous settlers were drawn to Springbank for its productive agricultural lands.

With the extension of the Canadian Pacific Railway in 1886, the area became an attractive location for settlement. Many homesteaders journeyed west by train from eastern Canada and Europe to capitalize on the offer of rich agricultural land throughout Alberta. This optimism came to define Springbank's role in the region as a hinterland of

agricultural production for the Calgary region and beyond.

By the early 1900s, Springbank had become a productive and socially vibrant agricultural community. Agriculture was based on pastureland and fertile cropland, followed by the introduction of dairy farming as a primary agricultural pursuit.

Springbank's growth throughout the 20th century was heavily influenced by the growth of Calgary. It initially played an important role in supporting agricultural products to the Calgary population, which had grown to 90,000 people by the 1940s. The rapid expansion of the oil industry from the late 1940s onwards led to a population boom in Calgary, with resultant pressures for residential development in Springbank. Rural land was cheaper to buy, taxes were low, and improved roads made the commute to Calgary manageable. Construction of the TransCanada Highway through Springbank in 1957 perhaps had the most dramatic impact on development pressures in providing improved connectivity with the city.



The Calgary Regional Planning Commission initially sought to discourage rural residential development by setting a minimum parcel size of 20 acres in 1963. By 1971, however, the restriction had been replaced with an allowance for seven four-acre lots per quarter section. In 1984, regional policy again was relaxed to allow further subdivision in rural areas, thereby facilitating further fragmentation of agricultural lands in Springbank.

Throughout the 1990s, the growth of country residential acreages increased, with approximately 1,000 new lots being created over the decade, the majority of which were between two and four acres in size. This growth continued with adoption of the Central Springbank ASP by Rocky View County Council in October 2001. The Central Springbank ASP provided the framework for the development of further country residential development and covered much of the Springbank community we see today. However, development within Springbank has slowed recently, as shown by the modest population increase between 2013, where the census-recorded population was estimated at 5,697, and 2018, where the population stood at 5,847.

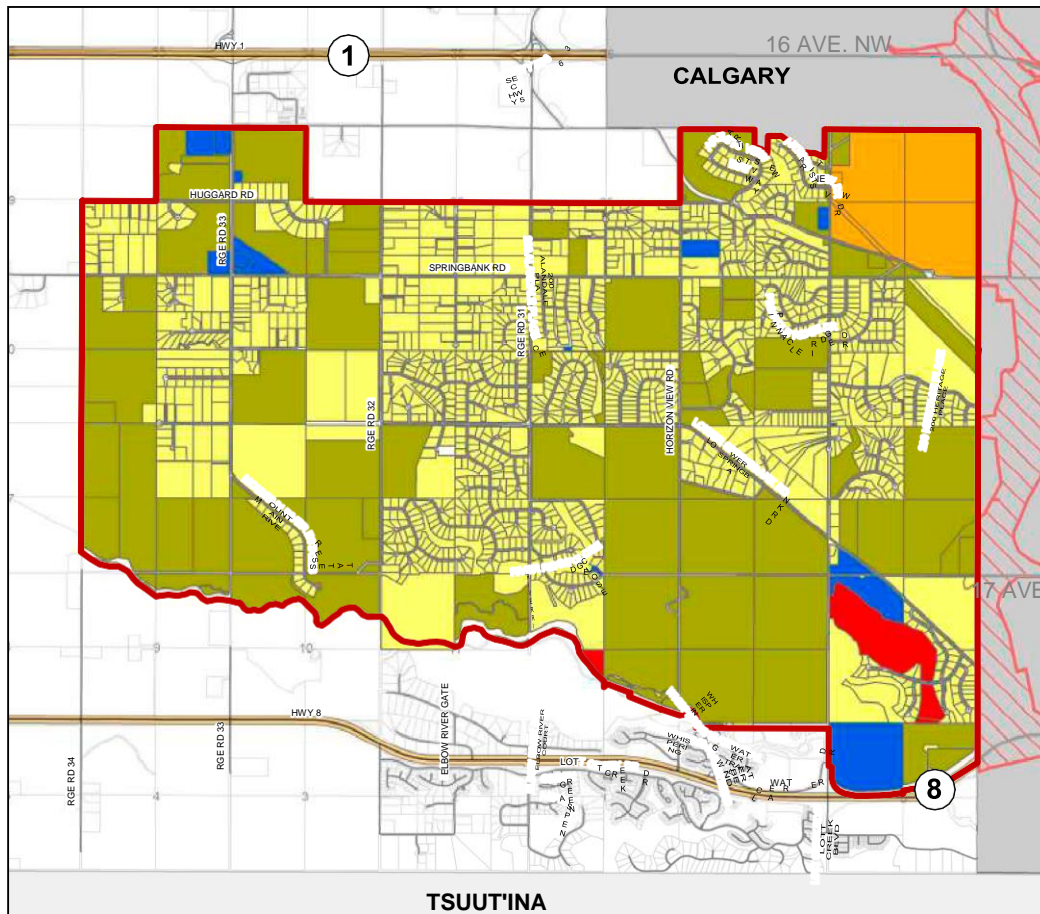
Alongside residential growth, business development first emerged in Springbank in the 1980s. Calaway Park was established adjacent to Highway 1 and Range Road 33, and later, a range of business uses were established at Commercial Court immediately to the east.

Existing Land Use

Map 05: Existing Land Use shows the land uses present within the Springbank ASP area at the time of adoption of the ASP. Springbank has predominantly developed as a Country Residential community and is defined as such within the **Municipal Development Plan** ~~County Plan~~. While many areas in the community are comprehensively planned two acre subdivisions, others feature

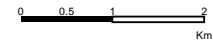
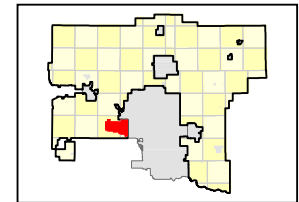
varying lot sizes indicative of piecemeal subdivision.

Agricultural lands have been fragmented by residential and business development, and the viability of larger agricultural operations continues to be impeded by competing business and residential development.



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

- Agriculture
- Business Commercial
- Residential
- Business Industrial
- Institutional & Community Services



Map 04: Existing Land Use



PLAN POLICIES: LAND USE

6 LAND USE STRATEGY

Purpose

The land use strategy implements the vision for the South Springbank ASP by detailing the physical organization of land uses in the Springbank Plan area as identified on Map 05. The strategy identifies general land uses, the approximate boundaries of the land use areas, and the policies that inform the development in each area.

The land use strategy provides for a comprehensively planned community in Springbank that reflects its existing country residential and agricultural base, but also moves towards alternative development forms. Outside of the community core along Range Road 33, where institutional uses and local services cluster, the residential areas of Springbank will continue to develop in the traditional country residential and new Cluster Residential forms, providing a range of opportunities for rural living. Special Planning Areas 1 through 4 along the municipal boundary with Calgary will require strong intermunicipal collaboration to establish development criteria. ~~To the west, Future Expansion Areas 1 and 2 will provide opportunities for future Growth will be, with timelines dictated by the availability of servicing, improvements to transportation infrastructure, collaboration with the City of Calgary, and market conditions.~~

The majority of residents will live in areas composed mainly of single-family dwellings, with

opportunities for other forms of housing where appropriate. The Springbank ASP plans for an approximate population of 14,600 with an average density of ~~net gross~~ 0.89 upa; this target was determined through planning and engineering reviews, as well as stakeholder consultation and feedback. Final densities will be determined with the preparation of local plans.

The estimated population density and land uses identified in this strategy are outlined in Table 01 and Table 02.

Policies

General

- 6.1 To provide a holistic, efficient, and thorough approach to community development in Springbank, local plans must be prepared in accordance with Section ~~25-29~~ and Appendix B of this Plan, adopted by bylaw, and appended to the Plan.
- 6.2 A local plan is not required within residential areas when the proposed development meets the criteria for a first parcel out or new agricultural use in accordance with the ~~Municipal Development Plan~~ **County Plan**.

COMMUNITY CORE:

Used throughout this document to describe the lands that are located along Range Road 33, between Highway 1 and Springbank Road. The community core is shown on Map 05.

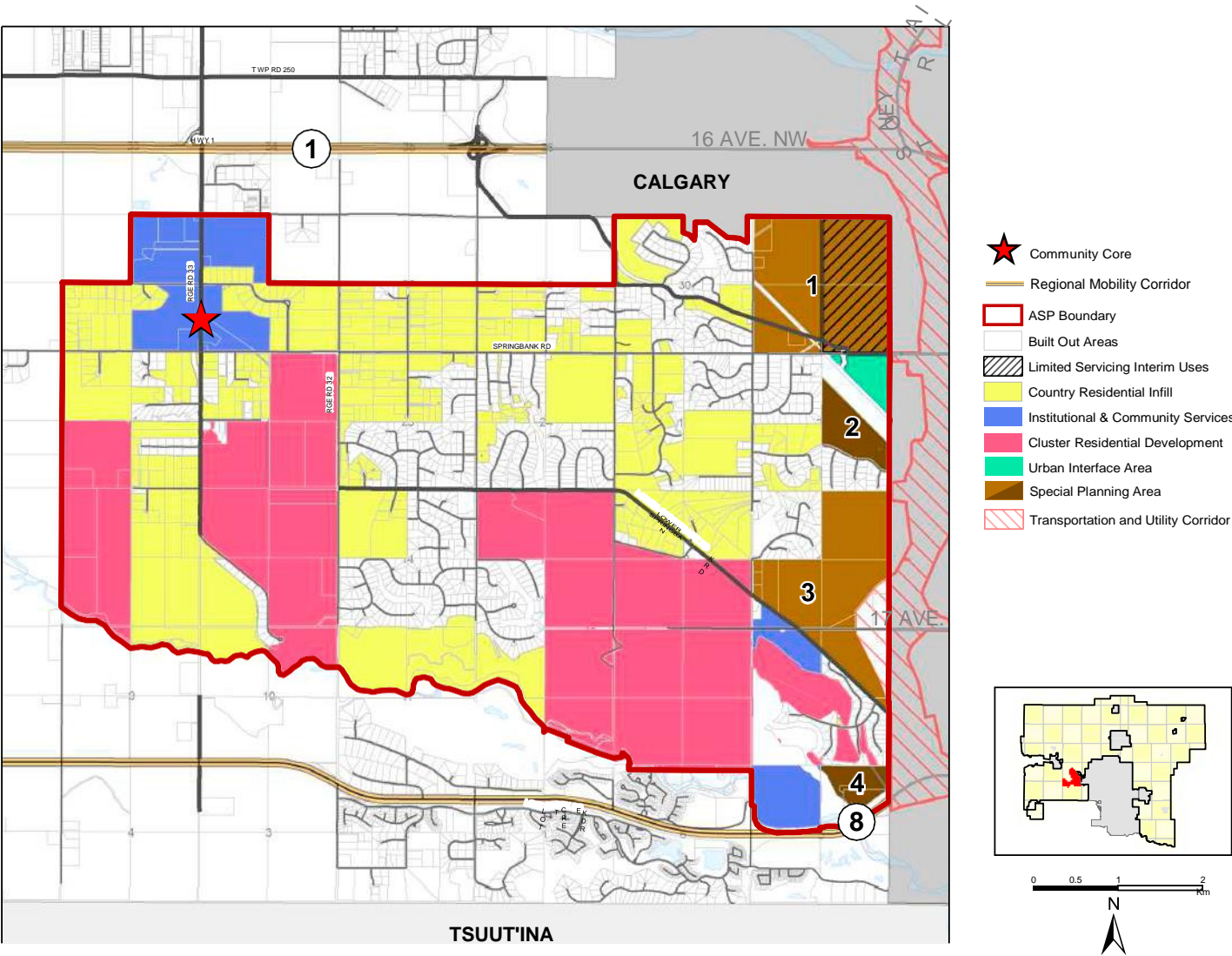
Table 01: South Springbank Population Density at Full Build-Out

AREA Acres (ha)	GROSS/NET RESIDENTIAL AREA Acres (ha)	GROSS/NET UNITS PER ACRE (HA)	ESTIMATED POPULATION (Build-Out of Plan Area)
13,187.00 ac (5,336.59 ha)	Gross 7,403.00 ac(2,995.89 ha)	Gross 0.53 upa (1.32 upHA)	14,600***
	Net 4,440.00 ac (1,796.80 ha)	Net 0.89 upa (2.20 upHA)	

* Units and population density per acre are based on gross residential area.

** Average of cluster units per acre calculated without density bonusing.

*** Assumed 2.7 people per household as per Census data. Includes 2018 existing population of 5,832.



Map 05: Land Use Strategy

Table 02: Land Use Scenario - Land Use Category

LAND USE TYPE	AREA
Built Out Residential/Right of Way	1,548.73 ha (3,827.00 ac)
Infill Country Residential	1,571.80 ha (3,884.00 ac)
Cluster Residential	1,430.57 ha (3,535.00 ac)
Institutional and Community Services	292.18 ha (722.00 ac)
Special Planning Area 1	249.69 ha (617.00 ac)
Special Planning Area 2	43.30 ha (107.00 ac)
Special Planning Area 3	197.89 ha (489.00 ac)
Special Planning Area 4	28.33 ha (70.00 ac)
Urban Interface Areas	24.28 ha (60.00 ac)
Total	5,343.07 ha (13,203 ac)

Table Notes:

- Reference Map 05 – Land Use Strategy.
- All areas are approximate and should be considered as “more or less”.
- Total area in hectares may vary from total area in acres due to conversion factors.
- Percentage may not total 100% due to rounding of figures.

7 RESIDENTIAL

Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of Springbank. The General Residential Policies pertain to future residential development in all residential categories. Community engagement while preparing the Springbank ASP suggested that there is a desire for seniors' housing; policies in this section provide further guidance on Villa Condo developments, which could provide an accessible and low-maintenance housing option for seniors and other groups.

Objectives

- Maintain single detached dwellings as the predominant form of housing in Springbank, and preserve the rural lifestyle of residents living on acreages and agricultural parcels.
- Facilitate a diverse community with efficient use of land and environmentally sensitive developments that can accommodate persons of all ages and abilities.
- **Ensure well planned development by the submission of local plans as per Sections 25, Appendix B, and various sections of this Plan.**

Policies

General

- 7.1 Residential development shall be in accordance with Map 05: Land Use Strategy.
- 7.2 All residential development shall be consistent with the General Residential Development policies outlined in this section.

7.3 Lands suitable for residential development are classified into **five** ~~four~~ categories: **Built-out Country Residential, Country Residential Infill, Cluster Residential, Country Residential, Built-Out, Cluster Residential and Live-Work, and Villa Condo Residential Areas. Any application to re-classify lands from its potential land use identified on Map 05 to another residential land use category shall require an amendment to this Plan, as guided by **the Municipal Development Plan County Plan** policies.**

- 7.4 Residential redesignation and subdivision applications should **be supported by a local plan and** provide for development that:
- a) provides direct access to a road, while avoiding the use of panhandles;
 - b) minimizes driveway length to highways/ roads;
 - c) removes and replaces panhandles with an internal road network when additional residential development is proposed; and
 - d) limits the number and type of access onto roads in accordance with County Policy.

7.5 For developments where panhandles exist or are proposed in accordance with policy 7.4, Road Acquisition Agreements may be registered at the time of subdivision to secure future road alignments.

7.6 No new residential buildings shall be permitted within the floodway or flood fringe identified on Map 06: Environmental Areas.

7.7 **All redesignation and subdivision applications on lands identified for residential development require a local plan or residential development plan in accordance with this section, Section 26, and Appendix B.**

Built-Out Country Residential

A portion of lands within the Springbank area have built-out to the fullest desired potential. These lands are identified in Map 05: Land Use Strategy, are generally 3.50 acres or less in size, and are developed with a dwelling and associated servicing and transportation infrastructure.

Objectives

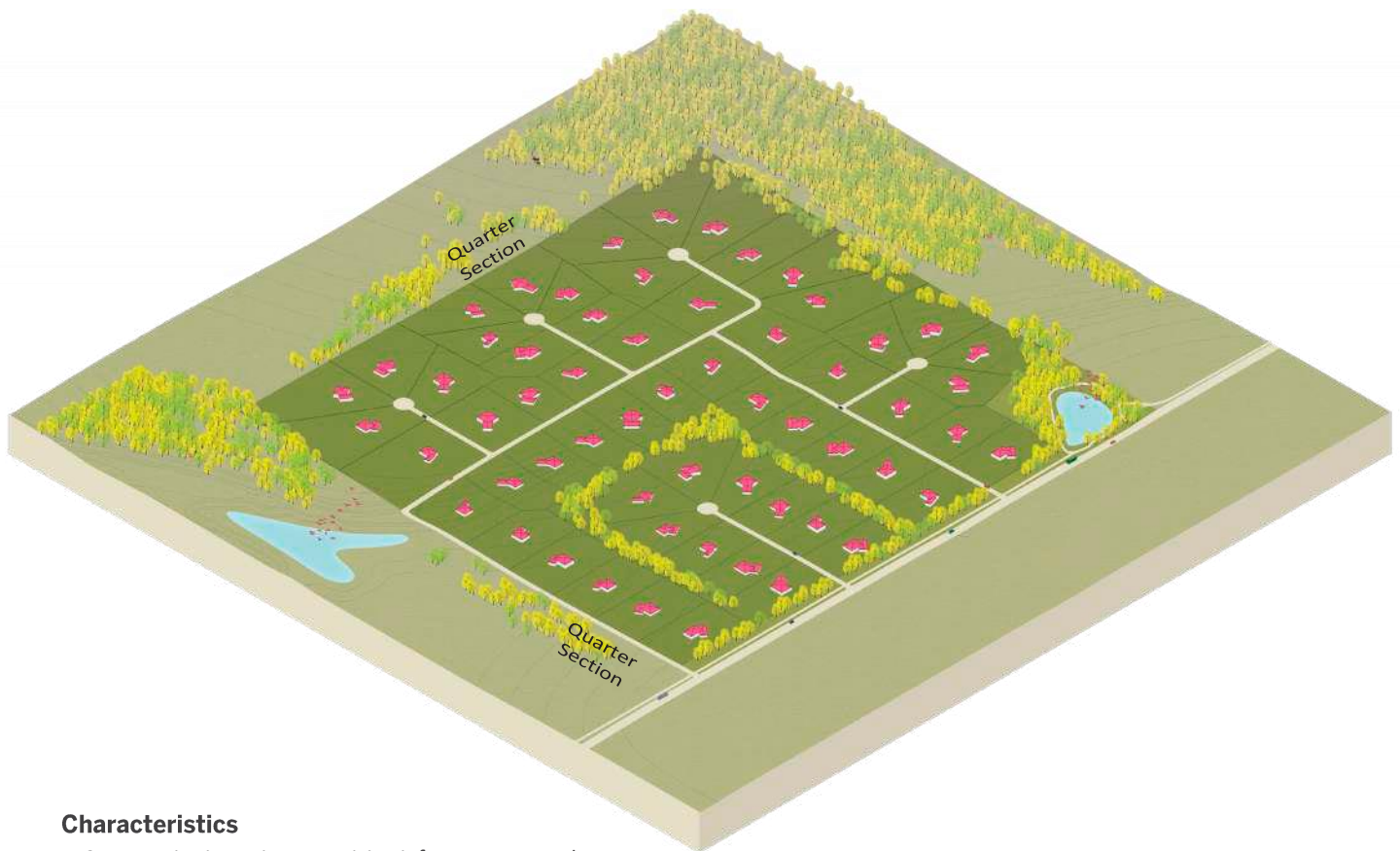
- Maintain those portions of the Springbank area that are identified as built-out, as they continue to be desirable places for residential living.

Policies

- 78 Lands within areas identified as built-out residential areas shall not subdivide further.
- 79 Notwithstanding 7.8, where existing lots hold a land use designation that permits further subdivision, proposals may be considered to create lots meeting the purpose and intent of that land use district.

Existing Country Residential

Portions of Springbank have been built-out to the fullest desired potential, with lots 3.5 acres or less.



Characteristics

- 2-4 acres in size, private servicing infrastructure, and limited opportunities for shared and connected open space.

Country Residential

Existing Country Residential Development accounts for approximately 11% of the Plan area. These areas are high-quality developments that offer, for many, a desired development form.

Although this plan seeks to provide for some variation in development forms, including Cluster Residential development and Villa Condo developments, there may be instances where these forms are not achievable or desirable. The following policies shall guide residential developments in the areas identified for Cluster Residential development where alternative forms are proposed.

Policies

General

- 7.10 Country Residential development may be considered in areas identified as Cluster Residential where the cluster development form is identified as not achievable due to servicing, transportation, or environmental considerations, if:
- a) a rationale is submitted detailing the aspects limiting cluster development form;
 - b) a servicing proposal is provided in accordance with the County Servicing Standards;
 - c) storm water and drainage proposals are consistent with the Springbank Master Drainage Plan;
 - d) active transportation networks are proposed to promote connectivity with adjacent developments, in accordance with the Active Transportation Plan: South County; and
 - e) the proposal complies with the interface policies identified in Sections ~~13 and 14~~ 11 and 18.

7.11 For areas identified as Cluster Residential area, where cluster is determined to be inappropriate, the following policies shall apply:

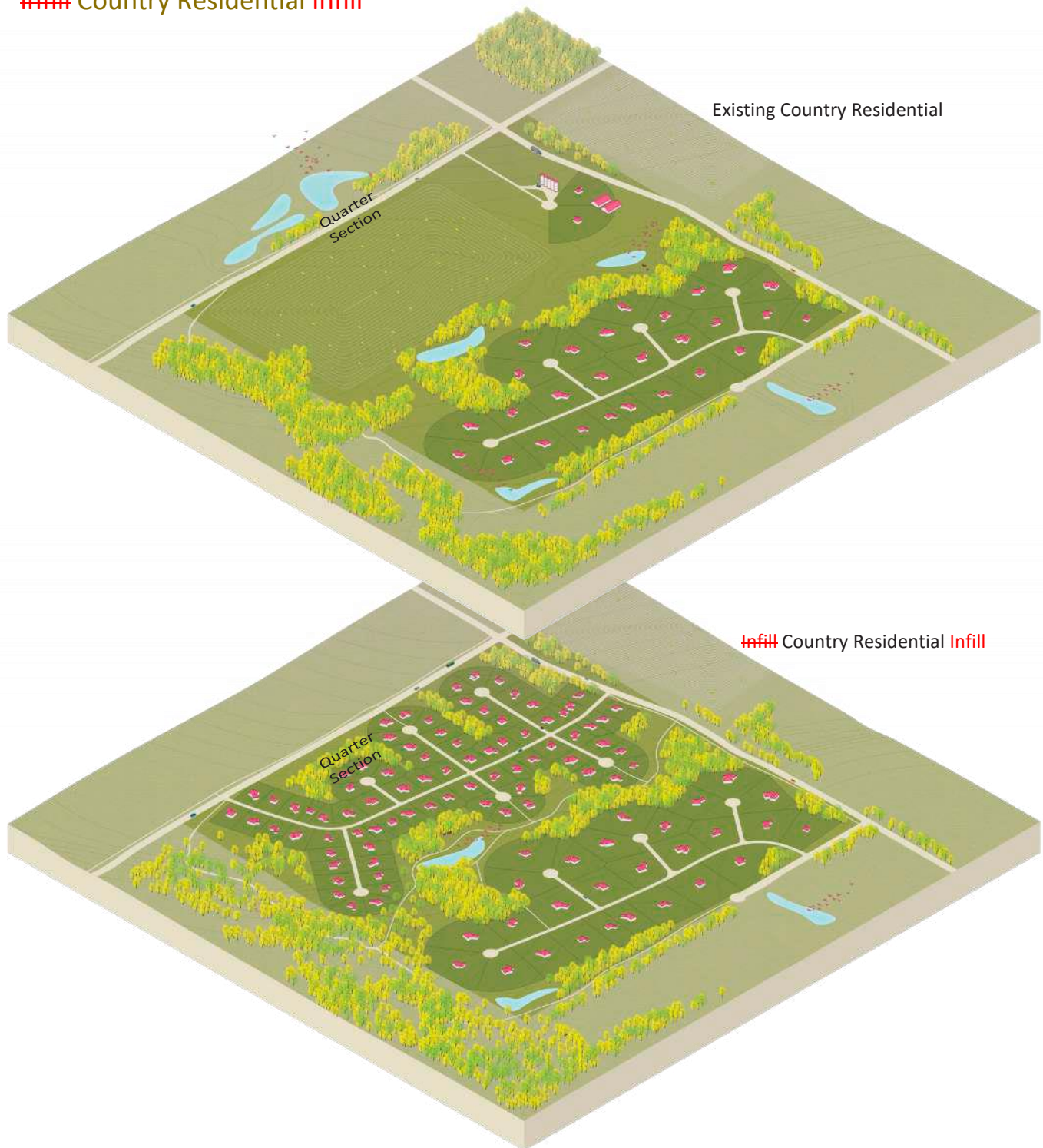
- a) Development of Country Residential areas shall:
 - i) **be guided by a local plan in accordance with Section 25 and Appendix B;**
 - ii) promote pedestrian use and connections to the open space and active transportation network;
 - iii) minimize lot grading and incorporate the natural contours of the land into the residential design;
 - iv) ~~provide dark sky friendly lighting where it may be required such as a road intersections;~~
 - iv) demonstrate consideration and accommodation of wildlife corridors as identified in Map 07: Wildlife Corridors; and

7.11 Municipal reserve lands in Country Residential areas should be provided by a full dedication of land to facilitate the establishment of a connected open space system.

Density and Composition

7.12 The minimum parcel size for Country Residential development shall be 1.98 acres.

~~Infill~~ Country Residential Infill



Characteristics

- Larger infill parcels may allow subdivided parcel sizes below 1.98 acres (to a minimum of 1.00 acre) to be permitted subject to:
 - Communal/regional water/wastewater servicing,
 - Provision of open space and/or active transportation routes,
- Management of interface with existing country residential.
- Maximize lot yields that create an efficient development pattern and ensure effective road network, active transportation network, servicing, and stormwater management.

~~Infill~~ Country Residential Infill

Historical subdivision approval in Springbank has resulted in fragmented pockets of country residential lots and small agricultural parcels.

Incremental development in these areas divides viable agricultural land, impacts agricultural operations, and creates an inefficient settlement pattern with poor connectivity.

This section addresses the issues related to fragmented land and provides policies to enable a gradual transition to a more orderly and efficient development pattern within Infill County Residential Areas, subject to the following considerations being addressed:

- Land use transition;
- Transportation and access;
- Active Transportation Network;
- Servicing;
- Storm water; and
- Compatibility with adjacent lands.

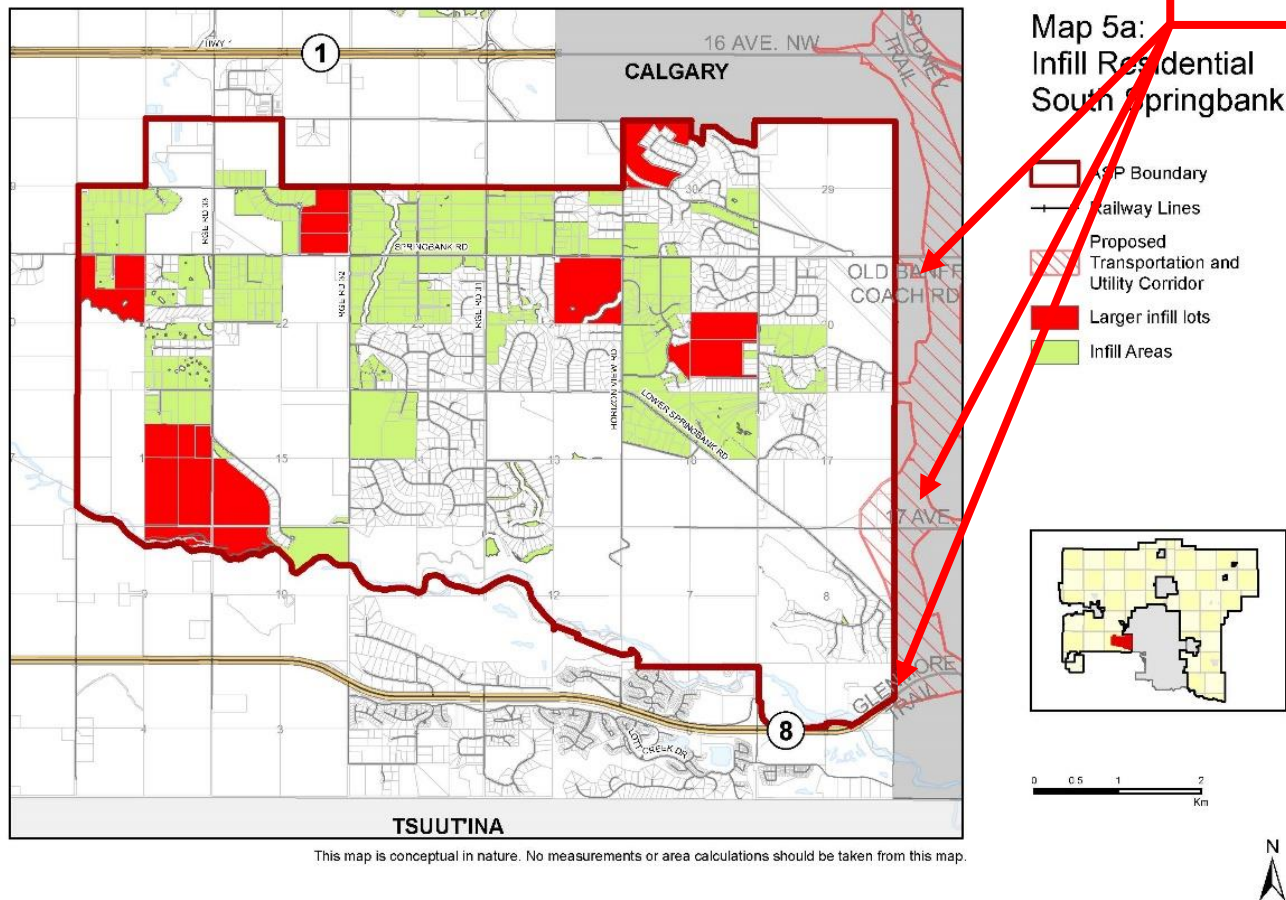
Objectives

- Ensure that the impact of business development and other higher density housing forms on country residential development is minimized through the implementation of appropriate interface policies and design guidelines.
- Ensure that redesignation and subdivision proposals within Country Residential areas are sensitive to existing residential properties and are supported by the appropriate planning framework.
- In appropriate locations, provide criteria for the subdivision of larger parcels within existing Country Residential subdivisions.

Policies

- 7.13 ~~Infill~~ Country Residential Infill Areas shall be in accordance with Map 05A: ~~Country Residential Infill Residential~~.
- 7.14 The minimum parcel size in the Country Residential Infill Area should be 1.98 acres.
- 7.15 ~~Notwithstanding Policy 7.14~~, Applications for redesignation and subdivision of larger infill parcels, as identified on Map 05A, should be supported by submission of ~~a local plan in accordance with Section 25 and conceptual scheme meeting the requirements of Appendix B of this Plan~~.
- 7.16 ~~Notwithstanding Policy 7.14~~ ~~For~~ larger infill parcels referred to within Policy 7.15 and on Map 05A of this Plan, parcel sizes below 0.80 hectares (1.98 acres), and to a minimum of 0.40 (1.00 acres), may be supported subject to:
- a) the availability of satisfactory communal or regional potable water and waste water servicing, in accordance with municipal servicing standards.
 - b) the provision of open space and/or active transportation routes, as required by the County.
 - c) management of the interface with existing country residential development, addressing the policies and requirements of Section ~~14-11~~ (Transitions) of this Plan.

Road labels
have been
updated.



Map 05A: Residential Infill

RESIDENTIAL INFILL DEVELOPMENT PLANS:

Non-statutory plans that accompany a land use redesignation application and are used to comprehensively address a limited set of specific planning issues. They address the practical difficulty of multiple parcel ownership, and the burden of plan preparation falling on a single owner of a limited amount of land. Residential infill development plans require consultation with owners within the Plan area and will be retained by the County to guide future subdivision approval.

7.17 Within ~~Infill~~ Residential ~~Infill~~ Areas, where a local plan boundary encompasses multiple small parcels of land, the County may allow for a non-statutory Residential Infill Development Plan. ~~the redesignation and subdivision of residential lots or agricultural parcels to facilitate new residential lots may be supported if the following criteria are met:~~

- a) A Residential Infill Development Plan ~~is provided that:~~
 - i) ~~applies to plans for~~ an area determined by the County at the time of redesignation application. The plan ~~shall~~ **should** include, at a minimum, all residential or small agricultural acreages that are adjacent to the application, excluding built-out areas;
 - ii) includes design measures to minimize adverse impacts on existing agriculture operations;
 - iii) demonstrates conformity with the Springbank Master Drainage Plan;
 - iv) demonstrates consideration of the opportunities and constraints identified in Appendix D; and
 - v) demonstrates potential connectivity to residential or small agricultural acreages outside of the Plan area.
- b) A technical assessment of the proposed design is provided to demonstrate that the **Residential Infill** Development Plan area is capable of supporting increased residential development. The assessment shall address:
 - i) the internal road network, water supply, sewage treatment, and storm water management; and
 - ii) any other assessment required by unique area conditions.

- c) a technical assessment of the impact on off-site infrastructure, roads, and storm water systems is provided;
- d) an assessment is undertaken of the municipal reserve status for the infill development area and adjacent lands, as appropriate, to identify alignments and opportunities to implement the Active Transportation Plan: South County.
- e) a report is provided that documents the consultation process undertaken to involve affected landowners within the Plan area in the preparation and/or review of the infill development plan.
- f) the application area has the appropriate land use designation.
- g) the conditions of subdivision implement the residential infill development plan.

7.18 In preparing a Residential Infill Development Plan in ~~an Infill~~ a Residential **Infill** Area, the Applicant should work co-operatively, collaboratively, and equitably with landowners in the ~~Infill~~ Residential **Infill** Area to:

- a) ensure an effective road network, active transportation network, servicing, and storm water management system; and
- b) maximize lot yields that create an efficient development pattern.

Cluster Residential

The areas identified as **Cluster Residential** are largely intact quarter sections with potential for connectivity and different forms of development. These areas are generally cultivated with some pasturelands.

Cluster Residential design sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while permanently preserving a significant amount of open space for conservation, recreation, or small-scale agriculture uses. Servicing efficiencies are achieved through reduced footprints and reduced infrastructure runs. In addition, increased opportunities for on-site storage and treatment of storm water and waste water treatment systems improve viability of development. Further residential development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management.

Land use redesignations within these areas will require the prior approval of a local plan in accordance with Section 29-25 and Appendix B.

Comprehensive subdivision design, open space dedication, internal access, and access to County roads will all be determined through the local plan process. Servicing efficiencies will be achieved through connection to County, communal, or regional servicing systems, and coordinated access will be provided to County roads.

Objectives

- Support Cluster Residential development as a form of residential development in order to achieve servicing efficiencies and minimize impacts on environmental features.
- Promote Cluster Residential development as a means of providing increased open space and an interconnected, publicly accessible active transportation network.

CLUSTER RESIDENTIAL DEVELOPMENT HAS THE FOLLOWING FEATURES:

- permanent retention of a significant amount of open land;
- no reduction in dwelling units within the overall project area;
- may provide for a range of housing types and lot sizes;
- reduced development footprint;
- reduced infrastructure costs by shortening road and utility runs;
- increased opportunities to treat and store storm water;
- opportunity for on-site waste water treatment systems; and
- retention of rural character.

OPEN SPACE:

All land and water areas, either publicly or privately owned, that ~~provide~~ contribute to community building by preserving rural landscapes and providing residents opportunities for passive and active recreation a community, natural, or other such amenity. Open space may include current and future parks, environmentally significant areas and other natural areas, pathways and trails, greenways, land for schools and recreation facilities, utility corridors including storm water infrastructure, golf courses, parking areas, small agricultural pursuits, and cemeteries.

Cluster Residential, Standard Density

Sensitive integration of housing with natural topography through grouping homes on smaller lots and preserving open space.



- Range of lot sizes and areas for community gathering and recreation.

- Retention of rural character.

- Conservation of natural landscape.

Characteristics

- Natural and environmental areas are identified and preserved as shared open space.
- Dwellings on smaller parcel sizes than County Residential, with comparable density.
- ~~50%~~ 30% open space.
- ~~Up to 144 units.~~
- Centralized servicing opportunities.

Policies

General

- 7.19 Cluster Residential **Development** shall be supported on those lands identified as such on Map 05: Land Use Strategy.
- 7.20 Areas of environmental significance, as shown on Map 06: Environmental Areas, shall be protected within Cluster Residential development.
- 7.21 Open space within Cluster Residential developments (communal and publicly accessible) shall be permanently maintained through appropriate land use designations, conservation or private easement, common lands (bareland condominium), or a combination thereof.
- 7.22 Open space systems within the Cluster Residential development shall incorporate linked linear systems of trails and pathways, which shall connect to existing or proposed active transportation networks.
- 7.23 Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural features.
- 7.24 Municipal reserve should be provided through dedication of land; cash-in-lieu of reserve should only be taken in the Cluster Residential area where necessary to contribute to the improvement of public open space systems or recreation facilities.
- 7.25 In developments where municipal reserve may be dedicated, municipal reserve lands should be used to provide connectivity within the development and with adjacent lands.
- 7.26 Where new landscaping is contemplated, proponents should use vegetation suited the area's climate and geography.
- 7.27 Appropriate agricultural uses, such as Contemporary Agriculture and equine uses, may be provided as open space use in the context of cluster developments where it can be demonstrated, to the satisfaction of the County, that:
- a) the proposed or existing agricultural use is compatible with residential uses and local road systems;
 - b) the site can sustain the type, scale, size, and function of the proposed or existing agricultural use;

CLUSTER DESIGN CONSIDERS THE FOLLOWING

Cluster developments are designed in accordance with the following process:

- identification of significant natural systems, environmentally sensitive lands, wildlife habitat, and opportunities for the protection of open space;
- determination of the average density in accordance with the Cluster Residential policies;
- analysis of environmental matters such as wind and sunlight conditions, storm water management, artificial light generation, and impacts on significant natural systems, environmentally sensitive lands, and wildlife habitat;
- analysis of open space and recreational needs and opportunities;
- analysis of available centralized or decentralized servicing options;
- analysis of the transportation networks;
- analysis of the existing and compulsory active transportation network components;
- analysis of visual impacts from within and outside of the proposed development; and
- achievement of design that facilitates environmental sustainability, interconnected open space, efficient land development, aesthetically appropriate built form, and quality of life.

- c) there is minimal impact on the natural environment, including air quality, natural vegetation, wildlife movement, and surface and groundwater hydrology; and
- d) the agricultural development ~~shall will~~ follow best management practices for storm water runoff.

728 Local plans shall include provisions for an Open Space Management Plan, which includes:

- a) identification of open spaces and associated improvements;
- b) relationships between open spaces, municipal and environmental reserves;
- c) phasing of development;
- d) construction obligations;
- e) operation and maintenance responsibilities;
- f) mechanism for permanent conservation; and
- g) any other relevant matters.

729 Cluster Residential development shall provide:

- a) a reduction in the overall development footprint through a permanent retention of a portion of developable land as open space;
- b) a significant portion of open space that is publicly accessible and used for greenways, regional pathways, and/or trails;
- c) an efficient, compact, walkable development area;
- d) servicing and transportation efficiencies with minimized operational costs;
- e) minimal impacts on adjacent agricultural operations; ~~and~~
- f) environmental best practices, interconnected open space, efficient development, and retention of rural character; ~~and~~
- g) ~~instruments or other mechanisms to protect the open space from further residential development, such as a restrictive covenant or conservation easement.~~

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED):

A multi-disciplinary approach for reducing crime through urban and environmental design and the management of the built environments. The four basic strategies in CPTED include:

1. Access Control;
2. Surveillance;
3. Territorial reinforcement; and
4. Maintenance.

- 730 Cluster Residential development shall ensure that development supports the character of Springbank, is well designed, and conforms to current technical servicing.
- 731 Cluster Residential development shall provide for well-designed public gathering places such as parks, open spaces, and community facilities. Gathering places should:
- a) be safe, accessible, and attractive, with consideration for Crime Prevention Through Environmental Design (CPTED) principles;
 - b) be centrally located;
 - c) respect and enhance community identity and character;
 - d) encourage social interaction; and
 - e) address the needs of residents of all ages and abilities.
- 732 Where appropriate and required to address the integration of the proposed development with adjacent lands, local plans may encompass lands that are outside of the development area.
- 733 Residential clusters should be arranged to minimize impacts to adjacent uses, such as agricultural operations, and to minimize disturbance to woodlands, wetlands, grasslands, and mature trees. Clusters should be designed to protect scenic views of open land from adjacent roads. Visual impact should be minimized through use of landscaping or other features.

- 734 New development should incorporate mitigation measures such as landscaping, berming, or other buffering to ensure compatibility with adjacent land uses in accordance with the Interface policies in Sections ~~13 and 14~~ 11 and 18.
- 735 Homeowner Associations, Community Associations, or similar organizations shall be established ~~in order~~ to assume responsibility for common amenities and to enforce agreements including, but not limited to, registered architectural guidelines.
- 736 ~~In order to~~ ensure aesthetically coordinated development, design guidelines and architectural controls shall be implemented by the Association (or similar entity) within each local plan.
- 737 Where residential development is proposed adjacent to business areas, transportation or utility infrastructure, open space and passive recreation areas should be strategically placed to mitigate potential land use conflicts.
- 738 Home-based businesses may be pursued in accordance with the provisions of the Land Use Bylaw.
- 739 Open space shall constitute a minimum of ~~50%~~ ~~30%~~ of gross acreage, ~~not~~ including municipal or school reserve dedications, ~~environmental reserve, wetlands,~~ or infrastructure dedications such as ~~roads, utilities, etc.~~ utility lots and stormwater ponds. When identifying open space to be preserved:
- a) of the minimum ~~-50%~~ ~~30%~~ open space required, a minimum of ~~50-15%~~ shall be suitable to support passive and active recreation;
 - b) priority should be given to existing agricultural operations, intact natural areas, habitat for rare and endangered species, wildlife corridors, natural and restored prairies, significant historic and archaeological properties, and steep slopes;

- c) water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space; and
- d) open spaces designed to provide plant and animal habitat shall be kept as intact as possible, and trails shall be designed to avoid fragmenting such habitat.

740 The average residential density within the Cluster Residential area shall be a maximum of 1.50 units per net acre of land that is subject to the local plan. The net developable land area shall be calculated to be the area after removal of:

- a) municipal or school reserve dedication; and
- b) open space provision.

- 741 The minimum lot size for the Cluster Residential areas shall be ~~0.50~~ 0.30 acres.
- 742 Notwithstanding policies ~~7.36~~ 7.40 and ~~7.37~~ 7.41, higher residential densities with smaller lots may be achieved to a maximum of ~~2.0~~ 2.5 units per acre through additional dedication of open space to a maximum of ~~60%~~ 40% of ~~gross net~~ developable area as illustrated in Table 03: Density Options.
- 743 For the purposes of this plan, a unit is considered a lot for all density and composition calculations.

Non-Statutory Actions

Develop a Cluster Residential open space district within the County’s Land Use Bylaw that provides for contemporary agriculture.

Table 03: Density Options

UPA	% OPEN SPACE
1.6 1.70	52- 32
1.7 1.90	54- 34
1.8 2.10	56- 36
1.9 2.30	58- 38
2.0 2.50	60+ 40+

Cluster Residential, Maximum Bonusing

Sensitive integration of housing with natural topography through grouping homes on smaller lots and preserving open space.



- Access to open space for recreation, and increased connectivity throughout the quarter-section.
- Permanent preservation of a significant amount of open space for conservation, recreation, or small-scale agriculture uses.
 - Centralized servicing opportunities.
- Provides a range of housing types and lot sizes, including opportunity for villa condos and live-work.

Characteristics

- Natural and environmental areas are identified and preserved as shared open space.
 - Dwellings on smaller parcel sizes than County Residential, and Standard Cluster Residential with
- slightly increased density.
 - 40% open space.
 - ▲ Up to 160 units.

Villa Condo Developments

For residents who have lived their entire lives in a rural setting, the idea of moving to the city of Calgary or a smaller urban community because of the increased need for support and lack of housing options can be stressful. A lack of suitable housing options, services, and health support for those who live in the country has forced many rural residents into the cities, ending their way of life and connection to rural Alberta. Many residents of Springbank identified that having more housing choices in the community, while preserving rural character, was important to them.

The Springbank ASP seeks to provide the residents of Springbank with an opportunity to stay within the community as they age, to offer a variety of housing choices, and to situate accessible, low-maintenance housing in areas near local shops and services as they develop.

Objectives

- Support the provision of limited Villa Condo residential development within compatible development areas to support accessible and low-maintenance living options for groups such as retirees and those with mobility impairments.

Policies

General

- 744
- Where determined to be compatible and appropriate, Villa Condo developments may be considered in the following areas shown on Map 05: Land Use Strategy.
- a) Cluster Residential;
- b) ~~Cluster Live-Work;~~
- c) Institutional and Community Services; and
- d) ~~Commercial.~~
- 745
- Villa Condo developments should be grouped within specific areas of the subject lands in order to maximize open space uses and development efficiency.
- 746
- Villa Condo developments may be located within the community core, where access to local amenities such as shops, services, community/recreational opportunities, and the active transportation network can be maximized.

VILLA CONDO DEVELOPMENTS

Villa Condo Developments can suit a range of groups, including retirees and those with mobility impairments. The key characteristic of Villa Condo developments is that they provide an accessible and low-maintenance housing option. Units are typically single storey and are surrounded by common land that is maintained by a home-owners' association or other private entity. They also usually have a resident gathering space such as a community centre or place of worship. This ASP is supportive of Villa Condo proposals, provided that the development is sensitive to the rural identity of the community and is located within appropriate development areas near to local shops and community services.

- 747 Villa Condo developments within the Plan area should:
- a) have an approved local plan meeting the requirements of Section 28 25 and Appendix B of this Plan;
 - b) predominantly be stairless, single-storey bungalows or attached units (two units);
 - c) contain common lands;
 - d) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;
 - e) be located within walking distance to community meeting places or joint use facilities; and
 - f) be compatible with adjacent uses;

Density and Composition

- 748 The maximum density for Villa Condo developments shall be 4.0 units per acre, calculated on the gross development area identified for the Villa Condo.
- 749 Villa Condo developments ~~shall~~ **should** account for a maximum of 10% of the gross developable area of the proposed local plan, except when it forms part of a Commercial or Institutional and Community Service development where it ~~shall~~ **should** account for a maximum of 25% of the gross developable area of the proposed local plan.
- 750 The minimum gross area proposed for a Villa Condo development shall be 5.0 acres.
- 751 To ensure a balanced development form in Cluster Residential/Live-Work areas, the phasing of a Villa Condo development shall be managed through local plans and subdivision approvals, with the following criteria applied:
- a) 75% of the Villa Condo units proposed within a local plan shall not receive

subdivision approval until 50% of the proposed Cluster Residential/Live-Work units have been constructed;

- b) 25% of the Villa Condo units proposed within a local plan shall not receive subdivision approval until 75% of the proposed Cluster Residential/Live-Work units have been constructed.

752 To ensure a balanced development form in Commercial areas, the phasing of a Villa Condo development shall be managed through local plans and subdivision approvals, with the following criteria applied:

- a) 75% of the Villa Condo units proposed within a local plan shall not receive subdivision approval until 50% of the Commercial uses identified within the local plan area have been constructed;
- b) 25% of the Villa Condo units proposed within a local plan shall not receive subdivision approval until 75% of the Commercial uses identified within the local plan area have been constructed.
- c) If Villa Condo units are proposed within Commercial areas, the Commercial area shall, at least in part, propose commercial uses that provide services complementary to the residential component of the development.

Non-Statutory Action

Implementation of Villa Condo Developments, and Cluster Residential, and Live-Work Cluster, requires amendments to the to the County's Land Use Bylaw, initiated by the County or a submitted redesignation application. ~~The uses allowed and general regulations applied to Cluster Residential development, Villa Condo development, and Live-Work development areas shall be specified through amendments to the County's Land Use Bylaw, initiated either by the County or a submitted redesignation application.~~

8 INSTITUTIONAL AND COMMUNITY SERVICES

Providing space and facilities for recreation, culture, and institutional uses within South Springbank is a key component of encouraging a sense of place and community cohesion. In receiving community feedback, Range Road 33 was considered by many landowners to be the community core. The area already features a number of spaces for educational, community, and religious assembly uses. The intention of the institutional and community services area is to allow these existing uses to expand alongside complementary development to establish a focus for the Springbank community.

To ensure that Range Road 33 reflects the community's character and promotes interaction and connectivity, the scenic and community corridors (Section 21) and active transportation (Section 18) policies of this ASP will strongly support development considerations in this area.

Although Range Road 33 will be the predominant focus for institutional and community services, small-scale public services uses shall be considered within other parts of South Springbank according to the need of the community.

Objectives

- Support institutional and community uses in accordance with the policies of the ~~Municipal Development Plan~~ ~~County Plan~~ and relevant recreation plan. ~~Rocky View Recreation Master Plan (once adopted).~~
- Support the growth of institutional and community services along Range Road 33 as a location for community interaction.
- Encourage a wide range of recreational, cultural, and social amenities for a broad cross-section of the community.
- Collaborate with the City of Calgary, government agencies, and private stakeholders to assess community service needs and delivery mechanisms for residents within the South Springbank ASP.
- Identify future school needs and potential school sites in the Plan area, collaborating with school authorities on site selection and development.

Policies

General

- 8.1 Institutional and community services development ~~shall~~ should be located in the areas identified on Map 05: Land Use Strategy.
- 8.2 Neighbourhood-Commercial/Retail uses may be considered in areas identified as institutional and community services, where considered appropriate and in keeping with the character of the community corridor.
- 8.3 Redesignation and subdivision proposals for institutional and community services uses in other land use areas may be considered, excepting Infill Country Residential areas and Built-Out Residential areas, subject to meeting the following criteria:
- a) The proposed location of the development shall be justified, including reasons for not locating within the Institutional and Community Services Areas identified on Map 05: Land Use Strategy;
 - b) Evidence of the benefits to the Springbank community and wider public shall be provided; for example: through an assessment of the public need for the development; and
 - c) Where the proposed location interfaces with residential development, transition policies in ~~Section 10~~ 11 shall apply.

- 8.4 Institutional and community services uses shall be restricted to the following within the Plan area:

- Arts and Cultural Centre
- Athletic and Recreation Services;
- Childcare Facilities;
- Cemetery and Interment Services;
- Government Services;
- Farmers' Markets;
- Funeral Services and Entombment;
- Indoor Participant Recreation Services;
- Medical Treatment Services;
- Museums;
- Private Clubs and Organizations;
- Public or Quasi-Public Buildings;
- Public Parks;
- Religious Assembly;
- Schools, including accessory Dormitories;
- Signs;
- Special Events Parking; and
- Tourism

8.5 Residential development may be supported within the Institutional and Community Services areas identified along Range Road 33 on Map 05: Land Use Strategy, subject to the development meeting the policies set out within Section 7 of this Plan and the following criteria:

- a) The overall development shall include institutional and community services that are complementary to the Residential uses and that also serve the broader public;
- b) Residential uses should be setback from Range Road 33, with institutional and community services fronting the public road;
- c) The institutional and community services uses shall form an integral part of any overall development proposing Residential uses along Range Road 33;
- d) ~~70%~~ 60% of the proposed Villa Condo development proposed within a local

plan shall not receive subdivision approval until the proposed institutional and community services uses have been constructed. This shall be controlled through appropriate phasing of subdivision approvals.

8.6 All developments proposed within the community core shall adhere to the Design Guidelines in Appendix D, ~~as amended~~.

Local Plans

8.7 Applications for institutional and community service, or residential development in the area identified on Map 05: Land Use Strategy as Community Core require a local plan. Due to the nature of the area, the County shall prepare the local plan, following consultation with the landowners and the broader Springbank community.

8.8 As part of the County-led, Local Plan, detailed Design Guidelines for the Community Core shall be developed in accordance with the principles outlined in Appendix D.



Institutional and Community Services

Providing space and facilities for recreation, culture, and institutional uses within Springbank is a key component of encouraging a sense of place and community cohesion. In receiving community feedback, Range Road 33 was considered by many landowners to be the community core.



- Opportunity for villa condo, with access to community centre and open space network.



- Community and recreational amenities.



- Parking is placed behind the buildings, screened from the road.
- Low impact on neighbouring uses.

Characteristics

- Gateway policies and active transportation policies.
- Villa condo may be permitted if the setback from RR 33 with institutional/commercial uses interfacing with the road.

9 SPECIAL PLANNING AREAS

There are four Special Planning Areas identified within the Plan area (see Map 05: Land Use Strategy). These areas require special consideration given their location adjoining the municipal boundary with the city of Calgary and adjacent to the transportation corridors of Stoney Trail, or Highway 8. ~~Taking into account~~ **Considering** their location within the Plan area, it is recognized that these areas may have the potential for a higher intensity of development, ~~comparative compared~~ to the country residential designation they previously held under the Central Springbank ASP. A mix of Commercial and Residential development is envisioned for the Special Planning Areas.

Detailed land use planning is not possible at this time, until further collaboration with the City of Calgary is undertaken to coordinate land use planning endeavours and to determine the appropriate transition from an urban to country residential development form.

Several matters need to be addressed before detailed land use planning for the Special Planning Areas can proceed, particularly in relation to how these areas will obtain an adequate level of potable water and waste water servicing. Impacts upon transportation infrastructure is another matter that will need coordination with Alberta Transportation and the City of Calgary.

Due to servicing constraints and other factors such as interfacing with existing development, it is

not anticipated that all portions of the identified Special Planning Areas will be suitable for a higher density of development. Lands not identified for such uses will be provided with a land use designation consistent with the other policies of this Plan.

Objectives

- Provide criteria for amendment of the **South** Springbank ASP, with particular emphasis on strong collaboration with The City of Calgary, to determine appropriate land uses, densities, **hard and soft services**, and interface measures within each Special Planning Area.
- Support a level of Residential and/or Commercial development that is reflective of service availability and that aligns with the Regional Growth Plan and **the relevant regional servicing plan** ~~Regional Servicing Plan (once adopted)~~.
- Provide for limited-service, interim Commercial uses within Special Planning Area 1 ~~and 2~~ prior to the area proceeding to build-out in accordance with the policies of any ASP amendment.
- Ensure that orderly transition from urban development within the city of Calgary is sensitively achieved to protect the rural character and feel of adjacent Springbank communities.

Policies

General

9.1 Local plans, land use redesignation, and new subdivision shall not be supported within the Special Planning Areas shown on Map 05: Land Use Strategy, with the following exceptions:

- a) ~~local plans and redesignation for~~ interim uses ~~proposed~~ within Special Planning Development Area 1 ~~and 2~~, shown on Map 05: Land Use Strategy ~~will should be~~ allowed subject to meeting criteria listed in Policy ~~11-9.5 : Special Planning Area 1 and 2 Interim Uses~~, or
- b) creation of a single lot from an unsubdivided quarter section for the purposes of a first parcel out or other agriculture development in accordance with ~~the Municipal Development Plan County Plan~~.

9.2 With the exception of ~~Notwithstanding~~ the agricultural development and interim uses exempt ~~under as per~~ Policy 9.1 b) and 9.5 ~~11.1~~, an amendment to this Plan is required to remove the Special Planning Area designation and define appropriate land uses, development densities, and supporting servicing and infrastructure.

9.3 The four identified Special Planning Areas may be amended in isolation or concurrently, according to each area's ability to meet the criteria listed in Policy ~~11.4~~ 9.4.

9.4 Prior to amendment of this Plan to allow for the development of new commercial and/or residential uses in any Special Planning Area:

- a) a public engagement process involving area stakeholders shall be undertaken, and an overall Land Use Strategy and supporting policies for the Special Planning Area(s) shall be developed;

- b) collaborative engagement with The City of Calgary shall begin at an early stage to allow sufficient time to coordinate any joint planning initiatives and to address any cross boundary issues and opportunities;
- c) mechanisms to implement the construction of the transportation ~~and~~ transit network shall be identified;
- d) it shall be demonstrated that there is a satisfactory potable water and waste water servicing solution with the capacity to service the anticipated development form and densities in that area; and
- e) appropriate interface and scenic corridor policies shall be established, consistent with Sections ~~10~~ 11 and ~~17~~ 18 of this Plan.

Special Planning Area 1 and 2 Interim Uses

9.5 Prior to an amendment to this Plan to remove the Special Planning Area, Commercial uses shall be allowed for an interim period within Special Planning Areas 1 ~~and 2~~ as shown on Map 05: Land Use Strategy subject to the following criteria:

- a) ~~approval of a local plan, land use redesignation, and development permit(s) shall be required prior to proceeding with development of the proposed business commercial uses;~~
- a) subdivision shall not be permitted;
- b) proposed business commercial uses shall be of a form that does not require connection to a regional potable water and/or waste water system;
- c) transportation infrastructure improvements to accommodate the proposed commercial uses shall be identified and constructed as required by a Transportation Impact Analysis.

- d) the design and appearance of proposed commercial uses shall conform with policies set out within Section 17 (Scenic and Community Corridors) of this Plan;
- e) the interface between the proposed commercial development and adjacent land uses shall be sensitively managed in accordance with policies set out within Section ~~10~~ 11 (Transitions) of this Plan;
- f) development permit approvals for commercial interim uses shall not exceed January 1, 2045; and
- g) all other municipal and provincial technical requirements and guidelines shall be adhered to.

9.6 All redesignation applications proposing interim development within Special Planning Area 1 ~~and~~ ~~2 shall be supported by~~ requires a local plan in accordance with the requirements of Section ~~28~~ 25 and Appendix B.



10 URBAN INTERFACE AREA

The area identified as Urban Interface lands are those that, by virtue of location, limited servicing requirements, and adjacency to existing or planned developments, are expected to develop in the near future. These lands will be generally commercial, with detailed land use proposals, density, and form to be determined at the local plan stage. Consideration of site design, selection of uses and transitions to adjacent lands will be of significant importance.

- e) it shall be demonstrated that there is a satisfactory potable water, waste water, and storm water servicing solutions with the capacity to service the anticipated development form in that area; and
- f) appropriate interface and scenic corridor policies shall be established, consistent with Sections 11 and 18 of this Plan.

Urban Interface Area

To ensure a balanced development form, Commercial development shall be managed through local plan approvals.

- 10.1 Applications for development in the Urban Interface Area require a local plan in accordance with Section 25 and Appendix B.

Local Plan Requirements Objectives

- 10.2 Prior to adoption of a local plan for development of new Commercial uses for lands identified as Urban Interface Area on Map 05: Land Use Strategy:

- a) a public engagement process involving area stakeholders shall be undertaken, and an overall Land Use Strategy shall be developed;
- b) collaborative engagement with The City of Calgary shall begin at an early stage to allow sufficient time to coordinate any joint planning initiatives and to address any cross boundary issues and opportunities;
- a)c) the interface between the proposed commercial development and adjacent land uses shall be sensitively managed;
- b)d) appropriate mechanisms to implement the construction of the transportation and transit network shall be identified;

11 TRANSITIONS

The South Springbank ASP provides for a rich variety of residential and institutional uses that respect the existing development forms found within the community. It is important to ensure that different land uses are compatible, and that they promote positive interactions through careful design and management of interface areas.

There are three principal areas where the development interface should be managed in Springbank:

1. the interaction between different residential development forms, for example different residential densities or housing types; and
2. the interaction between agriculture and other land uses.

Although Springbank will continue to develop principally as a country residential community, this Plan anticipates new forms of housing, including Cluster Residential, Cluster Live-Work and Villa Condo development. It is important to ensure that these new residential forms are compatible, both within new developments and with existing country residential subdivisions. Measures including the ~~proposition~~ implementation of corresponding lot sizes within interface areas, adequate setbacks, open space buffering and landscaping may be effective approaches to accommodate differing residential development forms.

Agriculture is still a significant land use within and immediately outside of the Plan area and will continue until the envisioned development occurs. It is important that agricultural uses are allowed to continue unimpeded until the land transitions to an alternate land use.

Objectives

- Ensure the transition between business development and residential development is managed effectively by supporting complementary land use types and densities in interface areas.
- Provide for an appropriate transition between residential areas comprising different housing forms.
- In accordance with the County's Agricultural Boundary Design Guidelines, ensure an appropriate interface between non-agricultural uses and agricultural land or operations, in order to avoid negative impacts on agricultural operations.

Business-Residential Transition

The development of the ~~South North~~ Springbank ASP area requires careful and sensitive integration of future business uses that are adjacent to existing and planned residential and agricultural areas. The goals and policies of this section are intended to achieve a compatible interface and to mitigate the impact of business uses.

Policies

General

- 11.1 Local plans for business uses adjacent to the residential land uses and the Business Transition areas shown on Map 05: Land Use Strategy shall include an interface strategy that addresses the policies of this section.
- 11.2 The local road network within the Business-Residential Interface area should be separated and/or buffered from adjacent residential area.

Business Uses

- 11.3 Business uses located adjacent to the residential areas shown on Map 05: Land Use Strategy shall comply with the following requirements:
 - a) acceptable uses are those business activities primarily carried on within an enclosed building that generate no significant nuisance impact outside of the enclosed building. Business uses that interfere with the use and enjoyment of adjacent residential development because of the nature of the business use shall not be permitted, even where the business activities may be fully enclosed within a building.
 - b) outside storage is not an acceptable use in the Business-Residential Interface area.

Setback Area

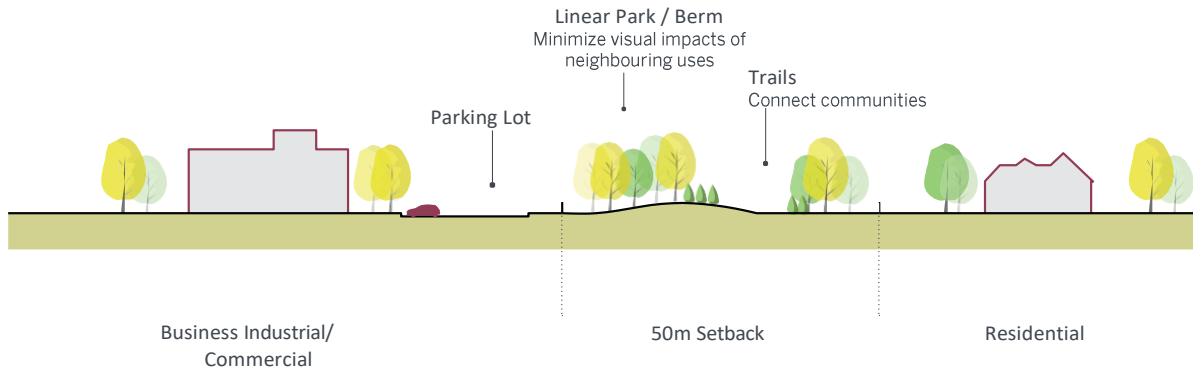
- 11.4 Spatial separation between business and residential uses is achieved by providing setbacks for the industrial or commercial buildings within the interface areas.
- 11.5 Where commercial or industrial buildings are on lands adjacent to a residential area, the commercial or industrial building shall be set back a minimum of 50 metres from the commercial or industrial property line.

Setback Area Use and Landscaping

- 11.6 Uses within the setback area in a Business-Residential Interface area may include:
 - a) landscaping, berms, landscaped storm water ponds, natural wetlands, trails, and linear parks; and
 - b) surface parking where the parking is hidden from view by berms and/or landscaping.
- 11.7 High quality landscaping shall be emphasized in the setback area. A landscape plan shall be prepared for the setback area as part of a local plan that addresses the County's Land Use Bylaw and Appendix B guidelines.

Transition Cross-Sections

Business Industrial/Commercial to Residential



11.8 Mass plantings and/or berms are required to minimize the visual impact of the commercial/industrial buildings within an interface area. These plantings and/or berms:

- a) should incorporate natural contours and variations in height to achieve a natural landscaped appearance; and
- b) may be located in the Business-Residential Interface area.

11.11 Garbage storage, loading bays, loading doors, or other activities creating heavy truck movements shall not face the adjacent residential area.

Building Quality and Appearance

11.9 High quality building appearance shall be emphasized where industrial/commercial buildings face residential areas. Building design shall address the requirements of Appendix B of this Plan.

11.10 The maximum height of buildings on lots adjacent to a residential area should be 12.5 metres, or lower where required by the County's Land Use Bylaw.

Residential Form Transition

Policies

11.12 Proposals for residential developments adjacent to other residential development of a dissimilar density, form, or style located either within or outside of the Plan boundary shall incorporate buffering and design techniques to minimize negative impacts on existing developments.

11.13 Residential buffering techniques may include a combination of the following:

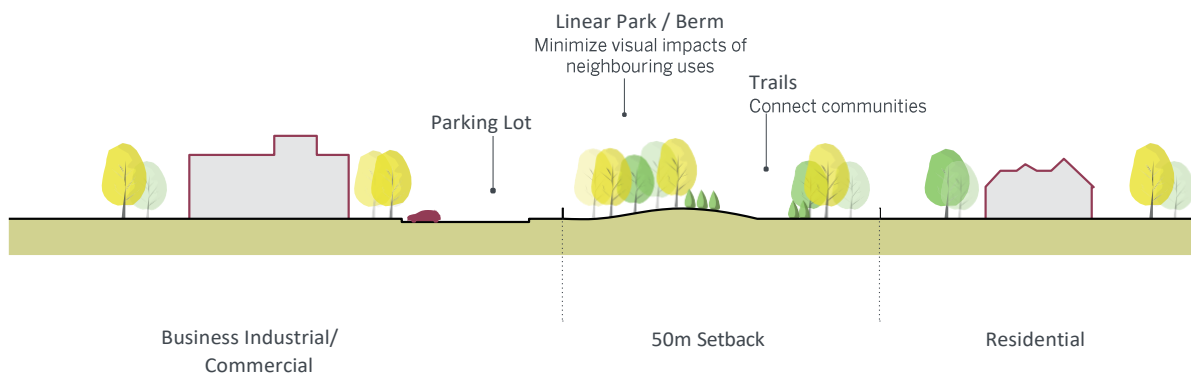
- a) vegetated berms;
- b) contemporary agricultural uses;
- c) siting of storm water management facilities;
- d) thoughtful lot configuration;
- e) ecological/vegetative buffers;
- f) use of topographic barriers such as slopes, roads, watercourses, or wetlands; and
- g) increased setbacks for housing and other buildings.

11.14 Where achievable, new residential developments shall provide for placement of similar housing forms and densities adjacent to existing residential developments.

11.15 Business-Residential Transition

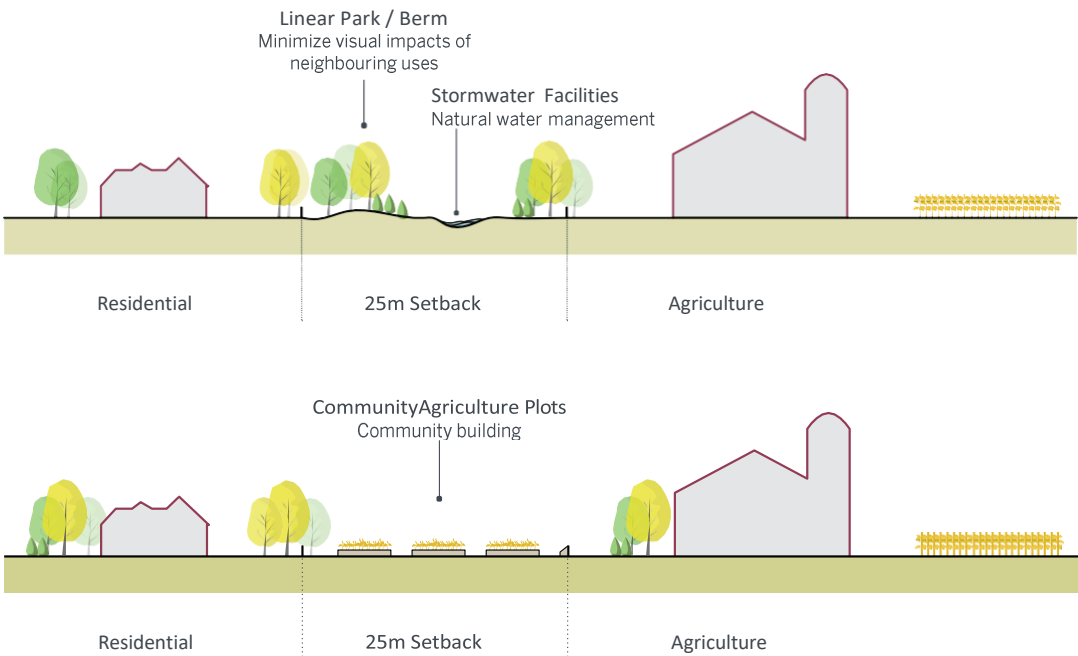
Transition Cross-Sections

Business Industrial/Commercial to Residential



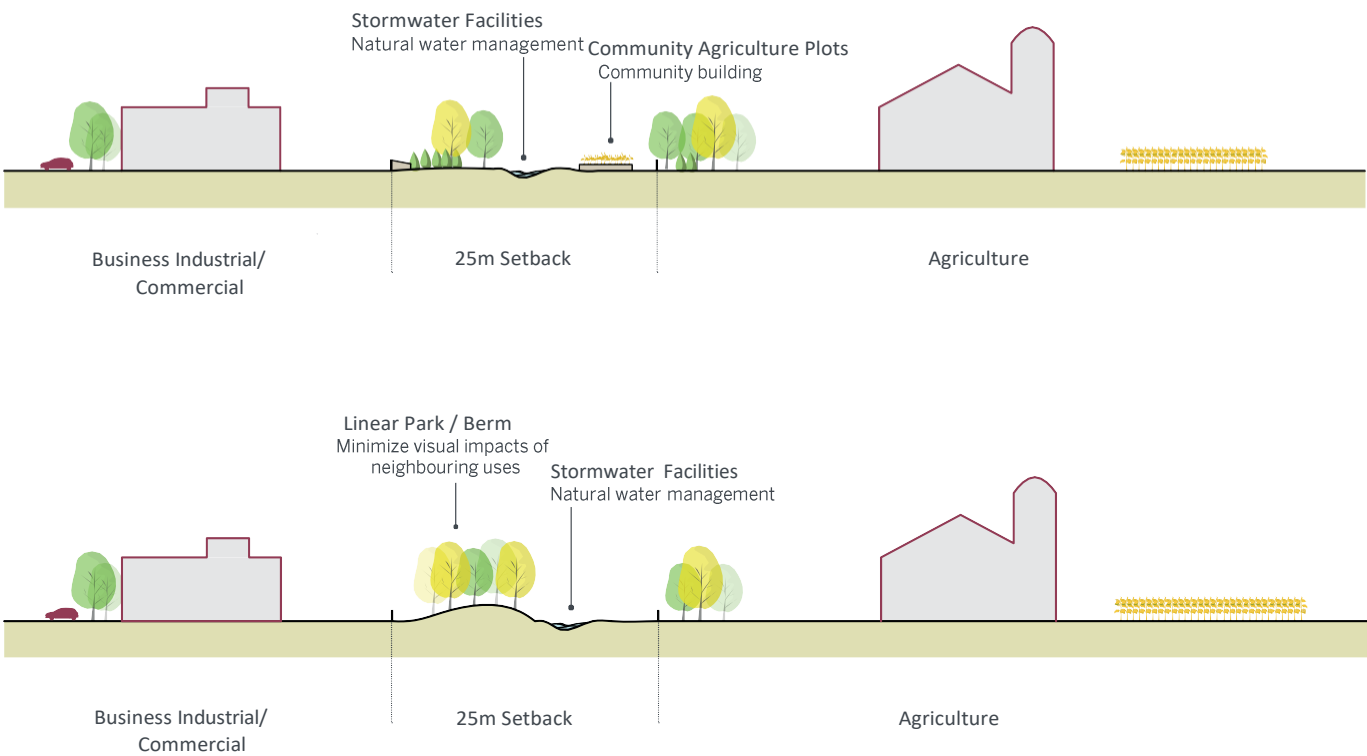
Transition Cross-Sections

Residential to Agriculture



Transition Cross-Sections

Business Industrial/Commercial to Agriculture



Agricultural Transition

Policies

General

- 11.16 The Agricultural Boundary Design Guidelines should guide the design of developments bordering agricultural lands.
- 11.17 Proposals for non-agricultural development adjacent to agricultural lands located either within or outside of the Plan boundary should incorporate buffering, siting, and design techniques to minimize negative impacts on agricultural lands.
- 11.18 Agricultural buffering techniques may include a combination of the following:
- a) barrier fencing to prevent access;
 - b) vegetated berms;
 - c) community agriculture plots;
 - d) storm water management facilities;
 - e) ecological/vegetative buffers;
 - f) use of topographic barriers such as slopes, roads, watercourses or wetlands; and
 - g) increased setbacks for housing and other buildings.
- 11.19 Public access such as trails, pathways, and parks shall be discouraged adjacent to agricultural lands unless supported by Map 08: Open Space and Active Transportation Connections.

Setback Area

- 11.20 Spatial separation between agricultural and non-agricultural uses should be achieved by providing setbacks for the non-agricultural buildings within the interface areas:
- a) Where non-agricultural buildings are on lands adjacent to the agricultural lands, the non-agricultural building should be set back a minimum of 25 metres from the non-agricultural property line;

Setback Area Use and Landscaping

- 11.21 Uses within the setback of an agricultural/ non-agricultural interface area may include:
- a) landscaping, berms, landscaped storm water ponds, natural wetlands, trails, and linear parks; and
 - b) surface parking of an appropriate design where the parking is hidden from view by berms and/or landscaping.
- 11.22 Any landscaping proposed within an agricultural/non-agricultural interface area shall be of appropriate species and design so as to not adversely affect agricultural operations. A landscape plan shall be prepared for the setback as part of a local plan that addresses the County's Land Use Bylaw and the Agricultural Boundary Design Guidelines.

12 AGRICULTURE

Agriculture was the driving force of settlement in the late 1800s and early 1900s, and the opportunity to own land drew homesteaders by the hundreds. Today in Springbank, the raising of livestock, mostly beef cattle and horses, hay and green fodder, and cereal crops are the predominant forms of agriculture. Active farmland is primarily found in large unsubdivided parcels that are owned by a limited number of long-time residents. Smaller agricultural parcels, such as equestrian facilities and horticultural operations, can also be seen on the landscape. Large segments of Springbank's farmland have experienced a transition from agriculture to residential uses over the past 50 years. Shifts in agricultural markets and the growth of residential and commercial developments have diminished opportunities to expand traditional agricultural operations and lessened the viability of traditional agricultural pursuits. However, the County has adopted policies supporting Right To Farm Legislation, which protects farming operations from nuisance lawsuits where producers are following land use bylaws, generally accepted agricultural practices, and any regulations that are established by the Minister. In addition, the Province administers the Agricultural Operations Practices Act, which further establishes a framework for farming in Alberta.

Given the residential development pressures in Springbank, an objective of this Plan is to ensure that residential development is respectful to existing agricultural operations, and to support

opportunities for diversification of agricultural uses and the blending of agricultural practices with compatible non-residential uses.

The continued use of land for agriculture, until such time as the land is developed for other uses, is appropriate and desirable. The Springbank ASP policies support the retention and development of agricultural uses as described in the ~~Municipal Development Plan County-Plan~~ and the Agricultural Boundary Design Guidelines.

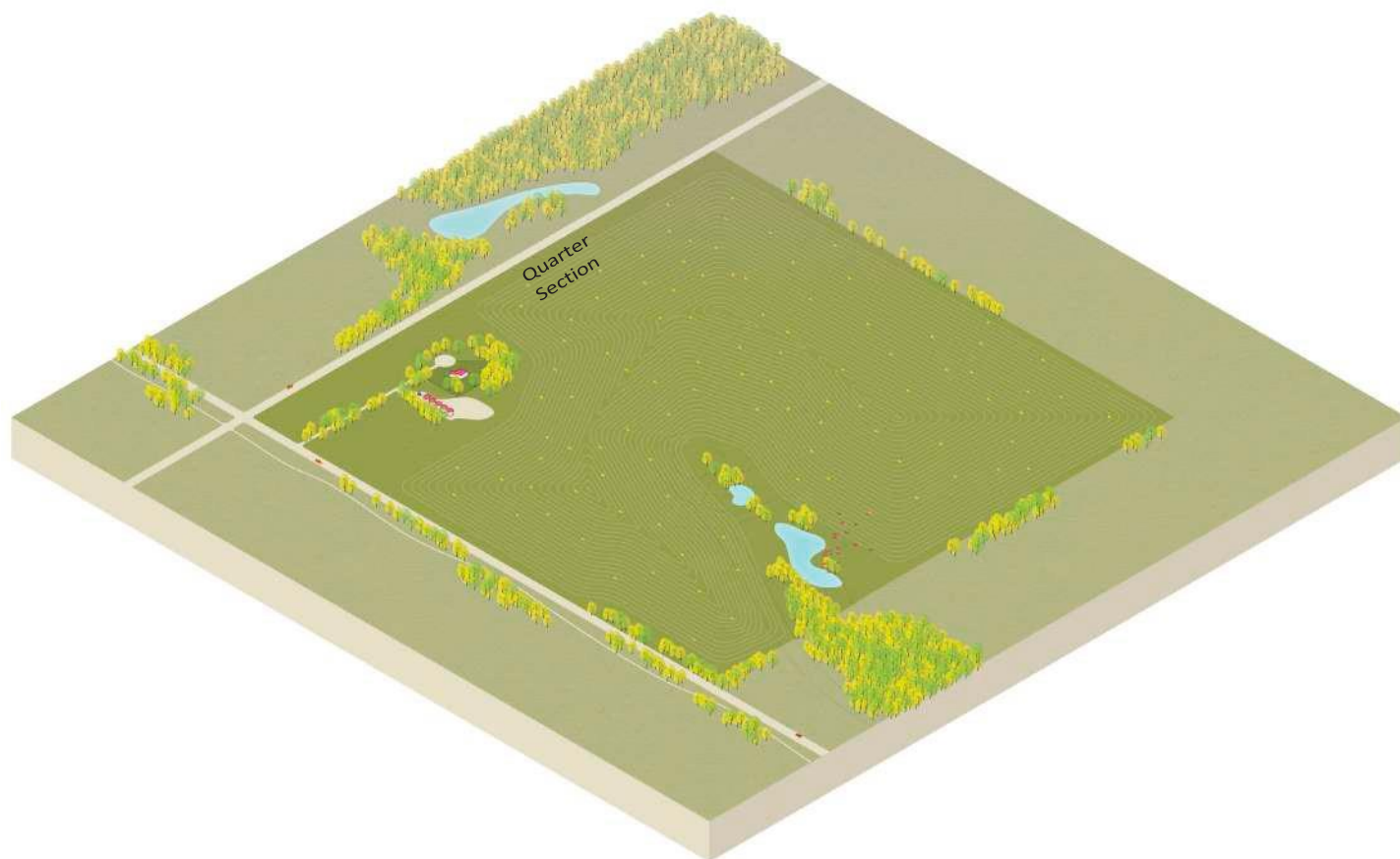
Objectives

- Support Agriculture Right to Farm Policy and the Agricultural Operations Practices Act through appropriate transition policies and measures set out within the Agricultural Boundary Design Guidelines.
- Support opportunities for diversification of agricultural uses and the blending of agricultural practices with compatible non- agricultural uses (community, residential, and commercial uses).
- Continue to support agricultural uses and agricultural subdivisions (including first parcels out, farmsteads, and new or distinct agricultural use) until alternative forms of development are determined to be appropriate.

The Agricultural Boundary Design Guidelines were developed to mitigate negative impacts to agricultural lands from the development of non-agricultural lands.

Agriculture

Respect and support existing agricultural operations and opportunities for diversification.



- Retain heritage and topographic assets.



- Sensitive transition between agriculture and other land uses.



- Maintain ecological integrity by preserving natural wetlands.

Characteristics

- Typically larger Ranch and Farm parcels.
- Smaller agricultural parcels such as equestrian facilities and horticultural operations.
- Ensure that residential development is respectful to existing agricultural operations.
- Support opportunities for diversification of agricultural uses and the blending of agricultural practices with compatible non-residential uses.

Policies

- 12.1 In support of Agriculture Right to Farm Policy and the Agricultural Operations Practices Act, local plans should acknowledge and strive for compatibility with adjacent agricultural lands and operations.
- 12.2 Agricultural land uses should:
- a) Incorporate and implement best management practices for all agricultural operations; and
 - b) Participate with Provincial and Municipal initiatives to improve and implement ~~methods of~~ best management practices.
- 12.3 Agricultural heritage buildings and cultural landscapes should be integrated wherever possible into future land use and development changes.
- 12.4 The introduction or practice of contemporary agricultural uses in the community shall be supported provided:
- a) It is compatible with the character of the area;
 - b) The site can sustain the proposal as it relates to the type, scale, size, and function;
 - c) A rationale has been provided;
 - d) There is minimal impact on adjacent lands;
 - e) There is minimal impact on County infrastructure, such as the road network and storm water management; and
 - f) There is minimal impact on the environment, including air quality, and surface and groundwater hydrology.
- 12.5 All existing or proposed contemporary agricultural development shall follow best management practices for storm water run-off.
- 12.6 Where development shares a boundary with agriculture operations, it shall address the County's Agricultural Boundary Design Guidelines within any local plan, redesignation, subdivision, or development application.
- 12.7 Existing agricultural operations within the Plan area should continue to be supported until such time as development of those lands to another use occurs, in accordance with the policies of this Plan.
- 12.8 Agricultural subdivision, other than First Parcel Out proposals or those that provide for a new agricultural use as per **Municipal Development Plan** ~~County Plan~~ policy, should not be supported.
- 12.9 Applications for Confined Feeding Operations shall not be supported.



PLAN POLICIES: OPEN SPACE & RECREATION

13 NATURAL AND HISTORIC ENVIRONMENT

The natural and historic features of the Springbank area are valuable assets to many in the community. Therefore, as lands in the Plan area develop, it is important to acknowledge and preserve these assets wherever possible. The policies within this section seek to minimize disturbance to notable topographical, biophysical and heritage features in the Springbank landscape, and to sensitively manage impacts on the water environment within the Bow and Elbow watersheds.

Objectives

- Ensure that development considers identified biophysical and heritage assets within the Plan area.
- Minimize the disturbance caused by development to the topography, landscape features, wildlife habitat and water resources of the Plan area through sensitive design that adapts to the natural environment.
- Support development that preserves wetlands, watercourses and riparian areas within the Plan area.

Policies

Natural Environment

Wildlife Corridors / Habitat

- 13.1 ~~Development permit a~~Applications for new ~~domestic animal and~~ livestock uses should be limited in wildlife corridors/habitat areas, as identified on Map 06: Environmental Areas and Map 07: Wildlife Corridors, to avoid conflict with the passage of wildlife.
- 13.2 Where development proposes trails and pathways within identified wildlife corridors/habitat, these should be located on one side of an identified wildlife corridor, rather than being positioned in the centre of the corridor/habitat, to minimize human conflict with wildlife.

a) Vegetation and other natural materials should be incorporated into developments to visually separate human use areas from wildlife areas and to provide overhead cover.
- 13.3 Local plans should identify policies on the strategic use of fencing within development proposals to reduce obstructions to wildlife movement, but to also limit road collisions.

WETLAND:

Land saturated with water long enough to promote wetland aquatic processes, as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

WETLAND COMPLEX:

Two or more permanent or intermittent wetlands, connected by natural vegetation and drainage. Riparian areas surround wetlands with a distinct vegetative community that is a result of increased soil moisture and different soil types. Wetlands and riparian areas connect ground water to surface water, provide important wildlife and waterfowl habitat, clean and purify water, and provide recreational opportunities.

- 13.4** Local plans should identify policies to minimize removal of vegetation within wildlife corridors and, where removal is necessary, to provide replacement planting of equal or greater ecological value elsewhere within the site.
- 13.5** Permanent vehicular access should be minimized within wildlife corridor/habitat areas identified on Map 06: Environmental Areas and Map 07: Wildlife Corridors.
- a) Where temporary or permanent access is required, its design and alignment should seek to minimize disturbance to the integrity of the wildlife corridor/ habitat.
- 13.6** All local plans within wildlife corridors/ habitat identified on Map 06: Environmental Areas and Map 07: Wildlife Corridors should be supported by a Biophysical Impact Assessment and incorporate the recommendations of the assessment into the development proposal.
- a) Applications not requiring a local plan, or applications outside of the identified areas, shall accord with the requirements of the County Servicing Standards, or any replacement County standard, policy, or bylaw.

- 13.7** The design and location of on-site lighting within development proposals should not form a barrier to wildlife and/or cause unnecessary light pollution.

Wetlands

- 13.8** Wetland protection shall be guided by County, regional, and provincial policy.
- 13.9** Local plans shall identify wetlands within the local plan area using the Alberta Wetland Classification System to determine wetland classification and relative wetland value.
- 13.10** Local plans shall determine, through consultation with the Government of Alberta, whether wetlands are Crown owned land.
- 13.11** Wetlands not claimed by the Crown that have a high relative value, as per the Alberta Wetland Classification System, should be dedicated as environmental reserve or environmental reserve easement.
- 13.12** Where wetlands are not retained, appropriate compensation shall be required, in accordance with provincial policy.

Riparian Areas

- 13.13** Building and development in the riparian protection area shall be in accordance with the County's Land Use Bylaw and the

RIPARIAN LAND:

The vegetated (green zone) area adjacent to rivers, creeks, lakes, and wetlands. These areas have a distinct vegetative community that is a result of increased soil moisture and different soil types. Wetlands and riparian areas connect ground water to surface water, provide important wildlife and waterfowl habitat, clean and purify water, and provide recreational opportunities. County riparian setback areas are based on the Province's 'Stepping Back from the Waters: A Beneficial Management Practices Guide For New Development Near Water Bodies in Alberta's Settled Region' and are considered to be undevelopable land.

WETLAND VALUE :

Is based on the function of the wetland (e.g. abundance and biodiversity) and the benefits it provides to society (e.g. water quality improvement and flood protection).

County's Riparian Land Conservation and Management Policy.

- 13.14 The riparian protection area may be publicly or privately owned.
- 13.15 A local plan shall provide a detailed riparian assessment based on the Province's Stepping Back from the Water guide. The assessment should determine the applicable mitigation requirements to protect the riparian area.
- 13.16 The riparian protection area should remain in its natural state. Development proponents should maintain the natural riparian function through the use of native plant species. Riparian protection area uses may include: linear infrastructure, parks, pathways, and trails when designed to minimize impact on the riparian area.
- 13.17 Public roads and private access roads may be allowed in the riparian protection area. All roads shall be located, designed, and constructed so as to minimize disturbance to the riparian area.

Historic Resources

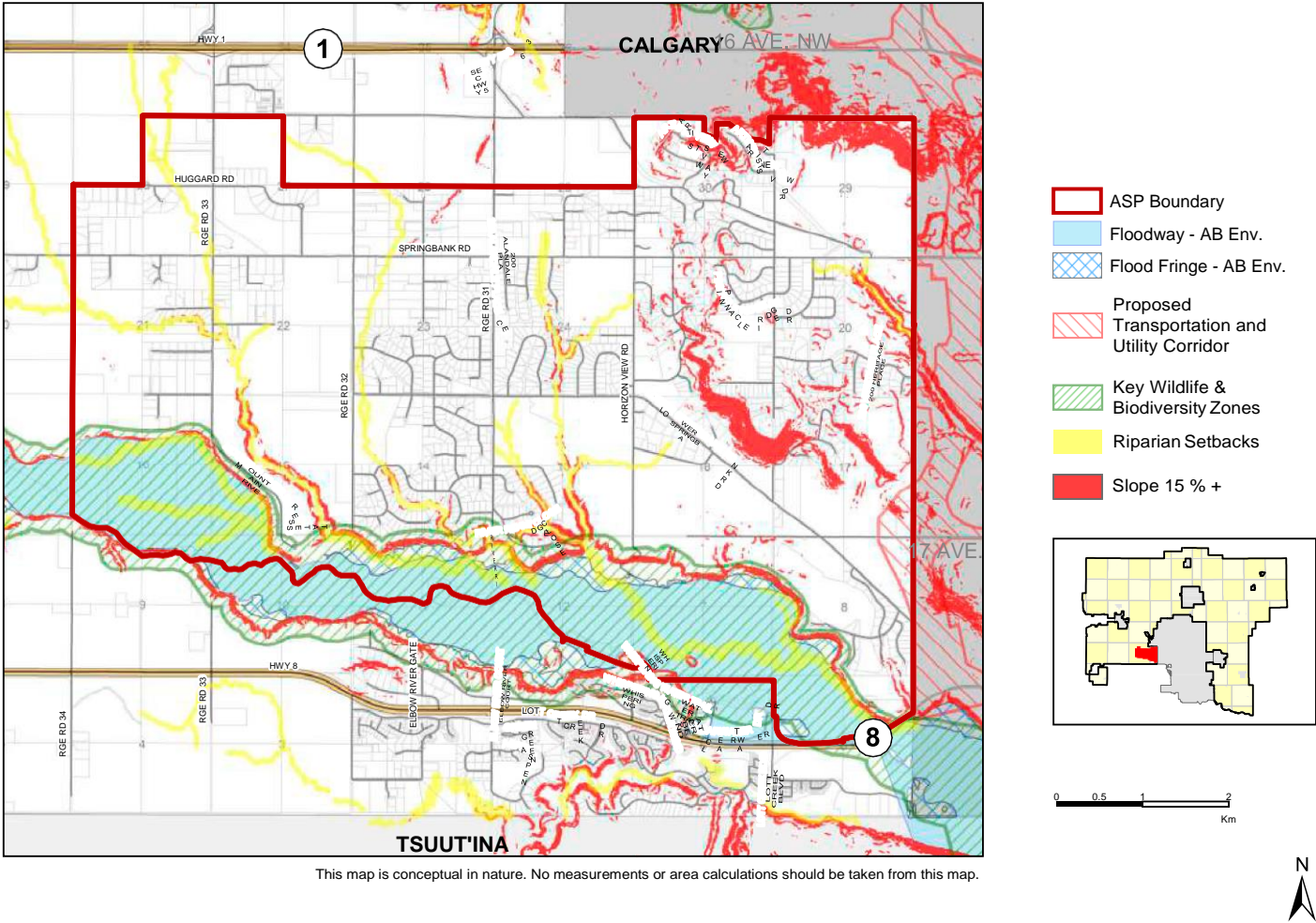
- 13.18 In preparation of a local plan, applicants shall consult the Alberta Government's Listing of Historic Resources to identify the potential for historic resources within the development area.
- 13.19 Provincial guidelines should be followed to determine whether any Historical Resources Application is required under the Historic Resources Act:
 - a) Any required avoidance or mitigation measures shall be incorporated within

the development proposal and detailed within the local plan.

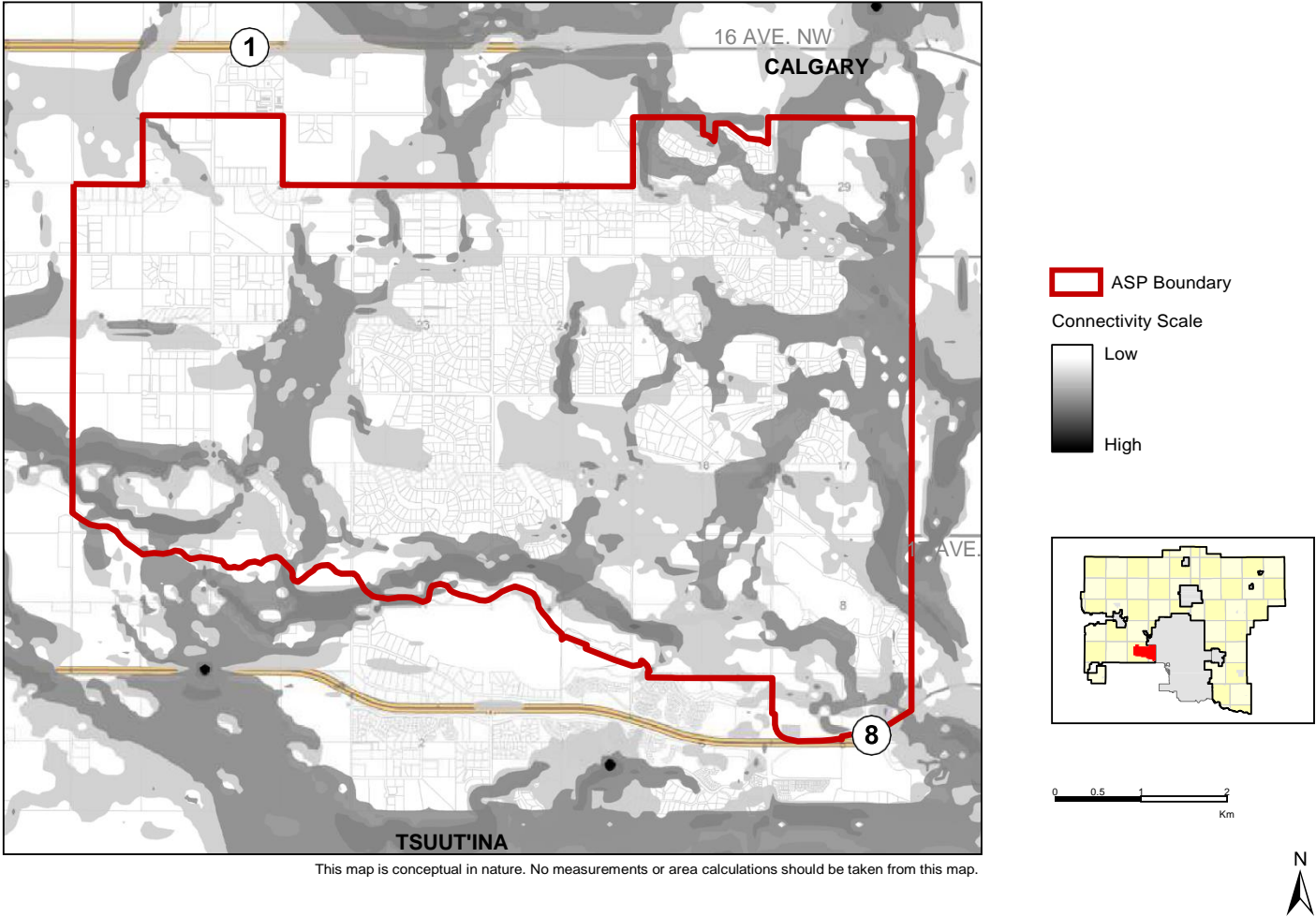
- 13.20 Until a Cultural Heritage Landscape Assessment of the Plan area is completed, local plans should identify the impact of the proposal on any heritage or landscape features either within the local plan area, or upon adjacent lands:
 - a) where necessary, measures to preserve and enhance these features should also be detailed.
- 13.21 Applicants are encouraged to incorporate heritage and landscape features into the layout and design of development proposals. Approaches may include:
 - a) sensitive restoration or relocation of heritage buildings;
 - b) complementary architectural design of adjacent new buildings;
 - c) preservation of views or buffering around the feature;
 - d) preservation of road alignments and boundary treatments; and
 - e) use of interpretive signage denoting features.
- 13.22 Names of new developments and/or roads should incorporate the names of local settlement families, historical events, topographical features, or locations.

Non-Statutory Actions

A Cultural Heritage Landscape Assessment ~~should shall~~ be undertaken for the Plan area to identify locally significant cultural heritage resources and landscape features. The assessment ~~should shall~~ be developed in consultation with the Springbank community and should utilize previous inventory work completed by the Springbank Historical Society.



Map 06: Environmental Areas



Map 07: Wildlife Corridors

14 RESERVES

Reserves and environmental reserves are lands dedicated to the County as public land during the subdivision process. Reserves enhance the community by providing land for parks, schools, and recreational amenities. Environmental reserves protect the natural environment by preventing development in hazardous areas such as ravines and floodways.

Objectives

- Provide for the dedication of reserves to meet the documented educational, recreational, cultural, social, and other community service needs of the community.
- ~~Provide for the taking of money in place of land for municipal reserve (MR), school reserve (SR), municipal school reserve (MSR) and/or community services reserve (CSR), in accordance with the Municipal Government Act and based on the recommendations of the County and relevant school board.~~
- Provide for the identification and protection of environmentally significant land or hazard land through the dedication of environmental reserve (ER) or environmental reserve easements.
- ~~Provide direction on the timing of reserve dedication.~~

Policies

- 14.1 Reserves owing on a parcel of land shall be provided as:
- a) municipal reserve, school reserve, or municipal and school reserve;
 - b) money in place of reserve land; or
 - c) a combination of land and money.

RESERVES:

Lands dedicated to the County by the developer through the subdivision process, as defined in the Municipal Government Act. They include:

- environmental reserve;
- municipal reserve;
- community services reserve;
- school and municipal reserve; and
- school reserve.

Instead of a land dedication, the County may accept the equivalent value of the land as money. The use and provision of cash-in-lieu funds is directed by the MGA.

ENVIRONMENTAL RESERVES:

Are defined in the Municipal Government Act as lands dedicated to preventing development in unsuitable areas (e.g. floodways or escarpments), reduce water pollution, and provide access to lakes and rivers. Environmental reserves are dedicated as public land.

~~14.2 Municipal reserve, school reserve, or municipal and school reserve shall be provided through the subdivision process to the maximum amount allowed by the Municipal Government Act.~~

~~14.3 Prior to the disposition of municipal or school reserve land declared surplus by the school board, the County shall determine if the land is required for community services reserve land as provided for in the Municipal Government Act.~~

~~14.4 Voluntary dedication of reserve land beyond the maximum amount allowed by the Municipal Government Act may be considered if it is demonstrated that the additional reserve will benefit the community and result in no additional acquisition costs to the County.~~

~~14.5 All, or a portion of, reserve land requirements may be deferred by registering a deferred reserve caveat if it is determined that the reserve could be provided through future subdivision as defined through an adopted local plan.~~

~~14.6 The acquisition, deferral, and disposal of reserve land, and the use of money in place of reserve land, shall adhere to County policy, agreements with local school boards, and the requirements of the Municipal Government Act.~~

~~14.7~~ 14.2 Provision and allocation of reserves shall be determined in the adopted local plan, where required, and implemented at subdivision stage by the Subdivision Authority.

14.3 The dedication of reserves should meet the present or future needs of the Plan area by considering the recommendations of this ASP, the Recreation and Parks Master Plan, the Active Transportation Plan: South County, the local plan, and/or the school boards.

~~14.8~~ 14.4 The amount, type, location, and shape of reserve land shall be suitable for public use and readily accessible to the public.

~~14.9 Where an identified active transportation network (Map 08: Open Space and Active Transportation Connections) or land for recreational or cultural amenities cannot be provided through the dedication of municipal reserves~~

~~or private easement, consideration should be given to acquiring land through the use of:~~

- ~~a) money in place of reserve land as per the MGA;~~
- ~~b) money from the sale of surplus reserve land; or~~
- ~~c) other sources of identified funding.~~

~~14.10 Lands determined to be of environmental significance, but do not qualify as environmental reserve, should be protected in their natural state through alternative means as determined by the County.~~

~~14.11~~ 14.5 Other Lands determined to be of environmental significance, but do not qualify as environmental reserve, should be protected in their natural state through alternative means as determined by the County.

~~14.11~~ 14.6 Environmental reserves should be determined by conducting:

- a) a biophysical impact analysis report;
- b) a geotechnical analysis; and/or
- c) other assessments acceptable to the County.

Reserve Analysis

~~14.13~~ 14.7 A reserve analysis shall be required with the preparation of a local plan to determine the amount, type, and use of reserves owing within the local plan area.

~~14.14~~ 14.8 The reserve analysis shall include a determination of:

- a) the total gross area of the local plan;
- b) the type and use of reserves to be provided within the local plan area;
- c) other reserves owing on an ownership basis;
- d) the location of the reserve types and amounts in relation to the local plan area's identified active transportation network and overall parks and open space system, with this information to be shown on a map; and
- e) the amount of residual reserves to be taken as money in place of land.

15 ACTIVE TRANSPORTATION, PARKS AND OPEN SPACE

Open space in South Springbank is a common resource that binds the community. The landscape, the land, the magnificent views, and access to natural areas are components of 'open space', and their maintenance is a high priority in the Plan area.

Open space can be enjoyed and appreciated through physical and visual access. Current and future parks, environmentally significant areas, and other natural areas, greenways, trails, and land for schools and recreation facilities, are some of the opportunities that provide physical open space. Communities need to have a wide range of accessible, connected, inviting open spaces.

Pathways that connect to neighbouring municipalities are also important to provide for regional connections and opportunities.

Objectives

Active Transportation

- Provide an integrated regional and local active transportation network offering connections to parks ~~(as identified in the Parks and Open Space Master Plan)~~, open space, and community focal points throughout the Plan area in accordance with the primary network identified in the County's adopted Active Transportation Plan: South County.
- Recognize and accommodate development of secondary and tertiary active transportation network alignments that provide connectivity to additional community focal points through

the use of suitable bicycle facilities identified within the Active Transportation Plan: South County.

- ~~Through the local plan process, ensure the design of subdivisions accommodates an integrated system of active transportation network connections utilizing road rights-of-way, open space, parks, or other means deemed acceptable by the County.~~
- Provide opportunities for passive recreation and alternative transportation nodes within industrial and commercial areas.
- ~~Promote the principles of 'Crime Prevention Through Environmental Design' (CPTED) in the development of an active transportation network within parks and open space.~~

Open Space and Parks

- Ensure that open space and parks have an ecological, social, cultural, recreational, and/or aesthetic function that operates in a safe and sustainable manner, ~~and aligns with the Recreation and Parks Master Plan.~~
- Promote, conserve, and enhance an interconnected open space system, one that is geared to the needs of the identified business areas.
- ~~Provide suitable open space and parks to accommodate development of an interconnected regional and local active transportation network.~~
- ~~Promote the principles of 'Crime Prevention Through Environmental Design' (CPTED) in the development of open space and parks.~~

ACTIVE TRANSPORTATION:

Any form of transportation that is human powered. Typically, walking and cycling are the most common types of active transportation enjoyed in Rocky View County. These activities are performed within an active transportation network inclusive of facilities such as bicycle facilities located within a road right-of-way, sidewalks, pathways, and trails.

Policies

General

- 15.1 Future development shall provide for an interconnected system of open space and parks ~~in general accordance with the Recreation and Parks Master Plan~~ and Map 08: Open Space and Active Transportation Connections.
- 15.2 Open space shall be provided through such means as:
- a) the dedication of reserve lands and public utility lots;
 - b) the provision for environmental reserve easements, conservation easements, or other easements and rights-of-way;
 - c) government lands for public use;
 - d) privately owned land that is accessible to the public;
 - e) publicly owned storm water conveyance systems;
 - f) land purchases, endowment funds, land swaps, and donations; and/or
 - g) other mechanisms as approved by the County.
- 15.3 Open space and parks shall provide an ecological, social, cultural, recreational, and/or aesthetic function for the community that encourages safe, responsible use and is sustainable.
- 15.4 Multi-purpose and joint use sites for schools, parks, and recreation facilities should be encouraged, where appropriate.
- 15.5 The overall active transportation network of on-road bicycle facilities, pathways, trails, and sidewalks should promote cycling and walking, and provide connections between residential, commercial, open space, and public service areas.
- 15.6 Where an identified active transportation network cannot be located within an open space or park, co-location within a road

right-of-way in accordance with applicable County standards and applicable road design requirements may be considered.

- 15.7 The design and construction of active transportation networks, parks, open space, and associated amenities shall be of high quality, and shall adhere to construction and design standards, including but not limited to:
- a) Geometric Design Guide for Canadian Roads;
 - b) the County Servicing Standards; and
 - c) the Parks and Pathways: Planning, Development, and Operational Guidelines.

Local Plans

- 15.8 Local plan preparation shall provide for an active transportation network connection that generally aligns with the primary network shown on Map 08, and should:
- a) provide connections within, and external to, the local plan area;
 - b) address and accommodate inclusion within identified parks and open spaces during all stages of development;
 - c) wherever possible, be located within or align with a park or natural area, or align with a wetland, storm water conveyance system, natural water course, or riparian area;
 - d) incorporate crime prevention through environmental design (CPTED) features;
 - e) provide for secondary and tertiary network alignments in accordance ~~to~~ **with** bicycle facility design guidelines as identified in the Active Transportation Plan: South County;
 - f) contribute to the overall regional active transportation network.



Map 08: Open Space and Active Transportation Connections

16 RECREATION, CULTURAL, AND COMMUNITY SERVICES

Community space and facilities for recreation, culture, and community uses are an important component of Springbank. In 2019, Rocky View County Council approved the development of a Recreation Master Plan. A long-term strategic plan will better address the recreational needs in the County as a whole. Once the spaces are created, the recreational, cultural, institutional, and social programs can be supported through a variety of mechanisms. The Springbank area has a number of community groups and organizations that have identified their future recreation facility needs. Future planning to secure recreation lands is something that will have to be a collaborative effort between the County, school boards, community groups, and private landowners.

Objectives

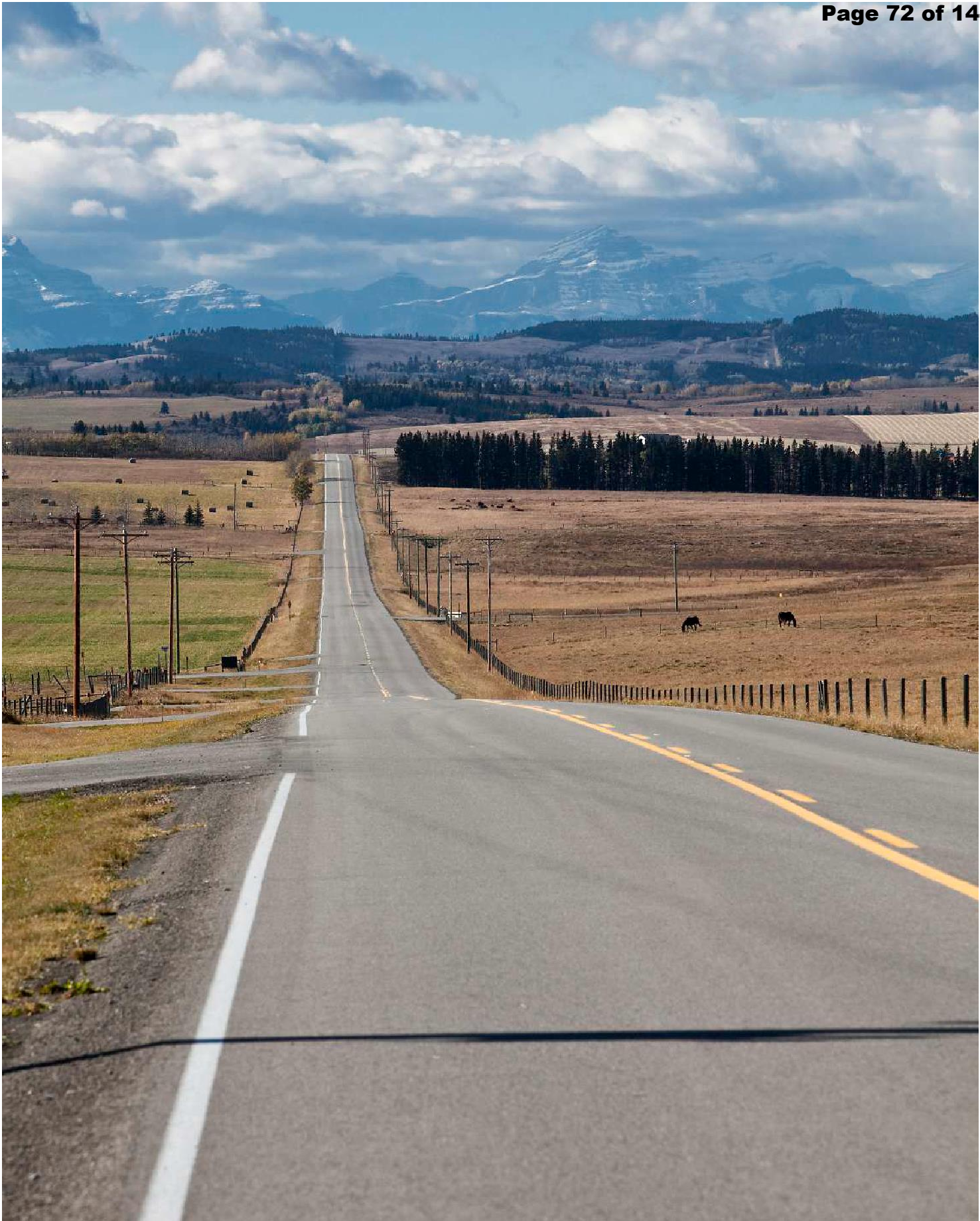
- Provide public and private space for recreation, culture, and community uses that foster the quality of life, health, and social well-being of residents.
- Support recreational, cultural, institutional, and community uses in accordance with the recommendations of the **Municipal Development Plan** ~~County Plan~~.
- Provide support in future planning to secure recreation lands for community facilities (e.g. meeting space, ball diamond, youth centre).

- Provide recreation amenities for people of all ages in the Springbank area (youth, young families, singles, and seniors).

Policies

General

- 16.1 Local plans shall **align with the County's Recreation and Parks Master plan** consider the appropriate type, size, and scale of recreational, cultural, and community services.
- 16.2 Local plans shall consider and, where required, provide for the location of lands for recreational, cultural, and community uses.
- 16.3 The County shall support the development of recreation, cultural, and community facilities and amenities through grant funding programs/appropriate funding mechanisms.
- 16.4 The County should encourage both public and private partnerships to provide recreational, cultural, and community services.
- 16.5 The County should work collaboratively with the school boards and the Plan area's community groups in order to plan for an appropriate amount of land for future recreation needs.



PLAN POLICIES: TRANSPORTATION, UTILITIES & SERVICES

17

TRANSPORTATION

The transportation network must develop in a manner that is safe, functional, and efficient. The network should minimize impacts on major wetlands and natural features, integrate development within the Springbank area, and provide regional opportunities for walking, cycling, and public transportation. Map 09: Transportation Network shows the provincial, regional, and some local transportation networks in the Springbank area, and provides information on road classifications, special study areas, highway interchanges, and fly-overs.

Objectives

- Provide for an internal road network that contributes to a high-quality built environment, and efficiently and safely aligns to the regional road network.
- Provide for an internal road network within the residential areas that facilitates connectivity with community focal points and, where appropriate, accommodates the inclusion of an active transportation network within the road right-of-way.
- Support the implementation and protection of identified transportation routes through the Plan area.
- Ensure ongoing dialogue with The City of Calgary and the Province on transportation requirements.

Policies

General

- 171
- The Springbank transportation network should be developed in accordance with Map 09: Transportation Network and the Springbank Network Analysis ~~(January 24, 2019 as amended)~~. The classification of the County road network may be refined through further transportation analysis and/or at the local plan stage.
- 172
- A traffic impact assessment shall be required as part of the local plan preparation and/or subdivision application process in accordance with the County Servicing Standards.
- 173
- All subordinate transportation analyses must respect and conform to the Springbank Network Analysis.
- 174
- Where identified in the Long Range Transportation Network Plan or other functional planning documents, road dedication shall be provided at the time of subdivision.

Regional Transportation Network

- 175
- The regional transportation system shall be developed in general accordance with Map 09: Transportation Network.
- 176
- No new direct access shall be approved from the Plan area to Stoney Trail unless otherwise determined to be necessary by the Province and County.

- 177 The County shall collaborate with The City of Calgary and Alberta Transportation to identify future east/west collectors through the Plan area.
- 178 The County encourages and supports opportunities to connect to a regional public/private transportation system when deemed feasible based on growth of the Plan area. Development of such a system shall consider design standards, costs associated with upgrading the road network, and long-term operation and maintenance requirements.
- 179 Where required, local plans shall:
- Be designed to accommodate existing and/or potential changes in access to the provincial transportation network, as identified on Map 09, and identify the land required for future highway interchanges.
 - Local plans shall be designed to accommodate transit where appropriate.

West Stoney Trail Transportation Infrastructure

The County recognizes that further transportation analysis is required with respect to West Stoney Trail, its related transportation infrastructure, and the impact and/or benefit related to the development of the Plan area.

- 17.10 The County shall collaborate with The City of Calgary and Alberta Transportation regarding regional road connections and

interchange designs with respect to Stoney Trail, and the related transportation infrastructure as shown on Map 09: Transportation Network.

- 17.11 The County shall work collaboratively with The City of Calgary to identify transportation infrastructure needs along West Stoney Trail as identified in Map 09: Transportation Network, and shall develop recommendations for transportation priorities and County cost contributions based on impact and/or benefit related to the development of the Plan area.
- 17.12 Impacts on West Stoney Trail transportation infrastructure resulting from development within the Plan area shall be evaluated in accordance with the policies of this Plan and the transportation policies of the Rocky View County/Calgary Intermunicipal Development Plan.

101st Street Infrastructure

101st Street forms the east boundary (south of Highway 1) of the Springbank ASP area. The roadway is under the jurisdiction of The City of Calgary; therefore, collaboration ~~will~~ shall be required with respect to plans ~~accessing~~ ~~regarding~~ this roadway.

- 17.13 Access management and road design requirements for 101st Street shall be in accordance with City of Calgary requirements. The County shall collaborate with The City of Calgary to develop a joint study for 101st Street in accordance with Non-Statutory Action Item #84 (Section 25 ~~28~~: Implementation).
- 17.14 The County shall work collaboratively with The City of Calgary and Alberta Transportation on transportation

requirements and connections to Stoney Trail within, and external to, the Plan area.

17.15 Interim land uses that require significant infrastructure improvements during the construction of West Stoney Trail shall be discouraged.

17.16 Any land use, local plan, subdivision, and development permit applications within the Plan Area, along with supporting technical studies (Functional Study and/or Transportation Impact Assessment), ~~shall will~~ be circulated to The City of Calgary for review prior to approval of the applicable application; collaboration with the City shall begin at an early stage to allow sufficient time to identify and address any transportation impacts on the City.

Local Transportation Network – General

17.17 The design and construction of roadways within the local transportation network shall use sound access management principles and shall be in accordance with the County Servicing Standards.

17.18 The designation and design of local roads within the transportation network, including classification, street sizing, and intersection/access spacing, shall be determined at the time of local plan preparation. Local roads shall be designed in accordance with the urban or rural cross section requirements established by the County.

17.19 Modified road standards that incorporate Low Impact Development (LID) techniques may be supported by the County for local plans that are comprehensive in nature, integrate cohesively into the surroundings, and provide a storm water management plan that incorporates LID techniques.

Local Roads – Residential

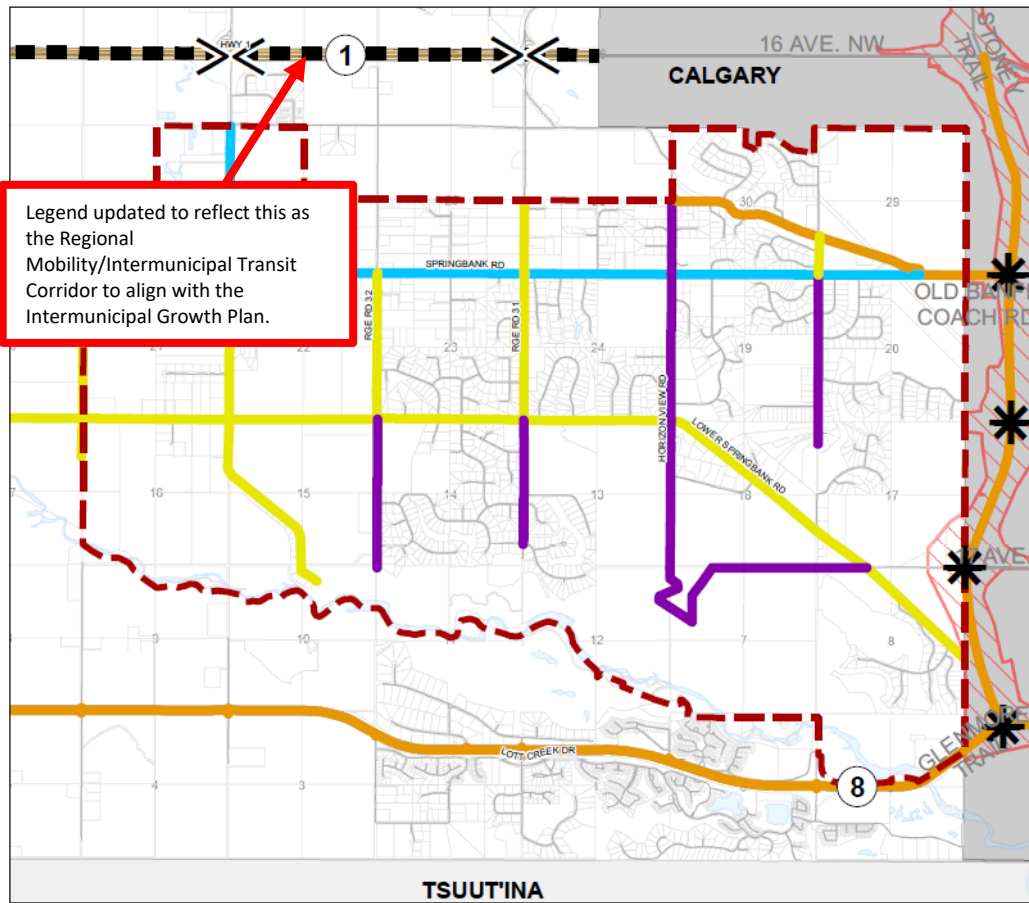
17.20 The road network in residential areas shall be designed to support an interconnected road and pedestrian system.

17.21 Road acquisitions that take into consideration future network connections shall be supported.

17.22 The type of road cross section (urban or rural) for country residential development shall be determined at the time of local plan preparation.

17.23 Local plans for country residential development shall provide for emergency and secondary access, pathway, trail, or sidewalk linkages within, and external to, the local plan area **in accordance with municipal standards.**

~~17.24 Local plans shall incorporate emergency and secondary access in accordance with municipal and fire access standards.~~



Map 09: Transportation Network

18 SCENIC AND COMMUNITY CORRIDORS

Scenic and community corridors are important entrances, along major roads, entering and exiting a municipality and a community. They create a lasting first impression and an important sense of place for people either visiting or simply traveling through a community. Therefore, it is important that Springbank's Scenic and community corridors, identified on Map 10: Scenic and Community Corridors, are visually attractive and maintain the open rural character of Springbank.

The Stoney Trail West transportation corridor provides further connectivity between Springbank and Calgary with the three interchanges at Old Banff Coach Road, Bow Trail and 17 Avenue.

Although these additional scenic and community corridors require sensitive management, the transportation infrastructure will largely be defined through the future planning of the Special Planning Areas, as discussed in Section 9 of this Plan.

Objectives

- Promote consideration of rural character, views, and landscape in new development through architectural and community design guidelines.
- Create attractive, orderly, and well maintained scenic and community corridors for residents and visitors, with high-quality development adjacent to the Stoney Trail interchanges.

Policies

General

18.1 Development proposals within the scenic corridor areas identified on Map 10: Scenic

and Community Corridors, shall be subject to the scenic corridor policies of this Plan.

18.2 Non-residential scenic and community corridors should be developed in accordance with the County's Commercial, Office, and Industrial Design Guidelines.

18.3 Proposals within scenic corridor areas identified on Map 10: Scenic and Community Corridors that do not exhibit a high-quality visual appearance with respect to siting, building design, and landscaping should not be supported ~~(for example, outside storage).~~

18.4 Outside storage shall not be considered to be appropriate as a principal use along scenic corridor areas identified on Map 10: Scenic and Community Corridors. Limited outside storage or outdoor displays that are ancillary to a designated principal use may be considered acceptable subject to appropriate screening and siting away from the public interface.

18.5 Notwithstanding, Policy ~~21.4~~ **9.1** of this Plan, interim uses allowed within Special Planning Area ~~15~~ under Section ~~41.9~~ of this Plan may include ~~larger elements of~~ outside storage, subject to:

- a) outside storage and display areas forming no greater than 30% of the gross development area within Special Planning Areas ~~1 and 2~~;
- b) effective screening and siting of outside storage components away from public and residential interfaces.

18.6 Planning and development within the Highway 1 West Corridor Key Focus Area

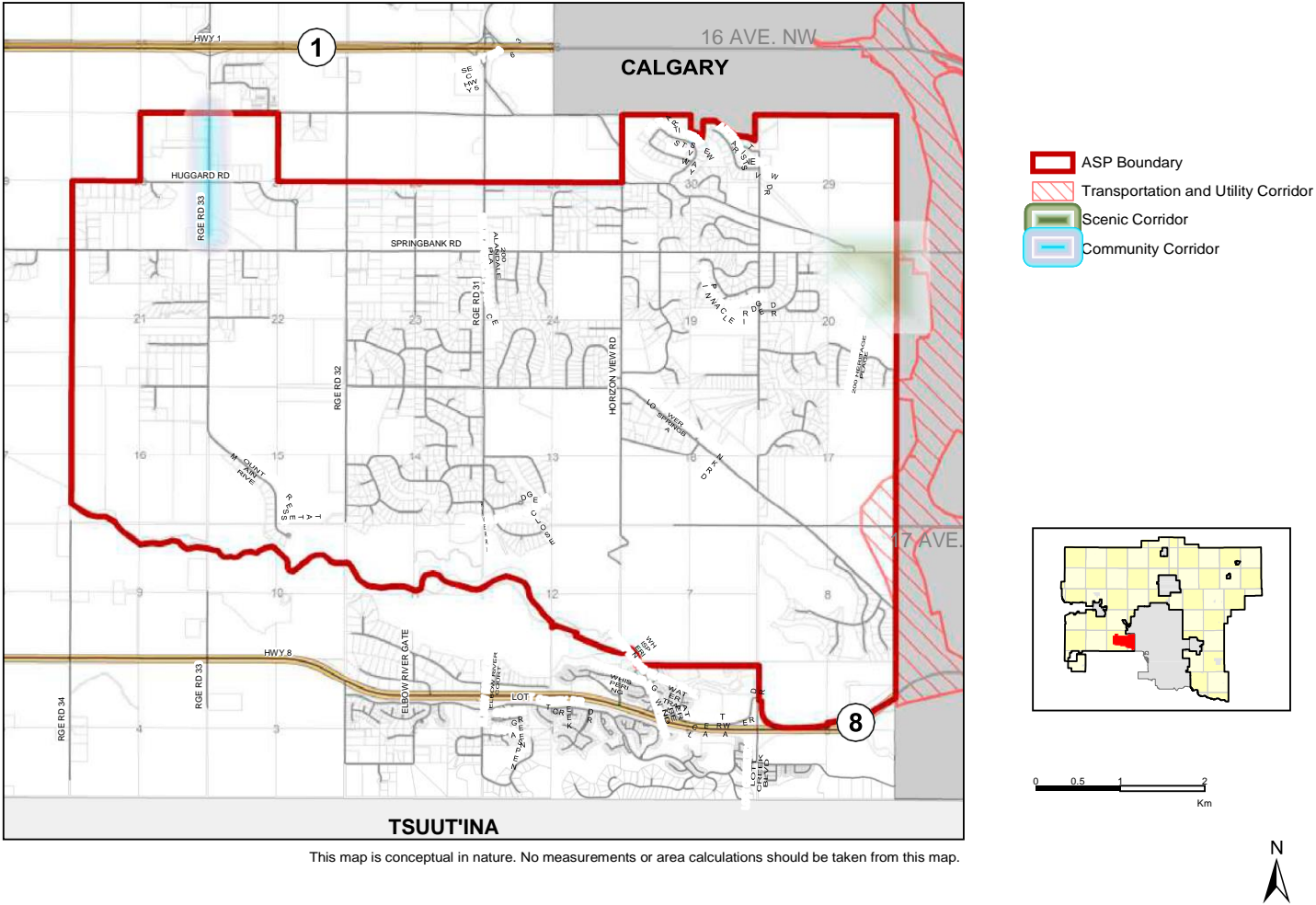
(see Map 10: Scenic and Community Corridors)
shall be subject to the policies of the Rocky View
County/City of Calgary Intermunicipal
Development Plan.

Local Plans

- 18.7 All local plan applications proposing development within a scenic corridor area identified on Map 10: Scenic and Community Corridors shall meet the applicable scenic corridor policies set out within this section and the requirements of Section ~~28~~ 25 and Appendix B.

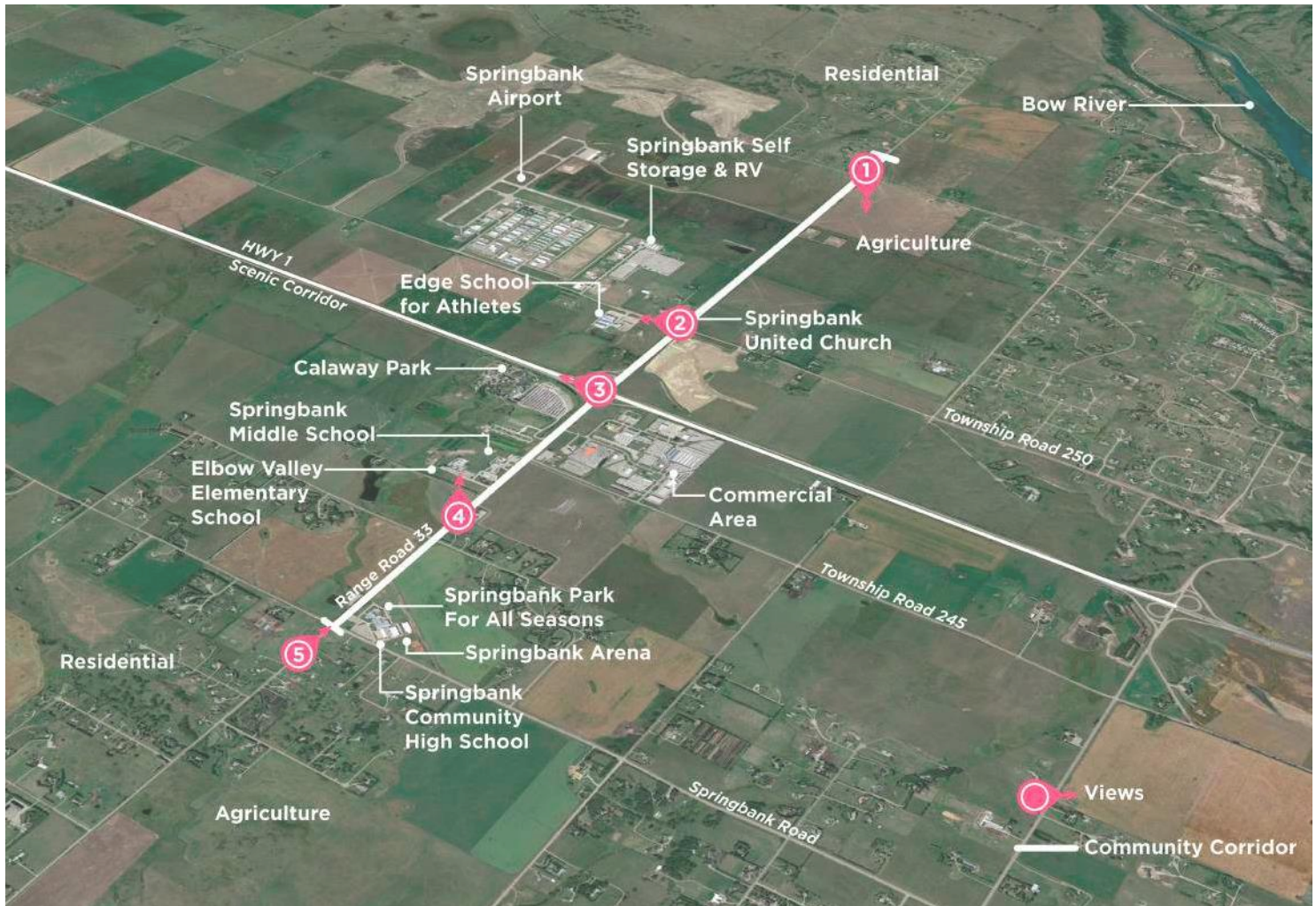
Non-Statutory Action

Create ~~develop~~ design guidelines for the development of Range Road 33, promoting high-quality development that encourages community interaction and accommodates pedestrians through publicly and privately owned gathering spaces.



Map 10: Scenic and Community Corridors

Community Corridor Views



A COMMUNITY EXPERIENCE ON RANGE ROAD 33

- Create Gateways
- Prioritize views
- Respect rural character
- Honour the natural landscape

19 UTILITY SERVICES

Well-designed and effective utility services are the foundation of a well-planned community and competitive business area. Development in the Springbank area has historically relied on stand-alone utilities such as groundwater wells, private water cooperatives, and septic fields.

In light of the development pressures and anticipated population for the Springbank area, the long-term sustainability and health of the area and its residents necessitates a new approach to water and waste water servicing; specifically, a shift in focus from private sewage disposal systems to decentralized or regional disposal systems is envisioned within the Plan area. This will limit the impact of private disposal systems on the carrying capacity of the lands and the compromising of the health of the watersheds or Springbank residents.

Objectives

- Support servicing options that minimize environmental impact.
- Provide a land use pattern that is compatible with the servicing capabilities and objectives for Springbank.
- Ensure potable water and waste water systems are provided to the Plan area in a safe, cost effective, and fiscally sustainable manner, and that development connects to piped utility networks when available.
- Support the provision of shallow private utility systems within new development.
- Identify and protect utility service routes **and regional transmission corridors**.
- Ensure fire suppression and water supply infrastructure is provided to deliver the appropriate level of fire protection within the Plan area.

- Local plans ~~will~~ **shall** address fire suppression requirements and ensure water supply and associated infrastructure is available as required for all development. The fire suppression plan may rely on regional or decentralized infrastructure to support the local plan.

Policies

In support of the Springbank Area Structure Plan, a technical assessment of water and waste water servicing options was completed. The key objective of the assessment was to determine if a cost effective servicing system(s) that provides efficient, economic, and sustainable municipal services to residents is feasible for the Plan area. The “Springbank ASP Servicing Strategy” evaluated multiple servicing solutions and determined **that** there are cost effective and sustainable options. Map 11: Water Servicing and Map 12: Waste Water Servicing depict the most feasible utility system at the time of Plan writing. The final utility system will be determined as part of the local plan preparation.

General

- 19.1** Utility service development should support an orderly, logical, and sequential pattern of development.
- 19.2** The **location of regional and local transmission corridors, and size of** utility rights-of-way and easements, and related line assignments, should be **identified and protected** ~~determined~~ at the local plan stage to the mutual satisfaction of the County, the developer, and the utility companies.
- 19.3** Utility rights-of-way and easements shall be provided to accommodate shallow utilities at the subdivision or Development Permit stage as deemed necessary by the utility provider.

- 19.4 Costs associated with utility service improvements shall be the developer's responsibility.
- 19.5 Connection to ~~decentralized~~ piped utilities for water and waste water is the preferred method of potable water and waste water service delivery, **in accordance with provincial legislation and requirements.**
- 19.6 Limited servicing solutions that rely on water cisterns and sewage holding tanks may be permitted for commercial/industrial sites on an interim basis until such time as piped servicing is available.

Water

- 19.7 To maintain an acceptable quantity and quality of groundwater in the aquifers, any future applications for water wells must be in accordance with the Water Act.
- ~~19.8 Business or institutional land use will require provincial approval for any groundwater use.~~
- 19.8 The use of water saving devices is encouraged in future residential development and should be addressed in local plans in accordance with County policies and standards.
- 19.9 The reuse of storm water for the purposes of residential irrigation is encouraged **in place of over-using** water suitable for domestic purposes and should be addressed in local plans.
- 19.10 All industrial and commercial buildings are required to provide fire suppression systems and shall be in compliance with the County's Fire Suppression bylaw.
- 19.11 All water systems serving developments within the Springbank Plan area shall be designed to provide adequate water pressure to combat fires.

Waste Water

The waste water utility system must ensure that there are no negative impacts to the water supply for The City of Calgary or Rocky View County users.

- 19.12 All waste water utility systems must meet the **legislative and** regulatory requirements of the Government of Alberta.
- 19.13 Residential lots less than 1.98 acres in size shall be serviced through a piped or regional waste water treatment system.
- 19.14 Where a regional waste water treatment system is not available, interim methods of sewage disposal may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment.
- 19.15 Future subdivision in the Infill Residential areas may require both a PSTS and the identification of future sewer rights-of-way in combination with a deferred services agreement.
- 19.16 At the time of local plan preparation, a cost feasibility analysis to evaluate connection to a regional waste water system should be performed. Where a regional waste water system is not available or feasible as determined by the cost feasibility analysis, the feasibility of tie-in to an existing, or creation of a new, decentralized waste water treatment system shall be investigated.
- 19.17 Future ~~pipd decentralized~~ systems shall be designed and operated to meet immediate needs and to anticipate future cumulative requirements of a broader area. The systems shall be designed to be expandable, and this shall be taken into consideration when determining the location of effluent disposal areas and protection of future rights-of-way.
- 19.18 Future ~~pipd decentralized~~ systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point.
- 19.19 The operation of a collection system should ensure that the disposal and treatment of waste water does not create any negative environmental impacts within the sub-basin.

19.20 Methods of waste water effluent discharge must meet a quality that is acceptable to the Province and the County.

19.21 The Municipality reserves the right to provide or assist with the provision of a waste water collection, treatment, and disposal system within the **Central South** Springbank area.

Shallow Utilities

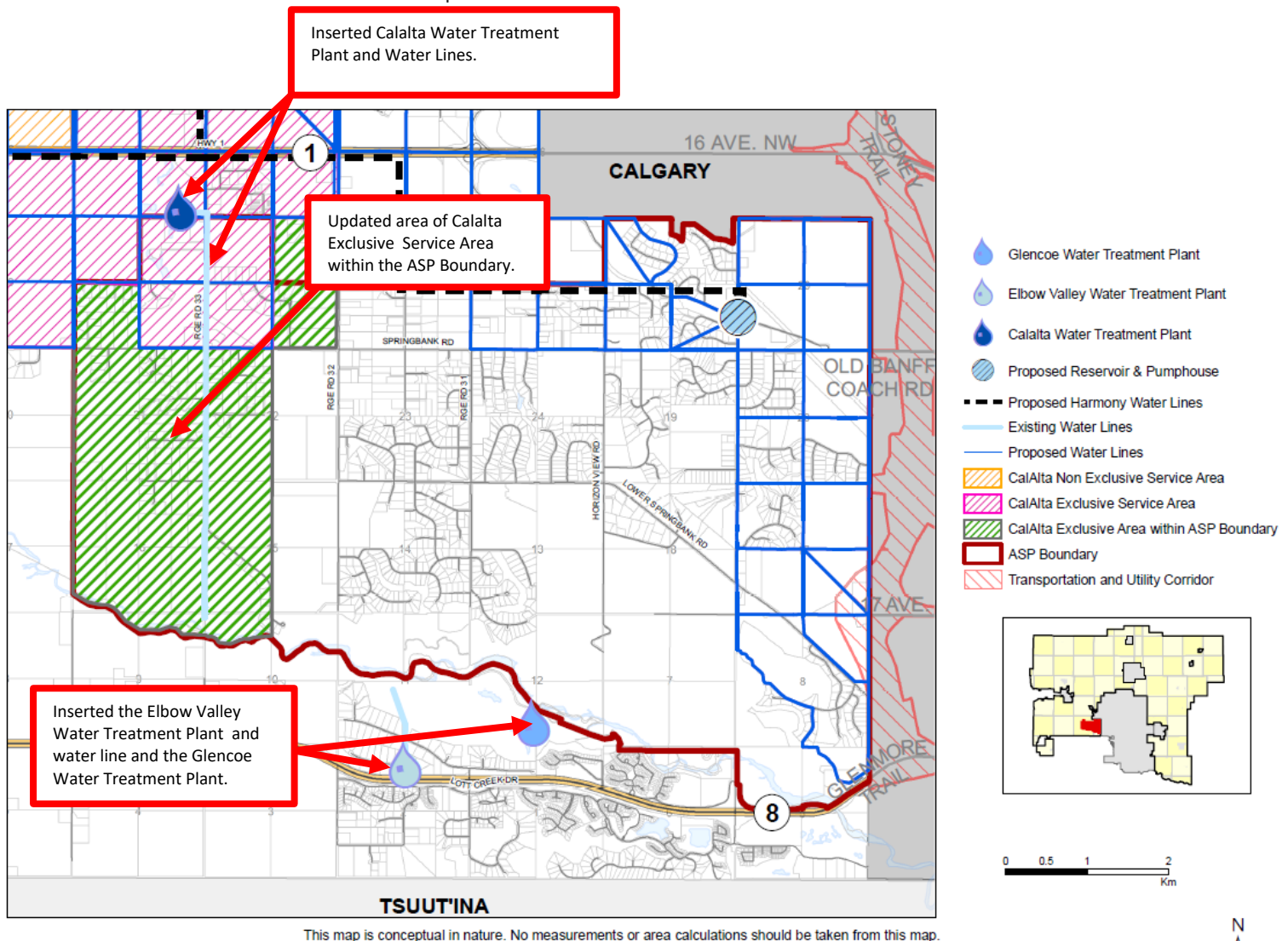
19.22 Shallow utilities should be located in common locations in order to maximize the developability or functionality of lands and to reduce any off-site impacts.

19.23 Wherever possible, utility easements should be utilized in subdivisions and development

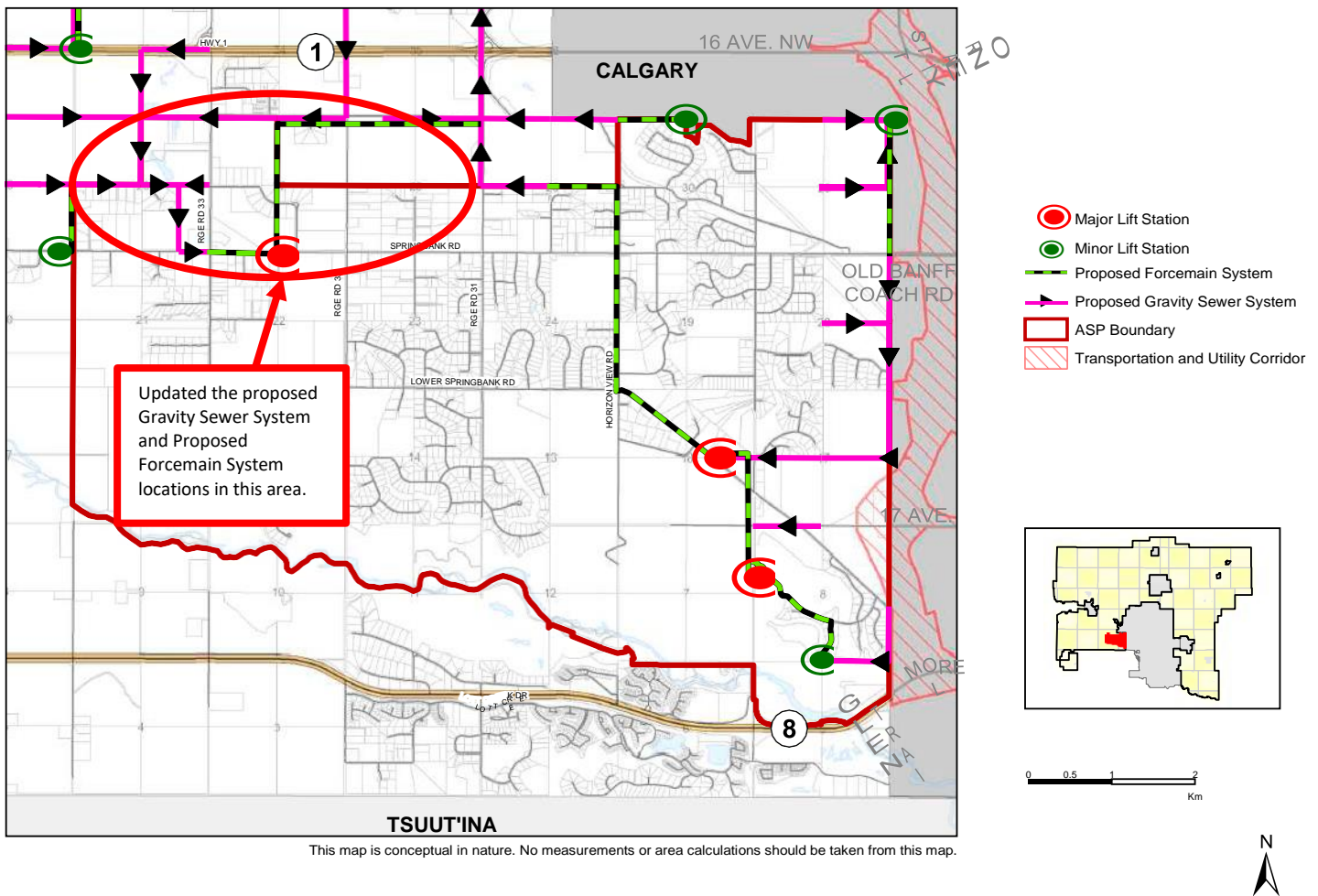
to ensure the location, identification, and maintenance of multiple utilities can be made with ease and without service disruptions.

19.24 Utilities in the road rights-of way should be avoided unless sufficient right-of-way expansion is available for transportation needs.

19.25 All new residential and non-residential development shall be serviced with shallow utilities at the expense of the developer.



Map 11: Water Servicing



Map 12: Waste Water Servicing

20 STORM WATER

The Springbank area is made up of several storm water catchment areas, with four flowing north to the Bow River and five flowing south towards the Elbow River. Both the Elbow and Bow Rivers are important water courses that support many uses, including irrigation for crops and golf courses, stock watering, terrestrial wildlife, native flora and aquatic ecosystems, ~~resource-extraction~~, recreational activities, as well as one of the most significant raw water supplies for the city of Calgary via the Glenmore Reservoir, and Rocky View County and the City of Calgary via

the Bearspaw reservoir. The protection of these two important natural resources is imperative for the sustainable growth and development of not only Springbank, but all downstream municipalities.

The Springbank Master Drainage Plan was prepared to provide guidance for future development within the Plan area.

Map 13: Storm Water Drainage Catchments shows the main drainage catchments in the Plan area.

THE SPRINGBANK MASTER DRAINAGE PLAN

The Master Drainage Plan provides policy and implementation strategies to ensure storm water from future development is properly managed. It establishes the rate and volume control requirements of storm water flow from new development, and provides recommendation for effective LIDs and BMPs in the region. The Master Drainage Plan also provides inventory and assessment of the wetlands in the area. The Plan was based on topographic Lidar data and covers the entire catchment areas to the Bow and Elbow Rivers.

LOW IMPACT DEVELOPMENT (LID):

A comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds.

BEST MANAGEMENT PRACTICES (BMPS):

Minimize the impact of increased runoff volumes and improve water quality. The types of key storm water BMPs that can be employed in future land development areas include the following:

- Minimize generation of runoff;
- Retain runoff on-site through evapotranspiration, infiltration and/or reuse;
- Capture, hold, and use runoff within a development or municipal area for reuse (green space irrigation).

Objectives

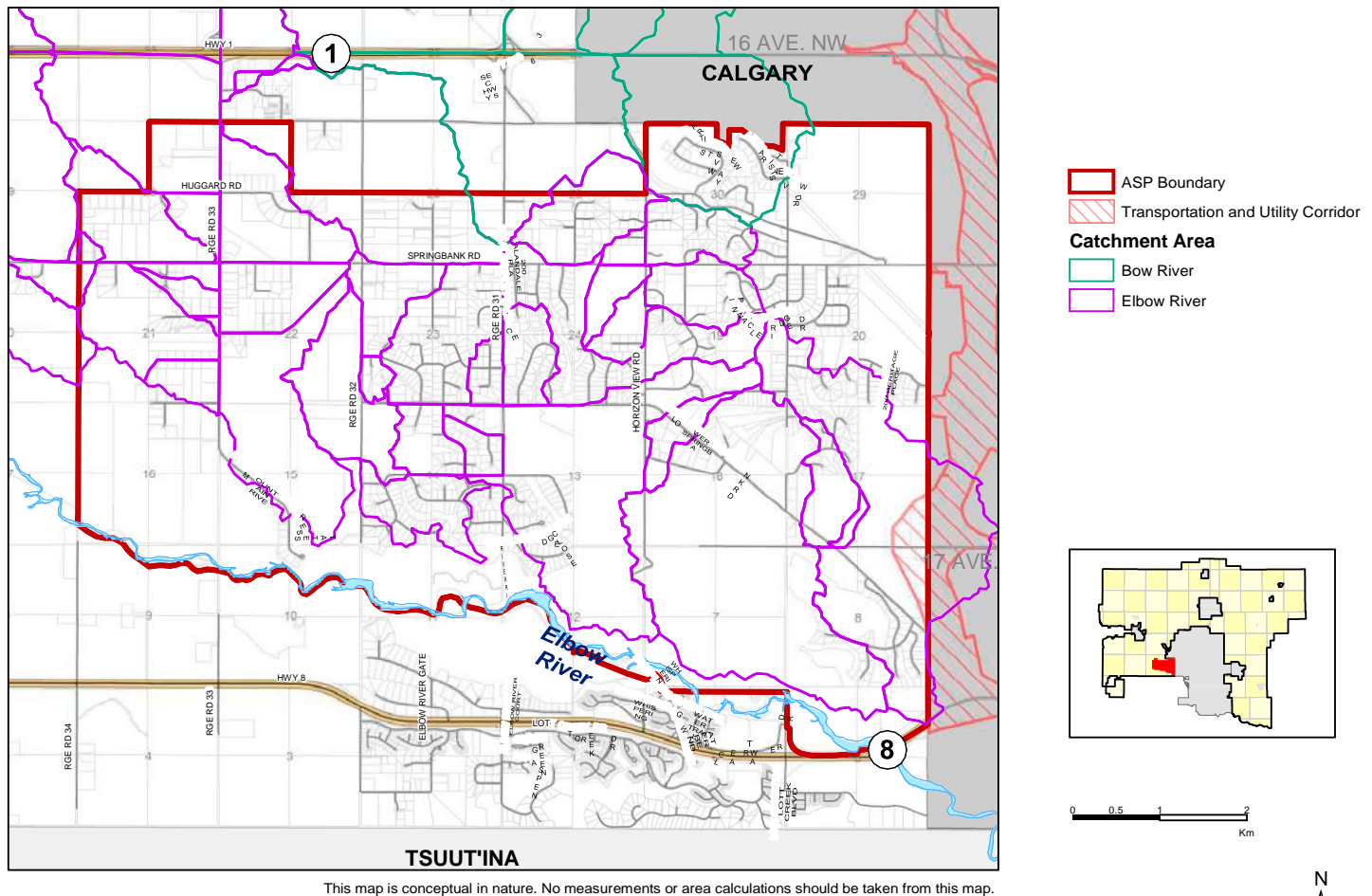
- To ensure development incorporates the policies and best practices contained within the Master Drainage Plan and sub-basin plans for effective storm water management.
- Ensure effective, sustainable, and responsible storm water infrastructure to the Plan area.
- Maximize the use of natural storm water drainage conveyance systems.
- Support innovative conservation methods and best management practices with respect to storm water management, including storm water reuse and recycling opportunities.
- Preserve high value wetlands within the Plan area.

Policies

Master Drainage Plan

20.1 As part of a local plan preparation process, the Applicant shall submit a sub-catchment master drainage plan or a storm water management report that is consistent with the approved Springbank **ASP** Master Drainage Plan, any existing sub-catchment Master Drainage Plans for the area, and the policies of this Plan, **and adheres to federal and provincial legislation and regulation.**

20.2 A sub-catchment master drainage plan or storm water management plan for a local plan area shall comply with any new storm water plans, management policies, and interim servicing policies that may be introduced after the adoption of this Plan.



Map 13: Storm Water Drainage Catchments

- 20.3 The location of the storm water conveyance systems shall be protected as part of the development process, in general accordance with Map 13: Storm Water Drainage Catchments.
- 20.4 All development shall conform to the recommendations outlined in the Springbank Master Drainage Plan regarding release rates, volume control targets, and assessment of downstream drainage constraints.
- 20.5 Storm water management systems, including re-use or irrigation, should be designed at a scale that services the local plan area. The County discourages the use of storm water ponds or volume control measures designed for individual lots.
- 20.6 Storm water shall be conveyed in a manner that protects downstream properties and preserves the water quality of receiving water courses.
- 20.7 Storm water conveyance systems shall be designed to accommodate upstream storm water flows, to the satisfaction of the County.

Storm Water Ponds, Constructed Wetlands, and Wetlands

- 20.8 Proposed storm water ponds should be enhanced with bio-engineering techniques,

wherever possible, to promote volume control and water quality within the Plan area.

- 20.9 Natural wetlands and/or natural drainage courses that are retained should receive treated storm water through direct or indirect flow in order to maintain the integrity of the wetland and the drainage course.
- 20.10 As part of the preparation of a local plan and any supporting sub-catchment or master drainage plans, best management practices and alternative solutions for the improvement of storm water quality and reduction of quantity shall be required. Solutions may include:
- a) design of storm water facilities that incorporate source controls in order to reduce the amount of water moving downstream and the need for end of pipe treatment facilities;
 - b) use of LID methods, such as bio-swales, rain gardens, constructed wetlands, green roofs and permeable pavements;
 - c) reduction of impervious surfaces;
 - d) the re-use of storm water; and
 - e) consideration of storm water ponds at the sub-regional level to support the reuse of storm water.

STORM WATER POND:

An artificial pond that is designed to collect and treat storm water to an acceptable provincial standard. The storm water pond disposes of storm water through controlled release, absorption into the ground and / or evaporation.

CONSTRUCTED WETLAND:

An artificial wetland created as a new or restored habitat for native vegetation and wildlife; it provides the same function as a storm water pond.

WETLAND:

Land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

- 20.11 Storm water ponds servicing more than one lot should be located on Public Utility Lots.

Reduce, Recycle, and Reuse

- 20.12 The County shall support lot-level best management practices that reduce impervious surfaces, clean or filter runoff, and allow for reuse of storm water for non-potable purposes.
- 20.13 The County ~~will~~ shall support proposals for storm water re-use through purple pipe system in accordance with provincial requirements.

Standards and Design

- 20.14 The storm water management system should be designed to:
- a) operate on a gravity basis; and
 - b) accommodate storm water flows from the adjacent road network.

LOW IMPACT DEVELOPMENT (LID):

An approach to land development that works with nature to manage storm water runoff where it falls. LID preserves and recreates natural landscape features and minimizes hard surfaces to create functional and appealing site drainage. LID treats storm water as a resource, rather than a waste product. LID includes a variety of landscaping and design practices that slow water down, spread it out, and allow it to soak in. These practices ultimately improve the quality and decrease the volume of storm water entering our waterways.

21 SOLID WASTE AND RECYCLING

This section addresses the management of solid waste through all stages of development, from construction and demolition to full build-out. The policies emphasize the reduction and diversion of waste through the recycling and reuse of materials. Each development stage has different solid waste requirements; the policies below provide guidance to developers and residents on managing solid waste effectively.

Objectives

- Ensure conceptual schemes and master site development plans address solid waste management during all stages of development in accordance with the County’s Solid Waste Master Plan.
- Offer innovative solid waste management practices that encourage, promote, and maximize landfill diversion and minimize waste material hauling.
- Provide for the necessary infrastructure to support solid waste and recycling management in public spaces.
- Promote best practices for managing solid waste materials generated during construction activities.

Policies

General

21.1 The developer shall be responsible for the management and disposal of solid waste generated through all stages of construction and development.

~~21.2 Waste minimization and waste diversion practices are to be encouraged in the Plan area.~~

Residential Areas

21.2 Solid waste management ~~will~~ shall be the responsibility of property owners and/or lot owner associations within Springbank until such time as a County-sponsored waste management program is available in the area.

22 EMERGENCY SERVICES

Emergency services within the Plan area are focused on fire and protective service needs. The area is currently served by a fire station located near the Springbank Airport.

Objectives

- Ensure an appropriate and efficient level of fire and protective services is made available for current and future residents in order to provide for a safe and liveable community.
- Ensure development is designed and constructed to optimize the delivery of fire and protective services.

Policies

General

~~22.1 In association with Rocky View County Fire Services, the RCMP, and other emergency service providers, an adequate level of service shall be provided to meet current needs, as well as future needs, based on projected population growth and demographic change in the Springbank Plan area.~~

- 22.1 Fire services in the Plan area shall be provided from existing County emergency service facilities, and where appropriate, by contract from adjacent municipalities.
- 22.2 Rocky View County and The City of Calgary shall explore partnerships for the delivery of emergency services, where appropriate.
- 22.3 All commercial buildings should provide fire suppression systems, which shall be in compliance with the approved standards set by the current edition of the Alberta Building Code, Alberta Fire Code, and/or other relevant Federal or Provincial legislation.

~~22.4 Policing in the Plan area shall be provided by the Royal Canadian Mounted Police (RCMP) as per the Provincial Police Service Agreement, until such time as another policing solution is required or sought out.~~

- 22.4 In preparing local plans, development proponents shall work with the County to identify any potential land requirements for fire and protective services.
- 22.5 Local plans shall address fire and protection response measures as well as on-site firefighting requirements through consideration of such factors as efficient road design, safe and efficient access for emergency service vehicles, and fire control measures.
- 22.6 Crime prevention through environmental design features should be considered and incorporated into the design and construction of all new development wherever possible.
- 22.7 New subdivisions and/or developments shall accommodate at least two points of access/egress where required by County Standards and the Alberta Building Code and Alberta Fire Code.

Non-Statutory Actions

The County shall explore potential for joint municipal communications between developers and Councils to set expectations and increase understanding on service delivery.

In accordance with the requirements of the Regional Servicing Plan (once adopted), the County ~~shall~~ **will** collaborate with The City of Calgary to explore joint modeling and any shared service delivery opportunities.

23 FLOOD RISK MANAGEMENT

The Plan area has the benefit of bordering the Elbow River, but this also brings significant flood risk to those lands adjacent to the rivers. The policies in this section seek to maintain the function of flood areas and maximize their ecological and recreational services.

Objectives

- Prevent development from occurring within flood prone areas to safeguard property and limit safety risks.
- Direct more vulnerable development away from areas at a higher risk of flooding.
- Support the preservation of floodway and flood fringe areas in their continued role of providing ecological and recreational services, together with wider flood and erosion control benefits.

Policies

General

- 23.1 No development in the Plan area shall take place within the floodway or flood fringe of the Elbow River, with the following exceptions:
- a) essential roads and bridges that have to cross the flood risk area;
 - b) flood or erosion protection measures or devices;
 - c) pathways that are constructed level with the existing natural grades;
 - d) recreation facilities, provided there are no buildings, structures, or other obstructions to flow within the floodway; and

- e) essential utility infrastructure that has to be located in the flood risk area for operational reasons.

- 23.2 Any exempt development allowed within the floodway or flood fringe shall be designed to limit impermeable surfaces, so as to not impede the groundwater storage capacity of these areas.

- 23.3 Local plans with lands partly affected by the floodway or flood fringe areas should include a flood hazard risk study, including hazard mapping where appropriate and prepared by a qualified professional. The study shall:

- a) identify areas at a flood risk of 1:100 or greater, and those having a lesser flood risk between 1:100 and 1:1000.
- b) demonstrate that there is sufficient developable area for the proposal after excluding flood way and flood fringe areas
- c) provide recommendations on locating more vulnerable developments (for example, elderly care facilities, educational facilities, and healthcare services) towards lower flood risk areas (greater than 1:1000, where possible) and on implementing other measures that would limit flood risk.

24 RENEWABLE RESOURCES

As Rocky View County expands, so do its energy requirements. Ensuring a secure and sustainable supply of energy will be important to the area’s future prosperity. Across Canada, an increasing number of communities are engaged in the process of sustainable energy planning.

The Springbank area has a natural advantage for the development of renewable energy initiatives such as wind and solar, and this section aims to encourage the growth and use of these resources, where compatible with Springbank’s rural character.

Objectives

- Support opportunities for renewable energy generations that reduce dependence on fossil fuel.
- Promote innovative technologies and processes to achieve environmental goals.
- Encourage the use of solar photovoltaic systems (PV) on rooftops and in agricultural settings.

Policies

General

- 24.1
- Local plans should identify renewable and low-carbon energy opportunities available at the district or neighbourhood scale.
- 24.2
- Developments are encouraged to assessthe feasibility of solar energy equipment on new buildings through consideration of environmental and economic benefit.
- 24.3
- Renewable energy generation projects should be supported in accordance with the intent of this plan, ~~applicable policies, bylaws, and standards, and applicable provincial regulations~~ County policies, bylaws and standards, and provincial regulations.

IMPLEMENTATION

25 IMPLEMENTATION

The **South** Springbank ASP outlines the vision for physical development of the Springbank area and provides guidance with respect to infrastructure requirements, land use, subdivision, and development. The purpose of this section is to describe the implementation process, provide detail on the sequence of development, ensure adherence to the **South** Springbank Area Structure Plan policies and strategies, and identify follow-up actions required for Plan's success.

Objectives

- Implement the Land Use Strategy and policies of the Springbank Area Structure Plan.
- Provide criteria for the logical phasing of development, and ensure that the related cost of infrastructure development is identified and provided for.
- Implement key actions to facilitate development, and provide guidance on local plan requirements.
- Ensure local plans adhere to the vision, goals, objectives, and policies of the Plan.
- Provide for the review and amendment of the Plan as required.

Policies

Local Plan, Redesignation, and Subdivision Application Requirements

- 25.1 Applications for redesignation and subdivision shall require the concurrent or prior adoption of a local plan, unless otherwise directed by the policies of this Plan.
- 25.2 Local plans are to be prepared as per the policies of this Plan and, ~~in order~~ to be deemed complete, should include the applicable information set out within Appendix B of this Plan.

25.3 Subdivision applications shall address and adhere to the requirements of the local plan and the policies of this Plan.

25.4 Conceptual schemes should extend across the entire area of the proposed development, and where appropriate, all other adjacent lands with development potential. At a minimum, adjacent lands should be considered to be those directly adjoining parcels and those within the wider quarter section that have the potential to further subdivide. Council shall have the discretion to consider alternative local plan boundaries, with consideration to ensuring:

- a) the alternate local plan area is comprehensive in nature;
- b) the implications of development proceeding within an alternate local plan boundary have been examined; and
- c) it has been demonstrated that any on-site or off-site planning issues have been resolved pursuant to the provisions of this Plan.

25.5 Where a local plan is not required, or is silent on a subject, the relevant policies of the Springbank ASP ~~and Municipal Development Plan County-Plan~~ shall apply to redesignation and subdivision applications.

25.6 Applications for redesignation, subdivision, development, and local plans shall comply with the policies and requirements of the following master plans and servicing standards, as amended or replaced, unless otherwise directed by the policies of this Plan:

- a) Springbank Master Drainage Plan;

- b) Active Transportation Plan: South County;
- c) ~~Applicable Rocky View Recreation and Parks master plan;~~
- d) Rocky View County Solid Waste Master Plan; and
- e) Rocky View County Servicing Standards.

25.7 All conceptual schemes and master site development plans adopted by Council shall be appended, by bylaw, to this Area Structure Plan, with Table 09 (Appendix F) and Map 03 of this Plan updated accordingly.

Phasing

The Plan recognizes that development within the Springbank Plan area should progress in a logical and efficient manner, recognizing future land requirements, and logical extensions of servicing. Section 633(2)(a)(i) of the Municipal Government Act states that an Area Structure Plan must describe the sequence of development proposed for the area.

- 25.8 The principal consideration in the phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.
- 25.9 Infill development within the existing country residential areas of the Plan area shall be developed on the basis of connection to on-site private waste water treatment systems, and availability of communal water co-op connections or private water wells.
- 25.10 Criteria established in Sections ~~11 and 14~~ 9 of this Plan shall guide the sequencing of ~~development~~ for Special Planning Areas 1-4.

Plan Review and Amendment

The future development outlined in the ~~South~~ Springbank Area Structure Plan will principally be driven by market demand and availability of servicing. While the Area Structure Plan is sufficiently flexible to account for change, periodic review, and occasional amendment of the Area Structure Plan may be required. Under normal circumstances, the County will undertake an Area Structure Plan assessment every 10 years to determine if a full review is required, as per the ~~Municipal Development Plan County Plan~~. However, if the rate and extent of development were to change dramatically, the County may initiate a review earlier than 10 years.

- 25.11 The Springbank Area Structure Plan shall be subject to an assessment and possible full review every 10 years in accordance with the ~~Municipal Development Plan County Plan~~, County Policy, and the Municipal Government Act.

Non-Statutory Actions

~~Non-statutory~~ actions are activities that need to be carried out by the County to achieve the goals, objectives, and policies of the Plan. ~~All actions identified in this Plan are non-statutory in nature.~~ The following ~~are~~ ~~is a summary of~~ the recommended County actions to assist in the implementation of the ~~South~~ Springbank Area Structure Plan.

Table 04: Non-Statutory Implementation Actions

ACTION	SECTION
1 Develop architectural and community design guidelines that promote consideration of rural character, views, and landscape in new development.	9
1 The uses allowed and general regulations applied to Cluster Live-Work development areas shall be specified through amendments to the County's Land Use Bylaw, initiated either by the County or a submitted redesignation application. Develop a Cluster Residential open space district within the County's Land Use Bylaw that provides for contemporary agriculture.	7
2 Implementation of Villa Condo Developments, Cluster Residential, and Cluster Live Work requires amendments to the to the County's Land Use Bylaw, initiated by the County or a submitted redesignation application.	7
3 A Cultural Heritage Landscape Assessment shall be undertaken of the Plan Area to identify locally significant cultural heritage resources and landscape features. The assessment shall be developed in consultation with the Springbank community and should utilize previous inventory work completed by the Springbank Historical Society.	13
4 Develop access management and road design requirements for 101st Street in collaboration with The City of Calgary	17
5 Develop design guidelines for the development of Range Road 33, promoting high-quality development that encourages community interaction and accommodates pedestrians through publicly and privately owned gathering spaces.	21-18
6 The County shall explore potential for joint municipal communications between developers and Councils to set expectations and increase understanding on service delivery.	25-22
7 In accordance with the requirements of the Regional Servicing Plan (once adopted), the County shall collaborate with The City of Calgary to explore joint modeling and any shared service delivery opportunities.	25-22
8 Monitor and report on the Plan implementation as part of the yearly Municipal Development Plan (County Plan) reporting.	28-25

26 INTERMUNICIPAL COORDINATION AND COOPERATION

The eastern boundary of the Springbank Area Structure Plan borders the city of Calgary. The ASP acknowledges the land use intent of the City and recognizes the need to plan for compatible land use transitions at the interface area. Undeveloped lands within close proximity of the municipal boundary have largely been designated as Special Planning Areas. Prior to proceeding with development on these lands, further collaboration with The City will be required to define appropriate development forms and densities that provide for mutual benefits and minimize cross boundary impacts.

The Plan contains a number of provisions relating to matters including storm water, utility service, transportation, and open-space that provide for compatible development and promote a coordinated and cooperative approach to planning.

In addition to the policies of this Plan, collaboration and the coordination of land use matters within Springbank shall be guided by the Rocky View County / City of Calgary Intermunicipal Development Plan. Throughout implementation of the ~~South~~ Springbank ASP, the County will maintain open communication with The City, circulating relevant local plans and development applications, sharing technical information, and identifying cross boundary issues and opportunities.

Objectives

- Encourage meaningful intermunicipal engagement and collaboration to achieve mutual goals ~~and ensure adherence to the~~

~~Interim Growth Plan and Regional Growth Plan (once adopted).~~

Policies

- 26.1 Any applications within the Plan area adjacent to the city of Calgary, together with all relevant supporting technical documents, shall be circulated to The City; collaboration on such applications shall begin at an early stage to allow sufficient time to identify and address potential impacts on the city.
- 26.2 Development proposals adjacent to the city of Calgary shall ensure that transition and interface tools are used in alignment with Sections ~~18 21~~ (Scenic and Community Corridors), ~~11 14~~ (Transitions); effective cross-boundary transition and interface shall be achieved through continued collaboration with The City.

Local Plans, Redesignation, and Subdivision

- 26.3 Rocky View County shall ensure that local plans and applications for redesignation and subdivision of lands in areas adjacent to Calgary address:
- a) ~~servicing requirements~~, regional drainage and storm water quality;
 - b) ~~access agreements to community services including transit~~;
 - c) alignment and connectivity of pathways and roadways with Calgary and regional mobility corridors, together with potential infrastructure improvements;
 - d) land use compatibility with adjacent municipal land uses;
 - e) gateway design elements; and
 - f) other appropriate policies of this Plan.



APPENDICES

APPENDIX A: DEFINITIONS

Active transportation means any form of transportation that is human powered. Typically, walking and cycling are the most common types of active transportation enjoyed in Rocky View County. These activities are performed within an active transportation network inclusive of facilities such as bicycle facilities located within a road right-of-way, sidewalks, pathways and trails.

~~**Aggregate development** relates to the extraction and/or processing of sand, gravel, clay, or marl that is excavated from the surface of a site, either in a processed or unprocessed form, but does not include such material that is expected to be unsuitable for sale.~~

Best management practices (BMPs) minimize the impact of increased runoff volumes and improve water quality. The types of key storm water BMPs that can be employed in future land development areas include the following:

- Minimize generation of runoff;
- Retain runoff on-site through evapotranspiration, infiltration and/or reuse;
- Capture, hold and use runoff within a development or municipal area for reuse (green space irrigation).

Compact (Cluster) residential development provides the benefit of preserving a larger area of open space for public and community use. It combines land that would otherwise have been within the private realm of landowners into a space that can serve a wider purpose including recreation, active transportation routes, habitat preservation, and small-scale agriculture uses. Due to the reduced residential development footprint, infrastructure can usually be provided more efficiently, and rural character can be preserved.

Community services reserves are defined in the Municipal Government Act as lands declared surplus by the school boards. Community services reserve land may be used for:

- a public library;
- a police station, a fire station, or an ambulance services facility;

- a non-profit day care facility, senior citizens' facility, or special needs facility;
- a municipal facility providing service directly to the public; and
- affordable housing.

~~**Conceptual schemes** are plans that are subordinate to an area structure plan. They may be adopted either by bylaw or by a resolution of Council. A conceptual scheme is prepared for a smaller area within an area structure plan boundary and must conform to the policies of the area structure plan. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public.~~

~~If a conceptual scheme area is of sufficient size that further detail is required for specific areas and phases, the conceptual scheme may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as 'development cells'.~~

Constructed wetland is an artificial wetland created as a new or restored habitat for native vegetation and wildlife; it provides the same function as a storm water pond.

Contemporary agricultural means a variety of agricultural uses such as community gardens, equestrian uses, farm-to-table, markets, working farms and other such activities that are specifically designed to integrate into a residential community.

Environmental reserves are defined in the Municipal Government Act as lands dedicated to preventing development in unsuitable areas (e.g. floodways or escarpments), reduce water pollution, and provide access to lakes and rivers. Environmental reserves are dedicated as public land.

Greenway is a linear open space established along a corridor, such as a river, stream, ridgeline, rail-trail, canal, or other route suitable for conservation and recreation purposes.

Low Impact Development (LID) is an approach to land development that works with nature to manage storm water runoff

where it falls. LID preserves and recreates natural landscape features and minimizes hard surfaces to create functional and appealing site drainage. LID treats storm water as a resource, rather than a waste product. LID includes a variety of landscaping and design practices that slow water down, spread it out, and allow it to soak in. These practices ultimately improve the quality and decrease the volume of storm water entering our waterways.

~~Master site development plans (MSDP) accompany a land use redesignation application and provide design guidance for the development of a large area of land with little or no anticipated subdivision. An MSDP addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on site design with the intent to provide Council and the public with a clear idea of the final appearance of the development.~~

~~Section 28 of this Plan requires that conceptual schemes and MSDPs are appended, by bylaw, to the ASP. This means that the municipality and landowners have a statutory obligation to adhere to the policies and requirements set out within conceptual schemes and MSDPs.~~

Neighbourhood-commercial means small-scale commercial development that is intended to serve the day-to-day needs of local residents.

Open space means all land and water areas, either publicly owned or offering public access that are not covered by structures. Open space may include current and future parks, environmentally significant areas, and other natural areas, pathways and trails, greenways, parks, land for schools and recreation facilities, utility corridors, golf courses, and cemeteries.

Outdoor Storage means the storing, stockpiling, or accumulating of products, goods, equipment, vehicles, or material in an area that is open or exposed to the natural elements;

Outside Display Areas means outdoor areas used for the display of examples of equipment, vehicles, products, or items related to the business use located on the site containing the display area.

~~Petroleum facilities are plants, pipelines, and batteries used to process and transport oil and gas. Petroleum wells are producing, suspended, or abandoned oil and gas wells.~~

Public frontage means the strip or extent of land that abuts a public road.

Regional Utilities means a communal system that collects sewage from large developed or developing areas and conveys the sewage to a regional treatment facility.

Reserves are lands dedicated to the County by the developer through the subdivision process, as defined in the Municipal Government Act. They include:

- environmental reserve;
- municipal reserve;
- community services reserve;
- school and municipal reserve; and
- school reserve.

Instead of a land dedication, the County may accept the equivalent value of the land as money. The use and provision of cash-in-lieu funds is directed by the MGA.

Residential Infill Development Plans are non- statutory plans that accompany a land use redesignation application and are used to comprehensively address a limited set of specific planning issues. They address the practical difficulty of multiple parcel ownership, and the burden of plan preparation falling on a single owner of a limited amount of land. Residential infill development plans require consultation with owners within the Plan area and will be retained by the County to guide future subdivision approval.

Storm water pond is an artificial pond that is designed to collect and treat storm water to an acceptable provincial standard. The storm water pond disposes of storm water through controlled release, absorption into the ground and/or evaporation.

Villa Condo developments can suit a range of groups, including retirees and those with mobility impairments. The key characteristic of Villa Condo developments is that they provide an accessible and low-maintenance housing option. Units are single storey and are surrounded by common land that is maintained by a homeowners' association or other private entity. They usually have a resident gathering space such as a community centre or place of worship.

Wetland is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

APPENDIX B: LOCAL PLAN REQUIREMENTS

Local Plan Requirements

Local plans should address the following items:

Table 05: Local Plan Requirements

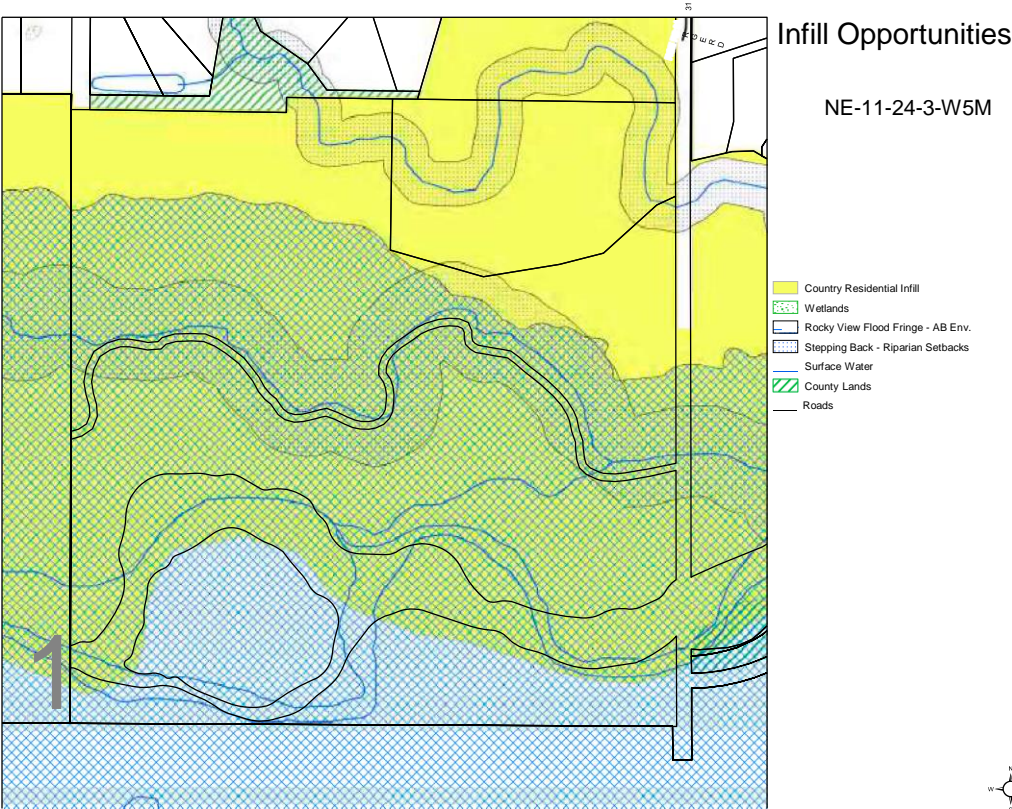
ITEM		APPLICABLE DEVELOPMENT
1	A description and evaluation of the local plan area including: a. topography, soils, vegetation, geotechnical considerations; b. environmental sensitivity and significance; c. agricultural capability, natural resources; d. existing land use, ownership, development, and adjacent land uses; e. archaeological and historical considerations; and f. existing utilities and transportation routes.	All.
2	A land use concept including: a. a vision for the proposal; b. lot design and configuration; c. lot sizes; and d. phasing of the development.	All.
3	A rationale for determining the boundary of the proposed local plan area.	All.
4	Proposed residential densities, including calculations of gross and net densities and minimum, average and maximum lot sizes. Lot yields should be maximized to create efficient development patterns.	Residential and Cluster Live-Work.
5	An assessment of how the application facilitates active transportation connections and details of any active transportation connections proposed within the local plan area.	All development facilitating subdivision.
6	An assessment of how the local plan aligns with policies of the South Springbank ASP.	All.
7	Water and waste water servicing strategies, supported by applicable technical information required by the County. Such strategies should also include identification of any required rights-of-way to connect to regional or decentralized networks.	All.
8	Proposals for municipal reserve dedication, where reserves are outstanding.	All developments facilitating subdivision.
9	A summary of all community engagement and feedback received prior to submission of the local plan application, together with a description of how feedback has been incorporated into the local plan.	All.

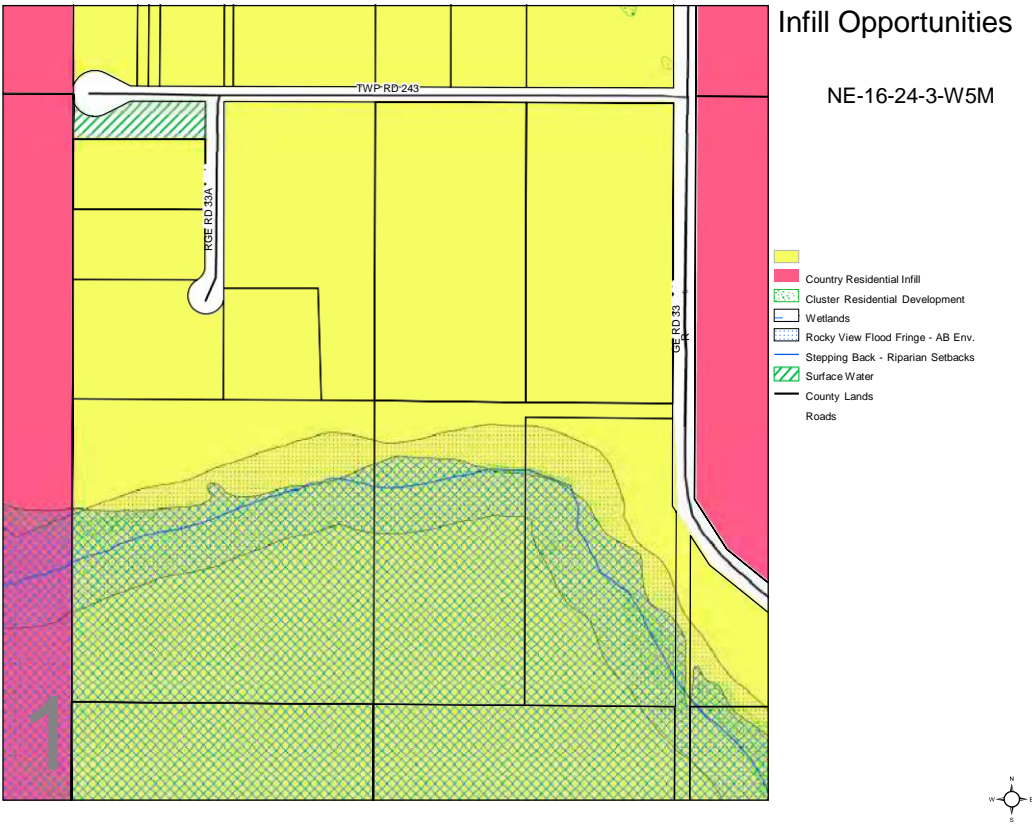
ITEM	APPLICABLE DEVELOPMENT
10 Mitigation to minimize impacts on surrounding land uses through appropriate spatial transition and interface measures..	All.
11 An open space plan including: <ul style="list-style-type: none"> a. a rationale for designation of the chosen open space areas; b. details of the natural and physical attributes of the open space identifying developable and non-developable lands; c. a calculation of the open space area; d. proposals for how the open space will be implemented, managed and maintained for public use; e. proposals for ensuring connectivity with adjacent open space and active transportation connections, either existing or designated by this ASP; and f. a description of any recreational, community or other uses that are proposed to connect, or be sited within the open space. 	Cluster Residential and Cluster Live-Work.
12 A landscaping plan that includes the following: <ul style="list-style-type: none"> a. site plans showing existing and a conceptual landscape design; b. an assessment of the existing landscape character; c. measures to screen any visually intrusive aspects of the development; d. proposals to retain important landscape features and boundary treatments; and e. maintenance proposals for existing and proposed landscaping. 	Cluster Residential, Country Residential Infill, Cluster Live- Work, Villa Condo, and Institutional and Community Services.
13 Proposals for design criteria that reflect Springbank's unique character and rural setting and that covers: <ul style="list-style-type: none"> a. building placement and setbacks; b. building mass, height, and architectural appearance; c. location and screening of parking stalls and outside storage; d. use of appropriate landscaping and screening measures to soften the appearance of a site; e. the design of lighting installations to minimize sky glow, light trespass and impacts on wildlife; f. ensuring sensitivity to the development form and appearance of adjacent land uses; g. promoting a consistent development form and theme within the local plan area; h. maintenance of sight lines and open space, particularly for development adjacent to Highway 1; i. measures to ensure the unobstructed movement of wildlife across the local plan area; j. building design that promotes energy conservation and efficient use of land; and k. consideration of identified gateway areas and policies of the ASP. 	All.
14 A storm water strategy supported by applicable technical information required by the County and in line with the Springbank Master Drainage Plan.	All.
15 A road plan and design strategy that: <ul style="list-style-type: none"> a. promotes efficient and safe access and internal road circulation. b. highlights how the development promotes connectivity with adjoining lands. 	

- c. is supported by applicable technical information required by the County including, where necessary, a Traffic Impact Assessment.

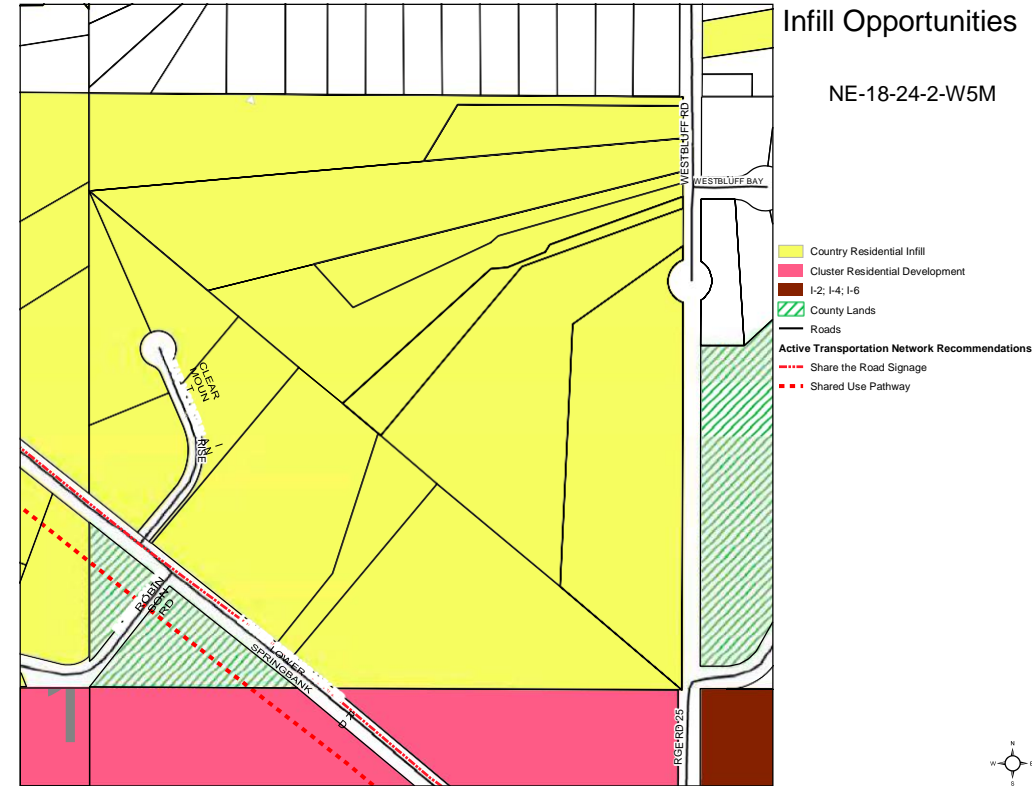
16	An environmental strategy noting all environmentally sensitive areas within and adjacent to the local plan area and measures for avoiding or mitigating impact on these areas. The strategy shall be supported by applicable technical information required by the County.	All
17	A description of how the proposal will address potential impacts upon agricultural operations, together with any impacts of agricultural operations on the development itself.	All developments adjacent to lands that are in agricultural use.
18	A solid waste management plan that: <ol style="list-style-type: none"> addresses the responsibility for, and level of service of, solid waste management through all stages of development, including occupancy; provides for innovative solid waste management practices that encourage, promote, and maximize landfill diversion and minimize waste material hauling; includes the infrastructure required to support solid waste and recycling management in public spaces; identifies the appropriate waste transfer stations / sites and recycling depots that serve the local plan area; conforms to the policies of the County's Solid Waste Master Plan; and sets a solid waste diversion target for the construction stage and for the occupancy stage. 	All.
19	Proposals for incorporating Springbank's heritage assets within the development, including the use of street and place naming reflecting local historic themes or physical features.	All.
20	A summary should be provided of the: <ol style="list-style-type: none"> development purpose and benefit to the public; proposed days and hours of operation anticipated numbers employed; anticipated users of the development; parking requirements and measures to reduce transportation impacts upon the surrounding road network and adjacent land uses. 	Institutional and Community Services and Cluster Live-Work development.
21	Technical assessment of the existing utilities and services (e.g. road network, water supply, sewage, and storm water management) to demonstrate that the area is capable of supporting increased residential development.	Country Residential Infill.
22	All applicable technical assessments and reports required to support the development proposal as specified by municipal policies, plans and standards.	All.

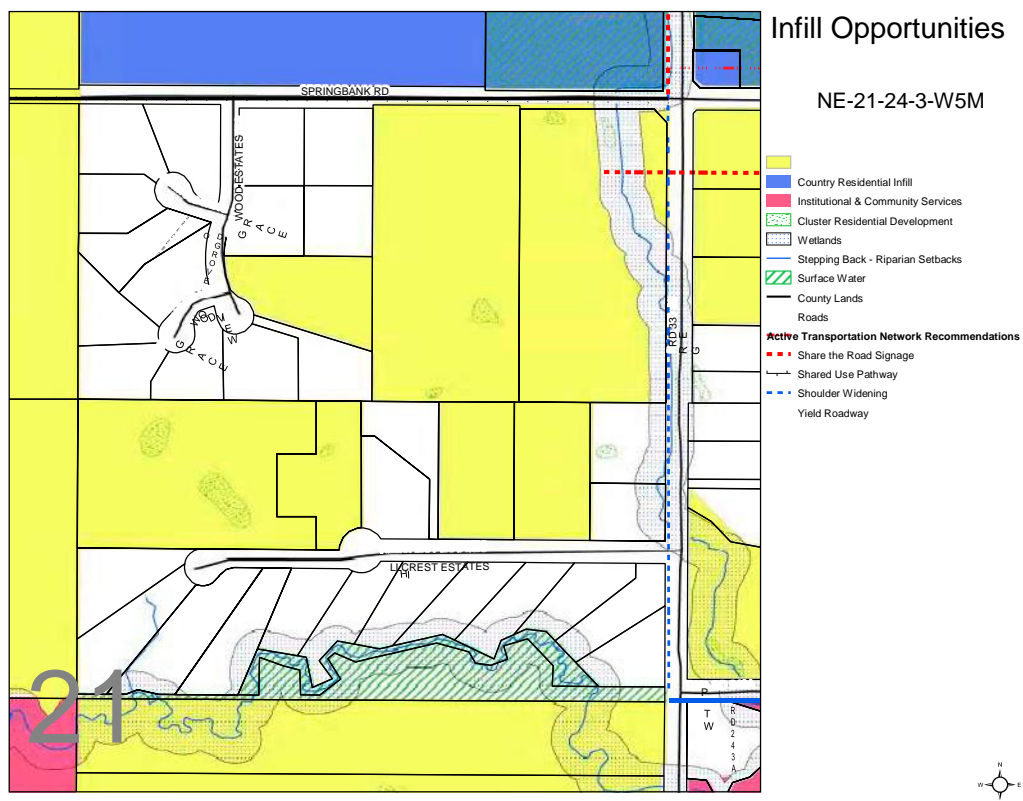
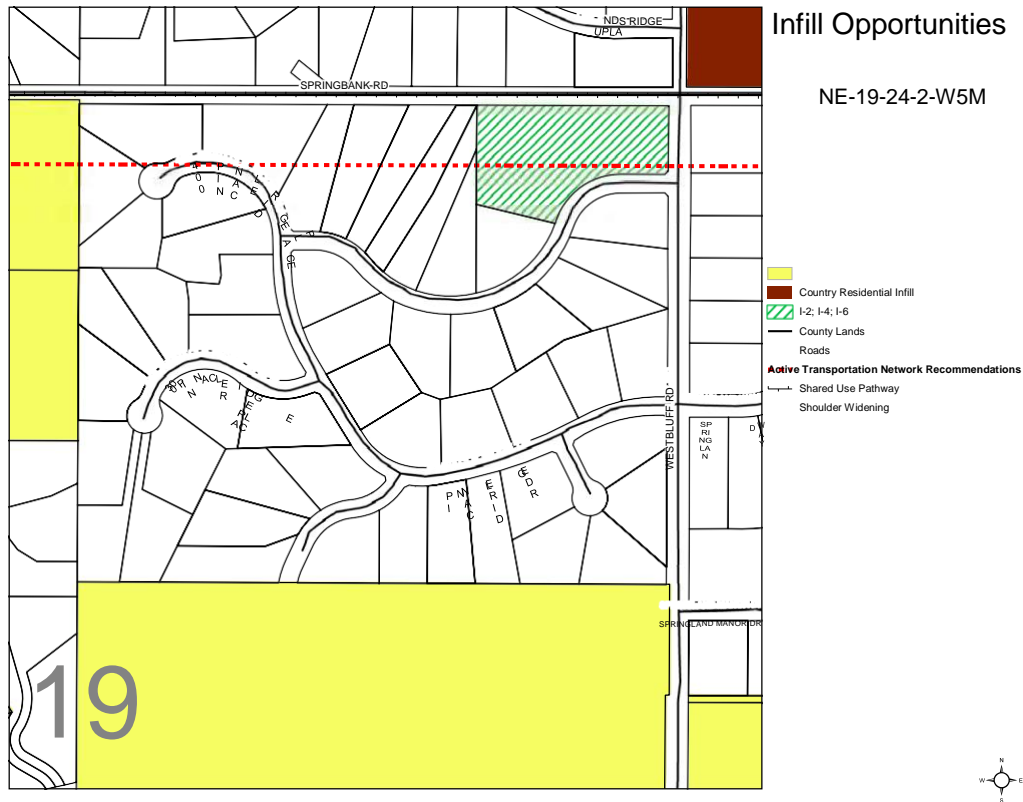
APPENDIX C: INFILL DEVELOPMENT CRITERIA

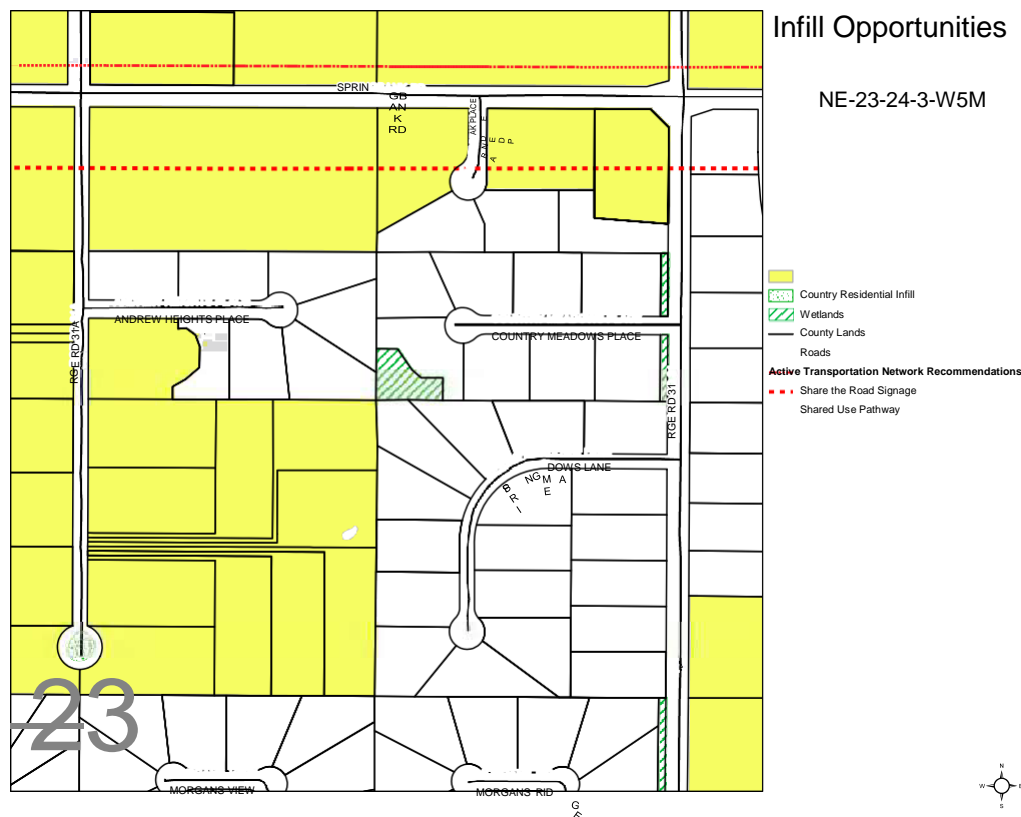
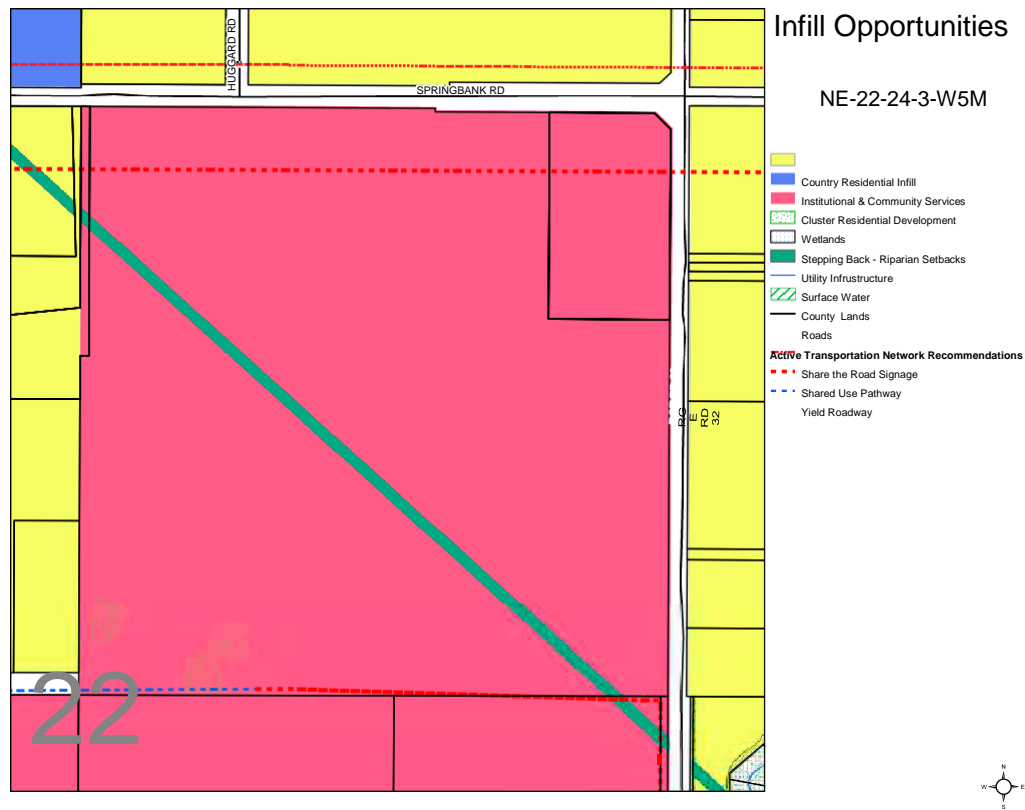




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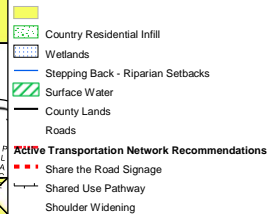






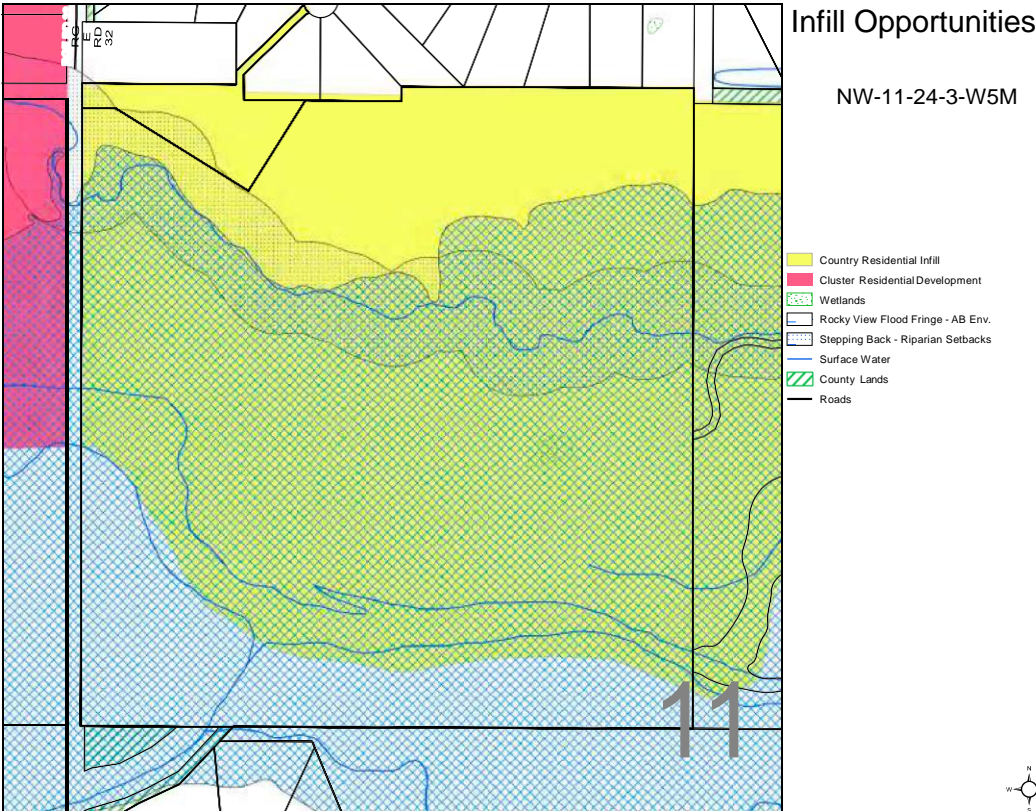
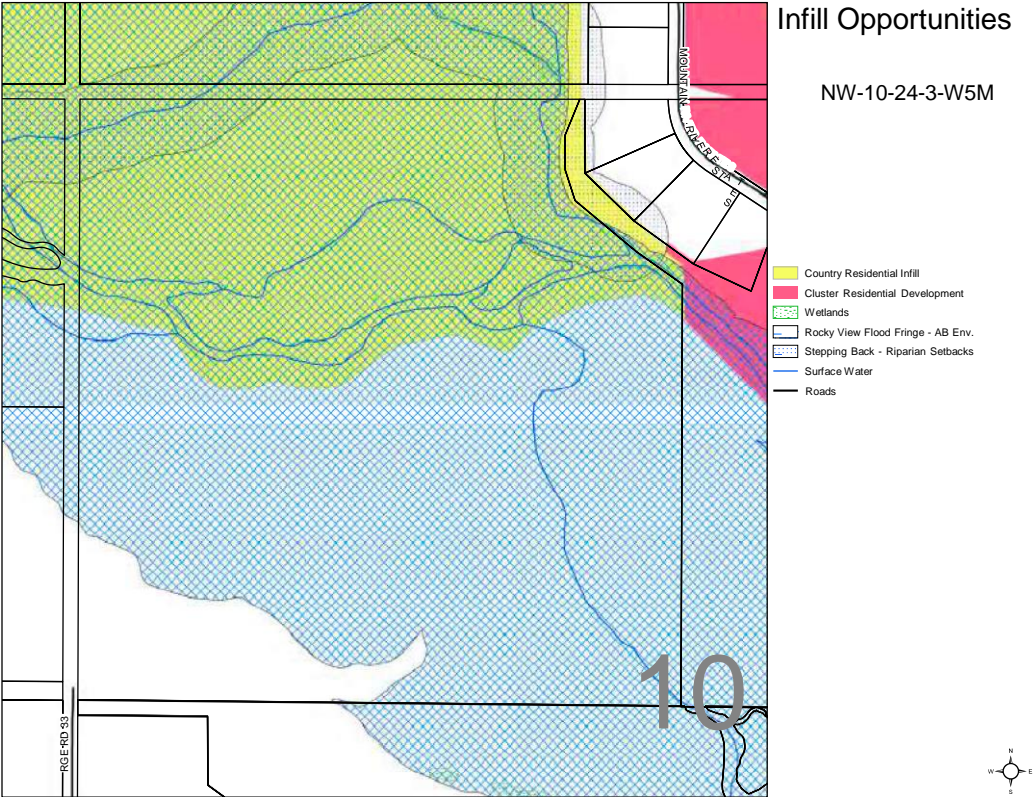


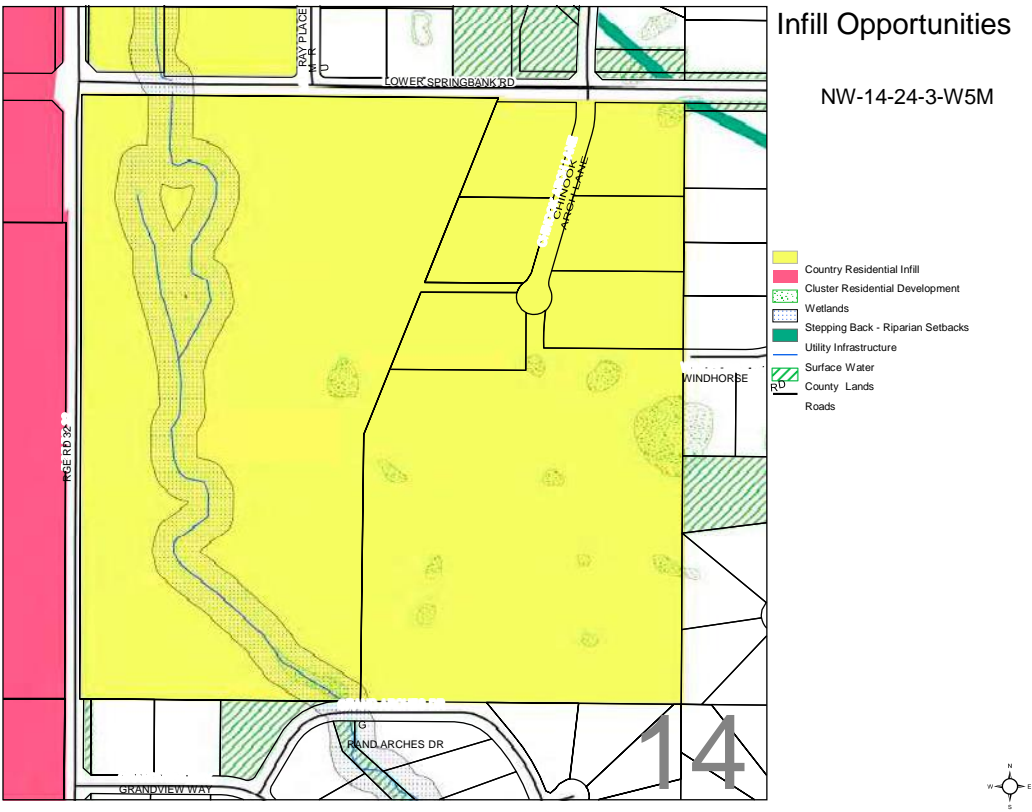
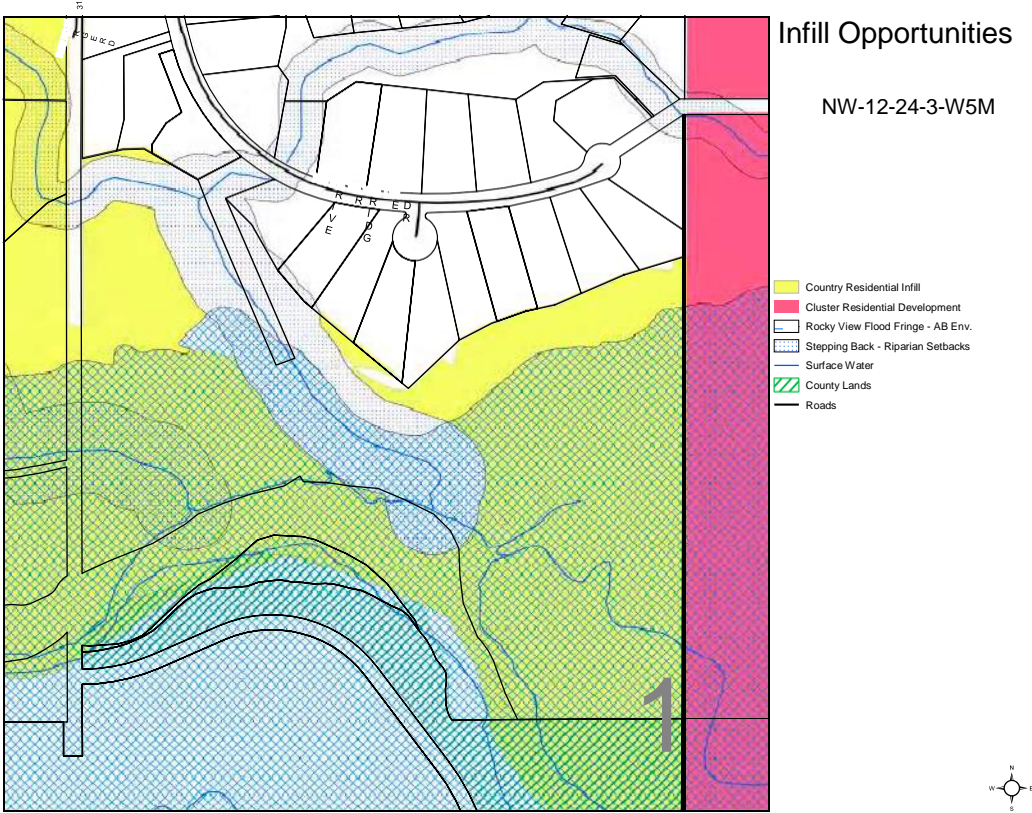
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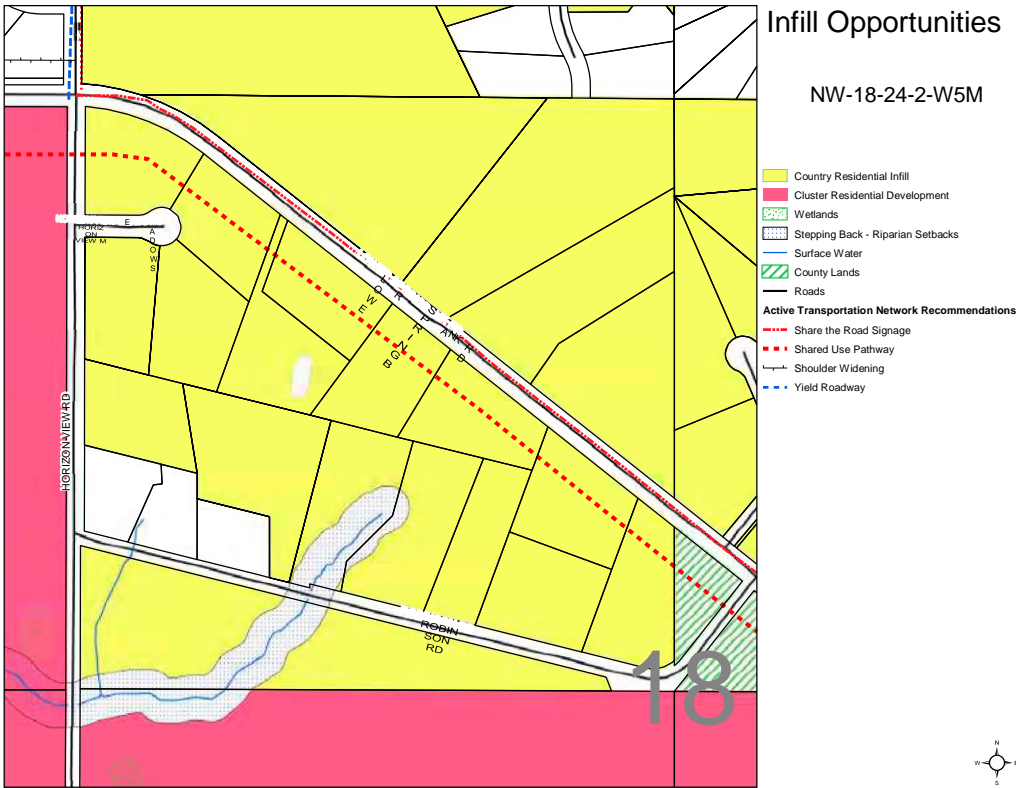


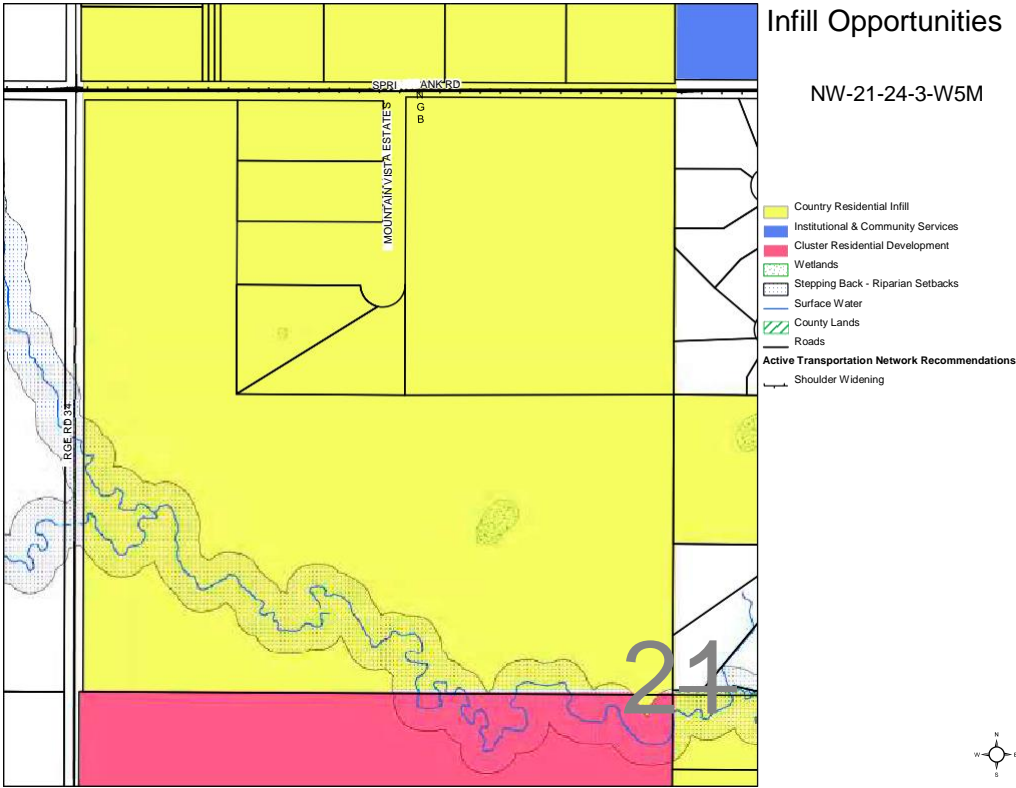
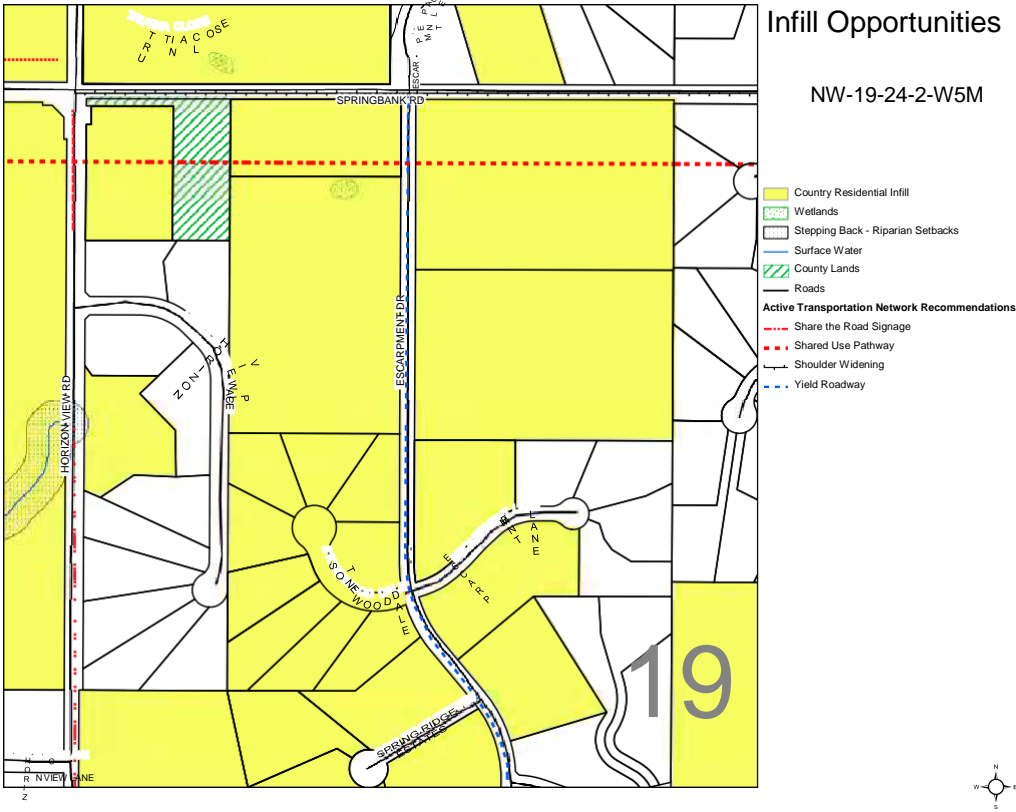
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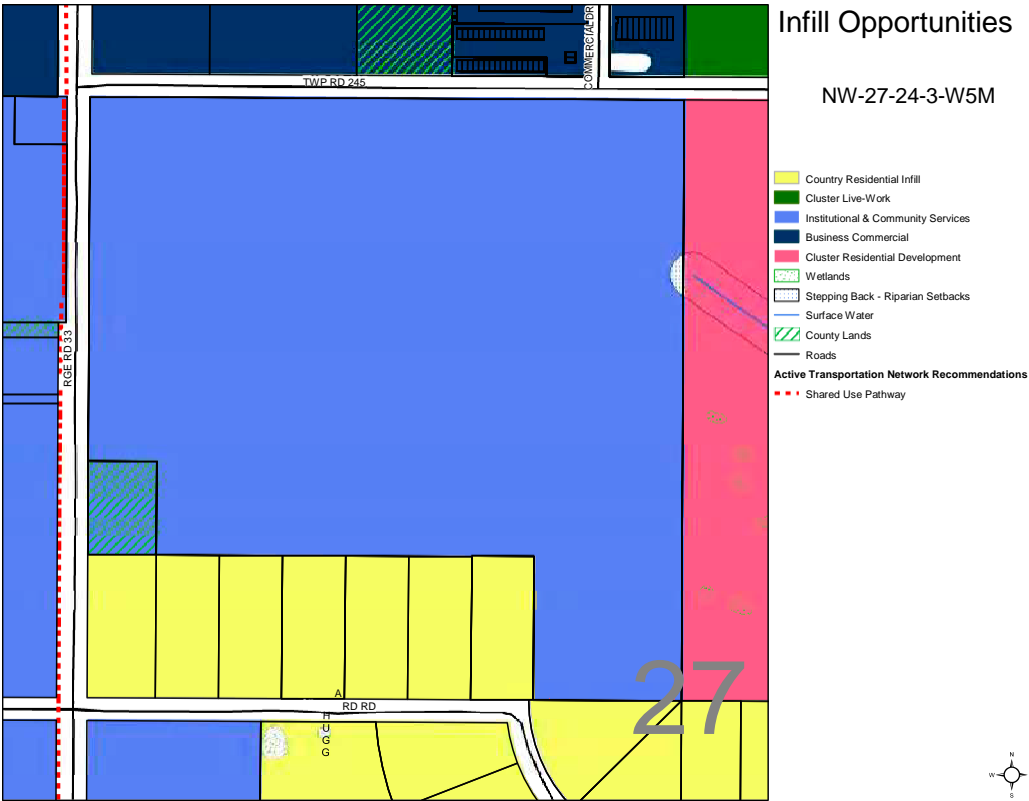
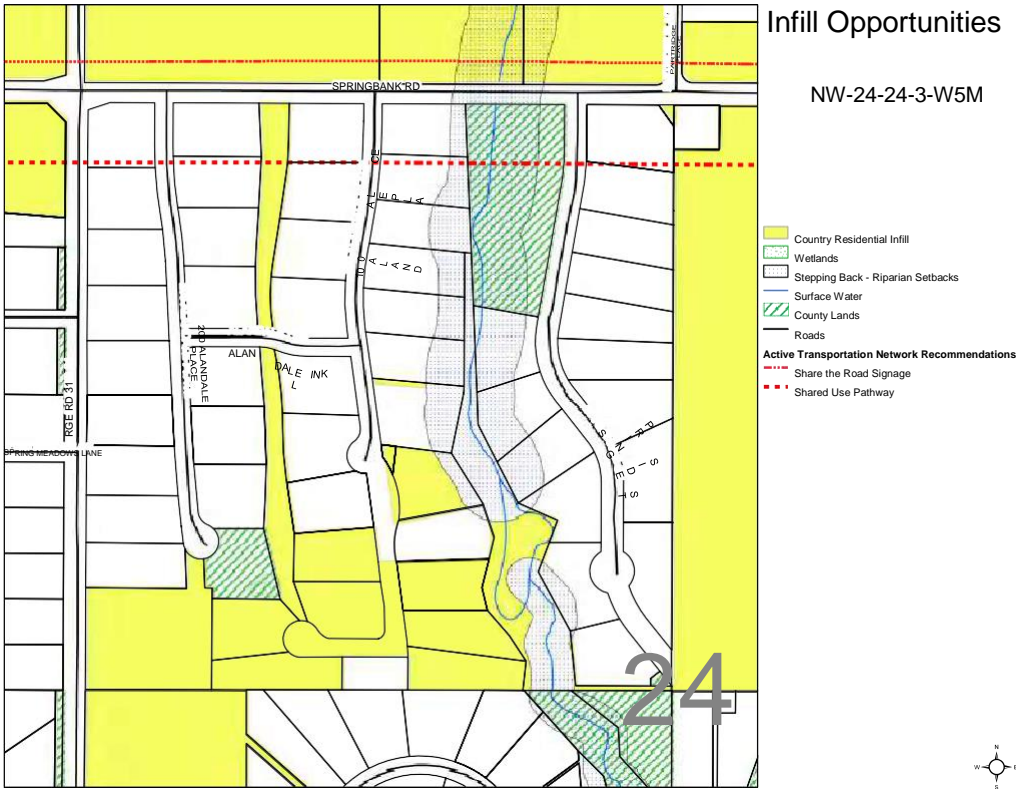
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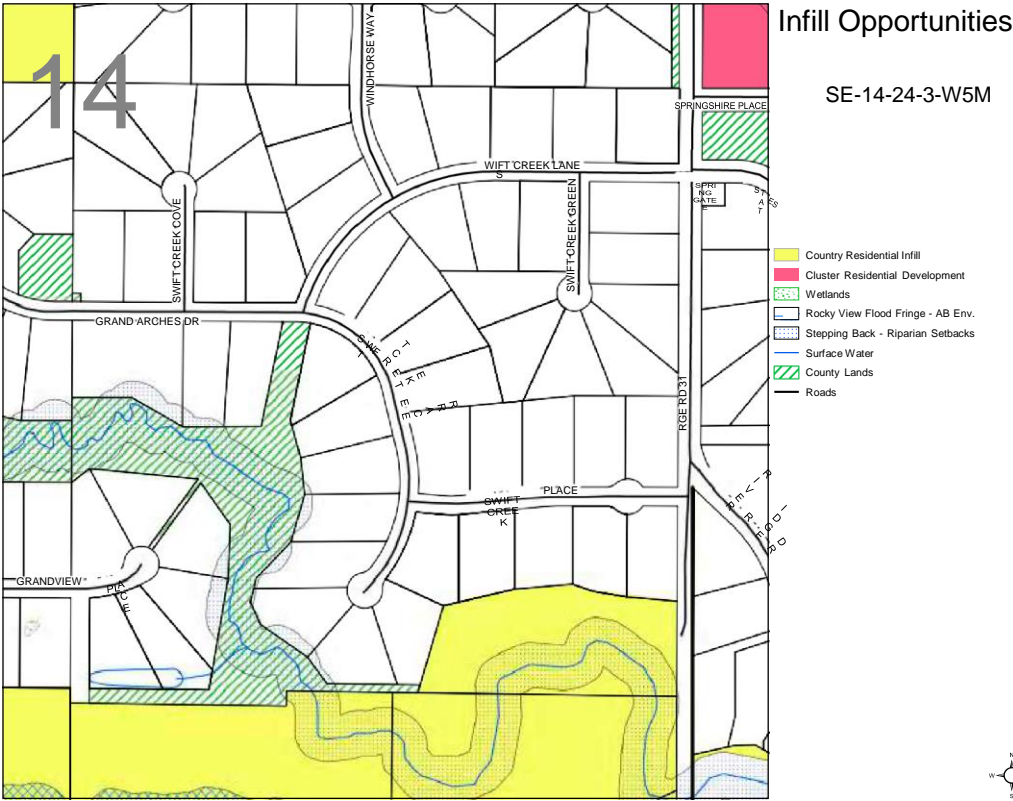
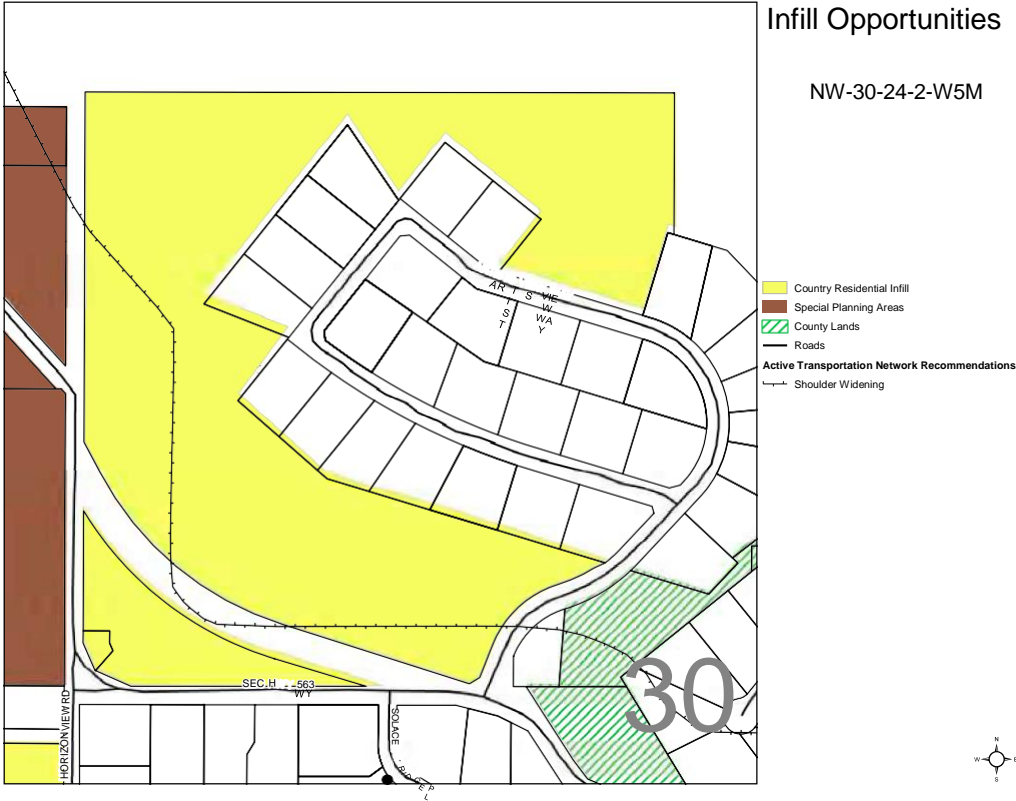
-  Country Residential Infill
 Institutional & Community Services
 Cluster Residential Development
 Wetlands
 Stepping Back - Riparian Setbacks
 Utility Infrastructure
 Surface Water
 County Lands
 Roads
- Active Transportation Network Recommendations**
 Share the Road Signage
 Shared Use Pathway
 Shoulder Widening
 Yield Roadway

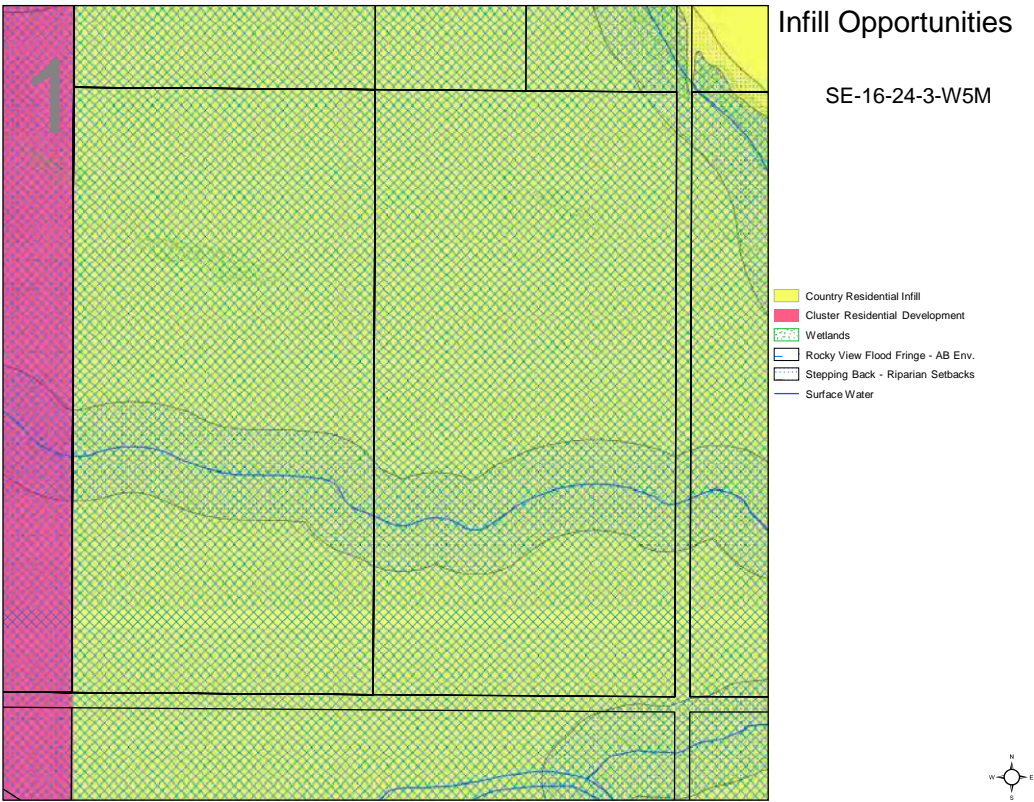


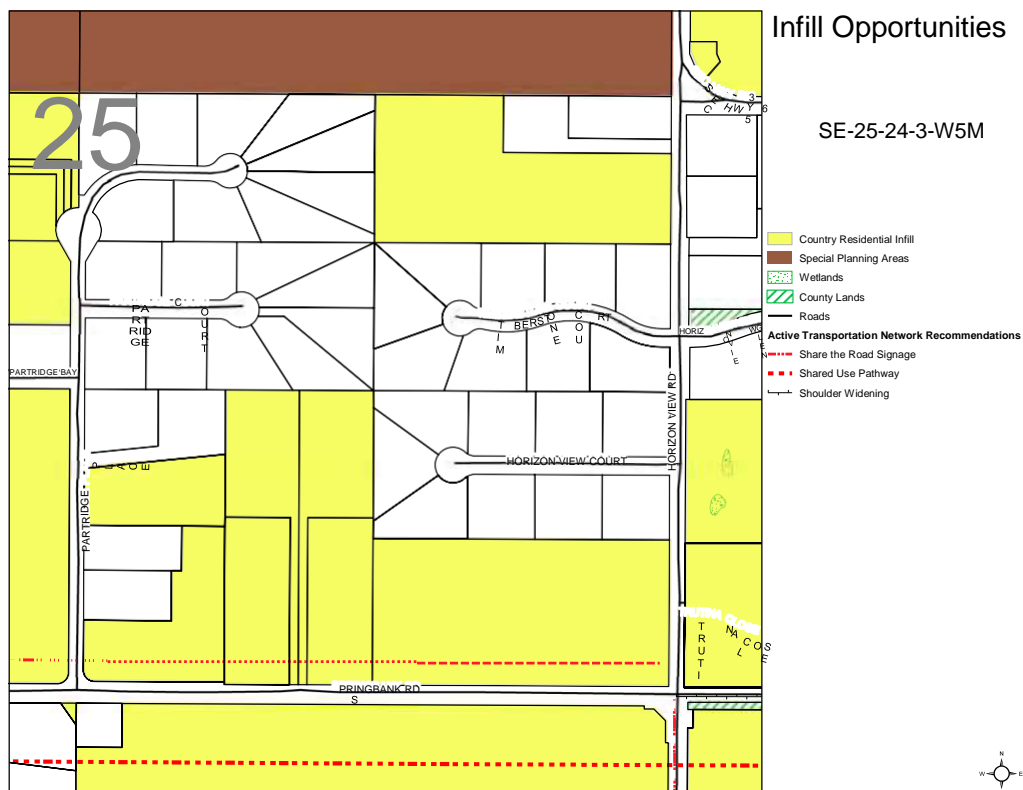
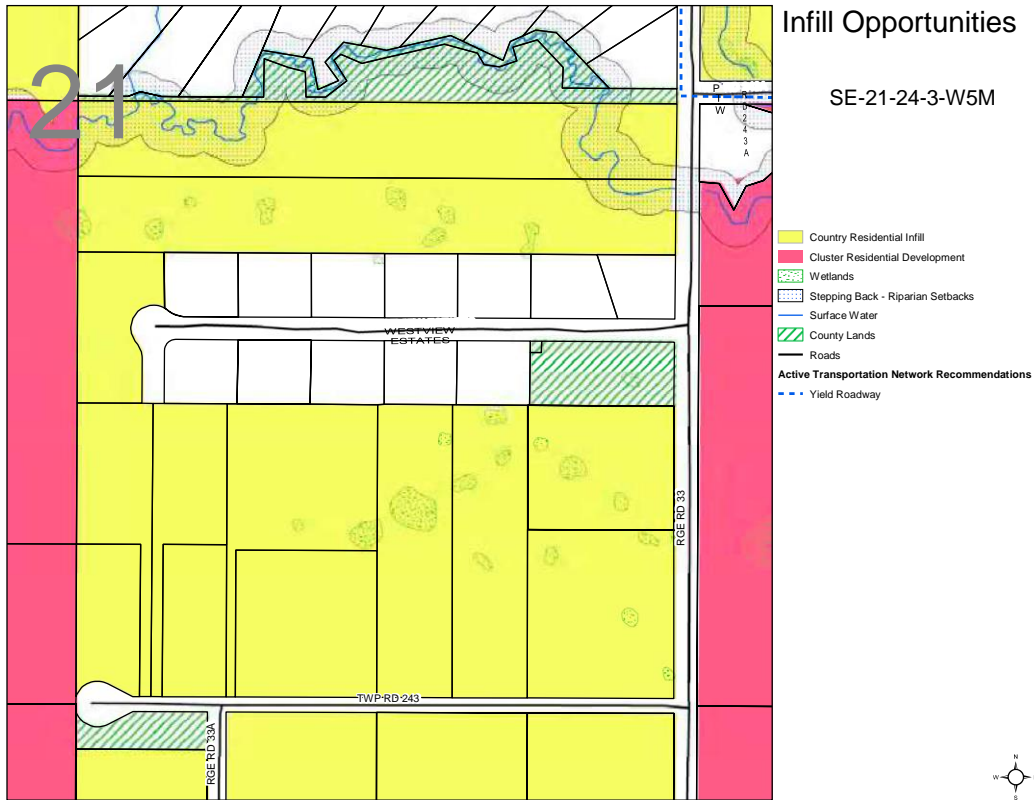
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-  Country Residential Infill
 Cluster Residential Development
 Wetlands
 Stepping Back - Riparian Setbacks
 Utility Infrastructure
 Surface Water
 County Lands
 Roads
- Active Transportation Network Recommendations**
 Share the Road Signage
 Shared Use Pathway

















- Country Residential Infill
- Cluster Residential Development
- Special Planning Areas
- Roads

Active Transportation Network Recommendations

- Share the Road Signage
- Shared Use Pathway



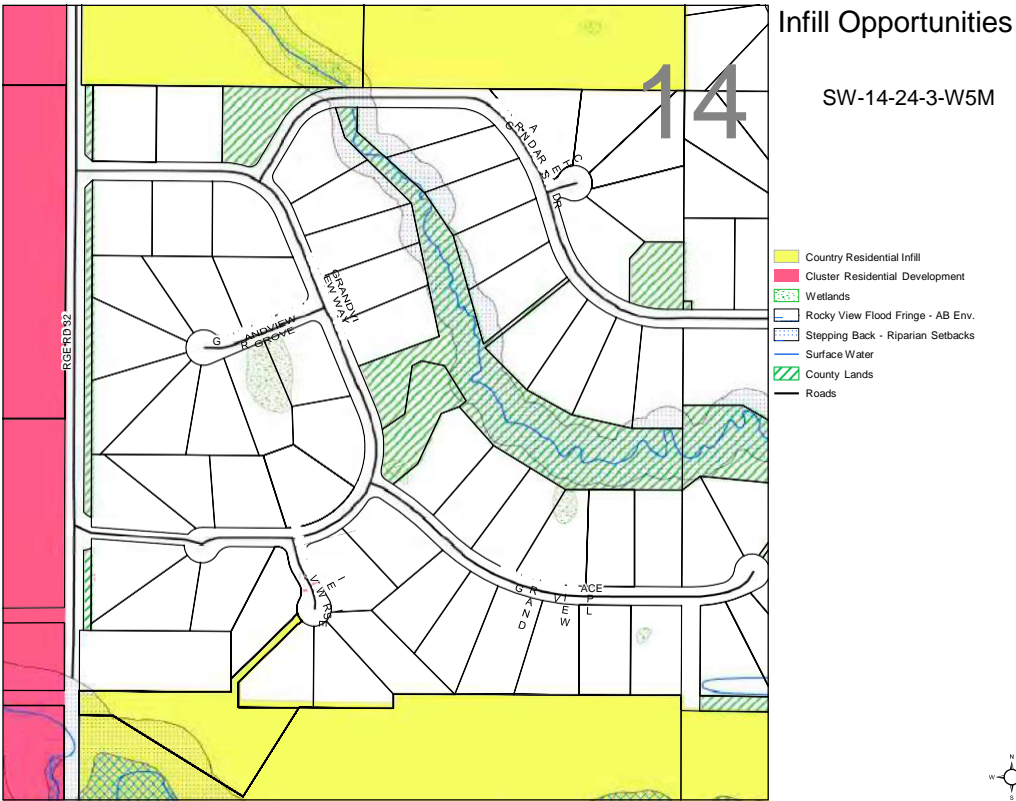
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 Institutional & Community Services
 Cluster Residential Development
 Wetlands
 Utility Infrastructure
 Roads

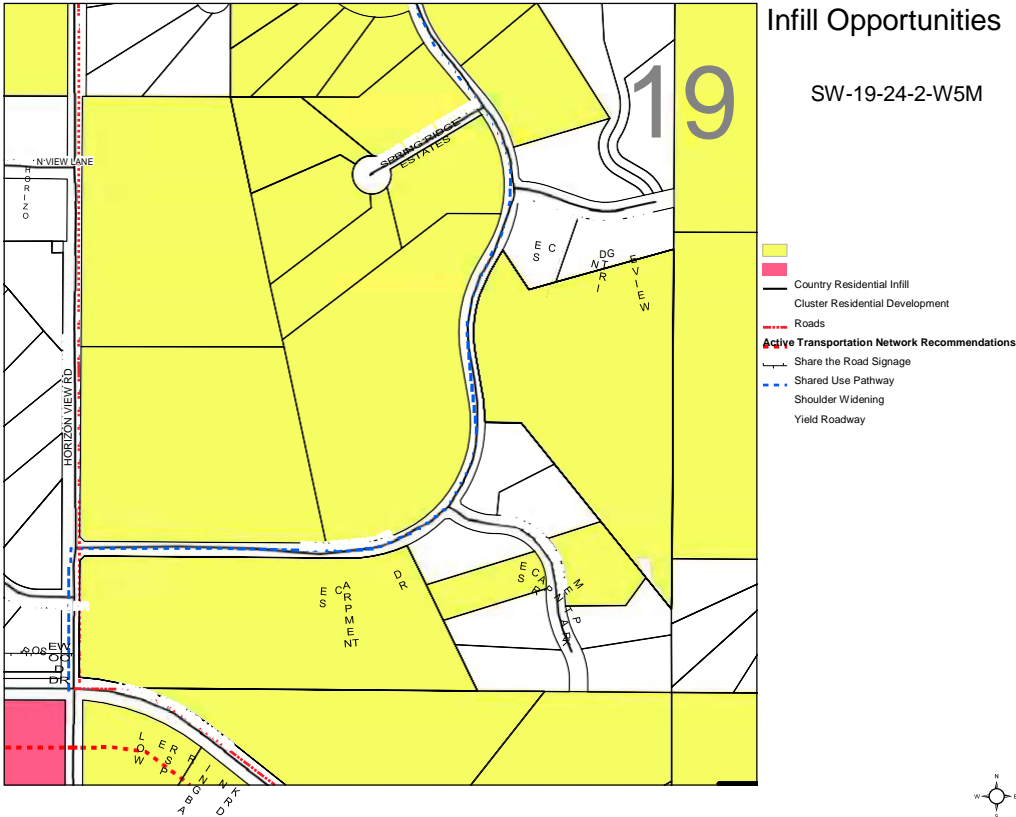
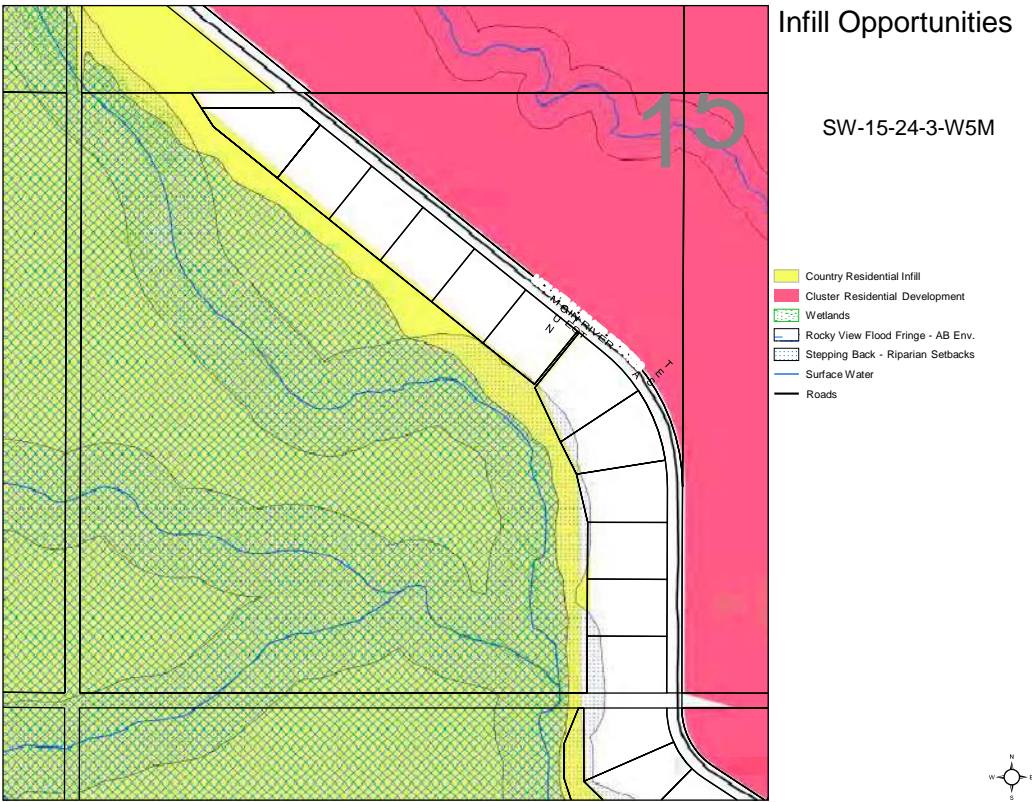
Active Transportation Network Recommendations

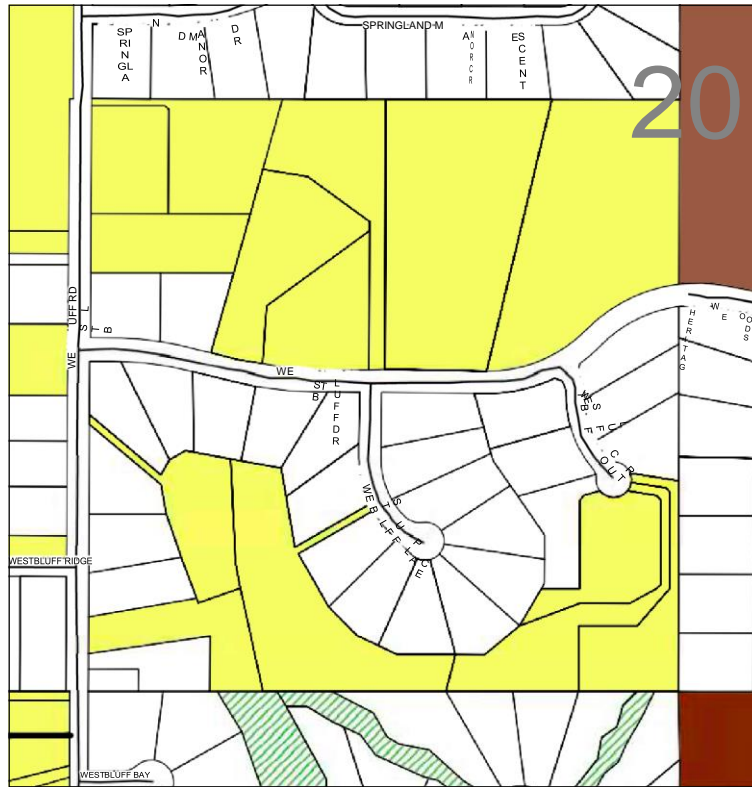
 Share the Road Signage
 Shared Use Pathway





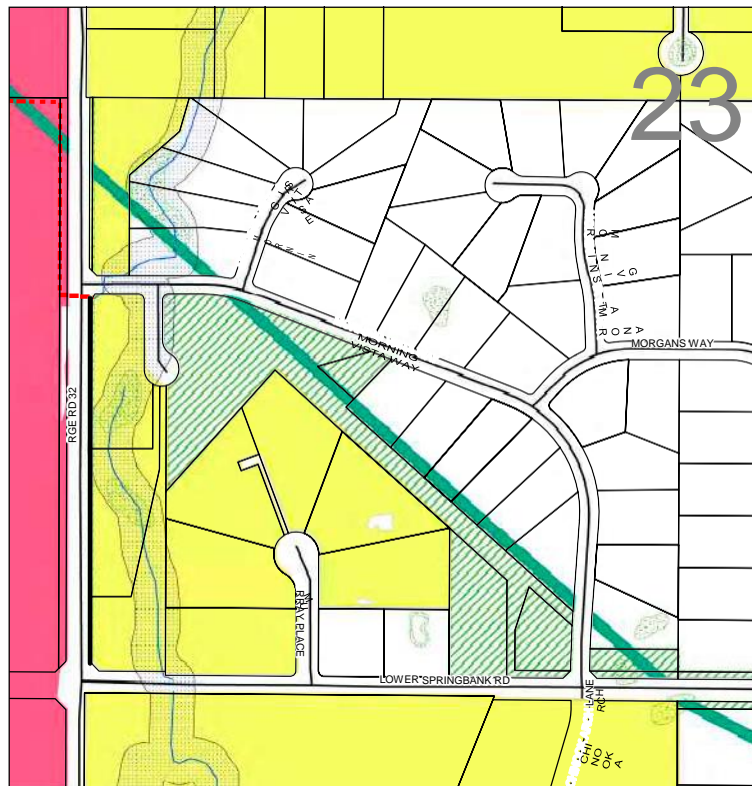






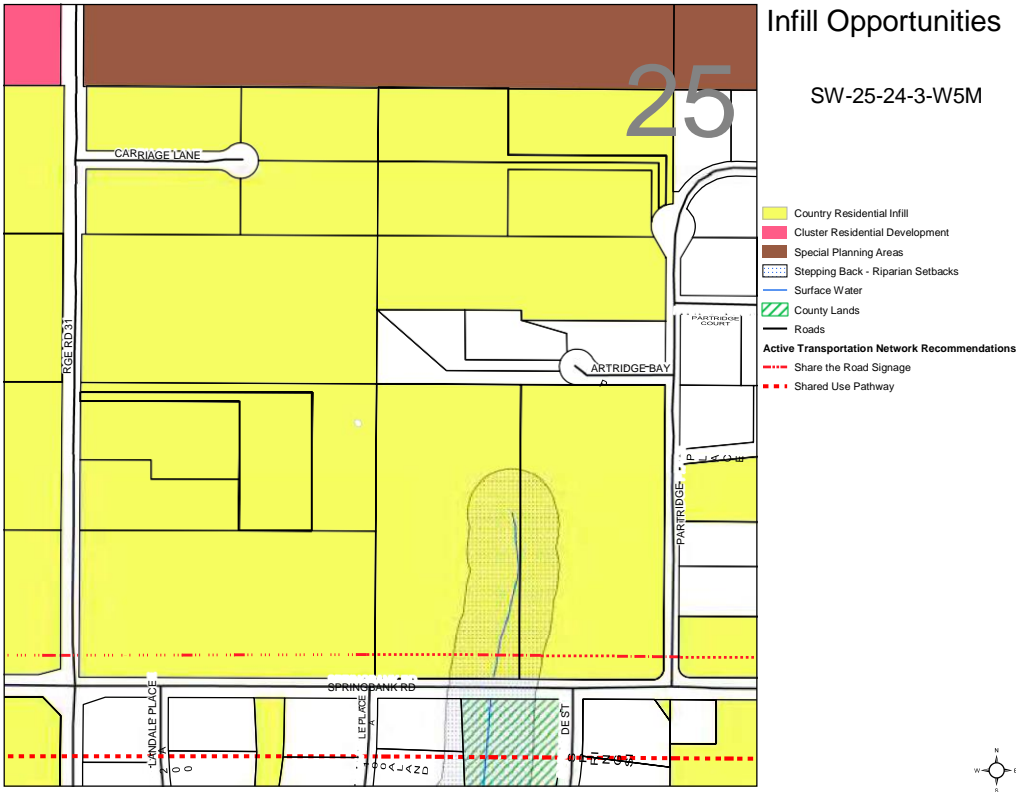
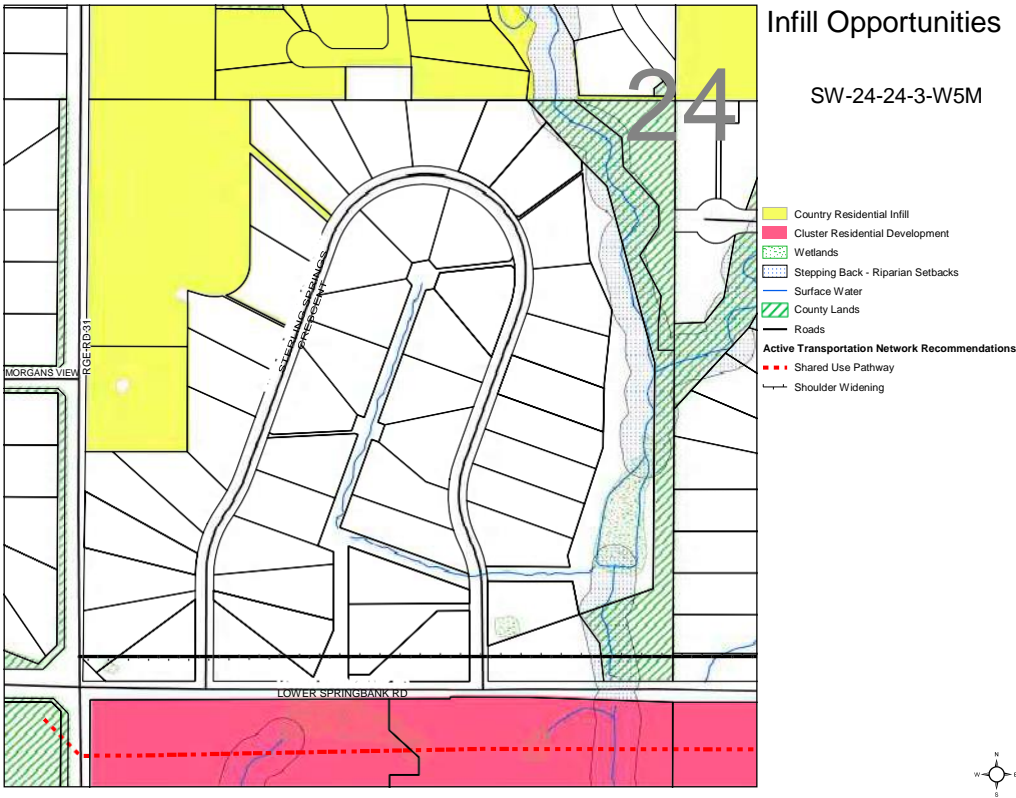
Infill Opportunities

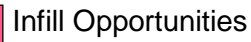
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Infill Opportunities




SW-23-24-3-W5M







SW-28-24-3-W5M

-  Country Residential Infill
 Cluster Live-Work
 Future Expansion Areas
 Institutional & Community Services
 Wetlands
 Utility Infrastructure
 Roads
- Active Transportation Network Recommendations**
-  Shoulder Widening



SW-30-24-2-W5M

-
- Legend:
- Country Residential Infill
 - Special Planning Areas
 - Wetlands
 - County Lands
 - Roads
 - Active Transportation Network Recommendations
 - Share the Road Signage
 - Shared Use Pathway
 - Shoulder Widening
 - Yield Roadway



APPENDIX D: DESIGN GUIDELINES

To ensure that Range Road 33 reflects the community's character and promotes interaction and connectivity, the following principles will guide development in this area until the Design Guidelines are established in accordance with **Non-Statutory** Action Item 2 within Table 04: Implementation Actions). The principles will provide a starting point for the development of the design guidelines in combination with the community core areas as identified on Map 10: Scenic and Community Corridors.

Principles

1. A safe, active, and inviting corridor that balances the needs of vehicular, pedestrian, and other modes of transportation.
2. Gateway and entrance features developed in a manner that reflects Springbank's heritage and identity.
3. Parks and community nodes that provide for passive and active recreations, as well as formal and informal community gatherings throughout the day, all year long.
4. Buildings that are situated and orientated to frame the public street, and provide an intimate, comfortable, and visually interesting streetscape for pedestrians.
5. Buildings that are well balanced and proportioned to create a dynamic and interesting pedestrian experience at the street level.
6. Development that reflects the local context, adopts the existing cultural heritage, and fits in with its surroundings to create a distinct sense of place.
7. Landscaping that takes into consideration and coordinates with the surroundings, provides adequate screening for adjacent properties, and complements development on-site.
8. Signs that are designed and scaled to reinforce the overall character of the area, while still allowing businesses to clearly identify themselves, their goods, and their services.
9. Lighting that complements the individual architecture of a building, and extends into part of the streetscape.
10. Utility and service areas that are sensitively integrated into the overall site design and are appropriately located and screened to minimize visibility from the public realm.
11. Decorative fences and other similar privacy features that delineate public and private boundaries, promote connectivity, and complement the overall streetscape.

APPENDIX E: PLANNING SPRINGBANK

South Springbank Area Structure Plan

Overview

The development of Springbank has previously been guided by the following Area Structure Plans:

- Central Springbank ASP (Bylaw C-5354-2001, adopted October 2, 2001);
- Moddle ASP (Bylaw C-1725-84, adopted March, 1998).

The South Springbank ASP combines and updates portions of these ASPs, taking into account the new developments and policy documents and that have occurred since their adoption. Some of these changes are set out below:

- October, 2013 – Rocky View Municipal Development Plan (the **Municipal Development Plan (County Plan)**) is adopted by Council;
- September, 2014 – South Saskatchewan Regional Plan is adopted by the Province;
- May, 2016 – Springbank Master Drainage Plan is approved by the County;
- October, 2018 – Interim Regional Growth Plan is adopted by the Calgary Metropolitan Region Board;
- March, 2019 – Construction of the Stoney Trail West ring road extension commences.

What is an Area Structure Plan?

An area structure plan (ASP) is a statutory document approved by Council and adopted by Bylaw. An ASP outlines the vision for the future development of an area in relation to matters such as land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements.

An ASP provides Council with an overall strategy when considering land use changes, subdivision, and development. When making decisions regarding development within an area structure plan, Council must consider the plan and a wide range of other factors such as the goals of the County, County-wide growth, and the ability to provide servicing. The ASP implements the higher-level policies and requirements of the Interim Growth Plan, the South Saskatchewan Regional Plan, the Rocky View County/City of Calgary Intermunicipal Development Plan, and the **Municipal Development Plan (County Plan)**, through alignment with these documents.

An ASP does not predict the rate of development within the plan area; ultimately, growth is determined by market demand, which reflects the overall economic climate of the region.

Through the process of preparing an ASP, citizens are provided with opportunities at various stages in the process to have input into the development of policy. It is important that the vision, goals, and policies contained in the ASP address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.

Section 633 of the Alberta Municipal Government Act states that an ASP must describe:

- the sequence of development proposed for the area;
- the land uses proposed for the area, either generally or with respect to specific parts of the area;
- the density of population proposed for the area either generally or with respect to specific parts of the area;

- the general location of major transportation routes and public utilities; and
- other matters the Council considers necessary, if required.

The policies in an ASP form a bridge between the general planning policies contained in the **Municipal Development Plan (County Plan)** and the more detailed planning and design direction contained in a local plan, which may be in the form of a conceptual scheme, a master site development plan, or a residential infill development plan. ASP policies must align with the **Municipal Development Plan (County Plan)** and applicable County policies. The ASP must be based on sound planning principles and must respond to the particular natural and physical development of the Plan area.

Local Plans

For brevity, this document uses the term local plan to refer to a conceptual scheme, master site development plan, or residential infill development plan. The County anticipates that the majority of local plans within the ASP boundary will be submitted as conceptual schemes. Subdivisions would generally be expected to submit a local plan in the form of a conceptual scheme or residential infill development plan. Land use changes that do not facilitate any future subdivision may be required to submit a local plan in the form of a master site development plan.

Local plans are developed within the framework provided by an ASP. Based on this framework, the local plan must demonstrate how development in the local area will retain the integrity of the overall ASP planning concept, and how development will be connected and integrated with adjacent areas. Policy sections in the ASP identify the unique requirements that must be addressed in the local plan due to the location and specific development conditions of the area. The technical requirements of a conceptual scheme, master site development plan, and residential infill development plan are

RESIDENTIAL INFILL DEVELOPMENT PLANS:

Non-statutory plans that accompany a land use redesignation application and are used to comprehensively address a limited set of specific planning issues. They address the practical difficulty of multiple parcel ownership, and the burden of plan preparation falling on a single owner of a limited amount of land. Residential infill development plans require consultation with owners within the plan area and will be retained by the County to guide future subdivision approval.

CONCEPTUAL SCHEMES:

Plans that are subordinate to an ASP. They may be adopted either by bylaw or by a resolution of Council. A conceptual scheme is prepared for a smaller area within an ASP boundary and must conform to the policies of the ASP. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public. If a conceptual scheme area is of sufficient size that further detail is required for specific areas and phases, the conceptual scheme may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as 'development cells'.

MASTER SITE DEVELOPMENT PLANS (MSDP):

Accompany a land use redesignation application and provide design guidance for the development of a large area of land with little or no anticipated subdivision. An MSDP addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on-site design with the intent to provide Council and the public with a clear idea of the final appearance of the development. Section 28 of this Plan requires that Conceptual Schemes and MSDPs are appended, by bylaw, to the ASP. This means that the municipality and landowners have a statutory obligation to adhere to the policies and requirements set out within conceptual schemes and MSDPs.

identified in Appendix B of this ASP. Local plans must also address the general requirements for preparing a conceptual scheme or master site development plan identified in the Rocky View **County Municipal Development Plan (County Plan)**.

Plan Interpretation

The following describes the meaning of some of the key words that are contained in a policy:

- **Shall:** a directive term that indicates the actions outlined are mandatory and therefore must be complied with, without discretion, by Administration, the developer, the Development Authority, and Subdivision Authority.
- **Should:** a directive term that indicates a strongly preferred course of action by Council, Administration, and/or the developer, but one that is not mandatory.
- **May:** a discretionary term, meaning the policy in question can be enforced by the County if it chooses to do so, dependent on the particular circumstances of the site and / or application.

Policy Direction from Other Plans

A description of the planning framework that guides this ASP, and how Springbank will grow in the future, is set out below.

Calgary Metropolitan Region Growth Plan

On January 1, 2018, Rocky View County and nine other municipalities became part of a regional planning area defined as the Calgary Metropolitan

Region. The Calgary Metropolitan Region Board Regulation (190/2017), enacted under the Municipal Government Act, directs that a regional growth plan and a supporting regional servicing plan shall be prepared to guide how lands within the 10 participating municipalities will develop.

The Metropolitan Region Growth and Servicing Plans are to be submitted for Ministerial approval by ~~January~~ March 1, 2021, and, among other matters, will identify the following:

- growth areas;
- development density;
- transportation, recreation, utility, and transit corridors; and
- servicing required to support the Growth Plan relating to transportation, water, waste water, storm water, solid waste, and emergency services.

The Growth Plan will also address policy matters relating to planning for regional corridors, environmentally sensitive areas, the intensification of existing settlement areas, and conservation of agricultural lands.

Interim Growth Plan

Prior to the Calgary Metropolitan Region Growth and Servicing Plans being adopted, the Region Board approved an Interim Growth Plan (IGP), which received approval by the Minister of Municipal Affairs on October 4, 2019. The IGP sets out three broad principles:

1. Promote the integration and efficient use of regional infrastructure.
2. Protect water quality and promote water conservation.
3. Encourage efficient, strong, and sustainable growth.

Policies within the IGP cover the following areas:

1. Region-wide policies – these relate to how municipalities collaborate to coordinate land-use planning, servicing, and infrastructure endeavours.
2. Flood prone area policies – these seek to prevent development in provincially-identified flood hazard areas.
3. Development policies – these outline evaluation criteria for

different types of development based on regional planning principles and objectives.

4. Regional corridors policies – these relate to protection of regional transportation and transmission corridors.

In adopting the Springbank ASP, Rocky View County has ensured the Plan ~~conforms to the principles and objectives of the IGP. The ASP is also in conformance with all relevant IGP policies, including:~~ aligns with the principles, objectives, and policies of the IGP.

The Interim Regional Evaluation Framework requires that new statutory plans and plan amendments are assessed against the principles, objectives, and policies of the IGP, and that certain plans and amendments are presented to the Calgary Metropolitan Region Board (CMRB) for consideration and approval.

As the Springbank ASP meets the threshold for submission to the CMRB, it was referred to the Board after receiving second reading from Rocky View County Council on [date to be inserted upon second reading, 2020].

South Saskatchewan Regional Plan

The South Saskatchewan Regional Plan (SSRP) establishes a 50-year vision for the region, and sets the strategic direction on a range of matters over the next 10 years, including:

- Aligning provincial policies at the regional level to balance Alberta's economic, environmental, and social goals;
- Using a cumulative effects management approach to balance economic development opportunities and social and environmental considerations;
- Setting desired economic, environmental, and social outcomes and objectives for the region;
- Describing the strategies, actions, approaches, and tools required to achieve the desired outcomes and objectives; and
- Providing guidance to provincial and local decision-makers regarding land use management for the region.

The SSRP provides municipalities with strategies that allow for flexibility in their planning and decision-making. These strategies are presented in a general manner to allow for interpretation and application in a locally meaningful and appropriate fashion. Each municipality must prepare statutory plans and policies to align with the principles of the SSRP.

Rocky View County's Municipal Development Plan (~~the Municipal Development Plan (County Plan)~~) was prepared in alignment with the SSRP, and subsequently, all ASPs must follow the direction of the ~~Municipal Development Plan (County Plan)~~.

The SSRP provides a number of principles to assist municipalities with strategic planning. A key premise of the SSRP is to use land more efficiently and to preserve large tracts of agricultural land.

The ~~Municipal Development Plan (County Plan)~~ implements these principles by directing growth to identified growth areas and limiting development outside of these areas.

The Springbank ASP specifically achieves the following key SSRP objectives:

1. Agriculture – the region's agricultural industry is maintained and diversified.
2. Renewable Energy – opportunities for the responsible development of the region's renewable energy industry are maintained in support of Alberta's commitment to greener energy production and economic development.
3. Biodiversity – terrestrial and aquatic biodiversity, and related ecosystems, are maintained. The role of economic sectors in maintaining ecosystem services is recognized.
4. Surface Water Quality – surface water quality within the South Saskatchewan river basin is managed to ensure future water uses are protected.
5. Efficient Use of Land – the amount of land required for development of the built environment is minimized over time.

Table 06: Principles and Objectives of the IGP

ICP POLICY	CORRESPONDING ASP SECTIONS
Policy 3.2.2 Intermunicipal collaboration.	The County has undertaken thorough and structured engagement with the City of Calgary to address intermunicipal issues and opportunities throughout the ASP process, and this is reflected in the relevant Plan policies.
Policies 3.3.1 and 3.3.2 Flood prone areas.	Policies within Sections 7 (Residential) and 14 (Reserves) of this ASP address these matters.
Policy 3.4.2 Expansion of Settlement Areas	Policies within Section 12 (Future Expansion Areas) of this ASP address these matters.
Policy 3.4.4 Country Residential Development	Policies within Section 7 (Residential) of this ASP address these matters.
Policy 3.4.5.1 Employment Areas	Policies within Section 9 8 (Business Institutional and Community Services) of this ASP address these matters.
Policy 3.5.1.1 and Schedules 3 & 4 Mobility Corridors	Policies within Sections 21 (Scenic and Community Corridors) and 23 (Utility Services) of this ASP address these matters.
Policy 3.5.2.1 and Schedules 5 & 6 Transmission Corridors	Policies within Section 22 (Utility Services) of this ASP address these matters.
6. Historic Resources – artifacts, fossils, historic places, and aboriginal heritage that define the region’s distinctive character are identified and effectively managed.	land-use patterns for orderly, economical, and beneficial development; and minimize risk to health, safety, and property loss.
7. Planning Cooperation and Integration – cooperation and coordination are fostered among all land use planners and decision- makers. Partnerships are formed to ensure growth occurs in a sustainable manner.	
8. Building Sustainable Communities – promote healthy and sustainable communities; maintain and enhance the natural environment; establish	

Rocky View County / City of Calgary Intermunicipal Development Plan

Adopted by both the County and the City of Calgary in 2012, the Intermunicipal Development Plan (IDP) seeks to encourage cooperation and coordination between the municipalities on cross boundary matters. As much of Springbank's eastern boundary adjoins the municipal boundary with Calgary, it was important to maintain cooperation and engagement with the City throughout development of the ASP.

The IDP identifies Springbank as a County Growth Corridor, acknowledging that the area is designated as a Country Residential area within the **Municipal Development Plan County Plan**.

The IDP also highlights Key Focus areas within Springbank that require special attention in collaboration between the municipalities. The Highway 1 corridor is considered to be important as a transition area and is an area that has previously seen annexation by the City. The municipal boundary south of Highway 1 is also seen as an area requiring collaboration with the City, taking into account the development interface and the construction of the Stoney Trail transportation corridor.

Where further collaboration and coordination of land use and infrastructure planning is seen to be required to achieve suitable development forms along the municipal boundary, these areas have been designated as Special Planning Areas (see

Section 9 ~~11~~). These areas will require further amendments to this ASP, initiated by the County, prior to proceeding to submission of local plans and land use amendments.

Rocky View **Municipal Development Plan** **County Plan**

The Springbank ASP is consistent with the policies of the **Municipal Development Plan County Plan**. The **Municipal Development Plan County Plan** provides an overall policy framework on a variety of matters, ranging from the development of residential and commercial areas, to the provision of emergency services and infrastructure.

A key direction of the **Municipal Development Plan County Plan** is to use land efficiently by directing growth to defined areas, thus conserving the remaining large blocks of land for agricultural use. Springbank is identified as a Country Residential Area in the **Municipal Development Plan County Plan**. The **Municipal Development Plan County Plan** encourages efficient use of land by reducing the development footprint through the use of compact residential development. The **Municipal Development Plan County Plan** emphasizes the importance of retaining rural character through the use of adjacent open space, community design, and reducing the development footprint.

Section 9 of the **Municipal Development Plan County Plan** provides support for country residential communities such as Springbank, providing for a high-quality built environment, while also retaining rural character. The **Municipal Development Plan County Plan** provides direction for reviewing existing country residential ASPs and states that the County should consider reducing the overall area dedicated to country residential uses where development potential is not being fulfilled. Instead, alternative development forms, such as compact residential development, should be considered to reduce the development footprint on the rural landscape. The support for Cluster Residential development within this ASP aligns with the goals, objectives, and

COMPACT RESIDENTIAL DEVELOPMENT:

Provides the benefit of preserving a larger area of open space for public and community use. It combines land that would otherwise have been within the private realm of landowners into a space that can serve a wider purpose including recreation, active transportation routes, habitat preservation, and small-scale agriculture uses. Due to the reduced residential development footprint, infrastructure can usually be provided more efficiently, and rural character can be preserved.

For the purposes of this ASP, compact residential development is called Cluster Residential development (see Section 7).

policies of ~~the Municipal Development Plan County Plan~~ in this respect.

Section 13 of the ~~Municipal Development Plan County Plan~~ supports the infilling and intensification of existing Business areas within the County; Map 05 of this ASP identifies a Regional Business Area around the Springbank Airport and also a Highway Business Area adjacent to the Highway 1/Range Road 33 interchange. Comprehensively planned commercial/residential developments have been identified on the western side of Springbank Airport, south of Harmony, and along Highway 1 towards the eastern boundary of the Plan area, adjacent to the city of Calgary. This ASP provides for the continuing growth of business uses, both commercial uses and certain forms of industrial uses, within these identified areas.

Public Engagement Process

Throughout the ASP review project, Rocky View County sought to emphasize meaningful discussion with the Springbank community, and worked to promote an inclusive and transparent process.

The County's engagement strategy provided opportunities for much-valued input from landowners, stakeholders, adjacent municipalities, and the general public, all of which has, in part, informed the overall vision and policies of the ASP. An emphasis was placed on working with the community at an early stage to firstly discuss broad objectives for Springbank, and then later to examine suitable land use options and policies. A summary of the key events within the process is found in Table 07.

Table 07: Public Engagement - Key Events

PHASE	DATE	ENGAGEMENT
Phase 1 Project Launch	November, 2016	The County commenced the ASP review project with an information session at the Heritage Club, providing details on the project background and the need for the review. The event was advertised by a mail-out to all Springbank addresses, together with public notices and signs. It was attended by approximately 80 people. The County project webpage was launched on this date.
Phase 2 Setting the ASP Direction	February, 2017, and, June, 2017	<p>The County held a week of “coffee-chats”: structured, but informal discussions with groups or residents, landowners and other stakeholders. The chats at the Springbank Park for All Seasons sought to ascertain the following:</p> <ul style="list-style-type: none"> • where development should, and should not, be focused within the community; • whether the existing ASPs’ boundaries should be amended or amalgamated; and • how the County should engage with the community for future projects. <p>The coffee-chats were attended by approximately 90 people.</p> <p>A separate workshop evening was held to examine the community’s specific priorities for subject areas, such as transport, conservation, and servicing. Some 100 people attended this event at the Heritage Club.</p> <p>Due to the positive feedback from attendees on the previous coffee-chat engagement format, a further round of these chats was held at the Springbank Park for All Seasons. These chats built on the previous feedback received and focused on seeking input on a high-level land use strategy, together with discussions on specific areas of the community. Approximately 60 people attended the meetings.</p>
Phase 3 Draft Vision, Objectives, and Land Use Scenarios	June, 2018	The County sought input on its draft vision, goals, and objectives, together with three land use scenarios to the Springbank community at an open house attended by 125 people. The open house at the C3 Church was advertised by means of a further landowner mail-out and via press notices. Feedback was requested through an online mapping tool, which received over 2,000 comments, and a survey, which was completed by 70 people.
Phase 4 Draft Plan	May, 2019	A pre-release of the first draft was published on the County webpage. This was to ascertain initial feedback on ASP policies, while technical reports on servicing, transportation, and the environment were still being completed. Comments were invited in writing, and through individual and group meetings. Appropriate feedback was incorporated into the draft alongside the subsequent technical analysis.
Phase 5 Final Draft and Council	April, December 2020	The final draft of the ASP, alongside supporting technical studies, was presented to the public. The final draft of the ASP was released publicly through the County webpage prior to taking the document forward for Council consideration. A public hearing was advertised for presentation of the ASP to Council, allowing public comment on the document. The hearing was held on February 16, 2021.

Intermunicipal Engagement (City of Calgary)

In preparing this ASP, the County worked collaboratively with The City of Calgary to identify shared issues and opportunities. This Plan addresses the comments and concerns identified by the City in its comments to the County. Genuine engagement with the municipality was undertaken throughout the ASP process. This included two technical workshops, and reporting to councilors and staff at Intermunicipal Committee meetings. An outline of the key intermunicipal engagement events is set out below.

Table 08: Key Intermunicipal Engagements

PHASE	DATE	ENGAGEMENT
Phase 1 Project Launch	December, 2016	The County prepared an Intermunicipal Engagement Plan as agreed upon with the City. This Plan identified how the County would engage with the City, and was updated throughout the project to adapt to any changes in the direction of the ASP.
Phase 2 Setting the ASP Direction	February, 2017	The City was notified of the County’s public engagement events that were held, and was advised of the materials available at the events.
	April, 2017	A site visit was undertaken to a range of locations in Springbank, with staff from both municipalities and Alberta Transportation attending. Discussions were focused on identifying any policy or technical issues and opportunities at an early stage.
	November, 2017	Representatives from both municipalities met to discuss the County’s servicing study for Springbank, and potential options for water and waste water servicing to support development.

PHASE	DATE	ENGAGEMENT
Phase 3 Draft Vision, Objectives, and Land Use Scenarios	June, 2018	The County invited the City to the open house held to present the draft vision, goals, objectives, and land use scenarios. Two City staff attended, and the associated materials were later sent through to the City for comment.
	July, 2018	An update was presented by the County to the Intermunicipal Committee, outlining the draft land use scenarios and the status of the project.
	November, 2018	The County invited the City to comment on its refined draft land use scenario.
	January, 2019	<p>A further technical workshop was held with the City and Alberta Transportation to examine issues and opportunities in relation to the draft land use scenario prepared. There were 22 staff in attendance, and discussions were held on the following areas:</p> <ul style="list-style-type: none"> • Planning; • Parks, pathways, and recreation; • Transportation; • Water and waste water; and • Fire Service provision. <p>Following the joint workshop, both Administrations agreed on 16 action items to be addressed within the ASP and through separate intermunicipal projects or communications.</p>
Phase 4 Draft Plan	January, 2019	An update was presented by the County to the Intermunicipal Committee outlining the draft land use scenarios and the status of the project. An update was provided on the ASP and the outcomes of the workshop held with City Administration.
	May, 2019	The City was sent the pre-release of the County's first draft of the ASP and was invited to submit comments. No comments were received from the City.
	December, 2019	The County shared the draft ASP with the City, together with its completed transportation, environmental and servicing studies, and met with City representatives to discuss any issues or opportunities with respect to the findings.
	April, 2020	A formal circulation was sent to the City to invite comments on the draft Plan. The City's provided comments were incorporated into the final draft Plan where appropriate.
Phase 5 Final Draft and Council	December, 2020	The City was formally circulated the final draft of the ASP. Appropriate amendments addressing The City's comments were incorporated into the documents wherever possible. The revised documents and comment responses were provided for the City's review. An update on the project was presented to the Intermunicipal Committee on September 11, 2020. The County met with City representatives to discuss the project timeline and to develop mutually agreeable revisions for Council's consideration. Final comments received from the City were provided within the report to Council alongside the draft ASP. The outcome of intermunicipal discussions on the final draft plan were also reported to Council.

APPENDIX F: LOCAL PLANS IN THE SPRINGBANK PLAN AREA

Table 09: Local Plans in the Springbank Plan Area

LOCAL PLAN	BYLAW	APPROVAL DATE	DEVELOPMENT
Pinnacle Ridge Conceptual Scheme	C-4635-96	May 14, 1996	Country Residential
Murray Lands Conceptual Scheme	C-5944-2004 C-5960-2004	July 27, 2004 February 8, 2005	Country Residential
Grand View Estates Conceptual Scheme	C-5936-2004	January 18, 2005	Country Residential
Timberstone Conceptual Scheme	C-6078-2005	June 14, 2005	Country Residential
Montebello Conceptual Scheme	C-6123-2005	September 27, 2005	Country Residential
Barnard Conceptual Scheme	C-6151-2005	October 25, 2005	Country Residential
Lariat Loop Conceptual Scheme	C-6197-2006	February 14, 2006	Country Residential
Partridge View Conceptual Scheme	C-6473-2007	June 12, 2007	Country Residential
Wilson Conceptual Scheme	C-6249-2006	June 26, 2007	Country Residential
Robinson Road Conceptual Scheme	C-6490-2007	July 3, 2007	Country Residential
Bingham Crossing Conceptual Scheme	C-7184-2012	September 11, 2012	Business Commercial
Springbank Creek Conceptual Scheme	C-7298-2013	October 1, 2013	Country Residential
North Escarpment Drive Conceptual Scheme	C-7649-2017	April 11, 2017	Country Residential
Atkins Conceptual Scheme	C-7755-2018	May 22, 2018	Country Residential
Lazy H Estates Conceptual Scheme	C-7799-2018	May 14, 2019	Country Residential

These local plans are considered to form part of this ASP as appended documents, and they provide detailed land use direction, subdivision design, and development guidance for the areas they cover. All future conceptual schemes and master site

development plans adopted by Council shall be appended, by bylaw, to this Area Structure Plan, with Table 09 and Map 03 updated accordingly.





February 3, 2021

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

To: Ms. Theresa Cochran
Executive Director, Community Development Services, Rocky View County

Mr. Dominic Kazmierczak,
Manager, Planning Policy, Rocky View County

Re: [Rocky View County's North Springbank and South Springbank Area Structure Plans](#)
The City of Calgary's submission to Rocky View County's Public Hearings

Dear Ms. Cochrane and Mr. Kazmierczak:

This letter is intended to provide The City of Calgary's Administration position on Rocky View County's proposed North Springbank Area Structure Plan and South Springbank Area Structure Plan.

At this time, The City of Calgary does not support the North Springbank Area Structure Plan and the South Springbank Area Structure Plan due to significant transportation, servicing, and stormwater impacts that could cause detriment to The City of Calgary.

More specifically (and as previously detailed in The City of Calgary's letters of January 8, 2021 and June 8, 2020), The City of Calgary has the following five concerns with the proposed North Springbank Area Structure Plan and South Springbank Area Structure Plan. The following comments are applicable to both Plans:

1. Addressing impacts on Calgary infrastructure and services

The plans project an estimated 32,490 people will live in this area. The City of Calgary is concerned with the significant amount of growth proposed, due to the limited policies to mitigate detrimental impacts to City of Calgary services and infrastructure and the lack of cost-sharing for required upgrades and increased usage. The plans do not provide an approach to respond to the cumulative impacts of the proposed growth, rather defers the responsibilities to the Local Plan. This approach only addresses infrastructure, rather than

community services, such as recreation, and does not provide an approach that explores cost-sharing (where appropriate) between the municipalities. The draft plans do not align with the Interim Growth Plan, specifically; Principle 3, Objective e. of the Interim Growth Plan states “Ensure the provision or coordination of community services and facilities”. Currently, our municipalities do not have a cost-sharing agreement in place to address this. **Additional policy is required to ensure that growth in Rocky View County does not detrimentally impact infrastructure, services and facilities provided by The City of Calgary.** The City would request that the County commit to meaningfully alleviate the potential impacts on The City of Calgary.

2. Need to identify priorities for growth

The draft land use scenarios provide for a large amount of growth within the plan areas adjacent to sensitive regionally significant infrastructure. There is an apparent lack of growth management policies within the plans, Rocky View County noted that the build out will be driven by market conditions. This approach will lead to fragmented development scattered throughout the plan area that will have lasting cumulative effects on water supply, servicing arrangement, and offsite transportation impacts. **This suggests that there is a need for further growth management policies directing development and servicing in a comprehensive manner.**

3. Source Water Protection

The City acknowledges that Rocky View County is in full agreement that source water protection is an important consideration for the region. The Calgary Metropolitan Region Board’s Interim Growth Plan requires that mitigation measures and policies be provided to address potential adverse impacts to regionally significant infrastructure such as the Bearspaw Water Treatment Plant. Without additional details outlining the cumulative impacts (including a baseline assessment), how piped services will be provided for the plan area prior to local plan approval, phasing and strengthened alignment with higher order Provincial and Regional plans, The City cannot support the plans and has concern about how development could have detriment to a major source water supply for our region.

Further concerns are detailed in our letter of January 8, 2021. In our view, the proposed Municipal Development Plan is not in alignment with the principles of the Interim Growth Plan as there could be large impacts on regional infrastructure, source water quality, and promotes inefficient use of land. **Additional policy is required to support the sustainability of our region’s long-term drinking water supply.**

4. Transportation Impacts

The full build out of the North and South Springbank Plan areas will result in the need for significant need for new or expanded major infrastructure in both Rocky View County and The City of Calgary. A significant amount of development is proposed to be located along Calgary’s western boundary where they are expected to impact Calgary’s transportation system. The plans do not provide an approach to respond to the cumulative impacts of the

proposed development and does not propose or establish a cost-sharing framework between the municipalities that is mutually agreeable to fund infrastructure necessary to support the proposed development. The City is concerned with the resulting traffic impacts identified in the Network Analysis including excessive traffic volumes that are not supported by an appropriately sized highway and road network. **Additional policy is required to ensure that development proposals consider and mitigate the cumulative impacts on The City of Calgary's transportation network.**

5. Special Planning Areas

The City of Calgary would request further discussion and collaboration on building policies for special planning areas, and urban interface areas. There continues to be limited policies for these areas leading to a large amount of uncertainty. **The City is requesting further Administrative meetings to clarify intent and provide additional policy language for these areas.** Strengthening of policies for these areas would be beneficial to both Rocky View County and City of Calgary while providing greater certainty for residents and developers in both municipalities.

If it is understood that Rocky View County Administration may be considering bringing forward amendments to the Plan to address the concerns outlined in this letter. However, given the outstanding concerns identified in this and previous letters (attached), The City of Calgary does not support the approval of either the North or South Springbank Area Structure Plans. We would ask that our municipalities work together to resolve these issues in a meaningful way. **Therefore, The City of Calgary would request that Rocky View County not give second reading to either Plan but rather direct Administration to work with The City of Calgary's Administration to resolve the above identified concerns.** A short delay would enable our Administrations to continue to work together to resolve these outstanding issues in a meaningful, mutually beneficial manner.

Should Rocky View County Council give Second Reading to the North Springbank Area Structure Plan or the South Springbank Area Structure Plan, The City of Calgary would request that (in alignment with our jointly adopted Intermunicipal Development Plan) Rocky View County agree to enter into mediation to resolve the identified concerns.

Thank you,



Christine Arthurs, BA MEdes (Planning) RPP, MCIP
Acting General Manager
Deputy City Manager's Office
The City of Calgary

Attachments (2)

cc: Stuart Dalglish, General Manager, Planning & Development, The City of Calgary
Kelly Cote, Manager, Intergovernmental & Corporate Strategy, The City of Calgary

Jessica Anderson

From: Michelle Mitton
Sent: January 4, 2021 9:06 AM
To: Jessica Anderson
Subject: FW: [EXTERNAL] - Springbank ASP's

Follow Up Flag: Follow up
Flag Status: Completed

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

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From: Tish Doyle-Morrow [REDACTED]
Sent: December 28, 2020 11:03 AM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>; plan.springbank@gmail.com
Subject: [EXTERNAL] - Springbank ASP's

Do not open links or attachments unless sender and content are known.

Re:
South Springbank Area Structure Plan
Municipal Clerk's Office
Rocky View County

I would like to comment on the proposed ASP for South Springbank.

I am disappointed to see that a great swath of environmentally sensitive land on the Springbak escarpment (Culppitts Ranch, West of 101 and North of 17th Ave) has been designated as "A Special Planning Area", with no discussion on the 'special' environmental features of this area. The only plan for this area seems to be that the City of Calgary will determine its future. My takeaway from this document is that this land will be at the mercy of the City of Calgary and developers, that the residents of Springbank directly below these lands will have no input and most importantly, the escarpment land that is home to much wildlife and significant flora will be wiped out. That the beautiful steeply graded land will be decimated in our near future. This land overlooks our community and is an incredibly significant physical marker to the lifestyle of its residents. To leave this land unprotected is a grave mistake. One only has to look at the escarpment that is part of the Springbank Hill Development in the City of Calgary to see how this area may be developed. Springbank Residents need to have a voice in all parts of development in our community. Please amend this document to reflect our concerns.

Regards, Tish Doyle Morrow

124 Westridge Park Dr
Calgary, Ab
T3Z3J8

Jessica Anderson

From: Michelle Mitton
Sent: January 4, 2021 4:05 PM
To: Jessica Anderson
Subject: FW: [EXTERNAL] - South Springbank ASP

Follow Up Flag: Follow up
Flag Status: Completed

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

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From: Monica Thomas [REDACTED]
Sent: January 4, 2021 3:31 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - South Springbank ASP

Do not open links or attachments unless sender and content are known.

Hello, I am a resident of South Springbank and would like to make a comment about the South Springbank ASP 2020 Draft.

My comments apply to pages 55 and 56 where the maps portray the wildlife connectivity. As a resident of the area I see a lot of wildlife along the steeply sloped escarpment and the forest fringe where the prairie meets the aspen forest. Moose, deer, coyotes, foxes, rumours of cougars (I have not seen those), black bears, eagles, hawks and a multitude of songbirds shelter and move through this area.

I have attached 2 maps to this e-mail that show the area I am referring to. When I see the wildlife connectivity map on page 56 overlaid with the area that I know to be heavily sloped, forested, and much used by wildlife (green overlay) I see that it is not shown as a wildlife corridor. I disagree with this map on page 56. My statement is based on living here for many years and what I and my neighbours see in our yards and in the MR areas when we are out walking or driving. The number of dead moose and deer east of the intersection of Horizon View Road and Springbank Road that are killed in car strikes are also a good indicator of the numbers of wildlife using the escarpment area and forest for movement and shelter.

Do you have other research that supports your maps placement of the wildlife connectivity linking the Bow and Elbow River valleys in the location that you have it on the page 56 map? If yes please let me know as I would like to be better informed.


I would like to point out that your map shows the area of highest wildlife connectivity overlaps the transportation and utility corridor where the West Stoney Trail ring road is being built. It may be that the wildlife will not be able to move through that corridor in the near future. Much of the aspen forest has been removed already.

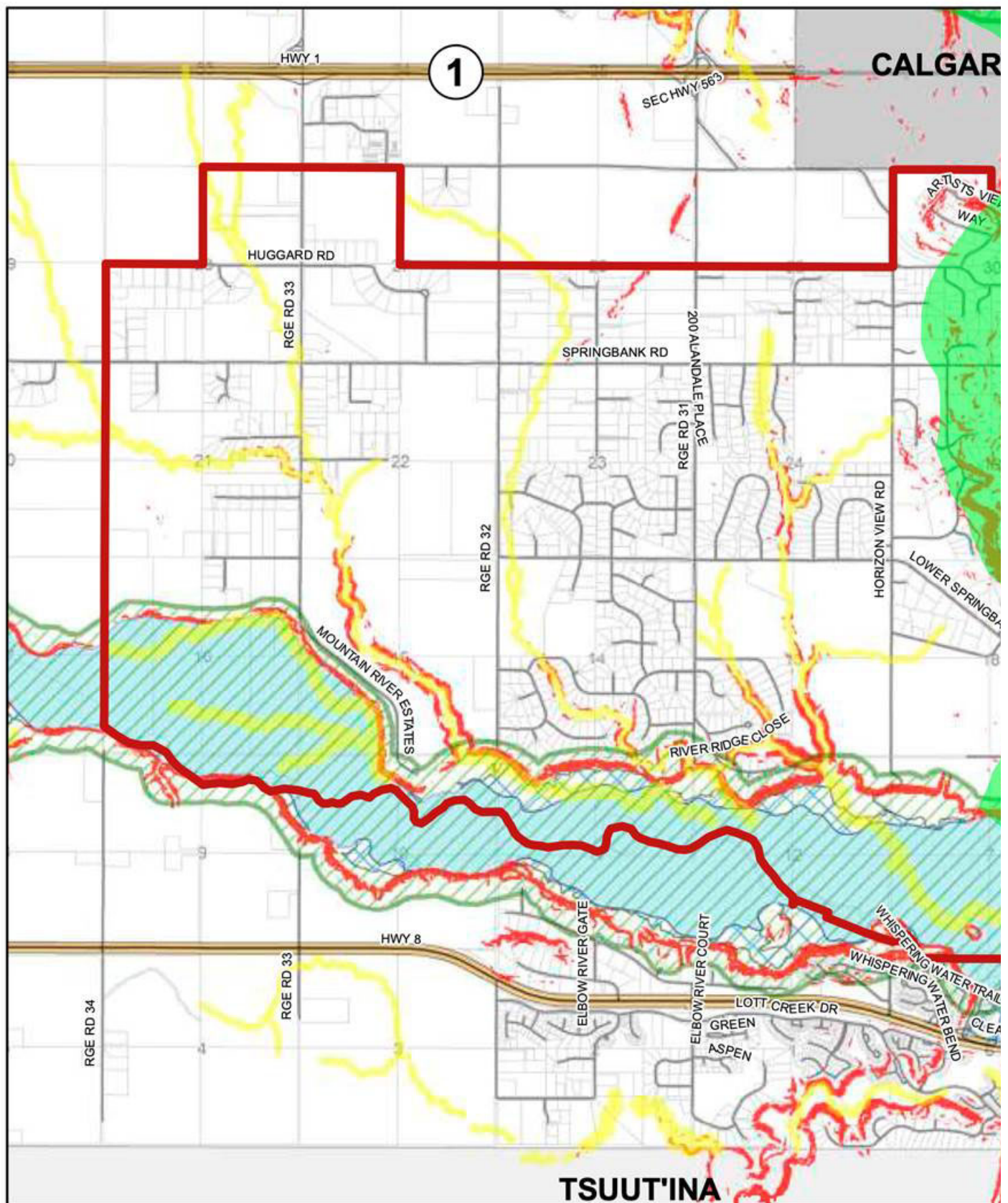
It seems to me that the animals use the cover of forest and the undeveloped steeper slopes to move between the Bow River and Elbow River Valleys.

Wildlife movement is critical to their ability to survive.

Please consider reworking the map to show the wildlife corridor along the area I have shown on these maps. Please consider setting aside some of this area for parks, trails or municipal reserve, limiting the fencing and keeping the tree cover so that wildlife can continue to move between the 2 river valleys in the North and South Springbank ASP's.

Sincerely

Monica Thomas




This map is conceptual in nature. No measurements or area calculations are provided.



Barry and Valerie Munro
317 Pinnacle Ridge Place
Calgary, AB T3Z 3N8

February 1, 2021

Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

**Re: South Springbank ASP
Bylaw C-8064-2020, File 1015-550**

Sent by Email: legislativeservices@rockyview.ca

Dear Sirs / Madam

The purpose of this letter is two-fold:

- to confirm that we have carefully read the detailed response to the South Springbank ASP that was submitted by Mr. Larry Benke and fully agree with the multiple points raised by him that need better study by the County; and
- to confirm that we gave our full permission for him to include our names in his letter as being supportive of his submission.

If for whatever reason, you determine that the tabling of our questions and concerns relating to the ASP cannot be raised by cross-reference to Mr. Benke's letter – then please advise us immediately – and we will submit our own very detailed letter in similar form to Mr. Benke's and ask for time at the public hearings to read it into the record (clearly not particularly efficient for either the County or us – so we do hope the cross-reference of support is acceptable).

Thank you for your hard work on the South Springbank ASP. It is a good start – and with your careful listening to the community – we believe it can be better.

We can be reached at [REDACTED] or at [REDACTED] if you have any questions.

Sincerely,


Barry and Valerie Munro

February 3, 2021

Zink Lands within Special Planning Area 3 (NE-17-24-2-W5, SE-17-24-2-W5)

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Regarding: South Springbank Area Structure Plan (ASP)

Bylaw C-8064-2020, File 1015-550

We would first like to thank the ASP planning team for their engagement with us throughout this process. They have answered our questions and we feel our opinions have been heard.

Our standing concern is regarding the Special Planning Area 3 land use designation and how this affects our property within it. Special Planning Area 3 is made up of dissimilar parcels from six separate private landowners as well as the Provincial Government. This differs from Special Planning Areas 1, 2, and 4, within the ASP, which have significantly fewer landowners. The Zink Lands within Special Planning Area 3 make up over half of the area (276 ac of the total 489 ac) and this alone is larger than two of the other Special Planning Areas in the ASP. The Zink Lands are positioned between the Bow Trail and 17th Avenue interchange connections planned for the future West Stoney Trail, with the 101st Street corridor running along the East side of the property. The land will serve as a key connection point and a potential hub for the area's future. For these reasons we believe consideration is warranted for the Zink Lands to be a stand-alone Special Planning Area within the ASP.

In discussions with Rocky View County Planning Administration we were given direction to engage the landowners in this area to explore new possible land use designations within Special Planning Area 3. Initial contact with adjacent landowners has revealed differing visions to those stated in SECTION 9 SPECIAL PLANNING AREAS of the ASP. Several of these owners share a common vision, while ours is distinctly different. This further strengthens our position to be separated.

The Province owned land within Special Planning Area 3 is detached from the Zink Lands by the West Stoney Trail Transportation Utility Corridor and the planned 17th Avenue interchange alignment. This land is utilized for various utilities and does not align with Special Planning Area objectives in the ASP. We feel that to achieve the intention of the Special Planning Area, the Zink Lands would be best suited as a stand-alone designation.

Our strong preference would be for the Zink Lands (NE-17-24-2-W5, SE-17-24-2-W5) to be designated as their own Special Planning Area, separate from the other five privately owned lands and the Province owned land. Future land use designation can then occur independently while also aligning with the objectives, policies, and overall vision of Special Planning Areas as defined in the ASP.

2021 marks the 100th year these lands have been in our family. We ask that Rocky View Council carefully consider our request as we work towards a vision for the next century.

Best regards,

Catherine and Joe Zink
25165 J Township Road 242

Talia Zink and Craig Johnson
24327 Lower Springbank Road

Lindsay and Angus Duncan
25165 L Township Rd 242

Valerie Zink
25165 D Township Rd 242

February 1, 2021

Planning Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

**Re: South Springbank ASP
Bylaw C-8064-2020, File 1015-550**

Sent by Email: legislativeservices@rockyview.ca

We would like to compliment Rocky View County for the overall quality of the proposed South Springbank ASP planning document. In particular, the concepts of Cluster Residential and Villa Condo Developments are progressive while remaining true to the country residential character of Springbank. It is that quality that has attracted us to live here and preserving it is important to us.

Included in the ASP are also the concepts of Special Planning Areas, namely the interface zones with the City of Calgary, and the recently introduced Urban Interface Area which is applicable to part of one property only. **The following comments register our objection to the inclusion of the Urban Interface area within the South Springbank ASP.** I will outline my logic plus offer a specific recommendation which will refer back to the Special Planning designation.

I would also like to note the enclosed comments are endorsed by 42 households in the Springbank community. A listing of signatories is enclosed by addendum to this letter.

Urban Interface Area

The draft ASP defines Urban Interface Area as *"that, by virtue of location, limited servicing requirements and adjacency to existing or planned developments, are expected to develop in the near future. These lands will generally be commercial ..."*

The ASP's definitions for Urban Interface are in fact valid arguments for rejecting commercial development on this plot. I note:

Potable Water and Wastewater Services

- 1 Potable water and wastewater services to support a commercial development at this site are non-existent. Private water services in the area are already stretched to capacity (Westridge Utilities and Poplar View Water Co-op).
- 2 Within the last year, fire fighting efforts in two adjacent residential communities (McKendrick Point and Heritage Woods) were severely limited due to a lack of functioning and/or adequate water supply (Westridge Utilities and Poplar View Water Co-op respectively). Both residences were resultingly destroyed.

Transportation Services

A healthy commercial area will depend on its ability to draw traffic and hence on an adequate transportation infrastructure.

- 1 Stoney Trail will provide only partial access to Old Banff Coach Road for traffic to/from the north. Traffic to/from the south will necessarily access this site via 101 Street (from the Stoney Trail/Bow Trail interchange).
- 2 101 Street is an undulating, two lane road, no shoulders, with numerous blind access points to individual residences and Heritage Woods. Speed limits have been restricted for safety.
- 3 The City of Calgary administers 101 Street and, when I inquired, indicated they have no plans to improve the road.
- 4 I can point at many Springbank roads, carrying much smaller traffic volumes, that have been constructed to far superior standards.

101 Street is clearly suffering from jurisdictional interface neglect.

Adjacency to Existing or Planned Developments

- 1 Adjacent lands within Rocky View County are either already developed as rural residential or are proposed as Special Planning Areas.
- 2 The former City of Calgary East Springbank plan, encompassing the area between Stoney Trail and 101 Street, envisioned no development on adjacent Calgary lands. Currently there is no ASP whatsoever for this area.
- 3 The City of Calgary has no outstanding or in-process development permits for the lands between 101 Street and Stoney Trail. Reference mapping on the City of Calgary website, confirmed further by my call to the city.

Where is the adjacent, existing or planned development?

Significant Change in Established Zoning

The subject property is currently zoned rural residential and is located immediately adjacent to extensive rural residential development. As home owners, we have invested significantly in acquiring and upgrading our properties. These investments have been made with clearly defined zoning, specifying that our immediate neighbours will be other residential developments. The proposed redesignation represents a significant and detrimental change from these expectations.

Establishing a commercial zone (that can be expected to operate extended hours) adjacent to residential neighbourhoods is inconsistent with the ASP vision for “a *country residential community*”. And it certainly doesn't respect that vision for those communities that are already established - it is a betrayal.

Gateways

The draft ASP, Map 10, identifies Old Banff Coach Road as a scenic corridor and speaks of the objective of creating a lasting first impression. I'm in full agreement with the ASP's intent and note Old Banff Coach Road is likely the most used access to South Springbank. These corridors are further specified to be “*visually attractive and maintain the open rural character of Springbank*”.

A commercial development, no matter how tastefully designed, at this site on the threshold of Springbank, can never meet the objectives stated in the ASP. Commercial developments need to make their presence known (signage, visibility) and desire to draw traffic – qualities which are inconsistent with maintaining the rural character of our community.

Special Planning Areas

The draft ASP identifies Special Planning Areas contiguous to the boundary with the City of Calgary. It is noted “*detailed land use planning is not possible until further collaboration with the City of Calgary is undertaken*”. Wise words and wise intent.

The single Urban Interface Area stands out as the lone exception to the Special Planning Area policy. Indeed, until recently, it was deemed a Special Planning Area. Why is this specific property receiving a differentiated, preferential treatment (from a developer's perspective)?

I would also like to address the “interim” use designation that is being applied to some Special Planning Areas. In 2019 a developer proposed an Auto Mall for this location. This would have been a substantial development and could not, to any reasonable definition, be construed as an interim use. Had that project proceeded, it would have been an abuse of the county's valid intent to facilitate interim uses under certain, limited circumstances.

Commercial Development at this Location

I have already noted the 2019 proposal for an Auto Mall at this location. At that time, the adjacent residential community voiced very strong opposition to that development with in excess of 200 residents objecting (many of which co-signed my letter at that time). My understanding is that Council was not furnished with that information, per standard practice for a first reading.

I note the draft ASP Urban Interface designation is intended to lay out the requirements for anticipated **commercial development** at this site. By extension from the previous commercial application, Rocky View County administration and Council can gauge the depth of negative opinion to this form of development at this particular site.

Recommendations

We strongly suggest the following changes be incorporated in the draft South Springbank ASP, as it is being considered by Council:

1. Elimination of all references to an Urban Interface Area.
2. The single, noted Urban Interface Area revert to its previous designation of Special Planning Area.
3. There be no consideration of interim uses for this plot.

Yours very truly,

A handwritten signature in blue ink, appearing to read "Larry Benke". The signature is stylized with a large, looped "L" and a cursive "Benke".

Larry M. Benke, P.Eng.; ICD.D

23 Westbluff Court
Calgary, Alberta
T3Z 3N9

ADDITIONAL SIGNATORIES ENDORSING THE ATTACHED LETTER

Denis and Elizabeth Balderston	235 Heritage Place Calgary, T3Z 3P3
Paul and Elwyn Brown	104 Artists View Drive Calgary, T3Z 3N4
Dennis and Linda Christianson	6 Springland Way Calgary, T3Z 3N6
Lewkas and Carollyne Coulson	26 Springland Way Calgary, T3Z 3N6
Carla and Scott Darling	24047 Heritage Woods Drive Calgary, T3Z 3P3
Judith Rogers Dundas	19 Westbluff Place Calgary, T3Z 3N9
Ben and Leslie Elgert	7 Westbluff Court Calgary, T3Z 3N9
Maria and Carlos Fajardo	12 Escarpment Place, Calgary, T3Z 3M8
Al and Helen Gal	11 Westbluff Court Calgary, T3Z 3N9
Dan Goldstein	24166 Heritage Woods Dr Calgary, T3Z 3P3
Jodie Gould	31 Shantara Grove Calgary, T3Z 3N2
Warren Holmes	101 Uplands Ridge SW Calgary, T3Z 3N5
Steve Horner	35 Westbluff Place Calgary, T3Z 3N9
Brad and Kathy Hubbard	24261 Westbluff Drive Calgary, T3Z 3N9

Kelly and Linda Kisio	96 Springland Manor Crescent Calgary, T3Z 3K1
June and Hood Khoo	72 Artists View Way Calgary, T3Z 3N1
Denis Kohlman	20 Pinnacle Ridge Drive Calgary, T3Z 3N7
Mark Kornak	119 Springland Manor Crescent Calgary, T3Z 3K1
Hubertus Liebrecht	210 Artists View Way Calgary, T3Z 3N1
James and Mae LoGullo	72 Artists View Way Calgary, T3Z 3N1
Lily and Paul MacKay Alma Schmidt	98 Springland Manor Crescent Calgary, T3Z 3K1
Geoff Merritt	28 Pinnacle Ridge Calgary, T3Z 3N7
Barry and Valerie Munro	317 Pinnacle Ridge Place Calgary, T3Z 3N8
Tauseef and Khadija Naqvi	73 Uplands Ridge SW Calgary, T3Z 3N5
Charlene and Terry Owen	24240 Westbluff Drive Calgary, T3Z 3N9
Trudy Pinter	79 Artists View Drive Calgary, T3Z 3N4
Steve and Lois Pohold	7 Westbluff Place Calgary, T3Z 3N9
Steve and Heather Reynish	242249 Westbluff Road Calgary, T3Z 3P2
Rochelle Rabinovitz	24194 Westbluff Drive Calgary, T3Z 3N9

Ronda Rankin Peter Sametz	24271 Westbluff Drive Calgary, T3Z 3N9
Garth and Cheryl Rhodes	31 Westbluff Place Calgary, T3Z 3N9
Tony Sabelli	59 Artist View Point T3Z 3N3
Deepak and Andrea Saini	47 Artist View Pointe Calgary, T3Z 3N3
Donna and Larry Slywka	351 Heritage Place Calgary, T3Z 3P3
Martin and Andrea Sojka	15 Westbluff Court Calgary, T3Z 3N9
Glenda and Larry Stein	243079 Westbluff Road Calgary, T3Z 3P1
Attila Varga	11McKendrick Point Calgary, T3Z 3N6
Debbie and Garth Vickery	3 Shantara Grove, Calgary, T3Z 3N2
Shelley Weiss and Gord Graham	24250 Westbluff Drive Calgary, T3Z 3N9
Cal and Edith Wenzel	329 Pinnacle Ridge Place Calgary, T3Z 3N8
Aneta Zuczek and Clayton Donhuysen	123 Solace Ridge Place Calgary, T3Z 3M9

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8064-2020, south Springbank ASP
Date: February 2, 2021 11:49:53 AM

MICHELLE MITTON, M.SC
Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

-----Original Message-----

From: Marlene Dusdal [REDACTED]
Sent: Tuesday, February 2, 2021 11:24 AM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8064-2020, south Springbank ASP

Do not open links or attachments unless sender and content are known.

As a 57 year resident of division 1 owning 320 acres of agricultural zoned land, I have the following comments to make on this ASP:

1. This ASP has not had input from area residents.
2. Agriculture land use is virtually eliminated.
3. It appears there are many errors and inconsistencies in ASP's.
4. Splitting the ASP's is contrary to resident wishes.
5. Questionable servicing strategy and increased costs- north ASP.
6. Servicing fails to address issues for new residential development.
7. Cluster residential becomes default residential land use.
8. There will be massive population increases.
9. Cluster residential will create private enclaves.
10. Commercial/industrial land use significantly expands.

Respectfully submitted

M.E. Dusdal

Sent from my iPad

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - BYLAW C-8064-2020
Date: February 3, 2021 11:28:52 AM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Scott Pasley

Sent: Wednesday, February 3, 2021 9:28 AM

To: Legislative Services Shared ; Division 2, Kim McKylor

Subject: [EXTERNAL] - BYLAW C-8064-2020

Do not open links or attachments unless sender and content are known.

Rocky View County Council:

Richard Bird has forwarded on to me his email of January 30th below.

My name is Scott Pasley and my address is [15 Clear Mountain Rise SW, Calgary, AB T3Z 3J9](#). I own a four acre lot at that address, and I too own an adjacent four acre parcel. I have lived there for 32 years.

I agree with each of the comments in Richard Bird's email, and I too strongly disagree with the proposals to substantially increase density in the area. I oppose the proposed bylaw and the draft South Springbank Area Structure Plan, and also feel that they should both be set aside for further discussion and amended significantly. I was unaware of these proposals until Richard brought them to my attention. There has clearly been a lack of communication and consultation.

If you wish to discuss further, please send me an email and we can arrange a call.

I have enclosed Richard's email. See below

Regards,
Scott Pasley

Rocky View County Council:

I am replying to an undated letter received last week from the County concerning the above referenced bylaw.

My name is Richard Bird and my address is [7 Clear Mountain Rise SW, Calgary, AB T3Z 3J9](#).

Our home sits on a four acre lot looking southwest over Lower Springbank Road, just west of the equestrian centre. My wife and I also own a second adjoining four acre lot.

We OPPOSE the bylaw and the draft South Springbank Area Structure Plan (the"Plan").

The reason for our opposition is that we believe that the Plan facilitates and encourages a form of residential development which

would substantially alter the non-urban bucolic character of the south Springbank area in general and our immediate neighbourhood in particular. This rural character is the key attribute which we, and I expect most if not all of our neighbours, sought in deciding to move from Calgary to Springbank.

When we acquired our properties in 2003 they fell within a zoning regulation which did not permit lots smaller than four acres, as did all the properties in the immediate area visible from our home. I believe that to still be the case today. There were areas to the west which were zoned for minimum two acre lots, which we consider too small to maintain "acreage" aesthetics, but at least they are not visible from our home. The majority of what can be seen from our home looking toward the mountains is the large undeveloped tract belonging to the Colpitts Ranch. We have always supposed that some day part or all of this land might be developed but we have expected that when the time comes it would be zoned the same as the adjacent four acre acreages or at least two acre lots. However, that is clearly not the intent of the Plan.

The Plan is lengthy and detailed. The Plan is described as providing an overall strategy for land use changes and, although not initially clear, a thorough reading makes plain what that strategy is - encourage the majority of further development to follow the high density "Cluster Residential" concept. By high density I mean in contrast to the current four acre and two acre zoning provisions. At first we read in the Springbank Vision that acreages will continue to be the main housing option in the community. This may be literally true but only because much of area within the Plan has already been developed as acreages, reflecting the intent of previous plans and zoning regulations, and the preference of residents, to maintain the low density aspect of the community. However it is a very misleading statement in that it conveys a sense that further development will continue to follow the historical densities for the most part, which is very clearly not the intent of the Plan.

We also read in Goal 9 that the the goal is to "respect the existing built environment, but explore the use of alternative forms of residential development, such as cluster and mixed use development." The word "explore" would lead one to believe that the cluster concept is one which is going to be examined, considered, discussed, perhaps experimented with in a limited fashion, not that it is imbedded within the Plan as the predominant direction for new development. Again, this is a very misleading statement.

The policies related to the areas designated by the Plan to be Cluster Residential indicate a maximum average density of 3/4 acre lots but with a requirement for 30% of the area to be set aside as open space. The open space requirement is a good idea which could be included in any form of further development. However, even with 30% open space the indicated density significantly exceeds that of the two acre lot size applicable to much of the existing residential development (by nearly double) and very significantly exceeds the four acre lot size density of the rest of the existing residential development (by

nearly quadruple). Worse still from a development density perspective, by increasing the open space set aside to 40% of the development the cluster lot sizes can be reduced to 1/2 acre, increasing the effective density by a further 29%. Clearly a shift in land use strategy to facilitate the cluster concept is a significant shift in development density away from the historical standards.

If the cluster concept were being proposed as an “exploration” or an experiment to be pilot tested on a limited basis, perhaps a quarter section or two, it would not be of great concern depending on where located. However, that is not what the Plan intends.

On Map 04: Existing Land Use I count by visual inspection approximately 32 quarter sections of undeveloped land, aggregating partial quarter sections where there is already some development, and excluding undeveloped land designated as Special Planning Area or for Institutional and Community Services. The undeveloped land is primarily currently designated as Agricultural with about four quarter sections currently designated as Residential but as yet undeveloped. Comparing this map with Map 05: Land Use Strategy makes the strategy very clear with the Cluster Residential Development pink area occupying most of the undeveloped land and nearly all of the large continuous undeveloped blocks of land, 22 of the 32 quarter sections. The remaining 10 undeveloped quarter sections are all that is designated as Country Residential Infill, to be developed consistent with existing density standards.

I believe that the Plan and the Bylaw should be set aside for further discussion and consideration of significant amendments. I believe that most of my neighbours and likely most existing residents would also oppose the substantial increase in density of most future development which will be enabled by the Plan, if they were aware of it; and I am concerned that the communication of this very significant change has not been thorough enough for the community at large to understand the matter.

J. Richard Bird

February 3, 2021

Landowners within and adjacent to proposed "Special Planning Area 3"

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

**Re: South Springbank ASP
Bylaw C-8064-2020, File 1015-550**

Thank you for the opportunity to comment on the proposed South Springbank Area Structure Plan (ASP). We commend the County for its work to reflect a vision in this plan that balances the potential for growth in the County with the rural characteristic so loved by its residents.

As a group of 16 landowners and residents within the plan area, we care deeply about the future of Springbank and wish to be a part of future planning efforts for this special area. Having just learned of the proposed ASP upon receipt of the notice for the Public Hearing, to better understand the impacts of this planning document on our land in an accelerated fashion, we have reviewed the document in detail and the proponent of this submission has engaged a professional planning firm to assess the proposed ASP with respect to the direction it provides.

Based on that, we respectfully oppose the proposed designation of "Special Planning Area" for "Special Planning Area 3" and ask that the County consider our request to instead designate this area as Cluster Residential. We feel this best represents a compromise that allows for a higher density on these lands being at the "fringe" of the City, while maintaining the vision of current owners who wish to maintain a rural aesthetic in this area.

Our Vision

Special Planning Area 3, which is identified on Map 5: Land Use Strategy of the proposed ASP, is in the vicinity of the future 17 Avenue / West Ring Road interchange. With City development ever-encroaching and the forthcoming opening of the West Ring Road, we have thought carefully about our land's future.

Maintaining our land's rural character is very important to us. We do not wish to see high-density residential development or high-intensity commercial development on our land. Rather, at some point in the future, we envision a **country-residential area** with a **rural aesthetic**. This could potentially incorporate some higher-density residential uses (i.e., duplexes or "**villas**") interspersed with single detached homes. This mix of housing types could allow for people of different ages and lifestyles to live in this desirable location. In addition, the preservation of some **open space** is also very important to us.

ASP Land Use Strategy

Our understanding is that the Special Planning Area category is intended to apply to areas near the City of Calgary border for which the future may be uncertain. The proposed ASP does not include an underlying land use category for our land (i.e., residential or commercial) but implies future land uses may include a higher intensity of development. With the proximity of the West Ring Road and The City of Calgary, it is possible the open-endedness in the policy could result in higher-density residential development or highway-oriented commercial development. This is not in alignment with our vision.

In addition, should we wish to pursue development and should the ASP be approved as currently proposed, any development on our land will require a major amendment to the ASP. The Special Planning Area designation effectively puts future development into question, requiring more detailed planning studies and engagement be undertaken before a more definitive land use category can be

applied. This presents a significant burden to the owners of currently undeveloped land who wish to steer any potential development towards the above noted vision.

Engagement with Adjacent Landowners

Following receipt of notification of the Public Hearing for the proposed ASP, we began talking to each other to see if anyone had participated in the ASP planning process. From our informal conversations, we learned that the vast majority of owners in this area were unaware of the planning efforts and had concerns regarding future planning for their land.

We understand it is best practice to engage landowners in areas that are under consideration for special policy direction in a more targeted and collaborative fashion. We also understand that engagement was undertaken to develop the proposed ASP, but this was not targeted to landowners in and around the Special Planning Areas. In the absence of any previous notification or discussion and given the time constraints, the undersigned have aligned on Cluster Residential as a more acceptable alternative to what is currently proposed.

Note: one landowner whose property falls within the southwest corner of proposed Special Planning Area 3 could not be reached within the available time and one has indicated they do not wish to make a decision at this time but remain open to discussion. The owners of the lands on the Eastern side of the area (bordering the eventual West Ring Road) wish to continue discussions with the County outside of this submission but support the other landowners in their desire to separate from the proposed Special Planning Area 3.

Desired Land Use Category

Given our collective vision for our land, we feel the **Cluster Residential** category, which is a land use category applied to many other areas within the proposed ASP, is most appropriate. It would allow for country residential development of a range of densities and for the preservation of open space. We feel this achieves a balance between the interests of existing residents, the County and those who may wish to further develop these lands in future.

Our Request

We respectfully request the County change our collective land use category on Map 5: Land Use Strategy from the "Special Planning Area" category to the "Cluster Residential" category prior to adoption of the South Springbank ASP. As landowners within the area, the future of our home is important to us and we would be pleased to continue our discussions with each other and the County. In the meantime, we feel the Cluster Residential category would best set the foundation to achieve our future vision and would be compatible with the surrounding area, while balancing the need for responsible development and the provision of certainty.

Should the County not wish to change the category of our land as requested, we ask that the County take additional time to consult with area residents with respect to inclusion within the Special Planning Area category.

In summary, the inclusion of our land within a Special Planning Area is unacceptable. It provides a high level of uncertainty, is restrictive, burdensome to existing landowners and paves the way for a style of development (commercial/higher density) that is not in keeping with the vision of the majority of residents in this area. We hope you will consider our proposed alternative and thank you for your consideration in this matter.

Should you wish to discuss further, the proponent of this submission (Rob Gray) can be reached at [REDACTED].

Sincerely,

Kathy Sieber (Deuka Film Exchange) / (Owner within proposed Special Planning Area 3)
24170 Township Road 242

Rob Gray (Owner within proposed Special Planning Area 3)
24166 Township Road 242

Todd and Mary Fisher (Owner within proposed Special Planning Area 3)
242086 Range Road 25

Tony and Loralie Geier (Owner within proposed Special Planning Area 3)
242114 Range Road 25

Enrico and Colleen Cappelletto (Adjacent to proposed Special Planning Area 3)
145 Westridge Park Drive

Kim Lawrence (Adjacent to proposed Special Planning Area 3)
11 West Wood Road

Dr. Norm Wellington (Adjacent to proposed Special Planning Area 3)
4 West Meadows Drive

Dr. Robert Mansell and Ms. Tina Hazard (Adjacent to proposed Special Planning Area 3)
28 West Meadows Drive

Ian Nicholson and Nicole Jardin (Adjacent to proposed Special Planning Area 3)
20 West Meadows Drive

Naomi & Kurtis Shumka (Adjacent to proposed Special Planning Area 3)
149 Westridge Park Drive

William and Joan Stedman (Adjacent to proposed Special Planning Area 3)
20 Wild Rose Drive

Jean Beach (Adjacent to proposed Special Planning Area 3)
16 Wild Rose Drive

Ed and Tamara Bender (Adjacent to proposed Special Planning Area 3)
16 West Meadows Drive

Dr. Keith and Rhonda Lawson (Adjacent to proposed Special Planning Area 3)
48 Wild Rose Drive

Brent and Kelly Albrecht (Adjacent to proposed Special Planning Area 3)
12 Wild Rose Drive

Georges Abboud (Adjacent to proposed Special Planning Area 3)
4 Wild Rose Dr.

February 1, 2021

Planning Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

**Re: South Springbank ASP
Bylaw C-8064-2020, File 1015-550**

Sent by Email: legislativeservices@rockyview.ca

We would like to compliment Rocky View County for the overall quality of the proposed South Springbank ASP planning document. In particular, the concepts of Cluster Residential and Villa Condo Developments are progressive while remaining true to the country residential character of Springbank. It is that quality that has attracted us to live here and preserving it is important to us.

Included in the ASP are also the concepts of Special Planning Areas, namely the interface zones with the City of Calgary, and the recently introduced Urban Interface Area which is applicable to part of one property only. **The following comments register our objection to the inclusion of the Urban Interface area within the South Springbank ASP.** I will outline my logic plus offer a specific recommendation which will refer back to the Special Planning designation.

I would also like to note the enclosed comments are endorsed by 42 households in the Springbank community. A listing of signatories is enclosed by addendum to this letter.

Urban Interface Area

The draft ASP defines Urban Interface Area as *"that, by virtue of location, limited servicing requirements and adjacency to existing or planned developments, are expected to develop in the near future. These lands will generally be commercial ..."*

The ASP's definitions for Urban Interface are in fact valid arguments for rejecting commercial development on this plot. I note:

Potable Water and Wastewater Services

- 1 Potable water and wastewater services to support a commercial development at this site are non-existent. Private water services in the area are already stretched to capacity (Westridge Utilities and Poplar View Water Co-op).
- 2 Within the last year, fire fighting efforts in two adjacent residential communities (McKendrick Point and Heritage Woods) were severely limited due to a lack of functioning and/or adequate water supply (Westridge Utilities and Poplar View Water Co-op respectively). Both residences were resultingly destroyed.

Transportation Services

A healthy commercial area will depend on its ability to draw traffic and hence on an adequate transportation infrastructure.

- 1 Stoney Trail will provide only partial access to Old Banff Coach Road for traffic to/from the north. Traffic to/from the south will necessarily access this site via 101 Street (from the Stoney Trail/Bow Trail interchange).
- 2 101 Street is an undulating, two lane road, no shoulders, with numerous blind access points to individual residences and Heritage Woods. Speed limits have been restricted for safety.
- 3 The City of Calgary administers 101 Street and, when I inquired, indicated they have no plans to improve the road.
- 4 I can point at many Springbank roads, carrying much smaller traffic volumes, that have been constructed to far superior standards.

101 Street is clearly suffering from jurisdictional interface neglect.

Adjacency to Existing or Planned Developments

- 1 Adjacent lands within Rocky View County are either already developed as rural residential or are proposed as Special Planning Areas.
- 2 The former City of Calgary East Springbank plan, encompassing the area between Stoney Trail and 101 Street, envisioned no development on adjacent Calgary lands. Currently there is no ASP whatsoever for this area.
- 3 The City of Calgary has no outstanding or in-process development permits for the lands between 101 Street and Stoney Trail. Reference mapping on the City of Calgary website, confirmed further by my call to the city.

Where is the adjacent, existing or planned development?

Significant Change in Established Zoning

The subject property is currently zoned rural residential and is located immediately adjacent to extensive rural residential development. As home owners, we have invested significantly in acquiring and upgrading our properties. These investments have been made with clearly defined zoning, specifying that our immediate neighbours will be other residential developments. The proposed redesignation represents a significant and detrimental change from these expectations.

Establishing a commercial zone (that can be expected to operate extended hours) adjacent to residential neighbourhoods is inconsistent with the ASP vision for “a *country residential community*”. And it certainly doesn't respect that vision for those communities that are already established - it is a betrayal.

Gateways

The draft ASP, Map 10, identifies Old Banff Coach Road as a scenic corridor and speaks of the objective of creating a lasting first impression. I'm in full agreement with the ASP's intent and note Old Banff Coach Road is likely the most used access to South Springbank. These corridors are further specified to be “*visually attractive and maintain the open rural character of Springbank*”.

A commercial development, no matter how tastefully designed, at this site on the threshold of Springbank, can never meet the objectives stated in the ASP. Commercial developments need to make their presence known (signage, visibility) and desire to draw traffic – qualities which are inconsistent with maintaining the rural character of our community.

Special Planning Areas

The draft ASP identifies Special Planning Areas contiguous to the boundary with the City of Calgary. It is noted “*detailed land use planning is not possible until further collaboration with the City of Calgary is undertaken*”. Wise words and wise intent.

The single Urban Interface Area stands out as the lone exception to the Special Planning Area policy. Indeed, until recently, it was deemed a Special Planning Area. Why is this specific property receiving a differentiated, preferential treatment (from a developer's perspective)?

I would also like to address the “interim” use designation that is being applied to some Special Planning Areas. In 2019 a developer proposed an Auto Mall for this location. This would have been a substantial development and could not, to any reasonable definition, be construed as an interim use. Had that project proceeded, it would have been an abuse of the county's valid intent to facilitate interim uses under certain, limited circumstances.

Commercial Development at this Location

I have already noted the 2019 proposal for an Auto Mall at this location. At that time, the adjacent residential community voiced very strong opposition to that development with in excess of 200 residents objecting (many of which co-signed my letter at that time). My understanding is that Council was not furnished with that information, per standard practice for a first reading.

I note the draft ASP Urban Interface designation is intended to lay out the requirements for anticipated **commercial development** at this site. By extension from the previous commercial application, Rocky View County administration and Council can gauge the depth of negative opinion to this form of development at this particular site.

Recommendations

We strongly suggest the following changes be incorporated in the draft South Springbank ASP, as it is being considered by Council:

1. Elimination of all references to an Urban Interface Area.
2. The single, noted Urban Interface Area revert to its previous designation of Special Planning Area.
3. There be no consideration of interim uses for this plot.

Yours very truly,

A handwritten signature in blue ink, appearing to read "Larry Benke". The signature is stylized with a large, looped "L" and a cursive "Benke".

Larry M. Benke, P.Eng.; ICD.D

23 Westbluff Court
Calgary, Alberta
T3Z 3N9

ADDITIONAL SIGNATORIES ENDORSING THE ATTACHED LETTER

Denis and Elizabeth Balderston	235 Heritage Place Calgary, T3Z 3P3
Paul and Elwyn Brown	104 Artists View Drive Calgary, T3Z 3N4
Dennis and Linda Christianson	6 Springland Way Calgary, T3Z 3N6
Lewkas and Carollyne Coulson	26 Springland Way Calgary, T3Z 3N6
Carla and Scott Darling	24047 Heritage Woods Drive Calgary, T3Z 3P3
Judith Rogers Dundas	19 Westbluff Place Calgary, T3Z 3N9
Ben and Leslie Elgert	7 Westbluff Court Calgary, T3Z 3N9
Maria and Carlos Fajardo	12 Escarpment Place, Calgary, T3Z 3M8
Al and Helen Gal	11 Westbluff Court Calgary, T3Z 3N9
Dan Goldstein	24166 Heritage Woods Dr Calgary, T3Z 3P3
Jodie Gould	31 Shantara Grove Calgary, T3Z 3N2
Warren Holmes	101 Uplands Ridge SW Calgary, T3Z 3N5
Steve Horner	35 Westbluff Place Calgary, T3Z 3N9
Brad and Kathy Hubbard	24261 Westbluff Drive Calgary, T3Z 3N9

Kelly and Linda Kisio	96 Springland Manor Crescent Calgary, T3Z 3K1
June and Hood Khoo	72 Artists View Way Calgary, T3Z 3N1
Denis Kohlman	20 Pinnacle Ridge Drive Calgary, T3Z 3N7
Mark Kornak	119 Springland Manor Crescent Calgary, T3Z 3K1
Hubertus Liebrecht	210 Artists View Way Calgary, T3Z 3N1
James and Mae LoGullo	72 Artists View Way Calgary, T3Z 3N1
Lily and Paul MacKay Alma Schmidt	98 Springland Manor Crescent Calgary, T3Z 3K1
Geoff Merritt	28 Pinnacle Ridge Calgary, T3Z 3N7
Barry and Valerie Munro	317 Pinnacle Ridge Place Calgary, T3Z 3N8
Tauseef and Khadija Naqvi	73 Uplands Ridge SW Calgary, T3Z 3N5
Charlene and Terry Owen	24240 Westbluff Drive Calgary, T3Z 3N9
Trudy Pinter	79 Artists View Drive Calgary, T3Z 3N4
Steve and Lois Pohold	7 Westbluff Place Calgary, T3Z 3N9
Steve and Heather Reynish	242249 Westbluff Road Calgary, T3Z 3P2
Rochelle Rabinovitz	24194 Westbluff Drive Calgary, T3Z 3N9

Ronda Rankin Peter Sametz	24271 Westbluff Drive Calgary, T3Z 3N9
Garth and Cheryl Rhodes	31 Westbluff Place Calgary, T3Z 3N9
Tony Sabelli	59 Artist View Point T3Z 3N3
Deepak and Andrea Saini	47 Artist View Pointe Calgary, T3Z 3N3
Donna and Larry Slywka	351 Heritage Place Calgary, T3Z 3P3
Martin and Andrea Sojka	15 Westbluff Court Calgary, T3Z 3N9
Glenda and Larry Stein	243079 Westbluff Road Calgary, T3Z 3P1
Attila Varga	11McKendrick Point Calgary, T3Z 3N6
Debbie and Garth Vickery	3 Shantara Grove, Calgary, T3Z 3N2
Shelley Weiss and Gord Graham	24250 Westbluff Drive Calgary, T3Z 3N9
Cal and Edith Wenzel	329 Pinnacle Ridge Place Calgary, T3Z 3N8
Aneta Zuczek and Clayton Donhuysen	123 Solace Ridge Place Calgary, T3Z 3M9

February 1, 2021

Legislative Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Re: *South Springbank ASP*
File Number: 1015-550
Bylaw: C-8064-2020

To whom it may concern:

Please accept this letter as a formal request to register our opposition for the approval of the South Springbank Area Structure Plan as it is currently outlined within Bylaw C-8064-2020. Upon investigating the County's development plans we have been made aware of some material changes of concern to what was previously a Special Planning Area. The change to Urban Interface Area does not meet our understanding of the overall development plan in conjunction to our private property and residential community, nor what is outlined in the Springbank development plan. Specifically, the zoning changes of the NE-20-24-2W5 or corner west of 101 street and south Banff Coach Road. This change directly affects our residential community Heritage Woods (closest one to the proposed development area) in a negative manner if not developed in support and approval by existing local residents. The change in the development plan to Urban Interface Area at this location removes restrictions on development criteria and as the result risks our community having a development that is open ended, subject to interpretation and not in line with our desire to maintain the value of our country residential homes and acreages. The result is that void of significant modifications to the existing plan and reverting the land back to Special Planning Area this plan, which would include amongst other things proper engagement and developmental support from the community; property values, environmental reserve impact and overall quality of life in the area are at risk due to the broadness of the re-designation of this land.

To highlight main concerns in level of importance please consider the following:

Traffic & Safety

The proposal for a commercial development on Urban Interface land will undoubtedly result in a significant increase in urban traffic volumes. With the West Ring Road construction, we have already seen that 101 Street traffic volumes have increased substantially without any increase in safety measures or even proactive evaluation by Rockyview County or the City of Calgary. The planned partial access to the Stoney Trail from Old Banff Coach Road, coupled with the plan of full access via Bow Trail/Stoney Trail intersection (directly located adjacent to our community) will present a horrifyingly dangerous speed way of flow through traffic that will connect patrons from North and South Springbank and now the City on what should be, a secondary residential road. This will have a serious impact on road noise, maintenance and

traffic accident frequency and most of all; an increase in unwanted visitors into our community. The Heritage Woods subdivision has a single hidden egress with both north and south blindspots for entry and exit as it was designed (void of a traffic circle or lights) solely for the residents of Heritage Woods. It is also the Rocky View school bus route pick up location for our children. Buses have had various near miss collisions turning on to Heritage drive as the result of increased diversion traffic. The development plan will increase these risk factors for our children.

We have three girls Ella (6), Sophia (3) and Charlotte (7 Months). Over the last 12 to 18 months we have witnessed an increase of non community vehicles entering our private community at high speed as well as the public using our cul de sacs as a private place trade and do drugs while also trespassing on neighboring properties. This has been a direct result of traffic on 101 street and the eventual attraction of more non community visitors to the area directly correlated to the commercial development plan will only increase the frequency and risk for our kids. People doing test drives up and down our side streets and up and down Heritage Drive, will populate our community roads with non Rockyview traffic on roads that previously were/ are seen as a safe place for kids to play road hockey and ride bicycles.

In addition to this, over the last 3 months we have seen an increase in urban crime within the community where traffic flow seems to funnel criminals into what was a small hidden community that was mainly self-policed. We have had both auto and home evasions as well as various outdoor property thefts.

Is there a planned increase in RCMP dispatching into Heritage Woods as part of the new development plan?

Property value, assessments, taxes

When we look at residential developments and in particular the larger 2 acre developments (which both sections of the Bylaw should fall under), these areas have minimal outside disturbance when it comes to environment and noise. We have like our neighbors personally invested great amounts for capital into our land, our home and our property to ensure that we have a quiet country residential acreage. With limited street lighting, noise, and an adhesion to keeping our area as natural as possible. It is the value in our properties and why the areas surrounding country residential should be limited to minimum 2 acre spaces. With that said, any commercial development should follow a similar type of model as the residential spaces that surround them. The idea of cutting a whole giant section of trees and placing flat top pavement on a giant location with night lighting does not fit the area and will greatly diminish the investments that we as a community have made to build a quiet, peaceful and contextual place to live. Without a proper commercial and residential development plan that fits the context of the surrounding area or that integrates with our community the value of our properties is at stake.

Is there anything that can be provided to residence in compensation for light pollution, decreased property values, road noise? Is there any compensation that would be enough? Is there a way that we can work development in conjunction with the communities that are around this development to have the plan integrate with our current living environment?

Wildlife

There is a natural wildlife migration between the Bow River and the Elbow River. Further development will eliminate required natural reserve areas around our community trapping predators and prey in our yards and neighborhood. Without a significant wildlife corridor, we are increasing the risk to our households once again, as it can be assumed that our natural community (that is made up of 2 acre lots) will become a safe haven for animals looking to make this cyclical and biological transition from one watershed to the other. Full commercial development, as proposed with Urban Interface Area, presents an urban wall that will close off the mitigation pathway of animals moving North from the Elbow River (endangering Heritage Woods residents) and South from the Bow (endangering Artist View and Upland residents) and West from greater Rockyview (endangering Springland residents).

Is there a wildlife corridor integration plan for the North South development?


Is there a development option to have mild integrations of commercial where the full (previously zoned Special Planning Area) could be integrated within the woodlands and linked to future 2 acre lot development south of the coulee/ravine?

Perhaps the idea of "Country Commercial" or "Commercial Light"?

Final thoughts

As the city development moves further west, it is something that we as residents need to accept. With this said, it is only through engagement and support from the community that proper development can be mapped out. The change from Special Planning Area to Urban Interface was one that was not done with the support of the community, with little notice and has caused us to question how and why the County thinks this is acceptable. If supported through engagement by areas communities, you would not have the objections you will see this week nor would these objections be as fierce and far reaching. It would be diligent to see if the feelings we have in Heritage Woods are supported by other neighboring communities like Springland, Artist View or even Uplands. Perhaps we as residents could provide guidance on what we would like to see rather than having a landowner find a work around using the County. With the past redesignation, the landowner and county representatives have been able to convert this privately own property into a zoning criterion that will allow the owner to maximize the value of their asset all at the direct cost of decreasing the value of ours. There is a way to develop these properties however it is best done as a community rather than as individuals.

I welcome further discussion as I would like to help bridge the gap between our community and those, who we hope are looking to become part of our community.

The Wanchulak Family
123 Heritage Place


From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C8064-2020
Date: February 3, 2021 4:47:06 PM

MICHELLE MITTON, M.SC
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

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-----Original Message-----

From: Brenda Kos [REDACTED]
Sent: February 3, 2021 4:22 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C8064-2020

Do not open links or attachments unless sender and content are known.

I am opposed to this bylaw C8064-2020

Thank you
Brenda Kos

Sent from my iPad

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Oppose Bylaw C-8064-2020
Date: February 3, 2021 4:39:59 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

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From: Carolyn Schmid
Sent: February 3, 2021 4:15 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Oppose Bylaw C-8064-2020

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Good afternoon,

I am writing to you in opposition to Bylaw C-8064-2020, specifically in relation to the proposal of higher density development in our community. We are not in support of this development. Our family lives in Rockyview in the community of Sterling Springs.

Thank you,

Carolyn Schmid & Clayton Shular

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - Opposing Bylaw C-8064-2020
Date: February 3, 2021 3:18:16 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Chris Jackson

Sent: Wednesday, February 3, 2021 3:00 PM

To: Legislative Services Shared

Subject: [EXTERNAL] - Opposing Bylaw C-8064-2020

Do not open links or attachments unless sender and content are known.

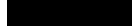
As a resident of Sterling Springs, I oppose Bylaw C-8064-2020.

Best Regards,

Chris Jackson

88 Sterling Springs Cres

T3Z 3J7



Attention Legislative Services Office, BYLAW C-8031-2020

With regards of the Public Hearing on February 16, 2020. I, Claudia Magdaleno oppose to the proposed bylaw to adopt the South Springbank area Structure Plan.

We moved to an area considered for residential land use, not Industrial. The increment of noise and traffic will decrease the quality of life of us who decided to live in a neighborhood that is safely isolated from denser areas.

It will also decrease the peacefulness of the area and the habitat we currently have for wildlife.

Regards,

Claudia Magdaleno
25 Artists View Gate Calgary AB T3Z3N4



From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8064-2020
Date: February 3, 2021 2:29:37 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Dan Horner

Sent: Wednesday, February 3, 2021 2:23 PM

To: Legislative Services Shared

Cc: Hanna Horner

Subject: [EXTERNAL] - Bylaw C-8064-2020

Do not open links or attachments unless sender and content are known.

Good afternoon.

I reside at 68 Sterling Springs Cres SW, within the area and affected by the above by-law

Please be advised that I am ***Opposed to*** the proposed bylaw. Your cluster residential area that you propose is too massive for the idyllic rural setting in Springbank. The public school system is already bursting at the seams and would be unable to support the massive number of families moving into the area. A private school is not the answer as many still cannot afford the price of a private education. Cluster residential area will also be unsustainable in terms of water and sewage. Area structure studies support minimum 2 acre lots. Such a development would be entirely inconsistent with the existing and established development in the area

The amount of traffic would also increase exponentially making it difficult to enjoy the natural preserve that we have out here not too mention the increase danger to children, cyclists and pedestrians. This would also increase the light pollution as we continually add in lights and traffic lights as well as noise pollution due to the volume of traffic.

Plus a large portion of the Murray Lands are set aside as a Natural Preserve. This is obviously ignored in your ByLaw

Regards.

Dan Horner.

Sent from my iPhone

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - re: Bylaw C-8064-2020
Date: February 1, 2021 1:10:33 PM

MICHELLE MITTON, M.SC
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

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-----Original Message-----

From: David Cenaiko [REDACTED]
Sent: January 29, 2021 6:27 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - re: Bylaw C-8064-2020

Do not open links or attachments unless sender and content are known.

Dear Sirs;
I would like to express my utter disappointment with this proposed bylaw.
It does not represent the values and wishes of any of my neighbours here in South Springbank.
I find it difficult to understand why you would try to force this issue with so little citizen support.
Thank you
David Cenaiko

February 2, 2021

Legislative Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Re: South Springbank ASP
File Number: 1015-550
Bylaw: C-8064-2020

Dear Sir:

We would like to register our strong opposition to approval of the subject Bylaw dealing with the South Springbank Area Structure Plan, as written. The basis of our opposition is related to the change in a portion of the originally proposed Special Planning Area 2 to Urban Interface Area, specifically the portion of the NE 20-24-2W5 bounded on the north by Old Banff Coach Road, on the east by 101 Street West and on the south by the power line right of way.

I would also like to note the following comments are endorsed by 37 households in the South Springbank community. A listing of signatories is appended to this letter.

Some of the reasons behind our opposition follow:

Springbank Vision

The following vision statement and goals are contained in the South Springbank ASP and provides an idea of what Springbank could look like in the future:

'... Springbank will principally offer a tranquil rural lifestyle.... Further development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management. Acreages will continue to be the main housing option in the community... Transition from urban development in Calgary will be effectively planned to ensure compatibility with Springbank's unique character. New development shall utilize efficient servicing and transportation infrastructure to ensure that growth is fiscally and environmentally sound.'

Additionally, there are goals that guide the South Springbank ASP. These goals are based on several factors:

- *policy direction of the Interim Growth Plan, the Municipal Development Plan (County Plan), and the Intermunicipal Development Plan;*
- *the existing physical characteristics of the area; and*
- *the key issues, constraints, and opportunities identified during the planning process.*

The goals center around Land Use Strategy which is to:

1. *Continue to develop South Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed in appropriate locations.*

2. *Promote a strong sense of place by preserving heritage assets and expanding community focal points, open space connections, and recreational opportunities.*
3. *Ensure an ordered approach to development through the implementation of well-defined land use areas, together with appropriate transition between land uses.*
4. *Support the County's goal of achieving financial sustainability through rational extensions of development and diversification of the tax base in the Springbank area.*

From my perspective, the County has lost sight of their own stated vision that a transition from urban development shall be *effectively planned to ensure compatibility with Springbank's unique character. New development shall utilize efficient servicing and transportation infrastructure to ensure that growth is fiscally and environmentally sound.* The ASP's definitions for Urban Interface are in fact the very arguments for rejecting commercial development on this plot. It appears that the true desire of the change to Urban Interface designation for a portion of the lands is being driven by the stated goal 4 which is the *diversification of the tax base in the Springbank area* with no regard for existing residential landowners.

Significant Change in Established Zoning

Rocky View County must seriously consider the significant change represented in a zoning change from Rural Residential to Urban Interface lands, as this introduces special treatment being afforded this parcel in a zone otherwise considered "Special Planning Area". The special planning designation is intended to reflect that "detailed land use planning (in these areas) is not possible at this time, until there is further collaboration with the City of Calgary".

The introduction of commercial zoning adjacent to existing country residential subdivisions is unacceptable, as the subject property is located close enough to existing developed subdivisions to negatively impact them. As homeowners, we have invested significantly in acquiring and upgrading our properties. These investments have been made with expectations that our immediate neighbours will be other residential developments because of clearly defined zoning.

The proposed redesignation represents a significant and detrimental change from these expectations. Establishing a high traffic commercial zone (that can be expected to operate extended hours, 7 days a week) adjacent to residential neighbourhoods is inconsistent with the County's promotion of rural residential development in this area.

Tax Assessments

Residential tax assessments are based on market value. Allowing the possibility of a high traffic, regional commercial development adjacent to rural residential developments will have an adverse effect on the value of our properties. In considering this application, has the county considered the reduced municipal tax base that should be anticipated from the many affected nearby residential properties? We have previously objected to commercial development of this land, specifically when it was proposed as an Auto Mall but, it appears that County planners are more desirous of *extensions of development and diversification of the tax base* than the concerns of the impacted existing taxpayers.

Traffic Safety

A large commercial development on the proposed Urban Interface land will draw substantial additional traffic volumes. As the Stoney Trail plan provides only partial access to Old Banff Coach Road, 101 Street will necessarily serve as an access road to commercial developments and subdivisions west of 101 Street via Bow Trail. This will have a serious impact on the Heritage Woods subdivision access/egress. Traffic on Springbank Road can also be expected to significantly increase for access to any development.

Over the many years that we have resided in Springbank, the traffic volumes on 101 Street have greatly increased without any upgrades to a road that is truly a paved country road with significant grade changes and blind spots. This is the only egress for the residents of Heritage Woods and for the Rocky View school buses that pick up our children. Entering onto 101 Street can already be a challenge because of the number of commercial trucks and private vehicles, coupled with bicycles and walkers/runners and it will only get worse if this rezoning is approved.

Any additional traffic volumes will increase the difficulty of accessing 101 Street from Heritage Woods making an upgrade to 101 Street necessary to ensure safe access for the existing residents. Since this road belongs to the City of Calgary, it is unlikely that the City will invest any money improving a road that primarily services only a Rocky View County tax base. Additionally, such an upgrade is not currently in City plans and are unlikely to be in the City plans since there are no outstanding or in-process development permits for the lands between 101 Street and the Stoney Trail extension.

Water and Wastewater

This area of Rocky View County uses septic systems to deal with wastewater and sewage. How would a multi-site commercial development deal with this issue when alternative infrastructure does not exist?

A potable water supply will also be a problem if this rezoning is approved. Very few water wells exist in this area because of the drilling depth required to access an aquifer and successful wells generally have low delivery capacity. As a result, the adjacent subdivisions have private water systems, water treatment facilities and pipeline infrastructure to provide potable water to the residences.

These water systems were never constructed to provide water with adequate fire suppression volumes to service large, high water use commercial developments. The fire suppression situation has been brought to light in the past year with two significant house fires in McKendrick Point and Heritage Woods where the structures were completely destroyed despite valiant fire suppression efforts from local fire departments.

Light Pollution

The residential areas impacted by the proposed rezoning generally have limited to no street lighting. As a result, residents have the benefit of being able to view the night sky with a high degree of clarity.

Based on observation of other major commercial properties in Calgary and surrounds, it is expected that any commercial development will be brightly floodlit from dusk to dawn for both security and visibility. This is not conducive to, or compatible with,

country living, which is the primary reason that all current residents have chosen to live in Rocky View County.

Wildlife Corridor

An additional stated vision in the South Springbank ASP that *Further development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management* is being totally ignored with the designation of Urban Interface lands. The entire E½ Section 20 and the E½ Section 8-24-2W5 are wildlife corridors for moose, deer, coyotes, bobcats, and the occasional bear and cougar transitioning from the Bow River watershed to the Elbow River watershed. Commercial development with lighting, fencing and pavement will inhibit this free movement of wildlife.

Recommendations

It is a desire for our elected council to revert the designation for the parcel from Urban Interface to Special Planning Area with no consideration for interim use on this land. This desire is supported by other concerned neighbours from surrounding residential areas, whose signatures are appended.

Yours truly,



R. David Webster, P.Eng.
107 Heritage Place

H. Joyce Webster, B.A. (Geography)
107 Heritage Place



Attachment:

Concerned neighbours supporting our comments.

ADDITIONAL SIGNATORIES ENDORSING THE FOREGOING LETTER

Michael Berezowski Carla Berezowski Danuta Berezowski Aleksander Berezowski	64 Springland Way
Naomi Nind Stephen Johnston	80 Artists View Way
Bob Geddes	115 Solace Ridge Place
Jackie Altwasser Brendan Altwasser Matt Altwasser Ryann Altwasser	303 Heritage Place
Michael O'Reilly Gail O'Reilly	119 Heritage Place
Cindy Bakke Erik Bakke	15 Artists View Gate
Warren Holmes Laurie Holmes	101 Uplands Ridge
Michael Foreman Sanna Foreman	39 Artists View Drive
Peter Cupido Wilma Cupido	128 Partridge Court
Mark Maier Gina Maier Brayden Maier	124 Solace Ridge Place
Laura West George Lambros	35 Shantara Grove
Keith Macdonald Lee Macdonald	203 Heritage Place
Dave Stinton Carol Stinton	60 Artists View Way
James LoGullo Mae LoGullo	72 Artist View Way
Patricia Narvaez Scott Maxwell	246 Artists View Way
Brent Osmond Andrea Osmond	29 Artists View Dr
Dr. Dan Goldstein	24166 Heritage Woods Dr

Jared Green	4 Escarpment Place
Deepak Saini Andrea Saini	47 Artist View Pointe
Rachel Ollen Trevor Ollen	7 Shantara Grove
Sarah Lambros	35 Shantara Grove
Neil Likely	57 Springland Way
Kevin O'Brien Snejana O'Brien	44 Uplands Way
Gary Bantle	20 Escarpment Place
D Ross Macdonald Geraldine Farrelly	315 Heritage Place
Judy Etcheverry Robert Etcheverry	223 Heritage Pl
Grant Harms Laurie Harms Kirsten Harms Bridget Harms	43 Artist View Pointe
Wayne Forster Louise Forster	327 Heritage Place
Dennis Balderston Elizabeth Balderston	235 Heritage Place
Patrick Klassen Jennifer Klassen	355 Heritage Place
Warren Armstrong Laura Armstrong	69 Artists View Drive
Moire Dunn Jeff Dunn	213 Artists View Way
Jeffrey Wensley Annette Wensley	155 Artists View Way
Benno Nigg Margareta Nigg	43 Artist's View Way
Stanley Wong	35 Artist View Point
Kelly Kisio Linda Kisio	96 Springland Manor Cres
Patricia Carswell Brian Dau	15 Uplands Ridge

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Re: objection to Springbank ASP's and MDP
Date: February 3, 2021 1:16:45 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

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From: Debbie Mckenzie

Sent: Wednesday, February 3, 2021 1:12 PM

To: Legislative Services Shared ; Jessica Anderson

Cc: Dominic Kazmierczak ; Michelle Mitton ; kevin.hansen@rockyview.ca; Division 2, Kim McKylor ; Division 1, Mark Kamachi ; Division 4, Al Schule ; Division 5, Jerry Gautreau ; gboehike@rockyview.ca; Division 7, Daniel Henn ; Division 8, Samanntha Wright ; Division 9, Crystal Kissel ; transportation.minister@gov.ab.ca

Subject: [EXTERNAL] - Re: objection to Springbank ASP's and MDP

Do not open links or attachments unless sender and content are known.

Dear Rocky View Planning & Council Members,
I am a resident of the Springbank area, and would like to address the following

RE:

BYLAW C-8031-2020 North Springbank Area Structure Plan
BYLAW C-8064-2020 South Springbank Area Structure Plan
Municipal Development Plan Bylaw C-8090-2020

Plans should not be approved without prior demonstrated assurance of sufficient and adequate infrastructure, including water (potable water supply & wastewater treatment), transportation (traffic impacts & roads capacity), and rationalized sustainable limits to total development. Simply allowing multiple developers to plan independently is a disaster waiting to return to the County for resolution of future discrepancies or inadequacies, where the responsibility to rectify any problems will surely rest with RVC Council and its constituents (i.e., voters).

Critical issues include:

1. Proposed development plans indicate that no water or sewage plans or licenses have been approved. The ASP seems to indicate there will be water, but not how or from where, and taxpayers will pay for whatever water systems the developer chooses, but initially water & sewage can be trucked in? Plans refer to piped water from Harmony, but that license stipulates it is for Harmony alone. Water is already over-allocated in the Bow River basin and shortages will only increase as environmental and climate conditions change, even more so if SR1 goes ahead in the

absence of a dam that can hold water for later use.

2. The existing "country residential" definition of 2 acres, seems to have been changed to 1 acre or smaller, with repeated areas of "cluster residential" of .5 acre. However the 2 acre minimum reflects a size that can be managed with on-site septic systems. A viable and sustainable system for treating wastewater should be required by Rocky View County prior to approval.

3. These development plans will significantly increase the traffic on Old Banff Coach Road. Old Banff Coach Road has been drawn on some of these plans as having four (4) lanes, even with signalized traffic lights. It is a narrow historic highway, already carrying far more traffic than it was designed for and prone to repeated accidents due to difficult curves, with many hidden driveways and connecting roads. It would appear that some homes will have to be acquired and destroyed to allow for this. A comprehensive traffic impact assessment should be required before permitting any expansion of this road, as well as a guarantee that Rocky View County and its residents will not be on the hook for financing any road improvements, mitigations or remediation measures now or at any time in the future. Further, any approval by RVC of land developments that will impact areas of provincial jurisdiction (i.e., Old Banff Coach Road) should have prior agreement from the Ministry of Transportation, Government of Alberta.

Sincerely,

Deborah McKenzie

206 Artists View Way

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Opposition to South Area Structure Plan
Date: February 3, 2021 4:36:52 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

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This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Emi Bossio
Sent: February 3, 2021 4:03 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Opposition to South Area Structure Plan

Do not open links or attachments unless sender and content are known.

Good afternoon,

I write in opposition to Bylaw C-8064-2020 - to adopt the South Springbank Area Structure Plan.

I am a resident in the Sterling Springs Community (35 Sterling Springs Cres) and therefore will be directly impacted by this decision.

I oppose the South Springbank Area Structure Plan for a number of reasons including the following:

- a) my children currently attend the local schools (one in each of Elbow Valley Elementary and Springbank Community High School) and have done so since beginning their education. There is no capacity in the schools to support anything near the proposed densities in the South Springbank Area Structure;
- b) the Sterling Springs Community in which we live is located on Lower Springbank Road. We have lived in the neighborhood for almost 9 years. In those 9 years, the traffic has increased exponentially, particularly on Lower Springbank Road and Springbank Road. The roads and infrastructure simply cannot support the proposed South Springbank Area Structure Plan;
- c) the proposed densities will negatively impact the look, feel and current structure of the area. Ironically, the "vision and goals" of the ASP is to provide for a "tranquil rural lifestyle." To the contrary, the proposal is antithetical to the stated goal of the ASP and, in fact, will destroy the current tranquil, rural lifestyle; and
- d) there can be no doubt that the proposed ASP will be significantly detrimental to all of the amazing wildlife in the area. Again, contrary to the express goals of the ASP, the plan will be harmful to wildlife and wildlife corridors in the area.

Finally and most of all, we are concerned and extremely disappointed at the lack of public notice and transparency for such a critical and fundamental change to the area.

We strongly oppose [Bylaw C-8064-2020](#) - to adopt the South Springbank Area Structure Plan.

Yours sincerely,

Emi R. Bossio

To: legislativeservices@rockyview.ca

CC: J Anderson, Planning janderson@rockyview.ca

Subject: **BYLAW C-8064-2020 South Springbank Area Structure Plan**

- Original Springbank ASP vs. splitting into South and North ASPs

Regarding the RVC document called **"UPDATES SINCE FIRST READING"**:

July 28, 2020 – *"In response to first reading discussion and feedback, Administration split the draft (Springbank) ASP into two plans **to better capture the distinct character and goals** for the north and south areas of Springbank."*

What was reported from the July 28, 2020 Council meeting was that **Div. 2 Councillor Kim McKylor asked for the ASP to be split because "it is just too big"**.

Her request was contrary to what Springbank residents had asked for, which is **to treat Springbank as one community with one ASP**. However, in the Updates Since First Reading, the justification given is *"to better capture the distinct character and goals for the north and south areas of Springbank"*.

Please put the two plans back together as one Springbank ASP as residents requested.

Furthermore, the **borders of the split ASPs have NOT been drawn in a logical way** (e.g., along TransCanada Hwy) but have been very carefully drawn to include most undeveloped land and existing commercial land into the North ASP; and mostly existing residential areas in the South ASP.

What is the purpose of this obvious manipulation of developed versus undeveloped lands?

If RVC takes *Future Expansion Areas 1 and 2* from the North ASP, then both ASPs could more easily be returned to one ASP.

- Withdraw both ASPs due to GROSS ERRORS and MISLEADING REFERENCES in a POLICY document

These ASPs fall far below the standard that qualifies for public engagement or for policy documents. The South ASP is riddled throughout with dozens, if not hundreds, of errors (noted in the questions and comments below).

The extremely poor presentation of these ASPs is an insult to Springbank residents. RVC has published the ASPs without having them spellchecked, edited, proof-read or references checked. The shocking extent of these errors renders the ASPs invalid for RVC residents to review (since so many references are wrong). It also gives RVC residents very low expectation of the accuracy of the contents. The errors throughout also invalidate them as legal documents. These ASPs speak volumes about how much the RVC administration respects Springbank residents and taxpayers.

There is also serious inconsistency in both plans, sometimes referring to “Springbank”, sometimes “North Springbank”, sometimes “South Springbank” in contexts where it is obvious that a specific area is being referred to. Obviously, it is very different to make statements about all of Springbank versus North or South.

There is NO care or accuracy in the presentation this ASP document. The ASP document authors and their project manager should be ashamed to have published this for residents without basic document checks having been done.

The wrong references make it impossible for the reader to follow up. The document speaks loudly about how little the RVC administration respects residents with the information it provides to them.

These misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

RVC needs to **provide in the ASP online links to any external documents referenced** and add a separate page of all the referenced external document links. It is not enough just to provide the name – readers want to be able to look at them to verify the reference and get more information.

- **Notification of affected residents for Public Engagement**

The current process that RVC uses to notify “area stakeholders” is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified.**

South Springbank ASP (fall 2020 draft) - comments

The most important enabler of development is the **availability of potable water**. Without water, there can be no development on the scale proposed in the ASPs. There appears to be no or insufficient sources of drinking water to provide the scale of development proposed in the ASPs.

SECTION 19 UTILITY SERVICES

Pg 73 “Map 11: Water Servicing and Map 12: Waste Water Servicing depict ***the most feasible utility system at the time of Plan writing***. The final utility system will be determined as part of the local plan preparation.”

The proposals for utility services are part of a “technical assessment” (by ISL engineering) and simply represent “***the most feasible utility system at the time of Plan writing***”.

"The final utility system will be determined as part of the local plan preparation."

This is a **NON SEQUITUR** – if it's not the **BEST** choice after the technical assessment, rather than just "*the most feasible*", it is not magically going to become the best solution at the local plan stage. Will there be a further assessment by ISL Engineering (or others) prior to the South (and North) ASPs being finalized? We cannot advance to adopting these ASPs as legal documents based on what might be feasible.

19.12 *"Residential lots less than 1.98 acres in size shall be serviced through a piped or regional waste water treatment system."*

This confirms that the utility services system must be solved and infrastructure provided before any new higher density residential can be proposed, which has not been done in this ASP or technical documents.

19.13 *"Where a regional waste water treatment system is not available, **interim methods of sewage disposal** may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment."*

"Interim methods" likely include trucking out sewage and/or sewage ponds and/or surface spraying of sewage, none of which are acceptable for the health and safety of surrounding Springbank residents.

19.14 What is "PSTS"? – no definition provided

19.17 *"Future piped systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point."*

This appears to be an open invitation to developers to build whatever system they choose and RVC taxpayers will pick up the ongoing costs later.

19.20 *"The **Municipality reserves the right to provide or assist with the provision** of a waste water collection, treatment, and disposal system within the South Springbank area."*

As above, it would appear that RVC is willing to use public money to pay for water systems for private developments. Springbank taxpayers will not agree with this approach.

Map 11 shows "Proposed Water Lines" and "Harmony Water Lines" – there are no existing Harmony water lines in this area (east of RR 33), so why are the water lines not shown as **PROPOSED**? Very misleading omission.

Why does this map show Calalta Service Areas but **NO** Harmony service areas?

Does Harmony have **ANY SERVICE AREAS** within the South ASP?

Does Harmony have **ANY ABILITY** within its Water Licence to service areas in the South ASP?

The **Springbank ASP Servicing Strategy** report by ISL Engineering states:

3.1.3 “the **full build-out** of the focused service area requires a potable water volume of 26,340 m³ /day ..., equivalent to **9,613,925 m³ /year**, to make the development viable. The **near-term service** area requires a potable water volume of 11,065 m³ /day, equivalent to **4,038,801 m³ /yr**. ... It is important to note that the annual surface volume within the overall Study Area accounts for larger water users such as the Rocky View Water Co-Op Ltd. and Harmony Development Inc; **therefore, availability of water licenses would need to be confirmed to accommodate the volumetric demand. The required volume would be the largest annual volume in the Springbank area.** It should also be noted that the volumes above are for total diversion quantity allowable for each license compared to the volume currently being diverted under each license.

4.1.1 **Harmony Water Treatment Plant Stage 1** of the Harmony WTP has been **constructed to accommodate a population of 6,768** with an average day demand (ADD) of 2.3 ML and a maximum day demand (MDD) of 5.1 ML. Based on 2018 census information, the population is currently 249 people (Rocky View County, 2018). Therefore, there is significant capacity available within Stage 1. That being said, **the Ultimate stage of the WTP is intended to accommodate 15,726 people** with an ADD of 5.7 ML and an MDD of 13.6 ML (USL, 2016). **This population is significantly smaller than the intended population of the Springbank ASP area. As such, major upgrades would be required to accommodate the ultimate Harmony and Springbank ASP populations.** There may be opportunity to stage these upgrades based on development within the Springbank ASP area in conjunction with growth in Harmony. However, only one expansion step was intended from Stage 1 to Ultimate for the WTP (USL, 2016).

However, Harmony Advanced Water System Corporation's Licence to Divert Water (#00414326-00-00 effective June 25, 2018) states: “a licence is issued to the Licensee to: operate a works and **to divert up to 917,221 cubic metres of water annually** at a maximum rate of diversion of 0.09 cubic metres per second (being the combined diversion rate in licence No. 00231686-00-00 plus this licence) **from the source of water for the purposes of Storage, Commercial, and Municipal (Subdivision Water Supply).**”

Therefore, (as in 3.1.3 above) **there is a HUGE GAP between what Harmony's water licence is allowed to supply annually, i.e., 917,221 cubic metres, compared to Springbank ASPs' full build-out requirement of 9,613,925 m³ /year. Even the near-term service area requirement, i.e., 4,038,801 m³ /yr is clearly unattainable within the Harmony licence. Also, the Harmony licence is restricted to certain lands as detailed in 3.4 following:**

3.4 “**The Licensee shall divert the water only to the following points of use:** (a) NW 05-025-03-W5M, N1/2 08-25-03-W5M, SW 08-25-03-W5M, Portions of SW 09-25-03-W5M, NW 09-25-03-W5M, 07-025-03-W5M, Portions of SW 18-025- 03-W5M, Portions

of SE 1 8-025-03-W5M, Portions of NW 1 8-025-03-W5M, and Portions of SW 17-025-03-W5M.

These above-mentioned lands are within Harmony, not up to 12 km east of there.

3.7 *"The Licensee shall not divert more than 917,221 cubic metres of water per calendar year."*

Therefore, Harmony CANNOT supply sufficient potable water to the South ASP.

Section 20 STORM WATER

How does RVC verify that water originally sourced from the Bow River (e.g., Harmony) and the Elbow River (e.g., Cal Alta) is returned as wastewater to their original catchment area? Especially when both catchment areas occur in the South ASP according to Map 13.

20.13 *"The County will support proposals for storm water re-use through **purple pipe system** in accordance with provincial requirements."*

What is a "purple pipe system" – define or explain.

Section 2 Plan Purpose

"It is important that the vision, goals, and policies contained in the Plan address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County."

After reviewing both Springbank ASPs, it appears that the interests of residents, as well as all their feedback to RVC over the last few years, have been largely ignored.

Section 3 Springbank Vision and Goals

Why all of Springbank rather than South Springbank? The North ASP addresses North Springbank in its Section 3. More errors and inconsistencies.

Vision With the exception of *"but with Cluster Residential development offering a further choice that promotes the establishment of communal spaces"* (see comments below), the first paragraph contains statements that most Springbank residents would agree with and have promoted as their reasons for living here. **However, most of the policies in these draft ASPs do not reflect these vision statements.**

Goals Most Springbank residents would agree with these goals, e.g., Goal #1 *"Continue to develop South Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed in appropriate locations."*

However, RVC has engaged with landowners/taxpayers over the last few years but

most of that feedback has been ignored in these ASPs, therefore, directly contrary to Goals 6,11 and 15 following:

Goal #6. *“Collaborate and engage with landowners and adjoining jurisdictions throughout the planning process to build consensus on new development.”*

Goal #11. *Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.*

Most Springbank residents support agricultural uses (as above) but would NOT agree with “until alternative forms of development are determined” – that intention is NOT “supporting” agriculture but merely viewing it as a convenient land use temporarily.

Goal #15. *“Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife corridors, the existing groundwater resource, and drainage patterns within the watersheds of the Elbow River.”*

Most of these values have been ignored in these draft ASPs.

Also, **the ASP maps are missing proper identification of the Bow River**, which is the biggest natural feature in the area. Although the river itself is not in the South ASP, **much of the South ASP is in the Bow River watershed** rather than the Elbow River watershed. (And the north and northeast boundaries of the North ASP run along the Bow River / Bearspaw Reservoir.)

Section 4 Plan Area

*“The South Springbank Plan Area boundary is generally defined by the Elbow River to the south, and the city of Calgary to the east. **To the west, the Plan area adjoins the Harmony development** and agricultural lands. To the west of Range Road 34, lands are generally agricultural.”*

NO, that would be the North ASP. As in a previous point, RVC has split the ASPs but failed to get the details correct. This gives Springbank residents a very low level of confidence in the contents of both ASPs.

Map 2 and Map 3 “Railway lines” - NO, that would be in the North ASP. As above, incorrect and misleading details showing up throughout.

Section 5 Springbank Context

History (pg 10) After explaining that 2-acre lots were allowed by the 1990s, there is no explanation of why 2-acre lots became the standard lot size, i.e., that was the smallest lot that could safely be serviced by septic system because there is no existing wastewater infrastructure. Please add that information so that everyone understands why **2-acre lots are appropriate for unserviced lands**. Therefore, higher density residential developments must provide alternative servicing infrastructure or solutions for wastewater (stormwater and drinking water).

Existing Land Use *“Agricultural lands have been fragmented by residential and business development, and the viability of larger agricultural operations continues to be impeded by competing business and residential development.”*

The draft ASP policies propose to continue this **negative trend of agricultural fragmentation and development pressure**, rather than supporting the agricultural industry.

Existing Land Use Pg 10

Map 05: Existing Land Use – WRONG map number referenced

Section 6 Land Use Strategy

Purpose p.14 *“the residential areas of Springbank will continue to develop in the traditional country residential and new Cluster Residential forms, providing a range of opportunities for rural living”.*

Springbank residents previously gave RVC the feedback that there was virtually no support for “Cluster Residential Development”, except for special purposes, e.g., seniors’ housing.

“Future Expansion Areas 1 and 2 will provide opportunities for future growth” – there are NO such areas in the South Springbank ASP – those would be in the North ASP. Another example of a disturbing lack of attention to detail.

“The Springbank ASP plans for an approximate population of 14,600 with an average density of gross 0.89 upa” – the 0.89 upa proposal is double or triple the current 0.25-0.50 upa density for residential. This is NOT rural density and cannot be achieved without city-like servicing and infrastructure.

Policies 6.1 *“local plans must be prepared in accordance with Section 29 and Appendix B of this Plan” – there is NO Section 29 in (either the North or) the South ASP document* -another example of complete lack of attention to detail.

Maps 4 Existing Land Use compared to Map 5 Land Use Strategy

Map 4 shows about 50% of the lands zoned Agriculture.

Map 5 shows 0% of the lands zoned Agriculture – with most of the existing

agricultural land proposed to be converted into “*Cluster Residential Development*”, 1,430.57 ha (3,535 acres) according to Table 2. And more agricultural land converted to Infill Country Residential amounting to 1,571.80 ha (3,884 acres).

This is NOT a strategy, it's a proposed elimination of Springbank's historical farming and ranching industry, to be replaced by higher density residential development. This is unacceptable for a rural municipality. Again, this is completely contrary to the feedback that Springbank residents gave to RVC. This would represent a huge waste of productive agricultural land, which will be in high demand in the future to grow food to feed the local population.

Map 5: regarding the Lands on the NE corner of Springbank Rd and 101 Street shown as Urban Interface Area and Special Planning Areas with Interim Uses.

The **switch from Special Planning Area (SPA) to Urban Interface Area (UIA) in the Springbank ASPs is unjustifiable**. The Special Planning Areas carry with them obligations for future public engagement on any land use decisions in those areas. To suddenly change the identified land use at this late stage, with no public engagement regarding the appropriateness of the change, eliminates the promised future public engagement that residents will have relied on for all areas identified as SPAs in earlier drafts. **It is unacceptable to change the land use designation to circumvent such public engagement at the last minute.**

Also what is the broad white/uncoloured stripe running NW-SE between the Urban Interface Area to the north and Special Planning Area 2? The map key would indicate it is “Built Out Area”, which it is not – what land use is it?

Similarly south of Pinebrook Golf Course, the white area is not “Built Out Area” – what land use is it?

Map 5: Have the owners of Pinebrook Golf Course (shown as Cluster Residential Development) decided to convert their golf course into residential?

Section 7 Residential

“Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of Springbank”.

Most Springbank residents would agree to this statement. However, the ASP lays out higher density, suburban/urban scenarios rather than rural.

Map 05A: Infill Residential - “Railway lines” - NO, that would be in the North ASP. More incorrect details throughout.

Cluster Residential pg 24

*“Cluster Residential design sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while **permanently preserving***

a significant amount of open space for conservation, recreation, or smallscale agriculture uses."

How will permanent preservation be guaranteed? In past discussions, RVC appeared to be promoting Cluster Residential to achieve higher density, so that in the future, the rest of the land could be developed to similar or greater density. **What guarantees can you provide to Springbank residents that 30% of gross acreage will be set aside to "minimize impacts on environmental features" and will be preserved permanently?**

"Further residential development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management."

These statements (or claims) make no sense. At the very least, refer to reports/information that describe how this would be achieved or is even possible with the extent of development proposed in this ASP.

7.16 c) addressing the policies and requirements of **Section 14 (Transitions)** of this Plan

This reference to the section is WRONG. Lack of attention to important details.

Pg 24 *"Land use redesignations within these areas will require the prior approval of a local plan in accordance with **Section 29** and Appendix B."*

There is NO section 29 in the South ASP.

7.29 *"Cluster Residential development shall provide: (b) a significant portion of open space that is **publicly accessible**..."* How will this be done? By designating it Municipal Reserve? Otherwise why would Cluster Residents have to share their open space with everyone else?

7.31 *"Cluster Residential development shall provide for well-designed **public gathering places** such as parks, open spaces, and community facilities."* So the general public could use these places for parties? I don't think Cluster Residents would agree to that.

7.35 *"Homeowner Associations, Community Associations, or similar organizations shall be established to assume responsibility for common amenities and to enforce agreements"...* I believe it would be necessary for Peace Officers to "enforce" not residents? Has RVC calculated these additional enforcement costs?

7.39 *"Open space shall constitute a minimum of 30% of gross acreage ... When identifying open space to be preserved:*

c) water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space;"

Please explain if this means that the additional areas would be designated ER (Environmental Reserve)?

7.41 ***"The minimum lot size for the Cluster Residential areas shall be 0.50 acres."***
This amounts to 4 times the current minimum density across most of Springbank.
Current residents did NOT ask for this type of density in the ASP.

7.42 *Notwithstanding policies 7.40 and 7.41, **higher residential densities with smaller lots may be achieved** to a maximum of 2.0 units per acre through additional dedication of open space to a maximum of 40% of net developable area..."*

As above, current residents did NOT ask for this type of density in the ASP, even with extra open space.

Villa Condo Developments pg 31

The stated aim *"to situate accessible, low-maintenance housing in areas near local shops and services as they develop"* is NOT met by 7.44

7.44 *"Where determined to be compatible and appropriate, Villa Condo developments may be considered in the following areas: a) Cluster Residential; b) Cluster Live-Work;"*
Neither a or b would have shops and services, so that leaves just the community core plus c) Institutional and Community Services; and d) Commercial.

7.47 *Villa Condo developments within the Plan area should: a) have an approved local plan meeting the requirements of **Section 28**.*

There is no Section 28 in the South Springbank ASP. Another example of the inadequate effort put into this ASP.

Section 8 Institutional and Community Services

*"To ensure that Range Road 33 reflects the community's character and promotes interaction and connectivity, the scenic and community corridors (**Section 21**) and active transportation (**Section 18**) policies of this ASP ..."*

These references are to the wrong sections. More shoddy work.

Section 9 Special Planning Areas

Objectives: *"Provide for limited-service, interim Commercial uses within Special Planning Area 1 prior to the area proceeding to build-out in accordance with the policies of any ASP amendment."*

Please provide more information about commercial proposals that RVC has received.

9.1 a) *local plans and redesignation for interim uses proposed within **Special Development Area** 1 and 2... will be allowed subject to meeting criteria listed in **Policy 11.5: Special Planning Area 1 and 2 Interim Uses**"*

Do you mean Policy 9.5? 11.5 is about Setback Areas.

Also, there are **NO Special Development Areas** shown on Map 05 – do you mean **Special Planning Areas**?

9.3 *"The four identified Special Planning Areas may be amended in isolation or concurrently, according to each area's ability to meet the criteria listed in Policy 11.4."*

Do you mean Policy 9.4? 11.4 is about Setback Areas.

Again, there is NO care or accuracy in the presentation this ASP document and no verification of references. The wrong references make it impossible for the reader to follow up for more information.

9.4 *"Prior to amendment of this Plan to allow for the development of new commercial and/or residential uses in any Special Planning Area: a) a public engagement process involving area stakeholders shall be undertaken ..."*

The current process that RVC uses to notify "area stakeholders" is inadequate.

The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then ALL residents within the area of the ASP should be notified.

9.4 e) *"appropriate interface and scenic corridor policies shall be established, consistent with Sections 10 and 17 of this Plan."*

Section 17 is Transportation – should it be Section 18? WRONG reference again.

Special Planning Area 1

9.5 *"Prior to an amendment to this Plan to remove the Special Planning Area, Commercial uses shall be allowed for an interim period within **Special Planning Areas 1 and 2** shown on Map 05..."*

The title and first phrase refers to Area 1 but then refers to Areas 1 and 2. Which is it?

9.5 d) *"transportation infrastructure improvements to accommodate the proposed commercial uses shall be identified and constructed as required by applicable"*

This is obviously an incomplete sentence – what is missing? Please complete.

9.5 e) *"the design and appearance of proposed commercial uses shall conform with policies set out within Section 17 (Scenic and Community Corridors)"*

Section 17 is Transportation – should it be Section 18? WRONG reference again.

9.5 f) *"the interface between the proposed commercial development and adjacent land uses shall be sensitively managed in accordance with policies set out within Section 10 (Transitions)"*

Section 10 is Urban Interface Area – do you mean Section 11? WRONG reference again.

9.6 *"All redesignation applications proposing interim development within Special Planning Area 1 and 2 shall be supported by a local plan in accordance with the requirements of Section 28 and Appendix B."*

There is NO Section 28 in this ASP. WRONG reference again.

Section 10 Urban Interface Area

This South Springbank ASP has recently been modified to redesignate the proposed auto mall location from Special Planning Area to this newly introduced category Urban Interface Area. This new designation specifically indicates it is for areas “**expected to develop in the near future**”. All restrictions related to the previous Special Planning Area (and to interim uses) are accordingly removed. The auto mall location is the only such designation in this South Springbank ASP.

I believe that RVC decided on this new Urban Interface Area designation because an auto mall cannot be considered an interim use and that RVC wants to see the full development requirements dealt with when considering the upcoming re-application.

I oppose this redesignation for several reasons, including the introduction of commercial zoning adjacent to existing country residential subdivisions (Heritage Woods, McKendrick Point and Springland Manor). Also, I also object to the special treatment being afforded this parcel in a zone otherwise considered “Special Planning Area”. That SPA designation is intended to reflect that “*detailed land use planning (in these areas) is not possible at this time, until there is further collaboration with the City of Calgary*”.

I ask that RVC reverts the designation for this parcel to Special Planning Area with no consideration for interim uses.

10.1 a) *Local plans shall demonstrate consistency with section 10: Transitions and section 17: Scenic and Community Corridors;*

Both these references to other sections are WRONG.

10.2 d) *appropriate interface and scenic corridor policies shall be established, consistent with Sections 10 and 17 of this Plan.*

Section 17 is WRONGLY referenced.

Section 11 Transitions

*“Agriculture is still a significant land use within and immediately outside of the Plan area and will continue **until the envisioned development occurs**. It is important that agricultural uses are allowed to continue unimpeded until the land transitions to an alternate land use.”*

As mentioned earlier, Map 05 shows NO agricultural land use, therefore it appears that the ASP is not a “plan” but a decision already made to develop 100% of the current agricultural land into commercial/residential. I and other Springbank residents do NOT want all agricultural land in South Springbank to be developed.

Objectives

- *“In accordance with the **County’s Agricultural Boundary Design Guidelines**,”*
Need to provide link to this document or attach it.

Business-Residential Transition pg 42

"The development of the **North Springbank ASP** area requires ..."

This is the SOUTH Springbank ASP – appalling lack of professionalism in this document.

11.1 Local plans for business uses adjacent to the residential land uses and the Business Transition areas shown on Map 05.

There are NO Business Transition areas shown on Map 05. What is meant?

*11.5 "Where commercial or industrial buildings are on lands adjacent to a residential area, the commercial or industrial building shall be **set back a minimum of 50 metres from the commercial or industrial property line.**"*

The setback should be at least 100 metres from a rural residential property.

*11.20 a) "Where non-agricultural buildings are on lands adjacent to the agricultural lands, the non-agricultural building should be **set back a minimum of 25 metres** from the non-agricultural property line;"*

Since Map 05 shows NO agricultural lands surviving, provision should be made to increase this setback to 100 metres from residential land.

Section 12 Agriculture

pg 47 *"The continued use of land for agriculture, until such time as the land is developed for other uses, is appropriate and desirable. The **Springbank ASP policies support the retention and development of agricultural uses ...**"*

This South Springbank ASP does NOT support agricultural land use, e.g., Map 05 shows the ASP strategy is that NO agricultural land use continues, but rather that these lands are developed.

12.9 "Applications for Confined Feeding Operations shall not be supported."

Need definition and example(s) of what Confined Feeding Operations are.

Section 13 NATURAL AND HISTORIC ENVIRONMENT

pg 55-56 **Map 06 shows Environmental Areas and Map 07 shows Wildlife Corridors but Map 05 shows that the land use strategy for most of these areas is to be developed. This is unacceptable. There MUST be Environmental Areas and Wildlife Corridors that are exempt from development.**

*13.13 **Building and development in the riparian protection area** shall be in accordance with the County's Land Use Bylaw and the County's Riparian Land Conservation and Management Policy.*

Building and development in the riparian protection area SHOULD NOT be

allowed, as per 13.16 *"The riparian protection area should remain in its natural state."*

13.17 ***"Public roads and private access roads may be allowed in the riparian protection area."***

Public roads and private access roads **SHOULD NOT** be allowed in the riparian protection area, as per 13.16 *"The riparian protection area should remain in its natural state."*

13.20 *"Until a Cultural Heritage Landscape Assessment of the Plan area is completed" and Actions 1.*

When will a Cultural Heritage Landscape Assessment be done, given the extent of development that is being planned for South Springbank, these need to be completed as soon as possible?

13.22 *"Names of new developments and/or roads should incorporate the names of local settlement families, historical events, topographical features or locations."*

Note that Qualico planned to erroneously name their commercial/residential development on the Rudiger Ranch lands as "Coach Creek" which is the name of the creek several kilometres east of there, adjacent to Artists View. So the ASP just stating that these names be used is obviously not going to address the issue of the wrong names being applied.

NOTE: the naming issue can be high risk when it comes to Emergency Response, as has been experienced with the confusion between Springbank Hill (and all the "Springbank" street names there) in Calgary, and Springbank in Rocky View.

Section 17 Transportation

Map 09 should show the whole extent of Old Banff Coach Rd/Provincial Hwy 563, just as Hwy 8 and Stoney Trail are shown entirely (even though Stoney Tr is not yet complete) and both are outside the ASP. Why only showing part of OBCR/Hwy 563, even part of it which is inside the ASP?

Likewise pg 65-67 do not mention Old Banff Coach Rd/Provincial Hwy 563. This plan needs to include a discussion on how this highway fits in and will play a part in the South ASP, especially with all the development that is being proposed along both sides of this road. This should include engagement with residents along OBC Rd/ Hwy 563 and other Rocky View users of this road.

17.3 *The County shall collaborate with The City of Calgary to develop a joint study for 101st Street in accordance with Action Item #8 (Section 28: Implementation).*

There is no Section 28 in this South ASP.

Section 18 Scenic and Community Corridors

Pg 69 *"the transportation infrastructure will largely be defined through the future planning of the **Special Planning Areas**, as discussed in **Section 11** of this Plan."*
No, not Section 11 which is Transitions – which section?

Objectives pg 69

Map 10 - With just one Scenic and one Community Corridor shown on Map 10, it is unclear what parameters are used to designate one of these corridors – only where there is new development planned? And if so, why not show all of 101 St to be a Scenic Corridor (which it certainly is)? Needs explanation here or reference to another document.

18.5 *"Notwithstanding, **Policy 21.4 of this Plan**, interim uses allowed within **Special Planning Area 5 under Section 11 of this Plan.**"*

There is NO Policy 21.4 and there is no Special Planning Area 5 in this South ASP.

18.6 *"Planning and development within the **Highway 1 West Corridor Key Focus Area**" (see Map 10: Scenic and Community Corridors) shall be subject to the policies of the Rocky View County/City of Calgary Intermunicipal Development Plan." (IDP)*

Highway 1 West Corridor Key Focus Area is NOT in the South ASP, nor is that term/category shown in the key for Map 10.

18.7 *"All local plan applications proposing development within a scenic corridor area identified on Map 10: Scenic and Community Corridors shall meet the applicable scenic corridor policies set out within this section and the requirements of **Section 28** and Appendix B."*

There is NO Section 28 in the South ASP.

"Community Corridor Views" figure (no number and no reference in Section 18?) This unreferenced figure and photos need explanation – they appear to show both South and North ASP. Need a description of how this fits in Section 18 and what the numbered pink view symbols represent.

#3 view is where an RV sales business has been proposed on the west side of RR 33. On the east side is the bulldozed field that is Bingham Crossing, with a huge "Coming Soon" billboard and piles of topsoil that were pushed up years ago. On the south side of Hwy 1 are RV storage lots and empty buildings in Commercial Court. Immediately to the west, along the south side the fence is lined with Harmony marketing gimmicks. Any view(s) that existed are now compromised. RVC needs to update these Scenic Corridor Views and photos.

Section 21 SOLID WASTE AND RECYCLING

Residential Areas

21.2 Solid waste management will be the responsibility of property owners and/or lot owner associations ...

Residential areas singled out but this ASP needs a new bullet point 21.3 that addresses Commercial Areas.

Section 22 EMERGENCY SERVICES

22.3 NO information – is this information that has been deleted or accidentally left out?

Section 25 IMPLEMENTATION

Objectives • *“Implement the Land Use Strategy and policies of the Springbank Area Structure Plan.”*

NO, as mentioned above in Section 6, implementing these Land Use Strategies would result in the elimination of all Agricultural land use and completely cover the South ASP with residential. This is unacceptable for a rural municipality to propose in a rural area. Also shouldn't this refer to the SOUTH ASP?

Pg 87 Plan Review and Amendment

*“The **future development** outlined in the Springbank Area Structure Plan **will principally be driven by market demand and availability of servicing.**”*

That servicing does not yet exist and according to the current technical assessments, may never be possible. Do RVC or developers intend to commission further technical assessments to generate a workable utility servicing plan? These would be paid for by developers, not taxpayers. Also shouldn't this refer to the SOUTH ASP?

25.8 “The principal consideration in the phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.”

Based on the discussion of Utility Services above (Section 20), this South ASP cannot proceed. Also shouldn't this refer to the SOUTH ASP?

Table 04: Implementation Actions Pg 88

ALL the section number are either wrong or do not exist in the South ASP. More shoddy work in presenting this ASP. Also, these misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

Section 26 INTERMUNICIPAL COORDINATION AND COOPERATION

26.2 *“Development proposals adjacent to the city of Calgary shall ensure that transition and interface tools are used in alignment with **Sections 21 (Scenic and Community Corridors), 14 (Transitions);”***

These sections are both **WRONGLY** referenced – more shoddy work.

Appendices

APPENDIX C: INFILL DEVELOPMENT CRITERIA

Pg 109 **Infill Opportunities for NW-30-24-2-W5M** (SW of Artists View)

Is the intention actually for “shoulder widening” as the key indicates, or is this a completely separate bike/walk pathway through the undeveloped Qualico lands?

The pathway shown is quite some way from the road to be labelled “shoulder widening”.

Also shown on pg 119 for **SW-30-24-2-W5M** (Solace, Shantara, Horizon View)

Pg 113 **Infill Opportunities for SE-30-24-2-W5M** (east of Artists View/West Bluff Rd)

The key shows “I-2; I-4; I-6” for areas coloured dark brown. The north section is obviously Burnco gravel pit lands. What is the status of the brown shading on the lands south of OBC Rd? Is this what used to be called Special Planning Area?

Pg 116 **Infill Opportunities for SW-20-24-2-W5M** (Heritage Woods and West Bluff)

The key shows “I-2; I-4; I-6” for areas coloured dark brown. What is the status of the brown shading on the lands south of Heritage Woods? Is this what used to be called Special Planning Area?

APPENDIX E: PLANNING SPRINGBANK – shouldn't this be SOUTH?

“It is important that the vision, goals, and policies contained in the ASP address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.”

However, it would appear from both the North and South ASPs that the interests of residents have been largely ignored, while the interests of non-resident landowners have been listened to.

Table 06: Principles and Objectives of the IGP Pg 125

With the exception of Section 7 (Residential), ALL of these sections are wrongly referenced in Table 06.

Pg 126 *“these areas have been designated as Special Planning Areas (see Section 11).”* **Again, the WRONG section #.**

Rocky View Municipal Development Plan (County Plan) Pg 126

“A key direction of the Municipal Development Plan (County Plan) is to use land

efficiently by directing growth to defined areas, thus conserving the remaining large blocks of land for agricultural use. Springbank is identified as a Country Residential Area in the Municipal Development Plan (County Plan)."

However, the wall-to-wall Cluster Residential and Infill Residential that the South ASP proposes, leaves no space/lands for agriculture.

"The Municipal Development Plan (County Plan) emphasizes the importance of retaining rural character through the use of adjacent open space, community design, and reducing the development footprint."

This would indicate that the ASP should be proposing lower, not higher density.

Pg 127 **"Map 05 of this ASP identifies a Regional Business Area around the Springbank Airport and also a Highway Business Area adjacent to the Highway 1/Range Road 33 interchange."**

These are NOT in Map 05 and are NOT within the South ASP - that would be the North ASP.

Public Engagement Process Pg 127

*"The County's engagement strategy provided opportunities for **much-valued input from landowners, stakeholders**, adjacent municipalities, and the general public, all of which has, in part, informed the overall vision and policies of the ASP."*

As above, it would appear that the "much-valued input from landowners, stakeholders", who are also residents, has been largely ignored.

The current process that RVC uses to notify "area stakeholders" for public engagement is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified.**

APPENDIX F: LOCAL PLANS IN THE SPRINGBANK PLAN AREA

Pg 131 Table 09: Local Plans in the Springbank Plan Area

Shouldn't this be plans for the South ASP, not all of Springbank. Some of the plans listed are in the North ASP.

Comments from: Ena Spalding
178 Artists View Way T3Z 3N1

Michael Koy and Gillian Kirby
64 Springland Manor Crescent
Calgary, AB T3Z 3K1

Public Hearing Input
Legislative Services
Rocky View County Hall
262075 Rocky View Point
Rocky View County, AB T4A 0X2

27 January, 2021

Re: Bylaw C-8064-2020
Proposed South Springbank Area Structure Plan

To the Council of Rocky View County,

We oppose Bylaw C-8064-2020, the proposed South Springbank Area Structure Plan, on the basis of its plans for commercial zoning along the 101 St corridor and, specifically, the arbitrary creation of a new Urban Interface designation within this area.

Whilst we were pleased to read the additional detail around requirements for transition zones between commercial development and existing country residential zones, we are alarmed to see the continued provisions for commercial development along 101 St bordering Heritage Woods, McKenzie Point and Springland Manor, which are country residential areas with a well established natural character.

The vision for Springbank, as defined in the Area Structure Plan, is that Springbank will offer a "tranquil rural lifestyle, with beautiful vistas and a strong sense of community" and that "further development will safeguard Springbank's precious natural environment". To be true to that vision, we must protect our boundaries, rather than bulldozing the natural margins, eliminating visual and noise boundaries and reducing Springbank to a visually indistinct suburb of the City.

Furthermore, we oppose the creation of a new Urban Interface planning designation for the northernmost part of this parcel. We oppose the separation of this parcel from the rest of the zone otherwise considered "Special Planning Area". We disagree with any special treatment for this parcel, and believe it should be subject to the same requirements as the rest of the zone, namely that detailed land use planning is not possible at this time.

This parcel is a cornerstone of the scenic entry to Springbank. It is the first thing visitors and returning residents see on their entry to our community. We want people to feel welcomed with a sense of nature, tranquility and the rural lifestyle we have committed to preserve. Please don't destroy that.

We request that the designation for this parcel is reverted to Special Planning Area with no consideration for interim uses.

My family deliberately chose to live in Springbank to enjoy its space, privacy, nature and a sense of rural community. The proposed designation and any future commercial developments along 101 St are inconsistent with the values and priorities of current residents, it is incompatible with the character and existing uses of the surrounding land and there is no compelling need for it that will directly benefit the people who live locally but will be most impacted by it.

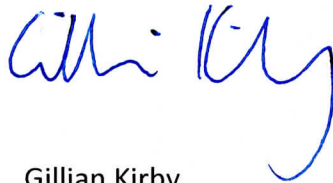
It will bring about a considerable and irreversible impact to adjacent lands, the road network, wildlife and the natural environment and it will not enrich the lives of present or future residents.

We do not support this revision of the South Springbank Area Structure Plan, Bylaw C-8064-2020.

Yours faithfully,



Michael Koy



Gillian Kirby

Glenda Johnston

February 2, 2021

8 Grandview Pl,

Calgary, AB T3Z 0A7

Rocky View Council Members,

I am writing regarding Bylaw C-8064-2020: Adoption of the South Springbank Area Structure Plan.

My family and I have been residents of the development of Grandview Park in Springbank for nearly 10 years and have enjoyed being part of a semi-rural community with easy access to the City of Calgary. It is **not** inexpensive to live in such a neighborhood and we work hard to keep the standards high in our respective communities. The modifications envisioned in the 2020 ASP will change the look and feel of the community and our way of life considerably. While I suspect this is inevitable over time, I appreciate that you have undertaken to do this with some consultation and careful consideration. The additional homesites will increase traffic and density in the area as well as noise levels and increasing loads on schools and recreational facilities. My hope is that you work hard to keep as much green space as possible as it is an important component of the area. I am sure there will be provisions for these issues, but I wanted to take the time to voice them as major concerns for residents already living in the area.

Thank you for considering the impact of these future plans on our residents.

Glenda Johnston

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8064-2020
Date: February 3, 2021 4:48:55 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

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This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Glenn Kaminski
Sent: February 3, 2021 4:30 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8064-2020

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To Whom it may concern,

As a resident of Sterling Springs, I am strongly opposed to Bylaw C-8064-2020.

Regards,

Glenn

Glenn Kaminski

[REDACTED]

From: [Jeff Pollard](#)
To: [Legislative Services Shared](#)
Subject: [EXTERNAL] - NO to BYLAW C-8064-2020 South Springbank Area Structure Plan
Date: February 1, 2021 4:16:44 PM

Councillors,

I am writing to express concern about the new Springbank Area Structure Plan(s).

I disagree with the separation of the single Springbank Plan into 2 because Springbank is a single community, and the proposed changes will impact all of us. Planning should look at the whole community, its utilities, schools, population growth, and culture together. Development needs to address the full community, not be broken into separate pieces. Are you trying to divide the community so that the feedback is spread out? Your postings say that you split the Plan in 2 to reflect the different goals for the different areas, but whose goals are different? What consultations led to establishing new goals?

I disagree with the substantive changes which will increase the pace and scope of development well beyond that described in the original Area Plan. Did you think we wouldn't notice if you split the Plan in 2 and rammed it through with minimal discussion or community engagement? Scheduling a last minute Q&A session on a single weekday morning was completely inadequate! This appears to be a cynical attempt to be able to claim that you've tried to engage the community. But voters who work on weekday mornings will certainly remember that they were excluded from meaningful preparation and discussion.

I am having difficulty even understanding the new Plans due to the contradictions and inaccuracies in the County postings and links. The work is shoddy and rushed. Why? The outlined division also does not make sense and does not reflect community realities or existing (and future) connectivity. What is the rationale for this particular split? If 2 Plans were needed (why?), then what other Plans were considered and what data led to these specific proposals?

I am particularly upset by the lack of transparency regarding financing of critical infrastructure. Hasn't this Council learned from its past mistake of incurring huge debt due to poor planning?

Springbank residents have been very clear when consulted in the past. We do not desire high density developments except for special settlements like senior housing. The persistent attempts by this Council to circumvent this preference suggest that you are more interested in serving the developers who fund your campaigns. The proposed Plans will not maintain the rural character of Springbank or support continued agriculture in our community.

Once again, I must question why this Council is so tone-deaf and unwilling to engage with and show respect for its constituents.

Sincerely,

Jeff Pollard

24137 Heritage Woods Dr
Calgary, AB T3Z 3P3

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Opposed to Bylaw C-8064-2020
Date: February 3, 2021 3:18:38 PM

MICHELLE MITTON, M.SC
Legislative Coordinator – Legislative Services

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-----Original Message-----

From: Jocelyn Fitzgerald [REDACTED]
Sent: Wednesday, February 3, 2021 3:06 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Home [REDACTED]
Subject: [EXTERNAL] - Opposed to Bylaw C-8064-2020

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To Whom this may concern.

We are writing to you today to express our extreme opposition to Adopt the South Springbank Area structure plan. It is our belief that it would destroy the peace and beauty of this area. The area we all have chosen to live with the existing structure plan. Not to have Cluster Housing all around us and the disarray that comes along with all that.

Thank you
Jocelyn and Mark Fitzgerald
60 Sterling Springs Cres.

From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Supplemental input to the South Springbank ASP Bylaw C-8064-2020
Date: February 2, 2021 5:34:38 PM

FYI

Jessica Anderson
Senior Planner | Planning Policy

From: Michelle Mitton <MMitton@rockyview.ca>
Sent: February 2, 2021 5:32 PM
To: John Bargman [REDACTED]; Legislative Services Shared
<LegislativeServices@rockyview.ca>
Cc: Jessica Anderson <JAnderson@rockyview.ca>
Subject: RE: [EXTERNAL] - Supplemental input to the South Springbank ASP Bylaw C-8064-2020

Good evening John,

Thank you for submitting your comments on this proposed Bylaw, they will be included in the agenda for Council's Consideration at the public hearing February 16, 2021.

Thank you,
Michelle

MICHELLE MITTON, M.Sc
Legislative Coordinator – Legislative Services

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From: John Bargman [REDACTED]
Sent: Tuesday, February 2, 2021 5:06 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Jessica Anderson <JAnderson@rockyview.ca>
Subject: [EXTERNAL] - Supplemental input to the South Springbank ASP Bylaw C-8064-2020

Do not open links or attachments unless sender and content are known.

Bylaw C-8064-2020 File#: 1015-550.

I wish to supplement my input sent to you dated Jan 10 as I have done some more studying. Council must reject this ASP

WATER

Background

The Harmony water license has specific water allocation and maximums for specific lands. I have attached a copy of the water license 0047 4326-00-00. The water allocation is for the lands covered by the Harmony development (see attached water license). The total water allowed to be diverted “shall not be more than **917,221 cubic metres of water per calendar year**”.

The following quote is from of ISL’s Springbank Water Strategy report:

3.1.3 “In comparison, the full build-out of the focused service area requires a potable water volume of 26,340 m³ /day as discussed in the following sections, equivalent to **9,613,925 m³ /year**, to make the development viable. The near-term service area requires a potable water volume of 11,065 m³ /day, equivalent to **4,038,801 m³ /yr.**”

Feedback

The existing water licence for Harmony is for a maximum of **917,221 cubic metres of water per calendar year**.

How can RVC recommend in the proposed South Springbank ASPs, with a supporting technical document from ISL Engineering, that the Harmony water licence be a source of water supply for the Springbank ASPs, when that licensed volume is barely enough to supply a full build-out of Harmony development? It is not even enough to cover the lesser near-term needs of the ASPs, let alone the fully built-out ASPs. It is not possible to increase the annual cap on the water that can be withdrawn – Alberta Environment and Parks confirmed this. It is possible to apply for an extension of the lands to be serviced through this licence but that would be unlikely to be granted especially to cover such a large area as envisioned in this ASP. Where will the water come from to allow full build out of this ASP? The water licences for other water systems such as Popular View and Westridge do not have the capacity (nor the desire in some cases) to supply the volumes envisaged to support the commercial and residential density envisaged in the proposed land usages.

Page 75, Map11 of the ASP shows a mainline “Harmony Water Line”, many proposed water lines and a proposed water reservoir and pumphouse. According to the ISL report the water reservoir is required to ensure continuation of supply of water and adequate fire suppression. Who will build the water reservoir? Who will pay for the water reservoir and mainline “Harmony Water Line”? If developers are to bring their own water to their local development plans – how will this regional water system ever be built? What will prevent a system of water pipelines that have no ability to be shared by other developments as envisioned in the ASP? What will prevent inadequate guaranteed continuation of supply for dense development (<2 acres)? I am told by Council staff that there will be no taxpayer money used to develop this

system. I am told by council staff this is a high level document and that detailed technical review will occur on development plan application, then I ask why is there such a detailed report as the ISL report that outlines a regional water system strategy?

It is very clear in the ISL report that they recommend the Harmony water plant as the only logical solution (along with the Calalta plant and licence). No mention is made of other water sources delivering into the proposed regional system. The ASP does not reflect this recommendation and yet there is no clear alternative solution presented – just the map11 and the ISL report that does not recommend any water source beyond that of Harmony and Calalta that can not possibly supply the water required based on their maximum annual withdrawal.

Quality of ASP Document

The state of the current “draft” ASP is not fit for publication and certainly not fit to be incorporated into a by-law. There are multiple incorrect references a just few examples follow:

1. Section 3 Springbank Vision and Goals - Why all of Springbank rather than South Springbank? The North ASP addresses North Springbank in its Section 3.
2. Section 4 Plan Area “The South Springbank Plan Area boundary is generally defined by the Elbow River to the south, and the city of Calgary to the east. To the west, the Plan area adjoins the Harmony development and agricultural lands. To the west of Range Road 34, lands are generally agricultural.” Incorrect – this is not South Springbank.
3. Pg 24 “Land use redesignations within these areas will require the prior approval of a local plan in accordance with Section 29 and Appendix B.” There is NO section 29 in the South ASP.
4. 7.47 Villa Condo developments within the Plan area should: a) have an approved local plan meeting the requirements of Section 28. There is no Section 28 in the South Springbank ASP.
5. 9.4 e) “appropriate interface and scenic corridor policies shall be established, consistent with Sections 10 and 17 of this Plan.” Section 17 is Transportation
6. MANY MANY more too many for this submission.

John Bargman
178 Artists View Way
Calgary, T3Z 3N1, AB

John F. Bargman

[REDACTED]
[REDACTED]
[REDACTED]

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Draft South Springbank ASP - Comments
Date: February 1, 2021 1:09:59 PM

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From: Marc Hodgins [REDACTED]
Sent: January 29, 2021 3:44 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Division 2, Kim McKylor <KMckylor@rockyview.ca>; Division 3, Kevin Hanson <Kevin.Hanson@rockyview.ca>; Division 1, Mark Kamachi <MKamachi@rockyview.ca>; Division 4, Al Schule <ASchule@rockyview.ca>; Division 5, Jerry Gautreau <JGautreau@rockyview.ca>; Division 6, Greg Boehlke <GBoehlke@rockyview.ca>; Division 7, Daniel Henn <DHenn@rockyview.ca>; Division 8, Samantha Wright <SWright@rockyview.ca>; Division 9, Crystal Kissel <CKissel@rockyview.ca>
Subject: [EXTERNAL] - Draft South Springbank ASP - Comments

Do not open links or attachments unless sender and content are known.

Dear Rocky View Legislative Services and Councillors,

I am writing in regard to the draft **South Springbank Area Structure Plan** which will be presented for Council's consideration on February 16 2021. I am a landowner in the area, I have attended various consultations on this plan, and I am concerned with the direction this plan has taken in my area.

I am opposed to an unexpected amendment in this latest draft and opposed to two specific re-designations this plan proposes. Specifically:

1. The sudden last-minute introduction of an "**Urban Interface Area**" designation to the land located at the intersection of Old Banff Coach Road and 101st St SW and most specifically the statement that it "will be generally commercial," (this land is currently designated residential), and
2. The redesignation of the land immediately south to "**Special Planning Area 2**" (this

land is also currently designated as residential).

Under the current ASP, these lands are **residential**. They should stay this way. If you want to call that an "urban interface area," then fine, but don't prejudice future land development by stating in the ASP that an "urban interface area ... will be commercial"!

The owner purchased the land knowing it was residential. Surrounding landowners purchased land with the same understanding. Why are we changing the rules? **There is NO demand for changes with this land**, but there is strong opposition (reference: the auto mall proposal in fall 2019 and many letters received from residents).

The ASP's statement that the "Urban Interface" land use must be consistent with the "Transitions" plan policy is not enough to ensure this land is suitably developed. Almost the entire area I am referring to in points #1 and #2 is **natural forest** with **extensive wildlife** - I live nearby and see wildlife every day! Developing this land commercially would be devastating to wildlife, and devastating to maintaining and enhancing the appearance of the Springbank area when approached from the City of Calgary.

This is a once in a lifetime opportunity to maintain an aesthetically pleasing transition and maintain Springbank's unique country residential and rural character at our border with the City of Calgary.

The landowner in its earlier "auto mall" application argued that the city is developing commercial properties to the east of 101st St, so similar should be done on the Springbank side. This is nonsense; it doesn't matter what the city puts on its side. Draw the line where the city ends and Springbank begins. One landowner's desire to develop his land in opposition to the original ASP (and in a way that none of the local residents support) should not influence the new ASP.

Council, please stand up for existing residents and keep this land designated residential.

Thank you for your time and consideration of these concerns,

Marc Hodgins


From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: RE: [EXTERNAL] - BYLAW C-8064-2020 South Springbank Area Structure Plan
Date: February 3, 2021 10:53:35 AM

FYI

Jessica Anderson
Senior Planner | Planning Policy

From: 3 bluffs [REDACTED]
Sent: February 3, 2021 10:38 AM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Jessica Anderson <JAnderson@rockyview.ca>
Subject: [EXTERNAL] - BYLAW C-8064-2020 South Springbank Area Structure Plan

Do not open links or attachments unless sender and content are known.

I would like to register my concern with the accuracy of the South ASP. How can we properly analyze it when it is full of errors and references. It feels to me like a very shoddy effort and makes me wonder about all of the accuracy of the contents and the seriousness of it.

Water, waste water and traffic are at the top of my list and there are too many errors in their references.

I am also concerned about the N-S split and the manipulation of the North -South boundary and how it seems to include mostly undeveloped and existing commercial land on one side and mostly existing residential in the South. We all drive the same roads, go to one school and one PFAS's.... one plan should cover all.

Let's get it right.

Regards,
Mark Schmidt
8 Westbluff Bay
[REDACTED]

February 3, 2021

Legislative Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Re: South Springbank ASP
File Number: 1015-550
Bylaw: C-8064-2020

Dear Sir:

I would like to register my strong opposition to approval of the subject Bylaw dealing with the South Springbank Area Structure Plan, as written. The basis of my opposition is related to the change in a portion of the originally proposed Special Planning Area 2 to Urban Interface Area, specifically the portion of the NE 20-24-2W5 bounded on the north by Old Banff Coach Road, on the east by 101 Street West and on the south by the power line right of way.

In addition to the issues identified in the letter written by Mr. David Webster, and supported by many of us in the communities surrounding the above bylaw change, I would like to voice a further concern.

I grew up in Sarnia, Ontario, known as the "Chemical Valley" of Canada due to the refining and petrochemical industry that was developed in the first 80 years of the last century. Sarnia has many parallels to Calgary and area: an oil and gas driven economy, an influx of educated professionals from around the world, and head offices of many of these companies. Both Imperial Oil (until 1973) and Dow Chemical (Canada – not sure of the year it moved to Calgary) had their Head Offices there.

In the late 1970's, when the world moved on to larger world scale plants and facilities, the industry first scaled back, then shut most of its operations leaving a much smaller employment base.

The city responded, first by trying to grow its way out of the loss of tax revenue by supporting developers build commercial infrastructure including malls, which didn't have the base to survive. They assumed the community population and wealth would continue to grow. It didn't.

Although the developers made money, the community watched commercial entities fail, then become lower quality establishments (Eg. strip joints) and eventually became boarded up and abandoned, providing a home for crime.

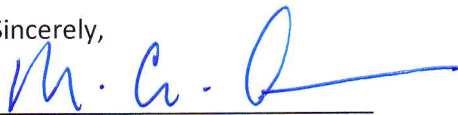
Returning 25 years later, many places were still boarded up. The city has found a new path now as a desirable retirement and lakefront community, and property values have slowly recovered.

Calgary, and area, is at the beginning of another massive global shift that directly affects its wealth and ability to generate more wealth. Much of my career in oil and gas, I spent travelling to other parts of the world and I am seeing all those places moving on from that industry, and whether or not Albertans like it, it is happening, not just because of the government in Ottawa, but around the world.

Rockyview needs to recognize that optimistic population growth, is one scenario, but much less likely. More likely are scenarios of no growth, and certainly no wealth growth. As a very personal example, of my five children (Veterinarian, Fireman, Medical Doctor and 2 Engineers) one has stayed in Calgary. The rest have left to other parts of Canada for work. When our professional youth are leaving, it is a big red flag that planned growth is vapourizing.

Once again, I am requesting you stop the proposed change to Urban Interface Area in the South Springbank ASP, and "safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management" as the South Springbank ASP vision statement and goals state.

Sincerely,



Michael Ames
347 Heritage Place

From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - objection to Springbank ASP's and MDP
Date: February 2, 2021 2:48:10 PM

Jessica Anderson
Senior Planner | Planning Policy

From: Dunn [REDACTED]
Sent: February 2, 2021 2:46 PM
To: Jessica Anderson <JAnderson@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Legislative Services Shared <LegislativeServices@rockyview.ca>; Michelle Mitton <MMitton@rockyview.ca>; kevin.hansen@rockyview.ca; Division 2, Kim McKylor <KMckylor@rockyview.ca>; Division 1, Mark Kamachi <MKamachi@rockyview.ca>; Division 4, Al Schule <ASchule@rockyview.ca>; Division 5, Jerry Gautreau <JGautreau@rockyview.ca>; gboehike@rockyview.ca; Division 7, Daniel Henn <DHenn@rockyview.ca>; Division 8, Samanntha Wright <SWright@rockyview.ca>; Division 9, Crystal Kissel <CKissel@rockyview.ca>
Cc: transportation.minister@gov.ab.ca
Subject: [EXTERNAL] - objection to Springbank ASP's and MDP

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Dear Rocky View Planning & Council Members,

As a long-term resident and constituent of the Springbank area, I am writing to present my and my family's strong objections to the changes being proposed for the below 3 plans. I feel we are speaking for North & South Springbank due to the new changes to the map taking parts of North Springbank south of Highway 1.

RE:
BYLAW C-8031-2020 North Springbank Area Structure Plan

BYLAW C-8064-2020 South Springbank Area Structure Plan

Municipal Development Plan Bylaw C-8090-2020

Plans should not be approved without prior demonstrated assurance of sufficient and adequate infrastructure, including water (potable water supply & wastewater treatment), transportation (traffic impacts & roads capacity), and rationalized sustainable limits to total development. Simply allowing multiple developers to plan independently is a disaster waiting to return to the County for resolution of future discrepancies or inadequacies, where the responsibility to rectify any problems will surely rest with RVC Council and its constituents (i.e., voters).

Critical issues include:

1. Proposed development plans indicate that no water or sewage plans or licenses have been approved. The ASP seems to indicate there will be water, but not how or from where, and taxpayers will pay for whatever water systems the developer chooses, but initially water & sewage can be trucked in? Plans refer to piped water from Harmony, but that license stipulates it is for Harmony alone. Water is already over-allocated in the Bow River basin and shortages will only increase as environmental and climate conditions change, even more so if SR1 goes ahead in the absence of a dam that can hold water for later use.
2. The existing “country residential” definition of 2 acres, seems to have been changed to 1 acre or smaller, with repeated areas of “cluster residential” of .5 acre. However the 2 acre minimum reflects a size that can be managed with on-site septic systems. A viable and sustainable system for treating wastewater should be required by Rocky View County prior to approval.
3. One of the proposed developments is a planned auto mall at 101st Street. That would be a huge water user and is sure to generate a huge amount of traffic on Old Banff Coach Road, as well as Springbank rd – significantly more traffic than at present with potential for even more accidents and casualties than are experienced on these roads currently. Also there is already a competitive auto mall, only 15 minutes north of this location, once Stoney Trail connects, which suggests that the future for the proposed development will be either non-viable by the time it is constructed, or it may be subject to obligations for RVC to mitigate negative economic impacts as a result of its approval.
4. This piece of land at 101st has a deep natural gully, not a flat area, so is unsuitable for intensive development without considerable landfill and disruptions to overland stormwater flow and wildlife passage. It is a major wildlife corridor, used continuously by many animals large and small. Auto malls are known to be huge water consumers, yet there are no water licences for this area & the water table is deep as well as in short supply, not to mention that no new water licenses are available in all of the South Saskatchewan River basin.
5. These development plans will significantly increase the traffic on Old Banff Coach Road. Old Banff Coach Road has been drawn on some of these plans as having four (4) lanes, even with signalized traffic lights. It is a narrow historic highway, already carrying far more traffic than it was designed for and prone to repeated accidents due to difficult curves, with many hidden driveways and connecting roads. It is also frequently used to detour highway traffic following accidents on Highway 1. A comprehensive traffic impact assessment should be required before permitting any expansion of this road, as well as a guarantee that Rocky View County and its residents will not be on the hook for financing any road improvements, mitigations or remediation measures now or at any time in the future. Further, any approval by RVC of land developments that will impact areas of provincial jurisdiction (i.e., Old Banff Coach Road) should have prior agreement from the Ministry of Transportation, Government of Alberta.

I implore you: Do not approve these plan changes at council on Feb 16, 2021.
thank-you for your consideration. I will be pleased to participate in additional
community engagement as planning for the Springbank area progresses.

Sincerely,

Moire & Jeff Dunn

213 Artists View Way

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - Bylaw c-8064-2020
Date: February 3, 2021 4:39:30 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

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From: Nicole Genereux
Sent: February 3, 2021 4:11 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw c-8064-2020

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Hello

I would like to submit my opposition to bylaw c-8064-2020. I do not support the south sprinbgank ASP.

My address is 39 Sterling Springs Crescent, Calgary, AB T3Z 3J6.

The services and infrastructure of the area do not support a high density urban development.

Thank you

Nicole Genereux

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Bylaw C-8031-2020
Date: February 1, 2021 1:15:44 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

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From: Pam Janzen [REDACTED]
Sent: January 31, 2021 3:23 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8031-2020

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To RockyView Council,

I do not agree with splitting the Springbank ASP into North and South. This is contrary to the input from the existing residents.

The water servicing strategy as proposed appears to be designed for the TransCanada corridor, which primarily has commercial and industrial uses. There does not appear to be a piped strategy for the proposed residential areas, while at the same time, these residential areas are forecast to grow enormously. I believe it is negligent to not provide a piped water/wastewater solution for any future development in this area.

Pam Janzen
34199 Township Rd 240A

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - BYLAW C-8064-2020
Date: February 3, 2021 1:09:08 PM
Attachments: [BYLAW C-8064-2020 25 Artists View Gate - Pedro Aleman.docx](#)

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Pedro Alemán

Sent: Wednesday, February 3, 2021 1:05 PM

To: Legislative Services Shared

Subject: [EXTERNAL] - BYLAW C-8064-2020

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Attention: Legislative Services Office

BYLAW C-8064-2020

Please find attached my written submission for the hearing on February 16, 2021

Best Regards,

Pedro Aleman

25 Artists View Gate

Calgary, AB, T3Z 3N4.

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - BYLAW C-8064-2020 South Springbank Area Structure Plan
Date: February 3, 2021 3:18:48 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Randy Gillis

Sent: Wednesday, February 3, 2021 3:07 PM

To: Legislative Services Shared

Cc: Jessica Anderson

Subject: [EXTERNAL] - BYLAW C-8064-2020 South Springbank Area Structure Plan

Do not open links or attachments unless sender and content are known.

Dear Sir/Madam – I am a resident of Sterling Springs Crescent and wish to object to the proposed bylaw for the South Springbank Area Structure Plan.

Key Concerns

- The Area Structure Plans for Springbank have long preserved and respected the wishes of the community residents. However, the future laid out in these ASPs bears little resemblance to the tranquil, rural country residential community that attracted people to choose Springbank as their home.
- Council's decision to split the Springbank ASP into two documents is completely contrary to input received during consultations on the ASPs. Residents overwhelmingly wanted one ASP for their one community.
- Residents expressed a strong preference for maintaining Springbank's rural character and did not support cluster residential development except for special purposes such as seniors' housing. They also expressed serious concerns about the need for proper servicing for any future development in Springbank. Despite this input, the ASPs have designated just under 30% of the total area to be cluster residential development (31% in the North ASP and 27% in the South ASP). Cluster residential assumes 1.5 dwelling units per acre; but will be able to increase to 2.0 units per acre. On a related point, infill country residential development will permit 1-acre parcels rather than being limited to the 2-acre minimum for country residential properties.
- The ASPs' land use strategies will result in estimated populations of 17,890 in the North ASP (with 1.18 dwelling units per acre) and 14,600 in the South ASP with 0.89 dwelling units per acre). These are dramatically higher than what would result under the current ASPs, which would have been a maximum combined full-build-out population of 19,396. The new ASPs are a 70% increase. Even more startling is the reality that the ASPs' population figures exclude the estimated 10,845 residents

anticipated in the future expansion area and special planning areas, which are all included in the full build-out servicing strategy. Including these areas, the estimated full-build out population of 43,335 is 225% of what would have been expected under the current ASPs.

- The land use strategies for both ASPs eliminate agricultural land uses. They treat agriculture as a transitional use until it is pushed out by residential or commercial development. This is contrary to resident input that emphasized the importance of retaining rural, agricultural land uses as an essential component of the community's character.

Our family has lived in Springbank for more than 20 years and it was the peaceful rural community setting that attracted us in the first place. The proposed changes to the ASPs in the bylaws are a significant departure from what the community's residents want and desire. I strongly urge to you stop and re-visit the plans with better attention to the community's needs.

regards,

Randy Gillis

19 Sterling Springs Crescent

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - General Objection to - South Springbank ASP Bylaw C-8064-2020, File 1015-550 and,, - North Springbank ASP Bylaw C-8031-2020, File 1015-550
Date: February 3, 2021 1:05:44 PM
Attachments: [lgladgplenbejngi.png](#)

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Richard and Heather Clark

Sent: Wednesday, February 3, 2021 1:03 PM

To: Legislative Services Shared

Subject: [EXTERNAL] - General Objection to - South Springbank ASP Bylaw C-8064-2020, File 1015-550 and,, - North Springbank ASP Bylaw C-8031-2020, File 1015-550

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=====

February 2, 2021

Planning Services Department, Rocky View County

262075 Rocky View Point

Rocky View County, Alberta

T4A 0X2

**Re: - South Springbank ASP
 Bylaw C-8064-2020, File 1015-550 and
 - North Springbank ASP**

Bylaw C-8031-2020, File 1015-550

Sent by Email: legislativeservices@rockyview.ca

This letter is to express disappointment with both of the Area Structure Plans. The plans appear to focus on development rather than maintaining the rural character of Springbank. The plans contain many errors and inconsistencies. The process of making area structure plans for Springbank, appears to be rushed with little public consultation. Perhaps with more explanation, and public input, there may be more agreement to a plan.

A particular item of objection is the introduction and approval of the "Urban Interface" (UI) designation in the NSASP. UI is not an interface but a complete extension of urban city land use. How did this UI even get into the ASP? It appears it was a slow evolution that became defined only in the Sept 2020 ASP. This is during the time of covid, so open houses and communication was less than ideal.

The UI was only words until the Hwy1 CS provided an illustration of the designation. The UI vision in the CS is big box stores and city lot residential. This is in complete contradiction to the desires and needs of local residents.

UI should be removed and other land uses in the ASP be used for the land areas.

Talking Points:

Many of the errors and inconsistencies, have been highlighted by organizations

in Springbank.

An example: In Section 10.1 of the South ASP, there is reference to section 10 and 17. This should be sections 11 and 18.

We were pleased when Calgary stopped annexing more land, thus leaving Springbank rural. Then, surprise, RVC designates land Urban Interface, making the land city residential.

In the slides, there is one mention of UI, without any details or discussion

In May the ASP were not divided. Why was the SASP split? In May 20, one plan, then in September, two plans

Why was Hwy1 not used as the divider line?

Why is the commercial and residential UI being proposed?

There is sufficient commercial land at the RR33 interchange

The UI is not a transition or interface, it is full blown continuation of the city.

The North Springbank ASP is currently in draft, going for reading in mid February 2021. The Conceptual Scheme is being submitted ahead of the yet approved NSBASP. How can this happen?????

The problem of how this development is possible, seems to have occurred when the Central SB ASP was converted to the North and South ASP. In the NSASP there is a designation of 'Urban Interface'(UI). The details of UI give the 30-80% commercial and 6-10 units per acre. The developer appears to have used these details to prepare the conceptual scheme with the large commercial and high residential density.

How did someone (developer?) get to RED Line the SASP so that it was in apparent agreement with development?

Land Use Panels

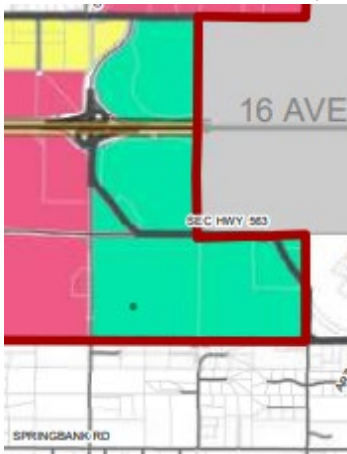
At the Hwy1/OBCR interchange, ½ section shown as SPA

The two ¼ sect shown as residential/commercial

Presentation Slides of May 20 shows UI and SPA, but No UI definition

U of Residential, Cluster Res, Business/Commercial, Institutional

Other land uses that can be used in combination to create a mix - Ag, Residential, Commercial/Industrial, Public services (Community)



The Urban Interface designation for the square area south of the Hwy is for 80% commercial and 10 lots per acre. This is equivalent of six big

box stores, and city residential - 10 units/acre vs 0.5 units/acre in surrounding area (20x increase).

The lands south of the Hwy, and east of the Mountain View Lutheran church on RR31 that will be Urban Interface, are proposed to have between 6.0 and 10.0 units per acre and 30% commercial. These 320 acres could have city size lots and 96 acres of commercial area.

The UI is where the rural character of Springbank is being changed. Recommend that UI be removed and existing designations be used.

Why is there a need for more large commercial use when there is sufficient capacity at RR33 and COP areas?

How did the designation of Urban Interface and the negative consequences come to be?

Thank you for your consideration.

Heather and Richard Clark [REDACTED]

244090 Range Rd 31.

=====

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8064-2020 and South Springbank Area Structure Plan
Date: February 3, 2021 4:48:31 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

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From: Bell, Richard
Sent: February 3, 2021 4:24 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8064-2020 and South Springbank Area Structure Plan

Do not open links or attachments unless sender and content are known.

Dear Sir/Madam,

I write to express our opposition to the South Springbank ASP, in particular to the proposed "Cluster Residential" development portions of the Plan.

Allowing Cluster Residential development would drastically and permanently alter the existing rural nature of the area and turn significant swaths of South Springbank into the equivalent of urban Calgary neighbourhoods.

This would also have a detrimental effect on access to education at all three Springbank schools (Elbow Valley Elementary, Springbank Middle School, and Springbank High School), where many classes already approach or exceed 30 students.

I am quite shocked that there has been so little notice to and consultation with area residents to date regarding such a major change and upheaval to the South Springbank community. Our family only heard of this through a recent email from our local Residents' Association.

Allowing Cluster Residential development in South Springbank should not be considered, and we strongly oppose its inclusion in the present ASP.

Sincerely,

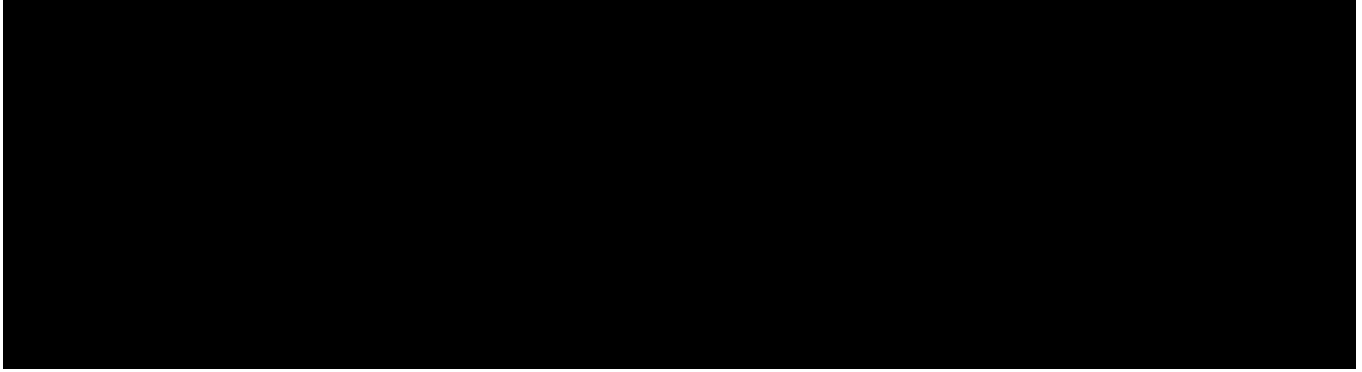
Richard Bell

35 Sterling Spring Crescent

Richard D. Bell

[REDACTED]

[REDACTED]



February 3rd, 2021

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

Attention Planning and Development Services Department

Sent by e-mail to legislativeservices@rockyview.ca

Re: **BYLAW C-8064-2020 South Springbank Area Structure Plan**

Thank you for the opportunity to provide feedback on the draft South Springbank Area Structure Plan (South ASP). There has clearly been a great deal of work go into this. Some of the concepts such as Cluster Residential, Villa Condo Developments and specified Transition areas between adjacent land uses hold great merit. These parts of the draft South ASP will further the development of our unique rural area that is located adjacent to a major urban centre. My family has lived in Springbank for 45 years - we have loved the *"tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage"* as the Vision statement eloquently describes it.

There are, however, aspects of the plan that I believe warrant revision and **I would like to register objections to the following.**

Please note that these concerns are shared by the undersigned residents of Springbank.

Splitting the Springbank ASP into North and South

The purpose of having ASPs is to provide a coordinated approach to future planning. I believe this is best done through a single ASP.

- The division between plans is arbitrary and does not follow any natural or intuitive boundaries.
- I fear that input from those living in one ASP, but having concerns about future development in the other ASP will be given less credence. In our case we live very close to the dividing line and this barrier to input on developments close to us is of significant concern.
- Services are already tenuous in Springbank. Potable water, waste water and water for firefighting are key services that need a coordinated approach. I understand that other letters have raised very specific concerns about these issues and I encourage careful consideration of how this ASP could worsen services.

- The Range Road 33 corridor spans both plans. This is a key area for future planning and it is essential that there is consistency and clarity in all proposals for development along this route.
- There are inconsistencies between the 2 ASPs. For example, the parameters for Urban Interface are quite different between the two ASPs. There are also numerous typographical errors and incorrect referrals to section headings in the documents. This compounds the difficulty of reading them and is an unintended, but negative, consequence of the split.

Rural Character of Springbank

The Vision in the draft South ASP eloquently states that *"Springbank will principally offer a tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage."* However, the plan is so focused on "development" that the rural character is threatened.

- Between the two ASPs there are **37 quarter sections that are proposed for high intensity zoning** such as Commercial, Industrial, Business or Urban Interface zoning. I certainly recognize the importance of having some land zoned for these, but this excess is striking. If it is zoned in this way, it will encourage development applications that markedly change the community of Springbank and undermine residents' ability to preserve our rural character.
- The draft South ASP identifies Old Banff Coach Road as a scenic corridor on Map 10. I wholeheartedly support this concept. However, it is bordered by an Urban Interface that will be commercial which will entail signage, parking lots and traffic that will undercut the stated objective. The adjacent Special Planning Areas also risk attracting developments that are inconsistent with a scenic corridor unless great care is taken.
- The beauty to the west of Calgary is amazing. Nearly every visual representation of the Calgary area looks to the West over Springbank. We represent the transition between the city and the mountain skyline. Anyone who lives, works or visits Calgary passes through this area. Let's cherish and protect this point of transition between the city and nature. Let's keep our wonderful Springbank topography and the mountains vistas. Lines of big box stores or auto malls or warehouses will destroy this.
- There is an economic benefit to Rocky View if we thoughtfully preserve this beauty. It helps attract and retain bright, creative and energetic individuals that will foster a breadth of economic activity in the Calgary area that will help overcome Alberta's recent economic challenges.
- The Section on Agriculture also contains important initiatives. But it is of note that there is no longer any land that will be zoned Agricultural in either plan. Nor is there any mention of a preferred phasing of development such as the Bearspaw ASP contains. Between these two gaps one is left with the impression that Springbank is open for any and all piecemeal proposals that will take away agricultural land. This bias is reflected in wording such as on p. 5: *"Support agricultural uses until alternative forms of development are determined to be appropriate."* It would be more supportive of agriculture if it read: "Support agricultural uses **unless** alternative

forms of development are determined to be **better for the community.**"

- The importance of wildlife is noted in the Section 13 Natural and Historic Environment. However, this section places too much emphasis on the protection of wildlife corridors. The birds, mammals and chirping frogs we love mingle around us. If 37 quarters of land are turned to high intensity use, we will lose important feeding and sleeping areas for these welcome neighbours.

Community Engagement

- I recognize that this process has been ongoing for several years. However, I only became aware of it in the past few weeks. In speaking to neighbours they have also not been aware of the draft ASP development. Certainly we all have busy lives and thus may miss some announcements, but we do all try to pay attention to local news and developments.
- We have spent a considerable amount of time reading the myriad documents in a concerted effort to understand the goals of the ASP and their associated goals and implications. Our objections are not a knee-jerk reaction, although there has been considerable anger during our discussions due to some of the proposals and our frustration with the timelines.
- I truly hope that Council and Administration will recognize that our input in this letter - and a separate one regarding the North ASP - is based on a sincere desire to establish planning documents that will address the multiple issues Springbank will face in the coming years.
- Trying to do this during the Covid-19 pandemic has presented significant challenges as we have tried to follow the recommendations not to visit in each other's homes. Usual gathering places for discussion such as curling leagues at the Park for all Seasons have also been shut down. We have done our best to work around this and hope that Council will give due consideration to our proposals.
- Change is inevitable. Careful planning through a well-constructed ASP that has had fruitful community engagement will carry us into the future. ASPs have the potential to form a solid basis for positive discussion of change and continue to build the community. In contrast to this is to have a lack of consensus about the ASP and planning process so that discussion of each change proposed becomes divisive for the community.
- It is certainly apparent to me that my fellow Springbank residents do not feel they have had an adequate opportunity to digest the multiple levels of planning documents, understand the issues and prepare submissions. **I do not see any time pressure that mandates the ASP be approved at this Council meeting.**

Recommendations

In conclusion I strongly recommend the following.

1. Develop a single Springbank ASP.
2. Delay the approval of the Springbank ASPs to ensure a more wholesome public engagement.
3. Reduce the area allocated to high intensity zoning across the 2 ASPs from 37 quarters. Each quarter that is amended from the current draft is an important step in preserving the beauty and character of Springbank.
4. Specifically, I recommend that the Urban Interface adjacent to Old Banff Coach Road be given a different status such as a Special Planning Area.
5. Please recognize that we have worked extremely hard in a very short time frame - and under the Covid-19 restrictions - to provide this feedback and we urge you to make these amendments to strengthen the planning process in Rocky View County.

Respectfully yours,

Roger Galbraith

244062 Range Road 31
Calgary, AB T3Z3L8



ADDITIONAL SIGNATORIES ENDORSING THIS LETTER

Elaine Lehto

244062 Range Road 31
Calgary, AB T3Z3L8

John & Kathy Paulsen

244064 Range Road 31
Calgary, AB T3Z3L8

Richard & Heather Clark

244090 Range Rd 31

	Calgary, AB T3Z3L8
Julie and Bill Barnden	8 Carriage Lane Calgary, AB T3Z3L8
Mohammed & Fouzia Qaisar	4 Carriage Lane Calgary, AB T3Z 3L8
Trevor & Pina Murray	244124 Range Road 31 Calgary, AB T3Z 3L8
Ryan Ganske	12 Carriage Lane Calgary, AB T3Z 3L8
Gavin Burgess	31093 Morgans View, Calgary, AB T3Z 0A5
Joan and Gary Laviolette	31066 Morgans View SW Calgary, AB T3Z 0A5
Elizabeth Virgo	244062 Range Road 31 Calgary, AB T3Z3L8
Evan Galbraith	244062 Range Road 31 Calgary, AB T3Z3L8
Robert Doherty	61 Springshire Place Calgary, AB T3Z3L2

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - BYLAW C-8064-2020
Date: February 1, 2021 1:14:38 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
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From: Richard Bird [REDACTED]
Sent: January 30, 2021 6:13 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Cathy Bird [REDACTED]; Division 2, Kim McKylor <KMckylor@rockyview.ca>
Subject: [EXTERNAL] - BYLAW C-8064-2020

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Rocky View County Council:

I am replying to an undated letter received last week from the County concerning the above referenced bylaw.

My name is Richard Bird and my address is 7 Clear Mountain Rise SW, Calgary, AB T3Z 3J9.

Our home sits on a four acre lot looking southwest over Lower Springbank Road, just west of the equestrian centre. My wife and I also own a second adjoining four acre lot.

We OPPOSE the bylaw and the draft South Springbank Area Structure Plan (the"Plan").

The reason for our opposition is that we believe that the Plan facilitates and encourages a form of residential development which would substantially alter the non-urban bucolic character of the south Springbank area in general and our immediate neighbourhood in particular. This rural character is the key attribute which we, and I expect most if not all of our neighbours, sought in deciding to move from Calgary to Springbank.

When we acquired our properties in 2003 they fell within a zoning regulation which did not permit lots smaller than four acres, as did all the properties in the immediate area visible from

our home. I believe that to still be the case today. There were areas to the west which were zoned for minimum two acre lots, which we consider too small to maintain “acreage” aesthetics, but at least they are not visible from our home. The majority of what can be seen from our home looking toward the mountains is the large undeveloped tract belonging to the Colpitts Ranch. We have always supposed that some day part or all of this land might be developed but we have expected that when the time comes it would be zoned the same as the adjacent four acre acreages or at least two acre lots. However, that is clearly not the intent of the Plan.

The Plan is lengthy and detailed. The Plan is described as providing an overall strategy for land use changes and, although not initially clear, a thorough reading makes plain what that strategy is - encourage the majority of further development to follow the high density “Cluster Residential” concept. By high density I mean in contrast to the current four acre and two acre zoning provisions.

At first we read in the Springbank Vision that acreages will continue to be the main housing option in the community. This may be literally true but only because much of area within the Plan has already been developed as acreages, reflecting the intent of previous plans and zoning regulations, and the preference of residents, to maintain the low density aspect of the community. However it is a very misleading statement in that it conveys a sense that further development will continue to follow the historical densities for the most part, which is very clearly not the intent of the Plan.

We also read in Goal 9 that the the goal is to “respect the existing built environment, but explore the use of alternative forms of residential development, such as cluster and mixed use development.” The word “explore” would lead one to believe that the cluster concept is one which is going to be examined, considered, discussed, perhaps experimented with in a limited fashion, not that it is imbedded within the Plan as the predominant direction for new development. Again, this is a very misleading statement.

The policies related to the areas designated by the Plan to be Cluster Residential indicate a maximum average density of 3/4 acre lots but with a requirement for 30% of the area to be set aside as open space. The open space requirement is a good idea which could be included in any form of further development. However, even with 30% open space the indicated density significantly exceeds that of the two acre lot size applicable to much of the existing residential development (by nearly double) and very significantly exceeds the four acre lot size density of the rest of the existing residential development (by nearly quadruple). Worse still from a development density perspective, by increasing the open space set aside to 40% of the development the cluster lot sizes can be reduced to 1/2 acre, increasing the effective density by a further 29%. Clearly a shift in land use strategy to facilitate the cluster concept is a significant shift in development density away from the historical standards.

If the cluster concept were being proposed as an “exploration” or an experiment to be pilot tested on a limited basis, perhaps a quarter section or two, it would not be of great concern depending on where located. However, that is not what the Plan intends.

On Map 04: Existing Land Use I count by visual inspection approximately 32 quarter sections of undeveloped land, aggregating partial quarter sections where there is already some development, and excluding undeveloped land designated as Special Planning Area or for Institutional and Community Services. The undeveloped land is primarily currently designated

as Agricultural with about four quarter sections currently designated as Residential but as yet undeveloped. Comparing this map with Map 05: Land Use Strategy makes the strategy very clear with the Cluster Residential Development pink area occupying most of the undeveloped land and nearly all of the large continuous undeveloped blocks of land, 22 of the 32 quarter sections. The remaining 10 undeveloped quarter sections are all that is designated as Country Residential Infill, to be developed consistent with existing density standards.

I believe that the Plan and the Bylaw should be set aside for further discussion and consideration of significant amendments. I believe that most of my neighbours and likely most existing residents would also oppose the substantial increase in density of most future development which will be enabled by the Plan, if they were aware of it; and I am concerned that the communication of this very significant change has not been thorough enough for the community at large to understand the matter.

J. Richard Bird

From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Springbank Area Structure Plan - Comments
Date: February 2, 2021 10:26:02 AM

Jessica Anderson
Senior Planner | Planning Policy

-----Original Message-----

From: Michelle Mitton <MMitton@rockyview.ca>
Sent: January 25, 2021 5:24 PM
To: Jessica Anderson <JAnderson@rockyview.ca>
Subject: FW: [EXTERNAL] - Springbank Area Structure Plan - Comments

MICHELLE MITTON, M.SC
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-----Original Message-----

From: Shelly [REDACTED]
Sent: January 25, 2021 3:09 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Springbank Area Structure Plan - Comments

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As a resident, I find it deeply troubling that the comments of residents fails again and again to be taken into account in drafting public policy, documentation and legislation.

I am not in support of splitting North & South Springbank into two separate areas, with their own ASP. There will be a lack of cohesiveness within the community and a lack of consistent vision applied. Springbank is one community, at its heart a community with much rich history, particularly with respect to farming and ranching. Residents who have chosen to live in Springbank, have done so with a desire for rural living, and with the expressed and shared values, lifestyle, and concern for protecting the Springbank heritage.

Splitting Springbank into two ASP despite the residents expressed opinions that Springbank should remain as one area for purposes of planning and the ASP, is seeming to proceed for political reasons and posturing for future development, despite resident's feedback. It is deeply concerning that this path is being pursued. One would wonder the purpose and value of providing input as a resident if it is simply ignored.

Shelly Jacober

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - I strongly oppose Bylaw C-8064-2020 - South Springbank Structure Plan
Date: February 3, 2021 3:21:34 PM
Importance: High

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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From: [REDACTED]
Sent: Wednesday, February 3, 2021 3:18 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - I strongly oppose Bylaw C-8064-2020 - South Springbank Structure Plan
Importance: High

Do not open links or attachments unless sender and content are known.

Dear Sir/Madam:

I am writing to voice my complete opposition to this proposed bylaw and structure plan. This plan would create a high density residential area right next to our estate acreages (with subdivisions of two acre parcels), thereby destroying the nature and culture of our country residential neighbourhood. Estate areas (such as Rosewood, Cullen Creek, Sterling Springs, Morgan's Rise, Windhorse, River Ridge, and Grandview) surrounding the planned Cluster Residential Development are established developments whose property values depend on quiet country residential living. Owners invested in these developments based on the area being and remaining designated Country Residential. The proposed type of development will greatly reduce property values and peaceful enjoyment of the rural properties by the current residents of these nearly estate communities. In addition, this plan would significantly increase traffic on Lower Springbank Road, which is already pressured, especially in the summers when there are hoards of cyclists coming out here from Calgary. There are many other areas within Rocky View County where a high density neighbourhood can and should be built, such as closer to the City of Calgary where urban sprawl has been occurring, closer to schools, or closer to other cities and towns in Rocky View, and away from estate acreage areas such as ours. The cluster residential area will also be unsustainable in terms of water, sewage, and environmental impact. The area structure studies support minimum two acre lots. You will find similar objections from all residents in the region. I respectfully request that the area between Range Road 30 to 32 and Township Rd 241 to 244 be modified to NOT have a Cluster Residential Development designation in order to allow a suitable buffer zone between existing acreages, and thereby avoid major actions against any future development proposals of a cluster density nature.

Yours sincerely,
Sherri Swystun

[REDACTED]

To: legislativeservices@rockyview.ca

CC: J Anderson, Planning janderson@rockyview.ca

Subject: **BYLAW C-8064-2020 South Springbank Area Structure Plan**

- Original Springbank ASP vs. splitting into South and North ASPs

Regarding the RVC document called **"UPDATES SINCE FIRST READING"**:

July 28, 2020 – *"In response to first reading discussion and feedback, Administration split the draft (Springbank) ASP into two plans **to better capture the distinct character and goals** for the north and south areas of Springbank."*

What was reported from the July 28, 2020 Council meeting was that **Div. 2 Councillor Kim McKylor asked for the ASP to be split because "it is just too big"**.

Her request was contrary to what Springbank residents had asked for, which is **to treat Springbank as one community with one ASP**. However, in the Updates Since First Reading, the justification given is *"to better capture the distinct character and goals for the north and south areas of Springbank"*.

Please put the two plans back together as one Springbank ASP as residents requested.

Furthermore, the **borders of the split ASPs have NOT been drawn in a logical way** (e.g., along TransCanada Hwy) but have been very carefully drawn to include most undeveloped land and existing commercial land into the North ASP; and mostly existing residential areas in the South ASP.

What is the purpose of this obvious manipulation of developed versus undeveloped lands?

If RVC takes *Future Expansion Areas 1 and 2* from the North ASP, then both ASPs could more easily be returned to one ASP.

- Withdraw both ASPs due to GROSS ERRORS and MISLEADING REFERENCES in a POLICY document

These ASPs fall far below the standard that qualifies for public engagement or for policy documents. The South ASP is riddled throughout with dozens, if not hundreds, of errors (noted in the questions and comments below).

The extremely poor presentation of these ASPs is an insult to Springbank residents. RVC has published the ASPs without having them spellchecked, edited, proof-read or references checked. The shocking extent of these errors renders the ASPs invalid for RVC residents to review (since so many references are wrong). It also gives RVC residents very low expectation of the accuracy of the contents. The errors throughout also invalidate them as legal documents. These ASPs speak volumes about how much the RVC administration respects Springbank residents and taxpayers.

There is also serious inconsistency in both plans, sometimes referring to “Springbank”, sometimes “North Springbank”, sometimes “South Springbank” in contexts where it is obvious that a specific area is being referred to. Obviously, it is very different to make statements about all of Springbank versus North or South.

There is NO care or accuracy in the presentation this ASP document. The ASP document authors and their project manager should be ashamed to have published this for residents without basic document checks having been done. The wrong references make it impossible for the reader to follow up. The document speaks loudly about how little the RVC administration respects residents with the information it provides to them.

These misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

RVC needs to **provide in the ASP online links to any external documents referenced** and add a separate page of all the referenced external document links. It is not enough just to provide the name – readers want to be able to look at them to verify the reference and get more information.

- **Notification of affected residents for Public Engagement**

The current process that RVC uses to notify “area stakeholders” is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified**.

South Springbank ASP (fall 2020 draft) - comments

The most important enabler of development is the **availability of potable water**. Without water, there can be no development on the scale proposed in the ASPs. There appears to be no or insufficient sources of drinking water to provide the scale of development proposed in the ASPs.

SECTION 19 UTILITY SERVICES

Pg 73 “Map 11: Water Servicing and Map 12: Waste Water Servicing depict ***the most feasible utility system at the time of Plan writing***. The final utility system will be determined as part of the local plan preparation.”

The proposals for utility services are part of a “***technical assessment***” (by ISL engineering) and simply represent “***the most feasible utility system at the time of Plan writing***”.

"The final utility system will be determined as part of the local plan preparation."

This is a **NON SEQUITUR** – if it's not the **BEST** choice after the technical assessment, rather than just "*the most feasible*", it is not magically going to become the best solution at the local plan stage. Will there be a further assessment by ISL Engineering (or others) prior to the South (and North) ASPs being finalized? We cannot advance to adopting these ASPs as legal documents based on what might be feasible.

19.12 *"Residential lots less than 1.98 acres in size shall be serviced through a piped or regional waste water treatment system."*

This confirms that the utility services system must be solved and infrastructure provided before any new higher density residential can be proposed, which has not been done in this ASP or technical documents.

19.13 *"Where a regional waste water treatment system is not available, **interim methods of sewage disposal** may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment."*

"Interim methods" likely include trucking out sewage and/or sewage ponds and/or surface spraying of sewage, none of which are acceptable for the health and safety of surrounding Springbank residents.

19.14 What is "PSTS"? – no definition provided

19.17 *"Future piped systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point."*

This appears to be an open invitation to developers to build whatever system they choose and RVC taxpayers will pick up the ongoing costs later.

19.20 *"The **Municipality** reserves the right to provide or assist with the provision of a waste water collection, treatment, and disposal system within the South Springbank area."*

As above, it would appear that RVC is willing to use public money to pay for water systems for private developments. Springbank taxpayers will not agree with this approach.

Map 11 shows "Proposed Water Lines" and "Harmony Water Lines" – there are no existing Harmony water lines in this area (east of RR 33), so why are the water lines not shown as **PROPOSED**? Very misleading omission.

Why does this map show Calalta Service Areas but **NO** Harmony service areas?

Does Harmony have **ANY SERVICE AREAS** within the South ASP?

Does Harmony have **ANY ABILITY** within its Water Licence to service areas in the South ASP?

The **Springbank ASP Servicing Strategy** report by ISL Engineering states:

3.1.3 “the **full build-out** of the focused service area requires a potable water volume of 26,340 m³ /day ..., equivalent to **9,613,925 m³ /year**, to make the development viable. The **near-term service** area requires a potable water volume of 11,065 m³ /day, equivalent to **4,038,801 m³ /yr**. ... It is important to note that the annual surface volume within the overall Study Area accounts for larger water users such as the Rocky View Water Co-Op Ltd. and Harmony Development Inc; **therefore, availability of water licenses would need to be confirmed to accommodate the volumetric demand. The required volume would be the largest annual volume in the Springbank area.** It should also be noted that the volumes above are for total diversion quantity allowable for each license compared to the volume currently being diverted under each license.

4.1.1 **Harmony Water Treatment Plant Stage 1** of the Harmony WTP has been **constructed to accommodate a population of 6,768** with an average day demand (ADD) of 2.3 ML and a maximum day demand (MDD) of 5.1 ML. Based on 2018 census information, the population is currently 249 people (Rocky View County, 2018). Therefore, there is significant capacity available within Stage 1. That being said, **the Ultimate stage of the WTP is intended to accommodate 15,726 people** with an ADD of 5.7 ML and an MDD of 13.6 ML (USL, 2016). **This population is significantly smaller than the intended population of the Springbank ASP area. As such, major upgrades would be required to accommodate the ultimate Harmony and Springbank ASP populations.** There may be opportunity to stage these upgrades based on development within the Springbank ASP area in conjunction with growth in Harmony. However, only one expansion step was intended from Stage 1 to Ultimate for the WTP (USL, 2016).

However, Harmony Advanced Water System Corporation’s Licence to Divert Water (#00414326-00-00 effective June 25, 2018) states: “a licence is issued to the Licensee to: operate a works and **to divert up to 917,221 cubic metres of water annually** at a maximum rate of diversion of 0.09 cubic metres per second (being the combined diversion rate in licence No. 00231686-00-00 plus this licence) **from the source of water for the purposes of Storage, Commercial, and Municipal (Subdivision Water Supply).**

Therefore, (as in 3.1.3 above) **there is a HUGE GAP between what Harmony’s water licence is allowed to supply annually, i.e., 917,221 cubic metres, compared to Springbank ASPs’ full build-out requirement of 9,613,925 m³ /year. Even the near-term service area requirement, i.e., 4,038,801 m³ /yr is clearly unattainable within the Harmony licence. Also, the Harmony licence is restricted to certain lands as detailed in 3.4 following:**

3.4 “**The Licensee shall divert the water only to the following points of use:** (a) NW 05-025-03-W5M, N1/2 08-25-03-W5M, SW 08-25-03-W5M, Portions of SW 09-25-03-W5M, NW 09-25-03-W5M, 07-025-03-W5M, Portions of SW 18-025- 03-W5M, Portions

of SE 1 8-025-03-W5M, Portions of NW 1 8-025-03-W5M, and Portions of SW 17-025-03-W5M.

These above-mentioned lands are within Harmony, not up to 12 km east of there.

3.7 *"The Licensee shall not divert more than 917,221 cubic metres of water per calendar year."*

Therefore, Harmony CANNOT supply sufficient potable water to the South ASP.

Section 20 STORM WATER

How does RVC verify that water originally sourced from the Bow River (e.g., Harmony) and the Elbow River (e.g., Cal Alta) is returned as wastewater to their original catchment area? Especially when both catchment areas occur in the South ASP according to Map 13.

20.13 *"The County will support proposals for storm water re-use through **purple pipe system** in accordance with provincial requirements."*

What is a "purple pipe system" – define or explain.

Section 2 Plan Purpose

"It is important that the vision, goals, and policies contained in the Plan address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County."

After reviewing both Springbank ASPs, it appears that the interests of residents, as well as all their feedback to RVC over the last few years, have been largely ignored.

Section 3 Springbank Vision and Goals

Why all of Springbank rather than South Springbank? The North ASP addresses North Springbank in its Section 3. More errors and inconsistencies.

Vision With the exception of *"but with Cluster Residential development offering a further choice that promotes the establishment of communal spaces"* (see comments below), the first paragraph contains statements that most Springbank residents would agree with and have promoted as their reasons for living here. **However, most of the policies in these draft ASPs do not reflect these vision statements.**

Goals Most Springbank residents would agree with these goals, e.g., Goal #1 *"Continue to develop South Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed in appropriate locations."*

However, RVC has engaged with landowners/taxpayers over the last few years but

most of that feedback has been ignored in these ASPs, therefore, directly contrary to Goals 6,11 and 15 following:

Goal #6. *“Collaborate and engage with landowners and adjoining jurisdictions throughout the planning process to build consensus on new development.”*

Goal #11. *Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.*

Most Springbank residents support agricultural uses (as above) but would NOT agree with “until alternative forms of development are determined” – that intention is NOT “supporting” agriculture but merely viewing it as a convenient land use temporarily.

Goal #15. *“Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife corridors, the existing groundwater resource, and drainage patterns within the watersheds of the Elbow River.”*

Most of these values have been ignored in these draft ASPs.

Also, **the ASP maps are missing proper identification of the Bow River**, which is the biggest natural feature in the area. Although the river itself is not in the South ASP, **much of the South ASP is in the Bow River watershed** rather than the Elbow River watershed. (And the north and northeast boundaries of the North ASP run along the Bow River / Bearspaw Reservoir.)

Section 4 Plan Area

*“The South Springbank Plan Area boundary is generally defined by the Elbow River to the south, and the city of Calgary to the east. **To the west, the Plan area adjoins the Harmony development** and agricultural lands. To the west of Range Road 34, lands are generally agricultural.”*

NO, that would be the North ASP. As in a previous point, RVC has split the ASPs but failed to get the details correct. This gives Springbank residents a very low level of confidence in the contents of both ASPs.

Map 2 and Map 3 “Railway lines” - NO, that would be in the North ASP. As above, incorrect and misleading details showing up throughout.

Section 5 Springbank Context

History (pg 10) After explaining that 2-acre lots were allowed by the 1990s, there is no explanation of why 2-acre lots became the standard lot size, i.e., that was the smallest lot that could safely be serviced by septic system because there is no existing wastewater infrastructure. Please add that information so that everyone understands why **2-acre lots are appropriate for unserviced lands**. Therefore, higher density residential developments must provide alternative servicing infrastructure or solutions for wastewater (stormwater and drinking water).

Existing Land Use *“Agricultural lands have been fragmented by residential and business development, and the viability of larger agricultural operations continues to be impeded by competing business and residential development.”*

The draft ASP policies propose to continue this **negative trend of agricultural fragmentation and development pressure**, rather than supporting the agricultural industry.

Existing Land Use Pg 10

Map 05: Existing Land Use – WRONG map number referenced

Section 6 Land Use Strategy

Purpose p.14 *“the residential areas of Springbank will continue to develop in the traditional country residential and new Cluster Residential forms, providing a range of opportunities for rural living”.*

Springbank residents previously gave RVC the feedback that there was virtually no support for “Cluster Residential Development”, except for special purposes, e.g., seniors’ housing.

“Future Expansion Areas 1 and 2 will provide opportunities for future growth” – there are NO such areas in the South Springbank ASP – those would be in the North ASP. Another example of a disturbing lack of attention to detail.

“The Springbank ASP plans for an approximate population of 14,600 with an average density of gross 0.89 upa” – the 0.89 upa proposal is double or triple the current 0.25-0.50 upa density for residential. This is **NOT rural density** and cannot be achieved without city-like servicing and infrastructure.

Policies 6.1 *“local plans must be prepared in accordance with Section 29 and Appendix B of this Plan”* – **there is NO Section 29 in (either the North or) the South ASP document** -another example of complete lack of attention to detail.

Maps 4 Existing Land Use compared to **Map 5 Land Use Strategy**

Map 4 shows about 50% of the lands zoned Agriculture.

Map 5 shows 0% of the lands zoned Agriculture – with most of the existing

agricultural land proposed to be converted into “*Cluster Residential Development*”, 1,430.57 ha (3,535 acres) according to Table 2. And more agricultural land converted to Infill Country Residential amounting to 1,571.80 ha (3,884 acres).

This is NOT a strategy, it's a proposed elimination of Springbank's historical farming and ranching industry, to be replaced by higher density residential development. This is unacceptable for a rural municipality. Again, this is completely contrary to the feedback that Springbank residents gave to RVC. This would represent a huge waste of productive agricultural land, which will be in high demand in the future to grow food to feed the local population.

Map 5: regarding the Lands on the NE corner of Springbank Rd and 101 Street shown as Urban Interface Area and Special Planning Areas with Interim Uses.

The **switch from Special Planning Area (SPA) to Urban Interface Area (UIA) in the Springbank ASPs is unjustifiable**. The Special Planning Areas carry with them obligations for future public engagement on any land use decisions in those areas. To suddenly change the identified land use at this late stage, with no public engagement regarding the appropriateness of the change, eliminates the promised future public engagement that residents will have relied on for all areas identified as SPAs in earlier drafts. **It is unacceptable to change the land use designation to circumvent such public engagement at the last minute.**

Also what is the broad white/uncoloured stripe running NW-SE between the Urban Interface Area to the north and Special Planning Area 2? The map key would indicate it is “Built Out Area”, which it is not – what land use is it?

Similarly south of Pinebrook Golf Course, the white area is not “Built Out Area” – what land use is it?

Map 5: Have the owners of Pinebrook Golf Course (shown as Cluster Residential Development) decided to convert their golf course into residential?

Section 7 Residential

“Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of Springbank”.

Most Springbank residents would agree to this statement. However, the ASP lays out higher density, suburban/urban scenarios rather than rural.

Map 05A: Infill Residential - “Railway lines” - NO, that would be in the North ASP. More incorrect details throughout.

Cluster Residential pg 24

*“Cluster Residential design sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while **permanently preserving***

a significant amount of open space for conservation, recreation, or smallscale agriculture uses."

How will permanent preservation be guaranteed? In past discussions, RVC appeared to be promoting Cluster Residential to achieve higher density, so that in the future, the rest of the land could be developed to similar or greater density. **What guarantees can you provide to Springbank residents that 30% of gross acreage will be set aside to "minimize impacts on environmental features" and will be preserved permanently?**

"Further residential development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management."

These statements (or claims) make no sense. At the very least, refer to reports/information that describe how this would be achieved or is even possible with the extent of development proposed in this ASP.

7.16 c) addressing the policies and requirements of **Section 14 (Transitions)** of this Plan

This reference to the section is WRONG. Lack of attention to important details.

Pg 24 *"Land use redesignations within these areas will require the prior approval of a local plan in accordance with **Section 29** and Appendix B."*

There is NO section 29 in the South ASP.

7.29 *"Cluster Residential development shall provide: (b) a significant portion of open space that is **publicly accessible**..."* How will this be done? By designating it Municipal Reserve? Otherwise why would Cluster Residents have to share their open space with everyone else?

7.31 *"Cluster Residential development shall provide for well-designed **public gathering places** such as parks, open spaces, and community facilities."* So the general public could use these places for parties? I don't think Cluster Residents would agree to that.

7.35 *"Homeowner Associations, Community Associations, or similar organizations shall be established to assume responsibility for common amenities and to enforce agreements"...* I believe it would be necessary for Peace Officers to "enforce" not residents? Has RVC calculated these additional enforcement costs?

7.39 *"Open space shall constitute a minimum of 30% of gross acreage ... When identifying open space to be preserved:*

c) water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space;"

Please explain if this means that the additional areas would be designated ER (Environmental Reserve)?

7.41 ***"The minimum lot size for the Cluster Residential areas shall be 0.50 acres."***
This amounts to 4 times the current minimum density across most of Springbank.
Current residents did NOT ask for this type of density in the ASP.

7.42 *Notwithstanding policies 7.40 and 7.41, **higher residential densities with smaller lots may be achieved** to a maximum of 2.0 units per acre through additional dedication of open space to a maximum of 40% of net developable area..."*

As above, current residents did NOT ask for this type of density in the ASP, even with extra open space.

Villa Condo Developments pg 31

The stated aim *"to situate accessible, low-maintenance housing in areas near local shops and services as they develop"* is NOT met by 7.44

7.44 *"Where determined to be compatible and appropriate, Villa Condo developments may be considered in the following areas: a) Cluster Residential; b) Cluster Live-Work;"*
Neither a or b would have shops and services, so that leaves just the community core plus c) Institutional and Community Services; and d) Commercial.

7.47 *Villa Condo developments within the Plan area should: a) have an approved local plan meeting the requirements of **Section 28**.*

There is no Section 28 in the South Springbank ASP. Another example of the inadequate effort put into this ASP.

Section 8 Institutional and Community Services

*"To ensure that Range Road 33 reflects the community's character and promotes interaction and connectivity, the scenic and community corridors (**Section 21**) and active transportation (**Section 18**) policies of this ASP ..."*

These references are to the wrong sections. More shoddy work.

Section 9 Special Planning Areas

Objectives: *"Provide for limited-service, interim Commercial uses within Special Planning Area 1 prior to the area proceeding to build-out in accordance with the policies of any ASP amendment."*

Please provide more information about commercial proposals that RVC has received.

9.1 a) *local plans and redesignation for interim uses proposed within **Special Development Area** 1 and 2... will be allowed subject to meeting criteria listed in **Policy 11.5: Special Planning Area 1 and 2 Interim Uses**"*

Do you mean Policy 9.5? 11.5 is about Setback Areas.

Also, there are **NO Special Development Areas** shown on Map 05 – do you mean **Special Planning Areas**?

9.3 *"The four identified Special Planning Areas may be amended in isolation or concurrently, according to each area's ability to meet the criteria listed in Policy 11.4."*
Do you mean Policy 9.4? 11.4 is about Setback Areas.

Again, there is NO care or accuracy in the presentation this ASP document and no verification of references. The wrong references make it impossible for the reader to follow up for more information.

9.4 *"Prior to amendment of this Plan to allow for the development of new commercial and/or residential uses in any Special Planning Area: a) a public engagement process involving area stakeholders shall be undertaken ..."*

The current process that RVC uses to notify "area stakeholders" is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then ALL residents within the area of the ASP should be notified.

9.4 e) *"appropriate interface and scenic corridor policies shall be established, consistent with Sections 10 and 17 of this Plan."*

Section 17 is Transportation – should it be Section 18? WRONG reference again.

Special Planning Area 1

9.5 *"Prior to an amendment to this Plan to remove the Special Planning Area, Commercial uses shall be allowed for an interim period within **Special Planning Areas 1 and 2** shown on Map 05..."*

The title and first phrase refers to Area 1 but then refers to Areas 1 and 2. Which is it?

9.5 d) *"transportation infrastructure improvements to accommodate the proposed commercial uses shall be identified and constructed as required by applicable"*

This is obviously an incomplete sentence – what is missing? Please complete.

9.5 e) *"the design and appearance of proposed commercial uses shall conform with policies set out within Section 17 (Scenic and Community Corridors)"*

Section 17 is Transportation – should it be Section 18? WRONG reference again.

9.5 f) *"the interface between the proposed commercial development and adjacent land uses shall be sensitively managed in accordance with policies set out within Section 10 (Transitions)"*

Section 10 is Urban Interface Area – do you mean Section 11? WRONG reference again.

9.6 *"All redesignation applications proposing interim development within Special Planning Area 1 and 2 shall be supported by a local plan in accordance with the requirements of Section 28 and Appendix B."*

There is NO Section 28 in this ASP. WRONG reference again.

Section 10 Urban Interface Area

This South Springbank ASP has recently been modified to redesignate the proposed auto mall location from Special Planning Area to this newly introduced category Urban Interface Area. This new designation specifically indicates it is for areas “**expected to develop in the near future**”. All restrictions related to the previous Special Planning Area (and to interim uses) are accordingly removed. The auto mall location is the only such designation in this South Springbank ASP.

I believe that RVC decided on this new Urban Interface Area designation because an auto mall cannot be considered an interim use and that RVC wants to see the full development requirements dealt with when considering the upcoming re-application.

I oppose this redesignation for several reasons, including the introduction of commercial zoning adjacent to existing country residential subdivisions (Heritage Woods, McKendrick Point and Springland Manor). Also, I also object to the special treatment being afforded this parcel in a zone otherwise considered “Special Planning Area”. That SPA designation is intended to reflect that “*detailed land use planning (in these areas) is not possible at this time, until there is further collaboration with the City of Calgary*”.

I ask that RVC reverts the designation for this parcel to Special Planning Area with no consideration for interim uses.

10.1 a) *Local plans shall demonstrate consistency with section 10: Transitions and section 17: Scenic and Community Corridors;*

Both these references to other sections are WRONG.

10.2 d) *appropriate interface and scenic corridor policies shall be established, consistent with Sections 10 and 17 of this Plan.*

Section 17 is WRONGLY referenced.

Section 11 Transitions

*“Agriculture is still a significant land use within and immediately outside of the Plan area and will continue **until the envisioned development occurs**. It is important that agricultural uses are allowed to continue unimpeded until the land transitions to an alternate land use.”*

As mentioned earlier, Map 05 shows NO agricultural land use, therefore it appears that the ASP is not a “plan” but a decision already made to develop 100% of the current agricultural land into commercial/residential. I and other Springbank residents do NOT want all agricultural land in South Springbank to be developed.

Objectives

- *“In accordance with the **County’s Agricultural Boundary Design Guidelines**,”*
Need to provide link to this document or attach it.

Business-Residential Transition pg 42

"The development of the **North Springbank ASP** area requires ..."

This is the SOUTH Springbank ASP – appalling lack of professionalism in this document.

11.1 Local plans for business uses adjacent to the residential land uses and the Business Transition areas shown on Map 05.

There are NO Business Transition areas shown on Map 05. What is meant?

*11.5 "Where commercial or industrial buildings are on lands adjacent to a residential area, the commercial or industrial building shall be **set back a minimum of 50 metres from the commercial or industrial property line.**"*

The setback should be at least 100 metres from a rural residential property.

*11.20 a) "Where non-agricultural buildings are on lands adjacent to the agricultural lands, the non-agricultural building should be **set back a minimum of 25 metres** from the non-agricultural property line;"*

Since Map 05 shows NO agricultural lands surviving, provision should be made to increase this setback to 100 metres from residential land.

Section 12 Agriculture

pg 47 *"The continued use of land for agriculture, until such time as the land is developed for other uses, is appropriate and desirable. The **Springbank ASP policies support the retention and development of agricultural uses ...**"*

This South Springbank ASP does NOT support agricultural land use, e.g., Map 05 shows the ASP strategy is that NO agricultural land use continues, but rather that these lands are developed.

12.9 "Applications for Confined Feeding Operations shall not be supported."

Need definition and example(s) of what Confined Feeding Operations are.

Section 13 NATURAL AND HISTORIC ENVIRONMENT

pg 55-56 **Map 06 shows Environmental Areas and Map 07 shows Wildlife Corridors but Map 05 shows that the land use strategy for most of these areas is to be developed. This is unacceptable. There MUST be Environmental Areas and Wildlife Corridors that are exempt from development.**

*13.13 **Building and development in the riparian protection area** shall be in accordance with the County's Land Use Bylaw and the County's Riparian Land Conservation and Management Policy.*

Building and development in the riparian protection area SHOULD NOT be

allowed, as per 13.16 *"The riparian protection area should remain in its natural state."*

13.17 ***"Public roads and private access roads may be allowed in the riparian protection area."***

Public roads and private access roads **SHOULD NOT** be allowed in the riparian protection area, as per 13.16 *"The riparian protection area should remain in its natural state."*

13.20 *"Until a Cultural Heritage Landscape Assessment of the Plan area is completed" and Actions 1.*

When will a Cultural Heritage Landscape Assessment be done, given the extent of development that is being planned for South Springbank, these need to be completed as soon as possible?

13.22 *"Names of new developments and/or roads should incorporate the names of local settlement families, historical events, topographical features or locations."*

Note that Qualico planned to erroneously name their commercial/residential development on the Rudiger Ranch lands as "Coach Creek" which is the name of the creek several kilometres east of there, adjacent to Artists View. So the ASP just stating that these names be used is obviously not going to address the issue of the wrong names being applied.

NOTE: the naming issue can be high risk when it comes to Emergency Response, as has been experienced with the confusion between Springbank Hill (and all the "Springbank" street names there) in Calgary, and Springbank in Rocky View.

Section 17 Transportation

Map 09 should show the whole extent of Old Banff Coach Rd/Provincial Hwy 563, just as Hwy 8 and Stoney Trail are shown entirely (even though Stoney Tr is not yet complete) and both are outside the ASP. Why only showing part of OBCR/Hwy 563, even part of it which is inside the ASP?

Likewise pg 65-67 do not mention Old Banff Coach Rd/Provincial Hwy 563. This plan needs to include a discussion on how this highway fits in and will play a part in the South ASP, especially with all the development that is being proposed along both sides of this road. This should include engagement with residents along OBC Rd/ Hwy 563 and other Rocky View users of this road.

17.3 *The County shall collaborate with The City of Calgary to develop a joint study for 101st Street in accordance with Action Item #8 (Section 28: Implementation).*

There is no Section 28 in this South ASP.

Section 18 Scenic and Community Corridors

Pg 69 *"the transportation infrastructure will largely be defined through the future planning of the **Special Planning Areas**, as discussed in **Section 11** of this Plan."*
No, not Section 11 which is Transitions – which section?

Objectives pg 69

Map 10 - With just one Scenic and one Community Corridor shown on Map 10, it is unclear what parameters are used to designate one of these corridors – only where there is new development planned? And if so, why not show all of 101 St to be a Scenic Corridor (which it certainly is)? Needs explanation here or reference to another document.

18.5 *"Notwithstanding, **Policy 21.4 of this Plan**, interim uses allowed within **Special Planning Area 5 under Section 11 of this Plan.**"*

There is NO Policy 21.4 and there is no Special Planning Area 5 in this South ASP.

18.6 *"Planning and development within the **Highway 1 West Corridor Key Focus Area**" (see Map 10: Scenic and Community Corridors) shall be subject to the policies of the Rocky View County/City of Calgary Intermunicipal Development Plan." (IDP)*

Highway 1 West Corridor Key Focus Area is NOT in the South ASP, nor is that term/category shown in the key for Map 10.

18.7 *"All local plan applications proposing development within a scenic corridor area identified on Map 10: Scenic and Community Corridors shall meet the applicable scenic corridor policies set out within this section and the requirements of **Section 28** and Appendix B."*

There is NO Section 28 in the South ASP.

"Community Corridor Views" figure (no number and no reference in Section 18?) This unreferenced figure and photos need explanation – they appear to show both South and North ASP. Need a description of how this fits in Section 18 and what the numbered pink view symbols represent.

#3 view is where an RV sales business has been proposed on the west side of RR 33. On the east side is the bulldozed field that is Bingham Crossing, with a huge "Coming Soon" billboard and piles of topsoil that were pushed up years ago. On the south side of Hwy 1 are RV storage lots and empty buildings in Commercial Court. Immediately to the west, along the south side the fence is lined with Harmony marketing gimmicks. Any view(s) that existed are now compromised. RVC needs to update these Scenic Corridor Views and photos.

Section 21 SOLID WASTE AND RECYCLING

Residential Areas

21.2 Solid waste management will be the responsibility of property owners and/or lot owner associations ...

Residential areas singled out but this ASP needs a new bullet point 21.3 that addresses Commercial Areas.

Section 22 EMERGENCY SERVICES

22.3 NO information – is this information that has been deleted or accidentally left out?

Section 25 IMPLEMENTATION

Objectives • *“Implement the Land Use Strategy and policies of the Springbank Area Structure Plan.”*

NO, as mentioned above in Section 6, implementing these Land Use Strategies would result in the elimination of all Agricultural land use and completely cover the South ASP with residential. This is unacceptable for a rural municipality to propose in a rural area. Also shouldn't this refer to the SOUTH ASP?

Pg 87 Plan Review and Amendment

*“The **future development** outlined in the Springbank Area Structure Plan **will principally be driven by market demand and availability of servicing.**”*

That servicing does not yet exist and according to the current technical assessments, may never be possible. Do RVC or developers intend to commission further technical assessments to generate a workable utility servicing plan? These would be paid for by developers, not taxpayers. Also shouldn't this refer to the SOUTH ASP?

25.8 “The principal consideration in the phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.”

Based on the discussion of Utility Services above (Section 20), this South ASP cannot proceed. Also shouldn't this refer to the SOUTH ASP?

Table 04: Implementation Actions Pg 88

ALL the section number are either wrong or do not exist in the South ASP. More shoddy work in presenting this ASP. Also, these misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

Section 26 INTERMUNICIPAL COORDINATION AND COOPERATION

26.2 *“Development proposals adjacent to the city of Calgary shall ensure that transition and interface tools are used in alignment with **Sections 21 (Scenic and Community Corridors), 14 (Transitions);”***

These sections are both **WRONGLY** referenced – more shoddy work.

Appendices

APPENDIX C: INFILL DEVELOPMENT CRITERIA

Pg 109 **Infill Opportunities for NW-30-24-2-W5M** (SW of Artists View)

Is the intention actually for “shoulder widening” as the key indicates, or is this a completely separate bike/walk pathway through the undeveloped Qualico lands?

The pathway shown is quite some way from the road to be labelled “shoulder widening”.

Also shown on pg 119 for **SW-30-24-2-W5M** (Solace, Shantara, Horizon View)

Pg 113 **Infill Opportunities for SE-30-24-2-W5M** (east of Artists View/West Bluff Rd)

The key shows “I-2; I-4; I-6” for areas coloured dark brown. The north section is obviously Burnco gravel pit lands. What is the status of the brown shading on the lands south of OBC Rd? Is this what used to be called Special Planning Area?

Pg 116 **Infill Opportunities for SW-20-24-2-W5M** (Heritage Woods and West Bluff)

The key shows “I-2; I-4; I-6” for areas coloured dark brown. What is the status of the brown shading on the lands south of Heritage Woods? Is this what used to be called Special Planning Area?

APPENDIX E: PLANNING SPRINGBANK – shouldn't this be SOUTH?

“It is important that the vision, goals, and policies contained in the ASP address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.”

However, it would appear from both the North and South ASPs that the interests of residents have been largely ignored, while the interests of non-resident landowners have been listened to.

Table 06: Principles and Objectives of the IGP Pg 125

With the exception of Section 7 (Residential), ALL of these sections are wrongly referenced in Table 06.

Pg 126 *“these areas have been designated as Special Planning Areas (see Section 11).”* **Again, the WRONG section #.**

Rocky View Municipal Development Plan (County Plan) Pg 126

“A key direction of the Municipal Development Plan (County Plan) is to use land

efficiently by directing growth to defined areas, thus conserving the remaining large blocks of land for agricultural use. Springbank is identified as a Country Residential Area in the Municipal Development Plan (County Plan)."

However, the wall-to-wall Cluster Residential and Infill Residential that the South ASP proposes, leaves no space/lands for agriculture.

"The Municipal Development Plan (County Plan) emphasizes the importance of retaining rural character through the use of adjacent open space, community design, and reducing the development footprint."

This would indicate that the ASP should be proposing lower, not higher density.

Pg 127 **"Map 05 of this ASP identifies a Regional Business Area around the Springbank Airport and also a Highway Business Area adjacent to the Highway 1/Range Road 33 interchange."**

These are NOT in Map 05 and are NOT within the South ASP - that would be the North ASP.

Public Engagement Process Pg 127

*"The County's engagement strategy provided opportunities for **much-valued input from landowners, stakeholders**, adjacent municipalities, and the general public, all of which has, in part, informed the overall vision and policies of the ASP."*

As above, it would appear that the "much-valued input from landowners, stakeholders", who are also residents, has been largely ignored.

The current process that RVC uses to notify "area stakeholders" for public engagement is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified.**

APPENDIX F: LOCAL PLANS IN THE SPRINGBANK PLAN AREA

Pg 131 Table 09: Local Plans in the Springbank Plan Area

Shouldn't this be plans for the South ASP, not all of Springbank. Some of the plans listed are in the North ASP.

Comments from: Ena Spalding
178 Artists View Way T3Z 3N1



Attention: Springbank ASP Team and Council

February 3, 2021

Re: Springbank Area Structure Plans

This letter is for circulation to all Councillors and within the appropriate planning groups. In summary, we request that Council delay a decision on the Springbank Area Structure Plans until adequate community consultation has taken place on the changes that have occurred to the Plan(s) between April 28, 2020 and today.

Process Shortfalls:

The splitting of the ASP seems to have arisen after three years of work by administration and extensive community consultation. This highlights a process shortfall that the County should investigate and correct for future planning endeavors. We reviewed the discussion that took place at Council on April 28, 2020 regarding the Springbank ASP. It seemed there was a concern that the ASP was too big. Clearly, there is a gap in the planning process that allows an ASP to move ahead for more than three years before it is determined to be "too big". Council needs to apply a framework of some sort so that this doesn't happen again. At the April 28, 2020 meeting, Councillor Hanson referred to the importance of process and consistency. We concur and challenge the County to develop a consistent set of guidelines that will inform the size and scope of future Area Structure Plan processes. In fact, the first step of an ASP should be to determine the constraints on size; it should not be the last step! The framework should include guidelines for ASP Size (max / min): Is its size defined by acres? Population? Boundaries, such as roads or rivers, or the City of Calgary? How about by land use designation? How do regional growth plans impact or constrain the size and where are these requirements listed? We see that there are now developer-led ASPs along Highway 8. Do these align with a central process or are they outside of a central process?

Lack of Appropriate Consultation for Late-Stage Changes:

Since the Springbank Area Structure Plan was unilaterally modified by Council last July, there has not been appropriate consultation with the community. Staff and volunteers have spent countless hours on the singular ASP, which was suddenly withdrawn and subsequently changed - seemingly unilaterally - at the Council level. Internal "Council workshops" on the Springbank ASP were referenced at the April 28, 2020 meeting but we are unable to find minutes. What did Council consider in arriving at its

recommendations for two plans? What are the pros/cons of returning to the North/South ASP versus a singular plan? So far, the community has not been informed of the rationale, other than that it was deemed “too big”. Again, “too big” by what standards? Yet, the Plan was not only split into two, but there is a new land use designation called “Urban Interface” that has significant implications for the future of the community. Where did this come about and why? Who initiated this change? Given there are now several hundred acres of this “Urban Interface” with its extensive commercial and high density residential abutting acreages, we ask for a time-out for the community to process and comment on this change.

Certainly, COVID has challenged the consultation process, but we ask Rocky View County to be creative on this front just as it was in the early stages of consultation on the ASP. We commend the area structure planning team on their excellent early stage consultation in 2016-2019. The online tools for commenting were creative and engaging. They provided a framework for how the County can effectively engage residents and how residents can provide feedback collectively and remotely. In the online tool, residents could add comments to a map and these comments were visible to others, who could then comment. The result was a useful feedback loop and dialogue between residents, which the planners used effectively to draft the ASP. This online tool was powerful and transparent. Unfortunately, it seems that the closer we get to approval of the ASPs, the less public consultation there is despite the rather large changes to the Plan(s). Given the lack of true consultation over the past 8 months or so and the magnitude of changes, we request that another public consultation process, including online information sessions and online feedback tools be required prior to the approval of either ASP at Council. Last week, at our request, the ASP planning team hosted two 1-hour sessions with residents to discuss the ASP process. Although notice was short, these were well-received. However, we request more engagement on aspects of the Plan that residents are concerned about (Urban Interface, Commercial districts, Special Planning Areas).

Regarding process, we ask whose responsibility is it to consult with the community? Our Councillor? Administration? We highlight the following exchange at Council on April 28, 2020. Why was Councillor Wright’s motion defeated when it seems to be a reasonable request? The discussion by Councillors was that it was too vague as motion. Well, the outcome is that Council effectively voted to bypass further consultation. We believe that Springbank residents have shown interest in the Area Structure Plan and the engagement process and we are disappointed that this important consultation step post-July 2020 was omitted. We would like an explanation for this decision.

2020-04-28-16 (E-2)

Divisions 2 & 3 – First Reading Bylaw – C-8031-2020 – Springbank Area Structure Plan

File: N/A

MOVED by Councillor McKylor that this item be tabled until July 28th, 2020 and that Administration be directed to hold an additional workshop with Council to determine how this area is best served, whether through one large ASP or if it is better served through two or more ASPs.

Carried

MOTION ARISING:

MOVED by Councillor Wright that depending on the outcome of the Council workshop another set of public engagement sessions be scheduled for the Springbank Area Structure Plan.

Defeated

River Access & River Parks:

Springbank is unique in Rocky View County as it is bordered by both the Bow and the Elbow rivers. Residents have repeatedly emphasized the importance of maintaining and growing river access and yet, this objective does not seem to be represented in any planning document. We request that for developers along the river, the right for public access to the rivers be **enshrined** in the ASP and relevant development policy/ policies going forward. Case in point, the River's Edge development required intervention by a Councillor to send the development back for more work to address this deficit. If river access were required in the planning process, it would not be up to an individual Councillor to highlight the oversight. Rather than an example of the process working, this is an example of a failure of process and a gap in the development review process.

Traffic Management:

Again, we reiterate that we do not think traffic lights are appropriate for this area. Roundabouts would be far superior for our rural interchanges that require another level of traffic calming.

Our prior comments are still valid (as outlined in our July 1, 2020 letter, below):

General:

- We request that all new development applications must be circulated through the Community Association prior to 1st reading at Council. We request that an action item identified in the ASPs mention the Community Association as a specific stakeholder for consultation. Our interests include aesthetics of commercial and industrial developments, parks and open spaces, reserve land designations, setbacks and lighting, among other items.
- We were not contacted about the splitting of the ASPs. We have continually requested to be notified by the County about items that impact Springbank. To date, we have not achieved this goal and are frustrated by the lack of circulation. For instance, there is a survey on RR31 speed limits (according to signs on RR31). We were not notified of this survey. The result is that we are unable to share this information in a timely manner with our area residents. It is vexing that we could help by distributing information in our newsletter and on social media, yet, we hear about information sometimes too late to share.

- Originally, the ASP process seemed to have much opportunity for public consultation. We realize the COVID has changed the landscape of consultation, but most of the community is not following Council agendas and therefore would not be apprised of ASP progress. The last comment period was missed by most people (and ourselves). In this specific circumstance, we request that the ASP team host a zoom call for community members to call in to.

Splitting of the ASPs:

- We do not understand why the ASP has been split into two. Initially, there was much consultation and deliberation about one or two ASPs. For many valid reasons, one singular ASP was selected as the best approach. We believe that it is rather late in the process to revisit this rather critical point. It would seem to us that you must now return to your original consultation protocols to alert the community and receive feedback on this important decision. Meanwhile, we have several questions on this item:
 - Was the purpose to shrink the size of the ASP? If so, what other avenues were considered to achieve this? The combined size of the two ASPs is the same, so what have you achieved with this?
 - What was the basis of using Township Road 245 as the boundary?
 - What other alternatives were considered to splitting the ASP in this manner?
 - Would it be better to consider splitting the area into east/west from an ASP perspective?
 - Would it be possible to pull out the quarter sections on either side of Highway 1 out from a planning perspective and leave the rest of the community intact?
 - Would it be possible to pull out the Special Planning Areas along the ring road on the east edge of the ASP? These sections have little in common with the balance of the community.
- It appears that in choosing the North/South split, you have fallen back on historical thinking. In fact, we believe these labels of South/North are unhelpful from a community planning perspective. Community services should serve the entire community, not North or South. Further, our most important community road, RR33, spans both North and South ASPs. North and South residents share schools and amenities. By separating the two as you have, you create the perception that all the amenities are in the South and the North has few to none.
- The result of the splitting is that you have now burdened our Association and other volunteer groups with dual ASPs. This is duplication that we see as unnecessary. We now need to read and comment on two documents, rather than one. There is much duplication between the two, which creates unnecessary work for RVC staff and community volunteers. In the future, you have effectively doubled the work and cost for all involved. Is this really necessary?
- We are concerned that people lose the right to comment on the ASP if they do not live in that area of Springbank.

ASP Comments:

- Philosophy: There seems to be a focus on each quarter for illustrative purposes - density per quarter, open space per quarter. We are concerned that this focus on “the quarter” may contribute to a lack of vision for the connectivity and continuity between quarters. We have seen time and time again the lack of continuity between and among quarters and challenge RVC to address this issue going forward.
- Commercial Areas in North: There seems to be much focus on business commercial along RR33 (East Side) in the North. While we appreciate the long-term goal of the County to grow the commercial tax base, we point out that Bingham Crossing has taken a decade to get to the point it is at. Is such a large swath of commercial zoning appropriate at this time? Perhaps if you are looking to shrink the ASP, you could look to these sections.
- Institutional and Community Services: We do not understand the focus on South Springbank in this topic. In the North plan, Institutional and Community Services is mentioned in passing, while in the South ASP is featured more prominently. What is the rationale behind this approach?
- Regional Park & River Strategy: While Springbank is bordered by the Bow and Elbow Rivers, we do not see any vision for river parks, or contiguous public land along the rivers. Such parks would provide a legacy investment in this area and would anchor our community on both sides. Such river access planning appears to have been squandered over time thus far. Nevertheless, we see the success of proper river parks planning in Calgary. In our 2016 survey of the community, river access was one of the most desired amenities. Therefore, we ask for the inclusion of river parks in the ASPs for both rivers. Developers should not be able to develop along the river without conforming to a master river parks strategy. We ask that a river parks strategy be developed for the Springbank area within the area structure plans. In North Springbank, the access should be off of Range Road 33. In south Springbank, a discussion needs to take place on this access, but access to the river for the public should not be contingent on a developer and their required open space planning.

We do not see any plans for contiguous parks in the area structure plan. Again, one only needs to look to Fish Creek Park in Calgary to see that this use of land is a long-term benefit for the region. Our concern is that, if master-planned spaces are not included in the ASP, there is a void of vision that will impair planning and and rely disproportionately on developers to plan our open spaces. This is not appropriate. The following excerpts from the North Springbank Area Structure Plan illustrates this point:

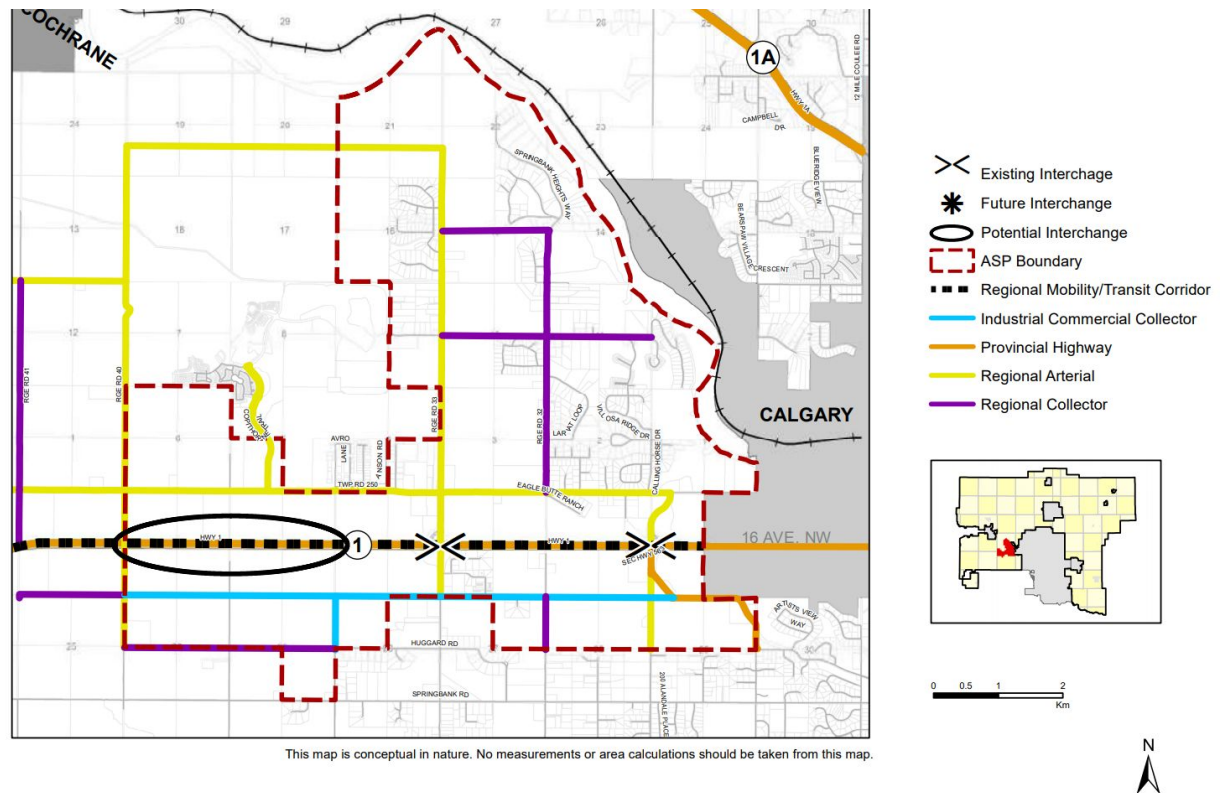
- 7.27 Local plans shall include provisions for an Open Space Management Plan to ensure effective management, which includes:
- a) identification of open spaces and associated improvements;
 - b) relationships between open spaces, municipal and environmental reserves;

and

- 7.38 Open space shall constitute a minimum of 30% of gross acreage, not including municipal or school reserve dedications or infrastructure dedications such as roads, utilities, etc. When identifying open space to be preserved:
- a) of the minimum 30% open space required, a minimum of 50% shall be suitable to support passive and active recreation;
 - b) priority should be given to existing agricultural operations, intact natural areas, habitat for rare and endangered species, wildlife corridors, natural and restored prairies, significant historic and archaeological properties, and steep slopes;
 - c) water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space; and
 - d) open spaces designed to provide plant and animal habitat shall be kept as intact as possible, and trails shall be designed to avoid fragmenting such habitat.

Relying on developers to identify and plan open spaces will result in a disjointed patchwork of open spaces, which is not acceptable. Master-planned and large-scale open spaces must be identified within the ASP. From this point, developers can use this information to inform their development and open space plans within their specific development.

- Transportation:
 - We strongly urge the County to reject traffic lights within the community and, instead, use roundabouts as traffic calming and management tools. We were alarmed to see traffic signals on RR33 in the Watt Study. This is not appropriate for our community. We have been working with Bingham Crossing on a traffic circle at RR33 and Township Road 250 and, yet, this item is not included in the study. Where is the disconnect?
 - We would like to understand the justification of Township Road 245 as a "Industrial Commercial Collector" (Map 9 in North Springbank ASP). What is the basis for this classification and what does it mean?



Map 09: Transportation Network

- Scenic and Community Corridors: The Community Association has an interest in signage and design of community entrances and we request consultation on and input towards this planning.
- Waste Water: It appears that there is still no plan for regional waste-water servicing, which will continue to delay development. Waste-water management appears to be a significant barrier to development and a sticking point for approvals.

We hope that you consider the above points in your discussions.

Karin Hunter

President, Springbank Community Association

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - South Springbank ASP Bylaw C-8064-2020_Opposition to Approval
Date: February 2, 2021 2:31:54 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

Rocky View County

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: swong

Sent: Tuesday, February 2, 2021 2:26 PM

To: Michelle Mitton ; Legislative Services Shared

Subject: Re: [EXTERNAL] - South Springbank ASP Bylaw C-8064-2020_Opposition to Approval

I would like to know why the area north of township road 245(Rudiger Ranch area) is outside the South Springbank ASP. It should be included in the plan as it has not been annexed by the City of Calgary and is not serviced by City of Calgary utilities. There was an open house several years ago at the Crestmount community hall and a number of affected parties submitted their comments, including the undersigned. This area is also serviced by Old Banff Coach Road which is not designed for a substantial increase in traffic. As you are aware the traffic pattern on Old Banff Coach Road is being studied by a number of different parties and the outcome of the road will be greatly affected by the results of the South Springbank ASP. The development of the entire area should be reviewed at the same time, not as a piecemeal approach and a one off in order to achieve a totally integrated plan.

Regards,

Stan Wong

35 Artist View Point
 [REDACTED]

On Feb 2, 2021, at 11:46 AM, <MMitton@rockyview.ca>

<MMitton@rockyview.ca> wrote:

Good morning David,

Thank you for submitting your comments on this proposed Bylaw, they will be included in the agenda for Council's Consideration at the public hearing February 16, 2021.

Thank you,

Michelle

Michelle Mitton, M.Sc

Legislative Coordinator – Legislative Services

Rocky View County

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: David Webster [REDACTED]

Sent: Tuesday, February 2, 2021 10:53 AM

To: Legislative Services Shared <LegislativeServices@rockyview.ca>

Cc: 'Patricia Carswell' [REDACTED] 'Linda Kisio' [REDACTED] 'Jeff

Wensley' [REDACTED]; 'Benno Nigg' [REDACTED]; 'Swong'

[REDACTED]; 'Dunn' [REDACTED]; 'bobetcheverry'

[REDACTED] 'LAURIE HARMS' [REDACTED] 'W FORSTER'

[REDACTED]; 'DENNIS BALDERSTON' [REDACTED] 'patrick
klassen' [REDACTED]; 'laura armstrong'
[REDACTED] 'Kevin O'Brien'
[REDACTED] 'Neil Likely' [REDACTED]; 'Bob Geddes'
[REDACTED] 'Ross Macdonald' [REDACTED]
'Sarah Lambros' [REDACTED] 'Carla Berezowski'
[REDACTED]; 'Naomi Nind'
[REDACTED] 'Mike O'Reilly'
[REDACTED] 'Erik Bakke' [REDACTED]; 'Warren Holmes'
[REDACTED]; [REDACTED]; 'cupidopw' [REDACTED]
'Mark Maier' [REDACTED] 'Laura West' [REDACTED]
'Lee Macdonald' [REDACTED] 'Carol Stinton' [REDACTED]
'James LoGullo' [REDACTED] 'Paty Narvaez' [REDACTED]
'Andrea Osmond' [REDACTED] Dan Goldstein'
[REDACTED]; 'Jared Green' [REDACTED]; 'Deepak Saini'
[REDACTED]; 'Rachel Ollen' [REDACTED]; 'Ryann Altwasser'
[REDACTED]; 'Gail O'Reilly' [REDACTED]

Subject: [EXTERNAL] - South Springbank ASP Bylaw C-8064-2020_Opposition to
Approval

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Respectfully Submitted,

David Webster

107 Heritage Place

[REDACTED]

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - South Springbank ASP, Bylaw C-8064-2020, File 1015-550
Date: February 1, 2021 1:12:33 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
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Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

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From: Reynish [REDACTED]
Sent: January 30, 2021 12:29 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - South Springbank ASP, Bylaw C-8064-2020, File 1015-550

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Dear Rocky View County

I am writing to express my concern with the scope and volume of changes in the proposed South Springbank ASP which seems to be designed to completely change the nature of South Springbank and undermine the reason the current residents decided to live here in the first place. It is a significant departure from the existing plan and there has not been enough time or consultation in assessing the downside risks. I think you can expect a lot of negative feedback and i would urge you to take these concerns on-board and make changes to the plan. Please do not ignore the input of local residents. Quite frankly this is not the time to push forward with this amount of disruptive change.

Of particular concern is the apparent desire to move away from the tranquil, wooded, rural country residential community that has been established, that maintains nature (flora and fauna), animal migration routes etc.

I would ask you to re-look at the proposed commercial development areas with a view to eliminating Urban Interface Areas and Interim Uses for commercial/industrial development.

The impact on house prices, property taxes will be negative, substantial and long-lasting. This is in very few peoples interest.

Kind regards

Steve Reynish

242249 Westbluff Road
Calgary
T3Z 3P2

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - BYLAW C-8064-2020
Date: February 2, 2021 11:43:19 AM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: [REDACTED]
Sent: Monday, February 1, 2021 7:24 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8064-2020

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We are completely ***Opposed*** to the proposed bylaw. Your cluster residential area that you propose is too massive for the idyllic rural setting in Springbank. The public school system is already bursting at the seams and would be unable to support the massive number of families moving into the area. A private school is not the answer as many still cannot afford the price of a private education.

Cluster residential area will also be unsustainable in terms of water and sewage. Area structure studies support minimum 2 acre lots.

The amount of traffic would also increase exponentially making it difficult to enjoy the natural preserve that we have out here not too mention the increase danger to children, cyclists and pedestrians.

This would also increase the light pollution as we continually add in lights and traffic lights as well as noise pollution due to the volume of traffic.

Plus a large portion of the Murray Lands are set aside as a Natural Preserve. This is obviously ignored in your ByLaw

No, No, No!

Susan & Rainer Iraschko

73 Sterling Springs Crescent

Rocky View County
Municipal Clerk's Office

December 27, 2020

Re: South Springbank Area Structure Plan

To Whom It May Concern

I am a land owner in Springbank and live at 102 Artists View Way.

I have read the latest version of the South Springbank Area Structure Plan (ASP) and I oppose it. I think that Map 05 Land Use Strategy says it all. When one looks at this map, it becomes clear that rather than enhance the country way of life that the ASP purports to encourage, and that we the homeowners who live here want, this proposed ASP creates islands of country residences that will be surrounded by high density housing or commercial development. While this is to the advantage of those who seek to maximize profits, it is a terrible ASP for those of us who actually live here. The following types of housing development schemes show how the high density housing will be achieved.

These high density developments are hidden under the guise of Villa Condo Developments and Cluster Housing.

Villa Condo Developments

To justify high density condo developments in Springbank primarily on the basis of meeting the needs of seniors who want to stay in Springbank does not stand up to scrutiny. In order for seniors to utilize these condos, they need to be able to drive. There is no transit system in Springbank. As seniors lose their ability to drive, they will be forced to seek accommodation within the city. So while it is true that some seniors may benefit from these proposed Villa Condo Developments for a time, this logic cannot be applied to justify the very large areas that are proposed for this kind of high density housing.

Cluster Housing

This concept is also another subterfuge for constructing high density housing for general use. This concept is justified on the basis of offsetting the high density housing with significant open space provisions. One might take some comfort in this concept if the green spaces that are used to justify these developments are set up to remain green spaces in perpetuity but they are not. There are no guarantees that at some point in the future some developer would not come back to Council and seek to develop these green spaces with more high density housing. And we have no guarantee that the Council of the day would not support such a proposal. Therefore all this Cluster Housing concept does is provide for a phasing in of what will ultimately be large areas of high density housing.

In summary, I am opposed to the proposed ASP because it promotes high density housing at the expense of the country living atmosphere that it is supposed to promote.

Respectfully

David Sutton

From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - FW: Springbank ASPs - comments for public hearings due by Wed. Feb. 3rd
Date: February 2, 2021 10:12:12 AM

Jessica Anderson

Senior Planner | Planning Policy

From: Michelle Mitton <MMitton@rockyview.ca>
Sent: January 28, 2021 11:28 AM
To: Jessica Anderson <JAnderson@rockyview.ca>
Subject: FW: [EXTERNAL] - FW: Springbank ASPs - comments for public hearings due by Wed. Feb. 3rd

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

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From: Trudy Pinter [REDACTED]
Sent: January 27, 2021 5:09 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - FW: Springbank ASPs - comments for public hearings due by Wed. Feb. 3rd

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Hello,

This is in response to the Bylaw C-8064-2020 for South Springbank.

The document shown below shows in detail what the concerns of the residents of South Springbank are. I am in agreement with the points addressed and request these points to be respected and addressed.

Thank you

Trudy Pinter

From: Rocky View Forward <info@rockyviewforward.com>

Sent: Wednesday, January 27, 2021 16:49

To: Rocky View Forward <info@rockyviewforward.com>

Subject: Springbank ASPs - comments for public hearings due by Wed. Feb. 3rd

Greetings:

The public hearings for the North and South Springbank Area Structure Plans are being held electronically on February 16th and will be livestreamed on the RVC website. **The deadline for written submissions is Wednesday, Feb. 3rd.** These should be emailed to legislativeservices@rockyview.ca and should identify which ASP you are commenting on – Bylaw C-8031-2020 for the North Springbank ASP and Bylaw C-8064-2020 for the South Springbank ASP.

You can find the ASPs and the supporting studies [here](#).

Pre-recorded audio or video presentations may also be submitted up to noon on Feb. 15th. These are intended to replace in-person presentations that otherwise would be made at the public hearing. Details for these can be found [here](#).

Key Comments & Observations

Our overarching comment is that the proposed North & South Springbank ASPs appear to largely, if not completely, ignore input from local residents. The future laid out in these ASPs bears little resemblance to the tranquil, rural country residential community that attracted people to choose Springbank as their home.

The ASPs are full of errors & inconsistencies

The versions of the North and South Springbank ASPs that were given first reading on July 28th are riddled with errors, apparently caused by a too-hasty splitting of the one ASP into two documents. There are innumerable incorrect cross-references, maps in the wrong ASPs, etc. These errors make responding to the ASPs more difficult and send an extremely negative message to residents.

Splitting the ASPs is contrary to resident input & has no apparent rationale

Council's decision to split the Springbank ASP into two documents is completely contrary to input received during consultations on the ASPs. Residents overwhelmingly wanted one ASP for their one community.

The County's updates on the ASPs state that the ASPs were split "to better capture the distinct character and goals for the north and south areas of Springbank". Despite that assertion, the vision and goals for both ASPs remain unchanged from those in the single ASP, with the one exception of a goal for orderly business development added to the North ASP.

This leaves unanswered the critical question of why the ASPs were split apart – a question heightened by the apparently arbitrary dividing line between the North and South ASPs. One might understand a division along the Trans-Canada highway or even one quarter section south of the highway to keep the highway corridor in one ASP. However, a line that varies between one and three quarter sections south of the Trans-Canada, with no explanation, defies understanding and leaves one wondering about unidentified ulterior motives.

Servicing strategy extended and costs increased

The major change that accompanied splitting the ASPs is that the utility servicing section now includes proposed piped service to be provided by Calalta in its franchise area. This is in addition to the proposed piped utility servicing along the Trans-Canada corridor and down the east side of the South ASP that will be provided through the Harmony water and wastewater treatment plants.

The extension of piped water / wastewater systems related to the Calalta service area is all in the North ASP, except for the institutional & community services quarter sections along Range Road 33 north of Springbank Road in the South ASP.

Adding Calalta increases the costs of the proposed piped servicing to support commercial/industrial and higher density residential development from \$570 million to \$667 - \$680 million at full build out (from \$158 million to \$214 - \$240 million in the near term). Although the ASPs assert that these costs will be borne by developers, no information is provided about how these substantial upfront costs will be financed. Almost twenty years after making a significantly smaller investment to build water/wastewater infrastructure in east Rocky View, the County has yet to come close to recouping that investment.

Servicing fails to address issues for new residential development

Piped water / wastewater infrastructure in the near term is proposed to serve the Trans-Canada corridor, which has predominantly non-residential uses. As a result, it does not address any of the servicing concerns with higher density residential development being proposed throughout much of the ASP areas. Even the full-build out servicing strategy does not intend to provide piped services to these residential areas.

In these areas, the ASPs will continue to permit piped-in potable water from private water co-ops with on-site disposal of treated wastewater – an alternative that, over time, raises the water table and increases flooding risks. The only substantive change is a shift to communal wastewater treatment options rather than individual high-tech septic systems.

Cluster residential becomes default residential land use

Residents expressed a strong preference for maintaining Springbank's rural character and did not support cluster residential development except for special purposes such as seniors' housing. They also expressed serious concerns about the need for proper servicing for any future development in Springbank. Despite this input, the ASPs have designated just under 30% of the total area to be cluster residential

development (31% in the North ASP and 27% in the South ASP). Cluster residential assumes 1.5 dwelling units per acre; but will be able to increase to 2.0 units per acre.

On a related point, infill country residential development will permit 1-acre parcels rather than being limited to the 2-acre minimum for country residential properties.

Massive population increases

The ASPs' land use strategies will result in estimated populations of 17,890 in the North ASP (with 1.18 dwelling units per acre) and 14,600 in the South ASP with 0.89 dwelling units per acre). These are dramatically higher than what would result under the current ASPs, which would have been a maximum combined full-build-out population of 19,396. The new ASPs are almost a 70% increase.

Even more startling is the reality that the ASPs' population figures exclude the estimated 10,845 residents anticipated in the future expansion area and special planning areas, which are all included in the full build-out servicing strategy. Including these areas, the estimated full-build out population of 43,335 is 225% of what would have been expected under the current ASPs.

Cluster residential will create private enclaves

The emphasis on cluster residential development will transform Springbank into enclaves of private communities rather than maintain its welcoming, open rural character.

- Cluster residential will permit half-acre parcels, with increased densities possible in exchange for more open space within the cluster development.
- No information is provided to support the assertion that the open spaces in cluster developments will be accessible to the general public. The ASPs assume this open space will be maintained by local homeowner associations. Typically, such open space is treated as private space accessible only to the immediate community.

Agriculture becomes merely a transitional land use

The land use strategies for both ASPs completely eliminate agricultural land uses. They treat agriculture as a transitional use until it is pushed out by residential or commercial development. This is contrary to resident input that emphasized the importance of retaining rural, agricultural land uses as an essential component of the community's character.

Commercial / industrial land use significantly expanded

North Springbank, in particular, will be dramatically altered by the substantial increase in commercial and industrial development.

As well, interim commercial uses will be permitted in some of the Special Planning Areas along the RVC – Calgary border for up to 25 years (a lengthy "interim" period).

The public hearings for the Springbank ASPs are being held on the same day as the public hearing for the new Municipal Development Plan. All three documents facilitate a future for Springbank and the rest of Rocky View that is far removed from the rural character that attracted residents to live here. Once approved, the MDP and the Springbank ASPs will provide the planning framework for future development for 20+ years.

If you haven't already submitted your comments on the proposed Springbank ASPs, we encourage you to do so as soon as possible – the Feb. 3rd deadline is coming soon. Feel free to use any of the material in this email in your comments.

As always, if you have any questions or comments, please let us know. Also, please share this with your friends and neighbours.

All the best,

Rocky View Forward

[If you no longer want to receive our emails, just let us know and we'll remove you.]

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] -
Date: February 3, 2021 11:30:37 AM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Bev Schultz

Sent: Monday, February 1, 2021 6:55 PM

To: Legislative Services Shared

Subject: [EXTERNAL] -

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January 29, 2021

Rocky View County

legislativeservices@rockyview.ca

Legislative Services

262075 Rocky View Point

Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re:Support for Springbank ASP Amendment

As a landowner with Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County.

WLC owns 135 acres (55 hectares) within SE 9-25-3-W5M bordering the Springbank Airport and the Hamlet of Harmon. We feel this location provides an excellent location for airport-related business and employment growth.

WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development.

The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,

Bev Schultz

CC.

Reeve Daniel Henn, Rocky View County

Councillor Mark Kamachi, Rocky View County

Councillor Kim McKylor, Rocky View County

Councillor Kevin Hanson, Rocky View County

Councillor Al Schule, Rocky View County

Councillor Jerry Gautreau, Rocky View County

Councillor Greg Boehlke, Rocky View County

Councillor Daniel Henn, Rocky View County

Councillor Samanntha Wright, Rocky View County

February 3, 2021

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

Attn: Rocky View Council
c.c Planning & Development Services
publichearings@rockyview.ca; legislativeservices@rockyview.ca



Re: Springbank ASP

To whom it may concern,

Calaway Park (Calalta Amusements Ltd.) and Calalta Waterworks Ltd. have been established and active in the Springbank Community for the past 40 years. Calaway Park being one of Alberta's top family tourism destinations, leads Rocky View County as its #1 tourism attraction. Calalta Waterworks Ltd. has serviced the community (schools, businesses and residents) with safe potable drinking water for the past 40 years.

Having participated in the North and Central plans (1996-2000), Calaway Park and Calalta Waterworks Ltd. are in support of the North (Bylaw C-8031-2020) and South (Bylaw C-8064-2020). We see them as an evolution and extension of the North/Central plans that exist today. We believe the comments/observations included below are important for Council members and the County Planning & Development Services department to consider.

North ASP (Bylaw C-8031-2020):

Calaway Park and Calalta Waterworks Ltd support the North ASP Plan. Our comments are:

- In coffee chats and open houses, we and others stated that the commercial corridor was from the Springbank High School/Park for all Seasons to the ASP borderline being Harmony. The commercial corridor potential will be on Range Road 33 Northbound; therefore, we feel that Range Road 33 to the High School should be in the North Plan.
- In the riparian set back noted on page 62/63, the size of waterway in our property is out of context and incorrect in size.
- It is understood that the transportation network identified on page 68, map 8, is at a higher level and for future consideration, yet we would want the reader to know that Calalta Amusements will only build 440 metres of Township Road 245 as per the CastleGlen Functional Transportation Plans (1,2,3). This road will be built as per county standards, same specs as Eastbound Township Road 245 was built to.
- Calalta Waterworks Ltd. Franchise Area with the County is established in the ASP. For the reader, please note that the intake system and Water Treatment Plan have been built for the next 100 years. Note, infrastructure exists and is functional for this area of the ASP.

South ASP (Bylaw C-8064-2020):

Calaway Park and Calalta Waterworks Ltd support the South ASP Plan. Our comments are:

- We believe through all community input that we have participated in indicated the Business/Commercial corridor is from the Springbank High School/Park for all Seasons to the ASP borderline being Harmony. The commercial corridor potential will be on Range Road 33 Northbound;

therefore, we feel that Range Road 33 to the High School should be in the North Plan, not the South ASP. This was discussed with the County Planning & Development Services department during public consultation.

- Calalta Waterworks Ltd. has been providing safe potable drinking water for the last 40 years. We would want it noted for the reader that the new Water Treatment Plant commissioned in 2015 and the Calalta Waterworks Ltd. intake system off the Elbow River has been built for the next 100 years. We have the capacity to service the South ASP area.

Network Analysis; Watt Consulting Group:

For the most part Calaway Park and Calalta Waterworks Ltd are in agreement with the Watt Report except in the below two areas:

- The Watt report makes mention of 'Traffic Signals' in the future for Township Road 245 and Range Road 33 (page 36). This would be a significant error. Separate from the traffic of Calaway Park, this intersection would be backed up in the morning on a daily basis, as this intersection is the main traffic corridor for the Springbank Schools. In addition to the Functional Plans that exist, the entrance way to Commercial Court will be closed, forcing southbound traffic to go to Township Road 245 and turnaround. This will only create more vehicle access to this area. The only option would be a roundabout.
- It is also noted that this network analysis is higher level and for future consideration, yet we would want the reader to know that Calalta Amusements will only build 440 metres of Township Road 245 as per the CastleGlen Functional Transportation Plans (1,2,3). This road will be built as per county standards, same specs as Eastbound Township Road 245 was built to.
 - A turnaround cul-de-sac will be built at the end of the 440m as the road does not extend to our property line West bound as it has not been purchased/expropriated by any Government party.

Servicing Strategy; ISL Engineering:

For the most part Calaway Park and Calalta Waterworks Ltd are in agreement with the ISL Report except in the below areas:

- Section 3.2 Existing Water Infrastructure
 - Calalta Waterworks Ltd. is referred to as a private water utility, we request consideration to be called a public/private regional water utility
- Figure 3.2 – Existing Water System
 - Calalta Waterworks Ltd. Water Treatment Plant is not indicated
 - Why have the Calalta Waterworks Ltd. waterlines not been included?
- Section 10
 - There was no communication between ISL and Calalta Waterworks Ltd. with respect to future cost analysis especially when it relates to existing infrastructure in place. We are aware this is a higher-level report, but would like it noted for the reader. Calalta Waterworks Ltd. has borne the cost of the infrastructure and the Springbank Community has been a recipient for the last 40 years.
 - Figures 10.2-10.5 do not appear to include existing Calalta Waterworks Ltd. waterlines in place.

- Wastewater Treatment
 - ISL has made references to Calalta's Franchise Agreement inclusive of Wastewater, this is incorrect. Would like the reader to note the Calalta Franchise Agreement is water only not wastewater.
 - It would be advisable to know if this has any impacted on the cost calculations performed.

We appreciate all of the public consultations and hard work of the County Planning & Development Services department in the development of the Springbank Plans. Calaway Park and Calalta Waterworks Ltd. are in support of the North (Bylaw C-8031-2020) and South (Bylaw C-8064-2020) and as previously stated we see them as an evolution and extension of the North/Central plans that exist today. We believe the comments/observations we have included are important to be considered and noted for the reader.

Respectfully,



Bob Williams
General Manager
Calaway Park
Calalta Waterworks Ltd.

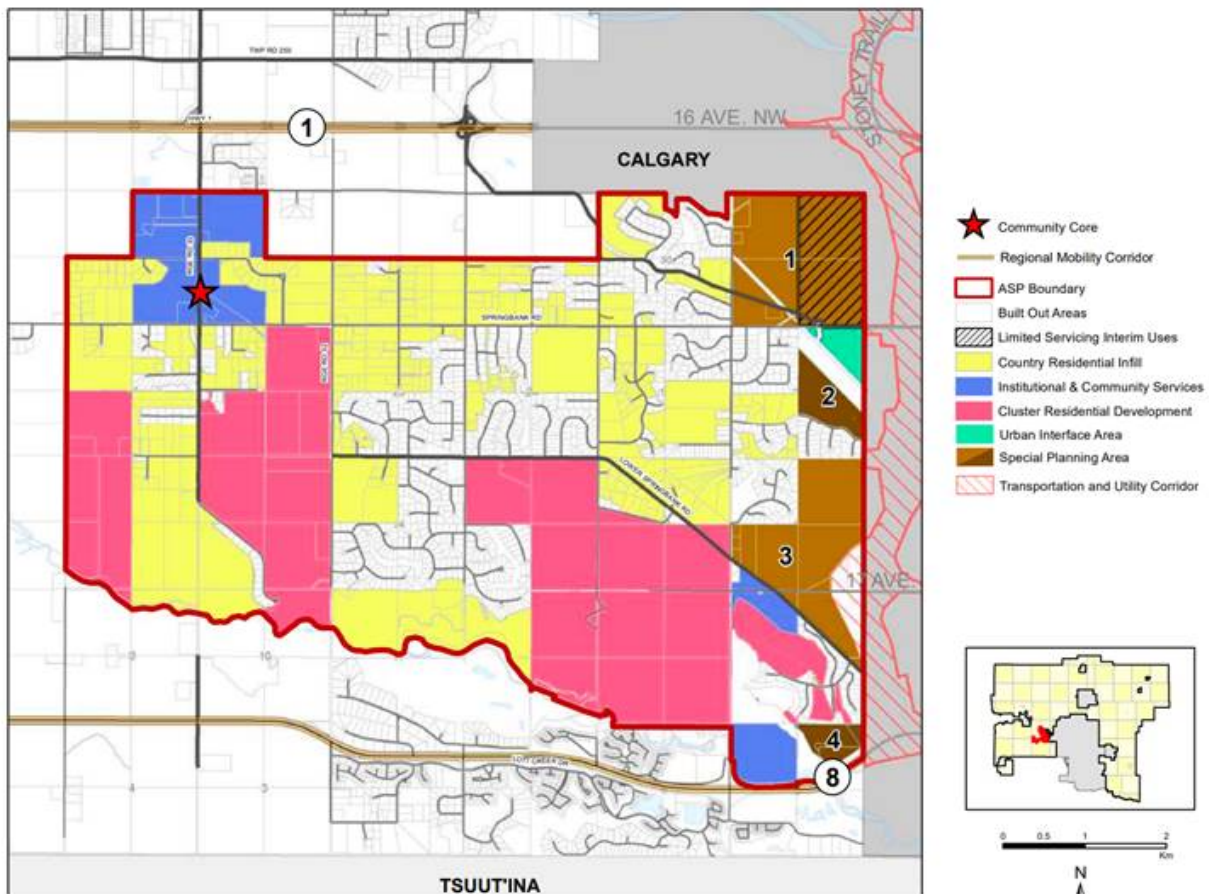
c.c Gordon Dixon; President, Calalta Amusements Ltd.; Calaway Park; Calalta Waterworks Ltd.
c.c Dena Dixon; Vice President, Calalta Amusements Ltd.; Calaway Park; Calalta Waterworks Ltd.
c.c Paul Seo; Director of Finance, Calalta Amusements Ltd.; Calaway Park; Calalta Waterworks Ltd.

/sb

43 Grandview Pl, Calgary, AB T3Z0A8

While it is not our intent to appear at the public hearing, we wish to have our comments noted to become part of the public record (our personal contact information will be redacted prior to release to the public).

As we understand them, we have summarized the key components of the South Springbank Area Structure Plan. In general, it appears reasonable, and likely to take a few decades before it is fully implemented. For example, it envisions ZERO agriculture within the plan area, which obviously depends on the pace of land sales. Map 5 on Page 15 of the Plan is a good visual aid:



Map 05: Land Use Strategy

Key Components:

- Land Use Designations and %:
 - Currently Built Out, and future Country Residential Infill (2 acre lots, white and yellow): 58.4%
 - Cluster Residential (0.5 acre lots with caveats, pink): 26.8%
 - Special Planning/Urban Interface (rust, brown, green): 9.3%
 - Institutional and Community Services (blue): 5.5%
 - These are commercial areas, including the “Core” Area, along Range Road 33, from Springbank High to the TransCanada corridor. Table below:

Institutional and community services uses shall be restricted to the following within the Plan area:

- Arts & Cultural Centre
- Athletic and Recreation Services;
- Childcare Facilities;
- Cemetery and Interment Services;
- Government Services;
- Farmers' Markets;
- Funeral Services and Entombment;
- Indoor Participant Recreation Services;
- Medical Treatment Services;
- Museums;
- Private Clubs and Organizations;
- Public or Quasi-Public Buildings;
- Public Parks;
- Religious Assembly;
- Schools, including accessory Dormitories;
- Signs;
- Special Events Parking; and
- Tourism

The “Cluster Residential” (pink) designation is the most significant deviation from what we see in Springbank now and comprises large areas east and west of Grandview/Swift Creek. It is also the most complicated category. The basics appear to be:

- Developments of 0.5 acre lots, that must include 30% green space. And the average density of the development cannot exceed 1.5 units per acre. However, more green space allows higher density, up to 2 units per acre if the green space is 40% or more.
- The Cluster category allows “Villa Condos”. This concerns us the most, but these are envisioned as small, senior-friendly facilities:
 - Maximum density is 4 units per acre.
 - Single story bungalows and duplexes.
 - “Villa Condo developments should account for a **maximum of 10%** of the gross developable area of the proposed local plan”.
 - See details on Pages 31-32 of the Plan.

In summary: we view Cluster Residential as the category with the most potential to go “sideways”, but as proposed, it is well thought out. And, accommodating seniors who want to stay in Springbank is a worthy endeavor.

Thus, while in favor of this plan, we do ask that Rocky View recognize our concern regarding potential problems with the Cluster Residential category.

Grandview HOA

February 3 2021

C/O Martin Teitz

President Grandview Park Homeowners Association

24 Grandview Rise

Calgary Alberta T3Z 0A8

Dear Rocky View Council Members,

I am writing in response to Bylaw C-8064-2020: Adoption of the South Springbank Area Structure Plan.

The Grandview Park home owner's association represents 60 homesites adjacent to a proposed Cluster Residential Development. My community will be directly impacted by the new proposed bylaw.

With that said, I am supportive of the bylaw if the following suggestions are implemented:

- Widen existing roads (Lower and Upper Springbank Road and RR32) that connect with the Cluster Residential Development to accommodate increased traffic volume, add appropriate signage and control and enforce traffic speed.
- Architectural controls need to be maintained to a high standard in Cluster Residential Developments so that there is consistency with the established neighboring communities.
- Viable waste water disposal plan to accommodate higher density housing.
- Existing view corridors must be maintained from established neighboring communities.
- Dust and noise suppression procedures must be in place during construction.
- Walking pathways must be connected between new and existing communities.

Thank you for your attention to these concerns,

Martin Teitz

President Grandview Park HOA

Rocky View County legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: Support for Springbank ASP Amendment

As a landowner with Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County. WLC owns 135 acres (55 hectares) within SE 9-25-3-W5M bordering the Springbank Airport and the Hamlet of Harmon. We feel this location provides an excellent location for airport-related business and employment growth. WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development. The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan. As such, we are in full support of the plan as presented.

Sincerely,

Tina Ostafichuk

CC. Reeve Daniel Henn, Rocky View County Councillor Mark Kamachi, Rocky View County Councillor Kim McKylor, Rocky View County Councillor Kevin Hanson, Rocky View County Councillor Al Schule, Rocky View County Councillor Jerry Gautreau, Rocky View County Councillor Greg Boehlke, Rocky View County Councillor Daniel Henn, Rocky View County Councillor Samanntha Wright, Rocky View County

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: Support for Springbank ASP Amendment - Westside Land Corporation

On behalf of Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County.

WLC owns 135 acres (55 hectares) within SE 9-25-3-W5M bordering the Springbank Airport and the Hamlet of Harmon. We feel this location provides an excellent location for airport-related business and employment growth.

WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development.

The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,

WESTSIDE LAND CORPORATION



David Brezsnyak
President

CC.
Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samantha Wright, Rocky View County

Michelle Mitton

From: Carol Elliott [REDACTED]
Sent: February 3, 2021 7:07 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8031-2020 and C-8064-2020

Follow Up Flag: Follow up
Flag Status: Completed

Do not open links or attachments unless sender and content are known.

Please accept this email as a submission in regards to the proposed Bylaw C-8031-2020 and C-8064-2020 which refers to the new Municipal Development Plan (MDP) for the Springbank area.

- > We have been residents of Springbank for 20 years. We appreciate our large, yet cohesive community that is connected and spans over the TransCanada highway.
- >
- > We are opposed to the proposed MDP on the following grounds:
- >
- > 1). Splitting the Springbank area into two development plans would divide our community. By this plan, the North side of Springbank would become the industrial/commercial area, and as a result existing properties would depreciate in value. This is unacceptable to us as our quality of life, the diversity of future development and the balance between both agriculture and commercial interests must abide by the same expectations.
- >
- > 2). Proper due diligence has not been followed by the County. The residents have not been given proper time and notice to consider these significant proposed changes.
- >
- > 3). The County appears, though its Plan to promote significantly higher density in Springbank. This is unacceptable without extensive consultation with existing developments that contain greater than 2 acre parcels. To randomly identify these lands, within existing developments as sites for further higher density is disappointing to the community that these smaller parcels may exist. No public consultation has been done to inform or consult with these communities.
- >
- > 4). Any proposed, higher development needs to have a significantly larger setback than what is proposed in both the Springbank ASP Servicing Strategy and the ASP's for both North and South Springbank. Fifty (50m) meters is an unacceptable buffer, and a minimum of 200m should be considered. The priority, job and responsibility of the County is to PROTECT the existing stakeholders (primarily country residential) and balance the desire for increased tax revenue from higher density residential or commercial development.
- >
- > In summary, we are opposed to both Area Structure Plans as proposed.

Best regards
Carol and Pete Elliott
7 windmill way
Calgary Ab
[REDACTED]

Michelle Mitton

From: Murphy, Patrick [REDACTED]
Sent: February 3, 2021 7:32 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Oppose the Bylaw C-8064-2020

Follow Up Flag: Follow up
Flag Status: Completed

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As a resident of Sterling Springs Crescent **please make note and confirm that you have received this email.**

I oppose the Bylaw C-8064-2020. I am the owner of 31 Sterling Springs Crescent.

Patrick Murphy, P.Eng.
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Michelle Mitton

From: Geoff Dyer <gdyer@bapg.ca>
Sent: February 3, 2021 9:17 PM
To: Legislative Services Shared
Cc: Jim Dewald; Ruth Peters
Subject: [EXTERNAL] - South Springbank ASP Comment Submission
Attachments: South Springbank ASP Comments from Peters Dewald 03 February 2021.pdf

Follow Up Flag: Follow up
Flag Status: Completed

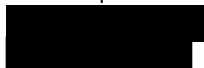
Do not open links or attachments unless sender and content are known.

On Behalf of our client Peters Dewald Company, please find attached our comment submission for the South Springbank ASP.

Thanks,

**Geoff Dyer**

Partner | Master Planning and Urban Design Strategic Lead | MEDes (Urban Design), CNUa



follow | [@gdurbanist](#)

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AB T2P 1K3 | [bapg.ca](#)



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03 February 2021

Municipal Clerk's Office
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Attn: County Council through the Municipal Clerk's Office

Re: Comments on the South Springbank ASP Public Hearing

On behalf of our clients Jim Dewald, Ruth Peters, and John Taylor of the Peters Dewald company, we respectfully submit these comments for the upcoming public hearing of the South Springbank ASP.

We are excited about the vision to enhance Range Road 33 as an important focal point for the community and have appreciated working with County Staff and other stakeholders as the plans have evolved. Nearly fifteen years ago, The Peters Dewald company purchased just over 82 acres of the Buckley family lands on the west side of Range Road 33, just south of Elbow Valley Elementary School and Springbank Middle School. Their vision for these lands has been to create a community focal point in the form of a walkable, traditional rural village as a setting for community services, small local businesses, a range of public spaces, and a vibrant destination for nearby residents. Importantly, it would also bring a modest number of family-oriented single-family residences into walkable proximity to adjacent schools and bring a vibrancy to nearby existing and planned institutional and commercial uses.

The Buckley Village vision is viewed by the Peters Dewald company as an important legacy project that fills a critical missing gap in the larger vision of Springbank's core. They are fortunate to have the patience to see their vision through in step with community aspirations. Fortunately, the proposed Village concept fulfills a majority of policies and requirements of the proposed ASP. However, there are three areas that pose significant barriers to the project, and that will likely hold the community back from realizing their aspirations for a vibrant community centre. To this end we respectfully ask Staff and Council to consider these comments and proposed amendments:

1. A Community Center is more than a Retirement Community: In proximity to existing schools, employers, and both existing and planned institutional uses, a diversity of residents is critical. Current policies are aimed at those who can either afford a large-lot country residential lifestyle or the proposed "Villa Condo" which is aimed at single story, stairless homes for retirees and those with disabilities. Although the Villa Condo allows for up to 4 units per acres, its exclusionary definition prevents diversity at the community's centre, particularly young families who may wish to move near schools, jobs, and services. To this end we request considering a wider, more inclusive definition for residential at this intensity, while maintaining the rural feel of house-scaled residential forms.



Requested Policy Revision 1.

7.47 Villa Condo developments within the Plan area should:

...

b) ~~predominantly be~~ accommodate single-family scaled buildings including stairless, single-storey bungalows or attached units (two units); two storey single-family homes or duplex/semi-detached; and accessory laneway housing.

2. Local Plan Land Use Composition: Local Plans will be a great way to focus in on policies specific to a smaller geographic area. It is anticipated that these Local Plan areas will encompass multiple landowners and include both existing and future land uses. While it is understandable that there will need to be limitations and balancing of land uses within a Local Plan, policies aimed at limiting the percentage of a certain land use within a plan area (i.e., residential shall be no more than 25% of plan area) will be difficult firstly because of the inclusion of multiple property owners in a plan area (who gets the 25%?), but more importantly in response to currently undefined geographic area (what is included in the plan area to determine how big 25% of the plan area is?). Because this process is County led, specific land use areas should be determined through the Local Plan process in response to community and landowner consultation in response to the needs and constraints of the local area.

Requested Policy Revision 2.

7.49 Villa Condo developments can be limited by land area through a Local Plan. It should account for a maximum of 10% of the gross developable area of the a ~~proposed~~ local plan, except when it forms part of a Commercial or Institutional and Community Service development. ~~land use area~~ where it should account for a ~~maximum of 25% of the gross developable~~ be limited in response to the needs and constraints of the Local Plan area in response to landowner and community consultation. ~~of the proposed local plan.~~ Local Plan areas within Institutional and Community Service may include existing Institutional and Community Services as part of the plan area.

3. Build-Out Restrictions: The ASP anticipates a number of build-out restrictions for residential uses throughout the ASP including the Institutional and Community Services in Section 8.0. The idea would be to ensure certain community service and institutional uses are built before residential subdivision is approved. While understandable, the prescribed percentages blanketed through the plan may not be feasible and may in turn hold back the very land uses these policies are meant to ensure. The "Local Plans" process allows for policy to respond more directly to the needs of a specific area. To this end, it is requested that for Section 8.0, these ASP policies are more general in nature, directing specific build-out requirements to the Local Plan process. It is notable that holding back private development in lieu of funding and constructing public institutional uses, the complete build-out of community services and commercial uses before the supporting "rooftops" are built, and the possibility of one private development being subject to the performance of another private development parcel, are all complications likely to sterilize development of these areas altogether.

***Requested Policy Revision 3.***

8.5 Residential development may be supported within the Institutional and Community Services areas identified along Range Road 33 on Map 05: Land Use Strategy, subject to the development meeting the policies set out within Section 7 of this Plan and the following criteria:

...

d) ~~Through the local plan process, it may be~~ established that a certain percentage of ~~60% of the~~ proposed Villa Condo development proposed within a local plan shall not receive ~~a percentage of~~ subdivision approval until ~~certain~~ the proposed institutional and community services ~~and/or commercial uses~~ have been constructed ~~within parcels of contiguous, single ownership. This shall be established in consultation with the landowner as part of the Local Plan process. Controlled through appropriate phasing of subdivision approvals.~~

On behalf of our clients at Peters Dewald Company, we thank you for the opportunity to provide comments on this Area Structure Plan.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Geoff Dyer'.

Geoff Dyer

Partner | Master Planning and Urban Design Strategic Lead | MEDes (Urban Design), CNUA


gdyer@bapg.ca

Michelle Mitton

From: [REDACTED]
Sent: February 3, 2021 4:35 PM
To: Legislative Services Shared
Cc: info@rockyviewforward.com; Division 2, Kim McKylor; Division 7, Daniel Henn
Subject: [EXTERNAL] - Bylaw C-8031-2020 and C-8064-2020

Follow Up Flag: Follow up
Flag Status: Completed

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Good Afternoon:

Please accept this email as a submission in regards to the proposed Bylaw C-8031-2020 and C-8064-2020 which refers to the new Municipal Development Plan (MDP) for the Springbank area.

We are fairly recent residents of Springbank for 6 years ,tThe Springbank area has long held a reputation for beautiful vistas that has balanced a diversity of development that ranges between 2 and 160+ acres. Historically, farm and country residential have lived side by side.

Our household is opposed to the proposed MDP on the following grounds:

- 1). Splitting the Springbank area into two development plans would fractionate the community. By this plan, the North side of Springbank would become the industrial/commercial area, and as a result existing properties would depreciate in value. This is unacceptable to us as our quality of life, the diversity of future development and the balance between both agriculture and commercial interests must abide by the same expectations.
- 2). The 2013 Springbank County Plan accessed many working groups and through time and diligence by all parties developed a framework for Springbank. The same due diligence has not been followed by the County and it is unacceptable.
- 3). The County appears, though its Plan to promote significantly higher density in Springbank. This is unacceptable without extensive consultation with existing developments that contain greater than 2 acre parcels. To randomly identify these lands, within existing developments as sites for further higher density is insulting to the community that these parcels exist. No public consultation has been done to inform or consult with these communities. We find this unacceptable.
- 4). Any proposed, higher development MUST have a significantly larger setback than what is proposed in both the Springbank ASP Servicing Strategy and the ASP's for both North and South Springbank. Fifty (50m) meters is an unacceptable buffer, and a minimum of 200m should be considered. The priority, job and responsibility of the County is to PROTECT the existing stakeholders (primarily country residential) and balance the desire for increased tax revenue from higher density residential or commercial development.

To close, our household is strongly opposed to both Area Structure Plans as proposed. More thorough public engagement is required.

Kind Regards

Regards
Robert and Sally Lupton.
28 Windmill Way
Calgary T3Z1H6

Michelle Mitton

From: Linda Turnbull [REDACTED]
Sent: February 3, 2021 4:36 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Oppose the Bylaw C-8064-2020 - to adopt the South Springbank Area Structure Plan.

Follow Up Flag: Follow up
Flag Status: Completed

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To whom it may concern

As residents of 84 Sterling Springs Crescent, we oppose the Bylaw C-8064-2020 - to adopt the South Springbank Area Structure Plan.

Peter Kockerbeck and Linda Turnbull



PLANNING POLICY

TO: Council

DATE: February 16, 2021 **DIVISION:** 2 and 3

TIME: Morning Appointment

FILE: 1015-550 **APPLICATION:** N/A

SUBJECT: Adoption of proposed Bylaw C-8031-2020 (North Springbank Area Structure Plan)

POLICY DIRECTION:

Direction for preparation of this Area Structure Plan (ASP) came from the Terms of Reference adopted by Council on October 11, 2016. The Plan has been prepared in accordance with Section 633 (1) of the Municipal Government Act (MGA). The Rocky View County / City of Calgary Intermunicipal Development Plan (IDP) and the County Plan (2013) also provide policy support for this proposed ASP.

EXECUTIVE SUMMARY:

The draft North Springbank Area Structure Plan (the Plan) is being proposed to guide future redesignation, subdivision, and development proposals within the Plan area. Council gave first reading to Bylaw C-8064-2020 on July 28, 2020. This ASP is the result of a review of the existing ASPs in the area: the Central, North, and Middle ASPs. The goal of the Springbank ASP review was to assess the current land use strategy in light of revised technical studies, community consultation, and growth projections. The result is two proposed ASPs: the North Springbank ASP, which consists of approximately 5,260.91 hectares (13,000 acres) of land, and the South Springbank ASP, which applies to approximately 5,336.59 hectares (13,187.00 acres) of land (Map 1, p. 6 of the proposed ASP).

In support of the ASP process, the County prepared five technical studies to comprehensively examine transportation, stormwater, environment considerations, water and wastewater feasibility, strategies and infrastructure requirements for both planning areas (both ASP areas). The technical policies of the Plan provide guidance for technical and infrastructure requirements as local plans, redesignations, and subdivisions are prepared.

The proposed ASP:

- Modernizes the vision, goals and land use strategy for the North Springbank community to align with current conditions, values and desired outcomes;
- Proposes a range of residential, business and mixed-use development within the Plan area that would be complementary to existing and approved uses in the area;
- Includes appropriate transition policies to mitigate potential land use conflicts between different land use types, and promotes high quality design and effective gateway provisions;
- Is consistent with the goals and policies of the Interim Growth Plan, Municipal Development Plan and the Rocky View County / City of Calgary IDP;
- Proposes increased commercial development, which would contribute to achieving the assessment diversification goals of the County; and
- Is feasible from a technical perspective; servicing options are available and would be further explored and solidified as development occurs.

ADMINISTRATION RECOMMENDATION:

- Administration recommends approval in accordance with Option #1.

Administration Resources

Jessica Anderson, Planning Policy

BACKGROUND:

It has been over 15 years since Springbank's area structure plans were adopted. In that time, Springbank and neighbouring areas have continued to grow, and conditions have changed. In addition:

- The Rocky View County / City of Calgary Intermunicipal Development Plan was adopted on February 28, 2012;
- The Municipal Development Plan (County Plan) was adopted on October 1, 2013;
- The Terms of Reference for the Springbank ASP review were adopted on October 11, 2016
- The Terms of Reference were revised on May 23, 2017, to address impacts of the newly created Calgary Metropolitan Growth Board; and
- The Calgary Metropolitan Region Board adopted the Interim Growth Plan and the Interim Regional Evaluation Framework on October 4, 2018.

Currently, Springbank contains three area structure plans:

- The Moddle ASP (adopted in 1998): addresses development in a quarter section surrounded by the Central Springbank ASP, located adjacent to and north of Lower Springbank Road, and east of Range Road 31.
- The North Springbank ASP (adopted in 1999): boundaries extend as far as Range Road 32 to the east, Range Road 35 to the west, Township Road 251 A to the north, and Township Road 245 to the south.
- The Central Springbank ASP (adopted in 2001): boundaries extend to the Bow River in the north, the Elbow River to the south, Calgary to the east and one mile west of Range Road 33. The TransCanada Highway bisects the plan area and Highway 8 touches its southeastern corner.

The goal of the review process was to develop an up-to-date plan(s) that respects the values of the community; accounts for current conditions; and aligns with related plans, policies, and studies that have been adopted since the original Springbank plans were completed.

During the review process, many important issues were considered, such as community identity, conservation, land use, housing options, economic development, local services, amenities and infrastructure. As well, Administration considered whether to combine the three current Springbank Area Structure Plans into one.

Several of the key points outlined in the Terms of Reference were:

- Enhancing Springbank as a distinct residential growth area for the County with appropriate infilling of existing areas;
- Supporting development of a thriving regional business center and highway business development areas in accordance with the County Plan;
- Developing attractive gateways for major corridors and key entrances;
- Appropriately managing transitions between land use areas and city of Calgary development forms;
- Determining transportation corridors including major and minor road connections in the Plan area; and,
- Assessing available major infrastructure and utility systems including water, wastewater, and stormwater management systems.

The proposed North Springbank ASP aims to address each of these key points and provide appropriate policy to address them. If approved, the North Springbank ASP would provide policy guidance for the preparation of *local plans* (conceptual schemes and master site development plans) and subsequent applications for redesignation, subdivision, and development within the Plan area.

PLAN PREPARATION:

The Plan was prepared through a collaborative planning process that began early in 2016 and resulted in a draft Plan in May 2019. Landowners within the study area, stakeholders, and agencies such as Alberta Transportation were involved throughout Plan's development to provide feedback and input into the plan vision, goals, and policies.

A critical component of plan preparation included the preparation of the technical studies to examine available servicing capacity, transportation requirements, and stormwater infrastructure. These studies were also made available for review and comment by landowners, residents, and stakeholders as part of the process.

PUBLIC ENGAGEMENT:

The County undertook public engagement over five phases; the focus of each phase is identified below:

- Phase 1 Project Launch: From November 2016 to February 2017, the project webpage was launched, a mail-out was sent to all Springbank addresses, and an open house was held at the Heritage Club.
- Phase 2 Setting ASP Direction: From February to June 2017, the County held coffee-chat sessions to discuss areas for growth and preservation, boundary considerations and preferred engagement techniques. A workshop was held to examine priorities for transportation, conservation, and servicing. The County scheduled a second round of coffee-chats due to positive feedback and community desire.
- Phase 3 Draft Vision, Objectives, and Land Use Scenarios: In June 2018, an open house was held to gain input on the vision, goals, and objectives together with three land use scenarios. Landowners were notified of the event and asked for input through a second mail-out along with the webpage and press releases. Feedback was requested through an online mapping tool and a survey.
- Phase 4 Draft Plan: In May 2019, a pre-release of the first draft was published on the County webpage. This was to ascertain initial feedback on ASP policies, while technical reports on servicing, transportation, and the environment were still being completed. Comments were invited in writing and through individual and group meetings. Appropriate feedback was incorporated into the draft alongside the subsequent technical analysis.
- Phase 5 Final Draft and Council: Finally, between May and December 2020, the final draft of the Plan and supporting technical studies were presented to the public. The final draft of the Plan was released publicly through the County webpage prior to taking the document forward for Council consideration. A public hearing was advertised for presentation of the ASP to Council allowing public comment on the document.

PLAN CONTENT:

The planning process resulted in two complementary area structure plans that coordinate with each other, but are not dependent on one another. The proposed South Springbank ASP proposes a mix of residential development with institutional and complimentary commercial within the community core on Range Road 33, while the North Springbank ASP proposes a mix of business, residential, mixed use and urban-interface forms of development. This report focuses on the policies and uses of the North Springbank ASP.

Land Use Strategy

The Plan proposes a range of residential, business and mixed-use forms of development, and proposes appropriate interface and transitional policies to mitigate potential land use conflicts between different land use types. Commercial/Industrial uses with potential off-site impacts are intended to be centrally located within the Plan area, adjacent to the Springbank Airport, to respect



existing forms of development and the future airport expansion plans. High quality design considerations, as well as appropriate gateway provisions, have also been incorporated into the policies of the Plan.

Residential

Approximately 2,940 hectares (7,265 acres) of land is proposed for residential development, located primarily within the north, central, and east portions of the Plan area. These areas include existing country residential development, country residential infilling, and new areas for cluster and/or country residential development with increased open spaces, pathways and centralized servicing.

Business

Approximately 766 hectares (1,894 acres) of land is proposed for business development, located adjacent to the airport and the Highway 1/Range Road 33 corridors. Business commercial, transition and industrial developments would provide a wide range of services to County residents and the region, while contributing to the fiscal sustainability of the County. The Plan area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor and around the Springbank Airport. These areas will contribute to achieving the County's fiscal goals.

Business development would be attractively designed along identified corridors to create visually appealing gateways and effective transitions between business and non-business uses.

Live-Work and Interface Areas

Approximately 416 hectares (1,029 acres) of land is proposed for Cluster Live-Work and Urban & Hamlet Interface areas. Cluster live-work is envisioned as small-scale commercial uses that provide local services and employment opportunities within Springbank. They are intended to integrate and blend with surrounding residential, commercial and public uses through high-quality design and open space connections. Residential uses are permitted to develop in this area in the form of single family, Villa Condo and Live-Work units.

The area identified as Urban and Hamlet Interface lands are those that, by virtue of location, servicing potential, and adjacency to existing or planned developments, are expected to develop in the near future. These lands would generally be a mix of both residential and commercial, with detailed land use proposals, density, and form to be determined at the local plan stage. Consideration should be given to maximizing commercial potential and accessibility along Copithorne Trail and Highway 1. Residential density and form should be compatible with adjacent forms, creating transition areas to higher density where appropriate.

Appropriate implementation of the interface and design policies of the Plan would be important for the interface lands to minimize potential land use conflicts and to ensure a desirable transition between adjacent city lands.

Future Expansion Area

To ensure that North Springbank grows in a sustainable manner, and that the future transition from agricultural land use to business and residential land uses is orderly, the Plan has identified lands where expansion of the Plan area may occur to the west. Approximately 1,035 hectares (2,559 acres) adjacent to Highway 1 and the Springbank Airport have been identified to be preserved until criteria is met for further development. Timelines for the planning and development of the Future Expansion Area would be dependent on several technical considerations and the ongoing development of higher-level municipal and regional planning policy documents.

Technical Support

Five technical studies were prepared to determine the feasibility of both the Plans:

- Springbank Area Structure Plan Servicing Strategy (water and wastewater);
- Environmental Constraints Review (environmental and wildlife);
- Springbank Master Drainage Plan (stormwater);
- Springbank Creek Catchment Drainage Plan (sub-catchment stormwater); and
- Springbank Area Structure Plan Transportation Network Analysis (transportation).

The studies identify future infrastructure needs and required upgrades to support the proposed land uses. As local plans are prepared by development proponents, detailed technical studies would be required to align with the above master studies. The studies were prepared for the entire study area to ensure comprehensive consideration of infrastructure, particularly for transportation and stormwater. The technical policies of both ASPs have been aligned to facilitate comprehensive implementation.

For the North Springbank ASP, development of the area, as envisioned, is technically feasible. The transportation, servicing, and stormwater policies have been written to ensure appropriate implementation of infrastructure as development proceeds. Required infrastructure and servicing acquisition, construction, and upgrades would be the responsibility of the development proponent, who would also be required to pay all applicable County infrastructure levies. A general description of proposed infrastructure for the Plan area is provided below.

Transportation

The future transportation network for the Plan area is depicted on Map 09: Transportation Network of the ASP. The map and associated policies identify the ultimate road configuration to support full build, as well as the timing of future road upgrades and connectivity with the city of Calgary. As part of a *local plan* submission, a transportation impact assessment would be required to determine potential off-site road improvements required to facilitate the proposed development.

Given the Plan area's proximity to the provincial highway network, connectivity to the provincial highway system is an important component of the transportation policies. A potential future interchange was identified between Range Road 40 and Range Road 34. The future development of this interchange would be determined in collaboration with Alberta Transportation. All *local plan* submissions would be required to accommodate any proposed changes to the provincial highway network.

Stormwater

The Springbank area is made up of several storm water catchment areas, with four flowing north to the Bow River and five flowing south towards the Elbow River. Both the Elbow and Bow Rivers are important water courses that support many uses; notably, the Bow River is one of the most significant raw water supplies for the city of Calgary via the Glenmore Reservoir, and Rocky View County and the City of Calgary via the Bearspaw reservoir. The protection of these two important natural resources is imperative for the sustainable growth and development of not only of Springbank, but all downstream municipalities. The Springbank Master Drainage Plan was prepared to provide guidance for future development within the Plan area and details necessary infrastructure required to facilitate development in the Plan area. As part of *local plan* submissions, further sub-catchment plans that conform to the MDP would be required.

The Plan's stormwater policies direct the development of stormwater management systems for the entire Plan area, to ensure stormwater management would be undertaken in a comprehensive method that avoids the use of individual lot stormwater ponds or volume control measures. Low Impact Development and re-use of stormwater at the local plan level is also encouraged.



Utility Servicing

In support of the North and South Springbank ASPs, a technical assessment of water and waste water servicing options was completed. The key objective of the assessment was to determine if a cost effective servicing system(s) that provides efficient, economic, and sustainable municipal services to residents is feasible for the Plan area. The “Springbank Servicing Strategy” evaluated multiple servicing solutions and determined that there are cost effective and sustainable options available.

Potable water service would be provided through a combination of individual groundwater wells, existing and expanded water coop service areas, and expansion of the Harmony service area. The study recommends a County controlled water system including reservoirs, distribution system infrastructure, and upgrades to Harmony’s existing WTP.

Wastewater servicing would be accommodated through a combination of private septic systems, centralized systems serving new local plan areas, and a connection to Harmony’s Wastewater Treatment Plant. The study recommends a County-controlled wastewater system, including gravity sewers, forcemains, lift stations, and upgrades to the existing Harmony Wastewater Treatment Plant.

The proposed strategy is the most feasible utility system at the time of Plan writing; it demonstrates that cost effective servicing opportunities do exist in the Plan area to support the proposed land uses, and can be further explored by development proponents at subsequent development stages. The final utility system would be determined as part of the local plan preparation and would be funded by development proponents.

Plan Implementation

The proposed Plan contains a number of policies and actions to assist with implementation of the Plan as development proposals are received. Plan implementation policies primarily include direction for evaluating applications, continuing collaboration with the City of Calgary, and clear expectations of developers for infrastructure costs and funding requirements. Policies 20.4 and 20.17 of the proposed Plan clearly outline that the responsibility for front-end costs of transportation or utility service upgrades, both internal and external to a particular development, would be funded at the developers’ cost.

Section 27 of the proposed Plan includes a number of policies to direct the on-going collaboration with the City of Calgary as development occurs within the IDP areas.

POLICY DIRECTION AND SUPPORT:

The key policy direction for the North Springbank ASP is provided in the Interim Growth Plan, County Plan and the Intermunicipal Development Plan (IDP).

Calgary Metropolitan Region Board Interim Growth Plan (IGP)

The proposed Plan was evaluated in accordance with the Calgary Metropolitan Region Board’s (CMRB’s) Interim Growth Plan (IGP). The IGP provides guidance for the intensification or expansion of existing settlement areas and for the designation of employment areas in the Calgary Region. The IGP provides policy guidance to plan these types of developments through the preparation of statutory plans, such as an Area Structure Plan (ASP).

The Interim Growth Plan was prepared by the CMRB to guide land use, growth, and infrastructure planning on an interim basis, prior to the development and approval of the long-term Growth and Servicing Plan (expected March 2021). Any amendments to statutory plans prepared after January 1, 2018, must conform to the IGP. As the proposed North Springbank ASP is a statutory document, it was evaluated in accordance with the applicable policies of the IGP.

The IGP provides policies to guide planning and development based on the following development types:

- intensification and infill development in existing settlement areas;



- expansion of settlement areas;
- new freestanding settlement areas;
- country residential development; and
- employment areas.

The IGP requires statutory plans to be prepared for the above-listed development types, which is consistent with the direction of the County Plan.

The Springbank area is an *intensification and infill development in existing settlement areas* development type; specifically, a County Residential development settlement area. This development type shall be planned and developed to:

- a. achieve an *efficient use of land*;
- b. achieve higher *density development* in central core areas;
- c. accommodate residential and/or mixed-use *development* at a higher density than currently exists;
- d. provide for a mix of uses including *community services and facilities*, where appropriate; and
- e. make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers.

The proposed North Springbank ASP includes *Employment Areas* consistent with both the IGP and County Plan. The IGP states the importance of planning for employment and job growth and provides guidance for creation of employment areas, which includes:

- planning employment areas through statutory plans (IGP Section 3.4);
- planning in a manner that is efficient and cost-effective, using existing and planned infrastructure and services (IGP Policy 3.4.5.1).

The identified employment areas in the North Springbank ASP are consistent with the IGP as they encourage business development, but still require certain criteria to be met to ensure efficient and cost-effective use of services.

The proposed Plan also provides for a future *Expansion of Settlement Area* within the Future Expansion Area on the west side of the Plan area, adjacent to the Springbank Airport. The IGP identifies the airport as a significant aspect of transportation and trade within the region; therefore, these lands are identified for future planning through an ASP amendment to set a vision and land use strategy for future consideration. At the time of an ASP amendment, each of the criteria set out in section 3.4.2 of the IGP would be considered.

The IGP provides policy direction on Intermunicipal collaboration in section 3.2.2. Collaboration processes undertaken with the City of Calgary are detailed in Appendix D of the Plan. In particular, Administration has executed a structured engagement process, which included notification and circulation of materials as the Plan was developed, meetings, site visits, workshop sessions, and data sharing. Administration provided all technical studies for review and comment, and revised both the draft Plan and technical studies to respond to comments received during circulation. The Intermunicipal aspect of the project and resulting Plan are consistent with the goals of the IGP to ensure coordination to collaborate on matters of regional significance.

It is Administration's assessment that the proposed land use strategy aligns with the intent of the IGP direction for development types including intensification and infill, and employment areas. Administration's assessment concludes that the proposed North Springbank ASP would fulfill the policy requirements of the IGP.

County Plan

The County Plan identifies the Springbank area as a residential growth area and provides criteria for review of existing ASPs. These criteria include the consideration of alternative development forms, such as compact residential development, which retain rural character and reduce the overall development footprint on the landscape. The draft Plan considers each aspect of review and provides a modernized document that aligns the vision, goals, and land use strategy for the north Springbank community with current conditions and desired outcomes.

Further, the County Plan recognizes the area around the Springbank Airport as being appropriate as a Regional Business Centre, and the area around the Highway 1/Range Road 33 as a Highway Business Area. Section 14 of the County Plan describes Regional Business Centres as areas that contain a concentration of commercial and/or industrial businesses, have efficient road connections to the provincial highway network, and have the potential to access servicing. The area identified as Urban Interface Area at the junction of Highway 1/Old Banff Coach Road is presented as a new Highway Business Area in accordance with section 14.7 of the County Plan. The County Plan provides for new Regional Business Centres, in addition to those identified in Map 1, and sets criteria for consideration. Each of these criteria have been evaluated and incorporated into the policies for this land use area.

Highway Business Areas are intended to take advantage of the provincial highway system, are of limited size, and should be located in proximity to highway intersections and interchanges. The primary purpose of these areas is to contribute to the County's fiscal goals, provide destination commercial and business services to the traveling public, and offer local employment opportunities.

The policies of the North Springbank ASP support the development of portions of the Plan area into a regional and highway business centre, as per the direction of the County Plan.

Rocky View County / City of Calgary Intermunicipal Development Plan

Further policy guidance for the development of the proposed ASP is also contained within the IDP. Map 4: Growth Corridors/Areas supports residential growth in Springbank to be developed in accordance with the Rocky View 2060 Growth Management Plan (implemented through the County Plan) and other statutory and local plans. Map 2: Key Focus Areas identifies the lands in the proposed Urban Interface Area as a Key Focus Area, where utilization of existing transportation infrastructure and creating employment opportunities should be examined.

The proposed Plan is consistent with the IDP and seeks to maintain a collaborative approach to matters of mutual interest through actions of the Plan, local plan requirements, future amendments to the Plan, and related policy work on specific matters such as source water protection.

Despite fulsome engagement and collaboration with the City on the development of the Plan, The City does not support the Plan at this time. Details of the extended collaboration efforts are detailed in Appendix D of the North Springbank ASP, and the most recent feedback received from the City is included in Attachment 'D'. Administration has sought to incorporate the City's feedback into the development of the Plan where comments were material to cross-boundary matters and necessary to ensure compliance to the guiding statutory framework; Administration considers that the resulting policy additions and amendments ensure that specified concerns are appropriately mitigated.

CHANGES SINCE FIRST READING:

- Map 9: Transportation has been updated to reflect adjustments to the transportation network and to increase connectivity within the Plan area. Details of the assessment and future plans for this highway are detailed in the updated Springbank Area Structure Plan Transportation Network Analysis report dated October 2020;
- Minor text amendments to improve clarity and interpretation;



- Minor wording amendments to improve clarity and alignment with the Interim Growth Plan throughout the Plan.

All changes are detailed in Schedule 'A' of the Bylaw (see Attachment 'A').

PUBLIC SUBMISSIONS:

Public Hearing notices for the draft North Springbank ASP were sent to 2,952 properties within, and adjacent to, the proposed Plan area. Given that this ASP is adjacent to the city of Calgary, the community associations for adjacent communities were notified. Ninety three (93) letters were received in response and can be viewed in Attachment 'C'.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8031-2020 be amended in accordance with Attachment 'A'.
- Motion #2 THAT Bylaw C-8031-2020 be given a second reading, as amended.
- Motion #3 THAT Bylaw C-8031-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval.
- Option #2: THAT Bylaw C-8031-2020 be refused.
- Option #3: THAT alternate direction be provided.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

Executive Director
Community Development Services

Chief Administrative Officer

JA/sI

ATTACHMENTS

ATTACHMENT 'A': Bylaw C-8031-2020 and Schedule "A": North Springbank Area Structure Plan Redline

ATTACHMENT 'B': City of Calgary Comments February 3, 2021

ATTACHMENT 'C': Public Submissions



ROCKY VIEW COUNTY

BYLAW C-8031-2020

A Bylaw of Rocky View County, in the Province of Alberta, known as the North Springbank Area Structure Plan, pursuant to Section 633 of the *Municipal Government Act*.

The Council of Rocky View County enacts as follows:

Title

- 1 This Bylaw may be cited as "North Springbank Area Structure Plan".

Definitions

- 2 Words in this Bylaw have the same meaning as those set out in the *Municipal Government Act* except for the definitions provided below:
 - (1) **"Council"** means the duly elected Council of Rocky View County;
 - (2) **"Municipal Government Act"** means the *Municipal Government Act*, RSA 2000, c M-26, as amended or replaced from time to time; and
 - (3) **"Rocky View County"** means Rocky View County as a municipal corporation and the geographical area within its jurisdictional boundaries, as the context requires.

Effect

- 3 THAT Schedule 'A' to Bylaw C-8031-2020 is adopted as the "North Springbank Area Structure Plan" to provide a policy framework for land use, subdivision, and development in a portion of central west Rocky View County.

Transitional

- 4 Bylaw C-8031-2020 is passed and comes into full force and effect when it receives third reading and is signed in accordance with the *Municipal Government Act*.



READ A FIRST TIME IN COUNCIL this28thday ofJuly,2020

*PUBLIC HEARING WAS HELD IN COUNCIL this*day of, 2021

READ A SECOND TIME IN COUNCIL thisday of, 2021

READ A THIRD TIME IN COUNCIL thisday of, 2021

Reeve

CAO or Designate

Date Bylaw Signed



SCHEDULE 'A'

FORMING PART OF BYLAW C-8031-2020

An Area Structure Plan to guide land use and development within the north Springbank area and herein referred to as the North Springbank Area Structure Plan.



ROCKY VIEW COUNTY

NORTH SPRINGBANK AREA STRUCTURE PLAN

Spring **Fall** 2020 | DRAFT

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INTRODUCTION

1 PLAN ORGANIZATION

The North Springbank Area Structure Plan (the Plan or ASP) is organized in three parts followed by ~~six~~ five appendices.

Part I: Introduction

This Part outlines the Plan's purpose, boundaries, policy terminology, relationship to other plans, the public engagement process, and key issues, opportunities, and design ideas that informed the Plan preparation process. It also contains a description of the development of the North Springbank area from its early beginnings to today. Finally, it presents a vision of what North Springbank will be like in the future and outlines 16 broad goals that will help achieve this vision.

Part II: Plan Policies

This Part is the core of the Plan, containing the policy direction to guide development in the North Springbank Plan Area; it sets out the land use, servicing and infrastructure strategy for the area. Each section contains a description of its purpose and intent, a list of objectives, and a series of policies addressing the subject matter.

Part III: Implementation

This Part presents the Plan implementation process, covering the following items:

- Local plan areas and requirements;
- Plan monitoring and review;
- **Non-statutory** actions for further work that will supplement the Plan policies and assist in achieving the Plan vision, goals and objectives; and
- Intergovernmental affairs and regional planning considerations.

Appendices

Appendix A: Definitions

Appendix B: Local Plan Requirements

Appendix C: Infill Development Criteria

Appendix D: Planning North Springbank

Appendix E: Local Plans in the North Springbank Plan Area

2 PLAN PURPOSE

An area structure plan (ASP) is a statutory document approved by Council and adopted by Bylaw. The purpose of this Plan is to outline the vision for the future development of North Springbank in relation to matters such as land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements. This ASP provides Council with an overall strategy when considering land use changes, subdivision, and development. When making decisions regarding development within an area structure plan, Council must consider the plan and a wide range of other factors such as the goals of the County, County-wide growth, and the ability to provide servicing. This ASP implements the higher-level policies and requirements of the Interim Growth Plan, the South Saskatchewan Regional Plan, the Rocky View County/City of Calgary Intermunicipal Development Plan, and the **Municipal Development Plan** ~~County Plan~~, through alignment with these

documents. The land use strategy set out in this ASP implements the vision for North Springbank by detailing the physical organization of land uses. The strategy identifies general land uses, the approximate boundaries of the land use areas, and the policies that inform the development in each area.

An ASP does not predict the rate of development within the plan area; ultimately, growth is determined by market demand, which reflects the overall economic climate of the region. Through the process of preparing this Plan, several opportunities were provided **to landowners, residents, adjacent jurisdictions and other stakeholders for** input on the development of policy. It is important that the vision, goals, and policies contained in the Plan address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.



3 NORTH SPRINGBANK VISION AND GOALS

Springbank Vision

The following vision statement provides an idea of what Springbank could look like in the future:

Straddled by the Bow River and Highway 1, Springbank will principally offer a tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage.

Further development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management. Acreages will continue to be the main housing option in the community, but with Cluster Residential development offering a further choice that promotes the establishment of communal spaces. Agricultural land uses shall continue to be supported, and new development shall respect existing agricultural operations.

Business uses will be carefully managed and will be predominantly centred on the Highway 1 intersections and Springbank Airport. Residents and visitors will enjoy an extensive active transportation network linked with open space and community focal points. Transition from urban development in the city of Calgary will be effectively planned to ensure compatibility with Springbank's unique character. New development shall utilize efficient servicing and transportation infrastructure to ensure that growth is fiscally and environmentally sound.

Goals

There are ~~16~~ 15 goals that guide the North Springbank ASP. These goals are based on ~~several~~ factors:

- policy direction of the Interim Growth Plan, the Municipal Development Plan ~~County Plan~~, and the Intermunicipal Development Plan;
- the existing physical characteristics of the area; and
- the key issues, constraints, and opportunities identified during the planning process.

The goals are as follows:

Land Use Strategy

1. Continue to develop North Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed at appropriate locations.
2. Promote a strong sense of place by preserving heritage assets and expanding community focal points, open space connections, and recreational opportunities.
3. Ensure an ordered approach to development through the implementation of well-defined and compatible land uses, together with appropriate transition between land uses.

4. Support the County's goal of achieving financial sustainability through rational extensions of development and diversification of the tax base in the Springbank area.
5. Ensure that new development aligns with the direction of municipal and regional policies and plans.
6. Collaborate and engage with landowners and adjoining jurisdictions throughout the planning process to build consensus on new development.

Community Character and Appearance

7. Complement the character and appearance of North Springbank through high-quality design that:
 - a. preserves and enhances the existing landscape and natural environment;
 - b. recognizes and blends with the immediate surroundings and vistas; and
 - c. supports efficient use of land and encourages provision of accessible public spaces.
8. Provide for attractive and high-quality scenic corridors into the Springbank community along the Highway 1 corridor.

Housing

9. Respect the existing built environment **by exploring but explore** the use of alternate forms of residential development, such as cluster and mixed use development.
10. Establish a framework for the sensitive and orderly infilling of fragmented residential lands to provide for efficient lot sizes that are reflective of a country residential community.

Business

11. Ensure sustainable and sensitive growth of the business areas in a way that is supported by market trends, desired growth size, and limitations of servicing.

Agriculture

12. Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.
13. Promote the development of smaller agricultural operations within residential, community, and business uses to maintain the rural character of Springbank.

Transportation Network

14. Create a well-designed and safe transportation network that maximizes local and regional connectivity for residents, motorists, pedestrians, and cyclists.

Servicing

15. Provide for potable water, waste water, and storm water infrastructure within the Plan area in a safe, cost effective, and sustainable manner.

Environment

16. Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife corridors, the existing groundwater resource, and drainage patterns within the **Bow and Elbow River** watersheds **River**.

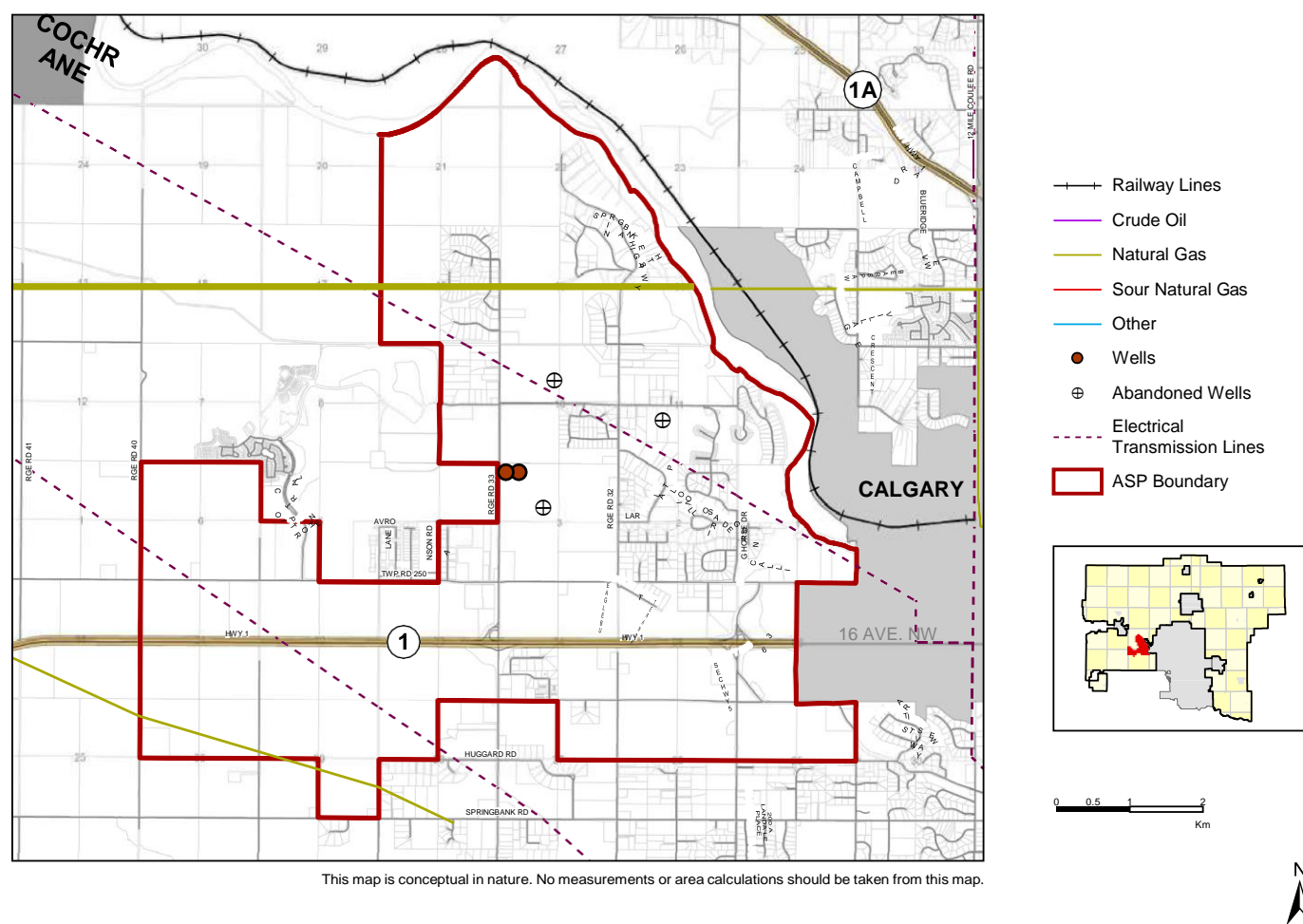
4 PLAN AREA

The North Springbank Plan Area applies to the lands contained within Map 01: Plan Area Location, and Map 02: Air Photo. North Springbank ASP policies are to reference the lands within the North Springbank Plan Area boundaries.

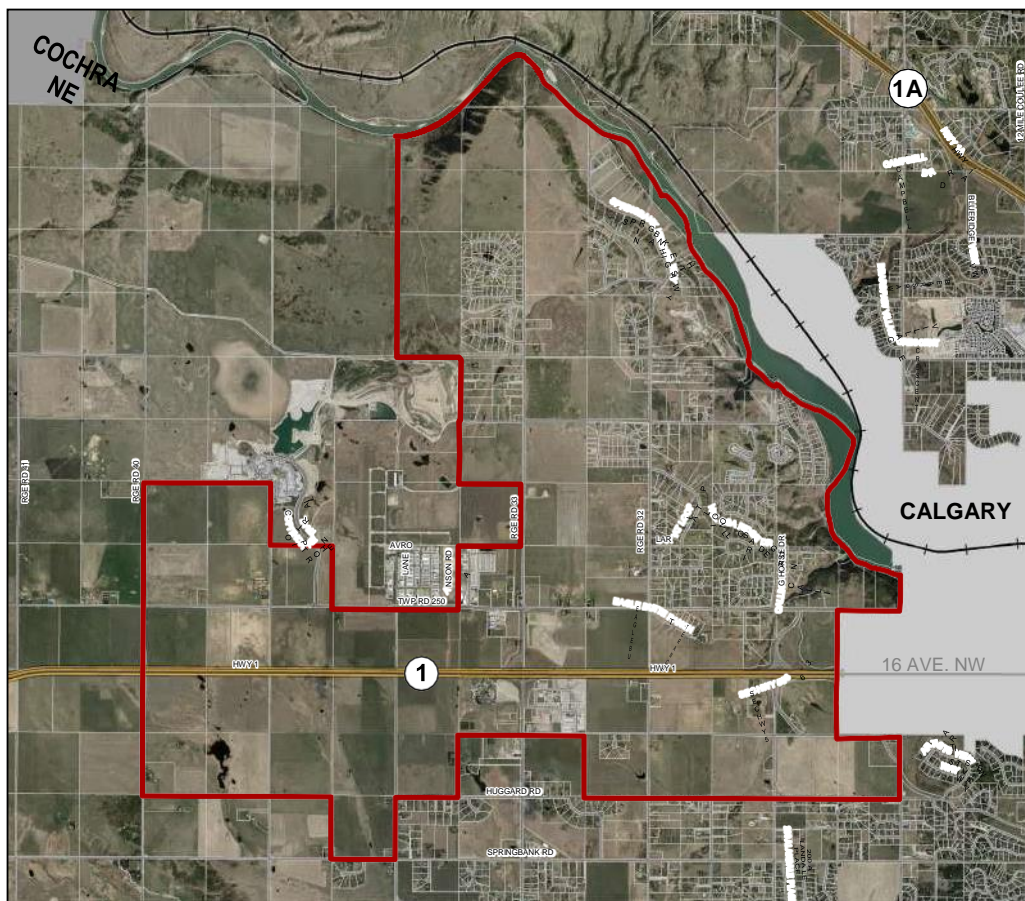
The North Springbank Plan Area boundary is generally defined by the Bow River to the north, the Highway 1 to the south, and the city of Calgary to the east. To the west, the Plan area adjoins the Harmony development and agricultural lands. The Harmony development, which provides for residential, employment, recreational, and community land uses, does not form part of this

ASP; it is instead guided by its own non-statutory plan: the Harmony Conceptual Scheme.

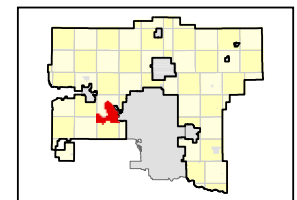
The TransCanada Highway (Highway 1) runs east to west through the southern portion of **Springbank the Plan area**, while the Stoney Trail western extension (under construction at the ASP adoption stage) lies immediately east of the Plan area. This regional transportation infrastructure will provide the primary access into the Plan area. The Springbank Airport, while operated by The Calgary Airport Authority under long-term lease, is Federal Land and as such also does not form part of this ASP. However, this Plan recognizes the importance



Map 01: Plan Area Location



- +— Railway Lines
- ▭ ASP Boundary



0 0.5 1 2
Km



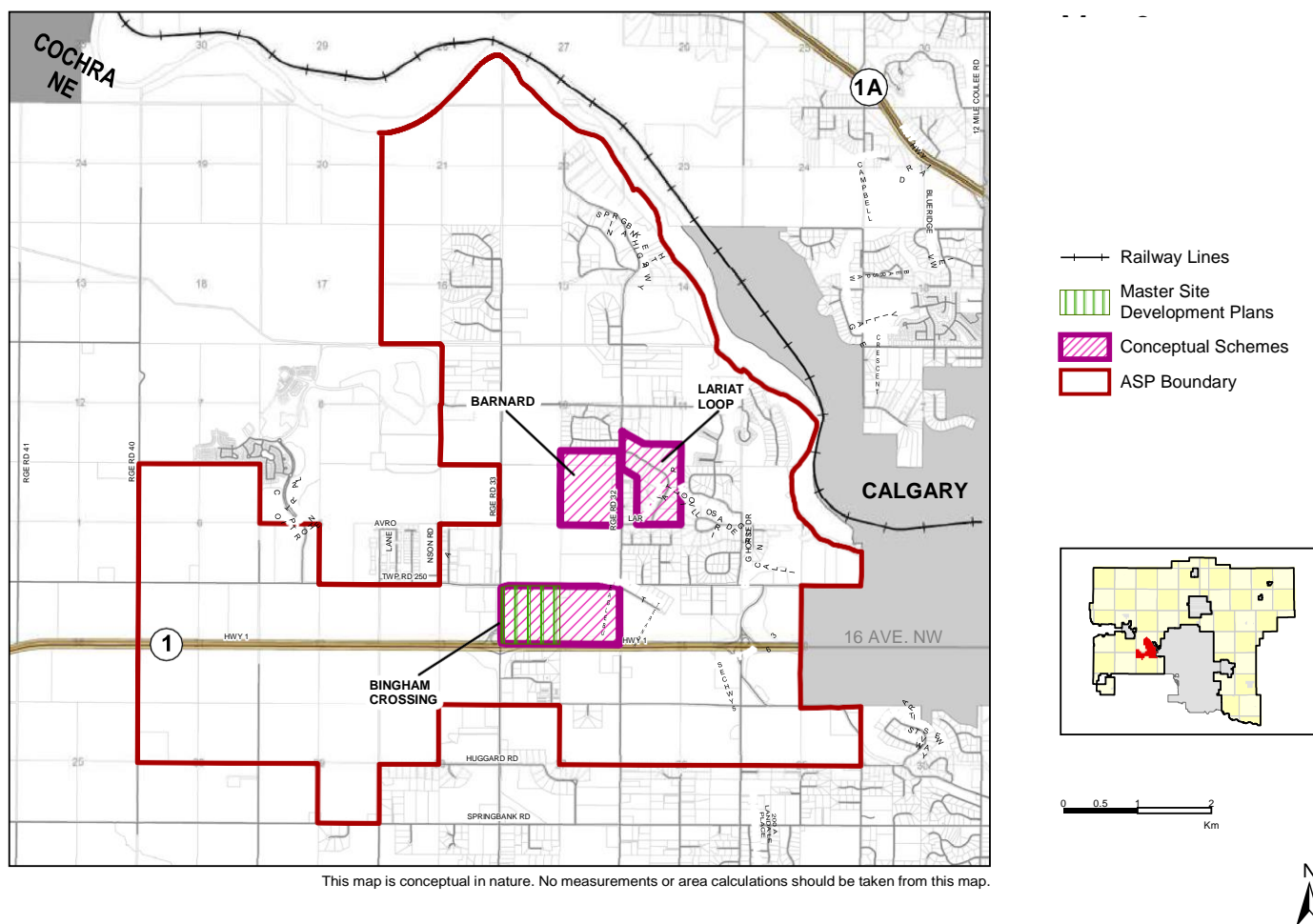
Map 02: Air Photo

the Springbank Airport plays within the community, County and the region.

The North Springbank Area Structure Plan encompasses an area of approximately 5,260.91 ha (13,000.00 ac) (Table 01).

Existing Local Plans

Adopted local plans within the Springbank Plan Area, as shown on Map 03, are listed in Appendix E.



Map 03: Local Plans

PLAN AREA MAPS:

The boundaries and locations of areas shown on the maps within the Plan boundary are not intended to define exact areas, except where they coincide with clearly recognizable features or fixed boundaries such as municipal boundaries, property lines, roads, or utility rights-of-way. Furthermore, the locations of symbols depicting specific features on the maps are approximate only, not absolute, and should be interpreted as such. The precise location of these boundaries and areas will be determined by the County at the time of local plan consideration and approval.

5 SPRINGBANK CONTEXT

History

The productive land and the river valleys of Springbank were the basis for settlement of both indigenous and non-indigenous people. The Peigan people of the Blackfoot Nation and Stoney tribe hunted in the Springbank area for the buffalo that grazed the plains, which provided for their food, clothing, fuel, and shelter. Other animals that lived along the rivers, such as deer and elk, were another supply of food and clothing.

The Dominion Lands Act of 1872 encouraged significant settlement of the Canadian Prairies in the late 19th century, and non-indigenous settlers were drawn to Springbank for its productive agricultural lands.

With the extension of the Canadian Pacific Railway in 1886, the area became an attractive location for settlement. Many homesteaders journeyed west by train from eastern Canada and Europe to capitalize on the offer of rich agricultural land throughout Alberta. This optimism came to define Springbank's role in the region as a hinterland of

agricultural production for the Calgary region and beyond.

By the early 1900s, Springbank had become a productive and socially vibrant agricultural community. Agriculture was based on pastureland and fertile cropland, followed by the introduction of dairy farming as a primary agricultural pursuit.

Springbank's growth throughout the 20th century was heavily influenced by the growth of Calgary. It initially played an important role in supporting agricultural products to the Calgary population, which had grown to 90,000 people by the 1940s. The rapid expansion of the oil industry from the late 1940s onwards led to a population boom in Calgary, with resultant pressures for residential development in Springbank. Rural land was cheaper to buy, taxes were low, and improved roads made the commute to Calgary manageable. Construction of the TransCanada Highway through Springbank in 1957 perhaps had the most dramatic impact on development pressures in providing improved connectivity with the city.



The Calgary Regional Planning Commission initially sought to discourage rural residential development by setting a minimum parcel size of 20 acres in 1963. By 1971, however, the restriction had been replaced with an allowance for seven four-acre lots per quarter section. In 1984, regional policy again was relaxed to allow further subdivision in rural areas, thereby facilitating further fragmentation of agricultural lands in Springbank.

Throughout the 1990s, the growth of country residential acreages increased, with approximately 1,000 new lots being created over the decade, the majority of which were between two and four acres in size. This growth continued with adoption of the Central Springbank ASP by Rocky View County Council in October 2001. The Central Springbank ASP provided the framework for the development of further country residential development and covered much of the Springbank community we see today. However, development within Springbank has slowed recently, as shown by the modest population increase between 2013, where the census-recorded population was estimated at 5,697, and 2018, where the population stood at 5,847.

Alongside residential growth, business development first emerged in Springbank in the 1980s. Calaway Park was established adjacent to Highway 1 and Range Road 33, and later, a range of business uses were established at Commercial Court immediately to the east.

Over time, business uses also developed around the Springbank Airport. The Airport opened in 1971, and responsibility for airport operations was transferred under lease from the Government of Canada to the Calgary Airport Authority in 1997. Since then, businesses have grown within the airport lands, while various industrial storage uses have also been established at Mountain View Trail adjoining the Airport.

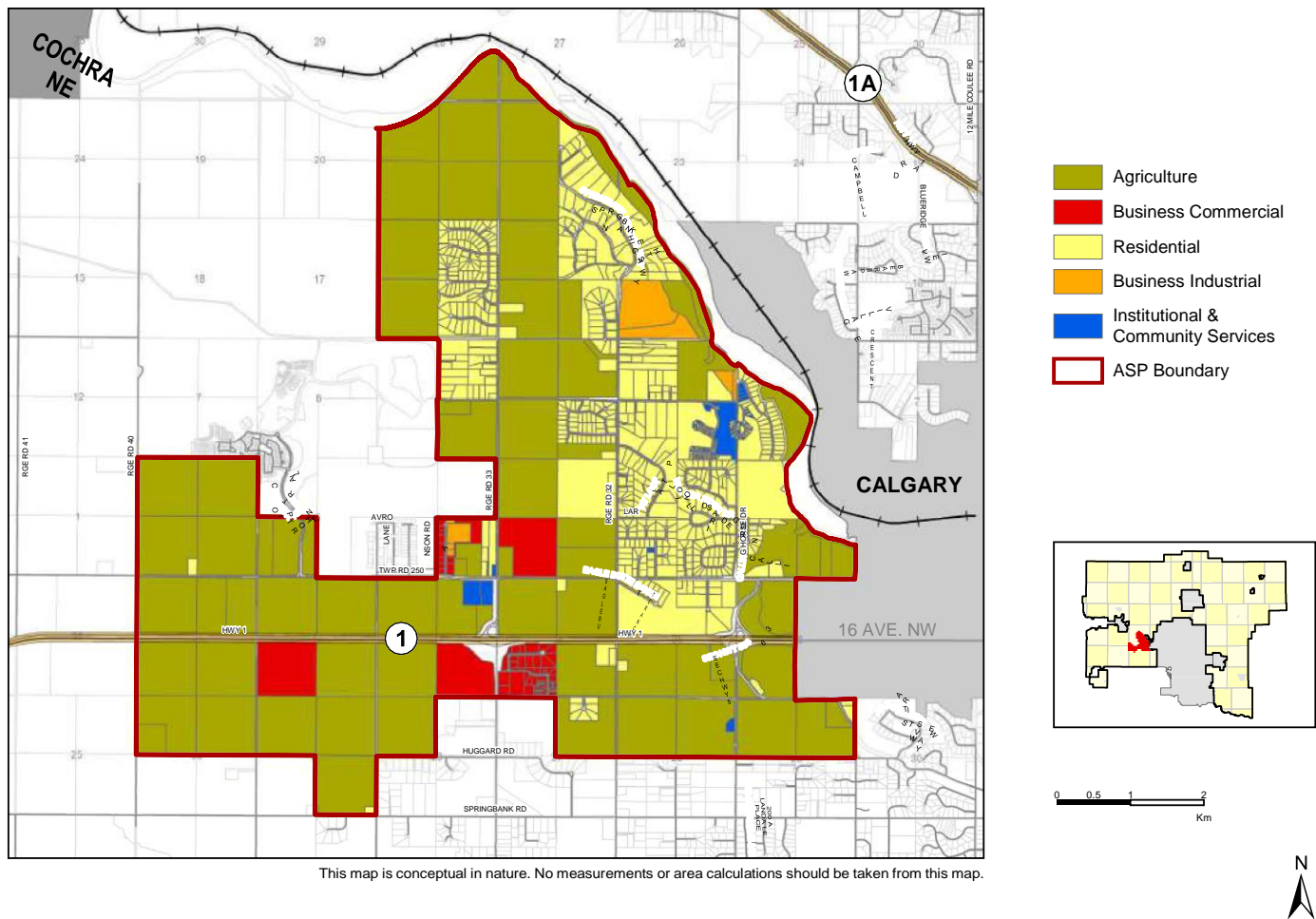
Existing Land Use

Map 05: Existing Land Use shows the land uses present within the Springbank ASP area at the time of adoption of the ASP. Springbank has predominantly developed as a Country Residential community and is defined as such within the ~~Municipal Development Plan~~ ~~County Plan~~. While many areas in the community are comprehensively planned two acre subdivisions, others feature varying lot sizes indicative of piecemeal subdivision.

The lands around ~~North~~ Springbank Airport are designated as a Regional Business Centre within the ~~Municipal Development Plan~~ ~~County Plan~~; however, only a small area immediately southeast of the Airport has so far been planned or developed for business uses.

The lands within the Highway 1 corridor are designated as a Highway Business Area within the ~~Municipal Development Plan~~ ~~County Plan~~, and this area covers the Calaway Park attraction and business uses within Commercial Court immediately south of Highway 1. Although local plans have been adopted for further business development within the Highway corridor, this development had not yet commenced at the time of this Plan's adoption.

Agricultural lands have been fragmented by residential and business development, and the viability of larger agricultural operations continues to be impeded by competing business and residential development.



Map 04: Existing Land Use

REGIONAL BUSINESS CENTRES:

Large areas of commercial and industrial development within the County. Their purpose is to provide regional and national business services, and local and regional employment opportunities. Regional business centres make a significant contribution in achieving the County's fiscal goals.

HIGHWAY BUSINESS AREAS:

Areas that provide both destination business commercial services and services to the travelling public. They take advantage of the provincial highway system and are of limited size, located in proximity to highway intersections and interchanges. Highway Business Areas contribute towards achieving the County's fiscal goals, and provide local employment opportunities.



PLAN POLICIES: LAND USE

6 LAND USE STRATEGY

Purpose

The land use strategy implements the vision for the North Springbank ASP by detailing the physical organization of land uses in the Plan area as identified on Map 05. The strategy identifies general land uses, the approximate boundaries of the land use areas, and the policies that inform the development in each area.

The land use strategy provides for a comprehensively planned community in North Springbank that reflects its existing country residential and agricultural base, but also moves towards alternative development forms. The residential areas of Springbank will continue to develop in the traditional country residential and new Cluster Residential forms, providing a range of opportunities for rural living. ~~Surrounding the Springbank Airport, regional business services will continue to develop, providing regional and national business services and local and regional employment opportunities, in addition to contributing to the County's fiscal goals.~~ Surrounding the Springbank Airport, regional business services will continue to develop and serve the local and regional market, provide local and regional employment opportunities, and contribute to the County's fiscal goals. The Highway 1 intersections are also identified as nodes for the growth of further business services. To the west, the Future Expansion Area will provide opportunities for future growth, with timelines dictated by criterion including the availability of servicing, improvements to transportation infrastructure, ~~collaboration with The City of Calgary,~~ and market conditions.

The majority of residents will live in areas composed mainly of single-family dwellings, with opportunities for other forms of housing where appropriate. The North Springbank ASP plans for an approximate population of 17,890 with an average density of ~~gross net~~ 1.18 upa; this target was determined through planning and engineering reviews, as well as stakeholder consultation and feedback. Final densities will be determined with the preparation of local plans.

The estimated population density and land uses identified in this strategy are outlined in Table 01 and Table 02.

Policies

General

- 6.1 To provide a holistic, efficient, and thorough approach to community development in North Springbank, local plans must be prepared in accordance with Section 27 and Appendix B of this Plan, adopted by bylaw, and appended to the Plan.
- 6.2 A local plan is not required within residential areas when the proposed development meets the criteria for a first parcel out or new agricultural use in accordance with the ~~Municipal Development Plan~~ ~~County Plan~~.

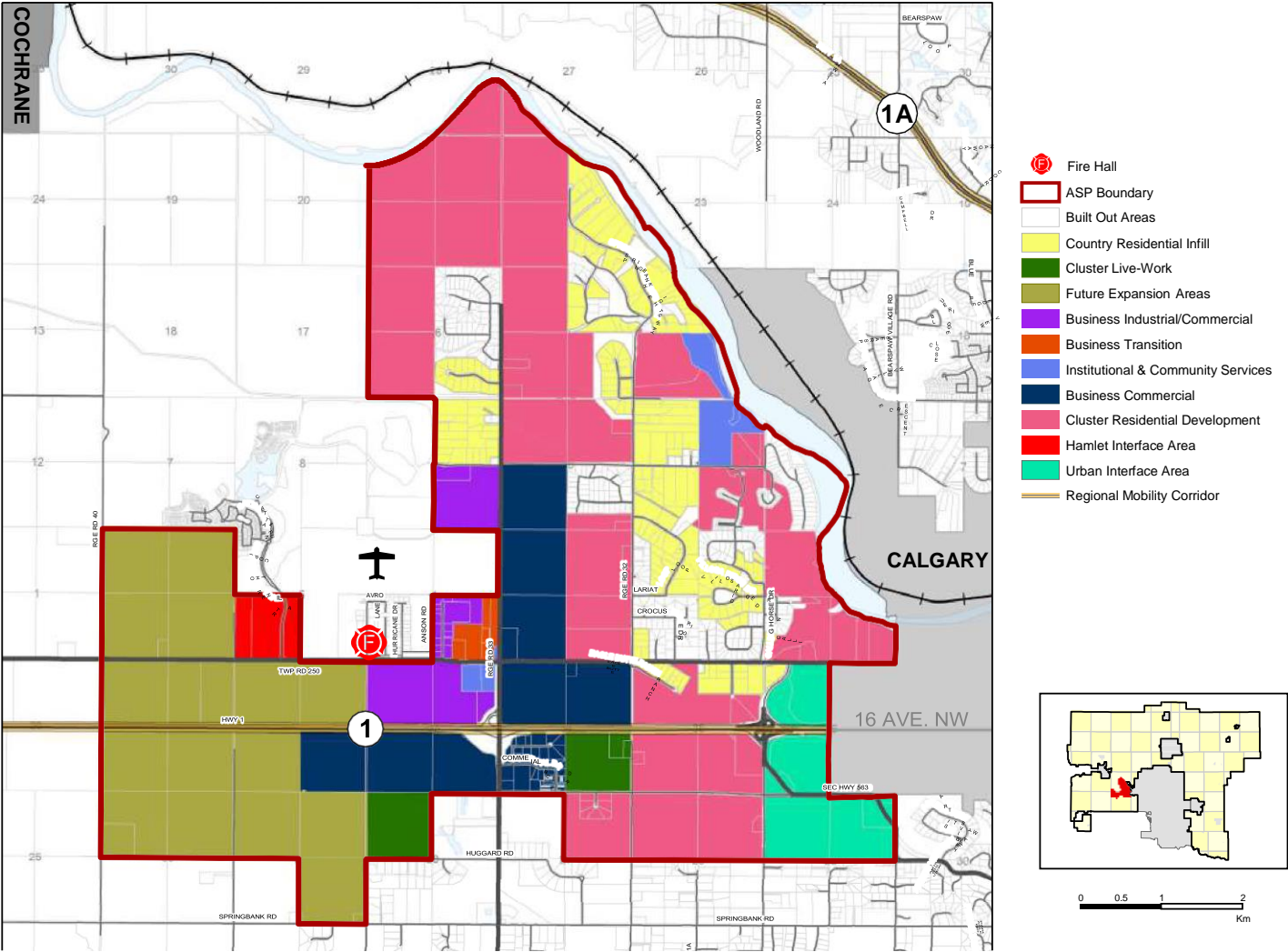
Table 01: Springbank Population Density at Full Build-Out

AREA Acres (ha)	GROSS/NET RESIDENTIAL AREA Acres (ha)	GROSS/NET UNITS PER ACRE (HA)	ESTIMATED POPULATION (Build-Out of Plan Area)
13,000.00 ac (5,260.91 ha)	Gross 5,322 ac (2,153.74 ha)	Gross 0.64 upa (1.58 upHA)	17,953 890***
	Net 2,881.00 ac (1,165.90 ha)	Net 1.18 upa (2.93 upHA)	

* Units and population density per acre are based on gross residential area.

** Average of cluster units per acre calculated without density bonusing.

*** Assumed 2.7 people per household as per Census data. Includes 2018 existing population of 5,832 1,860.



Map 05: Land Use Strategy

Table 02: Land Use Scenario - Land Use Category

LAND USE TYPE	AREA
Infill Country Residential	525.69 ha (1,299.00 ac)
Cluster Residential	1,628.05 ha (4,023.00 ac)
Business Commercial	536.61 ha (1,326.00 ac)
Business Industrial/Commercial	198.70 ha (491.00 ac)
Business Transition	31.16 ha (77.00 ac)
Cluster Live-Work	122.62 ha (303.00 ac)
Institutional and Community Services	77.30 ha (191.00 ac)
Urban & Hamlet Interface	293.80 ha (726.00 ac)
Future Expansion Area	1,035.59 ha (2,559 .00 ac)
Build Out Areas	786.30 ha (1,943.00 ac)
Total	5,235.83 ha (12,938.00 ac)

- Table Notes:
- Reference Map 05 – Land Use Strategy.
 - All areas are approximate and should be considered as “more or less”.
 - Total area in hectares may vary from total area in acres due to conversion factors.
 - Percentage may not total 100% due to rounding of figures.

7 RESIDENTIAL

Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of North Springbank. The General Residential Policies pertain to future residential development in all residential categories. Community engagement while preparing the Springbank ASP suggested that there is a desire for seniors' housing; policies in this section provide further guidance on Villa Condo developments, which could provide an accessible and low-maintenance housing option for seniors and other groups.

Objectives

- Maintain single detached dwellings as the predominant form of housing in Springbank, and preserve the rural lifestyle of residents living on acreages and agricultural parcels.
- Facilitate a diverse community with efficient use of land and environmentally sensitive developments that can accommodate persons of all ages and abilities.
- Ensure well-planned development by the submission of local plans as per Sections 26, Appendix B, and various sections of this plan.

Policies

General

- 7.1 Residential development shall be in accordance with Map 05: Land Use Strategy.
- 7.2 All residential development shall be consistent with the General Residential Development policies outlined in this section.
- 7.3 Lands suitable for residential development are classified into ~~four~~ six categories:
 Built-Out ~~Country Residential~~, ~~Country Residential~~, ~~Country Residential~~ Infill, Cluster Residential, ~~Cluster and~~ Live-Work, and

Villa Condo residential areas. Any application to re-classify lands from its potential land use identified on Map 05 to another residential land use category shall require an amendment to this Plan, as guided by ~~Municipal Development Plan~~ ~~County Plan~~ policies.

- 7.4 Residential redesignation and subdivision applications ~~require a local plan and~~ provide for development that:
- a) provides direct access to a road, while avoiding the use of panhandles;
 - b) minimizes driveway length to highways/ roads;
 - c) removes and replaces panhandles with an internal road network when additional residential development is proposed; and
 - d) limits the number and type of access onto roads in accordance with County Policy.
- 7.5 For developments where panhandles exist or are proposed in accordance with policy 7.4, Road Acquisition Agreements may be registered at the time of subdivision to secure future road alignments.
- 7.6 No new residential buildings shall be permitted within the floodway or flood fringe identified on Map 06: Environmental Areas.

Local Plans

- 7.7 All redesignation and subdivision applications on lands identified for residential development ~~require a local plan or residential development plan in accordance with this section, Section 26, and Appendix B.~~

Built-Out Country Residential

A portion of lands within the North Springbank area have built-out to the fullest desired potential. These lands, ~~are~~ identified in Map 05: Land Use Strategy, are generally 3.50 acres or less in size, and are developed with a dwelling and associated servicing and transportation infrastructure.

Objectives

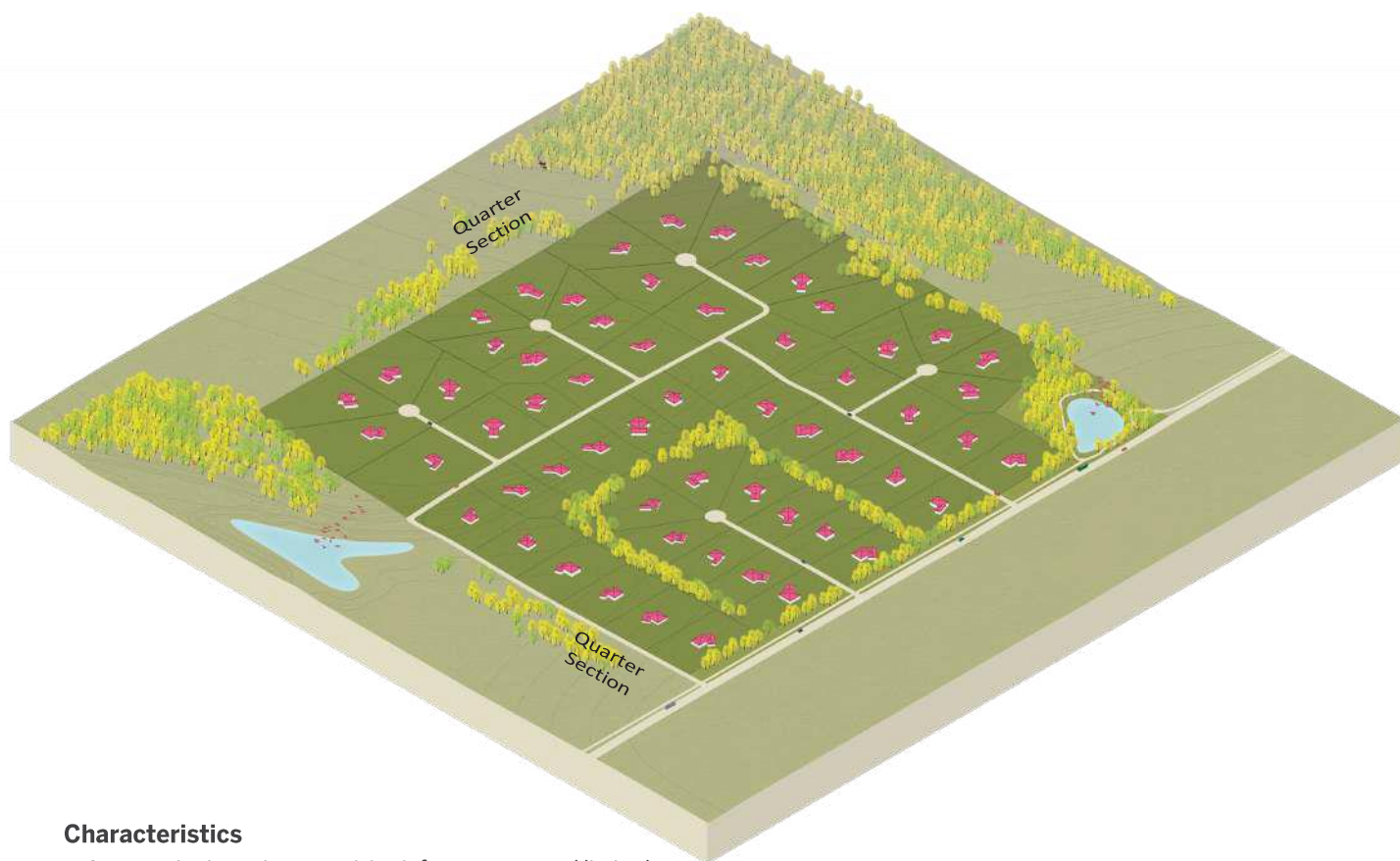
- Maintain those portions of the North Springbank area that are identified as built-out, as they continue to be desirable places for residential living.

Policies

- 78** Lands within areas identified as built-out residential areas shall not subdivide further.
- 79** Notwithstanding 7.8, where existing lots hold a land use designation that permits further subdivision, proposals may be considered to create lots meeting the purpose and intent of that land use district.

Existing Country Residential

Portions of Springbank have been built-out to the fullest desired potential, with lots 3.5 acres or less.



Characteristics

- 2-4 acres in size, private servicing infrastructure, and limited opportunities for shared and connected open space.

Country Residential

Existing Country Residential Development accounts for approximately ~~11~~ 15% of the Plan area. These areas are high-quality developments that offer, for many, a desired development form.

Although this plan seeks to provide for some variation in development forms, including Cluster Residential development and Villa Condo developments, there may be instances where these forms are not achievable or desirable. The following policies shall guide residential developments in the areas identified for Cluster Residential development where alternative forms are proposed.

Policies

General

- 7.10 Country Residential development may be considered in areas identified as Cluster Residential where the cluster development form is identified as not achievable due to servicing, transportation, or environmental considerations, if:
- a) a rationale is submitted detailing the aspects limiting cluster development form;
 - b) a servicing proposal is provided in accordance with the County Servicing Standards;
 - c) storm water and drainage proposals are consistent with the Springbank Master Drainage Plan;
 - d) active transportation networks are proposed to promote connectivity with adjacent developments, in accordance with the Active Transportation Plan: South County; and
 - e) the proposal complies with the ~~interface~~ transition policies identified in Sections ~~11~~ and 12.

7.11 For areas identified as Cluster Residential area, where cluster is determined to be inappropriate, the following policies shall apply:

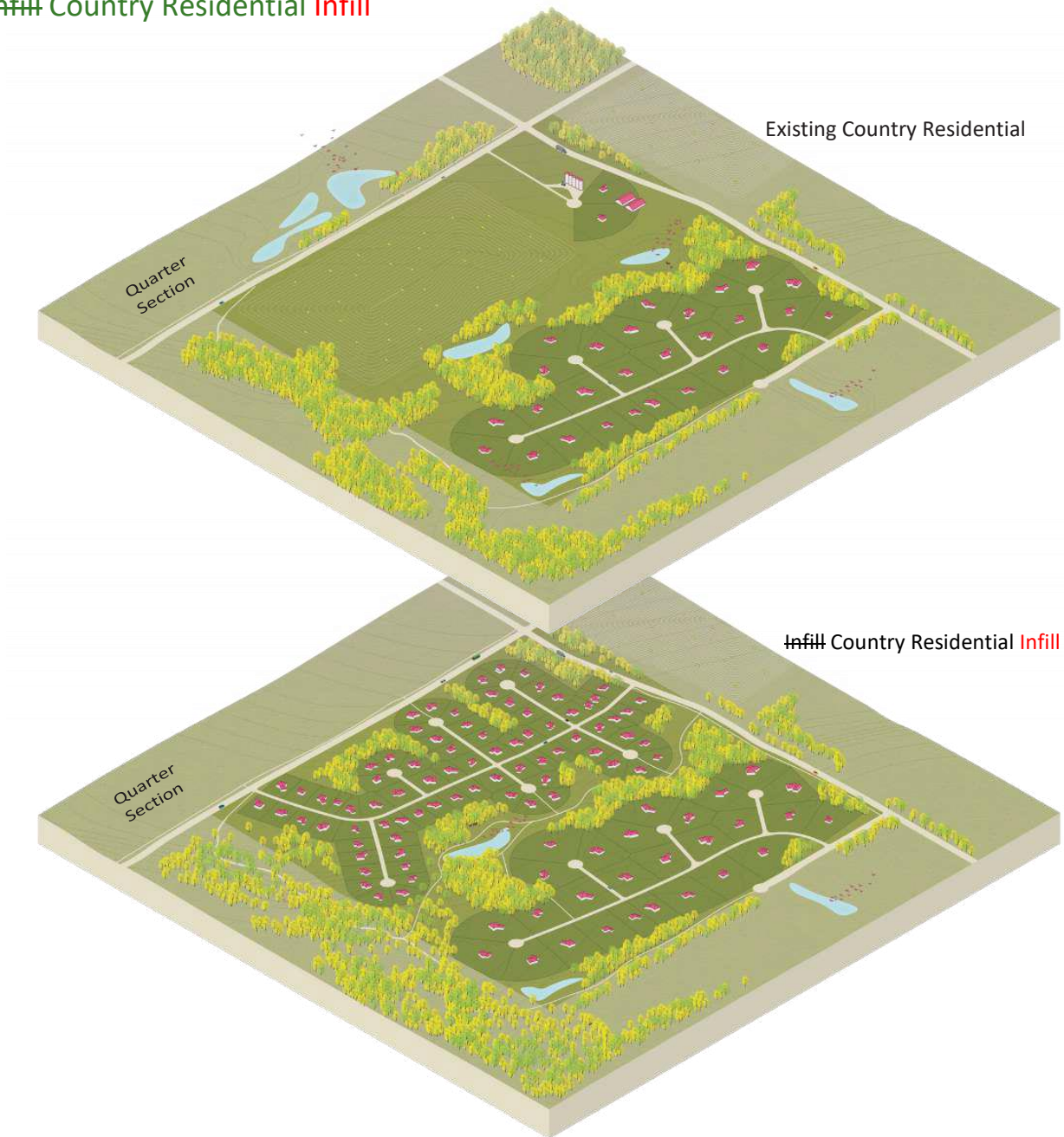
- a) Development of Country Residential areas shall:
 - i) ~~be guided by a local plan, in accordance with Section 26 and Appendix B.~~
 - ii) promote pedestrian use and connections to the open space and active transportation network;
 - iii) minimize lot grading and incorporate the natural contours of the land into the residential design; ~~and~~
 - ~~iv) provide dark sky friendly lighting where it may be required such as at road intersections;~~
 - iv) demonstrate consideration and accommodation of wildlife corridors as identified in Map 07: Wildlife Corridors.; ~~and~~

7.11 Municipal reserve lands in Country Residential areas should be provided by a full dedication of land to facilitate the establishment of a connected open space system.

Density and Composition

7.12 The minimum parcel size for Country Residential development shall be 1.98 acres.

Infill Country Residential Infill



Characteristics

- Larger infill parcels may allow subdivided parcel sizes below 1.98 acres (to a minimum of 1.00 acre) to be permitted subject to:
 - Communal/regional water/wastewater servicing,
 - Provision of open space and/or active transportation routes,
 - Management of interface with existing country residential.
 - Maximize lot yields that create an efficient development pattern and ensure effective road network, active transportation network, servicing, and stormwater management.

~~Infill~~ Country Residential Infill

Historical subdivision approval in North Springbank has resulted in fragmented pockets of country residential lots and small agricultural parcels. Incremental development in these areas divides viable agricultural land, impacts agricultural operations, and creates an inefficient settlement pattern with poor connectivity.

This section addresses the issues related to fragmented land and provides policies to enable a gradual transition to a more orderly and efficient development pattern within Infill County Residential Areas, subject to the following considerations being addressed:

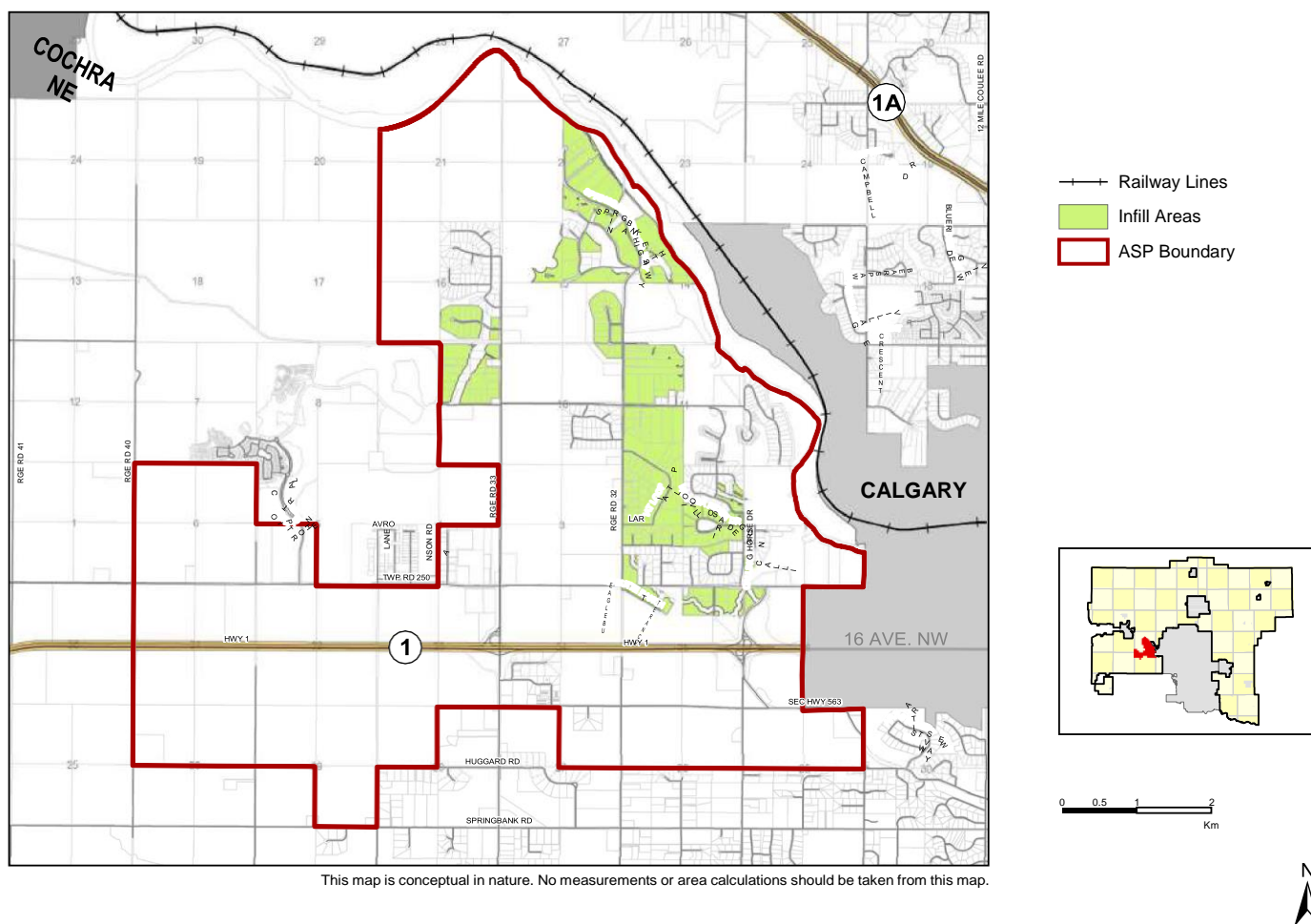
- Land use transition;
- Transportation and access;
- Active Transportation Network;
- Servicing;
- Storm water; and
- Compatibility with adjacent lands.

Objectives

- Ensure that the impact of business development and other higher density housing forms on country residential development is minimized through the implementation of appropriate interface policies and design guidelines.
- Ensure that redesignation and subdivision proposals within Country Residential areas are sensitive to existing residential properties and are supported by the appropriate planning framework.
- In appropriate locations, provide criteria for the subdivision of larger parcels within existing Country Residential subdivisions.

Policies

- ~~7.13~~ ~~Infill~~ Country Residential ~~Infill~~ Areas shall be in accordance with Map 05A: ~~Country Residential Infill Residential~~.
- ~~7.14~~ The minimum parcel size in the ~~Infill~~ Country Residential ~~Infill~~ Area should be 1.98 acres.
- ~~7.15~~ ~~Notwithstanding Policy 7.14~~, Applications for redesignation and subdivision of larger infill parcels, as identified on Map 05A, should be supported by submission of a ~~Residential Infill Development Plan. conceptual scheme meeting the requirements of Appendix B of this Plan.~~
- ~~7.16~~ ~~For larger infill parcels referred to within Policy 7.15 and on Map 05A of this Plan, parcel sizes below 0.80 hectares (1.98 acres), and to a minimum of 0.40 (1.00 acres), may be supported subject to:~~
- ~~a) the availability of satisfactory communal or regional potable water and waste water servicing, in accordance with municipal servicing standards.~~
 - ~~b) the provision of open space and/or active transportation routes, as required by the County.~~
 - ~~c) management of the interface with existing country residential development, addressing the policies and requirements of Section 12 (Transitions) of this Plan.~~



Map 05A: Infill Residential

RESIDENTIAL INFILL DEVELOPMENT PLANS:

Non-statutory plans that accompany a land use redesignation application and are used to comprehensively address a limited set of specific planning issues. They address the practical difficulty of multiple parcel ownership, and the burden of plan preparation falling on a single owner of a limited amount of land. Residential infill development plans require consultation with owners within the Plan area and will be retained by the County to guide future subdivision approval.

7.16 Within ~~Infill~~ Residential Infill Areas, where a local boundary encompasses multiple small parcels of land, the County may allow for a non-statutory Residential Infill Development Plan. ~~the redesignation and subdivision of residential lots or agricultural parcels to facilitate new residential lots may be supported if the following criteria are met:~~

- a) A Residential Infill Development Plan: ~~is provided that:~~
 - i) plans for an area determined by the County at the time of redesignation application. The plan ~~shall~~ should include, at a minimum, all residential or small agricultural acreages that are adjacent to the application, excluding built-out areas;
 - ii) includes design measures to minimize adverse impacts on existing agriculture operations;
 - iii) identifies potential impact from airport operations and mitigation measures, if applicable;
 - iv) demonstrates conformity with the Springbank Master Drainage Plan;
 - v) demonstrates consideration of the opportunities and constraints identified in Appendix ~~D~~ C; and
 - vi) demonstrates potential connectivity to residential or small agricultural acreages outside of the Plan area.
- b) A technical assessment of the proposed design is provided to demonstrate that the Residential Infill Development Plan area is capable of supporting increased residential development. The assessment shall address:

- i) the internal road network, water supply, sewage treatment, and storm water management; and
- ii) any other assessment required by unique area conditions.
- c) a technical assessment of the impact on off-site infrastructure, roads, and storm water systems is provided;
- d) an assessment is undertaken of the municipal reserve status for the infill development area and adjacent lands, as appropriate, to identify alignments and opportunities to implement the Active Transportation Plan: South County.
- e) a report is provided that documents the consultation process undertaken to involve affected landowners within the Plan area in the preparation and/or review of the infill development plan.
- ~~f) the application area has the appropriate land use designation.~~
- f) the conditions of subdivision implement the residential infill development plan.

7.17 In preparing a residential infill development plan in an Infill Residential Area, the Applicant should work co-operatively, collaboratively, and equitably with landowners in the Infill Residential Area to:

- a) ensure an effective road network, active transportation network, servicing, and storm water management system; and
- b) maximize lot yields that create an efficient development pattern.

Cluster Residential

The areas identified as Cluster Residential are largely intact quarter sections with potential for connectivity and different forms of development. These areas are generally cultivated ~~with~~ and include some pasturelands.

Cluster Residential design sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while permanently preserving a significant amount of open space for conservation, recreation, or small-scale agriculture uses. Principles of cluster development suggest half or more of the buildable land area is designated as permanent open space. Servicing efficiencies are achieved through reduced footprints and reduced infrastructure runs. In addition, increased opportunities for on-site storage and treatment of storm water and waste water treatment systems improve viability of development. Further residential development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management.

Land use redesignations within these areas will require the prior approval of a local plan in accordance with Section ~~26 27~~ and Appendix B. Comprehensive subdivision design, open space dedication, internal access, and access to County roads will all be determined through the local plan process. Servicing efficiencies will be achieved through connection to County, communal, or regional servicing systems, and coordinated access will be provided to County roads.

Objectives

- Support Cluster Residential development as a form of residential development ~~in order~~ to achieve servicing efficiencies and minimize impacts on environmental features.
- Promote Cluster Residential development as a means of providing increased open space and an interconnected, publicly accessible active transportation network.

CLUSTER RESIDENTIAL DEVELOPMENT HAS THE FOLLOWING FEATURES:

- permanent retention of a significant amount of open land;
- no reduction in dwelling units within the overall project area;
- may provide for a range of housing types and lot sizes;
- reduced development footprint;
- reduced infrastructure costs by shortening road and utility runs;
- increased opportunities to treat and store storm water;
- opportunity for on-site waste water treatment systems; and
- retention of rural character.

OPEN SPACE:

All land and water areas, either publicly or privately owned, that ~~contribute to community building by preserving rural landscapes and providing residents opportunities for passive and action recreation. provide a community, natural, or other such amenity.~~ Open space may include current and future parks, environmentally significant areas and other natural areas, pathways and trails, greenways, land for schools and recreation facilities, utility corridors including storm water infrastructure, golf courses, parking areas, small

Cluster Residential, Standard Density

Sensitive integration of housing with natural topography through grouping homes on smaller lots and preserving open space.



- Range of lot sizes and areas for community gathering and recreation.
- Retention of rural character.
- Conservation of natural landscape.

Characteristics

- Natural and environmental areas are identified and preserved as shared open space.
 - Dwellings on smaller parcel sizes than County Residential, with comparable density.
- ~~50~~30% open space.
 - ~~Up to 144 units~~
 - Centralized servicing opportunities.

Policies

General

- 7.18** Cluster Residential **Development** shall be supported on those lands identified as such on Map 05: Land Use Strategy.
- 7.19** Areas of environmental significance, as shown on Map 06: Environmental Areas, shall be protected within Cluster Residential development.
- 7.20** Open space within Cluster Residential developments (communal and publicly accessible) shall be permanently maintained through appropriate land use designations, conservation or private easement, common lands (bareland condominium), or a combination thereof.
- 7.21** Open space systems within the Cluster Residential development shall incorporate linked linear systems of trails and pathways, which shall connect to existing or proposed active transportation networks.
- 7.22** Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural features.
- 7.23** Municipal reserve should be provided through dedication of land; cash-in-lieu of reserve should only be taken in the Cluster Residential area where necessary to contribute to the improvement of public open space systems or recreation facilities.
- 7.24** In developments where municipal reserve may be dedicated, municipal reserve lands should be used to provide connectivity within the development and with adjacent lands.
- 7.25** Where new landscaping is contemplated, proponents should use vegetation suited the area's climate and geography.
- 7.26** Appropriate agricultural uses, such as Contemporary Agriculture and equine uses, may be provided as open space use in the context of cluster developments where it can be demonstrated, to the satisfaction of the County, that:
- a) the proposed or existing agricultural use is compatible with residential uses and local road systems;
 - b) the site can sustain the type, scale, size, and function of the proposed or existing agricultural use;

CLUSTER DESIGN CONSIDERS THE FOLLOWING

- identification of significant natural systems, environmentally sensitive lands, wildlife habitat, and opportunities for the protection of open space;
- determination of the average density in accordance with the Cluster Residential policies;
- analysis of environmental matters such as wind and sunlight conditions, storm water management, artificial light generation, and impacts on significant natural systems, environmentally sensitive lands, and wildlife habitat;
- analysis of open space and recreational needs and opportunities;
- analysis of available centralized or decentralized servicing options;
- analysis of the transportation networks;
- analysis of the existing and compulsory active transportation network components;
- analysis of visual impacts from within and outside of the proposed development; and
- achievement of design that facilitates environmental sustainability, interconnected open space, efficient land development, aesthetically appropriate built form, and quality of life.

- c) there is minimal impact on the natural environment, including air quality, natural vegetation, wildlife movement, and surface and groundwater hydrology; and
- d) the agricultural development ~~shall will~~ follow best management practices for storm water runoff.

727 Local plans shall include provisions for an Open Space Management Plan ~~to ensure effective management,~~ which includes:

- a) identification of open spaces and associated improvements;
- b) relationships between open spaces, municipal and environmental reserves;
- c) phasing of development;
- d) construction obligations;
- e) operation and maintenance responsibilities;
- f) mechanism for permanent conservation; and
- g) any other relevant matters.

728 Cluster Residential development shall provide:

- a) a reduction in the overall development footprint through a permanent retention of a portion of developable land as open space;

- b) a significant portion of open space that is publicly accessible and used for greenways, regional pathways, and/or trails;
- c) an efficient, compact, walkable development area;
- d) servicing and transportation efficiencies with minimized operational costs;
- e) minimal impacts on adjacent agricultural operations; ~~and~~
- f) environmental best practices, interconnected open space, efficient development, and retention of rural character; ~~and~~
- g) ~~instruments or other mechanisms to protect the open space from further residential development, such as a restrictive covenant or conservation easement.~~

729 Cluster Residential development shall ensure that development supports the character of Springbank, is well designed, and conforms to current technical servicing requirements and master servicing plans.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED):

A multi-disciplinary approach for reducing crime through urban and environmental design and the management of the built environments. The four basic strategies in CPTED include:

1. Access Control;
2. Surveillance;
3. Territorial reinforcement; and
4. Maintenance.

730 Cluster Residential development shall provide for well-designed public gathering places such as parks, open spaces, and community facilities. Gathering places should:

- a) be safe, accessible, and attractive, with consideration for Crime Prevention Through Environmental Design (CPTED) principles:
 - i) be centrally located;
 - ii) respect and enhance community identity and character;
 - iii) encourage social interaction; and
 - iv) address the needs of residents of all ages and abilities.

731 Where appropriate and required to address the integration of the proposed development with adjacent lands, local plans may encompass lands that are outside of the development area.

732 Residential clusters should be arranged to minimize impacts to adjacent uses, such as agricultural operations, and to minimize disturbance to woodlands, wetlands, grasslands, and mature trees. Clusters should be designed to protect scenic views of open land from adjacent roads. Visual impact should be minimized through use of landscaping or other features.

733 New development should incorporate mitigation measures such as landscaping, berming, or other buffering to ensure compatibility with adjacent land uses in accordance with the ~~Transition Interface~~ policies in Sections ~~11~~ and 12

734 Homeowner Associations, Community Associations, or similar organizations shall be established ~~in order~~ to assume responsibility for common amenities and to enforce agreements including, but not limited to, registered architectural guidelines.

735 ~~In order to~~To ensure aesthetically coordinated development, design guidelines and architectural controls shall be implemented by the Association (or similar entity) within each local plan.

736 Where residential development is proposed adjacent to business areas, transportation or utility infrastructure, open space and passive recreation areas should be strategically placed to mitigate potential land use conflicts.

737 Home-based businesses may be pursued in accordance with the provisions of the Land Use Bylaw.

738 Open space shall constitute a minimum of **50%** ~~30%~~ of gross acreage, ~~not~~ including municipal or school reserve dedications, **environmental reserves, wetlands,** or infrastructure dedications such as ~~roads, utilities, etc.~~ utility lots, and **stormwater ponds**. When identifying open space to be preserved:

- a) of the minimum **50%** ~~30%~~ open space required, a minimum of **50** ~~15~~% shall be suitable to support passive and active recreation;
- b) priority should be given to existing agricultural operations, intact natural areas, habitat for rare and endangered species, wildlife corridors, natural and restored prairies, significant historic and archaeological properties, and steep slopes;
- c) water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space; and
- d) open spaces designed to provide plant and animal habitat shall be kept as intact as possible, and trails shall be designed to avoid fragmenting such habitat.

739 The average residential density within the Cluster Residential area shall be a maximum of 1.50 units per net acre of land that is subject to the local plan. The net developable land area shall be calculated to be the area after removal of:

- a) municipal or school reserve dedication; and
- b) open space provision.

740 The minimum lot size for the Cluster Residential areas shall be **0.50-0.30** acres.

741 Notwithstanding policies ~~7.36-7.39~~ and ~~7.37-7.40~~, higher residential densities with smaller lots may be achieved to a maximum of **2.5** units per acre through additional dedication of open space to a maximum of **60%** ~~40%~~ of **net gross** developable area as illustrated in Table 03: Density Options.

742 For the purposes of this plan, a unit is considered a lot for all density and composition calculations.

Non-Statutory Actions

Develop a Cluster Residential open space district within the County’s Land Use Bylaw that provides for contemporary agriculture.

Table 03: Density Options

UPA	% OPEN SPACE
1.6 1.70	52 32
1.7 1.90	54 34
1.8 2.10	56 36
1.9 2.30	58 38
2.0 2.50	60+ 40

Cluster Residential, Maximum Bonusing

Sensitive integration of housing with natural topography through grouping homes on smaller lots and preserving open space.



- Access to open space for recreation, and increased connectivity throughout the quarter-section.

- Permanent preservation of a significant amount of open space for conservation, recreation, or small-scale agriculture uses.
- Centralized servicing opportunities.

- Provides a range of housing types and lot sizes, including opportunity for villa condos and live-work.

Characteristics

- Natural and environmental areas are identified and preserved as shared open space.
- Dwellings on smaller parcel sizes than County Residential, and Standard Cluster Residential with slightly increased density.
- 40% ~~60%~~ open space.
- ~~Up to 160 units~~

Cluster Live-Work Development

The Cluster Live-Work development areas, identified on Map 05: Land Use Strategy, are envisioned as small-scale commercial uses that provide local services and employment opportunities within Springbank. They are intended to integrate and blend with surrounding residential, commercial and public uses through high-quality design and open space connections. Residential uses are permitted to develop in this area in the form of single family, Villa Condo and Live-Work units.

Objectives

- Facilitate Live-Work development that provides local services and employment opportunities, and complements existing and proposed surrounding land uses.
- Support development of attractive Live-Work areas that utilize the active transportation and open space connections.

Policies

General

- 743** Cluster Live-Work development shall be supported in the areas identified on Map 05: Land Use Strategy.
- 744** The Cluster Live-Work area should comprise the following uses:
- a) Live-Work units;
 - b) Single Family Residential units;
 - c) Open space uses; and
 - d) Where appropriate, Villa Condo units.

745 Live-Work and Single Family Residential units should be grouped within ~~specific areas of~~ the development in order to maximize open space and efficiency.

746 Cluster Live-Work development should have the following characteristics:

- a) Local and small-scale business commercial uses;
- b) Outside storage shall be excluded as a principal use, and shall be limited as an ancillary business use:
 - i) In consideration of proposals for outdoor storage or display areas, they shall exhibit a high-quality visual appearance with respect to siting, building design, and landscaping.
- c) Industrial uses shall be excluded;
- d) Live-Work units shall be centred on access and open space nodes, rather than being dispersed amongst single family residential units;
- e) Buildings on Live-Work lots shall be a maximum of two storeys;
- f) Developments shall emphasize active transportation routes and open space connections with surrounding lands uses;
- g) Open space and Single Family Residential Units shall be planned to provide a transition from Live-Work units to surrounding residential uses;

LIVE-WORK UNITS:

For the purpose of this ASP, Live-Work units are considered to be single buildings that comprise a commercial and residential component and that are occupied by the same residents. The Live-Work units shall be the primary dwelling of the occupying residents and may include such uses as dentists, doctors, art studios, hair salons, lawyers' offices, or other uses considered to be similar in character.

- h) Architectural design guidelines shall ensure developments have an attractive, coherent appearance that is reflective of Springbank's rural character; and
- i) Open space and active transportation routes shall be planned to maximize public use of the identified Live-Work areas.

747 Cluster Residential development may be considered in areas identified as Live-Work where the Live-Work development form is identified as not achievable due to servicing, transportation, or environmental considerations if:

- a) a rationale is submitted detailing the aspects limiting Live-Work development form;
- b) a servicing proposal is provided in accordance with the County Servicing Standards;
- c) storm water and drainage proposals are consistent with the Springbank Master Drainage Plan;
- d) active transportation networks are proposed in accordance with the Active Transportation Plan: South County; and
- e) the proposal complies with the interface policies identified in Section 12.

Density and Composition

- 748** Live-Work units ~~shall~~ **should** comprise a minimum of 50% of all units within each Cluster Live-Work development area.
- 749** The average combined density for both Live- Work units and Single Family Residential units shall be two units per acre.
- 750** The minimum lot size for Single Family Residential development shall be 0.5 acres.
- 751** Open space uses shall comprise a minimum of **50%** ~~30%~~ of the overall **Cluster Live - Work** development, **as per policy 7.48**.
- a) Municipal reserve dedication shall not form part of the calculation of the open space contribution.

752 To ensure a balanced development form, the phasing of a Cluster Live-Work development shall be controlled through subdivision approvals, with the following criteria applied:

- a) 75% of the Single Family Residential development proposed within a local plan shall not receive subdivision approval until 50% of the proposed Live-Work units have been constructed.
- b) 25% of the Single Family Residential development proposed within a local plan shall not receive subdivision approval until 75% of the proposed Live-Work units have been constructed.

753 Villa Condo units may be supported within the Cluster Live-Work areas, subject to meeting the policies relating to such development within Section 7 of this Plan.

Local Plans

754 All redesignation and subdivision applications on lands identified for Live - Work development ~~shall be supported by~~ **require** a local plan in accordance with ~~the requirements of~~ Section ~~27~~ **26** and Appendix B.

Non-Statutory Action

Uses and general regulations applied to Cluster Live-Work development areas **require** ~~shall be specified through~~ amendments to the County's Land Use Bylaw, initiated ~~either~~ by the County or a submitted redesignation application.

Villa Condo Developments

For residents who have lived their entire lives in a rural setting, the idea of moving to the city of Calgary or a smaller urban community because of the increased need for support and lack of housing options can be stressful. A lack of suitable housing options, services, and health support for those who live in the country has forced many rural residents into the cities, ending their way of life and connection to rural Alberta. Many residents of Springbank identified that having more housing choices in the community, while preserving rural character, was important to them.

The North Springbank ASP seeks to provide the residents of Springbank with an opportunity to stay within the community as they age, to offer a variety of housing choices, and to situate accessible, low-maintenance housing in areas near local shops and services as they develop.

Objectives

- Support the provision of limited Villa Condo residential development within compatible development areas to support accessible and low-maintenance living options for groups such as retirees and those with mobility impairments.

Policies

General

- 755
- Where determined to be compatible and appropriate, Villa Condo developments may be considered in the following areas shown on Map 05: Land Use Strategy.
- a) Cluster Residential;
- b) Cluster Live-Work;
- c) Institutional and Community Services; and
- d) **Business** Commercial.
- 756
- Villa Condo developments should be grouped within specific areas of the subject lands in order to maximize open space uses and development efficiency.
- 757
- Villa Condo developments may be located within the community core, **as per the policies of the South Springbank ASP**, where access to local amenities such as shops, services, community/recreational opportunities, and the active transportation network can be maximized.

VILLA CONDO DEVELOPMENTS

Villa Condo Developments can suit a range of groups, including retirees and those with mobility impairments. The key characteristic of Villa Condo developments is that they provide an accessible and low-maintenance housing option. Units are typically single storey and are surrounded by common land that is maintained by a home-owners' association or other private entity. They also usually have a resident gathering space such as a community centre or place of worship. This ASP is supportive of Villa Condo proposals, provided that the development is sensitive to the rural identity of the community and is located within appropriate development areas near to local shops and community services.

- 758 Villa Condo developments within the Plan area should:
- a) have an approved local plan meeting ~~the requirements of~~ Section 26 and Appendix B of this Plan;
 - b) predominantly be stairless, single-storey bungalows or attached units (two units);
 - c) contain common lands;
 - d) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;
 - e) be located within walking distance to community meeting places or joint use facilities; and
 - f) be compatible with adjacent uses;

Density and Composition

- 759 The maximum density for Villa Condo developments shall be 4.0 units per acre, calculated on the gross development area identified for the Villa Condo.
- 760 Villa Condo developments ~~shall~~ **should** account for a maximum of 10% of the gross developable area of the proposed local plan, except when it forms part of a Commercial or Institutional and Community Service development where it ~~shall~~ **should** account for a maximum of 25% of the gross developable area of the proposed local plan.
- 761 The minimum gross area proposed for a Villa Condo development shall be 5.0 acres.
- 762 To ensure a balanced development form in Cluster Residential ~~and Cluster~~ Live-Work areas, the phasing of a Villa Condo development shall be managed through local plans and subdivision approvals, with the following criteria applied:
- a) 75% of the Villa Condo units proposed within a local plan shall not receive

subdivision approval until 50% of the proposed Cluster Residential ~~and Cluster~~ Live-Work units have been constructed;

- b) 25% of the Villa Condo units proposed within a local plan shall not receive subdivision approval until 75% of the proposed Cluster Residential/Live-Work units have been constructed.

- 763 To ensure a balanced development form in Commercial areas, the phasing of a Villa Condo development shall be managed through local plans and subdivision approvals, with the following criteria applied:
- a) 75% of the Villa Condo units proposed within a local plan shall not receive subdivision approval until 50% of the Commercial uses identified within the local plan area have been constructed;
 - b) 25% of the Villa Condo units proposed within a local plan shall not receive subdivision approval until 75% of the Commercial uses identified within the local plan area have been constructed; and
 - c) If Villa Condo units are proposed within Commercial areas, the Commercial area shall, ~~at least~~ in part, propose commercial uses that provide services complementary to the residential component of the development.

Non-Statutory Action

Implementation of Villa Condo Developments, Cluster Residential, and Cluster Live Work requires amendments to the County's Land Use Bylaw, initiated by the County or a submitted redesignation application.

~~The uses allowed and general regulations applied to Cluster Residential development, Villa Condo development, and Live-Work development areas shall be specified through amendments to the County's Land Use Bylaw, initiated either by the County or a submitted redesignation application.~~

8 INSTITUTIONAL AND COMMUNITY SERVICES

Providing space and facilities for recreation, culture, and institutional uses within South Springbank is a key component of encouraging a sense of place and community cohesion. In receiving community feedback, Range Road 33 in the South Springbank ASP was considered by many landowners to be the community core. The area already features a number of spaces for educational, community, and religious assembly uses. The intention of the institutional and community services area identified in that Plan is to allow these existing uses to expand alongside complementary development to establish a focus for the Springbank community.

Although Range Road 33 will be the predominant focus for institutional and community services in the area, small-scale public services uses shall be considered within the North Springbank according to the need of the community.

Objectives

- Support institutional and community uses in accordance with the policies of the Municipal Development Plan ~~County Plan~~ and the Recreation and Parks Master Plan.
- Identify future school needs and potential school sites in the Plan area, collaborating with school authorities on site selection and development.

Policies

General

- 8.1 Institutional and community services development shall be located in the areas identified on Map 05: Land Use Strategy.
- 8.2 Neighbourhood-Commercial/Retail uses may be considered in areas identified as institutional and community services, where considered appropriate and in keeping with the character of the community corridor.
- 8.3 Redesignation and subdivision proposals for institutional and community services may be considered in all land use areas, excepting Infill Country Residential areas and Built-Out Residential areas, subject to meeting the following criteria:
 - d) The proposed location of the development shall be justified;
 - e) Evidence of the benefits to the Springbank community and wider public shall be provided; for example: through an assessment of the public need for the development; and
 - f) Where the proposed location interfaces with residential development, transition policies in Section 12 shall apply.
- 8.4 Institutional and community services uses shall be restricted to the following within the Plan area:
 - Arts and Cultural Centre
 - Athletic and Recreation Services;
 - Childcare Facilities;
 - Cemetery and Interment Services;
 - Government Services;
 - Farmers' Markets;

- Funeral Services and Entombment;
- Indoor Participant Recreation Services;
- Medical Treatment Services;
- Museums;
- Private Clubs and Organizations;
- Public or Quasi-Public Buildings;
- Public Parks;
- Religious Assembly;
- Schools, including accessory Dormitories;
- Signs;
- Special Events Parking; and
- Tourism

Local Plans

- 8.5 Applications for institutional and community service should be supported by a local plan or Master Site Development Plan as appropriate.

CLUSTER LIVE-WORK DEVELOPMENT

The Cluster Live-Work development areas, identified on Map 05: Land Use Strategy, are envisioned as small-scale commercial uses that provide local services and employment opportunities within Springbank. They are intended to integrate and blend with surrounding residential, commercial and public uses through high-quality design and open space connections. Residential uses are permitted to develop in this area in the form of single family, Villa Condo and Live-Work units.

Objectives

- Facilitate Live-Work development that provides local services and employment opportunities, and complements existing and proposed surrounding land uses.
- Support development of attractive Live-Work areas that utilize the active transportation and open space connections.

Policies

General

- 8.2 Cluster Live-Work development shall be supported in the areas identified on Map 05: Land Use Strategy.
- 8.3 The Cluster Live-Work area should comprise the following uses:
- a) Live-Work units;
 - b) Single-Family Residential units;
 - c) Open space uses; and
 - d) Where appropriate, Villa Condo units.
- 8.4 Live-Work and Single-Family Residential units should be grouped within specific areas of the development in order to maximize open space and efficiency.
- 8.5 Cluster Live-Work development should have the following characteristics:
- a) Local and small-scale business-commercial uses;
 - b) Outside storage shall be excluded as a principal use, and shall be limited as an ancillary business use:
 - i) In consideration of proposals for outdoor storage or display areas, they shall exhibit a high-quality visual appearance with respect to siting, building design, and landscaping.
 - c) Industrial uses shall be excluded;
 - d) Live-Work units shall be centred on access and open space nodes, rather than being dispersed amongst single-family residential units;
 - e) Buildings on Live-Work lots shall be a maximum of two storeys;
 - f) Developments shall emphasize active transportation routes and open space connections with surrounding lands uses;
 - g) Open space and Single-Family Residential Units shall be planned to provide a transition from Live-Work units to surrounding residential uses;

LIVE-WORK UNITS:

For the purpose of this ASP, Live-Work units are considered to be single buildings that comprise a commercial and residential component and that are occupied by the same residents. The Live-Work units shall be the primary dwelling of the occupying residents and may include such uses as dentists, doctors, art studios, hair salons, lawyers' offices, or other uses considered to be similar in character.

~~h) Architectural design guidelines shall ensure developments have an attractive, coherent appearance that is reflective of Springbank's rural character; and~~

~~i) Open space and active transportation routes shall be planned to maximize public use of the identified Live-Work areas.~~

~~8.6 Cluster Residential development may be considered in areas identified as Live-Work where the Live-Work development form is identified as not achievable due to servicing, transportation, or environmental considerations if:~~

~~a) a rationale is submitted detailing the aspects limiting Live-Work development form;~~

~~b) a servicing proposal is provided in accordance with the County Servicing Standards;~~

~~c) storm water and drainage proposals are consistent with the Springbank Master Drainage Plan;~~

~~d) active transportation networks are proposed in accordance with the Active Transportation Plan: South County; and~~

~~e) the proposal complies with the interface policies identified in Section 12.~~

Density and Composition

~~8.7 Live-Work units shall should comprise a minimum of 50% of all units within each Cluster Live-Work development area.~~

~~8.8 The average combined density for both Live-Work units and Single Family Residential units shall be two units per acre.~~

~~8.9 The minimum lot size for Single Family Residential development shall be 0.5 acres.~~

~~8.10 Open space uses shall comprise a minimum of 50% 30% of the overall Cluster Live-Work development, as per policy 7.39.~~

~~a) municipal reserve dedication shall not form part of the calculation of the open space contribution.~~

~~8.11 To ensure a balanced development form, the phasing of a Cluster Live-Work development shall be controlled through subdivision approvals, with the following criteria applied:~~

~~a) 75% of the Single Family Residential development proposed within a local plan shall not receive subdivision approval until 50% of the proposed Live-Work units have been constructed.~~

~~b) 25% of the Single Family Residential development proposed within a local plan shall not receive subdivision approval until 75% of the proposed Live-Work units have been constructed.~~

~~8.12 Villa Condo units may be supported within the Cluster Live-Work areas, subject to meeting the policies relating to such development within Section 7 of this Plan.~~

Local Plans

~~8.13 All redesignation and subdivision applications on lands identified for Live-Work development shall be supported by require a local plan in accordance with the requirements of Section 27 26 and Appendix B.~~

Non-Statutory Action

~~Uses and general regulations applied to Cluster Live-Work development areas require shall be specified through amendments to the County's Land Use Bylaw, initiated either by the County or a submitted redesignation application.~~

9 BUSINESS

Business areas provide a wide range of services to County residents and the region, while contributing to the fiscal sustainability of the County. Over time, the County is expected to capture an increased share of the region's business development due to a growing market and labour force, competitive land values, and strong connections to regional mobility corridors.

The Plan area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor and around the Springbank Airport. This ASP will look to plan around these existing business areas identified within the ~~Municipal Development Plan~~ **County Plan**, encouraging continued sustainable growth according to market need and servicing availability. Commercial and Industrial developments will be directed to the areas as outlined on Map 05: Land Use Strategy.

Commercial

The North Springbank Area includes a mix of regional and local Commercial uses primarily located along the Highway 1 corridor. This area has been defined as a Highway Business Area within the **Municipal Development Plan** ~~County Plan~~.

The purpose of a Highway Business Area is to contribute to the County's fiscal goals, provide destination commercial and business services, provide services to the traveling public, and offer local employment opportunities. Further commercial areas are identified within the Regional Business Centre around the Springbank Airport to supplement existing and proposed industrial uses, **and to protect the airport from residential encroachment.**

Objectives

- Promote development of non-residential uses to provide local employment opportunities for residents and financial sustainability by increasing the County's business assessment base;
- Support the development of well-designed commercial areas;
- Provide for the growth of local and regional commercial development that celebrates and preserves the character and heritage of North Springbank.
- Establish standards and requirements for business uses within the Plan area.
- **Manage residential uses adjacent to the Springbank Airport.**

Policies

General

- 9.1 Commercial development shall be located in the areas identified on Map 05: Land Use Strategy.
- 9.2 Development within Commercial areas should proceed in an orderly manner, supported by cost-effective improvements and upgrades to the County's infrastructure and transportation networks.

Land Use

- 9.3 Commercial areas shall be designed in such a way and situated in a location that ensures safe and efficient access and egress from adjacent roadways.
- 9.4 Commercial uses located adjacent to existing or future residential or agriculture areas shall address the Business- Residential Interface and/or Agriculture Interface policies (Section 12) of this Plan.
- 9.5 Acceptable commercial uses shall primarily be carried out within an enclosed building, where the operation does not generate any significant nuisance or environmental impact such as noise, appearance, or odour outside of the enclosed building.
- 9.6 Outdoor storage as a primary use shall not be permitted in the commercial areas of the Plan. Outdoor storage accessory to the primary use of the site shall be screened and located to the side or rear of the primary building.
- 9.7 Outside display areas are permitted provided they are limited to equipment, products, or items related to the site's primary use.

Design and Layout

- 9.8 Commercial development shall be attractively designed, fit with existing development, and address the Commercial, Office, and Industrial Design Guidelines in Rocky View County and the design requirements of Section 27 and Appendix B.
- 9.9 Commercial development shall provide for convenient, attractive, and efficient pedestrian and bicycle linkages between building entrances, sites, and, where applicable, adjacent areas.
- 9.10 All lighting, including security and parking area lighting, shall be designed to respect the County's 'dark sky' policies, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.
- 9.11 Vehicle parking areas should be located to the side or rear of buildings and away from public frontages so as to be effectively screened.
- 9.12 The use of fencing should not be permitted, other than for screening of outside storage, garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.

Local Plans

- 9.13 All redesignation and subdivision applications proposing Commercial development ~~shall be supported by~~ require a local plan in accordance with ~~the requirements of~~ Section 26 and Appendix B.

~~Action 1-~~

~~Develop architectural and community design guidelines that promote consideration of rural character, views, and landscape in new development.~~

PUBLIC FRONTAGE:

The strip or extent of land that abuts a public road.

Industrial

New and existing industrial uses surrounding the Springbank Airport that benefit from close proximity to Highway 1 and the Airport will continue to be encouraged. Development will accommodate a combination of office and industrial activity where there may be some on-site nuisance factors. Outdoor storage may be accommodated, but must be effectively screened from adjacent properties and public areas.

Objectives

- Promote development of non-residential uses to provide local employment opportunities for residents and financial sustainability by increasing the County's business assessment base;
- **Manage residential uses adjacent to the Springbank Airport.**
- Allow for uses compatible with the Springbank Airport.
- Exclude Heavy Industrial uses from the Plan area;
- Establish standards and requirements for business uses within the Plan area.

Policies

General

- 9.14** Industrial development shall be located in the areas identified as Industrial/ Commercial on Map 05: Land Use Strategy.

- 9.15** Development of Industrial uses should proceed in an orderly manner and be supported by cost effective, efficient, and environmentally sound improvements to the existing servicing infrastructure and transportation network within the Plan area.

- 9.16** Commercial uses may be considered in areas identified as Industrial uses where compatible. The interface and compatibility of proposed Commercial and Industrial uses should be considered within local plans.

- 9.17** Heavy Industrial uses shall not be supported in the Plan area.

- 9.18** Industrial uses shall be in compliance with the Springbank Airport Master Plan 2009- 2029, as amended.

Layout and Design

- 9.19** Industrial development should be set back from Township Road 250 and Range Road 33, with preference given to Commercial uses and landscaping interfacing with public frontages.

- 9.20** Industrial development shall be attractively designed, complement existing development, and address the Commercial, Office, and Industrial Design Guidelines in Rocky View County and the design requirements of Section 26 and Appendix B.

HEAVY INDUSTRIAL:

Industrial developments that may have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods.

LIGHT INDUSTRIAL:

Industrial developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Development where there is significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes, shall not be considered Light Industrial.

- 9.21 Outdoor storage and outside display areas may be permitted and shall demonstrate conformity with policy Sections 12 (Transitions) and 19 (Scenic and Community Corridors).
- 9.22 Parking areas should be located to the side or rear of buildings and away from public frontages so as to be effectively screened.
- 9.23 Industrial development shall provide for convenient, attractive, and efficient pedestrian and bicycle linkages between building entrances, sites, and, where applicable, adjacent areas.
- 9.24 All lighting, including security and parking area lighting, shall be designed to respect the County's 'dark sky' policies, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.
- 9.25 The use of fencing should not be permitted, other than for screening of outside storage, and/or garbage bins, or for security purposes, provided the security area is adjacent to the side or rear of the primary building.

Local plans

- 9.26 All redesignation and subdivision applications proposing Industrial development ~~shall be supported by~~ require a local plan in accordance with ~~the requirements of~~ Section 26 and Appendix B.

Business-Transition

The Business Transition area comprises a small number of country residential lots located east of the Springbank Airport. The Business Transition areas are near or adjacent to future Industrial development areas. This Plan recognizes these existing residential areas, and will allow for their continuation until such time as transition to business uses is deemed appropriate.

Objectives

- Support the retention and protection of existing Country Residential lots identified in the Business Transition area until change to business development is initiated by the landowners.
- Provide a planning framework for the orderly temporal transition from Country Residential uses to Industrial/Commercial.

Policies

General

- 9.27 Redesignation of land within the Business-Transition area shown on Map 05: Land Use Strategy shall be restricted to only Business-Industrial/Commercial uses.
- 9.28 Proposals for Business-Commercial or Business-Industrial development within the Business-Transition area shall be considered in accordance with the Business- Commercial and Business-Industrial Policies of this Plan.

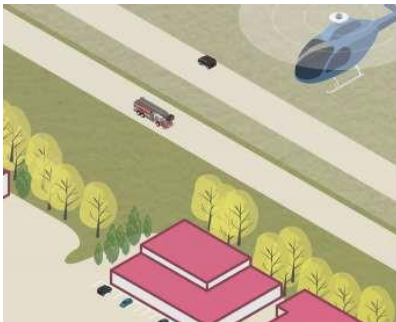
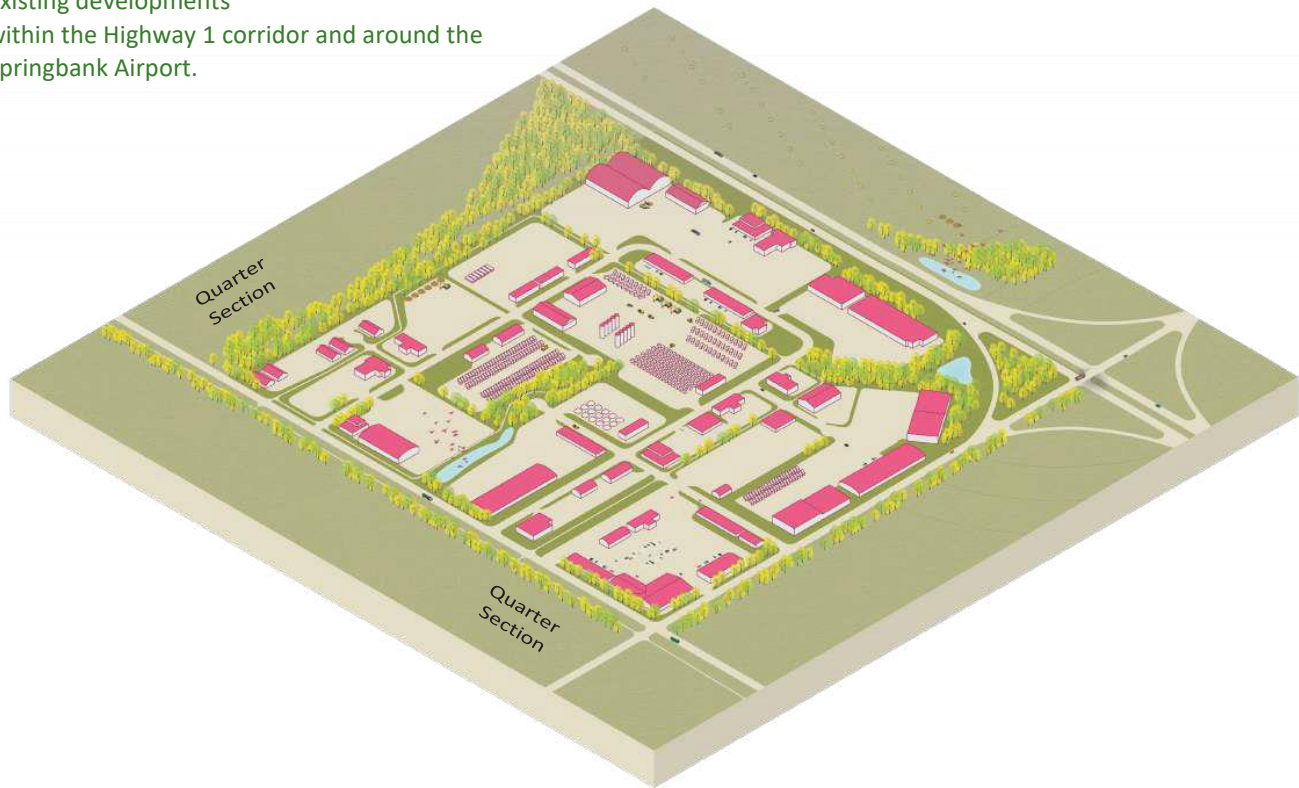
- 9.29 Until all lands within the Business-Transition area are developed for Business-Industrial/Commercial uses, land use and subdivision proposals shall ensure adequate mitigation and buffering around the existing Country Residential properties to minimize impacts upon residents.
- 9.30 Development proposals within the Business-Transition Area that do not adequately address the Transition policies set out within Section 12 of this Plan shall not be supported.

Local Plans

- 9.31 All redesignation and subdivision applications proposing Commercial or Industrial development within the Business- Transition area require a local plan in accordance with ~~the requirements of~~ Section 26 and Appendix B.
- 9.32 The local plan area shall cover the entire Business-Transition area to provide comprehensive planning and coordination of the transition to Business uses.

Business Industrial Commercial

Business areas provide a wide range of services to Rocky View County residents and the region, while contributing to the fiscal sustainability of the County. The Plan area has potential to develop high quality business areas, supplementing existing developments within the Highway 1 corridor and around the Springbank Airport.



- Development near the Springbank Airport may have additional design considerations, such as height and NEF contours, to ensure compatibility with airport operations.

- Variety of uses, reducing fencing where possible.
- Parking and storage is placed behind the buildings, screened from view from all major roads.

- Access to active transportation network.
- High-quality design and amenity space.

Characteristics

- Outdoor storage incidental to primary use shall be screened and located to the side or rear of property.
- Outdoor display permitted.
- Pedestrian and bicycle linkages between building entrances, sites, and adjacent areas.
- Vehicle parking to side or rear of building, away from public frontages (screened).



10 FUTURE EXPANSION AREAS

To ensure that North Springbank grows in a sustainable manner and that the future transition from agricultural land use to business and residential land uses is orderly, this ASP has identified lands where expansion of the Plan area may occur. Map 05: Land Use Strategy identifies a Future Expansion Area adjacent to Highway 1 and the Springbank Airport that should be preserved until criteria is met for further development.

In the future, the lands straddling the Highway 1 corridor are considered to be appropriate principally for commercial uses and a natural expansion of the Regional Business Area defined around Springbank Airport within the ~~Municipal Development Plan County Plan~~.

Timelines for the planning and development of the Future Expansion Area will be dependent on several technical considerations and the ongoing development of higher-level municipal and regional planning policy documents.

Objectives

- Support a level of Residential and/or Commercial development that is reflective of service availability and that aligns with the Regional Growth Plan and Regional Servicing Plan.
- Provide criteria for amendment of the Springbank ASP for development within the expansion areas to determine appropriate land uses, densities, and interface measures within the Future Expansion Area.

Policies

General

- 10.1 Local plans, land use designation, and new subdivision shall not be supported within the Future Expansion Areas shown on Map 05: Land Use Strategy, with the following exceptions:
- a) creation of a single lot from an un-subdivided quarter section for the purposes of a first parcel out, or other agriculture development in accordance with the ~~Municipal Development Plan County Plan~~;
 - b) natural resource development; and
 - c) renewable energy generation projects (see Section 25) that are temporary in nature and are compatible with existing adjacent land uses.
- 10.2 ~~Excepting Notwithstanding~~ the uses exempted under Policy ~~10.2-10.1~~, an amendment to this Plan is required to remove the Future Expansion Area designation and define appropriate land uses, development densities, and supporting servicing and infrastructure.
- 10.3 Prior to the County amending this Plan to allow for the development of new commercial and/or residential uses in the Future Expansion Areas identified on Map 05: Land Use Strategy:

- a) a public engagement process involving area stakeholders shall be undertaken, and an overall Land Use Strategy and supporting policies for the Future Expansion Area(s) shall be developed;
- b) an assessment of the potential impacts from airport operations and mitigation measures shall be developed, if applicable;
- c) it shall be demonstrated that there is a satisfactory potable water and waste water servicing solution with the capacity to service the anticipated development form and densities in that area;
- d) that 50% of all Cluster, Cluster Live- Work, Commercial and Industrial, Interface areas, and Institutional areas shall have adopted local plans;
- e) the Springbank Master Drainage Plan shall be updated appropriately with consideration of source water protection; and
- f) appropriate ~~interface~~ transition and scenic corridor policies shall be established, consistent with Sections ~~11~~ 12 and ~~12~~ 19 of this Plan.

~~10.4 — Amendments to this Plan proposed for Expansion Area 2 should consider participation in the Transfer of Development Credits Program (TDC's), as legislated in Division 5 of the Alberta Land Stewardship Act, in order to facilitate conservation of environmentally significant areas adjoining the Bow River.~~



11 URBAN AND HAMLET INTERFACE AREA

The area identified as Urban and Hamlet Interface lands are those that, by virtue of location, servicing potential, and adjacency to existing or planned developments, are expected to develop in the near future. These lands will generally be a mix of both residential and commercial, with detailed land use proposals, density, and form to be determined at the local plan stage. Consideration should be given to maximizing commercial potential and accessibility along Copithorne Trail and Highway 1. Residential density and form should be compatible with adjacent forms, creating transition areas to higher density where appropriate. **Transit options should be explored at the more detailed planning stage of local plan preparation.**

Urban Interface Area

11.1 To ensure a balanced development form, the proportions of Residential to Commercial development shall be managed through local plan approvals, with the following criteria applied:

- a) Lands in the NW-36-24-03-W05M shall be developed for residential uses with pockets of commercial;
- b) Lands in the SW-36-24-03-W05M shall be developed for commercial uses, with pockets of residential creating a buffer to adjacent lands.
- c) Lands in the N-1/2-25-24-03-W05M shall be developed for residential uses, with pockets of commercial.

11.2 Density and composition shall apply as follows:

- a) For lands in the NW-36-24-03-W05M, Residential densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan.

- i) Commercial development shall account for a maximum of 30% of the gross developable area of the proposed local plan.
- b) For lands in the SW-36-24-03-W05M, Residential densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan.
- i) Commercial development shall account for a maximum of 80% of the gross developable area of the proposed local plan.
- c) For lands in the N-1/2-25-24-03-W05M densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan.
- i) Commercial development shall account for a maximum of 30% of the gross developable area of the proposed local plan.
- d) In order to achieve density targets, a range of housing forms is required that includes semi-detached and multi-family.

Hamlet Interface Area

11.3 To ensure a balanced development form, the proportions of Residential to Commercial development shall be managed through local plan approvals, with the following criteria applied:

- a) Lands in the SW-05-25-03-W05M shall be developed for mix of commercial and

residential uses; commercial uses should straddle Copithorne Trail, with Residential only being located to the west of Copithorne Trail, as determined through local plan preparation.

11.4 Density and composition shall apply as follows:

- a) For lands in the SW-05-25-03-W05M, Residential densities shall be between 4.0 and 6.0 units per acre, calculated on the gross development area identified for Residential in the local plan

Local Plan Requirements

11.5 Prior to adoption of a local plan for development of new Commercial and/or Residential uses for lands identified as Urban and Hamlet Interface Areas on Map 05: Land Use Strategy:

- a) a public engagement process involving area stakeholders shall be undertaken, and an overall Land Use Strategy and supporting policies for the lands shall be developed;
- b) **community nodes and/or connections to community nodes shall be identified;**

- c) **transit options and plans shall be explored;**
- d) mechanisms to implement the construction of the transportation **and transit** network shall be identified, **where appropriate, which may include service agreements with The City of Calgary;**
- e) it shall be demonstrated that there is a satisfactory potable water, **and** waste water, **and stormwater** servicing solution with the capacity to service the anticipated development form and densities in that area; and
- f) appropriate **interface transition** and scenic corridor policies shall be established, consistent with Sections 12 and 19 of this Plan.

11.6 **Access to community services and transit requires agreement with The City of Calgary as part of local plan approval.**

11.7 **All redesignation applications proposing development within Urban and Hamlet Interface Areas require by a local plan in accordance Section 26 and Appendix B.**



12 TRANSITIONS

The North Springbank ASP provides for a rich variety of business, residential, and institutional uses that respect the existing development forms found within the community. It is important to ensure that different land uses are compatible, and that they promote positive interactions through careful design and management of interface areas.

There are three principal areas where the development interface should be managed in North Springbank:

1. the interaction between business and residential land uses;
2. the interaction between different residential development forms, for example different residential densities or housing types; and
3. the interaction between agriculture and other land uses.

The short-term growth of business uses within Springbank is limited to defined areas around transport interchanges and the Springbank Airport. However, where these areas interface with existing and proposed residential areas, careful mitigation is required through measures such as setbacks, lot and building design, and landscaping.

Although Springbank will continue to develop principally as a country residential community, this Plan anticipates new forms of housing, including Cluster Residential, Cluster Live-Work and Villa Condo development. It is important to ensure that

these new residential forms are compatible, both within new developments and with existing country residential subdivisions. Measures including the ~~proposition~~ **implementation** of corresponding lot sizes within interface areas, adequate setbacks, open space buffering and landscaping may be effective approaches to accommodate differing residential development forms.

Agriculture is still a significant land use within and immediately outside of the Plan area and will continue until the envisioned development occurs. It is important that agricultural uses are allowed to continue unimpeded until the land transitions to an alternate land use.

Objectives

- Ensure the transition between business development and residential development is managed effectively by supporting complementary land use types and densities in interface areas.
- Provide for an appropriate transition between residential areas comprising different housing forms.
- In accordance with the County's Agricultural Boundary Design Guidelines, ensure an appropriate interface between non-agricultural uses and agricultural land or operations, in order to avoid negative impacts on agricultural operations.

THE BUSINESS-RESIDENTIAL INTERFACE AREA:

~~This interfaced area~~ is intended to provide a compatible interface between business and residential development. The Business-Residential Interface area contains the land designated for industrial, commercial, or other business uses adjacent to the residential interface. A compatible interface is achieved by providing for the appropriate land use, building setbacks, lot and building design, and landscaping within this area

Business-Residential Transition

The development of the North Springbank ASP area requires careful and sensitive integration of future business uses that are adjacent to existing and planned residential and agricultural areas. The

goals and policies of this section are intended to achieve a compatible interface and to mitigate the impact of business uses.

Policies

General

- 12.1 Local plans for business uses adjacent to the residential land uses and the Business Transition areas shown on Map 05: Land Use Strategy shall include an interface strategy that addresses the policies of this section.
- 12.2 The local road network within the Business-Residential Interface area should be separated and/or buffered from adjacent residential area.

Business Uses

- 12.3 Business uses located adjacent to the residential areas shown on Map 05: Land Use Strategy shall comply with the following requirements:
 - a) acceptable uses are those business activities primarily carried on within an enclosed building that generate no significant nuisance impact outside of the enclosed building. Business uses that interfere with the use and enjoyment of adjacent residential development because of the nature of the business use shall not be permitted, even where the business activities may be fully enclosed within a building; and
 - b) outside storage is not an acceptable use in the Business-Residential Interface area.

Setback Area

- 12.4 Spatial separation between business and residential uses is achieved by providing setbacks for the industrial or commercial buildings within the interface areas.
- 12.5 Where commercial or industrial buildings are on lands adjacent to a residential area, the commercial or industrial building shall be set back a minimum of 50 metres from the commercial or industrial property line.
- ~~12.6 Where a trail or pathway is located within or adjacent to a Business-Residential Interface area, the pathway and associated open space may be counted as part of the 50 metre building setback.~~

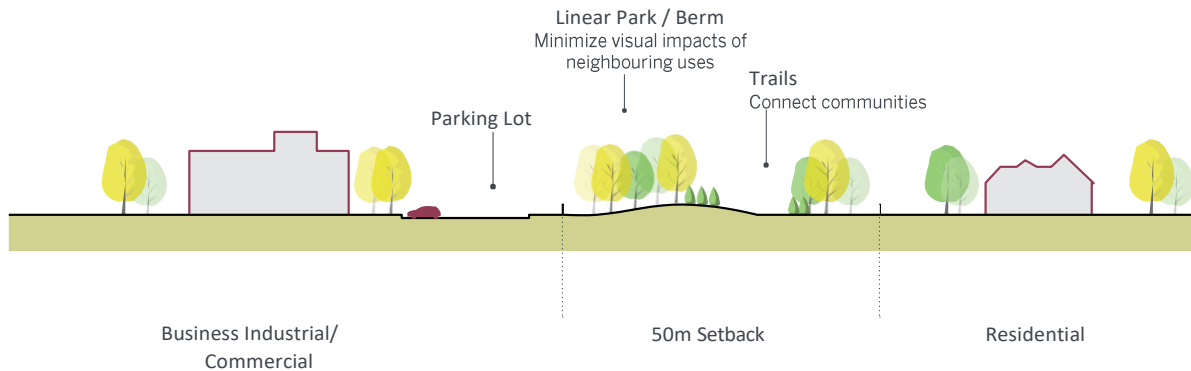
Setback Area Use and Landscaping

- 12.6 Uses within the setback area in a Business-Residential Interface area may include:
 - a) landscaping, berms, landscaped storm water ponds, natural wetlands, trails, and linear parks; and
 - b) surface parking where the parking is hidden from view by berms and/or landscaping.
- 12.7 High quality landscaping shall be emphasized in the setback area. A landscape plan shall be prepared for the setback area as part of a local plan that addresses the County's Land Use Bylaw, and Appendix B guidelines.
- 12.8 Mass plantings and/or berms are required to minimize the visual impact of the commercial/industrial buildings within an interface area. These plantings and/or berms:

"Transition Cross-Sections"
 replaced the "Business-Residential
 Transition Area" figure.

Transition Cross-Sections

Business Industrial/Commercial to Residential



- a) should incorporate natural contours and variations in height to achieve a natural landscaped appearance; and
- ~~b) may be located in the Business-Residential Interface area.~~

Building Quality and Appearance

- 12.9 High quality building appearance shall be emphasized where industrial/commercial buildings face residential areas. Building design shall address the requirements of Appendix B of this Plan.
- 12.10 The maximum height of buildings on lots adjacent to a residential area ~~shall~~ **should** be 12.5 metres, or lower where required by the County's Land Use Bylaw.
- 12.11 Garbage storage, loading bays, loading doors, or other activities creating heavy truck movements should not face the adjacent residential area.

Residential Form Transition

Policies

12.12 Proposals for residential developments adjacent to other residential development of a dissimilar density, form, or style located either within or outside of the Plan boundary shall incorporate buffering and design techniques to minimize negative impacts on existing developments.

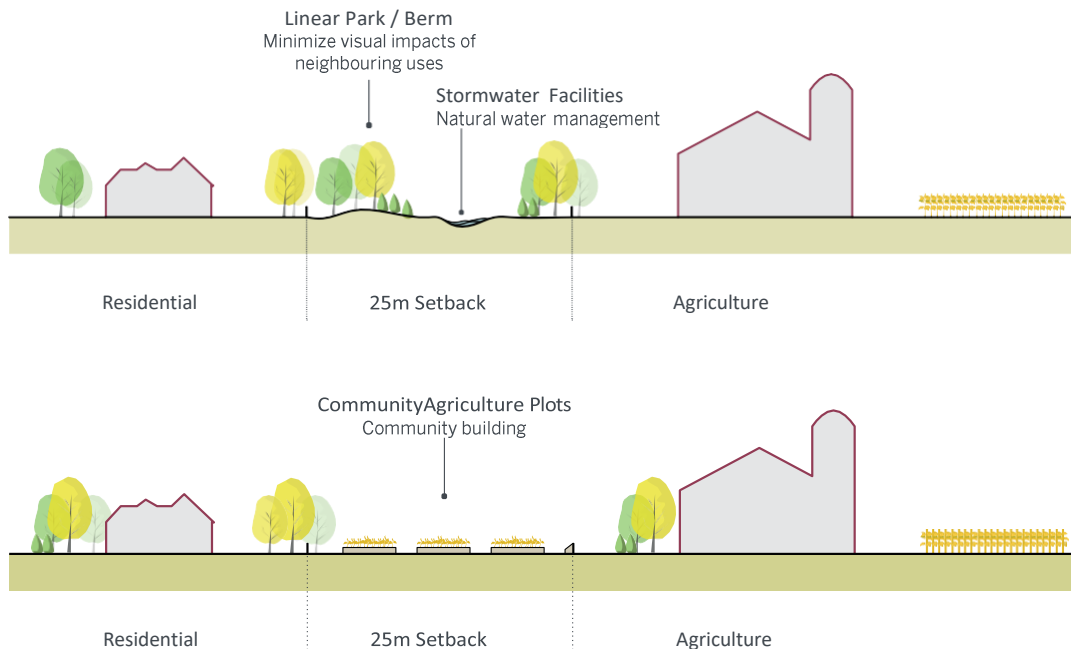
12.13 Residential buffering techniques may include a combination of the following:

- a) vegetated berms;
- b) contemporary agricultural uses;
- c) siting of storm water management facilities;
- d) thoughtful lot configuration;
- e) ecological/vegetative buffers;
- f) use of topographic barriers such as slopes, roads, watercourses or wetlands; and
- g) increased setbacks for housing and other buildings.

12.14 Where achievable, new residential developments shall provide for placement of similar housing forms and densities adjacent to existing residential developments.

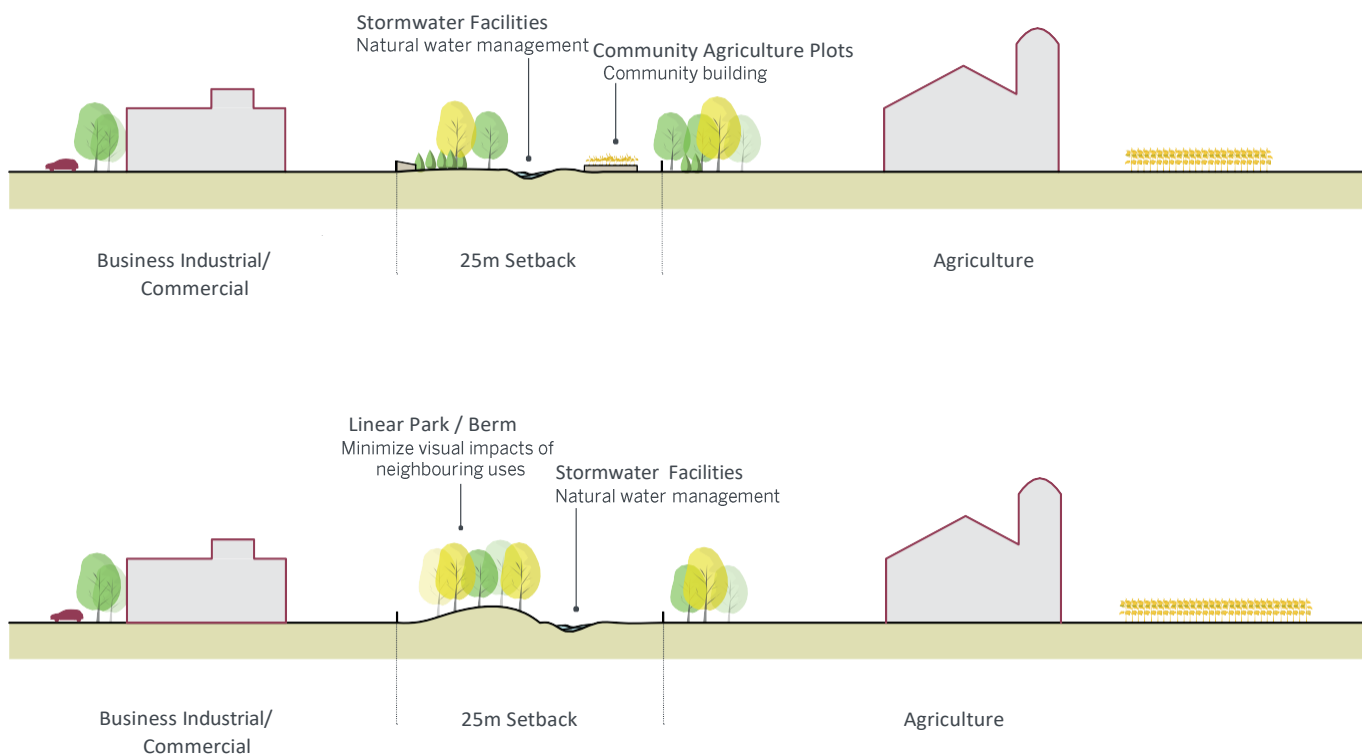
Transition Cross-Sections

Residential to Agriculture



Transition Cross-Sections

Business Industrial/Commercial to Agriculture



Agricultural Transition

Policies

General

- 12.15 The Agricultural Boundary Design Guidelines should guide the design of developments bordering agricultural lands.
- 12.16 Proposals for non-agricultural development adjacent to agricultural lands located either within or outside of the Plan boundary ~~shall~~ **should** incorporate buffering, siting, and design techniques to minimize negative impacts on agricultural lands.
- 12.17 Agricultural buffering techniques may include a combination of the following:
- a) barrier fencing to prevent access;
 - b) vegetated berms;
 - c) community agriculture plots;
 - d) storm water management facilities;
 - e) ecological/vegetative buffers;
 - f) use of topographic barriers such as slopes, roads, watercourses or wetlands; and
 - g) increased setbacks for housing and other buildings.
- 12.18 Public access such as trails, pathways, and parks shall be discouraged adjacent to agricultural lands unless supported by Map 08: Open Space and Active Transportation Connections.

Setback Area

- 12.19 Spatial separation between agricultural and non-agricultural uses should be achieved by providing setbacks for the non-agricultural buildings within the interface areas:
- a) Where non-agricultural buildings are on lands adjacent to the agricultural lands, the non-agricultural building should be set back a minimum of 25 metres from the non-agricultural property line;

Setback Area Use and Landscaping

- 12.20 Uses within the setback of an agricultural/ non-agricultural interface area may include:
- a) landscaping, berms, landscaped storm water ponds, natural wetlands, trails, and linear parks; and
 - b) surface parking of an appropriate design where the parking is hidden from view by berms and/or landscaping.
- 12.21 Any landscaping proposed within an agricultural/non-agricultural interface area shall be of appropriate species and design so as to not adversely affect agricultural operations. A landscape plan shall be prepared for the setback as part of a local plan that addresses the County's Land Use Bylaw and the Agricultural Boundary Design Guidelines.

13 AGRICULTURE

Agriculture was the driving force of settlement in the late 1800s and early 1900s, and the opportunity to own land drew homesteaders by the hundreds. Today in Springbank, the raising of livestock, mostly beef cattle and horses, hay and green fodder, and cereal crops are the predominant forms of agriculture. Active farmland is primarily found in large unsubdivided parcels that are owned by a limited number of long-time residents. Smaller agricultural parcels, such as equestrian facilities and horticultural operations, can also be seen on the landscape. Large segments of Springbank's farmland have experienced a transition from agriculture to residential uses over the past 50 years. Shifts in agricultural markets and the growth of residential and commercial developments have diminished opportunities to expand traditional agricultural operations and lessened the viability of traditional agricultural pursuits. However, the County has adopted policies supporting Right To Farm Legislation, which protects farming operations from nuisance lawsuits where producers are following land use bylaws, generally accepted agricultural practices, and any regulations that are established by the Minister. In addition, the Province administers the Agricultural Operations Practices Act, which further establishes a framework for farming in Alberta.

Given the residential development pressures in Springbank, an objective of this Plan is to ensure that residential development is respectful to existing agricultural operations, and to support

opportunities for diversification of agricultural uses and the blending of agricultural practices with compatible non-residential uses.

The continued use of land for agriculture, until such time as the land is developed for other uses, is appropriate and desirable. The Springbank ASP policies support the retention and development of agricultural uses as described in the ~~Municipal Development Plan County-Plan~~ and the Agricultural Boundary Design Guidelines.

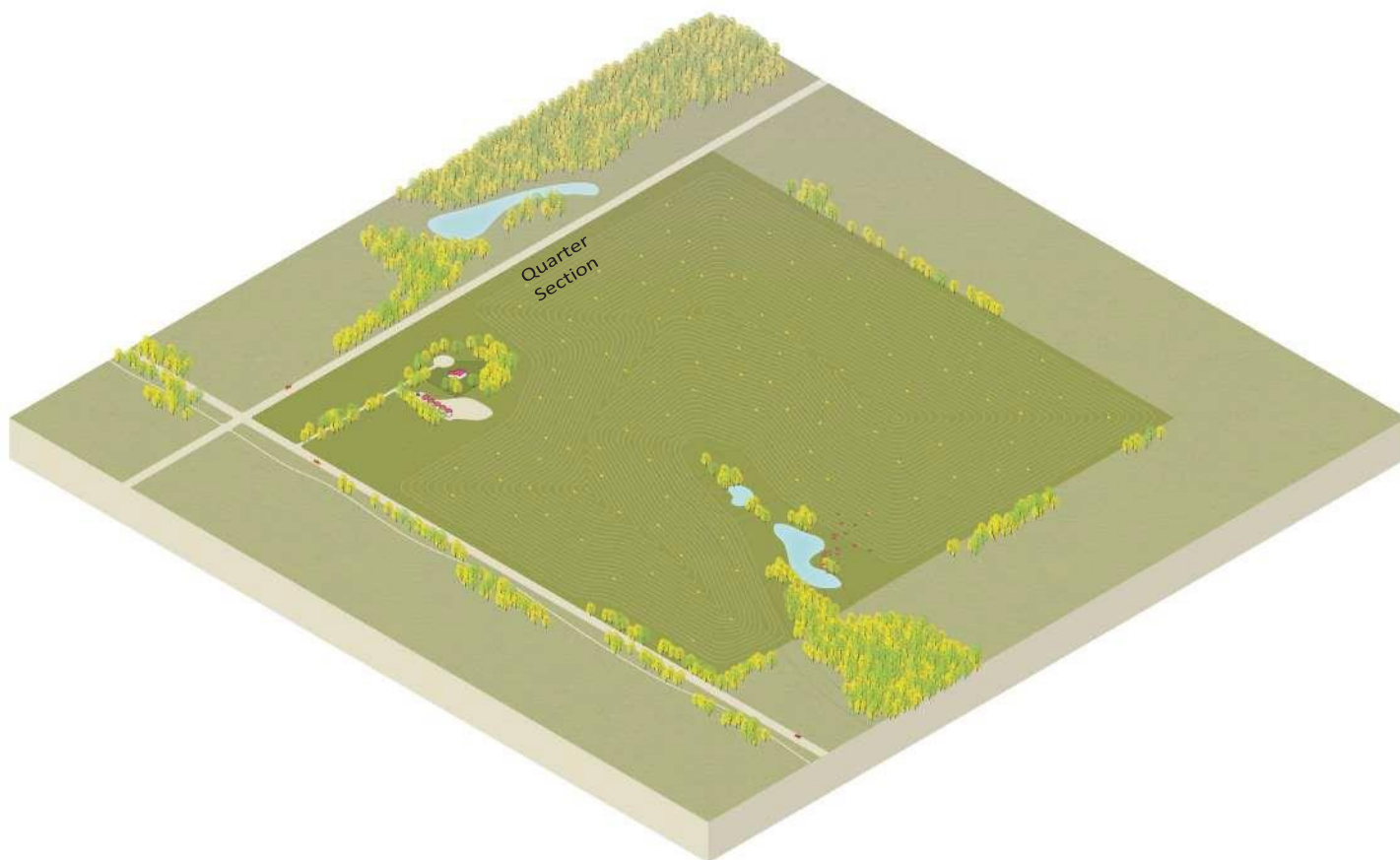
Objectives

- Support Agriculture Right to Farm Policy and the Agricultural Operations Practices Act through appropriate transition policies and measures set out within the Agricultural Boundary Design Guidelines.
- Support opportunities for diversification of agricultural uses and the blending of agricultural practices with compatible non- agricultural uses (community, residential, and commercial uses).
- Continue to support agricultural uses and agricultural subdivisions (including first parcels out, farmsteads, and new or distinct agricultural use) until alternative forms of development are determined to be appropriate.

The Agricultural Boundary Design Guidelines were developed to mitigate negative impacts to agricultural lands from the development of non-agricultural lands.

Agriculture

Respect and support existing agricultural operations and opportunities for diversification.



- Retain heritage and topographic assets.



- Sensitive transition between agriculture and other land uses.



- Maintain ecological integrity by preserving natural wetlands.

Characteristics

- Typically larger Ranch and Farm parcels.
- Smaller agricultural parcels such as equestrian facilities and horticultural operations.
- Ensure that residential development is respectful to existing agricultural operations.
- Support opportunities for diversification of agricultural uses and the blending of agricultural practices with compatible non-residential uses.

Policies

- 13.1** In support of Agriculture Right to Farm Policy and the Agricultural Operations Practices Act, local plans should acknowledge and strive for compatibility with adjacent agricultural lands and operations.
- 13.2** Agricultural land uses should:
- a) Incorporate and implement best management practices for all agricultural operations; and
 - b) Participate with Provincial and Municipal initiatives to improve and implement ~~methods of~~ best management practices.
- 13.3** Agricultural heritage buildings and cultural landscapes should be integrated wherever possible into future land use and development changes.
- 13.4** The introduction or practice of contemporary agricultural uses in the community shall be supported provided:
- a) It is compatible with the character of the area;
 - b) The site can sustain the proposal as it relates to the type, scale, size, and function;
 - c) A rationale has been provided;
 - d) There is minimal impact on adjacent lands;
 - e) There is minimal impact on County infrastructure, such as the road network and storm water management; and
- f) There is minimal impact on the environment, including air quality, and surface and groundwater hydrology.
- 13.5** All existing or proposed contemporary agricultural development shall follow best management practices for storm water run-off.
- 13.6** Where development shares a boundary with agriculture operations, it shall address the County's Agricultural Boundary Design Guidelines within any local plan, redesignation, subdivision, or development application.
- 13.7** Existing agricultural operations within the Plan area should continue to be supported until such time as development of those lands to another use occurs, in accordance with the policies of this Plan.
- 13.8** Agricultural subdivision, other than First Parcel Out proposals or those that provide for a new agricultural use as per **Municipal Development Plan** ~~County Plan~~ policy, should not be supported.
- 13.9** Applications for Confined Feeding Operations shall not be supported.



PLAN POLICIES: OPEN SPACE & RECREATION

14 NATURAL AND HISTORIC ENVIRONMENT

The natural and historic features of the Springbank area are valuable assets to many in the community. Therefore, as lands in the Plan area develop, it is important to acknowledge and preserve these assets wherever possible. The policies within this section seek to minimize disturbance to notable topographical, biophysical and heritage features in the Springbank landscape, and to sensitively manage impacts on the water environment within the Bow and Elbow watersheds.

Objectives

- Ensure that development considers identified biophysical and heritage assets within the Plan area.
- Minimize the disturbance caused by development to the topography, landscape features, wildlife habitat and water resources of the Plan area through sensitive design that adapts to the natural environment.
- Support development that preserves wetlands, watercourses, and riparian areas within the Plan area.

Policies

Natural Environment

Wildlife Corridors / Habitat

- 14.1 ~~Development Permit A~~ applications for new ~~domestic animal and~~ livestock uses should be limited in wildlife corridors/habitat areas, as identified on Map 06: Environmental Areas and Map 07: Wildlife Corridors, to avoid conflict with the passage of wildlife.
- 14.2 Where development proposes trails and pathways within identified wildlife corridors/habitat, these should be located on one side of an identified wildlife corridor, rather than being positioned in the centre of the corridor/habitat, to minimize human conflict with wildlife.
 - a) Vegetation and other natural materials should be incorporated into developments to visually separate human use areas from wildlife areas and to provide overhead cover.
- 14.3 Local plans should identify policies on the strategic use of fencing within development proposals to reduce obstructions to wildlife movement, but to also limit road collisions.

WETLAND:

Land saturated with water long enough to promote wetland aquatic processes, as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

WETLAND COMPLEX:

Two or more permanent or intermittent wetlands, connected by natural vegetation and drainage. Riparian areas surround wetlands with a distinct vegetative community that is a result of increased soil moisture and different soil types. Wetlands and riparian areas connect ground water to surface water, provide important wildlife and waterfowl habitat, clean and purify water, and provide recreational opportunities.

- 14.4 Local plans should identify policies to minimize removal of vegetation within wildlife corridors and, where removal is necessary, to provide replacement planting of equal or greater ecological value elsewhere within the site.
- 14.5 Permanent vehicular access should be minimized within wildlife corridor/habitat areas identified on Map 06: Environmental Areas and Map 07: Wildlife Corridors.
- a) Where temporary or permanent access is required, its design and alignment should seek to minimize disturbance to the integrity of the wildlife corridor/ habitat.
- 14.6 All local plans within wildlife corridors/ habitat identified on Map 06: Environmental Areas and Map 07: Wildlife Corridors should be supported by a Biophysical Impact Assessment and incorporate the recommendations of the assessment into the development proposal.
- a) Applications not requiring a local plan, or applications outside of the identified areas, shall accord with the requirements of the County Servicing Standards, or any replacement County standard, policy, or bylaw.

- 14.7 The design and location of on-site lighting within development proposals should not form a barrier to wildlife and/or cause unnecessary light pollution.

Wetlands

- 14.8 Wetland protection shall be guided by County, regional, and provincial policy.
- 14.9 Local plans shall identify wetlands within the local plan area using the Alberta Wetland Classification System to determine wetland classification and relative wetland value.
- 14.10 Local plans shall determine, through consultation with the Government of Alberta, whether wetlands are Crown owned land.
- 14.11 Wetlands not claimed by the Crown that have a high relative value, as per the Alberta Wetland Classification System, should be dedicated as environmental reserve or environmental reserve easement.
- 14.12 Where wetlands are not retained, appropriate compensation shall be required, in accordance with provincial policy.

Riparian Areas

- 14.13 Building and development in the riparian protection area shall be in accordance with the County's Land Use Bylaw and the

RIPARIAN LAND:

The vegetated (green zone) area adjacent to rivers, creeks, lakes, and wetlands. These areas have a distinct vegetative community that is a result of increased soil moisture and different soil types. Wetlands and riparian areas connect ground water to surface water, provide important wildlife and waterfowl habitat, clean and purify water, and provide recreational opportunities. County riparian setback areas are based on the Province's 'Stepping Back from the Waters: A Beneficial Management Practices Guide For New Development Near Water Bodies in Alberta's Settled Region' and are considered to be undevelopable land.

WETLAND VALUE :

Is based on the function of the wetland (e.g. abundance and biodiversity) and the benefits it provides to society (e.g. water quality improvement and flood protection).

County's Riparian Land Conservation and Management Policy.

- 14.14 The riparian protection area may be publicly or privately owned.
- 14.15 A local plan shall provide a detailed riparian assessment based on the Province's Stepping Back from the Water guide. The assessment should determine the applicable mitigation requirements to protect the riparian area.
- 14.16 The riparian protection area should remain in its natural state. Development proponents should maintain the natural riparian function through the use of native plant species. Riparian protection area uses may include: linear infrastructure, parks, pathways, and trails when designed to minimize impact on the riparian area.
- 14.17 Public roads and private access roads may be allowed in the riparian protection area. All roads shall be located, designed, and constructed so as to minimize disturbance to the riparian area.

Historic Resources

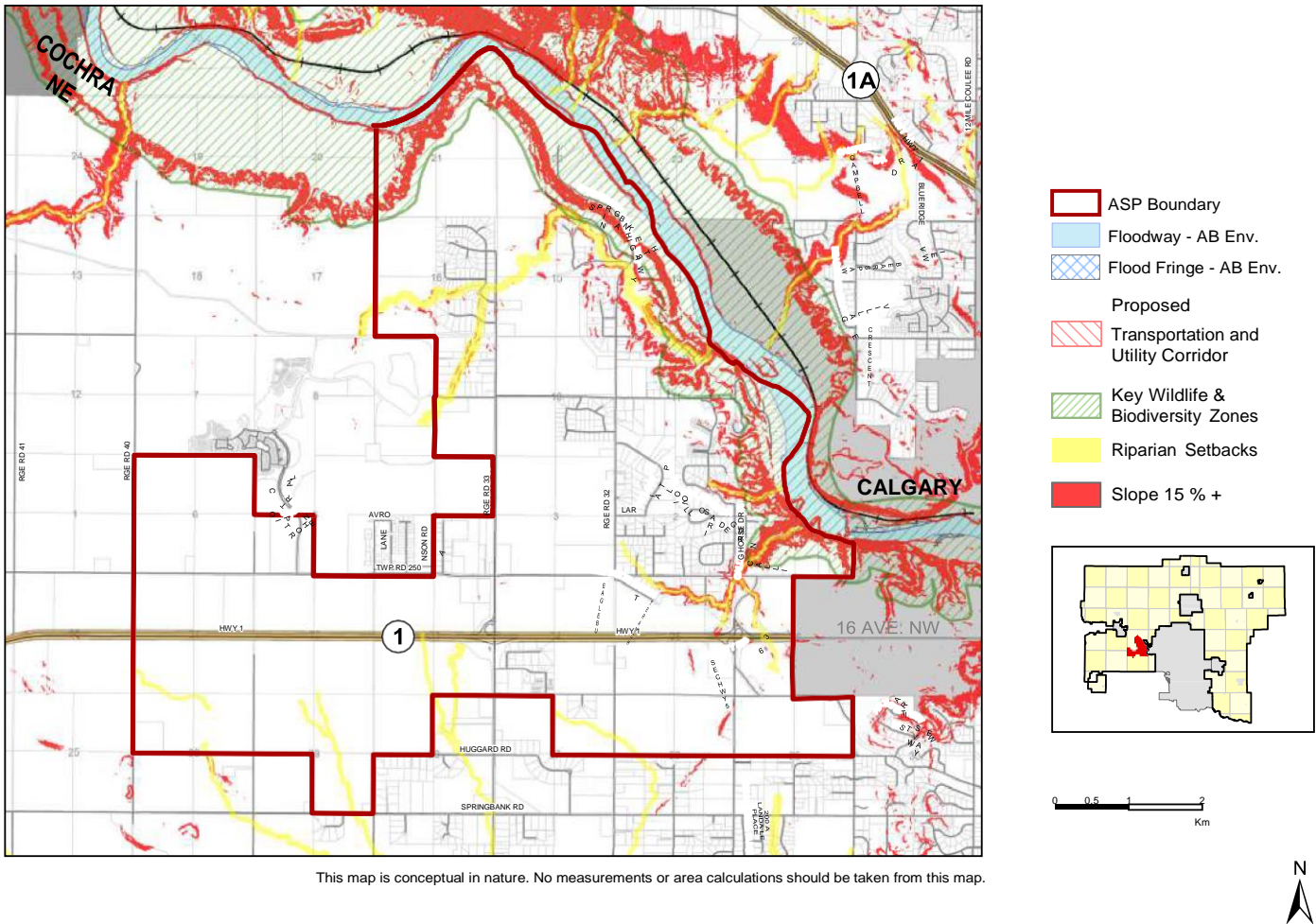
- 14.18 In preparation of a local plan, applicants shall consult the Alberta Government's Listing of Historic Resources to identify the potential for historic resources within the development area.
- 14.19 Provincial guidelines should be followed to determine whether any Historical Resources Application is required under the Historic Resources Act:
 - a) Any required avoidance or mitigation measures shall be incorporated within

the development proposal and detailed within the local plan.

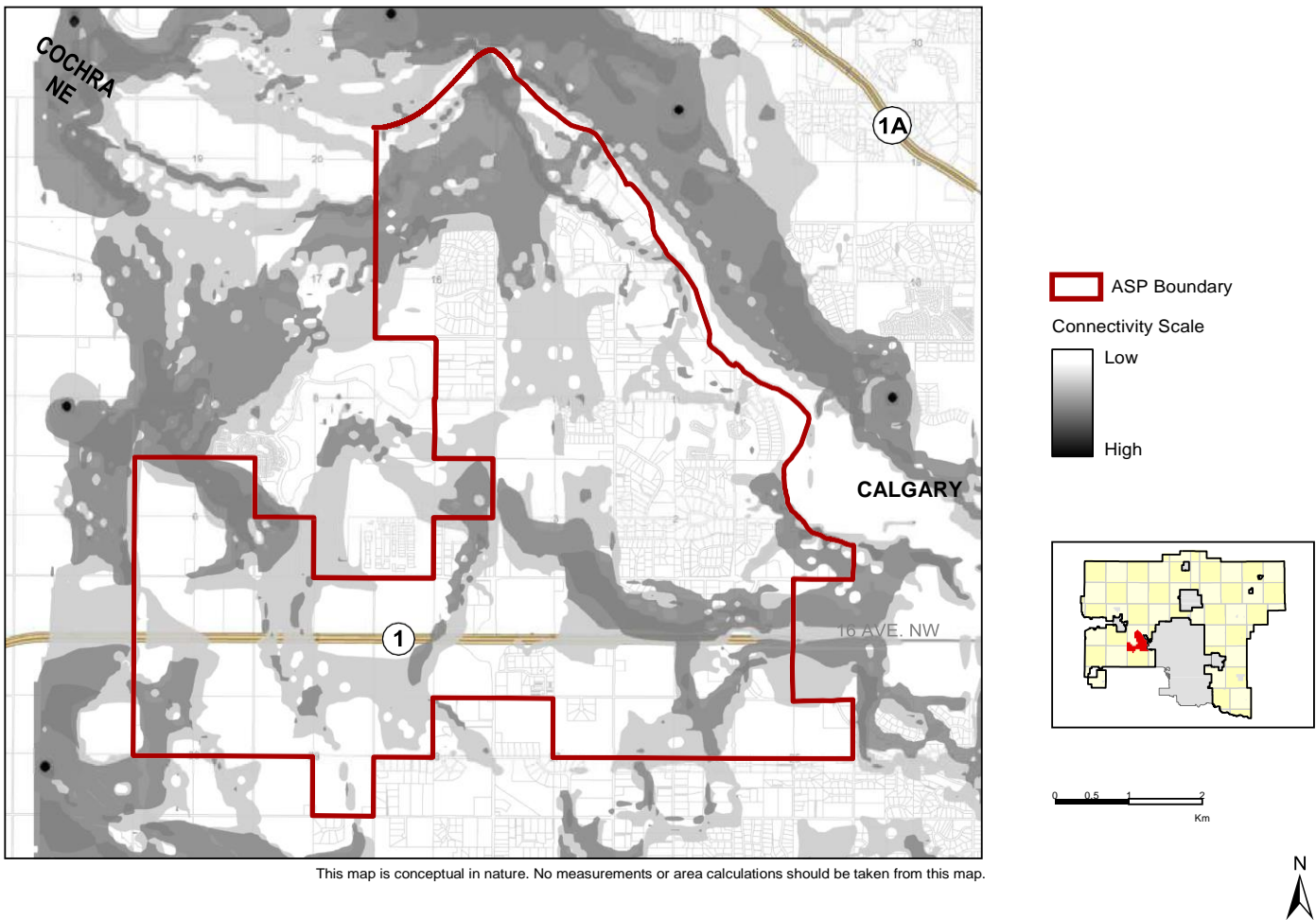
- 14.20 Until a Cultural Heritage Landscape Assessment of the Plan area is completed, local plans should identify the impact of the proposal on any heritage or landscape features either within the local plan area, or upon adjacent lands:
 - a) where necessary, measures to preserve and enhance these features should also be detailed.
- 14.21 Applicants are encouraged to incorporate heritage and landscape features into the layout and design of development proposals. Approaches may include:
 - a) sensitive restoration or relocation of heritage buildings;
 - b) complementary architectural design of adjacent new buildings;
 - c) preservation of views or buffering around the feature;
 - d) preservation of road alignments and boundary treatments; and
 - e) use of interpretive signage denoting features.
- 14.22 Names of new developments and/or roads should incorporate the names of local settlement families, historical events, topographical features or locations.

Non-Statutory Actions

A Cultural Heritage Landscape Assessment ~~shall~~ ~~should~~ be undertaken ~~for~~ ~~of~~ the Plan area to identify locally significant cultural heritage resources and landscape features. The assessment ~~shall~~ ~~should~~ be developed in consultation with the Springbank community and should utilize previous inventory work completed by the Springbank Historical Society.



Map 06: Environmental Areas



Map 07: Wildlife Corridors

15 RESERVES

Reserves and environmental reserves are lands dedicated to the County as public land during the subdivision process. Reserves enhance the community by providing land for parks, schools, and recreational amenities. Environmental reserves protect the natural environment by preventing development in hazardous areas such as ravines and floodways.

Objectives

- Provide for the dedication of reserves to meet the documented educational, recreational, cultural, social, and other community service needs of the community.
- ~~Provide for the taking of money in place of land for municipal reserve (MR), school reserve (SR), municipal school reserve (MSR) and/or community services reserve (CSR), in accordance with the Municipal Government Act and based on the recommendations of the County and relevant school board.~~
- Provide for the identification and protection of environmentally significant land or hazard land through the dedication of environmental reserve (ER) or environmental reserve easements.
- ~~Provide direction on the timing of reserve dedication.~~

Policies

15.1 Reserves owing on a parcel of land shall be provided as:

- municipal reserve, school reserve, or municipal and school reserve;
- money in place of reserve land; or
- a combination of land and money.

~~15.2 Municipal reserve, school reserve, or municipal and school reserve shall be provided through the subdivision process to the maximum amount allowed by the Municipal Government Act.~~

~~15.3 Prior to the disposition of municipal or school reserve land declared surplus by the school board, the County shall determine if the land is required for community services reserve land as provided for in the Municipal Government Act.~~

~~15.4 Voluntary dedication of reserve land beyond the maximum amount allowed by the Municipal Government Act may be considered if it is demonstrated that the additional reserve will benefit the community and result in no additional acquisition costs to the County.~~

RESERVES:

Lands dedicated to the County by the developer through the subdivision process, as defined in the Municipal Government Act. They include:

- environmental reserve;
- municipal reserve;
- community services reserve;
- school and municipal reserve; and
- school reserve.

Instead of a land dedication, the County may accept the equivalent value of the land as money. The use and provision of cash-in-lieu funds is directed by the MGA.

ENVIRONMENTAL RESERVES:

Are defined in the Municipal Government Act as lands dedicated to prevent development in unsuitable areas (e.g. floodways or escarpments), reduce water pollution, and provide access to lakes and rivers. Environmental reserves are dedicated as public land.

~~15.5 All, or a portion of, reserve land requirements may be deferred by registering a deferred reserve caveat if it is determined that the reserve could be provided through future subdivision as defined through an adopted local plan.~~

~~15.6 The acquisition, deferral, and disposal of reserve land, and the use of money in place of reserve land, shall adhere to County policy, agreements with local school boards, and the requirements of the Municipal Government Act.~~

~~15.7~~ 15.2 Provision and allocation of reserves shall be determined in the adopted local plan, where required, and implemented at subdivision stage by the Subdivision Authority.

~~15.8~~ 15.3 The dedication of reserves should meet the present or future needs of the Plan area by considering the recommendations of this ASP, the Recreation and Parks Master Plan, the Active Transportation Plan: South County, the local plan, and/or the school boards.

~~15.9~~ 15.4 The amount, type, location, and shape of reserve land shall be suitable for public use and readily accessible to the public.

~~15.10 Where an identified active transportation network (Map 08: Open Space and Active Transportation Connections) or land for recreational or cultural amenities cannot be provided through the dedication of municipal reserves or private easement, consideration should be given to acquiring land through the use of:~~

- ~~a) money in place of reserve land as per the MGA;~~
- ~~b) money from the sale of surplus reserve land;~~
- ~~c) other sources of identified funding.~~

~~15.11 Lands that qualify as environmental reserve should be dedicated as environmental reserve or environmental reserve easement through the subdivision process, as per the Municipal Government Act.~~

~~15.12~~ 15.5 Other lands determined to be of environmental significance, but do not qualify as environmental reserve, should be protected in their natural state through alternative means as determined by the County.

~~15.13~~ 15.6 Environmental reserves should be determined by conducting:

- a) a biophysical impact analysis report;
- b) a geotechnical analysis; and/or
- c) other assessments acceptable to the County.

Reserve Analysis

15.6 A reserve analysis shall be required with the preparation of a local plan to determine the amount, type, and use of reserves owing within the local plan area.

15.7 The reserve analysis shall include a determination of:

- a) the total gross area of the local plan;
- b) the type and use of reserves to be provided within the local plan area;
- c) other reserves owing on an ownership basis;
- d) the location of the reserve types and amounts in relation to the local plan area's identified active transportation network and overall parks and open space system, with this information to be shown on a map; and
- e) the amount of residual reserves to be taken as money in place of land.

16 ACTIVE TRANSPORTATION, PARKS, AND OPEN SPACE

Open space in North Springbank is a common resource that binds the community. The landscape, the land, the magnificent views, and access to natural areas are components of 'open space', and their maintenance is a high priority in the Plan area.

Open space can be enjoyed and appreciated through physical and visual access. Current and future parks, environmentally significant areas, and other natural areas, greenways, trails, and land for schools and recreation facilities, are some of the opportunities that provide physical open space. Communities need to have a wide range of accessible, connected, inviting open spaces.

Pathways that connect to neighbouring municipalities are also important to provide for regional connections and opportunities.

Objectives

Active Transportation

- Provide an integrated regional and local active transportation network offering connections to parks, ~~(Parks and Open Space Master Plan)~~, open space, and community focal points throughout the Plan area primary network identified in the County's Active Transportation Plan: South County ~~and the Recreation and Parks Master Plan~~.
- Recognize and accommodate development of secondary and tertiary active transportation network alignments that provide connectivity to additional community focal points through

the use of suitable bicycle facilities identified within the Active Transportation Plan: South County.

- ~~Through the local plan process, ensure the design of subdivisions accommodates an integrated system of active transportation network connections utilizing road rights-of-way, open space, parks, or other means deemed acceptable by the County.~~
- Provide opportunities for passive recreation and alternative transportation nodes within industrial and commercial areas.
- ~~Promote the principles of 'Crime Prevention Through Environmental Design' (CPTED) in the development of an active transportation network within parks and open space.~~

Open Space and Parks

- Ensure that open space and parks have an ecological, social, cultural, recreational, and/or aesthetic function that operates in a safe and sustainable manner ~~and aligns with the Recreation and Parks Master Plan~~.
- Promote, conserve, and enhance an interconnected open space system, one that is geared to the needs of the identified business areas.
- ~~Provide suitable open space and parks to accommodate development of an interconnected regional and local active transportation network.~~
- ~~Promote the principles of 'Crime Prevention Through Environmental Design' (CPTED) in the development of open space and parks.~~

ACTIVE TRANSPORTATION:

Any form of transportation that is human powered. Typically, walking and cycling are the most common types of active transportation enjoyed in Rocky View County. These activities are performed within an active transportation network inclusive of facilities such as bicycle facilities located within a road right-of-way, sidewalks, pathways, and trails.

Policies

General

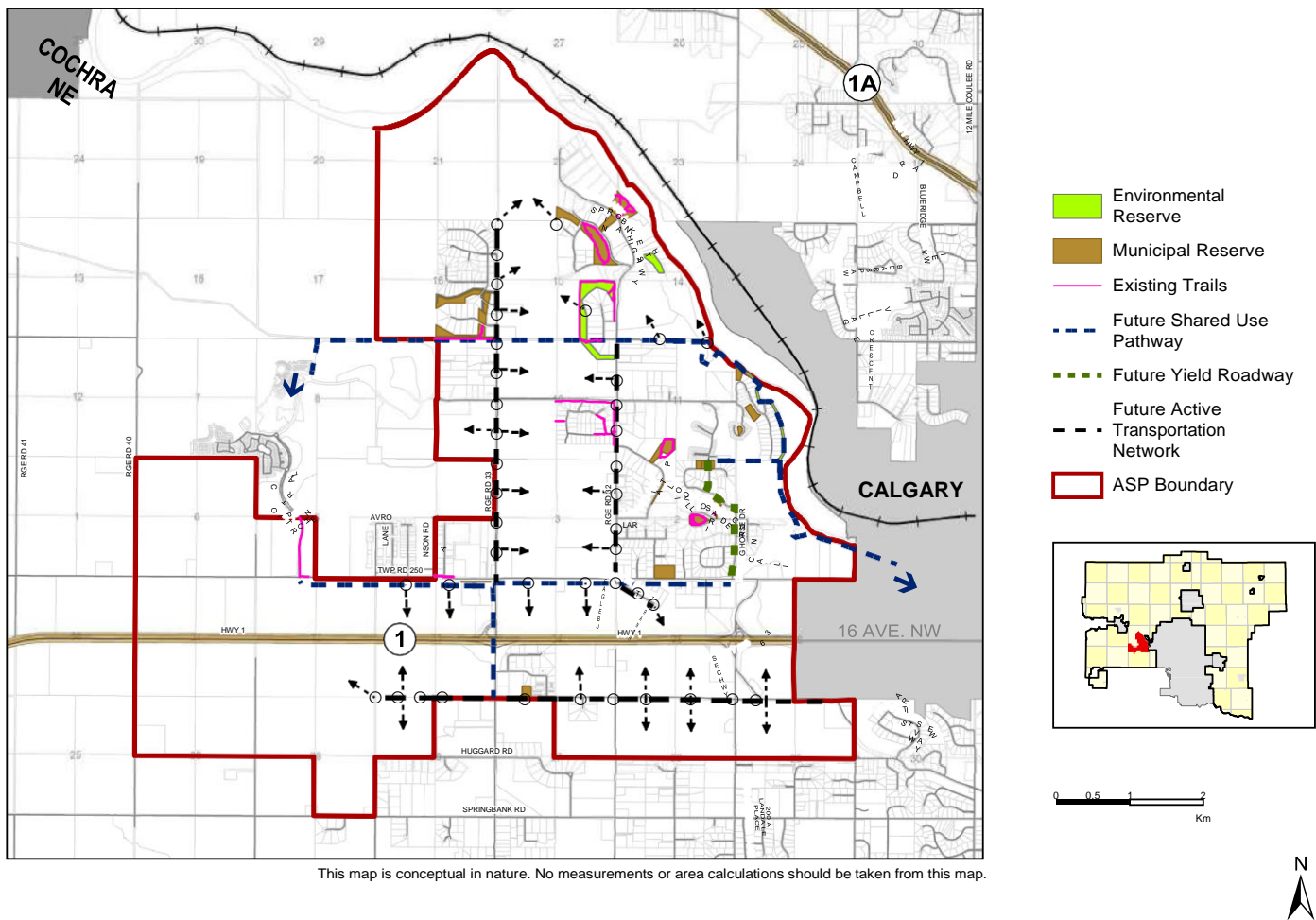
- 16.1 Future development shall provide for an interconnected system of open space and parks in ~~general~~ accordance with ~~the Recreation and Parks Master Plan and~~ Map 08: Open Space and Active Transportation Connections.
- 16.2 Open space shall be provided through such means as:
- a) the dedication of reserve lands and public utility lots;
 - b) the provision for environmental reserve easements, conservation easements, or other easements and rights-of-way;
 - c) government lands for public use;
 - d) privately owned land that is accessible to the public;
 - e) publicly owned storm water conveyance systems;
 - f) land purchases, endowment funds, land swaps, and donations; and/or
 - g) other mechanisms as approved by the County.
- 16.3 Open space and parks shall provide an ecological, social, cultural, recreational, and/or aesthetic function for the community that encourages safe, responsible use and is sustainable.
- 16.4 Multi-purpose and joint use sites for schools, parks, and recreation facilities should be encouraged, where appropriate.
- 16.5 The overall active transportation network of on-road bicycle facilities, pathways, trails, and sidewalks should promote cycling and walking, and provide connections between residential, commercial, open space, and public service areas.
- 16.6 Where an identified active transportation network cannot be located within an open space or park, co-location within a road

right-of-way in accordance with applicable County standards and applicable road design requirements may be considered.

- 16.7 The design and construction of active transportation networks, parks, open space and associated amenities shall be of high quality, and shall adhere to construction and design standards, including but not limited to:
- a) Geometric Design Guide for Canadian Roads;
 - b) the County Servicing Standards; and
 - c) the Parks and Pathways: Planning, Development, and Operational Guidelines.

Local Plans

- 16.8 Local plan preparation shall provide for an active transportation network connection that generally aligns with the primary network shown on Map 08, and should:
- a) provide connections within, and external to, the local plan area;
 - b) address and accommodate inclusion within identified parks and open spaces during all stages of development;
 - c) wherever possible, be located within or align with a park or natural area, or align with a wetland, storm water conveyance system, natural water course, or riparian area;
 - d) incorporate crime prevention through environmental design (CPTED) features;
 - e) provide for secondary and tertiary network alignments in accordance ~~with~~ ~~to~~ bicycle facility design guidelines as identified in the Active Transportation Plan: South County;
 - f) contribute to the overall regional active transportation network.



Map 08: Open Space and Active Transportation Connections

17

RECREATION, CULTURAL, AND
COMMUNITY SERVICES

Community space and facilities for recreation, culture, and community uses are an important component of Springbank. In 2019, Rocky View County Council approved the development of the Recreation Master Plan. A long-term strategic plan will better address the recreational needs in the County as a whole. Once the spaces are created, the recreational, cultural, institutional, and social programs can be supported through a variety of mechanisms. The Springbank area has a number of community groups and organizations that have identified their future recreation facility needs. Future planning to secure recreation lands is something that will have to be a collaborative effort between the County, school boards, community groups, and private landowners.

Objectives

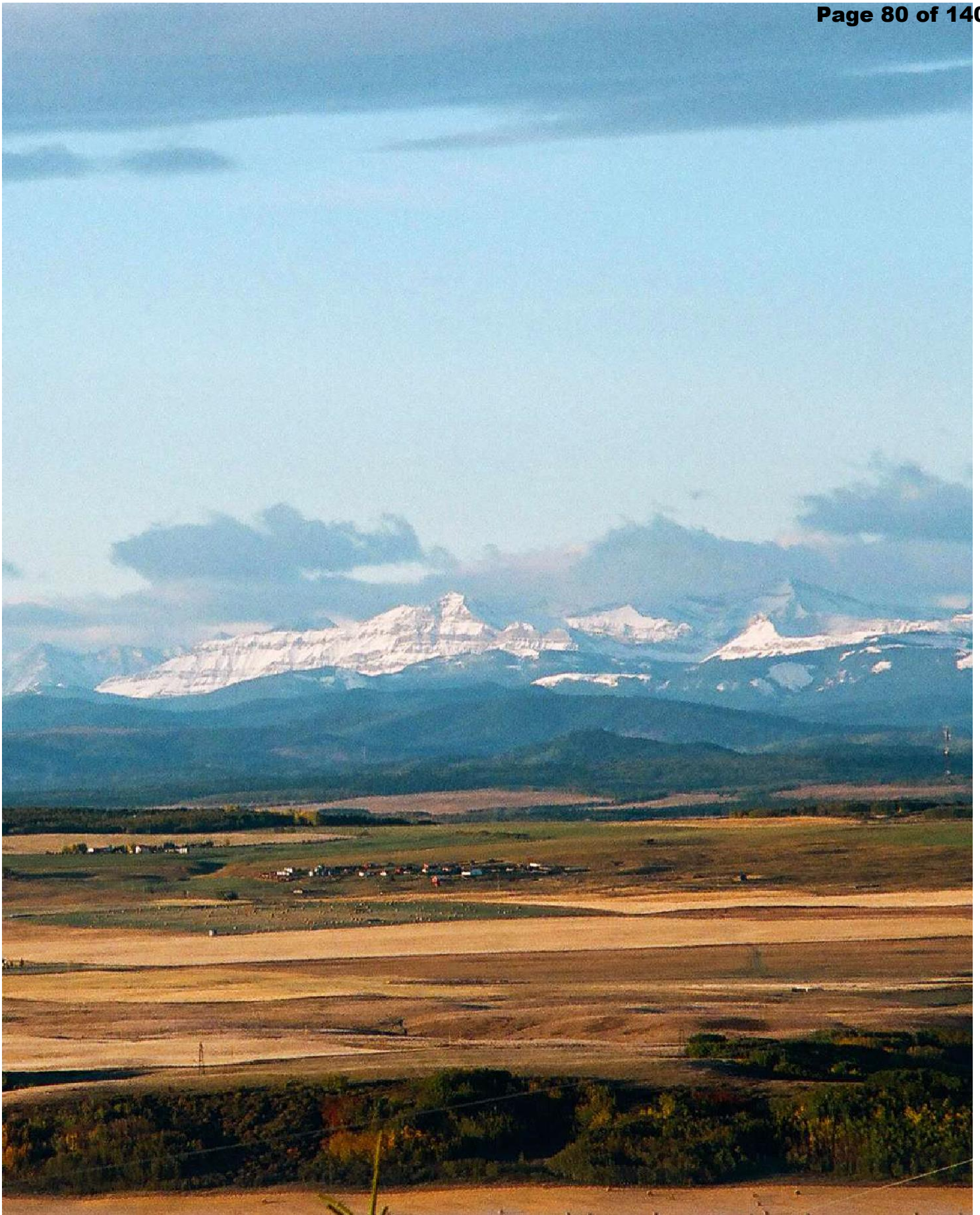
- Provide public and private space for recreation, culture, and community uses that foster the quality of life, health, and social well-being of residents.
- Support recreational, cultural, institutional, and community uses in accordance with the recommendations of the Municipal Development Plan County Plan.
- Provide support in future planning to secure recreation lands for community facilities (e.g. meeting space, ball diamond, youth centre).

- Provide recreation amenities for people of all ages in the Springbank area (youth, young families, singles, and seniors).

Policies

General

- 171
- Local plans shall align with the County’s Recreation and Parks Master Plan and consider the appropriate type, size, and scale of recreational, cultural, and community services.
- 172
- Local plans shall consider and, where required, provide for the location of lands for recreational, cultural, and community uses.
- 173
- The County shall support the development of recreation, cultural, and community facilities and amenities through grant funding programs/appropriate funding mechanisms.
- 174
- The County should encourage both public and private partnerships to provide recreational, cultural, and community services.
- 175
- The County should work collaboratively with the school boards and the Plan area’s community groups in order to plan for an appropriate amount of land for future recreation needs.



PLAN POLICIES: TRANSPORTATION, UTILITIES & SERVICES

18 TRANSPORTATION

The transportation network must develop in a manner that is safe, functional, and efficient. The network should minimize impacts on major wetlands and natural features, integrate development within the Springbank area, and provide regional opportunities for walking, cycling, and public transportation. Map 09: Transportation Network shows the provincial, regional, and some local transportation networks in the Springbank area, and provides information on road classifications, special study areas, highway interchanges, and fly-overs.

Objectives

- Provide for an internal road network that contributes to a high-quality built environment, and efficiently and safely aligns to the regional road network.
- Provide for an internal road network within the residential areas that facilitates connectivity with community focal points and, where appropriate, accommodates the inclusion of an active transportation network within the road right-of-way.
- Support the implementation and protection of identified transportation routes through the Plan area.
- Ensure ongoing dialogue with The City of Calgary and the Province on transportation requirements.

Policies

General

- 18.1 The transportation network should be developed in accordance with Map 09: Transportation Network and the Springbank Network Analysis ~~(January 24, 2019~~ as amended}. The classification of the County road network may be refined through further transportation analysis and/or at the local plan stage.
- 18.2 A traffic impact assessment shall be required as part of the local plan preparation and/or subdivision application process in accordance with the County Servicing Standards.
- 18.3 All subordinate transportation analyses must respect and conform to the Springbank Network Analysis.
- 18.4 Where identified in the Long Range Transportation Network Plan or other functional planning documents, road dedication shall be provided at the time of subdivision.

Regional Transportation Network

- 18.5 The regional transportation system shall be developed in general accordance with Map 09: Transportation Network.
- 18.6 No new direct access shall be approved from the Plan area to Stoney Trail or Highway 1 unless otherwise determined to be necessary by the Province and County.

- 18.7 The County shall collaborate with The City of Calgary and Alberta Transportation to identify future east/west collectors (corridors) through the Plan area (both north and south of Highway 1).
- 18.8 The County encourages and supports opportunities to connect to a regional public/private transportation system when deemed feasible based on growth of the Plan area. Development of such a system shall consider design standards, costs associated with upgrading the road network, and long-term operation and maintenance requirements.
- 18.9 Where required, local plans shall:
- a) Be designed to accommodate existing and/or potential changes in access to the provincial transportation network, as identified on Map 09, and identify the land required for future highway interchanges.
 - b) ~~be designed to accommodate transit opportunities wherever possible.~~

Local Transportation Network – General

- 18.10 The design and construction of roadways within the local transportation network shall use sound access management principles and shall be in accordance with the County Servicing Standards.
- 18.11 The designation and design of local roads within the transportation network, including classification, street sizing, and intersection/access spacing, shall be determined at the time of local plan preparation. Local roads shall be designed in accordance with the urban or rural cross section requirements established by the County.

- 18.12 Modified road standards that incorporate Low Impact Development (LID) techniques may be supported by the County for local plans that are comprehensive in nature, integrate cohesively into the surroundings, and provide a storm water management plan that incorporates LID techniques.

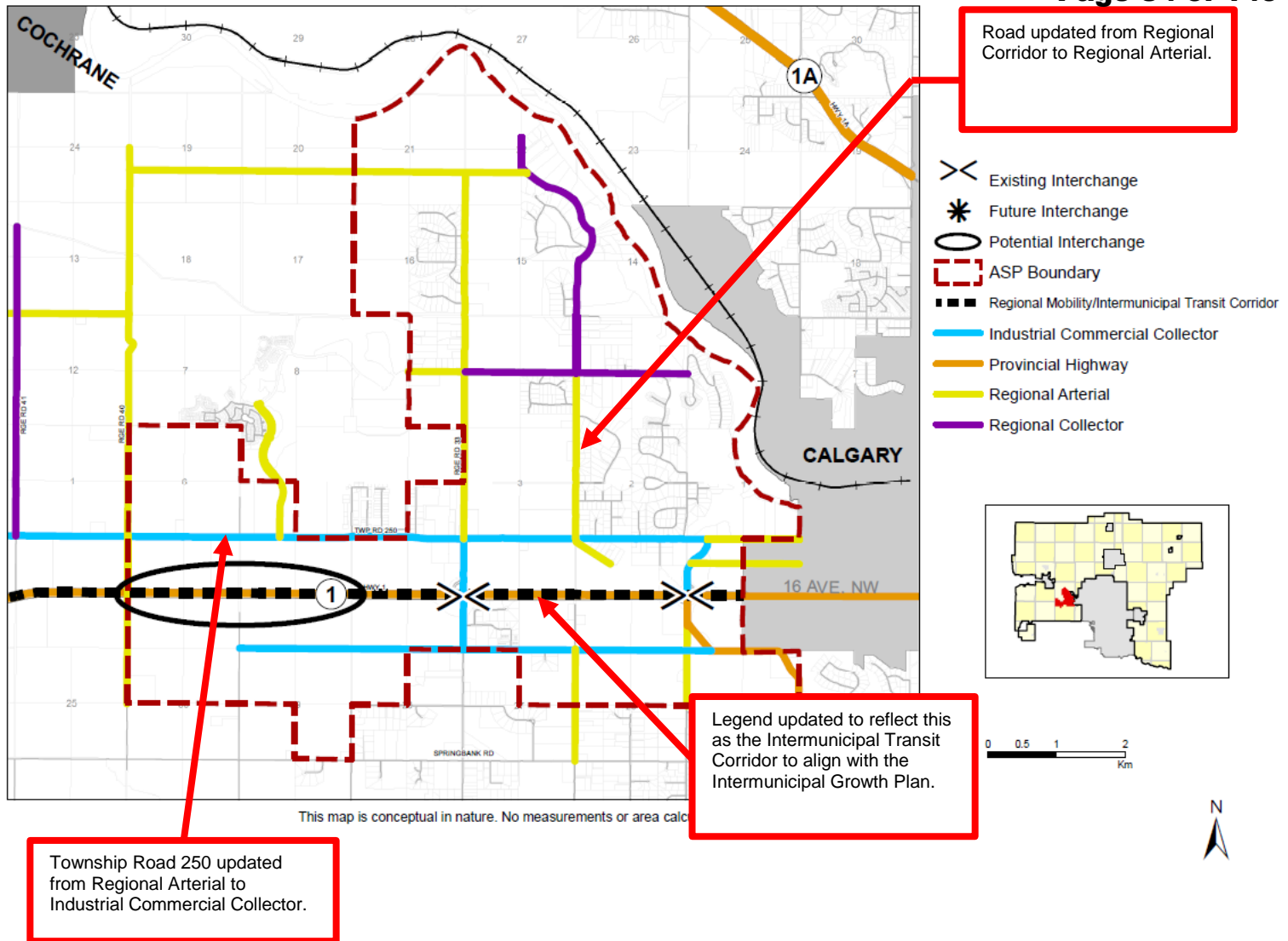
Local Roads – Industrial and Commercial

- 18.13 The type of road cross section (urban or rural) within industrial areas shall be determined at the time of local plan preparation.
- 18.14 All roads within commercial areas should be designed to an urban road standard.
- 18.15 Commercial development shall provide for safe and efficient pedestrian and bicycle circulation between buildings, sites, and, where applicable, adjacent areas.

Local Roads – Residential

- 18.16 The road network in residential areas shall be designed to support an interconnected road and pedestrian system.
- 18.17 Road acquisitions that take into consideration future network connections shall be supported.
- 18.18 The type of road cross section (urban or rural) for country residential development shall be determined at the time of local plan preparation.
- 18.19 Local plans for country residential development shall provide for emergency and secondary access, pathway, trail, or sidewalk linkages within, and external to, the local plan area ~~in accordance with municipal standards.~~

~~18.20 Local plans shall incorporate emergency and secondary access in accordance with municipal and fire access standards.~~



Map 09: Transportation Network

19

SCENIC AND COMMUNITY
CORRIDORS

Scenic and community corridors are important entrances, along major roads, entering and exiting a municipality and a community. They create a lasting first impression and an important sense of place for people either visiting or simply traveling through a community. Therefore, it is important that North Springbank’s Scenic and community corridors, identified on Map 10: Scenic and Community Corridors, are visually attractive and maintain the open rural character of Springbank.

Springbank’s Scenic and community corridors are principally defined by the regional transportation corridors that traverse and border the Plan area. The Highway 1 corridor is important as a gateway between Rocky View County and the city of Calgary, and its section immediately adjoining the municipal boundary is identified within the Rocky View / Calgary Intermunicipal Development Plan (IDP) as a key focus area, requiring particular attention and coordination on development interfaces. The Highway’s interchanges at Range Road 31 and Range Road 33 also provide key vehicular access into the Springbank community; consequently, development around these interchanges also requires sensitive management to ensure the Springbank retains its attractive appearance.

Objectives

- Promote consideration of rural character, views, and landscape in new development through architectural and community design guidelines.

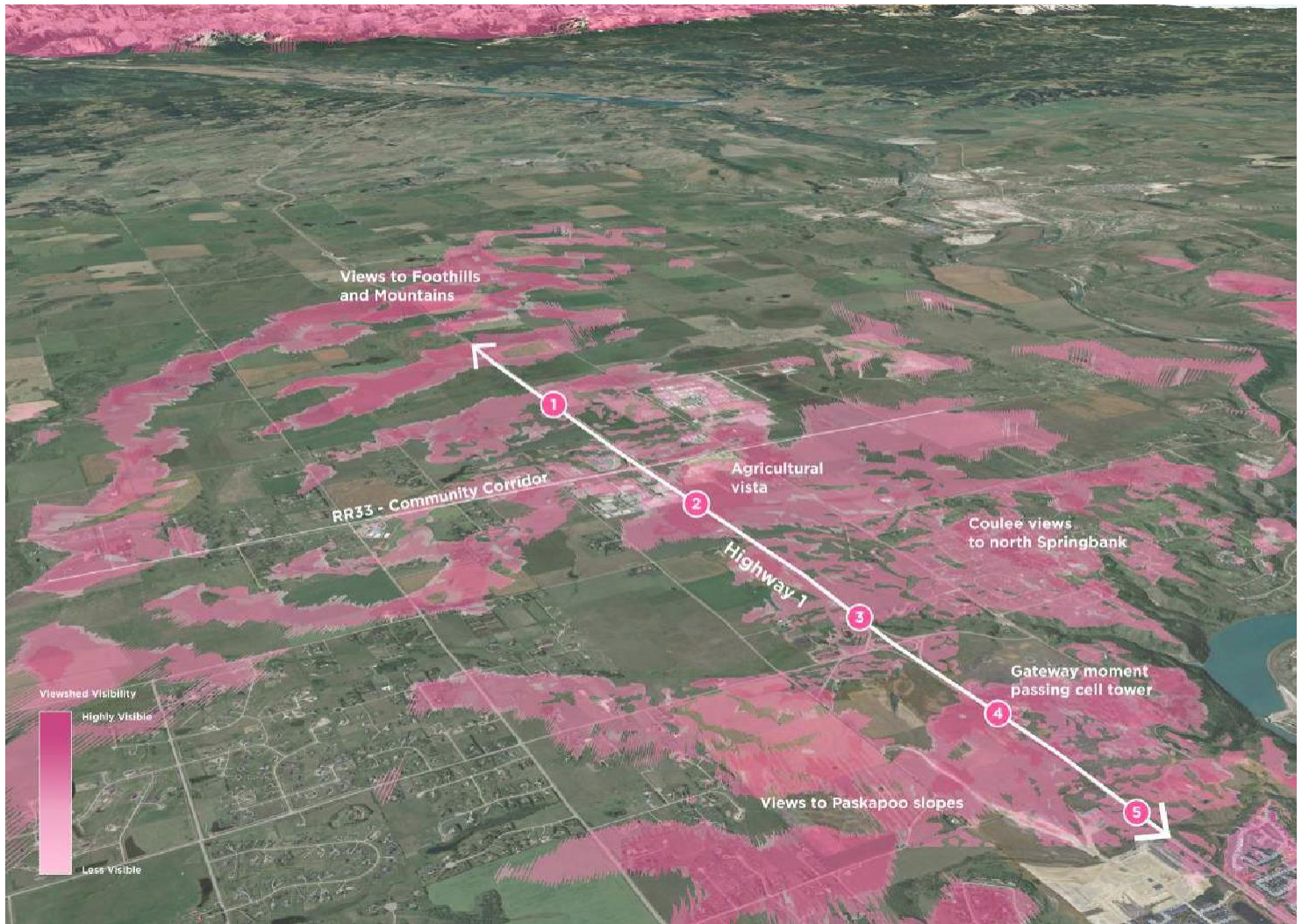
- Create attractive, orderly, and well maintained scenic and community corridors for residents and visitors, with high-quality development adjacent to the Highway 1 corridor.
- Ensure development adjacent to the Highway 1 corridor is consistent with intermunicipal and regional growth policies and plans.

Policies

General

- 19.1 Development proposals within the scenic corridor areas identified on Map 10: Scenic and Community Corridors, shall be subject to the scenic corridor policies of this Plan.
- 19.2 Non-residential scenic and community corridors should be developed in accordance with the County’s Commercial, Office, and Industrial Design Guidelines.
- 19.3 Proposals within scenic corridor areas identified on Map 10: Scenic and Community Corridors that do not exhibit a high-quality visual appearance with respect to siting, building design, and landscaping should not be supported ~~(for example outside storage).~~
- 19.4 Outside storage shall not be considered to be appropriate as a principal use along scenic corridor areas identified on Map 10: Scenic and Community Corridors. Limited outside storage or outdoor displays that are ancillary to a designated principal use may be considered acceptable subject to appropriate screening and siting away from the public interface.
- 19.5 Rocky View County shall collaborate with Alberta Transportation and The City of

Scenic Corridor Views



EXPERIENCING SPRINGBANK FROM HIGHWAY 1

- Create Gateways
- Prioritize views
- Respect rural character
- Honour the natural landscape

Calgary to identify opportunities to create attractive scenic and community corridors, including a scenic corridor along Highway 1.

- 19.6 Planning and development within the Highway 1 West Corridor Key Focus Area (see Map 10: Scenic and Community Corridors) shall be subject to the policies of the Rocky View County/City of Calgary Intermunicipal Development Plan.

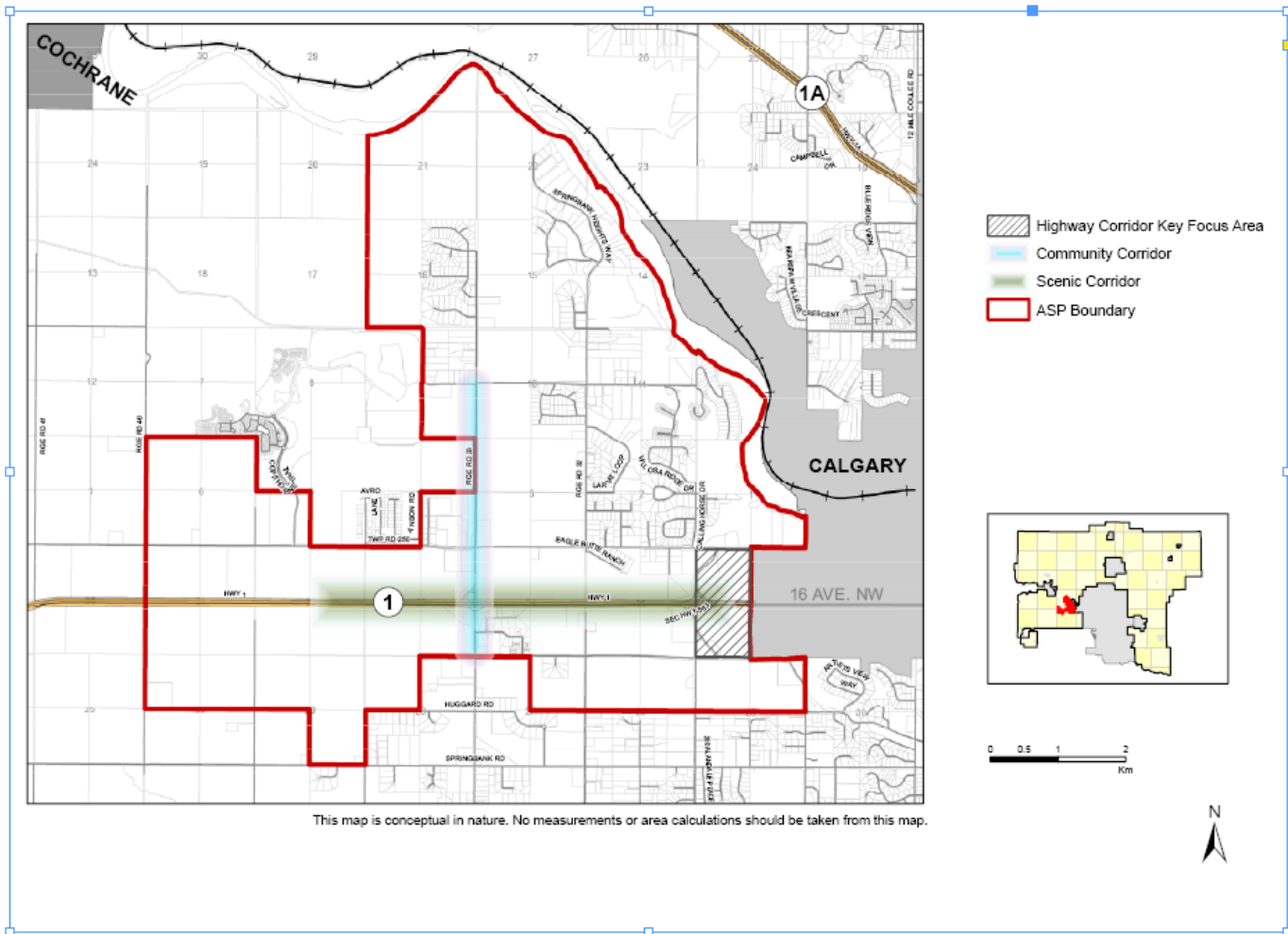
Local Plans

- 19.7 All local plan applications proposing development within a scenic corridor area identified on Map 10: Scenic and Community Corridors shall meet the applicable scenic corridor policies set out within this section and the requirements of Section 26 and Appendix B.

Non-Statutory Action

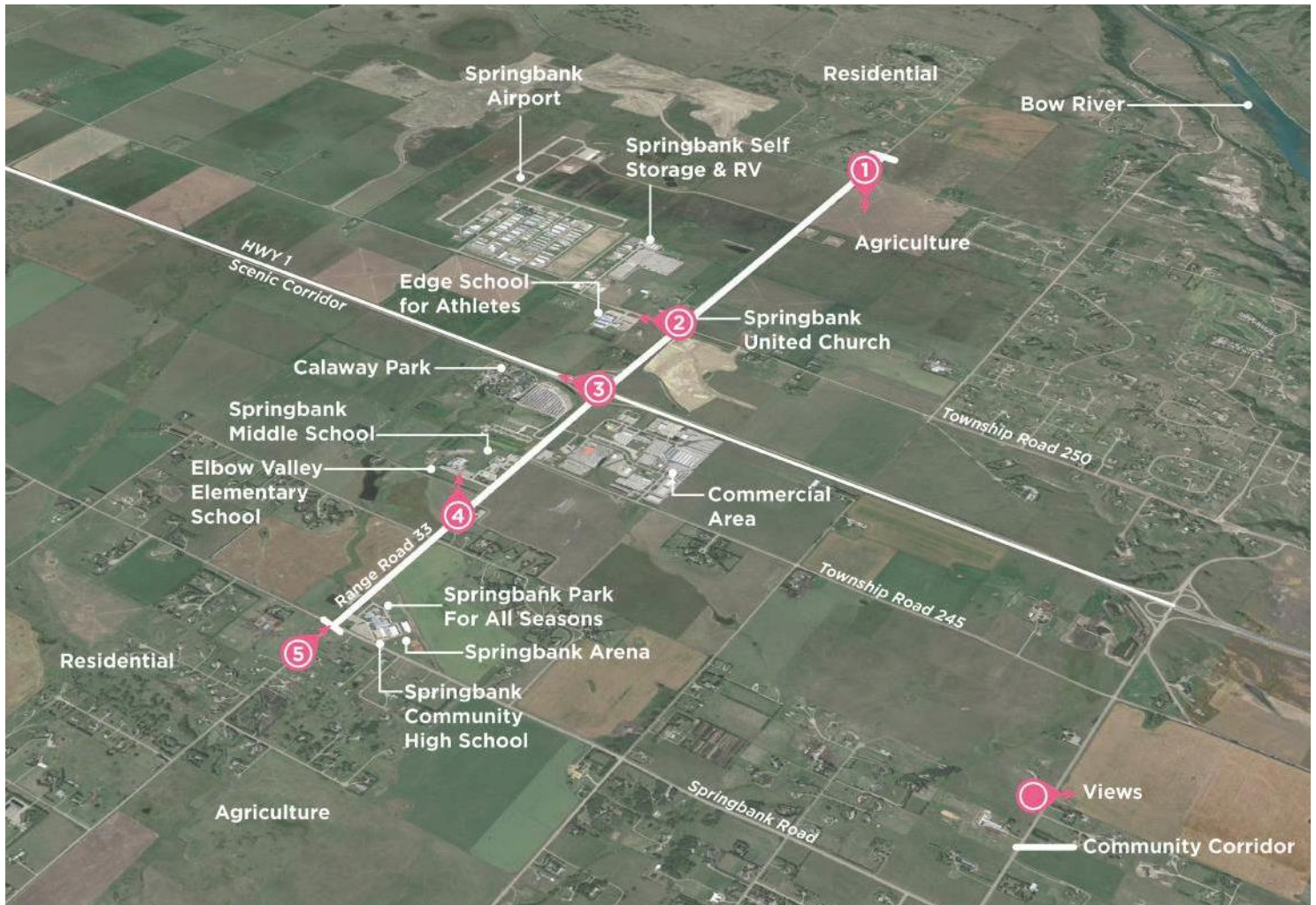
Create ~~Develop~~ design guidelines for the development of Range Road 33, promoting high-quality development that encourages community interaction and accommodates pedestrians through publicly and privately owned gathering spaces.

- ~~4. In consultation with Alberta Transportation and The City of Calgary, develop design and appearance criteria for development adjacent to Highway 1, managing interjurisdictional constraints and opportunities, and promoting a high-quality development form for those traveling through or visiting Springbank.~~



Map 10: Scenic and Community Corridors

Community Corridor Views



A COMMUNITY EXPERIENCE ON RANGE ROAD 33

- Create Gateways
- Prioritize views
- Respect rural character
- Honour the natural landscape

20 UTILITY SERVICES

Well-designed and effective utility services are the foundation of a well-planned community and competitive business area. Development in the North Springbank area has historically relied on stand-alone utilities such as groundwater wells, private water cooperatives, and septic fields.

In light of the development pressures and anticipated population for the North Springbank area, the long-term sustainability and health of the area and its residents necessitates a new approach to water and waste water servicing; specifically, a shift in focus from private sewage disposal systems to piped or regional disposal systems is envisioned within the Plan area. This will limit the impact of private disposal systems on the carrying capacity of the lands and the compromising of the health of the watersheds or North Springbank residents.

Objectives

- Support servicing options that minimize environmental impact.
- Provide a land use pattern that is compatible with the servicing capabilities and objectives for North Springbank.
- Ensure potable water and waste water systems are provided to the Plan area in a safe, cost effective, and fiscally sustainable manner, and that development connects to piped utility networks when available.
- Support the provision of shallow private utility systems within new development.
- Identify and protect utility service routes and regional transmission corridors.
- Ensure fire suppression and water supply infrastructure is provided to deliver the appropriate level of fire protection within the Plan area.

- Local plans will address fire suppression requirements and ensure water supply and associated infrastructure is available as required for all development. The fire suppression plan may rely on regional or piped infrastructure to support the local plan.

Policies

In support of the North Springbank Area Structure Plan, a technical assessment of water and waste water servicing options was completed. The key objective of the assessment was to determine if a cost effective servicing system(s) that provides efficient, economic, and sustainable municipal services to residents is feasible for the Plan area. The “Springbank ASP Servicing Strategy” evaluated multiple servicing solutions and determined that there are cost effective and sustainable options.

Map 11: Water Servicing and Map 12: Waste Water Servicing depict the most feasible utility system at the time of Plan writing. The final utility system will be determined as part of the local plan preparation.

General

- 20.1 Utility service development should support an orderly, logical, and sequential pattern of development.
- 20.2 The location and size of regional and local transmission corridors, utility rights-of-way and easements, and related line assignments, shall should be identified and protected determined at the local plan stage to the mutual satisfaction of the County, the developer, and the utility companies.
- 20.3 Utility rights-of-way and easements shall be provided to accommodate shallow utilities at the subdivision or Development Permit stage as deemed necessary by the utility provider.

- 20.4 Costs associated with utility service improvements shall be the developer's responsibility.
- 20.5 Connection to ~~decentralized piped~~ utilities for water and waste water is the preferred method of potable water and waste water service delivery, **in accordance with provincial legislation and regulation.**
- 20.6 Limited servicing solutions that rely on water cisterns and sewage holding tanks may be permitted for commercial/industrial sites on an interim basis until such time as piped servicing is available.

Water

- 20.7 To maintain an acceptable quantity and quality of groundwater in the aquifers, any future applications for water wells must be in accordance with the Water Act.
- ~~20.8 Business or Institutional land use will require Provincial approval for any groundwater use.~~
- 20.8 The use of water saving devices is encouraged in future residential development and should be addressed in local plans in accordance with County policies and standards.
- 20.9 The reuse of storm water for the purposes of residential irrigation is encouraged ~~over using in place of~~ water suitable for domestic purposes and should be addressed in local plans.
- 20.10 All industrial and commercial buildings are required to provide fire suppression systems and shall be in compliance with the County's Fire Suppression bylaw.
- 20.11 All water systems serving developments within the Springbank Plan area shall be designed to provide adequate water pressure to combat fires.

Waste Water

The waste water utility system must ensure that there are no negative impacts to the water supply for The City of Calgary **or Rocky View County users.**

- 20.12 All waste water utility systems must meet **the legislative and** regulatory requirements of the Government of Alberta.
- 20.13 Residential lots less than 1.98 acres in size shall be serviced through a ~~decentralized piped~~ or regional waste water treatment system.
- 20.14 Where a regional waste water treatment system is not available, interim methods of sewage disposal may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment.
- 20.15 Future subdivision in the Infill Residential areas may require both a PSTS and the identification of future sewer rights-of-way in combination with a deferred services agreement.
- 20.16 At the time of local plan preparation, a cost feasibility analysis to evaluate connection to a regional waste water system should be performed. Where a regional waste water system is not available or feasible as determined by the cost feasibility analysis, the feasibility of tie-in to an existing, or creation of a new, piped waste water treatment system shall be investigated.
- 20.17 Future ~~decentralized piped~~ systems shall be designed and operated to meet immediate needs and to anticipate future cumulative requirements of a broader area. The systems shall be designed to be expandable, and this shall be taken into consideration when determining the location of effluent disposal areas and protection of future rights-of-way.
- 20.18 Future ~~decentralized piped~~ systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point.
- 20.19 The operation of a collection system should ensure that the disposal and treatment of waste water does not create any negative environmental impacts within the sub- basin.

20.20 Methods of waste water effluent discharge must meet a quality that is acceptable to the Province and the County.

20.21 The Municipality reserves the right to provide or assist with the provision of a waste water collection, treatment, and disposal system within the ~~Central North~~ Springbank area.

Shallow Utilities

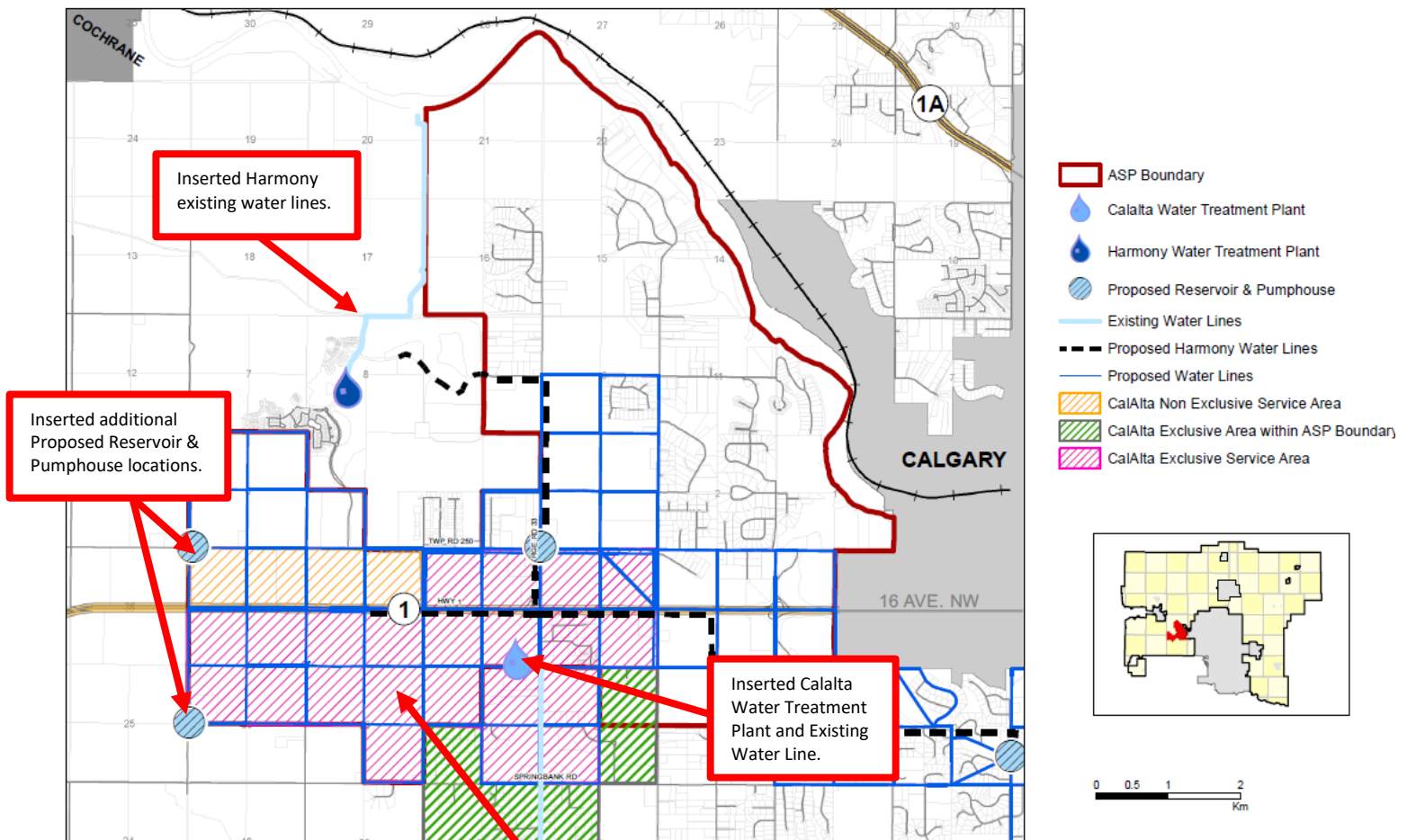
20.22 Shallow utilities should be located in common locations ~~in order~~ to maximize the developability or functionality of lands and to reduce any off-site impacts.

20.23 Wherever possible, utility easements should be utilized in subdivisions and development

to ensure the location, identification, and maintenance of multiple utilities can be made with ease and without service disruptions.

20.24 Utilities in the road rights-of way should be avoided unless sufficient right-of-way expansion is available for transportation needs.

20.25 All new residential and non-residential development shall be serviced with shallow utilities at the expense of the developer.

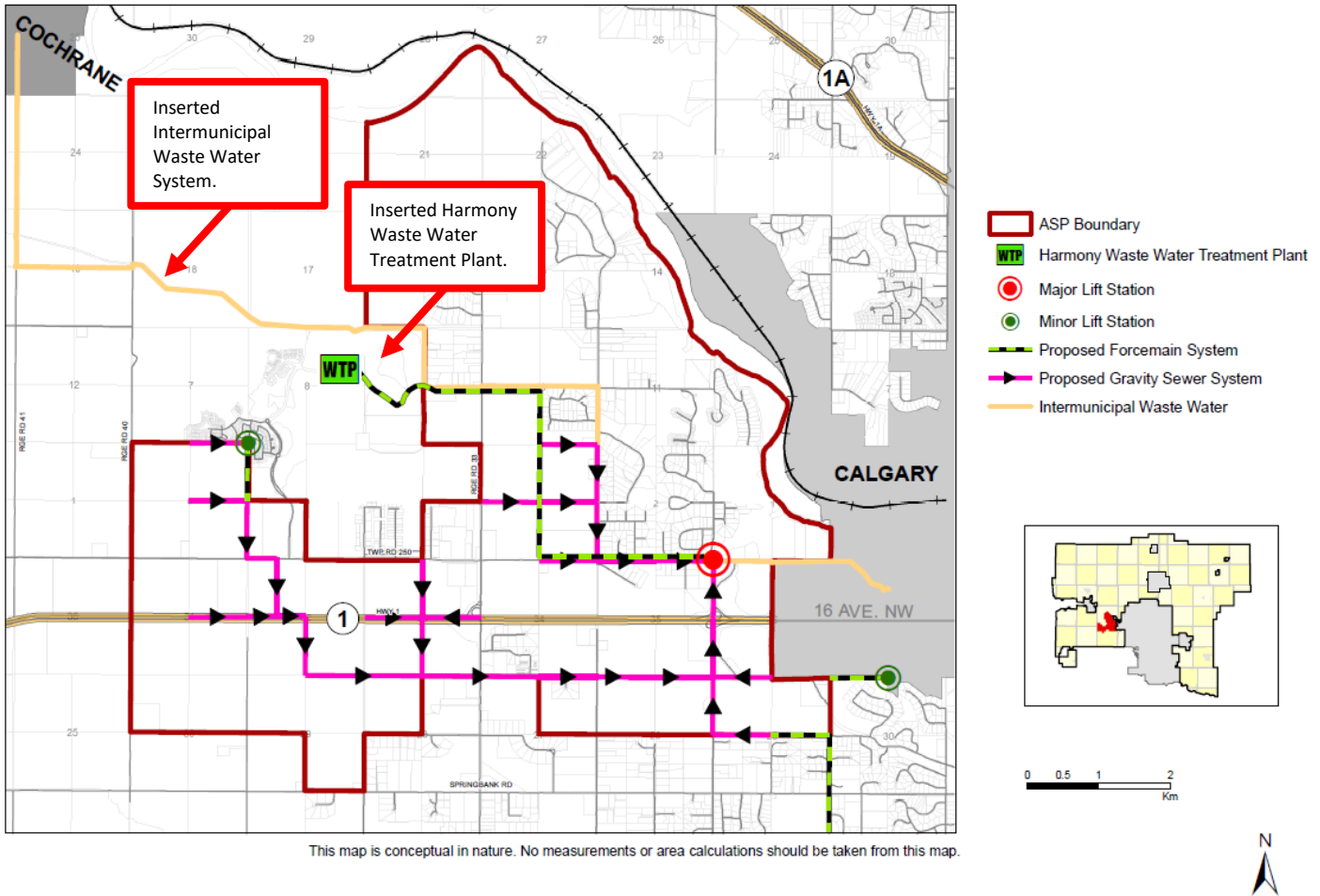


This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 11 Water Servicing

82 | Rocky View County | Springbank Area Structure Plan

Expanded Cal-Alta
Exclusive Area within
ASP Boundary.



Map 12: Waste Water Servicing

21 STORM WATER

The Springbank area is made up of several storm water catchment areas, with four flowing north to the Bow River and five flowing south towards the Elbow River. Both the Elbow and Bow Rivers are important water courses that support many uses, including irrigation for crops and golf courses, stock watering, terrestrial wildlife, native flora and aquatic ecosystems, ~~resource-extraction~~, recreational activities, as well as one of the most significant raw water supplies for the city of Calgary via the Glenmore Reservoir, and Rocky View County and the City of Calgary via

the Bearspaw reservoir. The protection of these two important natural resources is imperative for the sustainable growth and development of not only Springbank, but all downstream municipalities.

The Springbank Master Drainage Plan was prepared to provide guidance for future development within the Plan area.

Map 13: Storm Water Drainage Catchments shows the main drainage catchments in the Plan area.

THE SPRINGBANK MASTER DRAINAGE PLAN;

The Master Drainage Plan provides policy and implementation strategies to ensure storm water from future development is properly managed. It establishes the rate and volume control requirements of storm water flow from new development, and provides recommendation for effective LIDs and BMPs in the region. The Master Drainage Plan also provides inventory and assessment of the wetlands in the area. The Plan was based on topographic Lidar data and covers the entire catchment areas to the Bow and Elbow Rivers.

LOW IMPACT DEVELOPMENT (LID):

A comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds.

BEST MANAGEMENT PRACTICES (BMPS):

Minimize the impact of increased runoff volumes and improve water quality. The types of key storm water BMPs that can be employed in future land development areas include the following:

- Minimize generation of runoff;
- Retain runoff on-site through evapotranspiration, infiltration and/or reuse;
- Capture, hold, and use runoff within a development or municipal area for reuse (green space irrigation).

Objectives

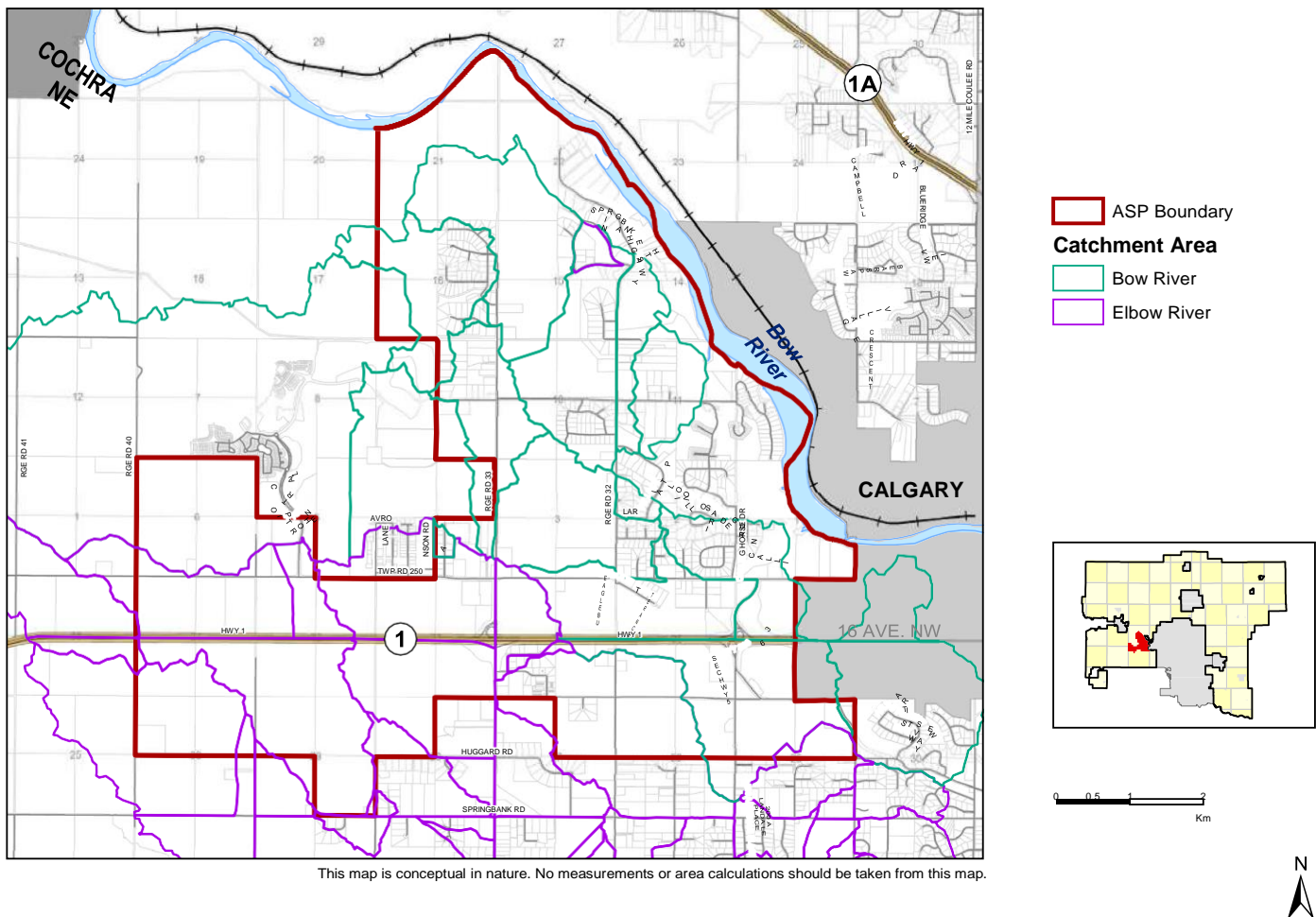
- To ensure development incorporates the policies and best practices contained within the Master Drainage Plan and sub-basin plans for effective storm water management.
- Ensure effective, sustainable, and responsible storm water infrastructure in the Plan area.
- Maximize the use of natural storm water drainage conveyance systems.
- Support innovative conservation methods and best management practices with respect to storm water management, including storm water reuse and recycling opportunities.
- Preserve high value wetlands within the Plan area.

Policies

Master Drainage Plan

21.1 As part of a local plan preparation process, the Applicant shall submit a sub-catchment master drainage plan or a storm water management report that is consistent with the approved Springbank ASP Master Drainage Plan, any existing sub-catchment Master Drainage Plans for the area, and the policies of this Plan, and adheres to provincial legislation and regulation.

21.2 A sub-catchment master drainage plan or storm water management plan for a local plan area shall comply with any new storm water plans, management policies, and interim servicing policies that may be introduced after the adoption of this Plan.



Map 13: Storm Water Drainage Catchments

- 21.3 The location of the storm water conveyance systems shall be protected as part of the development process, in general accordance with Map 13: Storm Water Drainage Catchments.
- 21.4 All development shall conform to the recommendations outlined in the Springbank Master Drainage Plan regarding release rates, volume control targets, and assessment of downstream drainage constraints.
- 21.5 Storm water management systems, including re-use or irrigation, should be designed at a scale that services the local plan area. The County discourages the use of storm water ponds or volume control measures designed for individual lots.
- 21.6 Storm water shall be conveyed in a manner that protects downstream properties and preserves the water quality of receiving water courses.
- 21.7 Storm water conveyance systems shall be designed to accommodate upstream storm water flows, to the satisfaction of the County.

Storm Water Ponds, Constructed Wetlands, and Wetlands

- 21.8 Proposed storm water ponds should be enhanced with bio-engineering techniques,

wherever possible, to promote volume control and water quality within the Plan area.

- 21.9 Natural wetlands and/or natural drainage courses that are retained should receive treated storm water through direct or indirect flow in order to maintain the integrity of the wetland and the drainage course.
- 21.10 As part of the preparation of a local plan and any supporting sub-catchment or master drainage plans, best management practices and alternative solutions for the improvement of storm water quality and reduction of quantity shall be required. Solutions may include:
- a) design of storm water facilities that incorporate source controls in order to reduce the amount of water moving downstream and the need for end of pipe treatment facilities;
 - b) use of LID methods, such as bio-swales, rain gardens, constructed wetlands, green roofs and permeable pavements;
 - c) reduction of impervious surfaces;
 - d) the re-use of storm water; and
 - e) consideration of storm water ponds at the sub-regional level to support the reuse of storm water.

STORM WATER POND:

An artificial pond that is designed to collect and treat storm water to an acceptable provincial standard. The storm water pond disposes of storm water through controlled release, absorption into the ground and / or evaporation.

CONSTRUCTED WETLAND:

An artificial wetland created as a new or restored habitat for native vegetation and wildlife; it provides the same function as a storm water pond.

WETLAND:

Land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

- 21.11 Storm water ponds servicing more than one lot should be located on Public Utility Lots.

Reduce, Recycle, and Reuse

- 21.12 The County shall support lot-level best management practices that reduce impervious surfaces, clean or filter runoff, and allow for reuse of storm water for non-potable purposes.
- 21.13 The County ~~shall will~~ support proposals for storm water re-use through purple pipe system in accordance with provincial requirements.

Standards and Design

- 21.14 The storm water management system should be designed to:
- a) operate on a gravity basis; and
 - b) accommodate storm water flows from the adjacent road network.

LOW IMPACT DEVELOPMENT (LID):

An approach to land development that works with nature to manage storm water runoff where it falls. LID preserves and recreates natural landscape features and minimizes hard surfaces to create functional and appealing site drainage. LID treats storm water as a resource, rather than a waste product. LID includes a variety of landscaping and design practices that slow water down, spread it out, and allow it to soak in. These practices ultimately improve the quality and decrease the volume of storm water entering our waterways.

22 SOLID WASTE AND RECYCLING

This section addresses the management of solid waste through all stages of development, from construction and demolition to full build-out. The policies emphasize the reduction and diversion of waste through the recycling and reuse of materials. Each development stage has different solid waste requirements; the policies below provide guidance to developers and residents on managing solid waste effectively.

Objectives

- Ensure conceptual schemes and master site development plans address solid waste management during all stages of development in accordance with the County's Solid Waste Master Plan.
- Offer innovative solid waste management practices that encourage, promote, and maximize landfill diversion and minimize waste material hauling.
- Provide for the necessary infrastructure to support solid waste and recycling management in public spaces.
- Promote best practices for managing solid waste materials generated during construction activities.

Policies

General

22.1 The developer shall be responsible for the management and disposal of solid waste generated through all stages of construction and development.

~~22.2 Waste minimization and waste diversion practices are to be encouraged in the Plan area.~~

Industrial / Commercial

22.2 Industrial / Commercial business owners shall be responsible for providing their own solid waste services and shall include waste minimization and waste diversion practices.

22.3 Industrial/Commercial developments may be required to provide justification for the amount of space allotted for waste management based on the volumes and types of material generation anticipated, the type of diversion infrastructure planned for, and the overall systems proposed for managing waste.

Residential Areas

22.4 Solid waste management will be the responsibility of property owners and/or lot owner associations within Springbank until such time as a County-sponsored waste management program is available in the area.

23 EMERGENCY SERVICES

Emergency services within the Plan area are focused on fire and protective service needs. The area is currently served by a fire station located near the Springbank Airport.

Objectives

- Ensure an appropriate and efficient level of fire and protective services is made available for current and future residents in order to provide for a safe and liveable community.
- Ensure development is designed and constructed to optimize the delivery of fire and protective services.

Policies

General

~~23.1 In association with Rocky View County Fire Services, the RCMP, and other emergency service providers, an adequate level of service shall be provided to meet current needs, as well as future needs, based on projected population growth and demographic change in the Springbank Plan area.~~

23.1 Fire services in the Plan area shall be provided from existing County emergency service facilities, and where appropriate, by contract from adjacent municipalities.

23.2 Rocky View County shall explore partnerships for the delivery of emergency services, where appropriate.

~~23.4 Policing in the Plan area shall be provided by the Royal Canadian Mounted Police (RCMP) as per the Provincial Police Service Agreement, until such time as another policing solution is required or sought out.~~

23.3 All commercial buildings should provide fire suppression systems, which shall be in compliance with the approved standards set by the current edition of the Alberta Building Code, Alberta Fire Code, and/or other relevant Federal or Provincial legislation.

23.4 In preparing local plans, development proponents shall work with the County to identify any potential land requirements for fire and protective services.

23.5 Local plans shall address fire and protection response measures as well as on-site firefighting requirements through consideration of such factors as efficient road design, safe and efficient access for emergency service vehicles, and fire control measures.

23.6 Crime prevention through environmental design (CPTED) features should be considered and incorporated into the design and construction of all new development wherever possible.

23.7 New subdivisions and/or developments shall accommodate at least two points of access/egress where required by County Standards and the Alberta Building Code and Alberta Fire Code.

Non-Statutory Actions

The County shall explore potential for joint municipal communications between developers and Councils to set expectations and increase understanding on service delivery.

In accordance with the requirements of the Regional Servicing Plan (once adopted), the County will collaborate with The City of Calgary to explore joint modeling and any shared service delivery opportunities.

~~Emergency Services Facility:-~~

~~An emergency services facility is a site and building(s) containing the staff equipment, and other apparatus required to deliver fire and/or protective services within the county and may include facilities and space for other related services.~~

24 FLOOD RISK MANAGEMENT

The Plan area has the benefit of bordering the Bow River, but this also brings significant flood risk to those lands adjacent to the river. The policies in this section seek to maintain the function of flood areas and maximize their ecological and recreational services.

Objectives

- Prevent development from occurring within flood prone areas to safeguard property and limit safety risks.
- Direct more vulnerable development away from areas at a higher risk of flooding.
- Support the preservation of floodway and flood fringe areas in their continued role of providing ecological and recreational services, together with wider flood and erosion control benefits.

Policies

General

24.1 No development in the Plan area shall take place within the floodway or flood fringe of the Bow River, with the following exceptions:

- a) essential roads and bridges that have to cross the flood risk area;
- b) flood or erosion protection measures or devices;
- c) pathways that are constructed level with the existing natural grades;
- d) recreation facilities, provided there are no buildings, structures, or other obstructions to flow within the floodway; and
- e) essential utility infrastructure that has to be located in the flood risk area for operational reasons.

24.2 Any exempt development allowed within the floodway or flood fringe shall be designed to

limit impermeable surfaces, so as to not impede the groundwater storage capacity of these areas.

24.3 Local plans with lands partly affected by the floodway or flood fringe areas should include a flood hazard risk study, including hazard mapping where appropriate and prepared by a qualified professional. The study shall:

- a) identify areas at a flood risk of 1:100 or greater, and those having a lesser flood risk between 1:100 and 1:1000.
- b) demonstrate that there is sufficient developable area for the proposal after excluding flood way and flood fringe areas
- c) provide recommendations on locating more vulnerable developments (for example, elderly care facilities, educational facilities and healthcare services) towards lower flood risk areas (greater than 1:1000, where possible) and on implementing other measures that would limit flood risk.

25 RENEWABLE RESOURCES

As Rocky View County expands, so do its energy requirements. Ensuring a secure and sustainable supply of energy will be important to the area’s future prosperity. Across Canada, an increasing number of communities are engaged in the process of sustainable energy planning.

The Springbank area has a natural advantage for the development of renewable energy initiatives such as wind and solar, and this section aims to encourage the growth and use of these resources, where compatible with Springbank’s rural character.

Objectives

- Support opportunities for renewable energy generations that reduce dependence on fossil fuel.
- Promote innovative technologies and processes to achieve environmental goals.
- Encourage the use of solar photovoltaic systems (PV) on rooftops and in agricultural settings.

Policies

General

- 25.1
- Local plans should identify renewable and low-carbon energy opportunities available at the district or neighbourhood scale.
- 25.2
- Developments are encouraged to assessthe feasibility of solar energy equipment on new buildings through consideration of environmental and economic benefit.
- 25.3
- Renewable energy generation projects should be supported in accordance with the intent of this plan, applicable County policies, bylaws, and standards, and applicable provincial regulations.

IMPLEMENTATION

26 IMPLEMENTATION

The North Springbank ASP outlines the vision for physical development and provides guidance with respect to infrastructure requirements, land use, subdivision, and development. The purpose of this section is to describe the implementation process, provide detail on the sequence of development, ensure adherence to the **North** Springbank Area Structure Plan policies and strategies, and identify follow-up actions required for Plan's success.

Objectives

- Implement the Land Use Strategy and policies of the Springbank Area Structure Plan.
- Provide criteria for the logical phasing of development, and ensure that the related cost of infrastructure development is identified and provided for.
- Implement key actions to facilitate development, and provide guidance on local plan requirements.
- Ensure local plans adhere to the vision, goals, objectives, and policies of the Plan.
- Provide for the review and amendment of the Plan as required.

Policies

Local Plan, Redesignation, and Subdivision Application Requirements

- 26.1 Applications for redesignation and subdivision shall require the concurrent or prior adoption of a local plan, unless otherwise directed by the policies of this Plan.
- 26.2 Local plans are to be prepared as per the policies of this Plan and, ~~in order~~ to be deemed complete, should include the applicable information set out within Appendix B of this Plan.

- 26.3 Subdivision applications shall address and adhere to the requirements of the local plan and the policies of this Plan.
- 26.4 Conceptual schemes should extend across the entire area of the proposed development, and where appropriate, all other adjacent lands with development potential. At a minimum, adjacent lands should be considered to be those directly adjoining parcels and those within the wider quarter section that have the potential to further subdivide. Council shall have the discretion to consider alternative local plan boundaries, with consideration to ensuring:
- a) the alternate local plan area is comprehensive in nature;
 - b) the implications of development proceeding within an alternate local plan boundary have been examined; and
 - c) it has been demonstrated that any on-site or off-site planning issues have been resolved pursuant to the provisions of this Plan.
- 26.5 Where a local plan is not required, or is silent on a subject, the relevant policies of the North Springbank ASP and **Municipal Development Plan County Plan** shall apply to redesignation and subdivision applications.
- 26.6 Applications for redesignation, subdivision, development, and local plans shall comply with the policies and requirements of the following master plans and servicing standards, as amended or replaced, unless otherwise directed by the policies of this Plan:
- a) Springbank Master Drainage Plan;

- b) Active Transportation Plan: South County;
- c) Applicable recreation master plan;
- d) Rocky View County Solid Waste Master Plan; and
- e) Rocky View County Servicing Standards.

26.7 All ~~conceptual schemes~~ local plans and master site development plans adopted by Council shall be appended, by bylaw, to this Area Structure Plan, with Table 09 (Appendix D) and Map 03 of this Plan updated accordingly.

Phasing

The Plan recognizes that development within the North Springbank Plan area should progress in a logical and efficient manner, recognizing future land requirements, and logical extensions of servicing. Section 633(2)(a)(i) of the Municipal Government Act states that an Area Structure Plan must describe the sequence of development proposed for the area.

- 26.8 The principal consideration in the phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.
- 26.9 Infill development within the existing country residential areas of the Plan area shall be developed on the basis of connection to on-site private waste water treatment systems, and availability of communal water co-op connections or private water wells.
- 26.10 Criteria established in Sections ~~11~~ 10 and ~~10~~ 11 of this Plan shall guide servicing for the Future Expansion Area and Urban and Hamlet interface areas.

Plan Review and Amendment

The future development outlined in the North Springbank Area Structure Plan will principally be driven by market demand and availability of servicing. While the Area Structure Plan is sufficiently flexible to account for change, periodic review, and occasional amendment of the Area Structure Plan may be required. Under normal circumstances, the County will undertake an Area Structure Plan assessment every 10 years to determine if a full review is required, as per the Municipal Development Plan ~~County Plan~~. However, if the rate and extent of development were to change dramatically, the County may initiate a review earlier than 10 years.

- 26.11 The Springbank Area Structure Plan shall be subject to an assessment and possible full review every 10 years in accordance with the Municipal Development Plan ~~County Plan~~, County Policy, and the Municipal Government Act.

Non-Statutory Actions

Non-statutory actions are activities that need to be carried out by the County to achieve the goals, objectives, and policies of the Plan. All actions in this Plan are non-statutory in nature. The following is a summary of recommended County actions to assist in the implementation of the North Springbank Area Structure Plan.

Table 04: Non-Statutory Implementation Actions

ACTION	SECTION
1 The uses allowed, and general regulations applied to Cluster Residential development, Villa Condo development, and Live-Work development areas shall be specified through amendments to the County's Land Use Bylaw, initiated either by the County or a submitted redesignation application.	7
2 Develop a Cluster Residential open space district within the County's Land Use Bylaw that provides for contemporary agriculture.	7
3 Implementation of Villa Condo Developments, Cluster Residential, and Cluster Live Work requires amendments to the County's Land Use Bylaw, initiated by the County or a submitted redesignation application.	7
4 A Cultural Heritage Landscape Assessment shall be undertaken of the Plan area to identify locally significant cultural heritage resources and landscape features. The assessment shall be developed in consultation with the Springbank community and should utilize previous inventory work completed by the Springbank Historical Society.	14
5 Develop design guidelines for the development of Range Road 33, promoting high quality development that encourages community interaction and accommodates pedestrians through publicly and privately owned gathering spaces.	19
6 The County shall explore potential for joint municipal communications between developers and Councils to set expectations and increase understanding on service delivery.	23
7 In accordance with the requirements of the Regional Servicing Plan (once adopted), the County will collaborate with The City of Calgary to explore joint modeling and any shared service delivery opportunities.	23
8 Monitor and report on the Plan implementation as part of the yearly Municipal Development Plan (County Plan) reporting.	26

27 INTERMUNICIPAL COORDINATION AND COOPERATION

The eastern boundary of the Springbank Area Structure Plan borders the city of Calgary. The ASP acknowledges the land use intent of the City and recognizes the need to plan for compatible land use transitions at the interface area. It is recognized that the Highway 1 corridor provides an important gateway into Springbank and Calgary; therefore, this Plan ensures that any growth of Springbank west within the identified Future Expansion Area, shall require engagement and coordination with The City.

The Plan contains a number of provisions relating to matters including storm water, utility service, transportation, and open-space that provide for compatible development and promote a coordinated and cooperative approach to planning.

In addition to the policies of this Plan, collaboration and the coordination of land use matters within Springbank shall be guided by the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). Throughout implementation of the Springbank ASP, the County will maintain open communication with The City, circulating relevant local plans and development applications, sharing technical information and identifying cross boundary issues and opportunities.

Objectives

- Encourage meaningful intermunicipal engagement and collaboration to achieve mutual goals. ~~and ensure adherence to the Interim Growth Plan and Regional Growth Plan (once adopted).~~

Policies

27.1 Any applications within the Plan area adjacent to the city of Calgary, together with all relevant supporting technical documents, shall be circulated in accordance with the Rocky View County/City of Calgary IDP; collaboration on such applications shall begin at an early stage to allow sufficient time to identify and address potential impacts on the city.

27.2 Development proposals adjacent to the city of Calgary shall ensure that transition and interface tools are used in alignment with Sections ~~24~~ 19 (Scenic and Community Corridors), ~~12~~ 14 (Transitions); effective cross- boundary transition and interface shall be achieved through continued collaboration with The City of Calgary in accordance with the Rocky View County/City of Calgary (IDP).

27.3 Prior to approval of any land use amendment or ~~local outline~~ plan application, collaboration shall be undertaken with the City to establish appropriate land use compatibility and interface measures for land adjoining the City within the Plan area, in alignment with Section 6.0 of the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP). Agreed upon measures shall be included within approved ~~outline local~~ plans and adhered to in subsequent subdivision and development permit approvals within the Plan area.

Local Plans, Redesignation, and Subdivision

27.4 Rocky View County shall ensure that local plans and applications for redesignation and subdivision of lands in areas adjacent to Calgary address:

- ~~Servicing requirements~~, regional drainage and storm water quality;
- ~~access agreements to community services including transit~~;
- alignment and connectivity of pathways and roadways with Calgary and regional mobility corridors, together with potential infrastructure improvements;
- land use compatibility with adjacent municipal land uses;
- gateway design elements; and
- other appropriate policies of this Plan.



APPENDICES

APPENDIX A: DEFINITIONS

Active transportation means any form of transportation that is human powered. Typically, walking and cycling are the most common types of active transportation enjoyed in Rocky View County. These activities are performed within an active transportation network inclusive of facilities such as bicycle facilities located within a road right-of-way, sidewalks, pathways and trails.

~~**Aggregate development** relates to the extraction and/or processing of sand, gravel, clay, or marl that is excavated from the surface of a site, either in a processed or unprocessed form, but does not include such material that is expected to be unsuitable for sale.~~

Best management practices (BMPs) minimize the impact of increased runoff volumes and improve water quality. The types of key storm water BMPs that can be employed in future land development areas include the following:

- Minimize generation of runoff;
- Retain runoff on-site through evapotranspiration, infiltration and/or reuse;
- Capture, hold and use runoff within a development or municipal area for reuse (green space irrigation).

Compact or cluster residential development provides the benefit of preserving a larger area of open space for public and community use. It combines land that would otherwise have been within the private realm of landowners into a space that can serve a wider purpose including recreation, active transportation routes, habitat preservation, and small-scale agriculture uses. Due to the reduced residential development footprint, infrastructure can usually be provided more efficiently, and rural character can be preserved.

Community services reserves are defined in the Municipal Government Act as lands declared surplus by

the school boards. Community services reserve land may be used for:

- a public library;
- a police station, a fire station, or an ambulance services facility;
 - a. a non-profit day care facility, senior citizens' facility, or special needs facility;
 - b. a municipal facility providing service directly to the public; and
 - c. affordable housing.

~~**Conceptual schemes** are plans that are subordinate to an area structure plan. They may be adopted either by bylaw or by a resolution of Council. A conceptual scheme is prepared for a smaller area within an area structure plan boundary and must conform to the policies of the area structure plan. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public.~~

~~If a conceptual scheme area is of sufficient size that further detail is required for specific areas and phases, the conceptual scheme may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as 'development cells'.~~

Constructed wetland is an artificial wetland created as a new or restored habitat for native vegetation and wildlife; it provides the same function as a storm water pond.

Contemporary agricultural means a variety of agricultural uses such as community gardens, equestrian uses, farm-to-table, markets, working farms and other such activities that are specifically designed to integrate into a residential community.

Environmental reserves are defined in the Municipal Government Act as lands dedicated to prevent development in unsuitable areas (e.g. floodways or escarpments), reduce water pollution, and provide access to lakes and rivers. Environmental reserves are dedicated as public land.

Greenway is a linear open space established along a corridor, such as a river, stream, ridgeline, rail-trail, canal, or other route suitable for conservation and recreation purposes.

Heavy Industrial means those developments that may have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods.

Highway Business Areas are areas that provide both destination business commercial services and services to the traveling public. They take advantage of the provincial highway system and are of limited size, located in proximity to highway intersections and interchanges. Highway Business Areas contribute towards achieving the County's fiscal goals, and provide local employment opportunities.

Light Industrial means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Development where there is significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes, shall not be considered Light Industrial.

Low Impact Development (LID) is an approach to land development that works with nature to manage storm water runoff where it falls. LID preserves and recreates natural landscape features and minimizes hard surfaces to create functional and appealing site drainage. LID treats storm water as a resource, rather than a waste product. LID includes a variety of landscaping and design practices that slow water down, spread it out, and allow it to soak in. These practices ultimately improve the quality and decrease the volume of storm water entering our waterways.

~~**Master site development plans (MSDP)** accompany a land use redesignation application and provide design guidance for the development of a large area of land with little or no anticipated subdivision. An MSDP addresses building placement, landscaping,~~

~~lighting, parking, and architectural treatment. The plan emphasis is on site design with the intent to provide Council and the public with a clear idea of the final appearance of the development. Section 26 of this Plan requires that conceptual schemes and MSDPs are appended, by bylaw, to the ASP. This means that the municipality and landowners have a statutory obligation to adhere to the policies and requirements set out within conceptual schemes and MSDPs.~~

Neighbourhood-commercial means small-scale commercial development that is intended to serve the day-to-day needs of local residents.

Open space means all land and water areas, either publicly owned or offering public access that are not covered by structures. Open space may include current and future parks, environmentally significant areas, and other natural areas, pathways and trails, greenways, parks, land for schools and recreation facilities, utility corridors, golf courses, and cemeteries.

Outdoor Storage means the storing, stockpiling or accumulating of products, goods, equipment, vehicles, or material in an area that is open or exposed to the natural elements;

Outside Display Areas means outdoor areas used for the display of examples of equipment, vehicles, products, or items related to the business use located on the site containing the display area.

~~**Petroleum facilities** are plants, pipelines, and batteries used to process and transport oil and gas. Petroleum wells are producing, suspended, or abandoned oil and gas wells.~~

Public frontage means the strip or extent of land that abuts a public road.

Regional Business Centres are large areas of commercial and industrial development within the County. Their purpose is to provide regional and national business services, and local and regional employment opportunities. Regional business centres make a significant contribution in achieving the County's fiscal goals.

Regional Utilities means a communal system that collects sewage from large developed or developing areas and conveys the sewage to a regional treatment facility.

Reserves are lands dedicated to the County by the developer through the subdivision process, as defined in the Municipal Government Act. They include:

- d. environmental reserve;
- e. municipal reserve;
- f. community services reserve;
- g. school and municipal reserve; and
- h. school reserve.

Instead of a land dedication, the County may accept the equivalent value of the land as money. The use and provision of cash-in-lieu funds is directed by the MGA.

Residential Infill Development Plans are non-statutory plans that accompany a land use redesignation application and are used to comprehensively address a limited set of specific planning issues. They address the practical difficulty of multiple parcel ownership, and the burden of plan preparation falling on a single owner of a limited amount of land. Residential infill development plans require consultation with owners within the Plan area and will be retained by the County to guide future subdivision approval.

Storm water pond is an artificial pond that is designed to collect and treat storm water to an acceptable provincial standard. The storm water pond disposes of storm water through controlled release, absorption into the ground and/or evaporation.

Villa Condo developments can suit a range of groups, including retirees and those with mobility impairments. The key characteristic of Villa Condo developments is that they provide an accessible and low-maintenance housing option. Units are single storey and are surrounded by common land that is maintained by a homeowners' association or other private entity. They usually have a resident gathering space such as a community centre or place of worship.

Wetland is land saturated with water long enough to promote wetland aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.

APPENDIX B: LOCAL PLAN REQUIREMENTS

Local Plan Requirements

Local plans should address the following items:

Table 05: Local Plan Requirements

ITEM	APPLICABLE DEVELOPMENT
1 A description and evaluation of the local plan area including: <ul style="list-style-type: none"> a. topography, soils, vegetation, geotechnical considerations; b. environmental sensitivity and significance; c. agricultural capability, natural resources; d. existing land use, ownership, development, and adjacent land uses; e. archaeological and historical considerations; and f. existing utilities and transportation routes. 	All.
2 A land use concept including <ul style="list-style-type: none"> a. a vision for the proposal; b. lot design and configuration; c. lot sizes; and d. phasing of the development. 	All.
3 A rationale for determining the boundary of the proposed local plan area.	All.
4 Proposed residential densities, including calculations of gross and net densities and minimum, average and maximum lot sizes. Lot yields should be maximized to create efficient development patterns.	Residential and Cluster Live-Work.
5 An assessment of how the application facilitates active transportation connections and details of any active transportation connections proposed within the local plan area.	All development facilitating subdivision.
6 An assessment of how the local plan aligns with policies of the Springbank ASP.	All.
7 Water and waste water servicing strategies, supported by applicable technical information required by the County. Such strategies should also include identification of any required rights-of-way to connect to regional or decentralized networks.	All.

8	Proposals for municipal reserve dedication, where reserves are outstanding.	All developments facilitating subdivision.
9	A summary of all community engagement and feedback received prior to submission of the local plan application, together with a description of how feedback has been incorporated into the local plan.	All.
10	Mitigation to minimize impacts on surrounding land uses through appropriate spatial transition and interface measures.	All.
11	<p>An open space plan including:</p> <ul style="list-style-type: none"> a. a rationale for designation of the chosen open space areas; b. details of the natural and physical attributes of the open space identifying developable and non-developable lands; c. a calculation of the open space area; d. proposals for how the open space will be implemented, managed and maintained for public use; e. proposals for ensuring connectivity with adjacent open space and active transportation connections, either existing or designated by this ASP; and f. a description of any recreational, community or other uses that are proposed to connect, or be sited within the open space. 	Cluster Residential and Cluster Live-Work.
12	<p>A landscaping plan that includes the following:</p> <ul style="list-style-type: none"> a. site plans showing existing and a conceptual landscape design; b. an assessment of the existing landscape character; c. measures to screen any visually intrusive aspects of the development; d. proposals to retain important landscape features and boundary treatments; and e. maintenance proposals for existing and proposed landscaping. 	Business, Cluster Residential, Country Residential Infill, Cluster Live-Work, and Villa Condo.
13	<p>Proposals for design criteria that reflect Springbank's unique character and rural setting and that covers:</p> <ul style="list-style-type: none"> a. building placement and setbacks; b. building mass, height, and architectural appearance; c. location and screening of parking stalls and outside storage; d. use of appropriate landscaping and screening measures to soften the appearance of a site; e. the design of lighting installations to minimize sky glow, light trespass and impacts on wildlife; f. ensuring sensitivity to the development form and appearance of adjacent land uses; g. promoting a consistent development form and theme within the local plan area; h. maintenance of sight lines and open space, particularly for development adjacent to Highway 1; i. measures to ensure the unobstructed movement of wildlife across the local plan area; j. building design that promotes energy conservation and efficient use of land; and k. consideration of identified gateway areas and policies of the ASP. 	All.

14	A storm water strategy supported by applicable technical information required by the County and in line with the Springbank Master Drainage Plan.	All.
15	A road plan and design strategy that: <ul style="list-style-type: none"> a. promotes efficient and safe access and internal road circulation. b. highlights how the development promotes connectivity with adjoining lands. c. is supported by applicable technical information required by the County including, where necessary, a Traffic Impact Assessment. 	All.
16	An environmental strategy noting all environmentally sensitive areas within and adjacent to the local plan area and measures for avoiding or mitigating impact on these areas. The strategy shall be supported by applicable technical information required by the County.	All.
17	An assessment of compatibility with operations at Springbank Airport and a description of any measures to address potential impacts on the Airport or development itself.	All developments in proximity of Springbank Airport operations, including flight paths.
18	A description of how the proposal will address potential impacts upon agricultural operations, together with any impacts of agricultural operations on the development itself.	All developments adjacent to lands that are in agricultural use.
19	A solid waste management plan that: <ul style="list-style-type: none"> a. addresses the responsibility for, and level of service of, solid waste management through all stages of development, including occupancy; b. provides for innovative solid waste management practices that encourage, promote, and maximize landfill diversion and minimize waste material hauling; c. includes the infrastructure required to support solid waste and recycling management in public spaces; d. identifies the appropriate waste transfer stations / sites and recycling depots that serve the local plan area; e. conforms to the policies of the County's Solid Waste Master Plan; and f. sets a solid waste diversion target for the construction stage and for the occupancy stage. 	All.
20	Proposals for incorporating Springbank's heritage assets within the development, including the use of street and place naming reflecting local historic themes or physical features.	All.
21	Provide an assessment of how the County's Commercial, Office, and Industrial Design Guidelines have been incorporated into the development.	Business development.
22	Technical assessment of the existing utilities and services (e.g. road network, water supply, sewage, and storm water management) to demonstrate that the area is capable of supporting increased residential development.	Country Residential Infill.

- 23
- A summary should be provided of the:

a. development purpose and benefit to the public;

b. proposed days and hours of operation

c. anticipated numbers employed;

d. anticipated users of the development;

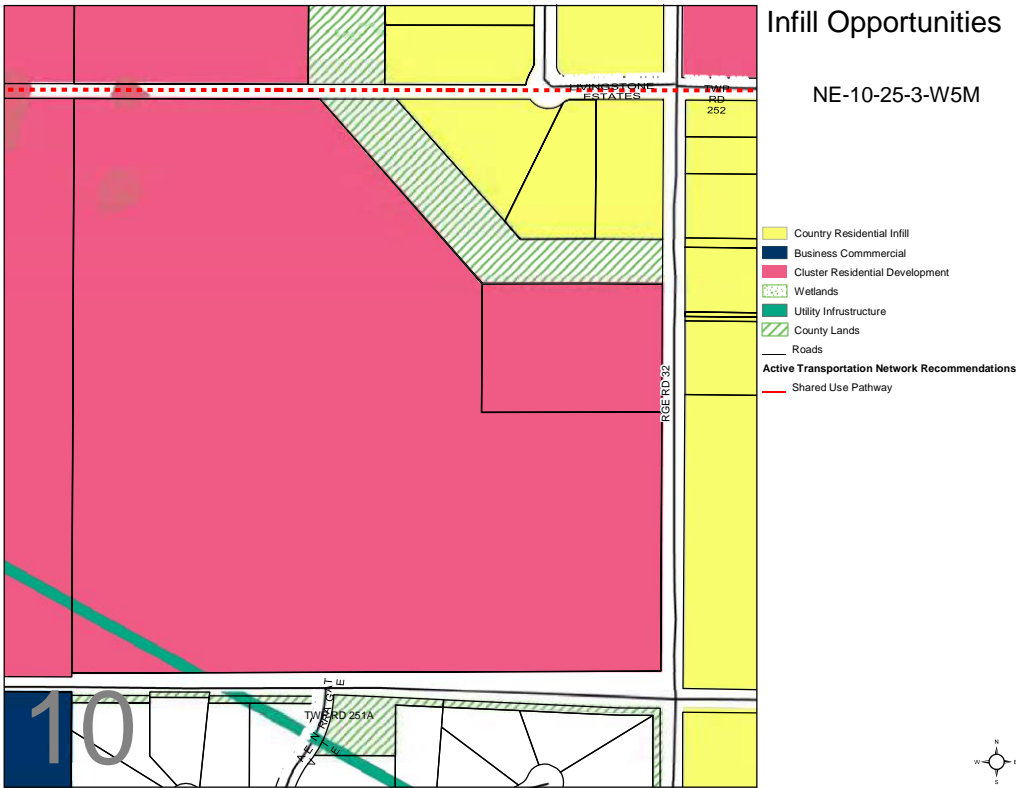
e. parking requirements and measures to reduce transportation impacts upon the surrounding road network and adjacent land uses.

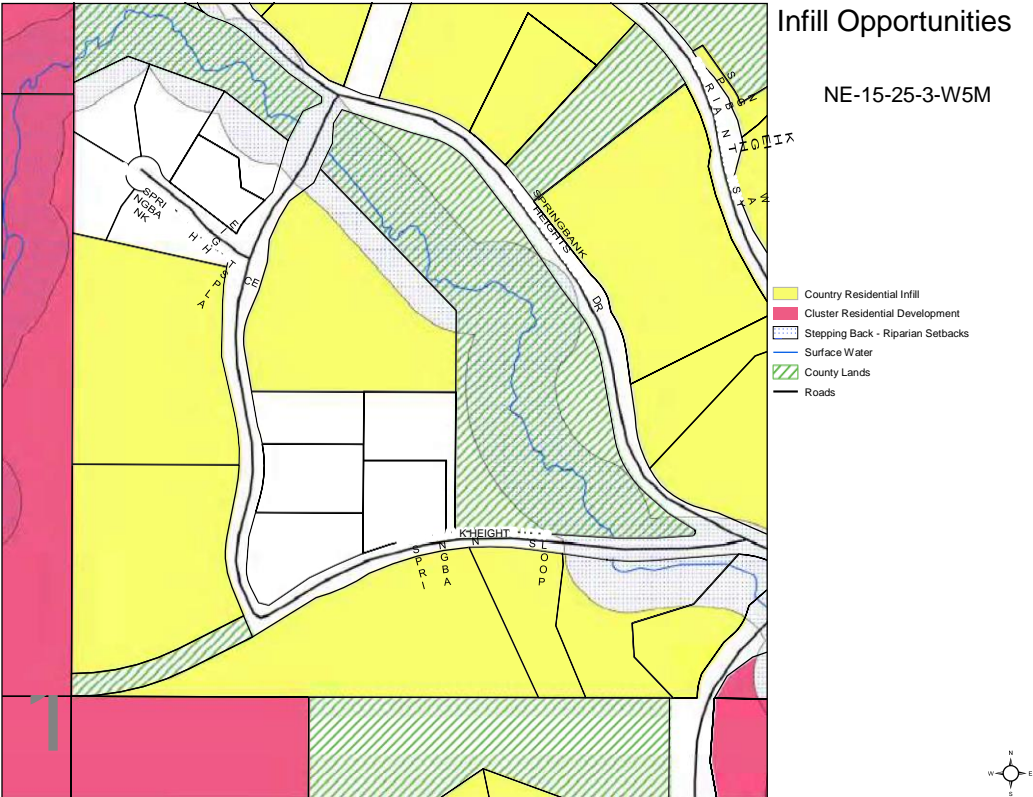
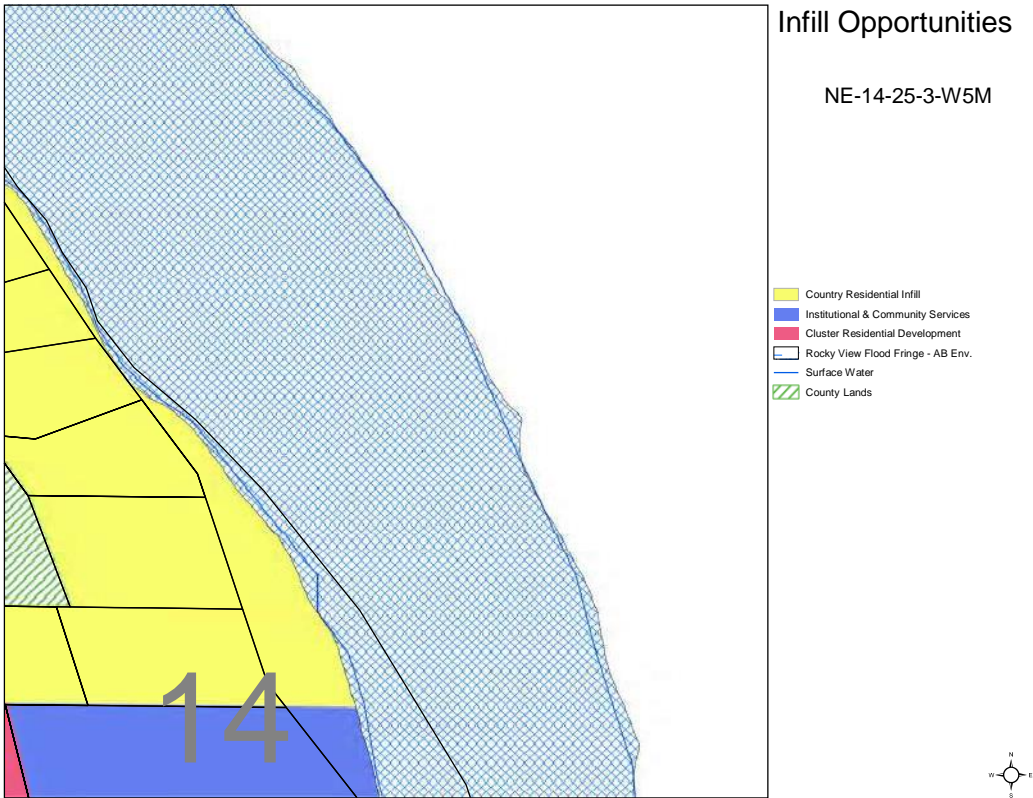
Business development and Cluster Live-Work development.

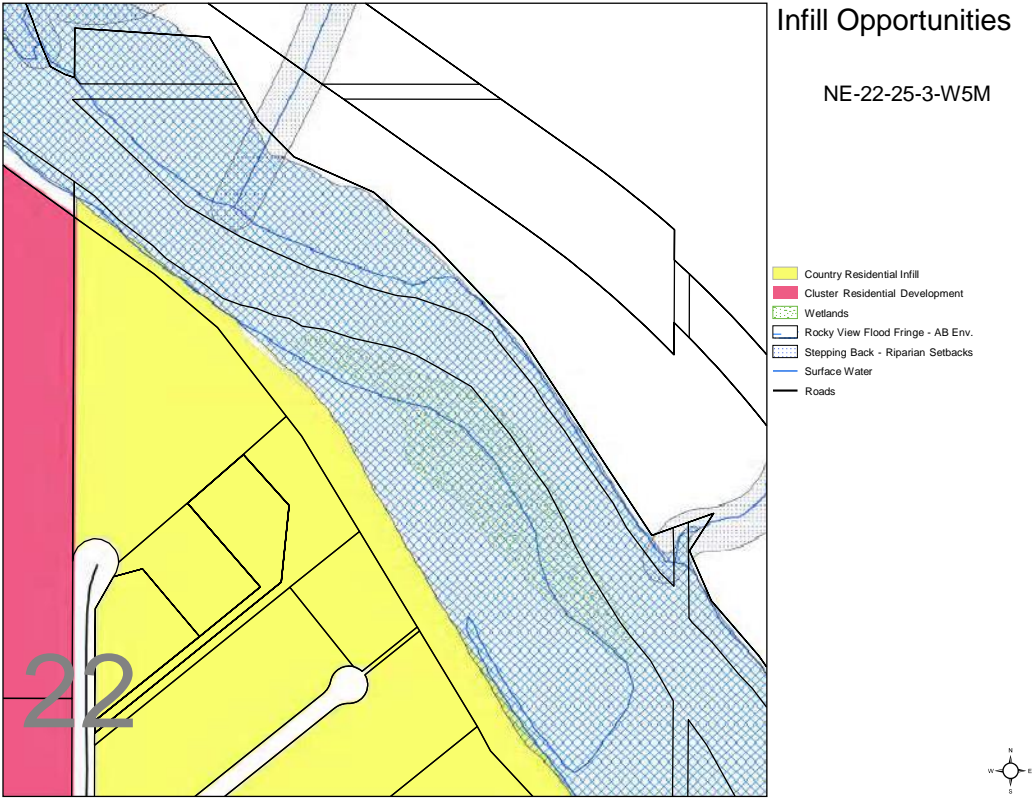
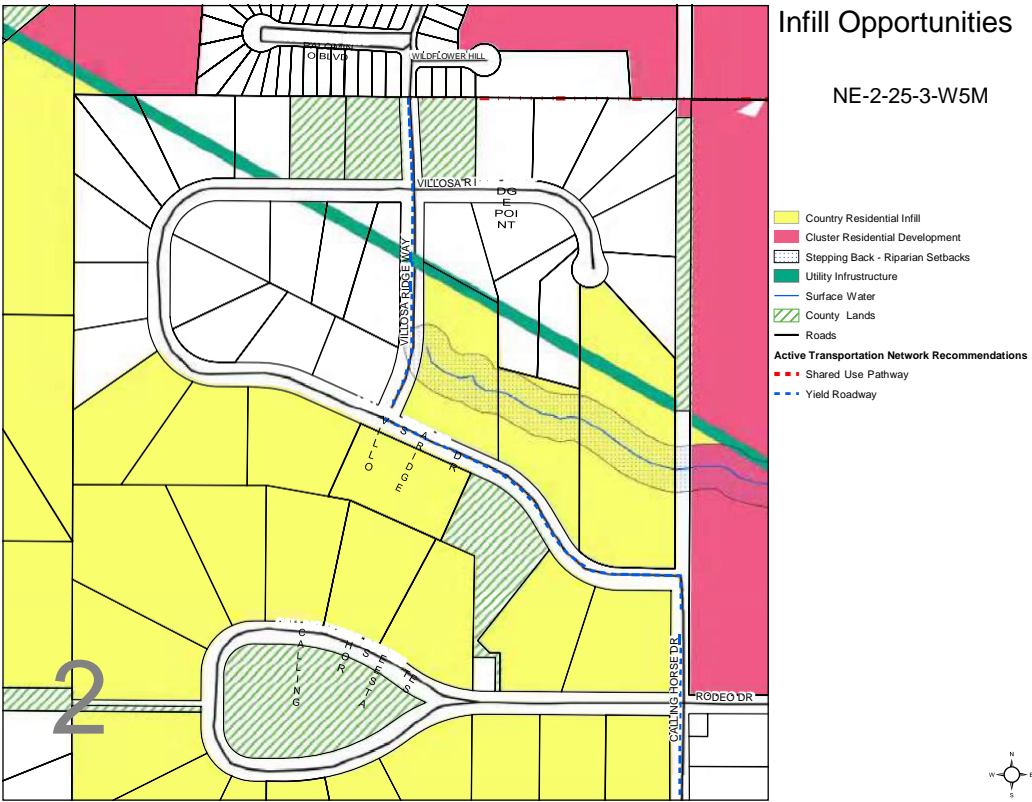
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- All applicable technical assessments and reports required to support the development proposal as specified by municipal policies, plans and standards.

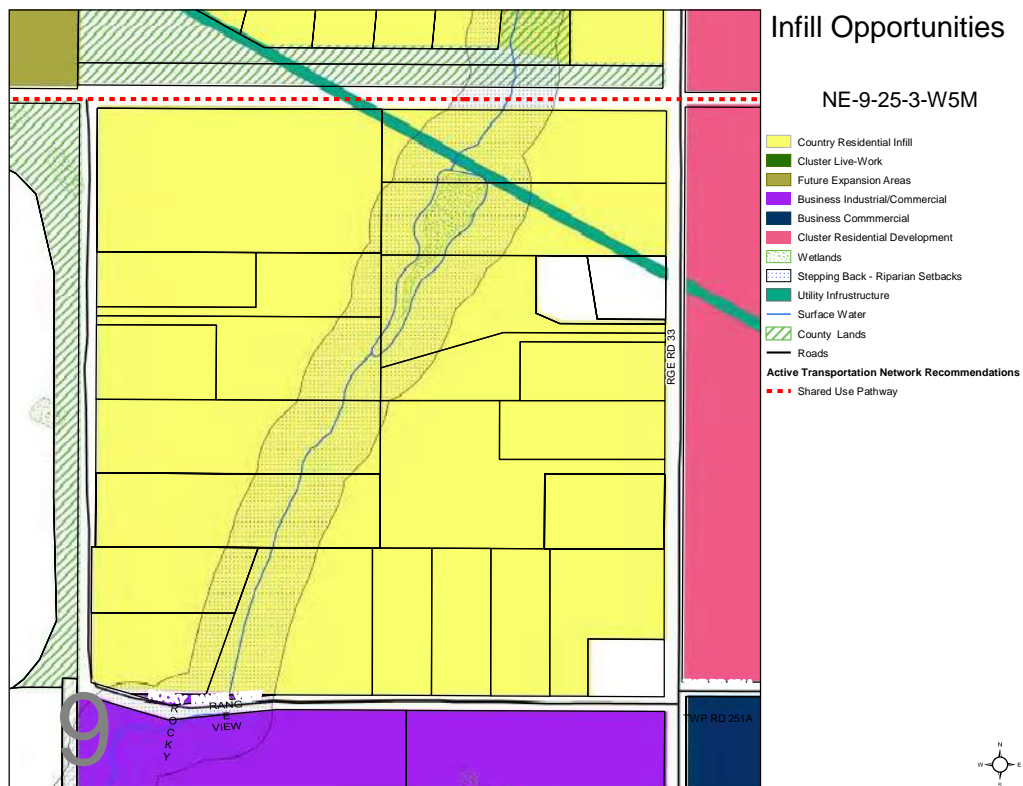
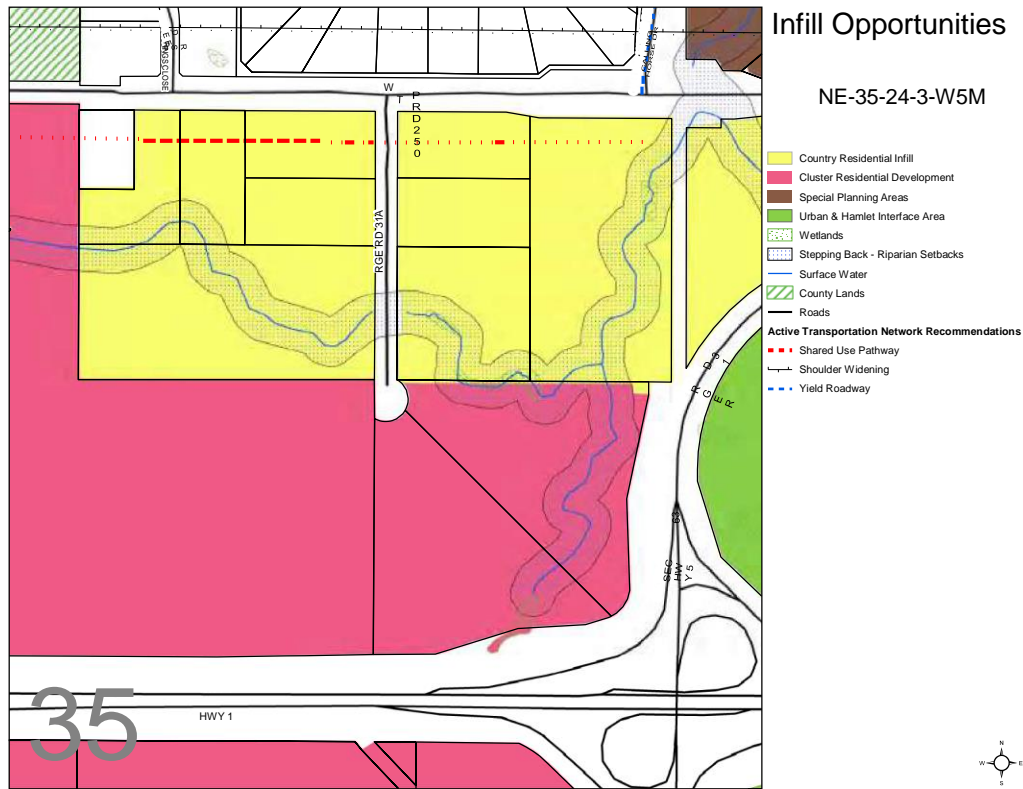
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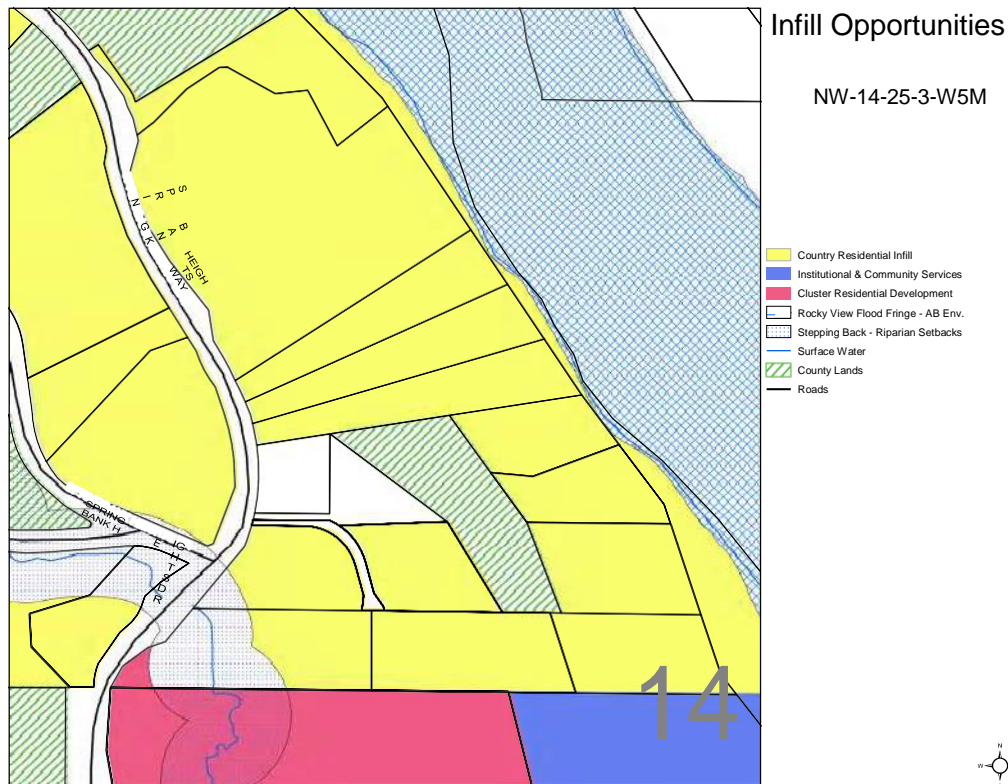
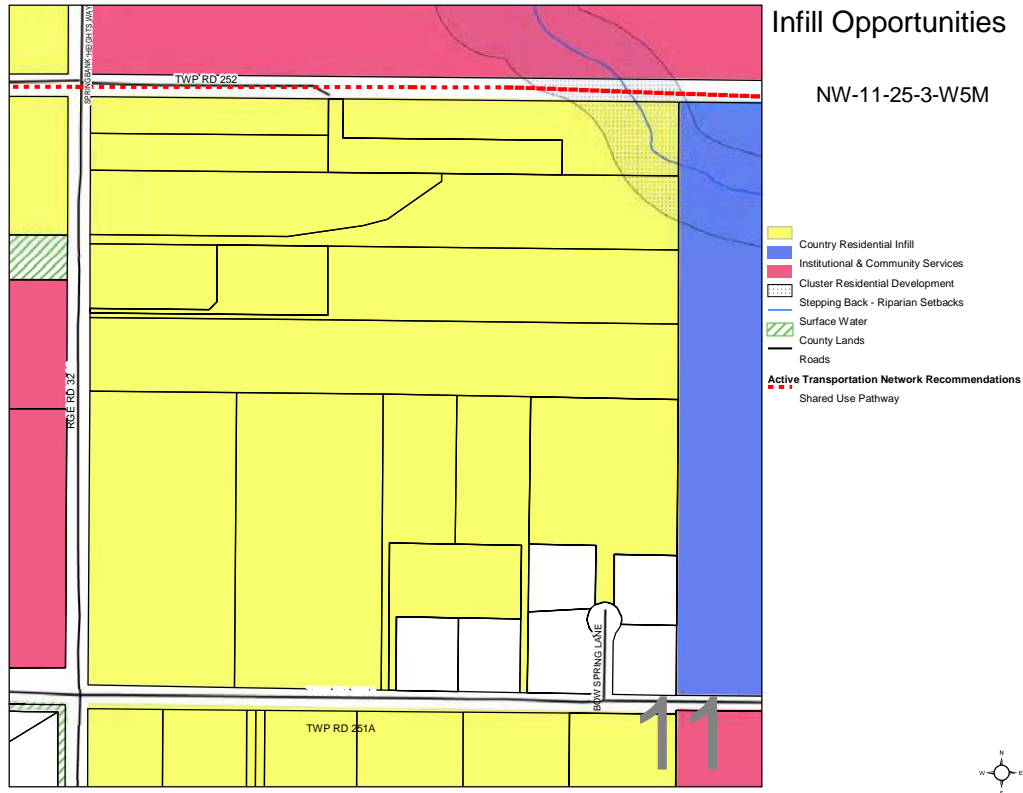
APPENDIX C: INFILL DEVELOPMENT CRITERIA

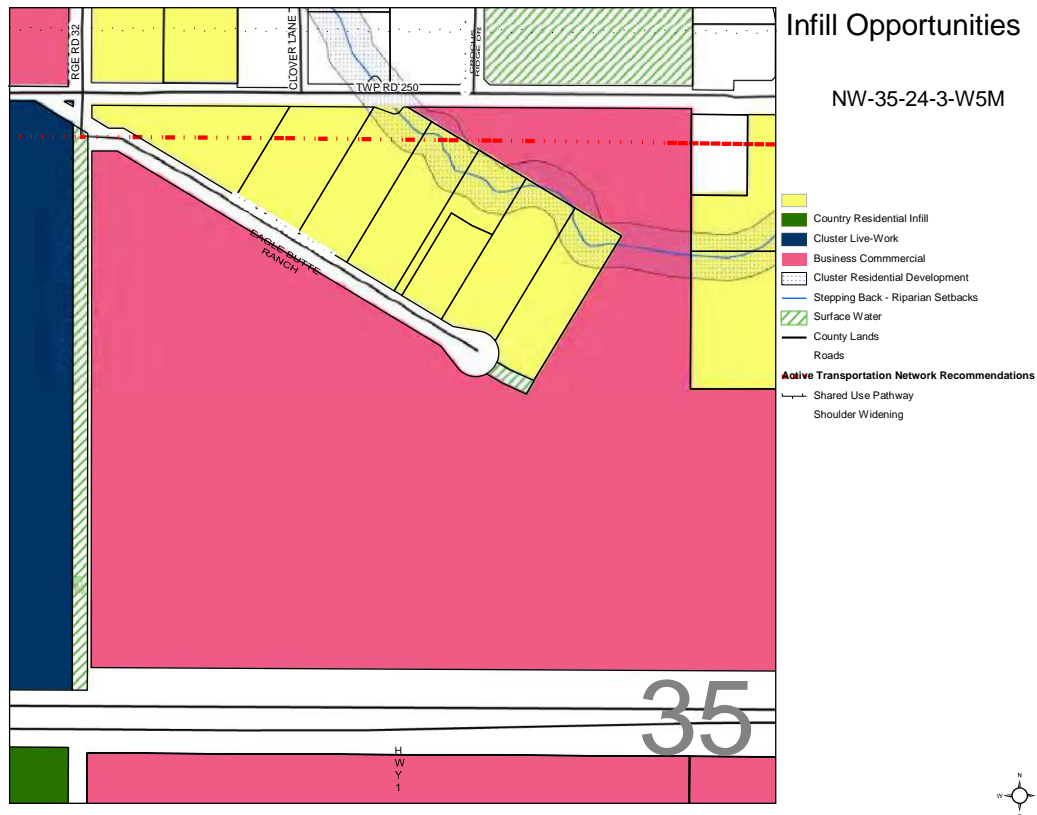
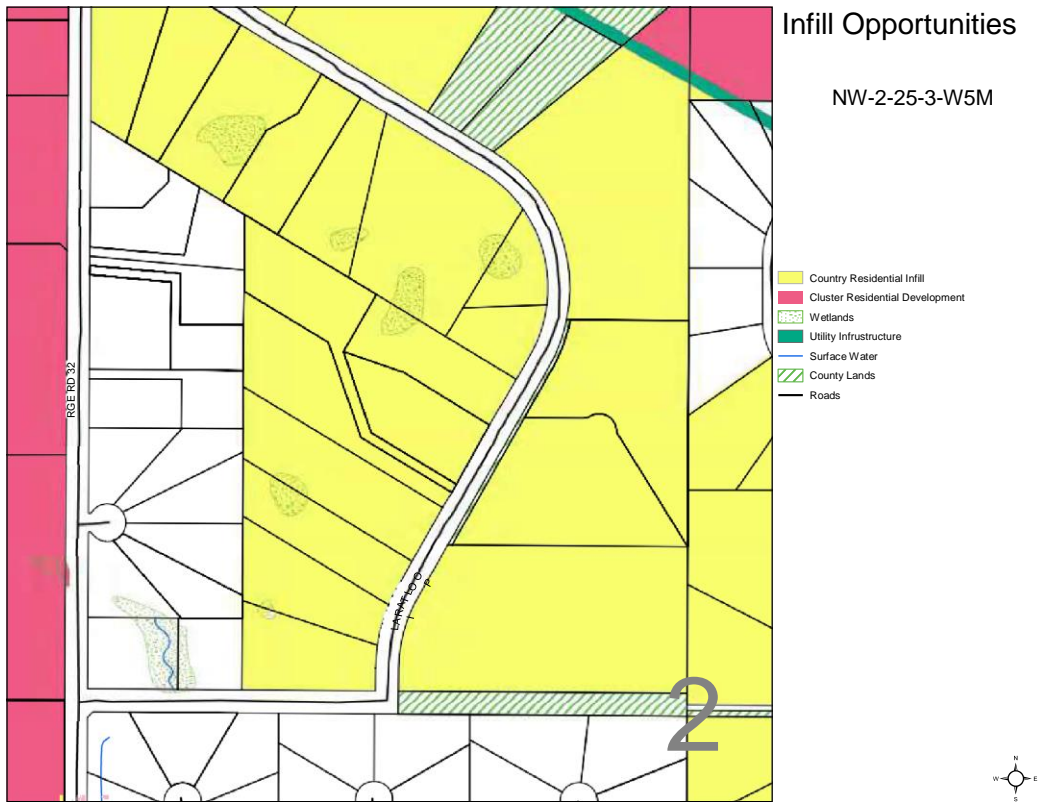


























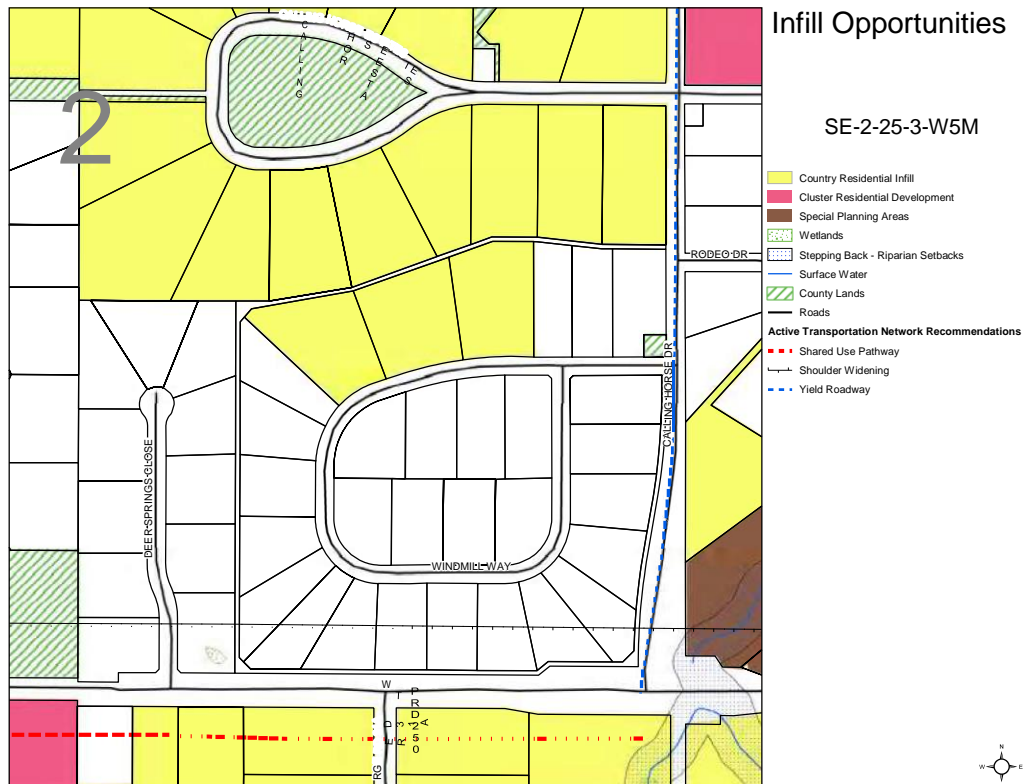
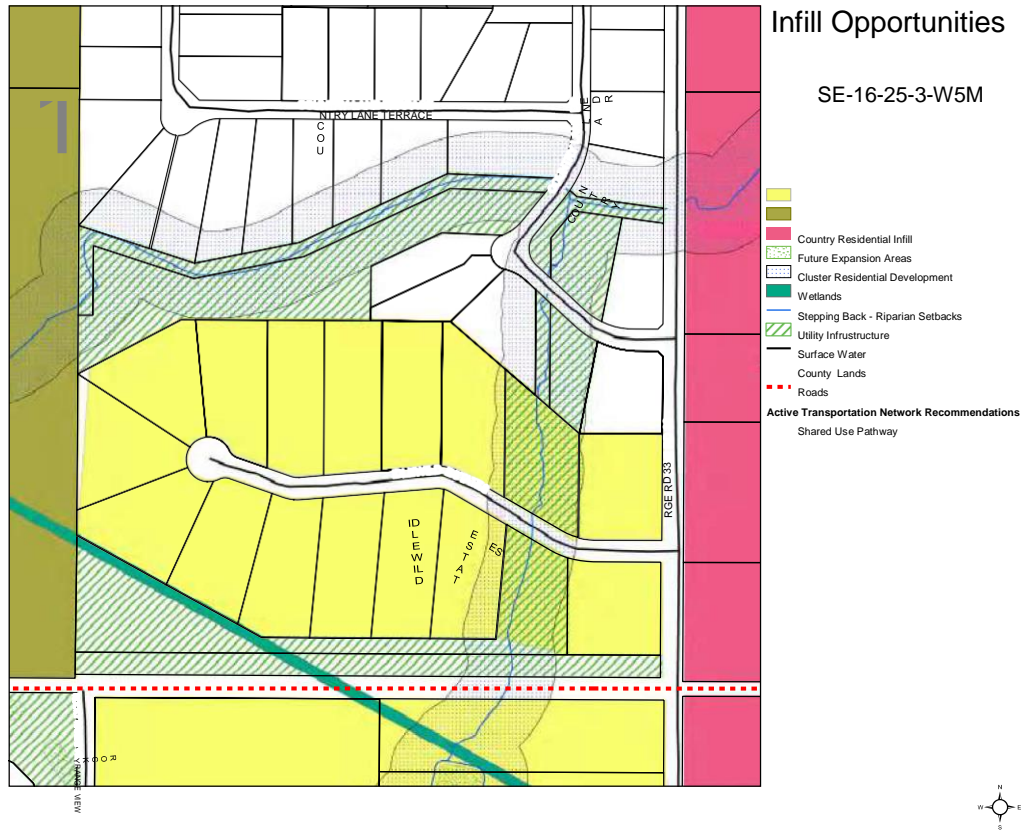
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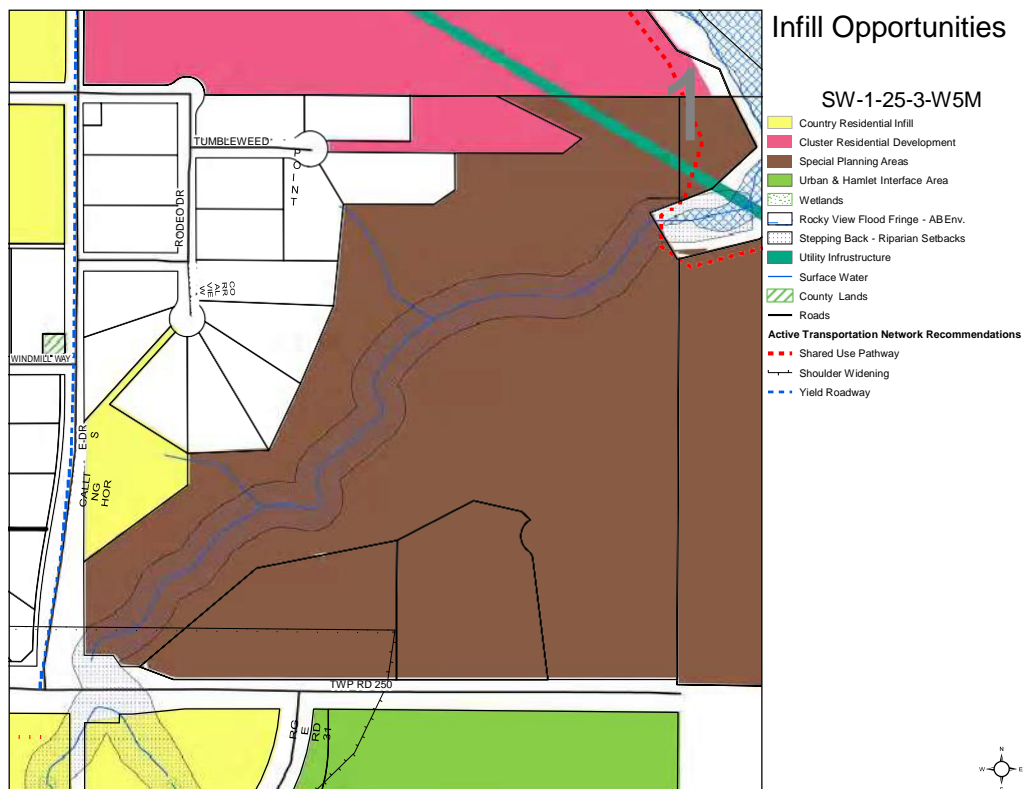
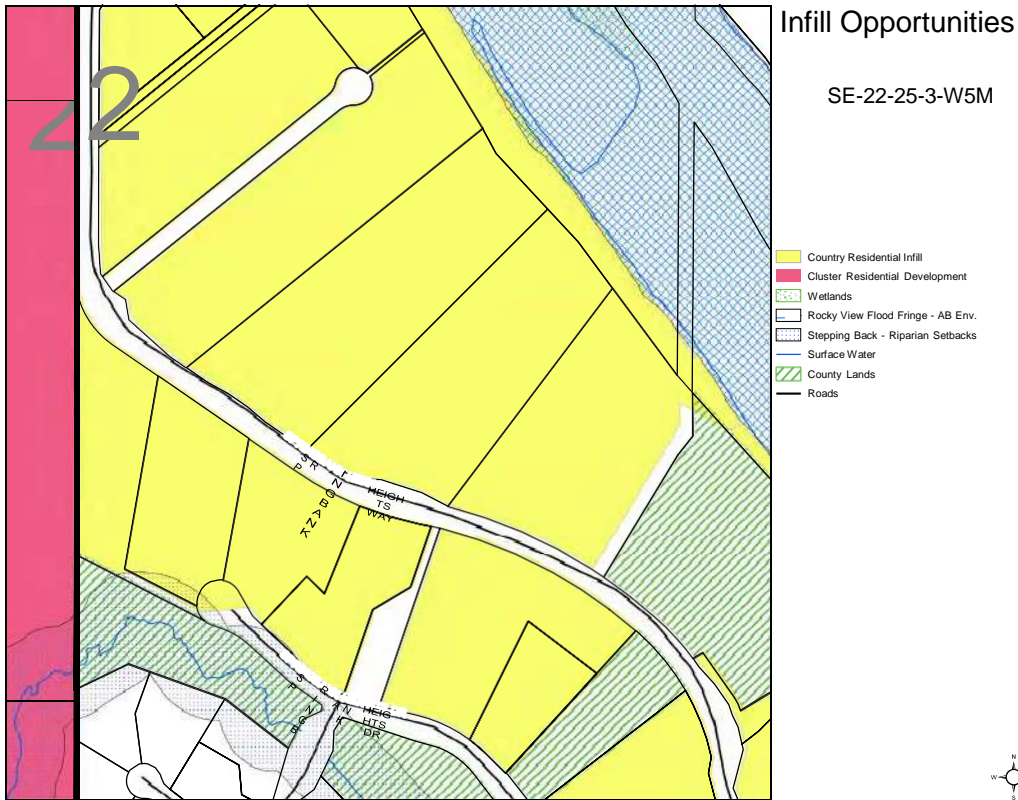
-  Country Residential Infill
-  Cluster Residential Development
-  Special Planning Areas
-  Urban & Hamlet Interface Area
-  Wetlands
-  Stepping Back - Riparian Setbacks
-  Surface Water
-  Roads
-  **Active Transportation Network Recommendations**
-  Shared Use Pathway
-  Shoulder Widening
-  Yield Roadway

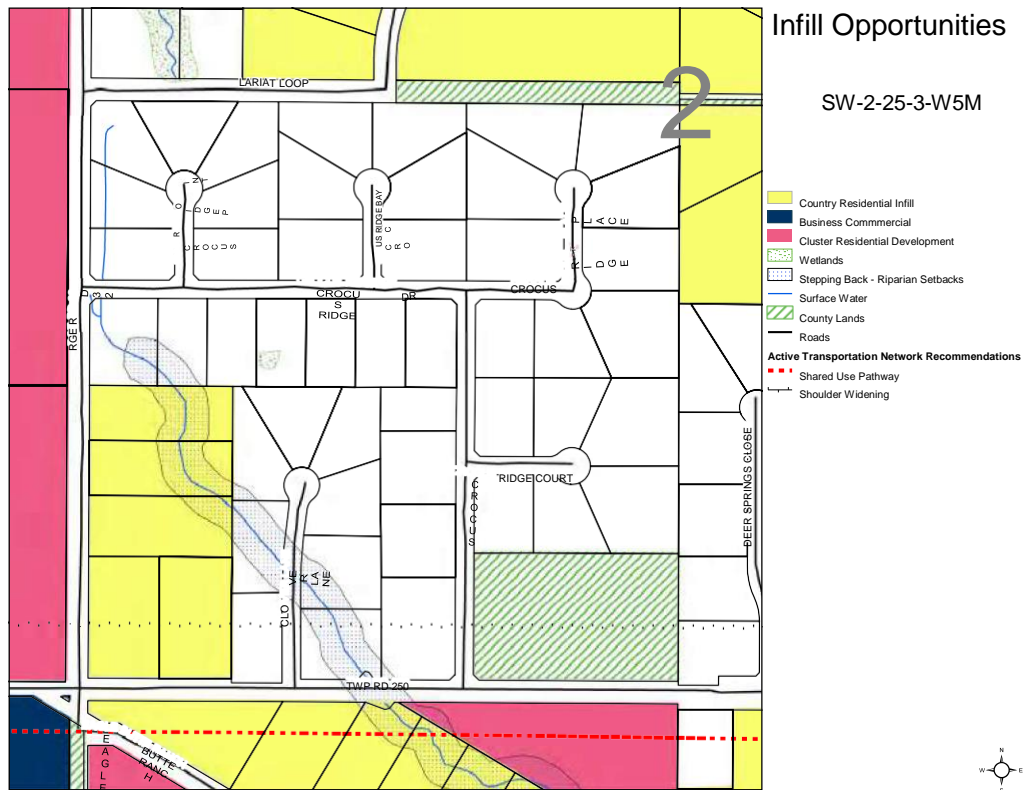
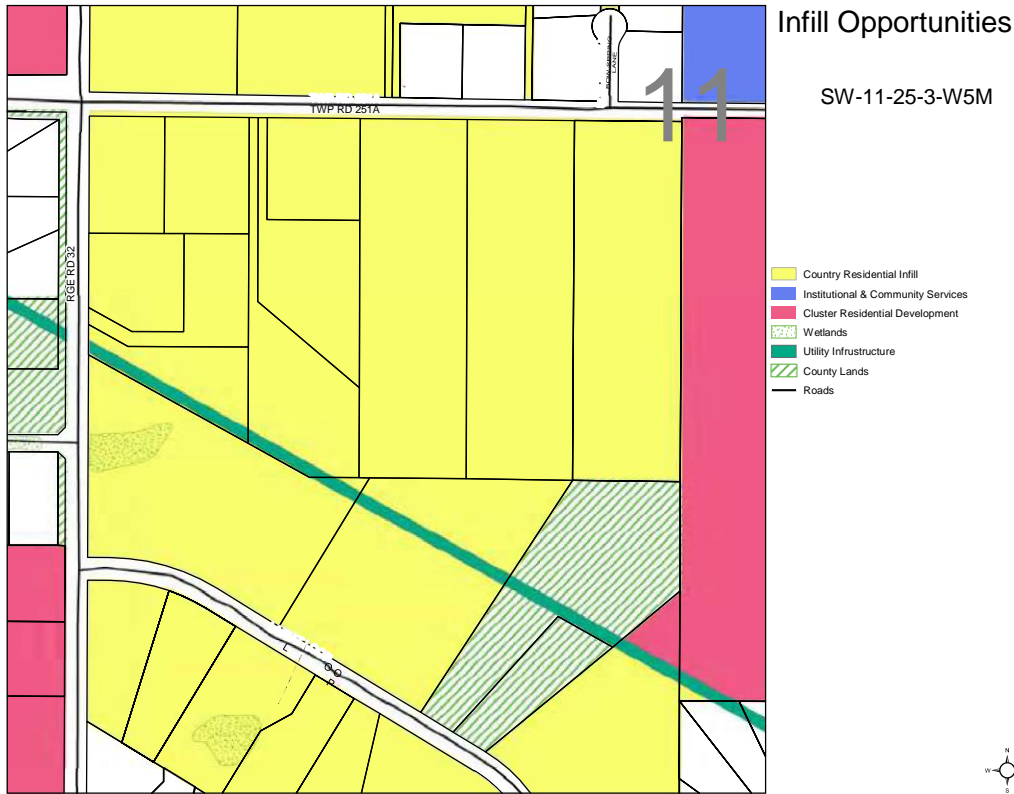


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-  Country Residential Infill
 Cluster Residential Development
 Wetlands
 Stepping Back - Riparian Setbacks
 County Lands
 Roads
- Active Transportation Network Recommendations**
-  Shared Use Pathway









APPENDIX D: PLANNING NORTH SPRINGBANK

North Springbank Area Structure Plan

Overview

The development of North Springbank has previously been guided by the following Area Structure Plans:

- Central North Springbank ASP (Bylaw C-5354- 2001, adopted October 2, 2001);
- North Springbank ASP (Bylaw C-5035- 1999, adopted May 4, 1999);

The North Springbank ASP combines and updates portions of these ASPs, taking into account the new developments and policy documents and that have occurred since their adoption. Some of these changes are set out below:

- February, 2009 – Springbank Airport Master Plan 2009-2029 is published;
- October, 2013 – Rocky View Municipal Development Plan (the Municipal Development Plan County Plan) is adopted by Council;
- September, 2014 – South Saskatchewan Regional Plan is adopted by the Province;
- May, 2016 – Springbank Master Drainage Plan is approved by the County;
- October, 2018 – Interim Regional Growth Plan is adopted by the Calgary Metropolitan Region Board;
- March, 2019 – Construction of the Stoney Trail West ring road extension commences.

An ASP provides Council with an overall strategy when considering land use changes, subdivision, and development. When making decisions regarding development within an area structure plan, Council must consider the plan and a wide range of other factors such as the goals of the County, County-wide growth, and the ability to provide servicing. The ASP implements the higher- level policies and requirements of the Interim Growth Plan, the South Saskatchewan Regional Plan, the Rocky View County/City of Calgary Intermunicipal Development Plan, and the **Municipal Development Plan County Plan**, through alignment with these documents.

An ASP does not predict the rate of development within the plan area; ultimately, growth is determined by market demand, which reflects the overall economic climate of the region.

Through the process of preparing an ASP, citizens are provided with opportunities at various stages in the process to have input into the development of policy. It is important that the vision, goals, and policies contained in the ASP address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.

What is an Area Structure Plan?

An area structure plan (ASP) is a statutory document approved by Council and adopted by Bylaw. An ASP outlines the vision for the future development of an area in relation to matters such as land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements.

Section 633 of the Alberta Municipal Government Act states that an ASP must describe:

- the sequence of development proposed for the area;
- the land uses proposed for the area, either generally or with respect to specific parts of the area;
- the density of population proposed for the area either generally or with respect to specific parts of the area;
- the general location of major transportation routes and public utilities; and
- other matters the Council considers necessary, if required.

The policies in an ASP form a bridge between the general planning policies contained in the **Municipal Development Plan County Plan** and the more detailed planning and design direction contained in a local plan, which may be in the form of a conceptual scheme, a master site development plan, or a residential infill development plan. ASP policies must align with the **Municipal Development Plan County Plan** and applicable County policies. The ASP must be based on sound planning principles and must respond to the particular natural and physical development of the Plan area.

Local Plans

For brevity, this document uses the term local plan to refer to a conceptual scheme, master site development plan, or residential infill development plan. The County anticipates that the majority of local plans within the ASP boundary will be submitted as conceptual schemes. Subdivisions would generally be expected to submit a local plan in the form of a conceptual scheme or residential infill development plan. Land use changes that do not facilitate any future subdivision may be required to submit a local plan in the form of a master site development plan.

RESIDENTIAL INFILL DEVELOPMENT PLANS:

Non-statutory plans that accompany a land use redesignation application and are used to comprehensively address a limited set of specific planning issues. They address the practical difficulty of multiple parcel ownership, and the burden of plan preparation falling on a single owner of a limited amount of land. Residential infill development plans require consultation with owners within the plan area and will be retained by the County to guide future subdivision approval.

CONCEPTUAL SCHEMES:

Plans that are subordinate to an ASP. They may be adopted either by bylaw or by a resolution of Council. A conceptual scheme is prepared for a smaller area within an ASP boundary and must conform to the policies of the ASP. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, Administration, and the public. If a conceptual scheme area is of sufficient size that further detail is required for specific areas and phases, the conceptual scheme may identify smaller sub-areas and provide detailed guidance at that level. These smaller sub-areas are referred to as 'development cells'.

MASTER SITE DEVELOPMENT PLANS (MSDP):

Accompany a land use redesignation application and provide design guidance for the development of a large area of land with little or no anticipated subdivision. An MSDP addresses building placement, landscaping, lighting, parking, and architectural treatment. The plan emphasis is on-site design with the intent to provide Council and the public with a clear idea of the final appearance of the development. Section 26 of this Plan requires that Conceptual Schemes and MSDPs are appended, by bylaw, to the ASP. This means that the municipality and landowners have a statutory obligation to adhere to the policies and requirements set out within conceptual schemes and MSDPs.

Local plans are developed within the framework provided by an ASP. Based on this framework, the local plan must demonstrate how development in the local area will retain the integrity of the overall ASP planning concept, and how development will be connected and integrated with adjacent areas. Policy sections in the ASP identify the unique requirements that must be addressed in the local plan due to the location and specific development conditions of the area. The technical requirements of a conceptual scheme, master site development plan, and residential infill development plan are identified in Appendix B of this ASP. Local plans must also address the general requirements for preparing a conceptual scheme or master site development plan identified in the Rocky View ~~County~~ **County Municipal Development Plan** ~~County Plan~~.

Plan Interpretation

The following describes the meaning of some of the key words that are contained in a policy:

- **Shall:** a directive term that indicates the actions outlined are mandatory and therefore must be complied with, without discretion, by Administration, the developer, the Development Authority, and Subdivision Authority.
- **Should:** a directive term that indicates a strongly preferred course of action by Council, Administration, and/or the developer, but one that is not mandatory.
- **May:** a discretionary term, meaning the policy in question can be enforced by the County if it chooses to do so, dependent on the particular circumstances of the site and / or application.

Policy Direction from Other Plans

A description of the planning framework that guides this ASP, and how North Springbank will grow in the future, is set out below.

Calgary Metropolitan Region Growth Plan

On January 1, 2018, Rocky View County and nine other municipalities became part of a regional planning area defined as the Calgary Metropolitan Region. The Calgary Metropolitan Region Board Regulation (190/2017), enacted under the Municipal Government Act, directs that a regional growth plan and a supporting regional servicing plan shall be prepared to guide how lands within the 10 participating municipalities will develop.

The Metropolitan Region Growth and Servicing Plans are to be submitted for Ministerial approval by ~~January~~ **March 1**, 2021, and, among other matters, will identify the following:

- growth areas;
- development density;
- transportation, recreation, utility, and transit corridors; and
- servicing required to support the Growth Plan relating to transportation, water, waste water, storm water, solid waste, and emergency services.

The Growth Plan will also address policy matters relating to planning for regional corridors, environmentally sensitive areas, the intensification of existing settlement areas, and conservation of agricultural lands.

Interim Growth Plan

Prior to the Calgary Metropolitan Region Growth and Servicing Plans being adopted, the Region Board approved an Interim Growth Plan (IGP), which received approval by the Minister of Municipal Affairs on October 4, 2019. The IGP sets out three broad principles:

1. Promote the integration and efficient use of regional infrastructure.
2. Protect water quality and promote water conservation.
3. Encourage efficient, strong, and sustainable growth.

Policies within the IGP cover the following areas:

1. Region-wide policies – these relate to how municipalities collaborate to coordinate land-use planning, servicing, and infrastructure endeavours.
2. Flood prone area policies – these seek to prevent development in provincially-identified flood hazard areas.
3. Development policies – these outline evaluation criteria for different types of development based on regional planning principles and objectives.
4. Regional corridors policies – these relate to protection of regional transportation and transmission corridors.

In adopting the North Springbank ASP, Rocky View County ~~has ensured the Plan conforms to~~ aligns with the principles, objectives and policies of the IGP. The ASP is also in conformance with all relevant IGP policies, including:

The Interim Regional Evaluation Framework requires that new statutory plans and plan amendments are assessed against the principles, objectives, and policies of the IGP, and that certain plans and amendments are presented to the Calgary Metropolitan Region Board (CMRB) for consideration and approval.

As the North Springbank ASP meets the threshold for submission to the CMRB, it was referred to the Board after receiving second reading from Rocky View County Council on [date to be inserted upon second reading, 2020].

South Saskatchewan Regional Plan

The South Saskatchewan Regional Plan (SSRP) establishes a 50-year vision for the region, and sets the strategic direction on a range of matters over the next 10 years, including:

- Aligning provincial policies at the regional level to balance Alberta's economic, environmental, and social goals;
- Using a cumulative effects management approach to balance economic development opportunities and social and environmental considerations;
- Setting desired economic, environmental, and social outcomes and objectives for the region;
- Describing the strategies, actions, approaches, and tools required to achieve the desired outcomes and objectives; and
- Providing guidance to provincial and local decision-makers regarding land use management for the region.

The SSRP provides municipalities with strategies that allow for flexibility in their planning and decision-making. These strategies are presented in a general manner to allow for interpretation and application in a locally meaningful and appropriate fashion. Each municipality must prepare statutory plans and policies to align with the principles of the SSRP.

Rocky View County's ~~Municipal Development Plan (the County Plan)~~ was prepared in alignment with the SSRP, and subsequently, all ASPs must follow the direction of the ~~Municipal Development Plan County Plan~~.

Table 06: Principles and Objectives of the IGP

ICP POLICY	CORRESPONDING ASP SECTIONS
Policy 3.2.2 Intermunicipal collaboration.	The County has undertaken thorough and structured engagement with the City of Calgary to address intermunicipal issues and opportunities throughout the ASP process, and this is reflected in the relevant Plan policies.
Policy 3.2.3 Protection of source water, wetlands, and regional corridors.	Policies within Sections 16 (Natural & Historic Environment) and 20 (Transportation) of this ASP address these matters.
Policies 3.3.1 and 3.3.2 Flood prone areas.	Policies within Sections 7 (Residential) and 17 (Reserves) of this ASP. address these matters.
Policy 3.4.2 Expansion of Settlement Areas	Policies within Section 12 (Future Expansion Areas) of this ASP. address these matters.
Policy 3.4.4 Country Residential Development	Policies within Section 7 (Residential) of this ASP address these matters.
Policy 3.4.5.1 Employment Areas	Policies within Section 9 (Business) of this ASP. address these matters.
Policy 3.5.1.1 and Schedules 3 & 4 Mobility Corridors	Policies within Sections 21 (Scenic and Community Corridors) and 23 (Utility Services) of this ASP.
Policy 3.5.2.1 and Schedules 5 & 6 Transmission Corridors	Policies within Section 22 (Utility Services) of this ASP.

The SSRP provides a number of principles to assist municipalities with strategic planning. A key premise of the SSRP is to use land more efficiently and to preserve large tracts of agricultural land. The ~~Municipal Development Plan County Plan~~ implements these principles by directing growth to identified growth areas and limiting development outside of these areas.

The North Springbank ASP specifically achieves the following key SSRP objectives:

1. Agriculture – the region's agricultural industry is maintained and diversified.
2. Renewable Energy – opportunities for the responsible development of the region's renewable energy industry are maintained in support of Alberta's commitment to greener energy production and economic development.
3. Biodiversity – terrestrial and aquatic biodiversity, and related ecosystems, are maintained. The role of economic sectors in maintaining ecosystem services is recognized.
4. Surface Water Quality – surface water quality within the South Saskatchewan river basin is managed to ensure future water uses are protected.
5. Efficient Use of Land – the amount of land required for development of the built environment is minimized over time.
6. Historic Resources – artifacts, fossils, historic places, and aboriginal heritage that define the region's distinctive character are identified and effectively managed.
7. Planning Cooperation and Integration – cooperation and coordination are fostered among all land use planners and decision-makers. Partnerships are formed to ensure growth occurs in a sustainable manner.
8. Building Sustainable Communities – promote healthy and sustainable communities; maintain and enhance the natural environment; establish land-use patterns for orderly, economical, and beneficial development; and minimize risk to health, safety, and property loss.

Rocky View County / City of Calgary Intermunicipal Development Plan

Adopted by both the County and the City of Calgary in 2012, the Intermunicipal Development Plan (IDP) seeks to encourage cooperation and coordination between the municipalities on cross boundary matters. As much of North Springbank's eastern boundary adjoins the municipal boundary with Calgary, it was important to maintain cooperation and engagement with the City throughout development of the ASP.

The IDP identifies Springbank as a County Growth Corridor, acknowledging that the area is designated as a Country Residential area within the ~~Municipal Development Plan County Plan~~.

The IDP also highlights Key Focus areas within North Springbank that require special attention in collaboration between the municipalities. The Highway 1 corridor is considered to be important as a transition area and is an area that has previously seen annexation by the City. The municipal boundary south of Highway 1 is also seen as an area requiring collaboration with the City, taking into account the development interface and the construction of the Stoney Trail transportation corridor.

~~Where further collaboration and coordination of land use and infrastructure planning is seen to be required to achieve suitable development forms along the municipal boundary, these areas have been designated as Special Planning Areas (see Section 11). These areas will require further amendments to this ASP, initiated by the County, prior to proceeding to submission of local plans and land use amendments.~~

~~Rocky View County Plan~~ Rocky View Municipal Development Plan ~~County Plan~~

The North Springbank ASP is consistent with the policies of the ~~Municipal Development Plan County Plan~~. The ~~Municipal Development Plan County Plan~~ provides an overall policy framework on a variety of matters, ranging from the development of residential and commercial areas, to the provision of emergency services and infrastructure.

A key direction of the ~~Municipal Development Plan County Plan~~ is to use land efficiently by directing growth to defined areas, thus conserving the remaining large blocks of land for agricultural use. North Springbank is identified as a Country Residential Area in ~~the Municipal Development Plan County~~

Plan. The ~~Municipal Development Plan County-Plan~~ encourages efficient use of land by reducing the development footprint through the use of compact (~~cluster~~) residential development. The ~~Municipal Development Plan County-Plan~~ emphasizes the importance of retaining rural character through the use of adjacent open space, community design, and reducing the development footprint.

Section 7.9 of the ~~Municipal Development Plan County-Plan~~ provides support for country residential communities such as North Springbank, providing for a high-quality built environment, while also retaining rural character. The ~~Municipal Development Plan County-Plan~~ provides direction for reviewing existing country residential ASPs and states that the County should consider reducing the overall area dedicated to country residential uses where development potential is not being fulfilled. Instead, alternative development forms, such as compact (~~cluster~~) residential development, should be considered to reduce the development footprint on the rural landscape. The support for Cluster Residential development within this ASP aligns with the goals, objectives, and policies of the ~~Municipal Development Plan County-Plan~~ in this respect.

Section 11 of the ~~Municipal Development Plan County-Plan~~ supports the infilling and intensification of existing Business areas within the County; Map 05 of this ASP identifies a Regional Business Area around the Springbank Airport and also a Highway Business Area adjacent to the Highway 1/Range Road 33 interchange. Comprehensively planned commercial/residential developments have been identified on the western side of Springbank Airport, south of Harmony, and along Highway 1 towards the eastern boundary of the Plan area, adjacent to the city of Calgary. This ASP provides for the continuing growth of business uses, both commercial uses and certain forms of industrial uses, within these identified areas.

COMPACT RESIDENTIAL DEVELOPMENT:

Provides the benefit of preserving a larger area of open space for public and community use. It combines land that would otherwise have been within the private realm of landowners into a space that can serve a wider purpose including recreation, active transportation routes, habitat preservation, and small-scale agriculture uses. Due to the reduced residential development footprint, infrastructure can usually be provided more efficiently, and rural character can be preserved.

For the purposes of this ASP, **compact residential development** is called **Cluster Residential development** (see Section 7).

Public Engagement Process

Throughout the ASP review project, Rocky View County sought to emphasize meaningful discussion with the Springbank community, and worked to promote an inclusive and transparent process.

The County's engagement strategy provided opportunities for much-valued input from landowners, stakeholders, adjacent municipalities, and the general public, all of which has, in part, informed the overall vision and policies of the ASP. An emphasis was placed on working with the community at an early stage to firstly discuss broad objectives for North Springbank, and then later to examine suitable land use options and policies. A summary of the key events within the process is found in Table 07.

Table 07: Public Engagement - Key Events

PHASE	DATE	ENGAGEMENT
Phase 1 Project Launch	November, 2016	The County commenced the ASP review project with an information session at the Heritage Club, providing details on the project background and the need for the review. The event was advertised by a mail-out to all Springbank addresses, together with public notices and signs. It was attended by approximately 80 people. The County project webpage was launched on this date.
Phase 2 Setting the ASP Direction	February, 2017, and, June, 2017	<p>The County held a week of “coffee-chats”: structured, but informal discussions with groups or residents, landowners and other stakeholders. The chats at the Springbank Park for All Seasons sought to ascertain the following:</p> <ul style="list-style-type: none"> • where development should, and should not, be focused within the community; • whether the existing ASPs’ boundaries should be amended or amalgamated; and • how the County should engage with the community for future projects. <p>The coffee-chats were attended by approximately 90 people.</p> <p>A separate workshop evening was held to examine the community’s specific priorities for subject areas, such as transport, conservation, and servicing. Some 100 people attended this event at the Heritage Club.</p> <p>Due to the positive feedback from attendees on the previous coffee-chat engagement format, a further round of these chats was held at the Springbank Park for All Seasons. These chats built on the previous feedback received and focused on seeking input on a high-level land use strategy, together with discussions on specific areas of the community. Approximately 60 people attended the meetings.</p>
Phase 3 Draft Vision, Objectives, and Land Use Scenarios	June, 2018	The County sought input on its draft vision, goals, and objectives, together with three land use scenarios to the Springbank community at an open house attended by 125 people. The open house at the C3 Church was advertised by means of a further landowner mail-out and via press notices. Feedback was requested through an online mapping tool, which received over 2,000 comments, and a survey, which was completed by 70 people.
Phase 4 Draft Plan	May, 2019	A pre-release of the first draft was published on the County webpage. This was to ascertain initial feedback on ASP policies, while technical reports on servicing, transportation, and the environment were still being completed. Comments were invited in writing, and through individual and group meetings. Appropriate feedback was incorporated into the draft alongside the subsequent technical analysis.
Phase 5 Final Draft and Council	April, 2020	The final draft of the ASP, alongside supporting technical studies, was presented to the public. The final draft of the ASP was released publicly through the County webpage prior to taking the document forward for Council consideration. A public hearing was advertised for presentation of the ASP to Council, allowing public comment on the document. The hearing was held on February 16, 2021.

Intermunicipal Engagement (City of Calgary)

In preparing this ASP, the County worked collaboratively with The City of Calgary to identify shared issues and opportunities. This Plan addresses the comments and concerns identified by the City in its comments to the County. Genuine engagement with the municipality was undertaken throughout the ASP process. This included two technical workshops, and reporting to councilors and staff at Intermunicipal Committee meetings. An outline of the key intermunicipal engagement events is set out below.

Table 08: Key Intermunicipal Engagements

PHASE	DATE	ENGAGEMENT
Phase 1 Project Launch	December, 2016	The County prepared an Intermunicipal Engagement Plan as agreed upon with the City. This Plan identified how the County would engage with the City, and was updated throughout the project to adapt to any changes in the direction of the ASP.
Phase 2 Setting the	February, 2017	The City was notified of the County’s public engagement events that were held, and was advised of the materials available at the events.
ASP Direction	April, 2017	A site visit was undertaken to a range of locations in Springbank, with staff from both municipalities and Alberta Transportation attending. Discussions were focused on identifying any policy or technical issues and opportunities at an early stage.
	November, 2017	Representatives from both municipalities met to discuss the County’s servicing study for Springbank, and potential options for water and waste water servicing to support development.

PHASE	DATE	ENGAGEMENT
Phase 3 Draft Vision, Objectives, and Land Use Scenarios	June, 2018	The County invited the City to the open house held to present the draft vision, goals, objectives, and land use scenarios. Two City staff attended, and the associated materials were later sent through to the City for comment.
	July, 2018	An update was presented by the County to the Intermunicipal Committee, outlining the draft land use scenarios and the status of the project.
	November, 2018	The County invited the City to comment on its refined draft land use scenario.
	January, 2019	<p>A further technical workshop was held with the City and Alberta Transportation to examine issues and opportunities in relation to the draft land use scenario prepared. There were 22 staff in attendance, and discussions were held on the following areas:</p> <ul style="list-style-type: none"> • Planning; • Parks, pathways, and recreation; • Transportation; • Water and waste water; and • Fire Service provision. <p>Following the joint workshop, both Administrations agreed on 16 action items to be addressed within the ASP and through separate intermunicipal projects or communications.</p>
Phase 4 Draft Plan	January, 2019	An update was presented by the County to the Intermunicipal Committee outlining the draft land use scenarios and the status of the project. An update was provided on the ASP and the outcomes of the workshop held with City Administration.
	May, 2019	The City was sent the pre-release of the County's first draft of the ASP and was invited to submit comments. No comments were received from the City.
	December, 2019	The County shared the draft ASP with the City, together with its completed transportation, environmental and servicing studies, and met with City representatives to discuss any issues or opportunities with respect to the findings.
	April, 2020	A formal circulation was sent to the City to invite comments on the draft Plan. The City's provided comments were incorporated into the final draft Plan where appropriate.
Phase 5 Final Draft and Council	April, 2020,	The City was formally circulated the final draft of the ASP. Appropriate amendments addressing The City's comments were incorporated into the documents wherever possible. The revised documents and comment responses were provided for the City's review. An update on the project was presented to the Intermunicipal Committee on September 11, 2020. The County met with City representatives to discuss the project timeline and to develop mutually agreeable revisions for Council's consideration. Final comments received from the City were provided within the report to Council alongside the draft ASP. The outcome of intermunicipal discussions on the final draft plan were also reported to Council.

APPENDIX E: LOCAL PLANS IN THE ~~NORTH~~ SPRINGBANK PLAN AREA

Table 09: Local Plans in the ~~North~~ Springbank Plan Area

LOCAL PLAN	BYLAW	APPROVAL DATE	DEVELOPMENT
Pinnacle Ridge Conceptual Scheme	C-4635-96	May 14, 1996	Country Residential
Murray Lands Conceptual Scheme	C-5944-2004 C-5960-2004	July 27, 2004 February 8, 2005	Country Residential
Grand View Estates Conceptual Scheme	C-5936-2004	January 18, 2005	Country Residential
Timberstone Conceptual Scheme	C-6078-2005	June 14, 2005	Country Residential
Montebello Conceptual Scheme	C-6123-2005	September 27, 2005	Country Residential
Barnard Conceptual Scheme	C-6151-2005	October 25, 2005	Country Residential
Lariat Loop Conceptual Scheme	C-6197-2006	February 14, 2006	Country Residential
Partridge View Conceptual Scheme	C-6473-2007	June 12, 2007	Country Residential
Wilson Conceptual Scheme	C-6249-2006	June 26, 2007	Country Residential
Robinson Road Conceptual Scheme	C-6490-2007	July 3, 2007	Country Residential
Bingham Crossing Conceptual Scheme	C-7184-2012	September 11, 2012	Business Commercial
Springbank Creek Conceptual Scheme	C-7298-2013	October 1, 2013	Country Residential
North Escarpment Drive Conceptual Scheme	C-7649-2017	April 11, 2017	Country Residential
Atkins Conceptual Scheme	C-7755-2018	May 22, 2018	Country Residential
Lazy H Estates Conceptual Scheme	C-7799-2018	May 14, 2019	Country Residential

These local plans are considered to form part of this ASP as appended documents, and they provide detailed land use direction, subdivision design, and development guidance for the areas they cover. All future conceptual schemes and

master site development plans adopted by Council shall be appended, by bylaw, to this Area Structure Plan, with Table 09 and Map 03 updated accordingly.





February 3, 2021

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

To: Ms. Theresa Cochran
Executive Director, Community Development Services, Rocky View County

Mr. Dominic Kazmierczak,
Manager, Planning Policy, Rocky View County

Re: [Rocky View County's North Springbank and South Springbank Area Structure Plans](#)
The City of Calgary's submission to Rocky View County's Public Hearings

Dear Ms. Cochrane and Mr. Kazmierczak:

This letter is intended to provide The City of Calgary's Administration position on Rocky View County's proposed North Springbank Area Structure Plan and South Springbank Area Structure Plan.

At this time, The City of Calgary does not support the North Springbank Area Structure Plan and the South Springbank Area Structure Plan due to significant transportation, servicing, and stormwater impacts that could cause detriment to The City of Calgary.

More specifically (and as previously detailed in The City of Calgary's letters of January 8, 2021 and June 8, 2020), The City of Calgary has the following five concerns with the proposed North Springbank Area Structure Plan and South Springbank Area Structure Plan. The following comments are applicable to both Plans:

1. Addressing impacts on Calgary infrastructure and services

The plans project an estimated 32,490 people will live in this area. The City of Calgary is concerned with the significant amount of growth proposed, due to the limited policies to mitigate detrimental impacts to City of Calgary services and infrastructure and the lack of cost-sharing for required upgrades and increased usage. The plans do not provide an approach to respond to the cumulative impacts of the proposed growth, rather defers the responsibilities to the Local Plan. This approach only addresses infrastructure, rather than

community services, such as recreation, and does not provide an approach that explores cost-sharing (where appropriate) between the municipalities. The draft plans do not align with the Interim Growth Plan, specifically; Principle 3, Objective e. of the Interim Growth Plan states “Ensure the provision or coordination of community services and facilities”. Currently, our municipalities do not have a cost-sharing agreement in place to address this. **Additional policy is required to ensure that growth in Rocky View County does not detrimentally impact infrastructure, services and facilities provided by The City of Calgary.** The City would request that the County commit to meaningfully alleviate the potential impacts on The City of Calgary.

2. Need to identify priorities for growth

The draft land use scenarios provide for a large amount of growth within the plan areas adjacent to sensitive regionally significant infrastructure. There is an apparent lack of growth management policies within the plans, Rocky View County noted that the build out will be driven by market conditions. This approach will lead to fragmented development scattered throughout the plan area that will have lasting cumulative effects on water supply, servicing arrangement, and offsite transportation impacts. **This suggests that there is a need for further growth management policies directing development and servicing in a comprehensive manner.**

3. Source Water Protection

The City acknowledges that Rocky View County is in full agreement that source water protection is an important consideration for the region. The Calgary Metropolitan Region Board’s Interim Growth Plan requires that mitigation measures and policies be provided to address potential adverse impacts to regionally significant infrastructure such as the Bearspaw Water Treatment Plant. Without additional details outlining the cumulative impacts (including a baseline assessment), how piped services will be provided for the plan area prior to local plan approval, phasing and strengthened alignment with higher order Provincial and Regional plans, The City cannot support the plans and has concern about how development could have detriment to a major source water supply for our region.

Further concerns are detailed in our letter of January 8, 2021. In our view, the proposed Municipal Development Plan is not in alignment with the principles of the Interim Growth Plan as there could be large impacts on regional infrastructure, source water quality, and promotes inefficient use of land. **Additional policy is required to support the sustainability of our region’s long-term drinking water supply.**

4. Transportation Impacts

The full build out of the North and South Springbank Plan areas will result in the need for significant need for new or expanded major infrastructure in both Rocky View County and The City of Calgary. A significant amount of development is proposed to be located along Calgary’s western boundary where they are expected to impact Calgary’s transportation system. The plans do not provide an approach to respond to the cumulative impacts of the

proposed development and does not propose or establish a cost-sharing framework between the municipalities that is mutually agreeable to fund infrastructure necessary to support the proposed development. The City is concerned with the resulting traffic impacts identified in the Network Analysis including excessive traffic volumes that are not supported by an appropriately sized highway and road network. **Additional policy is required to ensure that development proposals consider and mitigate the cumulative impacts on The City of Calgary's transportation network.**

5. Special Planning Areas

The City of Calgary would request further discussion and collaboration on building policies for special planning areas, and urban interface areas. There continues to be limited policies for these areas leading to a large amount of uncertainty. **The City is requesting further Administrative meetings to clarify intent and provide additional policy language for these areas.** Strengthening of policies for these areas would be beneficial to both Rocky View County and City of Calgary while providing greater certainty for residents and developers in both municipalities.

If it is understood that Rocky View County Administration may be considering bringing forward amendments to the Plan to address the concerns outlined in this letter. However, given the outstanding concerns identified in this and previous letters (attached), The City of Calgary does not support the approval of either the North or South Springbank Area Structure Plans. We would ask that our municipalities work together to resolve these issues in a meaningful way. **Therefore, The City of Calgary would request that Rocky View County not give second reading to either Plan but rather direct Administration to work with The City of Calgary's Administration to resolve the above identified concerns.** A short delay would enable our Administrations to continue to work together to resolve these outstanding issues in a meaningful, mutually beneficial manner.

Should Rocky View County Council give Second Reading to the North Springbank Area Structure Plan or the South Springbank Area Structure Plan, The City of Calgary would request that (in alignment with our jointly adopted Intermunicipal Development Plan) Rocky View County agree to enter into mediation to resolve the identified concerns.

Thank you,



Christine Arthurs, BA MEdes (Planning) RPP, MCIP
Acting General Manager
Deputy City Manager's Office
The City of Calgary

Attachments (2)

cc: Stuart Dalglish, General Manager, Planning & Development, The City of Calgary
Kelly Cote, Manager, Intergovernmental & Corporate Strategy, The City of Calgary

From: [REDACTED]
 To: [Legislative Services Shared](#)
 Cc: [Jessica Anderson](#)
 Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
 Date: January 29, 2021 12:07:28 AM

Do not open links or attachments unless sender and content are known.

North Springbank Area Structure Plan (ASP)

I support all of the statements and questions in the document below regarding the North Springbank Area Structure Plan. Please provide written answers to all questions. I do not support the Rockyview County proposed North Springbank Area Structure Plan.

Garth Vickery
 3 Shantara Grove T3Z3N2

Original Springbank ASP

1. Splitting of the draft Springbank ASP into two plans

July 28, 2020 – *"In response to first reading discussion and feedback, Administration split the draft (Springbank) ASP into two plans to better capture the distinct character and goals for the north and south areas of Springbank."*

What was reported from the July 28, 2020 Council meeting was that **Div. 2 Councillor Kim McKylor asked for the ASP to be split because "it is just too big"**.

Her request was contrary to what Springbank residents had asked for, which is **to treat Springbank as one community with one ASP**. However, in the Updates Since First Reading, the justification given is **"to better capture the distinct character and goals for the north and south areas of Springbank"**. Furthermore, the borders of the split ASPs have NOT been drawn in a logical way (e.g., along TransCanada Hwy) but have been very carefully drawn to include most undeveloped land and existing commercial land into the North ASP; and mostly existing residential areas in the South ASP.

What is the purpose of this obvious manipulation of developed versus undeveloped lands? SCPA suggests RVC should take out *Future Expansion Areas 1 and 2* from the North ASP, then both ASPs could be returned to one ASP.

NOTE: The North ASP is riddled throughout with many errors (noted in the questions and comments below).

SCPA considers it an insult to Springbank residents that RVC has published these ASPs without having them spell-checked, edited, proof-read or references checked. SCPA believes that the broad extent of these errors renders the ASPs invalid for RVC residents to review (since so many references are wrong). It also gives RVC residents very low expectation of the accuracy of the contents.

The ASP document authors and their project manager should be embarrassed to have published this for residents without basic document checks having been done. The wrong references make it impossible for the reader to follow up. The document speaks loudly about how little the RVC administration respects residents with the information it provides to them. There is NO care or accuracy in the presentation this ASP document. There is also serious inconsistency in both plans, sometimes referring to "Springbank", sometimes "North Springbank", sometimes "South Springbank" in contexts where it is obvious that a specific area is being referred to. It is very different to make statements about the whole of Springbank versus North or South.

These ASPs fall far below the standard that qualifies for public engagement. As such SCPA demands that these ASPs be withdrawn and thoroughly revised before being published again. At that time, Springbank residents will be able to fully evaluate them.

RVC needs to provide online links to external documents referenced and add a separate page of all the external document links. It is not enough just to provide the document name – readers want to be able to look at them.

The current process that RVC uses to notify "area stakeholders" is inadequate. The 1.5

km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified.**

North Springbank ASP (fall 2020 draft) SECTION 20 UTILITY SERVICES

Pg 80 "Map 11: Water Servicing and Map 12: Waste Water Servicing depict **the most feasible utility system at the time of Plan writing**. The final utility system will be determined as part of the local plan preparation."

The proposals for utility services are part of a "technical assessment" (by ISL engineering) and simply represent "**the most feasible utility system at the time of Plan writing**".

"The final utility system will be determined as part of the local plan preparation."

This is a **NON SEQUITUR** – if it's not the **BEST** choice after the technical assessment, rather than just "**the most feasible**", it is not magically going to become the best solution at the local plan stage. Will there be a further assessment by ISL Engineering (or others) prior to the North (and South) ASPs being finalized?

20.11 "All water systems serving developments within the Springbank Plan area" – is that the North ASP, the South ASP or both?

20.12 "Residential lots less than 1.98 acres in size shall be serviced through a piped or regional waste water treatment system."

This confirms that the utility services system must be solved and infrastructure provided before any new higher density residential can be proposed.

20.13 "Where a regional waste water treatment system is not available, **interim methods of sewage disposal** may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment."

"**Interim methods**" likely include trucking out sewage and/or sewage ponds and/or surface spraying of sewage, none of which are acceptable for the health and safety of surrounding Springbank residents.

20.14 What is "PSTS"? – no definition provided

20.17 "Future piped systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point."

This appears to be an open invitation to developers to build whatever system they choose and RVC taxpayers will pick up the ongoing costs later.

20.20 "The Municipality reserves the right to provide or assist with the provision of a waste water collection, treatment, and disposal system within the South Springbank area."

As above, it would appear that RVC is willing to use public money to pay for water systems for private developments. Springbank taxpayers will not agree with this approach. Map 11 shows "Proposed Water Lines" and "Harmony Water Lines" – there are no existing Harmony water lines in this area, so why are the water lines not shown as PROPOSED?

Misleading omission.

Why does this map show Calalta Service Areas but NO Harmony service areas? Does Harmony have ANY service areas within the North ASP outside Harmony?

The Springbank ASP Servicing Strategy report by ISL Engineering states:

3.1.3 "the **full build-out** of the focused service area requires a potable water volume of 26,340 m³/day ..., equivalent to **9,613,925 m³/year**, to make the development viable. The **near-term service** area requires a potable water volume of 11,065 m³/day, equivalent to **4,038,801 m³/yr**. ... It is important to note that the annual surface volume within the overall Study Area accounts for larger water users such as the Rocky View Water Co-Op Ltd. and Harmony Development Inc; therefore, **availability of water licenses would need to be confirmed to accommodate the volumetric demand. The required volume would be the largest annual volume in the Springbank area.** It should also be noted that the volumes above are for total diversion quantity allowable for each license compared to the volume currently being diverted under each license.

4.1.1 **Harmony Water Treatment Plant Stage 1** of the Harmony WTP has been **constructed to accommodate a population of 6,768** with an average day demand (ADD) of 2.3 ML and a maximum day demand (MDD) of 5.1 ML. Based on 2018 census information, the population is currently 249 people (Rocky View County, 2018). Therefore, there is significant capacity available within Stage 1. That being said, **the Ultimate stage of the WTP is intended to accommodate 15,726 people** with an ADD of 5.7 ML and an MDD of 13.6 ML (USL, 2016). **This population is significantly smaller than the intended population of the Springbank ASP area. As such, major upgrades would be required to accommodate the ultimate Harmony and Springbank ASP populations.** There may be opportunity to stage these upgrades based on development within the Springbank ASP area in conjunction with growth in Harmony. However, only one

expansion step was intended from Stage 1 to Ultimate for the WTP (USL, 2016).

However, Harmony Advanced Water System Corporation's Licence to Divert Water (#00414326-00-00 effective June 25, 2018) states: "a licence is issued to the Licensee to: operate a works and **to divert up to 917,221 cubic metres of water annually** at a maximum rate of diversion of 0.09 cubic metres per second (being the combined diversion rate in licence No. 00231686-00-00 plus this licence) **from the source of water for the purposes of Storage, Commercial, and Municipal (Subdivision Water Supply).**

Therefore, (as in 3.1.3 above) there is a **HUGE GAP** between what Harmony's water licence is allowed to supply annually, i.e., **917,221 cubic metres, compared to Springbank ASPs' full build-out requirement of 9,613,925 m³/year; even the near-term service area requirement, i.e., 4,038,801 m³/yr is clearly unattainable within the Harmony licence.** Also, the **Harmony licence is restricted to certain lands** as detailed in 3.4 following:

3.4 "The Licensee shall divert the water only to the following points of use: (a) NW 05-025-03-W5M, N1/2 08-25-03-W5M, SW 08-25-03-W5M, Portions of SW 09-25-03-W5M, NW 09-25-03-W5M, 07-025-03-W5M, Portions of SW 18-025- 03-W5M, Portions of SE 1 8-025-03-W5M, Portions of NW 1 8-025-03-W5M, and Portions of SW 17-025-03-W5M."

These above-mentioned lands are within Harmony, not up to 12 km east of there(in South ASP).

3.7 "The Licensee shall not divert more than 917,221 cubic metres of water per calendar year." Therefore, Harmony **CANNOT** supply sufficient potable water to the North ASP (or South ASP).

How does RVC verify that water originally sourced from the Bow River (e.g., Harmony) and the Elbow River (e.g., CalAlta) is returned as wastewater to their original catchment area? Especially when both catchment areas occur in the North ASP (and South ASP).

21.13 "The County will support proposals for storm water re-use through **purple pipe system** in accordance with provincial requirements."

What is a "purple pipe system" – define or explain.

Section 2 Plan Purpose

"It is important that the vision, goals, and policies contained in the Plan address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County."

After reviewing both Springbank ASPs, it appears that the interests of residents, as well as all their feedback to RVC over the last few years, have been largely ignored.

Section 3 Springbank Vision and Goals

Vision With the exception of "but with Cluster Residential development offering a further choice that promotes the establishment of communal spaces" (see comments below), the first paragraph contains statements that most Springbank residents would agree with and have promoted as their reasons for living here. **However, most of the policies in these draft ASPs do not reflect these vision statements.**

Goals Most Springbank residents would agree with these goals, e.g., Goal #1 "Continue to develop South Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed in appropriate locations."

However, RVC has engaged with landowners/taxpayers over the last few years but most of that feedback has been ignored in these ASPs, therefore, directly contrary to Goals 6,13 and 17:

Goal #6. "Collaborate and engage with landowners and adjoining jurisdictions throughout the planning process to build consensus on new development."

Goal #13. Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.

Most Springbank residents support agricultural uses but would NOT agree with "until alternative forms of development are determined" – that intention is NOT "supporting" agriculture but merely viewing it as a convenient land use temporarily.

Goal #17. "Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife corridors, the existing groundwater resource, and drainage patterns within the watersheds of the Bow and Elbow River watersheds."

Most of these values have been ignored in these draft ASPs.

SECTION 4 PLAN AREA

Pg 6 "The North Springbank Plan Area boundary is generally defined by the Bow River to the north, **the Highway 1 to the south**"

NO, Highway 1 is NOT the south boundary because RVC has chosen to deviate from this logical boundary and instead manipulated the boundary to include undeveloped areas (that presumably their owners are anxious to develop), which should be in the South ASP.

Map 01 Key shows "Crude Oil" and "Other" but **neither of these appear on the map.** Should they? Also it would be useful to highlight the Bow River which is a dominant feature with the north and northeast boundaries of this North ASP running along the Bow River and Bears paw Reservoir.

Section 5 Springbank Context

History (pg 10) After explaining that 2 acre lots were allowed by the 1990s, there is no explanation of why 2 acre lots became the standard lot size, i.e., that was the smallest lot that could safely be serviced by septic system, because there is no wastewater infrastructure. Please add that information so that everyone understands why 2 acres lots are appropriate for unserviced lands. Therefore, higher density residential developments must provide alternative servicing infrastructure or solutions for wastewater (stormwater and drinking water).

Existing Land Use

Pg 10 "Agricultural lands have been fragmented by residential and business development, and the viability of larger agricultural operations continues to be impeded by competing business and residential development."

The draft ASP policies propose to continue this **negative trend of agricultural fragmentation and development pressure**, rather than supporting the agricultural industry.

Existing Land Use Pg 10

"**Map 05: Existing Land Use** shows the land uses present within the Springbank ASP area at the time of adoption of the ASP."

WRONG map number referenced (Map 04: Existing Land Use)

Table 01: Springbank Population Density at Full Build-Out Pg 15

Are these data for all of Springbank or just North Springbank?

Section 6 Land Use Strategy

Purpose p.14 "the residential areas of Springbank will continue to develop in the traditional country residential and new Cluster Residential forms, providing a range of opportunities for rural living".

Springbank residents previously gave RVC the feedback that there was virtually no support for "Cluster Residential Development", except for special purposes, e.g., seniors' housing.

Pg 14 "The North Springbank ASP plans for an approximate population of 17,890 with an average density of gross 1.18 upa" – the 1.18 upa proposal is double or triple the current 0.25-0.50 upa density for residential. This is **NOT rural density** and cannot be achieved without city-like servicing and infrastructure.

Maps 4 Existing Land Use compared to Map 5 Land Use Strategy

Map 4 shows more than 50% of the lands zoned Agriculture.

Map 5 shows 0% of the lands zoned Agriculture – with most of the existing agricultural land proposed to be converted into "Cluster Residential Development", 1,628.05 ha (4,023.00 ac) according to Table 2. Also more agricultural land converted to Infill Country Residential amounting to 525.69 ha (1,299.00 ac) and 122.62 ha (303.00 ac) to Cluster Live-Work. That does not include additional lands removed from agriculture for business/commercial/industrial.

This is NOT a strategy, it's a proposed elimination of Springbank's historical farming and ranching industry, to be replaced by higher density residential development and commercial/industrial. This is **unacceptable for a rural municipality**. Again, this is completely contrary to the feedback that Springbank residents gave to RVC. This would represent a huge waste of productive agricultural land, which will be in high demand in the future to grow food to feed the local population.

Section 7 Residential

"Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of North Springbank."

Most Springbank residents would agree to this statement. However, the ASP lays out higher density, suburban/urban scenarios rather than rural.

BUILT-OUT COUNTRY RESIDENTIAL pg 18

7.7 "Notwithstanding 7.7, where existing lots hold a land use designation that permits further subdivision, proposals may be considered to create lots meeting the purpose and intent of that land use district".

Wrong section # referred to.

Pg 21 "7.15 For larger infill parcels referred to within Policy 7.14 and on Map 05A of this Plan, **parcel sizes below 0.80 hectares (1.98 acres), and to a minimum of 0.40 (1.00 acres),**

may be supported"

Infill country residential development should NOT permit 1-acre parcels rather than the 2 acre minimum for existing country residential properties. The reason for minimum 2-acre lots is that there is no wastewater servicing (and septic systems require 2 acres min.). The lands designated for infill country residential in Map 05 are unlikely to receive wastewater utility infrastructure any time soon.

Cluster Residential pg 24

*"Cluster Residential design sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while **permanently preserving** a significant amount of open space for conservation, recreation, or small-scale agriculture uses."*

How will permanent preservation be guaranteed? In past discussions, RVC appeared to be promoting Cluster Residential to achieve higher density, so that in the future, the rest of the land could be developed to similar or greater density.

Pg 24 *"Principles of cluster development suggest **half or more of the buildable land area is designated as permanent open space.**"*

pg 25 *"Characteristics - **30% open space.**"*

On pg 24, the suggestion is that 50% or more of the buildable land area should be designated as permanent open space. But on pg 25, the open space is characterized as 30%, and on pg 30, it's 40%. These are hugely different scenarios – is the plan proposing 30%, 40%, 50% or more?

Pg 24 *"**Further residential development will safeguard Springbank's precious natural environment** and will prioritize sensitive watershed, wildlife, and natural habitat management."*

This statement (or is it a claim?) makes no sense. At the very least, refer to reports/information that describe how this would be achieved or is even possible.

7.30 *"Cluster Residential development shall provide for well-designed **public gathering places** such as parks, open spaces, and community facilities."* So the general public could use these places for parties? I don't think Cluster Residents would agree to that.

7.34 *"Homeowner Associations, Community Associations, or similar organizations shall be established to assume responsibility for common amenities and to enforce agreements"...* I believe it would be necessary for Peace Officers to "enforce" not residents? Has RVC calculated these additional enforcement costs?

7.38 *Open space shall constitute a minimum of 30% of gross acreage" pg 29*

What guarantees can you provide to Springbank residents that at least 30% of gross acreage will be set aside and will be preserved permanently? How will this be done? By designating it Municipal Reserve? Otherwise, why would Cluster Residents have to share their open space with everyone else?

7.38 c) *"Open space shall constitute a minimum of 30% of gross acreage ... When identifying open space to be preserved:*

c) water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space;"

Please explain if this means that the additional areas would be designated ER (Environmental Reserve)?

7.40 *"**The minimum lot size for the Cluster Residential areas shall be 0.50 acres.**"*

This amounts to 4 times the current minimum density across most of Springbank. Current residents did NOT ask for this type of density in the ASP.

7.41 *Notwithstanding policies 7.39 and 7.40, **higher residential densities with smaller lots may be achieved** to a maximum of 2.0 units per acre through additional dedication of open space to a maximum of 40% of net developable area..."*

As above, **current residents did NOT ask for this type of density in the ASP, even with extra open space.**

Pg 31 INSTITUTIONAL AND COMMUNITY SERVICES

This should be a separate section (as in the South ASP) which has erroneously ended up in the middle of Section 7 Residential. Did anyone do basic checks on these documents? This gives Springbank residents a very low expectation that any of the content is accurate either.

7.45 *"and Where the proposed location interfaces with residential development, **transition policies 10 shall apply.**"*

What does that mean? Section 10 is Future Expansion Areas?

Villa Condo Developments pg 33

The stated aim *"to situate accessible, low-maintenance housing in areas near local shops and services as they develop"* is NOT met by 7.48

7.48 *"Where determined to be compatible and appropriate, Villa Condo developments may be considered in the following areas: a) Cluster Residential; b) Cluster Live-Work;" **Neither a) or b) would have shops and services, so that leaves just c) Institutional and Community Services; and d) Commercial.***

7.51 *Villa Condo developments within the Plan area should: a) have an approved local plan*

meeting the requirements of **Section 28**.

There is no **Section 28** in the North Springbank ASP. Another error showing the inadequate effort put into this ASP and lack of professionalism.

Section 8 CLUSTER LIVE-WORK DEVELOPMENT

This is supposed to be part of the **Section 7 Residential**. This section should be **INSTITUTIONAL AND COMMUNITY SERVICES**. Another huge error adding to the dog's breakfast of a document which is an insult to Springbank residents.

Section 9 BUSINESS

Pg 37 "the County is expected to capture an increased share of the region's business development due to a **growing market and labour force, competitive land values**,"

This describes an outdated scenario. The oil boom is over for the foreseeable future, perhaps forever. Markets are shrinking and people are moving away from Calgary and Alberta. Land values will continue to go down and recently planned communities (e.g., Harmony) and commercial sites (e.g., Bingham Crossing) will continue to struggle to attract clients or just sit empty. Just as Commercial Court has struggled for decades. The last thing RVC should be proposing in this economic climate is to densify its attractive rural areas. RVC should be offering current taxpayers quality rather than quantity. Turning Springbank into more Calgary suburbs or Balzac-like malls will NOT attract new clients nor satisfy existing residents.

Pg 37 "The Plan area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor"

As above, these existing business developments are still struggling. Why add more, why not support those that are there already?

These proposals also contradict the stated intent in **Section 19 Scenic and Community Corridors**. It would be more logical to consolidate more businesses around the airport, in areas not suited to residential, and to keep them off the Scenic and Community Corridors.

Objectives

"Provide for the growth of local and regional **commercial development that celebrates and preserves the character and heritage of North Springbank**."

Again, how is this intent possible by placing **more commercial development along Hwy 1 and Rge Rd 33, which degrades scenic and community corridors**.

9.8 "Commercial development shall be attractively designed, fit with existing development, and address the Commercial, Office, and Industrial **Design Guidelines** in Rocky View County and the design requirements of **Section 27**..."

There is no mention of any **Design Guidelines** in **Section 27**. Another error.

Industrial Pg 39

"New and existing industrial uses surrounding the Springbank Airport that benefit from close proximity to Highway 1 and the Airport"

Springbank residents would be accepting of **COMMERCIAL uses in areas around the airport that are not suited to residential. But they do not want INDUSTRIAL**.

9.20 "Industrial development shall be attractively designed, complement existing development, and address the Commercial, Office, and Industrial **Design Guidelines** in Rocky View County and the **design requirements of Section 26** ..."

There is no mention of design requirements in **Section 26** except for an action to develop these guidelines:

Table 04 **Section 26 "Develop architectural and community design guidelines that promote consideration of rural character, views, and landscape in new development."**

This ASP cannot cite or align with design requirements that don't yet exist.

10 FUTURE EXPANSION AREAS

Pg 44 "the **lands straddling the Highway 1 corridor are considered to be appropriate principally for commercial uses and a natural expansion of the Regional Business Area defined around Springbank Airport within the Municipal Development Plan (County Plan)**"

Whatever happened to the intent to provide a scenic corridor for the millions who use Hwy 1 every year? See also: 10.3 f) **appropriate interface and scenic corridor policies shall be established, consistent with Sections 11 and 12 of this Plan**.

Pg 44 "Provide criteria for **amendment of the Springbank ASP**"

Is this the North ASP or South ASP or both? The references in the ASPs are **completely inconsistent in addressing this issue**.

10.3 a) **a public engagement process involving area stakeholders shall be undertaken, and an overall Land Use Strategy and supporting policies for the Future Expansion Area(s) shall be developed**;

Without public engagement RVC appears to have already decided that the Future Expansion Areas will be for commercial and business uses. This is putting the cart before the horse. RVC should consult Springbank residents first.

11 URBAN AND HAMLET INTERFACE AREA

The following interface areas need to be individually identified on Map 05 and described in the ASP. Otherwise, how would Springbank residents be able to identify these locations by legal land description?

11.1 "To ensure a balanced development form, the proportions of Residential to Commercial development shall be managed through local plan approvals, with the following criteria applied:

- a) Lands in the NW-36-24-03-W05M shall be developed for residential uses with pockets of commercial;
- b) Lands in the SW-36-24-03-W05M shall be developed for commercial uses, with pockets of residential creating a buffer to adjacent lands.
- c) Lands in the N-1/2-25-24-03-W05M shall be developed for residential uses, with pockets of commercial."

11.2 "Density and composition shall apply as follows:

- a) For lands in the NW-36-24-03-W05M, Residential densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan. i) Commercial development shall account for a maximum of 30% of the gross developable area of the proposed local plan.
- b) For lands in the SW-36-24-03-W05M, Residential densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan. i) Commercial development shall account for a maximum of 80% of the gross developable area of the proposed local plan.
- c) For lands in the N-1/2-25-24-03-W05M densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan. i) Commercial development shall account for a maximum of 30% of the gross developable area of the proposed local plan."

11.5 a) a **public engagement process involving area stakeholders shall be undertaken**, and an overall Land Use Strategy and supporting policies for the lands shall be developed;

Again, this section prescribes both density and land use of these areas, then states there will be a **public engagement process – cart before the horse. RVC should consult Springbank residents before deciding on land use and density.**

Hamlet Interface Area

11.3 "a) Lands in the SW-05-25-03-W05M shall be developed for mix of commercial and 47 | Rocky View County | Springbank Area Structure Plan residential uses; commercial uses should straddle Copithorne Trail, with Residential only being located to the west of Copithorne Trail, as determined through local plan preparation. 11.4 Density and composition shall apply as follows: a) For lands in the SW-05-25-03-W05M, Residential densities shall be between 4.0 and 6.0 units per acre, calculated on the gross development area identified for Residential in the local plan"

Likewise, RVC should consult Springbank residents before deciding on land use and density.

11.5 "c) it shall be demonstrated that there is a satisfactory potable water and waste water servicing solution with the capacity to service the anticipated development form and densities in that area;"

There are currently NO existing servicing utilities to these interface areas.

Section 12 Transitions

"Agriculture is still a significant land use within and immediately outside of the Plan area and will continue **until the envisioned development occurs**. It is important that agricultural uses are allowed to continue unimpeded until the land transitions to an alternate land use."

As mentioned earlier, Map 05 shows NO agricultural land use, therefore it would appear that the ASP is not a "plan" but a decision already made to develop (commercially/residentially) 100% of the current agricultural land. Springbank residents do NOT want all agricultural land in South Springbank to be developed. It is unacceptable for RVC as a rural municipality to propose this.

Objectives

- "In accordance with the **County's Agricultural Boundary Design Guidelines**,"

Need to provide an online link to this external document and add a page of external document links.

Business-Residential Transition pg 42

"The development of the North Springbank ASP area requires ..."

This is the SOUTH Springbank ASP – appalling lack of professionalism in this document.

12.5 “Where commercial or industrial buildings are on lands adjacent to a residential area, the commercial or industrial building shall be **set back a minimum of 50 metres from the commercial or industrial property line.**”

The setback should be at least 100 metres from a rural residential property.

12.19 a) “Where non-agricultural buildings are on lands adjacent to the agricultural lands, the non-agricultural building should be **set back a minimum of 25 metres from the non-agricultural property line;**”

Since Map 05 shows NO agricultural lands surviving, provision should be made to increase this setback to 100 metres from residential land.

Section 13 Agriculture pg 54

“The continued use of land for agriculture, until such time as the land is developed for other uses, is appropriate and desirable. The **Springbank ASP policies support the retention and development of agricultural uses** ...”

This North Springbank ASP does NOT support agricultural land use, e.g., Map 05 shows the ASP strategy is that NO agricultural land use continues, but rather that these lands are developed, border to border.

13.9 “Applications for Confined Feeding Operations shall not be supported.”

Need definition and example(s) of what Confined Feeding Operations are.

Section 14 NATURAL AND HISTORIC ENVIRONMENT

Map 06 shows Environmental Areas and Map 07 shows Wildlife Corridors but Map 05 shows that the land use strategy for most of these areas is to be developed.

14.13 **Building and development in the riparian protection area shall be in accordance with the County's Land Use Bylaw and the County's Riparian Land Conservation and Management Policy.**

Building and development in the riparian protection area SHOULD NOT be allowed, as per 14.16 “The riparian protection area should remain in its natural state.”

14.17 **“Public roads and private access roads may be allowed in the riparian protection area.”**

Public roads and private access roads SHOULD NOT be allowed in the riparian protection area, as per 14.16 “The riparian protection area should remain in its natural state.”

14.20 “Until a Cultural Heritage Landscape Assessment of the Plan area is completed” and Actions 1.

When will a Cultural Heritage Landscape Assessment be done, given the extent of development that is being planned for North Springbank?

14.22 “Names of new developments and/or roads should incorporate the names of local settlement families, historical events, topographical features or locations.”

Note that Qualico planned to erroneously name their commercial/residential development on the Rudiger Ranch lands as “Coach Creek” which is the name of the creek several kilometres east of there, adjacent to Artists View. So the ASP just stating that these names be used is obviously not going to address the issue of the wrong names being applied.

NOTE: the naming issue can be high risk when it comes to Emergency Response, as has been experienced with the confusion between Springbank Hill (and all the “Springbank” street names there) in Calgary, and Springbank in Rocky View.

Section 17 Transportation

Map 09 should show the whole extent of Old Banff Coach Rd/Provincial Hwy 563, just as Hwy 1 and Hwy 1A are shown entirely even though both continue outside the ASP. Why only showing part of OBCR/Hwy 563? (The rest of it is inside the South ASP (which is not shown in the South ASP either.)

Why is Hwy 563 not named on Map 09, when even much smaller local roads are named. Hwy 1A is not even inside this ASP but it is boldly named!

Likewise pg 72-74 do not mention Old Banff Coach Rd/Provincial Hwy 563. Need to discuss on how this highway fits in and will play a part in the North ASP with all the development that is being proposed on both sides of this road.

18.7 “The County shall collaborate with The City of Calgary and Alberta Transportation to identify future east/west collectors (corridors) through the Plan area (both north and south of Highway 1).”

And RVC needs to collaborate with The City of Calgary and Alberta Transportation to decide the future of Old Banff Coach Rd/Provincial Hwy 563.

Section 19 Scenic and Community Corridors

Pg 78 Map 10 - With just one Scenic and one Community Corridor shown on Map 10, it is unclear what parameters are used to designate one of these corridors – only where there is

new development? Needs explanation here or reference/link to an external document.

Map 10 and 19.5 *Rocky View County shall collaborate with Alberta Transportation and The City of Calgary to identify opportunities to create attractive scenic and community corridors, including a scenic corridor along Highway 1.*

Re the Highway 1 Corridor Key Focus Area, the RVC and the City collaboration will have to be a lot more productive than in the past, e.g., the stretch along the Hwy 1 (immediately to the east) is more like a tunnel to drive through (walls on both sides) than a “scenic corridor”. What was promised (when that previous stretch of Hwy 1 was developed) to keep it scenic was NOT delivered. Ugly walls were the substitute.

“*Scenic Corridor Views*” figure (no number, no reference in Section 19) and photos
Ironically, the #2 view (on the north side) is at the bulldozed field that is Bingham Crossing, with a huge “Coming Soon” billboard and piles of topsoil that were pushed up years ago.

Along the south side the fence is lined with Harmony marketing gimmicks.

The #5 view used to be of Paskapoo Slopes but now it is almost entirely views of construction sites for various city developments.

Maybe RVC should update these Scenic Corridor Views and photos

“*Community Corridor Views*” figure (no number and no reference in Section 19)

This unreferenced figure and photos need explanation – they appear to show both South and North ASP. Need a description of how this fits in Section 19 and what the numbered pink view symbols represent.

26 IMPLEMENTATION

Objectives

• “*Implement the Land Use Strategy and policies of the Springbank Area Structure Plan.*”

NO, as mentioned above in Section 6, implementing these Land Use Strategies would result in the elimination of all Agricultural land use and completely cover the North ASP with residential and commercial/industrial. This is unacceptable for a rural municipality to propose in a rural area.

Pg 94 Plan Review and Amendment

“*The future development outlined in the Springbank Area Structure Plan will principally be driven by market demand and availability of servicing.*”

That servicing does not yet exist and according to the current technical assessments, may never be possible. Does RVC and/or developers intend to commission further technical assessments to generate a workable utility servicing plan?

26.8 “*The principal consideration in the phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.*”

Based on the discussion of Utility Services above (Section 20), this North ASP cannot proceed.

Table 04: Implementation Actions Pg 95

Action 1 should refer to Section 7, not 9.

Action 2 should refer to Section 7 (once Cluster Live-Work is restored to Residential), not 8.

Action 6 “Develop access management and road design requirements for 101st Street in collaboration with The City of Calgary.”

101 St is in the South ASP NOT the North ASP.

More shoddy work in presenting this ASP. Also, these misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

27 INTERMUNICIPAL COORDINATION AND COOPERATION

27.2 “Development proposals adjacent to the city of Calgary shall ensure that transition and interface tools are used in alignment with Sections 21 (Scenic and Community Corridors), 14 (Transitions); “

These sections are both **WRONGLY** referenced and thus misdirect the readers – more errors.

Appendices

Why is the North ASP missing “Design Guidelines” that the South ASP has in Appendix D of that ASP?

APPENDIX C: INFILL DEVELOPMENT CRITERIA

Pg 111 Infill Opportunities for NW-36-24-3-W5M

Key shows Special Planning Areas and a SP Area north of Twp 250. However, no Special Planning Areas are shown on Map 05 and there this land is shown as Cluster Residential

Development. Why this difference between this figure and Map 05?

Likewise:

Pg 108 Infill Opportunities for NE-35-24-3-W5M – same location.

Pg 112 Infill Opportunities for SE-2-25-3-W5M – nearby

Pg 113 Infill Opportunities for SW-1-25-3-W5M – nearby

APPENDIX D: PLANNING NORTH SPRINGBANK

Pg 116 *"It is important that the vision, goals, and policies contained in the ASP address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County."*

However, it would appear from the North (and South) ASP that the interests of residents have been largely ignored, while the interests of non-resident landowners have been listened to.

Table 06: Principles and Objectives of the IGP Pg 120

With the exception of Section 7 (Residential) and Section 9 (Business), ALL of these sections are wrongly referenced in Table 06. More misleading errors.

pg 121 *"Where further collaboration and coordination of land use and infrastructure planning is seen to be required to achieve suitable development forms along the municipal boundary, these areas have been designated as Special Planning Areas (see Section 11)."*

There is NO mention of Special Planning Areas in Section 11. SPAs are only mentioned in Appendix C in the figure keys. More misleading errors.

Pg 121 Rocky View Municipal Development Plan (County Plan)

"A key direction of the Municipal Development Plan (County Plan) is to use land efficiently by directing growth to defined areas, thus conserving the remaining large blocks of land for agricultural use. North Springbank is identified as a Country Residential Area in the Municipal Development Plan (County Plan)."

However, the wall-to-wall Cluster Residential, Infill Residential, Business & Industrial etc. that the North ASP proposes, leaves no space/lands for agriculture.

Pg 121 *"The Municipal Development Plan (County Plan) emphasizes the importance of retaining rural character through the use of adjacent open space, community design, and reducing the development footprint."*

This would indicate lower, not higher density.

Pg 122 Public Engagement Process

"The County's engagement strategy provided opportunities for much-valued input from landowners, stakeholders, adjacent municipalities, and the general public, all of which has, in part, informed the overall vision and policies of the ASP."

As above, it would appear that the *"much-valued input from landowners, stakeholders"*, who are also residents, has been largely ignored.

APPENDIX E: LOCAL PLANS IN THE NORTH SPRINGBANK PLAN AREA

Pg 126 Table 09: Local Plans in the North Springbank Plan Area

Many of these plans are NOT in the North ASP. Is this supposed to be for all of Springbank?

From: [REDACTED]
 To: [Legislative Services Shared](#)
 Cc: [Jessica Anderson](#)
 Subject: [EXTERNAL] - Fwd: Bylaw C-8031-2020, Bylaw C-8064-2020 North and South ASP
 Date: January 29, 2021 12:01:50 AM

Do not open links or attachments unless sender and content are known.

I support all of the questions and statements in the document below regarding the North and South ASP. Please provide written answers to all questions. I do **not support the Rockyview County proposed North and South ASPs.**

Debbie Vickery
 3 Shantara Grove
 Calgary, Alberta
 T3Z 3N2

Key Comments & Observations

Our overarching comment is that the proposed North & South Springbank ASPs appear to largely, if not completely, ignore input from local residents. The future laid out in these ASPs bears little resemblance to the tranquil, rural country residential community that attracted people to choose Springbank as their home.

The ASPs are full of errors & inconsistencies

The versions of the North and South Springbank ASPs that were given first reading on July 28th are riddled with errors, apparently caused by a too-hasty splitting of the one ASP into two documents. There are innumerable incorrect cross-references, maps in the wrong ASPs, etc. These errors make responding to the ASPs more difficult and send an extremely negative message to residents.

Splitting the ASPs is contrary to resident input & has no apparent rationale

Council's decision to split the Springbank ASP into two documents is completely contrary to input received during consultations on the ASPs. Residents overwhelmingly wanted one ASP for their one community.

The County's updates on the ASPs state that the ASPs were split "to better capture the distinct character and goals for the north and south areas of Springbank". Despite that assertion, the vision and goals for both ASPs remain unchanged from those in the single ASP, with the one exception of a goal for orderly business development added to the North ASP.

This leaves unanswered the critical question of why the ASPs were split apart – a question heightened by the apparently arbitrary dividing line between the North and South ASPs. One might understand a division along the Trans-Canada highway or even one quarter section south of the highway to keep the highway corridor in one ASP. However, a line that varies between one and three quarter sections south of the Trans-Canada, with no explanation, defies understanding and leaves one wondering about unidentified ulterior motives.

Servicing strategy extended and costs increased

The major change that accompanied splitting the ASPs is that the utility servicing section now includes proposed piped service to be provided by Calalta in its franchise area. This is in addition to the proposed piped utility servicing along the Trans-Canada corridor and down the east side of the South ASP that will be provided through the Harmony water and wastewater treatment plants.

The extension of piped water / wastewater systems related to the Calalta service area is all in the North ASP, except for the institutional & community services quarter sections along Range Road 33 north of Springbank Road in the South ASP.

Adding Calalta increases the costs of the proposed piped servicing to support commercial/industrial and higher density residential development from \$570 million to \$667 - \$680 million at full build out (from \$158 million to \$214 - \$240 million in the near term). Although the ASPs assert that these costs will be borne by developers, no information is provided about how these substantial upfront costs will be financed. Almost twenty years after making a significantly smaller investment to build water/wastewater infrastructure in east Rocky View, the County has yet to come close to recouping that investment.

Servicing fails to address issues for new residential development

Piped water / wastewater infrastructure in the near term is proposed to serve the Trans-Canada corridor, which has predominantly non-residential uses. As a result, it does not address any of the servicing concerns with higher density residential development being proposed throughout much of the ASP areas. Even the full-build out servicing strategy does not intend to provide piped services to these residential areas.

In these areas, the ASPs will continue to permit piped-in potable water from private water co-ops with on-site disposal of treated wastewater – an alternative that, over time, raises the water table and increases flooding risks. The only substantive change is a shift to communal wastewater treatment options rather than individual high-tech septic systems.

Cluster residential becomes default residential land use

Residents expressed a strong preference for maintaining Springbank's rural character and did not support cluster residential development except for special purposes such as seniors' housing. They also expressed serious concerns about the need for proper servicing for any future development in Springbank. Despite this input, the ASPs have designated just under 30% of the total area to be cluster residential development (31% in the North ASP and 27% in the South ASP). Cluster residential assumes 1.5 dwelling units per acre; but will be able to increase to 2.0 units per acre.

On a related point, infill country residential development will permit 1-acre parcels rather than being limited to the 2-acre minimum for country residential properties.

Massive population increases

The ASPs' land use strategies will result in estimated populations of 17,890 in the North ASP (with 1.18 dwelling units per acre) and 14,600 in the South ASP with 0.89 dwelling units per acre). These are dramatically higher than what would result under the current ASPs, which would have been a maximum combined full-build-out population of 19,396. The new ASPs are almost a 70% increase.

Even more startling is the reality that the ASPs' population figures exclude the estimated 10,845 residents anticipated in the future expansion area and special planning areas, which are all included in the full build-out servicing strategy. Including these areas, the estimated full-build out population of 43,335 is 225% of what would have been expected under the current ASPs.

Cluster residential will create private enclaves

The emphasis on cluster residential development will transform Springbank into enclaves of private communities rather than maintain its welcoming, open rural character.

- Cluster residential will permit half-acre parcels, with increased densities possible in exchange for more open space within the cluster development.
- No information is provided to support the assertion that the open spaces

in cluster developments will be accessible to the general public. The ASPs assume this open space will be maintained by local homeowner associations. Typically, such open space is treated as private space accessible only to the immediate community.

Agriculture becomes merely a transitional land use

The land use strategies for both ASPs completely eliminate agricultural land uses. They treat agriculture as a transitional use until it is pushed out by residential or commercial development. This is contrary to resident input that emphasized the importance of retaining rural, agricultural land uses as an essential component of the community's character.

Commercial / industrial land use significantly expanded

North and South Springbank will be dramatically altered by the substantial increase in commercial and industrial development.

As well, interim commercial uses will be permitted in some of the Special Planning Areas along the RVC – Calgary border for up to 25 years (a lengthy “interim” period).

From: [REDACTED]
To: [Legislative Services Shared](#)
Cc: [Jessica Anderson](#)
Subject: [EXTERNAL] - North and South Springbank ASPs - Comments
Date: January 21, 2021 3:44:13 PM

Do not open links or attachments unless sender and content are known.

Dear Rocky View County Councillors:

It is with great concern, as a resident of Rocky View County who lives within close proximity to Old Banff Coach Road, that I have my voice be heard with regard to the current proposed changes contained in the North and South Springbank Area Structure Plans. These significant developments/changes will directly impact my safety, and country quality of life. I consciously chose to invest in a property that would allow me to live a tranquil country lifestyle outside the urban character of Calgary many years ago.

Having followed the proposals, studies, recommendations and developments over the past decade or so, I have constantly felt as if I am on a roller coaster ride. I have seen logical, reasonable recommendations concluded from studies which suggest a mindful awareness of harmony to blend the urban /country communities to broken promises which are resulting in a continual erosion of our quiet and peaceful surroundings. This loss of a blended transition of country and urban development causes me great concern. As a community we are watching our beloved tranquil surroundings evaporate before our eyes.

I would not have a problem with future development if past promises, such as the Alberta Transportation Castleglen plan to address Old Banff Coach Road traffic safety, were honoured, but take great issue with the current proposed re-designations and developments that lack consideration to ensure that the importance of country/urban transition is sensitively addressed to safeguard and satisfy the concerns of the country residents currently established and living in this highly impacted area.

The following are my current most significant areas of concern:

- 1) I am opposed to the re-designation of Lands in the SW-36-24-03-W05M and Lands in the N-1/2-25-24-03-W05M, areas currently designated Agricultural, into an Urban Interface Area.
- 2) The North and South Springbank ASPs need to acknowledge and incorporate a long-term plan for OBCR as laid out in Alberta Transportation's Castleglen Functional Plan whereby OBCR is to be made discontinuous and cease to function as a through corridor by constructing cul-de-sacs.
- 3) I do not agree with splitting the Springbank ASP into two documents, North and South. Please combine them into one Springbank Area Structure Plan.

Sincerely,
Dawn Walls

From: [REDACTED]
To: [Legislative Services Shared; Jessica Anderson](#)
Subject: [EXTERNAL] - Re: File #04736002,04736011. APPLICATION #PL20200087/083/084
Date: January 6, 2021 8:37:25 PM

Do not open links or attachments unless sender and content are known.

Hi,

When I referenced the Springbank ASP, I was referring to the original, where these lands were not potentially as in Draft North ASP as Urban Interface . The community would like to see zoning of land that backs onto acreages to be decreased to smaller parcels over an area so that the zoning goes from 2.5 acre to 2 acre to 1.5 acre to 1 acre to .5 acre then into mid density.

Not jump from 2.5 acre to mid density!! The pollution of lights, traffic, and noise is not what the communities of Artistview West/ Point/East, Solace Ridge, Shantara Grove and all residence that are along OBCR including Horizonview Rd Developments. We as a community have never had one on one discussions, and do not want some person in an office changing the quality of life and our investment with out consultation.

Please do call so we can set a Virtual Meeting with OBCR group of residences.

Thank you,
Deb Vickery
[REDACTED]

Debbie Vickery

Sent from my iPad

If there are spelling/punctuation errors in my message, please forgive the smartness of my iPad..

On Jan 4, 2021, at 6:18 PM, Debbie Vickery [REDACTED] wrote:

Attention to Legislative Services:

Below is my email that I also want to share with Legislative Services, that I / we as a community off OBCR do not want to see the Rudieger Ranch changed to Urban Sprawl - Commercial and MidDensity Housing! The North and South Springbank Area Structure Planning should be the first to review such applications and all Communities residing off OBCR such as Artist View East/West/ Point and Solace Ridge and Shantara Grove and all residences that are on OBCR should also provide and be a big part of any land changes. Any request should fit in with the North and South Springbank Area Structure Plan. Please review my summary below, and would be happy to be consulted or help out with this application.

Thank you,

Debbie Vickery
3 Shantara Grove
[REDACTED]

Debbie Vickery

Sent from my iPad

If there are spelling/punctuation errors in my message, please forgive the smartness of my iPad..

Begin forwarded message:

From: Debbie Vickery [REDACTED]
Date: January 3, 2021 at 4:32:31 PM MST
To: janderson@rockyview.ca
Cc: Debbie Vickery [REDACTED]
Subject: File #04736002,04736011. APPLICATION
#PL20200087/083/084

Hi Jessica and Planning Department,

We reside on OBCR but did not receive the letter attached below. Artist View West, Artist View Point, Artist View East, Shantara Grove, Solace Ridge and all residence that reside on OBCR from WestBluff Road to Range Rd 31 are affected greatly as noted below, only a few residences along OBCR received the attached document. This really changes our quality of life, we supported RVC because it was an acreage setting, we do not want to see RVC allow Business/ Commercial sprawl; and do not want less than 2 acreage parcels backing onto the current area that is 2.5 acre parcels, unless Rockyview is cutting our taxes in Half as well! We are not happy.

Review of : QUALICO COMMUNITY HIGHWAY1/OBCR CONCEPTUAL SCHEME

As a resident of Rockyview living adjacent to OBCR, we have serious concerns with public SAFETY on OBCR FROM incremental traffic generated from the **proposed Qualico Developments**, in addition to growing traffic originating in the **City of Calgary's expanding Crestmont Community**.

This has been presented to RVC and Alberta Transport and Ben Mercer with Qualico along with Stantec in the Networking Report that was completed on November 2020, but is not referenced in the

application! And Why not??

PAGE 9/51 - 1st Box

The Network Study completed by Stantec November 2020 in accordance with AT does not effectively reflect all projected traffic growth in proposed special planning areas by the county. Incremental traffic growth to OBCR must be redirected to roads that can support these new volumes of trading SAFELY! Roads available to handle the traffic are Upper Springbank Road, Range Rd 31, and Highway 1. OBCR does not have shoulders to handle larger volumes of traffic mixed with residential pedestrian, cyclist, pets, wildlife, runners, that utilize OBCR daily.

Last Box

Wild Life Corridor, Wildlife are throughout the area travelling to and from the Bow River to the Elbow River. With Stoney trail build, a lot of their natural habitat is being removed with multi lane roads replacing these areas. Natural habitat for grazing, and travel is important and we do not see accommodation for this as part of the Qualico Conceptual Scheme. OBCR residence did forward many pictures to Stantec that were part of the Network Study. Pictures including deer, moose, lynx, coyotes.... so many that they told not to send anymore, they understood that there was wildlife movement. Map7 in the ASP appendix /page 63 shows wildlife corridors

Page 10/51 - Box 1 and Page 26/51, Page 29/51 Figure 5

The 2 Primary Access Points - OBCR does not have shoulders, is two lane, and has a safety concern to have more traffic entering from Coach Creek, Crestmont, and then the Melcor Development that is north of Highway 1. Refer to the Network Study completed by Stantec November 2020 that again was completed on behalf of AT and Qualico. This report does address all these issues but the Conceptual Scheme does not address or note the Network Study that reflect OBCR is not suitable as is. Changes to OBCR are suggested in the report such as Right turns only out of Coach Creek and Crestmont, barricades on OBCR to direct traffic to RR31, Highway 1; stop signs on OBCR, Flashing light crosswalks, etc. We can not allow development unless OBCR is changed / redesigned before approval is given. Crestmont was developed, and now they are exiting their traffic on to OBCR as a temporary road that has been in existence soon to be 2 years. This not right!

Page 12 - 1.4 Rational for Proceeding With Development

Cumulative effects on OBCR AND acreage owners have not been considered. OBCR acreage community invested in the area because they

did not want to be part of urbanization. OBCR was designed and built for travel with horse and buggy, there are a lot of Safety Concerns. The Safety Concerns were addressed as a community through a petition, dated October 19, 2020 and December 3, 2018 from the community that was presented to Mr. McIvor with Alberta Transport; Reeve Greg Boehike, Rockyview Council, Al Horgan with RVC. Meetings, emails, and phone calls addressing these issues were carried out with Ben Mercer, Qualico, Stantec, Trevor Richelhof with AT, and RVC. There are hidden driveways from acreage residence on OBCR, Shantara Grove, Solace Ridge, Artistview East/West/Point that are entering OBCR under a hill with a curve, on a curve,.....The residences of these communities also walk between each of the communities noted above using OBCR. These communities also walk across to access the Natural Reserve Park and currently there is no flashing cross walk, this is located under a hill and curve. Adding more traffic to this road is not Safe.

Page 36/51. 6.10 Lighting

The residents of OBCR community live here because it is quiet, dark without beaming lights and street lights! OBCR should be protected from lights. state that illumination of We would like to retain that feel and look. Therefore we would like to see minimal, low lighting that works with the community setting. If you take a look around our community we do not have street lights as it is a country setting. This is the look of the country and want to maintain this look. We want to ensure that we have very minimal street lighting!

OBCR residents have spoken to Ben Mercer/ Qualico on behalf of the residents that reside in Artistview x3 communities, Shantara Grove, Solace Ridge, and OBCR residents by phone, email. We spoke of how the current temporary road from Crestmont that flows traffic onto OBCR has affected the community. This consisted of safety with the increase in traffic in relation to the community pedal cyclists, Elderly, children pedestrian traffic with cars, Pets, and wildlife that share this road on a daily basis in all seasons, winter and summer. All of these points were addressed in the Network Study completed by Stantec November 2020. This report should be reviewed along with the proposed Conceptual Scheme to highlight all issues that OBCR present and should be resolved before this Conceptual Scheme is approved. The Conceptual Scheme glazes over all issues as if they don't exist.

Approving the Qualico Conceptual Scheme is allowing more Urban sprawl, and the acreage community invested in RVC because they did not want to live in the City. The ASP for Springbank, has all the business proposals located on Range Road 33, to the south of Highway 1 and the proposed Bingham crossing. We do not want high traffic accessing shopping

centres in a country residential setting. This is the wrong location for this, Qualico can relocate the commercial to the current ASP designated areas.

The acreage owners of Springbank have been paying taxes and residing in the country and don't want to see commercial lands sprawling through the Springbank lands!!!!

Page 44 Figure 7.0. Storm Water Service

Question: how close is the Storm water in relation to the water that is being pumped out of the Bow River for the Communities of Rockyview such as Poplarview Water???

Figure 8.0 Phases

The heavy grey lines that appear on this presentation are coming from north of Highway 1 - Melcor Development, past Phase 2 & 4, and on to OBCR going East. Can this be explained?

Page 47/51. 9.0 Public Consultation

Ben Mercer with Qualico Development was consulted about all the items noted in this email and the Network Study by several residents **that represented Artistview West/ East/Point, Shantara Grove, Solace Ridge and OBCR Residences.** Meetings were held with Stantec and Trevor Richelhof/Alberta Transport to present all issues that the communities of OBCR noted in the Network Study. Phone calls and more emails sent to Ben Mercer **were on behalf of the OBCR communities.** The petition from the OBCR residents (Artistview West, Artistview East, Artistview Point, Shantara Grove, Solace Ridge, and OBCR residences) presented our concerns was sent to RCV, Ben Mercer, Mr. McIvor/AT, and Trevor Richelhof/ AT. The **number 13 contacts** reached out to Ben Mercer/Qualico is **Misrepresentation**, and the community is very offended and does not take this lightly.

I can be reached by phone [REDACTED] or email.

Thankyou,
Deb & Garth Vickery
3 Shantara Grove

Sent from my iPad
If there are spelling/punctuation errors in my message, please forgive the smartness of my iPad..

<Coach Creek Development Application - Landowner Notice.pdf>



8 JAN 2021

Rockyview County

Planning and Development
262075 Rocky View Point
Rocky View County, AB, T4A 9X2

ATTENTION: Dominic Kazmierczak, Manager, Planning Policy

**SUBJECT: Proposed Qualico West View Outline Plan
City of Calgary - LOC2020-0080**

This letter is submitted on behalf of Joan Snyder and her landholdings situated in the Springbank area directly to the south of Qualico's Outline Plan Area. The subject lands are legally described as N½ 25-24-03 W5M.

We would like to draw your attention to information contained in an e-mail we recently received from Stantec regarding the Transportation Impact Assessment (TIA) that was submitted as part of Qualico's Outline Plan application. According to Stantec, they were directed to use "the City's 2048 land-use assumptions and forecast volumes", which show "some development within the zone that corresponds with the Snyder Lands but not to the extent of 8 upa".

While Stantec did note that the City is still reviewing the proposed North Springbank ASP, which identifies the Snyder lands as Urban Interface Area with a residential density of 6.0 to 10.0 units per acre, this matter remains a serious concern. The road classifications in the proposed Outline Plan do not reflect the development density proposed for the Snyder lands, which are anticipated to reach full build-out within the 2048-time horizon. Should the TIA be approved as-is, the road classifications, the intersection design, and the ultimate configuration of the proposed interchange at 133rd Street and the TransCanada Highway could significantly limit future opportunities to develop the Snyder lands to densities supported by current draft NSASP and, indeed, principles and policy of higher density advocated by the City and CMRB.

It is imperative that the TIA be updated, and the Outline Plan revised accordingly. In the interests of long-term urban and regional planning, we request your consideration of this important matter.

Please do not hesitate to contact me or Ron Zazelenchuk [REDACTED] directly regarding this matter.

Sincerely,



on behalf of Ms. Joan Snyder & Team

Karin Finley, P.Eng.

[REDACTED] [REDACTED]

CC: Al Hoggan, CAO, Rocky View County

Theresa Cochran, Executive Director, Community Development, Rocky View County

Gurbir Nijjar, Manager, Planning, Development & Bylaw, Rocky View County

Jeannette Lee, Supervisor Engineering, Rocky View County

Joan Snyder, Landowner

Don Brownie, PROLOG Canada Inc.

Ron Zazelenchuk, InterPLAN Strategies Inc.

From: [Michelle Mitton](#)
To: [REDACTED]; [Legislative Services Shared](#); [Division 2, Kim McKylor](#); [Ravi Siddhartha](#); [Dominic Kazmierczak](#)
Cc: [REDACTED]
Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive
Date: February 4, 2021 9:47:22 AM

From: Allan MacKenzie [REDACTED] >
Sent: February 3, 2021 7:43 PM
To: Michelle Mitton <MMitton@rockyview.ca>; Legislative Services Shared <LegislativeServices@rockyview.ca>; Division 2, Kim McKylor <KMckylor@rockyview.ca>; Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Arlene Vermey [REDACTED] Housman, Rob [REDACTED]
Subject: Re: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Hi,

We are the owners of 126 Emerald Bay and we would like to express very aligned concerns with those expressed by Rob Housman. Specifically, we are very concerned about increased crime and night time noise with an unmonitored pathway on the backside of our lots. We are concerned that the community has a wonderful feel without fences and gates and that the community's culture will change dramatically if everyone needs to fence off property as a result of partying adjacent to the reservoir.

Thank you so much for considering our opinions,

Allan and Tara MacKenzie

Amendment #1 - Revise Section 7.51 as follows:

7.51 Villa Condo developments within the Plan area should:

- a) have an approved local plan meeting the requirements of Section 28 and Appendix B of this Plan;
- b) ~~predominantly be~~ **accommodate a variety of building forms including** stairless, single-storey bungalows, ~~or~~ attached **two story** units ~~(two units)~~, **(duplex/semi or rowhouse) or multiple unit buildings (not exceeding four stories)**;
- c) contain common lands;
- d) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;
- e) be located within walking distance to community meeting places or joint use facilities; and
- f) be compatible with adjacent uses.

Amendment #2 - Revise Section 7.52 as follows:

7.52 The maximum density for Villa Condo developments shall be ~~4.0~~ **20.0** units per acre, calculated on the gross development area identified for the Villa Condo.

Amendment #3 - Revise Section 7.56 as follows:

7.56 To ensure a balanced development form in Commercial areas, the phasing of a Villa Condo development shall be managed through local plans and subdivision approvals, with the following criteria applied:

- a) **Up to** 75% of the Villa Condo units proposed within a local plan ~~shall not~~ **may** receive subdivision approval ~~until 50%~~ **provided that 25%** of the Commercial uses identified within the local plan area have been constructed;
- b) **The remaining** 25% of the Villa Condo units proposed within a local plan ~~shall not~~ **may** receive subdivision approval ~~until 75%~~ **provided that 50%** of the Commercial uses identified within the local plan area have been constructed.
- c) If Villa Condo units are proposed within Commercial areas, the Commercial area shall, at least in part, propose commercial uses that provide services complementary to the residential component of the development.

Note: Black bolded italicized text with strikethrough to be deleted, red bolded text to be added

From: [REDACTED]
To: [Michelle Mitton](#); [Legislative Services Shared](#); [Division 2, Kim McKylor](#); [Ravi Siddhartha](#); [Dominic Kazmierczak](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Brian Mckersie & Campion Swartout, 130 Emerald Bay Dr.
Date: February 3, 2021 7:47:49 PM
Importance: High

Do not open links or attachments unless sender and content are known.

Dear Rocky View County Council Members,

We agree with and support the submissions set out below:

Administration Note: Please refer to Rob Housman – Osler public submission received February 3, 2021

From: [REDACTED]
To: [Michelle Mitton](#); [Legislative Services Shared](#); [Division 2, Kim McKylor](#); [Ravi Siddhartha](#); [Dominic Kazmierczak](#)
Cc: [REDACTED]
Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Dwayne and Corinne Rowland 4 Emerald Bay Drive
Date: February 3, 2021 7:11:29 PM

We, Dwayne and Corinne Rowland echo and support all of the listed concerns by Mr. Housman in the attached email

A few comments on some points already listed but worth emphasizing:

Road Safety:

We can not emphasize enough, the concerns we have about the excess traffic on an already unsafe road in which we have either witnessed or been part of near miss accidents with vehicles, cyclists and pedestrians. Another added danger to the hairpin turn is the constant obstruction of wildlife on this corner. As noted the attempt to paint a center line on the hairpin turn is invisible for a for a large percentage of the winter driving season and is of minimal help when visible.

Wildlife:

Also as noted the immense amounts of Wildlife in and around Emerald Bay and the proposed development.

Our property borders the South end of Emerald Bay and the North end of proposed development. I believe Mr. Houseman had taken photos of wildlife tracks through out the area and specifically the area bordering our property that shows it is an extremely active wildlife area.

Deer, Moose, Coyote, rabbits, porcupine, Weasel, Cougar, Bear, Bald Eagles, Owls and many species of birds can be seen regularly on any given day.

Water, Sewage & Reservoir Integrity:

With out further explanation I can not imagine how any form of septic field could be feasible so close to the Bearspaw reservoir. There are many active springs in the area including the North end of the proposed Riverside Estates (south end of our property) which would potentially provide communication within wells, septic fields and the Bearspaw Reservoir.

Public Access:

Already with no public access to the river through Emerald Bay community we were forced to put up a gate on our property this year as we regularly were having people drive, walk and bike into our yard for River Access. Vehicles would routinely park in the cul-de-sac above our property and cross private property to get to the river.

As stated above we fully support and agree with Mr. Housman's detailed list of concerns and comments.

Dwayne & Corinne Rowland

Dwayne Rowland

[REDACTED]	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

From: [REDACTED]
Cc: [Dominic Kazmierczak](#); [Michelle Mitton](#); [Legislative Services Shared](#); [Ravi Siddhartha](#); [Division 2, Kim McKylor](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Glenn & Lisa German
60 Emerald Bay Drive
Date: February 3, 2021 7:45:39 PM

Do not open links or attachments unless sender and content are known.

We are in agreement with the following comments f

Administration Note: Please refer to Rob Housman – Osler public submission received
February 3, 2021

Glenn German

From: [REDACTED]
To: Division 2, Kim McKylor; Michelle Mitton; Legislative Services Shared; Ravi Siddhartha; Dominic Kazmierczak
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Greg and Patti Hodgson, 86 Emerald Bay Drive
Date: February 3, 2021 10:46:04 PM
Attachments: image001.png

Do not open links or attachments unless sender and content are known.

Dear Rocky View County Council Members

We are residents who have lived adjacent to the Bearspaw Reservoir in Emerald Bay Estates for over twenty years. We have numerous concerns with respect to the pathway in Emerald Bay along the reservoir as it is currently proposed North Springbank Area Structure Plan (the "NSASP"). We ask that pedestrian and cycle traffic be routed along Emerald Bay Drive, and away from the reservoir shoreline, for the following reasons:

1. Pathway relocation away from the Reservoir:

- a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
- b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bearspaw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
- c. Repeat of "The Cove" Issues – Illegal Parking, Partying, Camp Fires and Severe Safety and Liability Issues: In the July 29, 2020 meeting with Emerald Bay residents, the County and IBI respecting the Riverside Estates Conceptual Plan, it was also raised and discussed that there should be no parking on Emerald Bay Drive as a result of the new pathways in Riverside Estates, and IBI indicated that such parking would be prohibited as interests would be aligned in that respect, however this is not addressed at all in the Riverside Estates Conceptual Plan and must be. This is of critical importance, as it is not legal for cars to park on the shoulder of any municipal road and creates a major safety hazard. As discussed in that meeting, during this past summer of 2020, we witnessed the overwhelming problem of excessive parking by the public along the road opposite Springbank Links, and in Springbank Links parking lot, for pedestrian access to the City of Calgary's land (the former boy scout camp) and the upper portion of the Bearspaw Reservoir (clearly visible on a map) well known on social media as "The Cove". This parking caused serious safety risks, and with hundreds of teens daily accessing the Bearspaw Reservoir and "The Cove", partying, drinking and leaving empty alcohol bottles and cans, garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing "Authorized Access Only" and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly "Cove" (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of "The Cove" north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of "The Cove" this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with

pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of “The Cove” situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn’t enough, being blown on inflatable toys and anything else that floats toward the spillway – that is what will happen, lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

2. Protection of Wildlife Corridors/Public Safety: Section 7.22 of the North Springbank Area Structure Plan provides that “Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural features.” In the case of Riverside Estates, it is entirely possible to have pathways away from the Environmental Reserve/wildlife corridor along the Bearspaw reservoir. The Riverside Estates Conceptual Plan boasts about the significant amount of open space and publicly dedicated land, and indeed there are ample high-quality alternative pathway locations on this site with stunning views that are far less disruptive to wildlife corridors and pose far less safety and liability issues. On a related point, the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the “Environmental Report”) that is referenced in the NSASP, shows the wildlife corridors along the Bearspaw Reservoir and thus supports making the 30 metre strip along same Environmental Reserve without pathways. While indicative and quite accurate, the Environmental Report is based on a computer model, not actual, observed wildlife behavior in all cases, and as a result shows the portion of the wildlife corridor along the Bearspaw Reservoir, but does not adequately reflect that it continues from the reservoir along the boundary of Emerald Bay and Riverside Estates to the golf course, then northerly through the golf course ravines and treed areas, and continuing north through the Municipal Reserve behind 87 Emerald Bay and continuing to the municipal gravel pit and the treed municipal reserve to the east below it and sloping to the Bearspaw Reservoir, and thenceforth northwesterly along the trees and cover along the Bearspaw Reservoir/Bow River. I have sent photos to Ravi Siddhartha and Dominic Kazmierczak in the County’s planning department demonstrating these well-worn wildlife corridors and can send more if you wish (photographs and resident sightings of wildlife using the corridors are more reliable than a computer model). I have also confirmed same with the author of the Environmental Report, that the reason parts of this wildlife corridor may not be not shown on the golf course is that for the purposes of the report they assumed the golf course and gravel pit were not passable, however the author is satisfied that the photo evidence I have provided shows that these wildlife corridors exist. As mentioned, these are critical wildlife corridors, so that, as indicated in the NSASP and the Environmental Report, deer, moose, bear, cougar and bobcat, which are very commonly seen travelling through the golf course and that corridor, have a corridor to move through, and don’t end up trapped on the City/south side of the golf course with no way to get to the north side, or vice versa, and end up travelling through residents yards and causing dangerous encounters.
3. Remnant Structure Removal. As noted in the Bearspaw Reservoir Trilateral Task Force Report, there is an unsanctioned boat launch and patio structure at the mini-cove on the reservoir side of this Riverside Estates site, likely constructed by a previous owner of the Riverside Estate site, however still used and maintained by current land owners or invitees of the Riverside Estate site, which should be removed as it will also be a magnet for partying teens and cause issues similar to those experienced with both “the Cove” and the northeast side of the Bearspaw Reservoir by the spillway, and is a huge liability risk to the County and TransAlta with no indemnities or insurance structure in place as, again, it is unsanctioned.
4. Environmental Reserve/Wildlife Corridor along Reservoir minimum 30 metres Wide. The existing plans for Riverside Estates, which dovetail with the proposed NSASP, have along the reservoir the typical 30 metres, except for one notable exception opposite the unsanctioned boat launch and “summer patio” structure noted above. The ER should be made 30 metres wide in that location as well. The wildlife corridor has to be that wide to be effective. Wildlife need the space. The location of the ER is shown in my mark-up below in blue. Emerald Bay Drive should not be extended, as noted in point #1 of my January 28, 2021 email, and hence is crossed out in purple below. The developer and IBI will need to reconfigure the road design to comply with RVC design guidelines and address the concerns as set out in this email chain. Also, the pathway represented by a dotted green line shown below along the reservoir should be moved off the reservoir for the reasons set out in this email – notably the dotted green path at the bottom southeast corner of the plan below heads straight toward the cliffs and south cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.

We would be happy to discuss our concerns over the proposed routing of the path system and feel it is a very simple solution that will mitigate the negative impact of the path and still provide a recreational opportunity for walking and cycling in the Emerald Bay

5. Pathways Connection to Active Transportation Network. Section 16.2 of the NSASP provides that: "Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may be considered." The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City's water source at risk, and also would result in the same issues outlined above as illustrated by "The Cove" experience. On Map 08 in the NSASP, the "Future Shared Use Pathways" are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.



area.

Thank you.

Greg and Patti Hodgson

Owners and residents of 86 Emerald Bay Drive

[REDACTED]

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive
Date: February 3, 2021 4:49:28 PM
Attachments: [image001.png](#)

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

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From: Housman, Rob

Sent: February 3, 2021 4:31 PM

To: Legislative Services Shared

Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

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Dear Rocky View County Council Members

With respect to the proposed North Springbank Area Structure Plan (the "NSASP"), the residents of Emerald Bay submit that the pathway shown in Emerald Bay along the reservoir should be moved to be along Emerald Bay Drive, and away from the reservoir shoreline, for the following reasons:

1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
 - b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bearspaw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
 - c. Repeat of "The Cove" Issues – Illegal Parking, Partying, Camp Fires and Severe Safety and Liability Issues: In the July 29, 2020 meeting with Emerald Bay residents, the County and IBI respecting the Riverside Estates Conceptual Plan, it was also raised and discussed that there should be no parking on Emerald Bay Drive as a result of the new pathways in Riverside Estates, and IBI indicated that such parking would be prohibited as interests would be aligned in that respect, however this is not addressed at all in the Riverside Estates Conceptual Plan and must be. This is of critical importance, as it is not legal for cars to park on the shoulder of any municipal road and creates a major safety hazard. As discussed in that meeting, during this past summer of 2020, we witnessed the overwhelming problem of excessive parking by the public along the road opposite Springbank Links, and in Springbank Links parking lot, for pedestrian access to the City of Calgary's land (the former boy scout camp) and the upper portion of the Bearspaw Reservoir (clearly visible on a map) well known on social media as "The Cove". This parking caused serious safety risks, and with hundreds of teens daily accessing the Bearspaw Reservoir and "The Cove", partying, drinking and leaving empty alcohol bottles and cans, garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing "Authorized Access Only" and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly "Cove" (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of "The Cove" north of

Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of "The Cove" this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of "The Cove" situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn't enough, being blown on inflatable toys and anything else that floats toward the spillway - that is what will happen, lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

2. Protection of Wildlife Corridors/Public Safety: Section 7.22 of the North Springbank Area Structure Plan provides that "Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural features." In the case of Riverside Estates, it is entirely possible to have pathways away from the Environmental Reserve/wildlife corridor along the Bearspaw reservoir. The Riverside Estates Conceptual Plan boasts about the significant amount of open space and publicly dedicated land, and indeed there are ample high-quality alternative pathway locations on this site with stunning views that are far less disruptive to wildlife corridors and pose far less safety and liability issues. On a related point, the Rocky View County - Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the "Environmental Report") that is referenced in the NSASP, shows the wildlife corridors along the Bearspaw Reservoir and thus supports making the 30 metre strip along same Environmental Reserve without pathways. While indicative and quite accurate, the Environmental Report is based on a computer model, not actual, observed wildlife behavior in all cases, and as a result shows the portion of the wildlife corridor along the Bearspaw Reservoir, but does not adequately reflect that it continues from the reservoir along the boundary of Emerald Bay and Riverside Estates to the golf course, then northerly through the golf course ravines and treed areas, and continuing north through the Municipal Reserve behind 87 Emerald Bay and continuing to the municipal gravel pit and the treed municipal reserve to the east below it and sloping to the Bearspaw Reservoir, and thenceforth northwesterly along the trees and cover along the Bearspaw Reservoir/Bow River. I have sent photos to Ravi Siddhartha and Dominic Kazmierczak in the County's planning department demonstrating these well-worn wildlife corridors and can send more if you wish (photographs and resident sightings of wildlife using the corridors are more reliable than a computer model). I have also confirmed same with the author of the Environmental Report, that the reason parts of this wildlife corridor may not be not shown on the golf course is that for the purposes of the report they assumed the golf course and gravel pit were not passable, however the author is satisfied that the photo evidence I have provided shows that these wildlife corridors exist. As mentioned, these are critical wildlife corridors, so that, as indicated in the NSASP and the Environmental Report, deer, moose, bear, cougar and bobcat, which are very commonly seen travelling through the golf course and that corridor, have a corridor to move through, and don't end up trapped on the City/south side of the golf course with no way to get to the north side, or vice versa, and end up travelling through residents yards and causing dangerous encounters.
3. Remnant Structure Removal: As noted in the Bearspaw Reservoir Trilateral Task Force Report, there is an unsanctioned boat launch and patio structure at the mini-cove on the reservoir side of this Riverside Estates site, likely constructed by a previous owner of the Riverside Estate site, however still used and maintained by current land owners or invitees of the Riverside Estate site, which should be removed as it will also be a magnet for partying teens and cause issues similar to those experienced with both "the Cove" and the northeast side of the Bearspaw Reservoir by the spillway, and is a huge liability risk to the County and TransAlta with no indemnities or insurance structure in place as, again, it is unsanctioned.
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cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.



5. Pathways Connection to Active Transportation Network. Section 16.2 of the NSASP provides that: "Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may be considered." The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City's water source at risk, and also would result in the same issues outlined above as illustrated by "The Cove" experience. On Map 08 in the NSASP, the "Future Shared Use Pathways" are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.

I am forwarding further comments below on the Riverside Estates Conceptual Plan, which tie into the NSASP, for context and as further part of this submission.

Kind regards,

Rob and Cris Housman – [REDACTED]



To:Rockyview Council

Jan. 2, 2021

RE: Division of the Springbank area structure plan

Good day.

I was part of the area structure plan planning committee that wrote the existing Central Springbank Area Structure Plan. Our intent was to protect our community, Springbank, that is older than Alberta and unite the small population of Springbank for better planning and sharing of infrastructure that suited this unique historical area of Alberta.

After 3 years of planning our next area structure plan, the community was blinded sided by an adjustment to the Springbank area structure plan that had already been put out into the community for comments. No community input was allowed on this change into north and south. Four months is not long enough to write an area structure plan and I must question why the change to alter the terms of reference without community consultation was allowed after 3 years of planning? As a community, we are not large enough to administer our infrastructure under two plans. You are devaluing the north residents as there is no infrastructure in the new north area structure plan and will not be for many many years.

Firstly,

1. We have a small population that shares all the infrastructure, schools, roads, churches, recreation in the Central area and has common goals and functions. We do not benefit by this duplicity.
2. This doubles the workload for all community groups for all future endeavours. It also doubles the workload for council and the planning department. It also means that there will have to be a complete overlay of infrastructure uses between plans which will be really time consuming for the community, administration and council.
3. It dilutes the voice of the north community to have a say on their roads, schools, recreation and churches as all the infrastructure exists in the south. In previous years, if you did not reside in the area structure plan, your letter or voice was not given the same weight as those that live in that area structure plan. That is why we put the Central plan together. I would like to see in writing that by separating the area structure plan with such a small population, that you are now taking away the legal right of the north area to comment on their infrastructure issues with the same weight as those in the south asp.
4. Council is devaluing the residential lands in the north area by removing all shared public infrastructure.
5. As a former board member on the Recreation Board, the number one ask was for river access and walking trails. We have a need to prepare for the future by planning water parks for flood mitigation and recreation at the north and south ends of range road 33. There are no parks in our community and there will be no parks if future visioning is not put into the area structure plan

6. Roundabouts and planning our community.

I would like to see references to how we can create country living with roundabouts to define the community rather than urban street lights that somehow keep showing up on plans though we keep asking for roundabouts.

7. Communication with the community

Council really could make a difference if they put some time and money into how to communicate with their residents throughout Rockyview during this covid time.

8. Future planning for the community envisions school road or range road 33 as the community core road that unites the community and gives a sense of community with architectural controls to promote a unique made in Springbank community that promotes its history and maintains its own identity. Dividing our community road into two planning documents will not be cohesive.

Thank-you for taking the time to consider the above observations,

Jan Erisman

From: [REDACTED]
To: [Michelle Mitton](#); [Legislative Services Shared](#); [Division 2, Kim McKylor](#); [Ravi Siddhartha](#); [Dominic Kazmierczak](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Jason and Sheralyn King, 70 Emerald Bay Drive
Date: February 3, 2021 8:12:08 PM

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Dear Rocky View County Council Members

We agree with and support the submissions set out below.

Administration Note: Please refer to Rob Housman – Osler public submission received February 3, 2021

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Request for comments for Springbank Development plans
Date: February 1, 2021 1:21:01 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

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From: Jeff Diederichs [REDACTED]
Sent: February 1, 2021 7:43 AM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Request for comments for Springbank Development plans

Do not open links or attachments unless sender and content are known.

I only have 2 comments:

- 1) Respect the existing studies and plans that have been well vetted and bought into.
Specifically the Castleglen Study regarding Old Banff Coach road. The core item is RVC assumes ownership from Alberta Trans. of the eastern end of OBCR post Stoney Trail / Hwy 1 intersection opening and creates a discontinuous cul-de-sac in OBCR at the Horizon View and OBCR intersection that will allow the Artist View area to enjoy the historic and developed neighbourhoods without the new development traffic cut through, vs forcing traffic over to the longterm acknowledged east west corridors... Hwy 1, Springbank Road, 17th Ave, Hwy 8. OBCR does NOT require significant capital as has been the ownership scare being floated around.
- 2) Neighborhood density needs to be held at 8 units per acre maximum. The "14' used in Crestmont as example has created a mess and is not consistent with what Springbank or RVC living generally is about.

Jeff Diederichs
19 Artist View Pointe
[REDACTED]

From: [REDACTED]
To: [Dominic Kazmierczak](#); [Legislative Services Shared](#); [Michelle Mitton](#); [Ravi Siddhartha](#)
Subject: Re: FW: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive
Date: February 4, 2021 11:03:11 AM

We agree with and support the submissions set out below.

Adeline Sterling 45 Emerald Bay Dr

Administration Note: Please refer to Rob Housman – Osler public submission received
February 3, 2021



January 29, 2021

legislativeservices@rockyview.ca
development@rockyview.ca
PlanningAdmin@rockyview.ca

Re: North Springbank Area Structure Plan

Thank you for the invitation to the Public Hearing on Jan. 28th, 2021.

We have reviewed the current draft of the North Springbank Area Structure Plan (NSASP) and have the following comments for the consideration of Legislative Services:

- ORLEN's well-site was drilled in 2015 and is at the north end of the community core - Range Road 33.
- This well-site is specifically located at 13-3-25-3w5 upon agricultural land within the "Business/ Commercial" land-use zone. It includes a pump-jack, production tanks, a separator unit contained within a small metal building, and an incinerator.
- Traffic associated with this site travels Range Road 33 and exits into Highway 1. It is limited to half-ton trucks for routine operations and maintenance, and tank trucks for liquid loading and hauling. Traffic will increase significantly for brief periods if ORLEN drills further wells.
- As you may already be aware, there are a number of setbacks associated with ORLEN's energy development. For example: surface improvements must be 100m setback from the well-head and 60m setback from the tanks. ORLEN continues to operate this site and - although usually temporary - noise does occur during those operations.
- ORLEN is committed to protecting the health, safety, and privacy of the public as well as its employees and contractors. All operations are conducted in accordance with good oilfield practice and in compliance with all applicable technical and safety standards and regulations. ORLEN has a Corporate Emergency Response Plan to handle emergency situations.
- For more information, please contact the undersigned.

Sincerely,
ORLEN Upstream Canada Ltd.

A handwritten signature in black ink, appearing to read "ADawber", written over a light blue horizontal line.

Anthony Dawber
Surface Land Administrator

CC S01140
Trevor Schoenroth, Surface Land Manager

ORLEN Upstream Canada Ltd.
Suite 400, 850-2nd Street SW
Calgary, Alberta T2P 0R8

T 403 265 4115, F 403 232 8463
www.orlenupstream.ca

Michelle Mitton

From: Housman, Rob [REDACTED]
Sent: February 3, 2021 10:14 PM
To: Michelle Mitton; Legislative Services Shared; Division 2, Kim McKylor; Ravi Siddhartha; Dominic Kazmierczak
Cc: 'Arlene Vermey'; 'Adeline Sterling'; 'Allan MacKenzie'; 'Andre Sinclair'; 'Angela & Russ Kimmett'; 'Blaine Palmer'; 'Bo Yang'; 'Bo Yang 2'; 'Bob Huber'; 'Brenda Bauman'; 'Brent Chopik'; 'Brian McKersie'; 'Campion Swartout'; 'Candace Ross'; 'Carol Meibock'; 'Cheryl Stevenson'; 'Constance Button'; 'Cory Rowland'; 'Cris Housman'; 'Dan & Karen Merkosky'; 'David Orr'; 'Doug Bauman'; 'Dr. Bruce Hoffman'; 'Duska Sinclair'; 'Dwayne Rowland'; 'Glenn German'; 'Grant & Sarah Wearing'; 'Grant Wearing'; 'Greg Hodgson'; 'Hal Button'; 'James Bennett'; 'Jason King'; 'Jim Wang'; 'Joe Fazakas'; 'Julie Orr'; 'Ken Thompson'; 'Klaus Bayerle'; 'Lin Fang'; 'Linda Palmer'; 'Ling Fang 2'; 'Lisa German'; 'Mark 2 Stevenson'; 'Mark Stevenson'; 'Nick & Bettina Poulos'; 'Nicole Thompson'; 'Patti Hodgson'; 'Patti Hodgson 2'; 'Sheralyn King'; 'Tara Mackenzie'; 'Tina Cheng'; 'Tony Meibock'; 'Vivian Bennett'; 'Wes Vermey'
Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive
Follow Up Flag: Follow up
Flag Status: Completed

Below are further photos of the parking problems along Springbank Links club house due to the pedestrian access to the Reservoir, before it was shut down. Note the three police vehicles, their enforcement efforts made a very small dint in the problem that day, but the crowds were back as soon as they left and overall it was completely ineffective in managing the problem, which lead to the City shutting down the access, that was the only way to solve it.









From: Housman, Rob

Sent: Wednesday, February 3, 2021 8:28 PM

To: 'MMitton@rockyview.ca' <MMitton@rockyview.ca>; 'LegislativeServices@rockyview.ca' <LegislativeServices@rockyview.ca>; 'KMckKylor@rockyview.ca' <KMckKylor@rockyview.ca>; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>; 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>

Cc: 'Arlene Vermey' [REDACTED] 'Adeline Sterling' [REDACTED] Allan MacKenzie'

[REDACTED] 'Andre Sinclair' [REDACTED] 'Angela & Russ Kimmett' [REDACTED]
[REDACTED] 'Blaine Palmer' [REDACTED] Bo Yang' [REDACTED] 'Bo Yang
2' [REDACTED] 'Bob Huber' [REDACTED] 'Brenda Bauman' [REDACTED]; 'Brent
Chopik' [REDACTED]; 'Brian McKersie' [REDACTED] 'Campion Swartout'
[REDACTED]; 'Candace Ross' [REDACTED] 'Carol Meibock' [REDACTED]
'Cheryl Stevenson' [REDACTED] 'Constance Button' [REDACTED]; 'Cory Rowland'
[REDACTED] 'Cris Housman' [REDACTED] 'Dan & Karen Merkosky' [REDACTED]
'David Orr' [REDACTED] 'Doug Bauman' [REDACTED] 'Dr. Bruce Hoffman' [REDACTED]
[REDACTED] 'Duska Sinclair' [REDACTED]; 'Dwayne Rowland'
[REDACTED] 'Glenn German' [REDACTED]; 'Grant & Sarah Wearing'
[REDACTED]; 'Grant Wearing' [REDACTED] 'Greg Hodgson' [REDACTED]
[REDACTED]; 'Hal Button' [REDACTED] 'James Bennett' [REDACTED]
[REDACTED] 'Jason King' [REDACTED]; 'Jim Wang' [REDACTED] 'Joe
Fazakas' [REDACTED] 'Julie Orr' [REDACTED] 'Ken Thompson' [REDACTED]
'Klaus Bayerle' [REDACTED] 'Lin Fang' [REDACTED] 'Linda Palmer' [REDACTED]
[REDACTED]; 'Ling Fang 2' [REDACTED] 'Lisa German' [REDACTED] 'Mark
2 Stevenson' [REDACTED]; 'Mark Stevenson' [REDACTED] Nick & Bettina Poulos'
[REDACTED] 'Nicole Thompson' [REDACTED] Patti Hodgson'
[REDACTED] 'Patti Hodgson 2' [REDACTED] 'Sheralyn King' [REDACTED] 'Tara
Mackenzie' [REDACTED]; 'Tina Cheng' [REDACTED] Tony Meibock'
[REDACTED]; 'Vivian Bennett' [REDACTED] 'Wes Vermey' [REDACTED]

Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Please see attached my email chain with the Krista Bird, Ph.D, P. Biol, co-author of the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the “Environmental Report”) as referenced in the NSASP, confirming point #2 in my email below respecting wildlife corridors in Emerald Bay and Riverside Estates that need to be protected.

Also:

1. Attached aerial photos evidencing heavily travelled and critical wildlife corridors on the Riverside Estates site, from the golf course down to and along the reservoir shoreline, connecting to the wildlife corridors shown in the Environmental Report referenced in the proposed NSASP. These are the same photos that were provided to Ravi and Dominic as referenced in the email chain below. They were also provided to Krista Bird. Also, link <https://share.icloud.com/photos/0UqYVgLmPFPy38HG0ggOHSIvg#Calgary> showing heavily used wildlife corridors along the shoreline of the Riverside Estates site, including a mule deer predation site on the reservoir just off the shoreline.

2. <https://share.icloud.com/photos/0uYmHuHEKs1nII8wTLJgChCA#Calgary> – this link is to photos showing the following in relation to “The Cove” just north of Springbank Links club house, as referenced in 1(c) of my email below:
- The entrance gate to “The Cove” just north of Springbank Links club house, with the “No Trespassing” sign the City ended up posting in late summer 2020, when it became clear the County and police were unable to control illegal parking and activities, and the only solution was to shut down pedestrian access. Below is a photo of the parking problem further down the hill – this is just the tail end, cars were parking on both side further up on a regular basis, with throngs of teenagers and young adults mulling around.
 - Rope swing, and tree-turned gang plank/jumping platform
 - Diving/jumping platform in a tree, with ladder steps up the tree. Both b and c are obviously unsafe as the photos depict, and also happen to be over shallow water with no safe landing areas
 - Graffiti defacing cliff faces. Teens and young adults often jump off the cliffs, which are crumbling and dangerous, again with no safe landing areas - they are partially fenced off, but the fence is completely ineffective.
- Not shown is the garbage in the background and the campfire rings.
- Note that these problems only arose in the last few years, when pedestrian access became available. Before then, these problems did not exist, this cove was pristine, with no graffiti, garbage, fire rings, or rope swings. The problems disappeared (other than these physical reminders) as soon as the City posted the No Trespassing sign at the pedestrian entrance.
3. <https://share.icloud.com/photos/0tqABoy6XTqEyPQziOtAuCdMg#Calgary> <https://share.icloud.com/photos/0dUKuoBhyJsk4Kwd3BNS5xuSA> - these links are to photos showing the following at the southerly Cove, just south of the proposed Riverside Estates site, also as referenced in 1(c) of my email below:

- Elaborate rope swing, platform and runway in the background
- Diving/jumping platform
- Cliffs and hoodoos, defaced with graffiti

Again, these problems have only arisen in the last few years. No where near as bad as “The Cove” north of Springbanks Links, since pedestrian access is discouraged by relative inaccessibility. However, if the proposed pathways through Riverside Estates as shown in the proposed NSASP are approved, it will be an absolute debacle.

Again, below is a photo of the parking problem at The Cove opposite Springbank Links club house, as referenced in point #2 above.















From: Housman, Rob

Sent: Wednesday, February 3, 2021 5:01 PM

To: 'MMitton@rockyview.ca' <MMitton@rockyview.ca>; 'LegislativeServices@rockyview.ca' <LegislativeServices@rockyview.ca>; KMckylor@rockyview.ca; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>; 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>

[REDACTED]

Subject: FW: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Thanks, Michelle. I am copying Kim McKylor, our Councilor, as well as Ravi and Dominic in planning at the County with whom I have been corresponding, as well as the residents of Emerald Bay. I have also added below, the balance of the email chain with Ravi and Dominic that due to a computer glitch somehow got cut off on my earlier email.

Kind regards,

[REDACTED]

From: MMitton@rockyview.ca <MMitton@rockyview.ca>

Sent: Wednesday, February 3, 2021 4:49 PM

To: Housman, Rob [REDACTED]; LegislativeServices@rockyview.ca

Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Good afternoon Rob,

Thank you for submitting your comments on this proposed Bylaw, they will be included in the agenda for Council's Consideration at the public hearing February 16, 2021.

Thank you,
Michelle

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
| www.rockyview.ca

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From: Housman, Rob [REDACTED]
Sent: February 3, 2021 4:31 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Do not open links or attachments unless sender and content are known.

Dear Rocky View County Council Members

With respect to the proposed North Springbank Area Structure Plan (the "NSASP"), the residents of Emerald Bay submit that the pathway shown in Emerald Bay along the reservoir should be moved to be along Emerald Bay Drive, and away from the reservoir shoreline, for the following reasons:

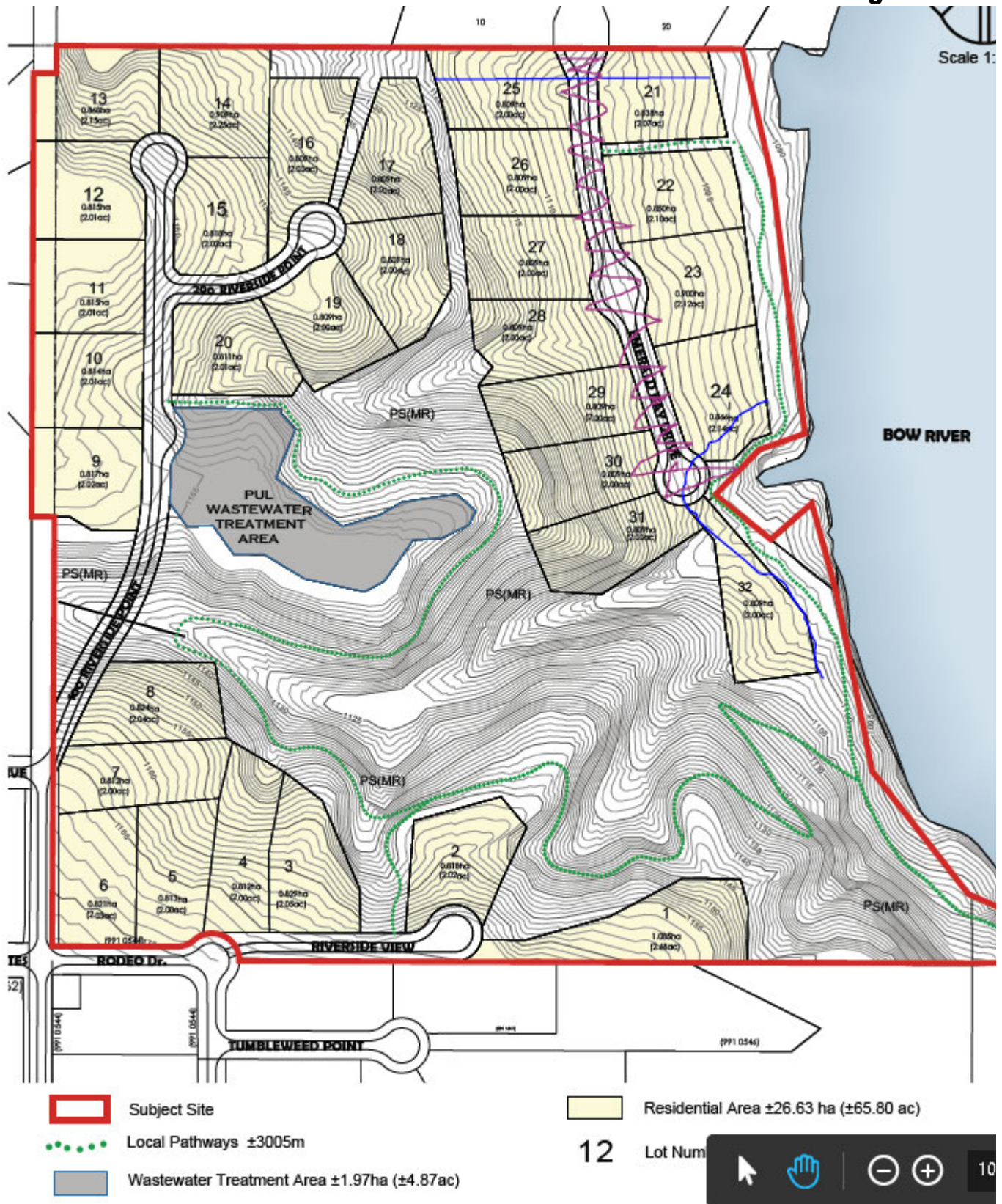
1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
 - b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bearspaw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
 - c. Repeat of "The Cove" Issues – Illegal Parking, Partying, Camp Fires and Severe Safety and Liability Issues: In the July 29, 2020 meeting with Emerald Bay residents, the County and IBI respecting the

Riverside Estates Conceptual Plan, it was also raised and discussed that there should be no parking on Emerald Bay Drive as a result of the new pathways in Riverside Estates, and IBI indicated that such parking would be prohibited as interests would be aligned in that respect, however this is not addressed at all in the Riverside Estates Conceptual Plan and must be. This is of critical importance, as it is not legal for cars to park on the shoulder of any municipal road and creates a major safety hazard. As discussed in that meeting, during this past summer of 2020, we witnessed the overwhelming problem of excessive parking by the public along the road opposite Springbank Links, and in Springbank Links parking lot, for pedestrian access to the City of Calgary's land (the former boy scout camp) and the upper portion of the Bearspaw Reservoir (clearly visible on a map) well known on social media as "The Cove". This parking caused serious safety risks, and with hundreds of teens daily accessing the Bearspaw Reservoir and "The Cove", partying, drinking and leaving empty alcohol bottles and cans, garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing "Authorized Access Only" and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly "Cove" (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of "The Cove" north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of "The Cove" this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of "The Cove" situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn't enough, being blown on inflatable toys and anything else that floats toward the spillway – that is what will happen, lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

2. Protection of Wildlife Corridors/Public Safety: Section 7.22 of the North Springbank Area Structure Plan provides that "Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural

features.” In the case of Riverside Estates, it is entirely possible to have pathways away from the Environmental Reserve/wildlife corridor along the Bearspaw reservoir. The Riverside Estates Conceptual Plan boasts about the significant amount of open space and publicly dedicated land, and indeed there are ample high-quality alternative pathway locations on this site with stunning views that are far less disruptive to wildlife corridors and pose far less safety and liability issues. On a related point, the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the “Environmental Report”) that is referenced in the NSASP, shows the wildlife corridors along the Bearspaw Reservoir and thus supports making the 30 metre strip along same Environmental Reserve without pathways. While indicative and quite accurate, the Environmental Report is based on a computer model, not actual, observed wildlife behavior in all cases, and as a result shows the portion of the wildlife corridor along the Bearspaw Reservoir, but does not adequately reflect that it continues from the reservoir along the boundary of Emerald Bay and Riverside Estates to the golf course, then northerly through the golf course ravines and treed areas, and continuing north through the Municipal Reserve behind 87 Emerald Bay and continuing to the municipal gravel pit and the treed municipal reserve to the east below it and sloping to the Bearspaw Reservoir, and thenceforth northwesterly along the trees and cover along the Bearspaw Reservoir/Bow River. I have sent photos to Ravi Siddhartha and Dominic Kazmierczak in the County’s planning department demonstrating these well-worn wildlife corridors and can send more if you wish (photographs and resident sightings of wildlife using the corridors are more reliable than a computer model). I have also confirmed same with the author of the Environmental Report, that the reason parts of this wildlife corridor may not be shown on the golf course is that for the purposes of the report they assumed the golf course and gravel pit were not passable, however the author is satisfied that the photo evidence I have provided shows that these wildlife corridors exist. As mentioned, these are critical wildlife corridors, so that, as indicated in the NSASP and the Environmental Report, deer, moose, bear, cougar and bobcat, which are very commonly seen travelling through the golf course and that corridor, have a corridor to move through, and don’t end up trapped on the City/south side of the golf course with no way to get to the north side, or vice versa, and end up travelling through residents yards and causing dangerous encounters.

3. Remnant Structure Removal. As noted in the Bearspaw Reservoir Trilateral Task Force Report, there is an unsanctioned boat launch and patio structure at the mini-cove on the reservoir side of this Riverside Estates site, likely constructed by a previous owner of the Riverside Estate site, however still used and maintained by current land owners or invitees of the Riverside Estate site, which should be removed as it will also be a magnet for partying teens and cause issues similar to those experienced with both “the Cove” and the northeast side of the Bearspaw Reservoir by the spillway, and is a huge liability risk to the County and TransAlta with no indemnities or insurance structure in place as, again, it is unsanctioned.
4. Environmental Reserve/Wildlife Corridor along Reservoir minimum 30 metres Wide. The existing plans for Riverside Estates, which dovetail with the proposed NSASP, have along the reservoir the typical 30 metres, except for one notable exception opposite the unsanctioned boat launch and “summer patio” structure noted above. The ER should be made 30 metres wide in that location as well. The wildlife corridor has to be that wide to be effective. Wildlife need the space. The location of the ER is shown in my mark-up below in blue. Emerald Bay Drive should not be extended, as noted in point #1 of my January 28, 2021 email, and hence is crossed out in purple below. The developer and IBI will need to reconfigure the road design to comply with RVC design guidelines and address the concerns as set out in this email chain. Also, the pathway represented by a dotted green line shown below along the reservoir should be moved off the reservoir for the reasons set out in this email – notably the dotted green path at the bottom southeast corner of the plan below heads straight toward the cliffs and south cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.

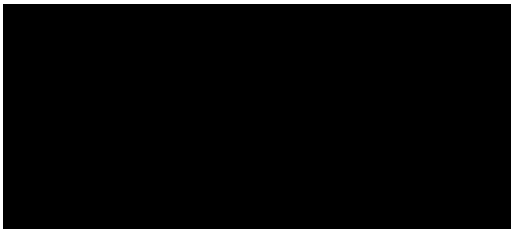


5. Pathways Connection to Active Transportation Network. Section 16.2 of the NSASP provides that: “Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may

be considered.” The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City’s water source at risk, and also would result in the same issues outlined above as illustrated by “The Cove” experience. On Map 08 in the NSASP, the “Future Shared Use Pathways” are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.

I am forwarding further comments below on the Riverside Estates Conceptual Plan, which tie into the NSASP, for context and as further part of this submission.

Kind regards,
Rob and Cris Housman – [REDACTED]



From: Housman, Rob
Sent: Monday, February 1, 2021 3:27 PM
To: RSiddhartha@rockyview.ca; DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Ravi

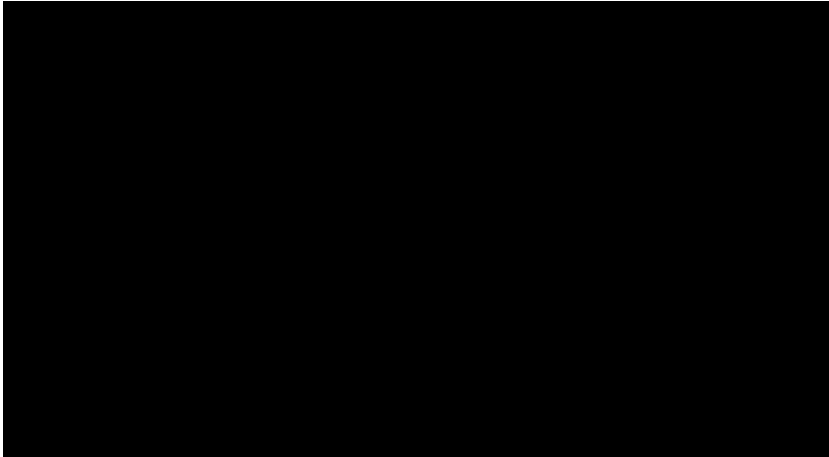
With respect to point #3 in my January 28, 2021 email, please see attached photographs taken on January 12, 2021 of the north boundary of Riverside Estates, which illustrate my points, namely that a 30 metre strip along the Bearspaw Reservoir and a 30 metre strip along the north boundary of Riverside Estates should be designated as Environmental Reserve in order to protect a critical wildlife corridor (instead of permanently blocking and interfering with it as shown in the latest Riverside Estate Conceptual Scheme) from south of the Riverside Estates side, through the Riverside Estates site, then through the golf course and into municipal reserve and the heavily treed south bank of the Bow River beyond it, which is heavily used by deer, moose, bear, cougar and bobcat (which we see often using this corridor, just ask Springbank Links and us local residents).

This also relates to point #1 – the ravine along the north boundary of the Riverside Estates site is a critical wildlife corridor, and should not be blocked by an extension of Emerald Bay Drive southwards, which would block the steep ravine/corridor and be expensive to build. Rather, the public access to Riverside Estates should be from the south/Calling Horse Drive side.

You will note that the Wildlife Corridor referenced in the North Springbank Area Structure Plan was based on data entry and computer models, not actual physical verification or observation in most cases. It is surprisingly accurate, but not as accurate as field observations, like these photographs, and knowledge of local residents.

I have videos taken on my iPhone which show and narrate the location of the wildlife corridors in relation to the Riverside Estates site, proposed extension of Emerald Bay Drive, Springbank Links golf course, and Municipal Reserve and wildlife corridors to the north. Do you have an iPhone or android mobile number that I could send same to you?

Thanks again,
Rob



From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Monday, February 01, 2021 1:13 PM
To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, will go through.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

Please note, our office will be closed to public access as of December 7 until further notice. Staff are working remotely. Please visit our webpage for further details: <https://www.rockyview.ca/covid19>

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From: Housman, Rob [REDACTED]
Sent: February 1, 2021 12:01 PM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thanks, Ravi. Hope you're having a great day too.

With respect to point #1 in my email January 28, 2021, noting that a second emergency access is required, as you know, fire requires a secondary access after 200m (max length of a single access road as per City of Calgary Design Guidelines which Rocky View County uses):

Roads – A. General Information

3) Dead Ends and "P" Loops Any public roadway that comes to a dead end in a proposed subdivision must have a cul-de-sac with sufficient turning space for vehicles. See diagrams on pages 23, 24 and 25.

If the cul-de-sac is required for buses turning around, a minimum radius of 15.5 m shall be provided. When a post and cable fence is ROADS - 22 - required, such as with a temporary turnaround, a radius of 18.5 m is required.

The maximum allowable length of a cul-de-sac is 200 m measured from the centreline of the intersection to the start of the bulb. Alternate emergency vehicle access is required for a cul-de-sac that exceeds 200 m in length.

The maximum length of the stem portion of a "P" Loop shall be 200 m. Alternative vehicle access is required within the stem if the length of the stem exceeds 200 m. It is recommended that a median be constructed in the stem portion of "P" Loops wherever possible.

Refer to Design Guidelines for Development Site Servicing Plans for additional requirements for emergency access through a P-Loop to private multi-family, commercial and industrial sites.

On a separate but related topic, the requirement of this emergency access (and the related utility right of way or easement for same) to the current cul-de-sac at the south end of Emerald Bay Drive provides the perfect opportunity to extend a connection from Riverside Estates to Emerald Bay Estates for the Fibre Optic high speed internet that will no doubt be installed in Riverside Estates. We discussed with Andrea Bryden and the County at our meeting on July 29, 2020 and IBI gave us the impression it would not be difficult or an issue for those fibre optic lines to be run to at least the border of Emerald Bay and we could talk to service providers about how to then distribute to residences in Emerald Bay. We need to continue that dialogue with Riverside Estates and ensure that appropriate arrangements are coordinated with Riverside Estates and the service provider(s). Good planning on this front will cost Riverside Estates little or nothing and make a huge difference, and will be aligned with RVC's mandate to provide better highspeed internet to the County and its residents.

Kind regards,
Rob

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Monday, February 01, 2021 9:27 AM

To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, shall go through and revert. Have a wonderful day.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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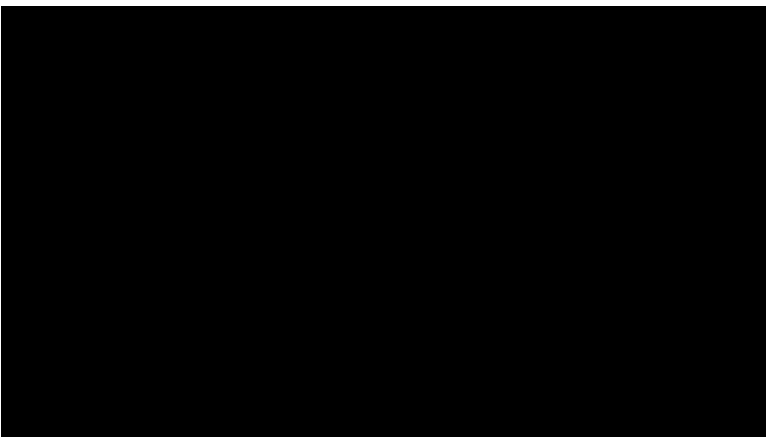
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From: Housman, Rob [REDACTED]
Sent: February 1, 2021 9:15 AM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Domenic

Attached is the Bearspaw Reservoir Trilateral Task Force Consensus Report referenced in my email below. If you look at the feature photo on the cover, you will see that the Riverside Estates site is in the background!

Can you find out who at RVC lead its involvement in this Report, and put me in touch? Also, who at the City of Calgary and TransAlta? Thanks very much.



From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Friday, January 29, 2021 12:54 PM
To: Housman, Rob [REDACTED] <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,
I hope you are doing well.

Thank you for your comments and bringing us up to date with things. I do apologize for being new to this file and would be happy to have a conversation with you.

I'll try and reach out to you today afternoon.

Thanks and take care.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 11:44 PM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Dominic

Thanks again for getting back to me. Among other comments are the following:

1. In the Riverside Estates Conceptual Scheme, the 12 lots along the Bearspaw Reservoir should be accessed by a road through Riverside Estates from the Calling Horse side, and not through an extension of Emerald Bay Drive as set out in the proposed Conceptual Scheme – that design will save money and increase profits for the developer, but contravenes RVC's mandatory development requirements and poses an unacceptable safety risk because it increases traffic and danger on the blind hairpin turn on Emerald Bay Drive. RVC's design guidelines (which follow the City of Calgary's) require 2 road accesses for roads over 200 metres, so the latest design with only one access through Emerald Bay Drive fails to comply with the City's development requirements. I can send you a copy of the requirements but I assume you already have them, correct? The access to Emerald Bay Drive should be restricted to emergency vehicles only, to satisfy the requirement to have two access points for fire and emergency vehicles, and designed to restrict access through Emerald Bay Drive to emergency vehicles through gates or other design features which discourage and prohibit public use and provide access only to emergency vehicles, to mitigate the significantly increased danger of increased traffic on the blind hairpin on Emerald Bay Drive. The primary access should also be through the Calling Horse side, so that fire and emergency vehicles from the Springbank fire hall and Calgary fire halls can most quickly access the 12 lots along the Bearspaw Reservoir, as opposed to having to go all the way around to Emerald Bay Drive which takes significantly longer and could be fatal. In our meeting in the summer, IBI said it would send me materials respecting the road design to continue the dialogue however we never received anything. Riverside Estates would save significant costs and increase profits by extended Emerald Bay Drive as set out in the proposed Conceptual Scheme, however RVC should not approve same as it violates RVC's own requirements, and poses increased risk of injury or death on the hairpin turn, of which RVC has been warned and made abundantly aware. Late this fall, an attempt at a centre line was painted on the blind hair pin however it is not centred

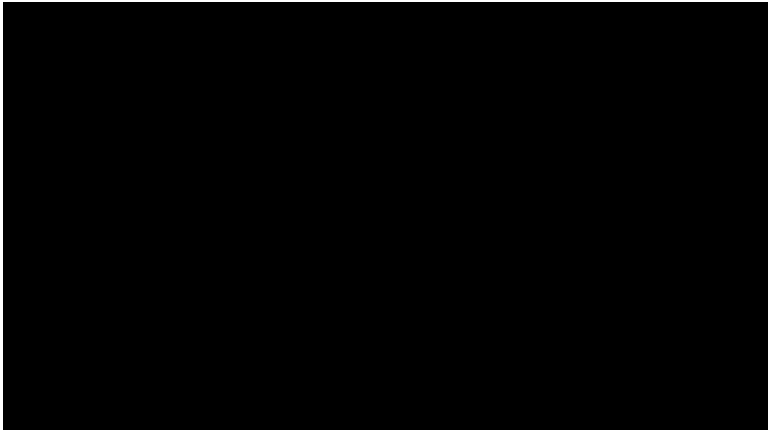
properly, there is no road shoulder and the road edge is irregular and it has not alleviated the danger inherent in the blind hairpin.

2. With respect to the water and wastewater proposed in the Riverside Conceptual Scheme:
 - a. Riverside Estates have not followed up on discussions with Emerald Bay Sewer and Gas Coop, which has capacity and availability to service Riverside Estates. In the meeting, Riverside Estates indicated they would follow up but have not.
 - b. It would be deeply concerning for the County to allow Riverside Estates to have septic fields on a steep slope with significant ground water flow straight into the Bearspaw Reservoir, the City's source of drinking water (see the Bearspaw Tri-lateral Task Force Report), and to drill 32 separate wells putting existing aquifers at risk, when there is available capacity from the Emerald Bay Water and Sewer Coop, as well as other new facilities coming on-line of which the County is very well aware.
 - i. Have the authors of the Bearspaw Tri-lateral Task Force (in particular the representatives from the City that contributed to such report) been notified of the Riverside Estates Conceptual Scheme? If not, they should be before RVC administration provides comments back to the applicant.
 - ii. Has the City administration taken into account that if and when it annexes this area, the City will inherit this system?
 - iii. Affected parties should be given the opportunity to obtain and present independent studies and reports to assess the risk to the Bearspaw reservoir drinking water and the existing aquifers.
 - c. All other residents and developments in the Central and North Springbank area pay for their own water and wastewater facilities, it would be fundamentally unfair to the taxpayers in the County and residents in the area, and poor cost and liability management, for the County to allow Riverside Estates to get special treatment and build a one-off facility, and have the County and thus taxpayers gratuitously assume 100% of the costs and liability of operation, maintenance, repair and replacement of the Riverside Estates wastewater facilities, as proposed in the Riverside Conceptual Scheme, when again all other residents in the Central and North Springbank area pay for their own water and wastewater facilities and do not burden the County and the taxpayers by off-loading it on them. Riverside Estates should be held to the same standards and should not have their water and wastewater subsidized 100% by the tax payers and surrounding residents that pay for their own. It would also not fit in the overall utility plan and strategy for the County.
3. The layout in the proposed Conceptual Scheme interferes with critical wildlife corridors along the Bearspaw Reservoir, as shown in the proposed North Springbank Area Structure Plan (the "NASAP") and the studies underlying same. The wildlife corridor on the subject side goes from the treed area along the southeast banks and slopes of the Bearspaw, along the Bearspaw Reservoir, up the ravine and the north boundary of the Riverside Estates site bordering Emerald Bay Estates, and to the golf course which has heavy tree cover, through the golf course, and to the north end of the golf course back into treed municipal reserve and treed banks and slopes again along the Bearspaw Reservoir. The layout of the Riverside Estates lots will interrupt these critical wildlife corridors. The County should require Environmental Reserve (the latest Conceptual Schemes are deficient because they fail to designate Environmental Reserve and should do so) along the Bearspaw Reservoir as well as along the north side of the Riverside Estates site up to the golf course, to protect this wildlife corridor. Under the latest Conceptual Scheme for Riverside Estates, there is only a narrow green strip from the south treed areas to the golf course which is too narrow, and between houses and will be heavily travelled by vehicle and pedestrian traffic, so therefore will not be an adequate wildlife corridor, instead the pedestrian pathway should be moved from along the Bearspaw Reservoir to that strip, again to protect the wildlife

corridor. The NSASP provides that pedestrian pathways should not be on wildlife corridors or environmental reserves where it interferes with wildlife.

Again, now that we have a contact point following Andrea's departure, I would like to re-establish dialogue and have an opportunity to provide full comments before RVC Administration responds to the applicant. Can we discuss tomorrow? I am available at [REDACTED] and will ensure no undue delay.

Thanks again
Rob



From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Thursday, January 28, 2021 4:54 PM
To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,
I hope you are doing well.

Thank you for your email. I shall discuss with Dominic and revert. I've recently joined RVC and will be able to provide more information as soon as its with me.

Thanks again and you take care.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

Please note, our office will be closed to public access as of December 7 until further notice. Staff are working remotely. Please visit our webpage for further details: <https://www.rockyview.ca/covid19>

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From: Housman, Rob <[REDACTED]>
Sent: January 28, 2021 4:39 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Ravi Siddhartha <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn <[REDACTED]>
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Among other things discussed at our meeting this summer, IBI undertook to email and contact me respecting the road plan and the issues discussed at the meeting, however that has not occurred.

Our comments should not fall through the cracks, due to Andrea's departure from the County, we should be given the opportunity to provide comments on the updated proposed Conceptual Scheme, before Administration sends comments back to the applicant.

I look forward to hearing from you.

Thanks again
Rob


From: Housman, Rob
Sent: Thursday, January 28, 2021 4:24 PM
To: 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn <[REDACTED]>
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Dominic and Ravi

I was dealing with Andrea Bryden respecting comments on the Riverside Estates Conceptual Scheme, we met at the County offices with a number of Emerald Bay residents this summer, and I understood that the County would be taking into account our comments. Has that occurred?

Can we discuss before you send in your comments to the applicant? I am at [REDACTED].

Thank you
Rob



From: Van Mierlo, Lynn [REDACTED]
Sent: Thursday, January 28, 2021 3:02 PM
To: Housman, Rob [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Rob – see email below for update.

From: DKazmierczak@rockyview.ca <DKazmierczak@rockyview.ca>
Sent: Thursday, January 28, 2021 2:58 PM
To: Van Mierlo, Lynn [REDACTED]
Cc: RSiddhartha@rockyview.ca
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Lynn,

Sorry I missed your call yesterday. Please contact myself and my colleague Ravi Siddhartha on matters relating to this file. Both Ravi and I will be working on this application following Andrea's departure from the County.

No date has been set and we will be sending updated comments on the Conceptual Scheme, together with intermunicipal comments from The City of Calgary to the applicant by the end of this week for their review.

Thanks,

DOMINIC KAZMIERCZAK
Manager | Planning Policy

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From: Van Mierlo, Lynn [REDACTED]
Sent: January 28, 2021 2:27 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Housman, Rob [REDACTED]
Subject: [EXTERNAL] - Riverside Estates Conceptual Scheme

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Good afternoon, I am following up on my voicemail message of yesterday. We are looking for the name of the RVC Planner and their contact information respecting the above matter Andrea Bryden is no longer involved. We are wondering when the Riverside Estates CS will be heard by Council and do not see it listed for February 2nd or February 16th Special Council Meetings.

Thank you.

North Springbank ASP Bylaw C-8031-2020
Public Hearing – February 16, 2021
Rocky View Forward – Comments

The proposed North Springbank ASP appears to largely ignore input from local residents. This ASP will guide future development in their community. To ignore their input is unacceptable. The future laid out in this ASP bears little resemblance to the tranquil, rural country residential community that attracted people to choose Springbank as their home.

Splitting the Springbank ASP

The County has an obligation to represent the interests of its residents. This ASP fails to do that. One of its major failures was Council's decision to split the North and South Springbank ASPs into separate plans. Council explicitly directed Administration to seek input on this issue. Residents overwhelming indicated that they want one ASP for their one community.

The County's updates on the ASPs state that they were split "to better capture the distinct character and goals for the north and south areas of Springbank". If that assertion was valid, one would expect to find some variation in the goals and objectives for the two ASPs. Instead, their goals and objectives are identical, with the one exception of a goal encouraging orderly business development having been added to the North Springbank ASP.

This leaves the critical question of why the ASPs were split unanswered – a question heightened by the apparently arbitrary dividing line between the North and South ASPs. One might understand a division along the Trans-Canada highway or even one quarter section south of the highway to keep the highway corridor in one ASP. However, a line that fluctuates between and hree quarter sections south of the Trans-Canada, with no explanation, defies understanding and leaves one wondering about unidentified ulterior motives.

Inconsistencies & Errors in the ASPs

The 1st reading versions of both the North and South Springbank ASPs are riddled with errors. There are innumerable incorrect cross-references, maps with incorrect legends, maps in the incorrect ASP, etc. These errors make evaluating the ASPs more difficult and demonstrate a disturbing lack of professionalism.

Does the County intend to introduce a massively amended version at the public hearing for 2nd reading? When will residents be given an opportunity to review any such "corrected" document?

COMMENTS SPECIFIC TO THE NORTH SPRINGBANK ASP

Vision

The sentiments in the ASP's Vision are consistent with input from residents. Unfortunately, the ASP's actual policies largely fail to deliver on this vision.

The Vision promises that the ASP "will principally offer a tranquil rural lifestyle". The land use strategy, however, proposes to significantly increase residential densities from the now standard 2 - 4-acre parcels to an average density of 1.18 units per acre. To move to this from the current 0.25 - 0.5 upa will require substantial higher density in all new development. It is not clear how the "tranquil rural lifestyle" can possibly be retained.

The Vision also asserts that "transition from urban development in Calgary will be effectively planned to ensure compatibility with Springbank's unique character". The continual expansion of "urban interface areas" with each successive iteration of these ASPs raises serious doubts about the veracity of this statement. Proposing to mimic urban densities in these areas does not provide any transition, nor does it do anything to ensure compatibility with the existing Springbank community.

Goals

The goals emphasize the importance of "orderly development" and "fiscal sustainability through rational extensions of development". These are valid goals; however, there are no policies that ensure these goals can be met.

There are no policies to encourage infill development before fragmentation in currently undeveloped areas. The only response Administration was able to provide to support this goal is an expectation that servicing will dictate the order of development. Given the flexibility provided for stand-alone communal systems, servicing constraints are unlikely to provide much, if any, "orderliness" to development.

Section 6 – Land Use Strategy

The North Springbank ASP at full build out is expected to have a population of 17,890 residents plus the 4,629 residents the Servicing Strategy identifies as the anticipated population for the Future Expansion Area – a total population of 22,519.

In contrast, the last regional population projections from the Calgary Metropolitan Region Board (CMRB) predict Rocky View's total population to increase by about 8,000 in the next decade and by about 17,000 over the next twenty years.

The only way to reconcile these two sets of population numbers is to assume that the North Springbank ASP must anticipate that it can plan appropriate land uses for an extraordinarily long period of time. However, that assumption is inconsistent with information the County provided to its traffic consultants. The Springbank Network Analysis prepared by the Watt Consulting Group states that full build out of both the North and South Springbank ASPs is anticipated by 2040.

Policy 6.1 & 6.2 states that local plans “must be prepared” for all residential development, other than first parcels out. Is it really the ASP’s intention to require a local plan for the subdivision of one 4-acre parcel into two 2-acre parcels? Possibly, exclusions to this blanket requirement are in the referred to Section 29 which does not appear to exist.

Section 7 – Residential

This section states that single family homes will be the dominant housing style; but goes on to indicate that “other housing types and densities” will be permitted “in keeping with the rural character”. No explanation is provided for how “other housing types” can possibly be consistent with a rural community. Semi-detached houses, townhouses and/or apartments are all urban housing not rural.

Policy 7.1 requires that development “shall be in accordance” with Map 5 – the land use strategy map. However, there are a number of policies later in the ASP that provide flexibility. How will these conflicting policies be reconciled? An attempt to do this appears to be part of Policy 7.3 – some cross-referencing would be useful.

Built-Out Country Residential

This section defines “built-out” parcels as those that are 3.5 acres or less. This appears to leave all existing 4-acre parcels as in-fill country residential properties. How can this be reconciled with the repeated assurances in the ASP that it will “preserve the rural lifestyle”?

Country Residential

Policies 7.8 & 7.9 makes traditional country residential development (2 – 4-acre parcels) a permitted land use only when it can be demonstrated that cluster residential development isn’t viable. This is completely contrary to the input provided by residents during the preparation of this ASP.

The 2 – 4-acre country residential parcels are what defines Springbank’s “unique character” – something the ASP claims it will maintain. This policy appears to do the exact opposite.

Infill Country Residential

Infill country residential development will permit 1-acre parcels so long as acceptable communal servicing is provided. How can infilling an area of 2 - 4-acre parcels with 1-acre parcels “preserve the rural lifestyle” of the existing country residential parcels adjacent to this infill development?

Cluster Residential

Cluster residential development accounts for 31% of the land area in the North Springbank ASP. This completely ignores input from residents who indicated strongly that cluster residential was not a preferred development style except for special purpose uses such as seniors' housing.

The ASP assumes that cluster residential development will provide servicing efficiencies and, thereby, address serious concerns about the importance of adequate servicing for any higher density development. However, the Servicing Strategy assumes that piped water/wastewater utilities will only be provided for a fraction of the cluster residential development in the North Springbank ASP.

Cluster residential development, therefore, will be permitted to use communal wastewater systems that dispose of its treated sewage on-site while piping in potable water. Permitting the continuation of this water imbalance at higher densities than under the existing Springbank ASPs will exacerbate high water table and flooding issues.

Cluster residential development is presented as an attractive option because of the higher proportion of open space it provides relative to traditional country residential development. The ASP refers to the open space in cluster residential developments as “publicly accessible”. The ASP, however, assumes that cluster developments will be managed by homeowner associations (HOAs) and that the open space in these developments will be owned and managed by the HOAs.

Typically, land owned and managed by HOAs is not accessible except to residents within the HOA. There are no provisions in the ASP to indicate how the County can or will “force” HOAs to make their open space publicly accessible. Given this, it is highly misleading to present the open space in cluster residential development as a benefit to the entire community. Instead, cluster residential development will transform Springbank's welcoming, open character into enclaves of private communities.

Policy 7.39 – 7.40 provide for basic cluster residential development, at 1.5 upa, which is higher density than traditional country residential or even the 1-acre infill country residential. Then **Policy 7.41** provides for density bonuses that will be able to increase cluster residential development density to 2.0 upa. These are densities that should not be allowed without full water/wastewater

servicing from a regional utility. Permitting these densities with treated wastewater released on-site is not environmentally sound.

Institutional & Community Services

It is not clear why this section is part of the residential development section in the North Springbank ASP. This section reinforced the irrationality of splitting the ASPs since it talks about the importance of the community core that is not even in this ASP.

Policy 7.44 clearly needs to be redrafted since it refers to the community core, which is not part of the North Springbank ASP.

Policies 7.43 and 7.45 are in direct conflict with each other – either institutional and community services can only be located in the areas identified as such on the land use strategy map, or they can be located anywhere other than built-out and infill residential locations, with appropriate justification. It cannot be both.

Villa Condo Developments

In theory, these are an appealing housing form for seniors' housing. However, given the logical requirement that this type of housing should be located near shopping and services, it is not clear how that can be achieved in cluster residential developments.

Policy 7.50 makes no sense in the North Springbank ASP since it refers to permitting villa condo development in the community core, which is not part of this ASP.

Section 8 – Cluster Live-Work Development

There was no indication in any of the public engagement material that there was any demand for this type of development within Springbank. With proposed densities of 22 upa, this appears to simply be an approach to facilitate higher density development under the guise of providing flexible housing options.

It would be possible to provide greater flexibility for live-work arrangements by modifying the existing home-based business regulations. This approach would be far more consistent with the stated objective of maintaining the rural character of North Springbank. Those individuals who preferred a higher density live-work alternative have the option of living in Harmony where this option already exists.

From a practical perspective, the highly prescriptive policies in **Policies 8.6 – 8.10** may make it difficult for anyone to actually move forward with the live-work concept.

Section 9 – Business

The North Springbank ASP proposes to dedicate almost 1,900 acres to commercial and/or industrial land uses. Another 300 acres are assigned to live-work land uses and an undetermined amount of the land in the hamlet and urban interface areas that will be dedicated to commercial uses.

In total, these will account for at least 20% of the ASP's total area. It is not clear how this can be consistent with the ASP's vision to provide residents with “a tranquil, rural lifestyle”.

The rationale for dedicating this much land to commercial / industrial uses is also unclear. The Industrial Land Needs Assessment and the Commercial & Retail Capacity & Demand reports that were prepared in support of the Springbank ASPs do not support the need for anywhere near this amount of commercial and/or industrial land in Springbank. In fact, these reports indicated that the already-approved business lands in Harmony and Bingham Crossing, plus the land available immediately adjacent to the airport, should be more than adequate to meet anticipated demand for commercial and industrial land in Springbank.

Policy 9.17 states that “heavy industrial uses shall not be supported in the Plan area”. However, **Policy 10.1(b)** permits natural resource development in the Future Expansion Area. Given that there are few industrial activities that are as “heavy” as open pit gravel mining, how can these two policies be reconciled? We realize that aggregate operations are placed into a different land use district than other heavy industry. That does not stop them from being heavy industry.

Business – Transition

Policy 9.28 permits both commercial and industrial development in the business transition land use area. If truly effective protection of these existing residential properties is going to be provided, future development in this area should be limited to commercial only.

Future Expansion Area

Council raised some concerns about the Springbank ASP being too large. Removing the 2,559 acres in the Future Expansion Area that had not been part of the current ASPs would have been a more logical way to deal with this issue than splitting the ASPs into two separate documents. This would also protect the existing agricultural land from fragmentation.

We are particularly concerned that the Servicing Strategy identifies this area for future development at 4 upa. What possible justification is there for this? Proposing such high density at the western fringe of an ASP that is supposed to be protecting a rural lifestyle makes no sense.

Section 11 – Urban and Hamlet Interface Areas

These two land use areas were separated from the Special Planning Areas and Future Expansion Areas, respectively, after public engagement on the ASPs concluded. As a result, there has been no meaningful consultations on these land use areas. The earlier land use area designations provided for much more public engagement before specific land uses were finalized for these areas. The ASP now appears to have prejudged the land uses for these 726 acres.

Urban Interface Area

The Urban Interface Area in the North Springbank ASP doubled in size between the initial 1st reading presentation of the single Springbank ASP and the 1st reading of the split-apart ASPs. How can the appropriate land use policy direction for this land have changed in such a short period of time?

When the southern two quarter sections of this land was part of a Special Planning Area, residents had a higher level of confidence that their voices would be heard in any consultation process around future land uses. The sudden change to Urban Interface Area appears to have been made because the land has been identified as land “expected to develop in the near future”. This conclusion and the resulting reassignment of its land use strongly suggests that specific land uses have already been identified. The highly prescriptive land use descriptions in **Policy 11.1 and 11.2** confirm that suspicion.

That critical step was supposed to be part of the public engagement required for all Special Planning Areas. By changing its land use strategy designation, the North Springbank ASP has removed residents’ ability to provide meaningful input on alternative land uses for the area and, instead, they will be left to comment only on a specific proposal.

Hamlet Interface Area

Based on the prescriptive land use description in **Policy 11.3**, this land use area also appears to prejudge future development in this area.

The ASP states that the Future Expansion Areas were identified to ensure “that the future transition from agricultural land use to business and residential land use is orderly”. Given the significant amounts of undeveloped land elsewhere in the North Springbank ASP, it is unclear what rationale exists to justify removing the Hamlet Interface Area from the Future Expansion Area.

Harmony already exists and is struggling to build out on a timely basis. The land uses being proposed for the Hamlet Interface Area appear to be similar to those in Harmony. There do not appear to be any policies that will ensure orderly development between the already-approved Harmony development and

this area. How can that be in keeping with the ASP's overall objective to encourage orderly development?

Local Plan Requirements

The County's current approach to notification of "area stakeholders" is completely inadequate for consultations on land use changes of the magnitude contemplated in the Urban Interface Area. **Policy 11.5(a)** must be redrafted to ensure broad-based meaningful consultation with the Springbank community.

Policy 11.5(c) requires demonstration of a "satisfactory potable water and wastewater servicing solution" before development can proceed on these lands. What assurances do residents have that "satisfactory" solutions will provide appropriate long-term servicing for the area rather than stop-gap pump and haul solutions for commercial activities?

Section 12 – Transitions

It needs to be pointed out that this section is only required because the ASP is introducing incompatible land uses adjacent to each other. If the ASPs had responded to resident input for how people who live in Springbank want their community to evolve, there would be far less need for this section.

Business-Residential Transition

Policy 12.5 provides a completely inadequate transition setback of 50 metres between residential and industrial uses.

Residential Form Transition

There are no illustrations of what the ASP intends for transitions between adjacent residential communities with differing densities. All the examples illustrate either transitions between residential and commercial/industrial or between residential and agricultural uses. It would be much easier to understand **Policies 12.12 – 12.14** if such examples were provided. There are not any minimum standards for the width of transition setbacks in these policies.

The policies provide no guidance on where these transition areas are to be located. We assume that the expectation is for these transition areas to be part of the property being newly developed. What elements in the local plan requirements will ensure that adequate transitions will actually be provided?

Missing Transition Policies

Section 11 does not provide any guidance for setbacks between the Urban Interface Area and existing country residential developments. This is a serious shortcoming given that those areas are intended to have dramatically more intensive development than the existing country residential developments.

What assurances are there that appropriate setback transition areas will be required for these areas?

Adequate transitions between these high density areas and existing country residential properties is critical. Without these transitions, the densities provided in the Urban Interface Area are completely inconsistent with the ASP's overall objective to protect North Springbank's rural character.

Section 13 – Agriculture

The focus of this section is to support agricultural land uses “until such time as the land is developed for other uses”. Treating traditional agricultural operations as a transitional placeholder goes against the strong preferences expressed by local residents. Preserving Springbank's agriculture was a top priority for residents.

Policy 13.8 indicates that agricultural subdivision should not be supported, except for first parcels out or new agricultural uses that are consistent with the County Plan (or the MDP once approved). It is not clear how this restriction will work with the Section's objective to support diversification of agricultural uses, especially the introduction of “contemporary” agricultural uses.

Section 14 – Natural & Historic Environment

The introduction to the section is contradictory. If the North Springbank ASP is actually committed to the introductory statement that “the natural and historic features of Springbank are valuable assets”, then it should do more than preserve these “whenever possible”. If the environment is important, why does the ASP give development priority over preserving environmental features? Resident input was very clear – preservation of the natural environment and wildlife corridors were high priorities and were unquestionable more valued than facilitating higher density residential development.

Maps 6 and 7 identify key environmental areas and wildlife corridors. These should be set aside as undevelopable land in the ASP. Instead, they are all identified as higher density residential development. The policies in Section 13 are all designed to **minimize** the impacts of development on these critical areas, not to protect the areas.

As a result, a proposed development in compliance with the ASP's land use strategy will be permitted to destroy wetlands (**Policy 14.12**), interrupt wildlife corridors (**Policy 14.5**), build roads in riparian areas (**Policy 14.17**), cut down native woodlands and “replace” them elsewhere (**Policy 14.4**). It is not clear how any of these actions can be portrayed as protecting the environment.

Section 16 – Active Transportation, Parks & Open Space

This section focuses almost exclusively on active transportation – pathways, etc. **Policy 16.1** requires future development to provide “an interconnected system of open space and parks in general accordance with Map 8”. However, Map 8 does not delineate any open spaces or parks; it only identifies future pathways. This suggests that when the ASP speaks of “open space and parks” it is really meaning linear pathways. For most people, these are not interchangeable.

This section completely ignores public river access, park space adjacent to the Elbow River and/or active transportation networks along the river. These were all identified by residents as desirable amenities.

Policy 16.2(d) makes passing reference to open space including “privately owned land that is accessible to the public”. How will the County ensure that this actually occurs? This question is particularly critical given the open space justifications used to promote high density cluster residential development.

Section 18 – Transportation

This section seriously downplays the traffic implications that accompany the residential development planned for the North Springbank ASP. Most people will not read the Springbank Transportation Network Analysis, so will not be aware that it forecasts the need for stop signs at every intersection along Township Road 250 by 2040.

Section 19 – Scenic & Community Corridors

The scenic corridor along the Trans-Canada highway does not extend through the entire ASP. We realize that the scenic corridor stops at the Future Expansion Area. That does not appear to be an adequate rationale for not ensuring that the scenic corridor is protected through this area.

Policy 19.7 states that there are scenic corridor requirements set out in this section and in Section 26, implementation, and Appendix B, local plan requirements. None of these appear to have any specific requirements beyond restrictions on outside storage and vague language about “high quality visual appearances”.

Section 20 – Utility Services

The objectives in this section are laudable. It is in keeping with concerns raised during the public engagement on the ASPs to ensure that servicing options minimize environmental impacts; that the land use pattern is compatible with servicing capabilities; and that potable water and wastewater systems are safe, cost effective and fiscally sustainable. Unfortunately, as will be highlighted below, the actual policies fail to deliver on these objectives.

The ASP asserts that the key objective for its supporting Servicing Strategy was to “determine if a cost effective servicing system(s) that provides efficient, economic and sustainable municipal services to residents is feasible for the Plan area”. The ASP then goes on to state that the Servicing Strategy “determined that there are cost effective and sustainable options”. However, those options provide servicing to less than half of the land within the North Springbank ASP, within the near term. In the full-build out servicing plan, most of the area added in the Future Expansion Area. If the ASP is committed to orderly development, servicing the Future Expansion Area rather than residential elsewhere in the ASP does not make sense.

Policy 20.1 states that utility services should support “an orderly, logical, and sequential pattern of development”. This is a commendable statement; however, it is largely nullified by subsequent policies in this section.

Policy 20.4 states that utility servicing costs “shall be the developer’s responsibility”. Nothing in the ASP addresses how these costs will be financed. Given the magnitude of the construction costs for the proposed regional piped water/wastewater system, it would be useful to provide some policy guidance on this issue. Is the expectation that private developers will front the costs and recoup their investment from future developers or is the expectation that the County will do this and use off-site levies to recoup its investment? Either alternative fits within Policy 20.4, but the implications for County residents are dramatically different.

Policy 20.6 facilitates pump and haul water and wastewater “solutions” for non-residential land uses “on an interim basis until such time as piped servicing is available”. What is meant by “interim” uses is not defined in the North Springbank ASP. However, the South Springbank ASP permits “interim uses” for up to 25 years, this suggests that sub-optimal servicing will be permitted for substantial lengths of time.

Policy 20.10 requires non-residential buildings to have fire suppression systems. It is not clear how this requirement fits with Policy 20.6 which permits use of water cisterns.

Policy 20.12 stipulates that residential parcels less than 2 acres in size must be connected to a piped wastewater system. However, **Policy 20.13** immediately nullifies that requirement by permitting interim solutions where a regional system is not available.

Policy 20.15 permits the use of communal wastewater treatment systems when it can be demonstrated that connecting to the regional piped utility is not cost effective. Given that the Servicing Strategy concluded that regional piped servicing is not feasible for much of the North Springbank ASP, even at full build out, this policy overrides all the apparent intentions to provide environmentally responsible piped wastewater servicing.

Policy 20.18 states that these communal wastewater treatment systems “should” [note, not a mandatory shall] ensure that they “do not create any negative environmental impacts within the sub-basin”. The servicing strategy for most of the cluster residential and infill country residential development in the ASP assumes that potable water will be piped in by private water co-ops and that wastewater will be treated in communal systems with the treated effluent being disposed on-site. This approach results in a build up of water over time – piping it in, but not piping it out. It is unclear how intensifying this approach to the extent necessary to support the planned residential densities can possibly avoid “negative environmental impacts within the sub-basin”.

Policy 20.20 appears to open the door for the County to finance wastewater systems throughout the South Springbank ASP. There are no cost estimates for these systems in the Servicing Strategy. How will it be determined if and when such municipal involvement is appropriate?

Maps 11 and 12 lay out the full build-out servicing plans for piped water / wastewater. Given that the Servicing Strategy does not appear to define the time frames for its near term or full build out systems, this is not particularly useful information. Knowing what the piped servicing intentions were within specific time frames would be much more informative.

Section 21 – Storm Water

This section assumes that North Springbank's approach to storm water management will remain relatively unchanged – rely primarily on open roadside ditches to move storm water through the area. As residential densities increase and as increased commercial/industrial development occurs, this passive approach to storm water management may become less viable. Has any work been done to investigate alternatives?

Section 25 – Renewable Resources

This section notes that the Springbank area is well located for both wind and solar renewable energy initiatives. The objectives encourage innovative technologies and the use of solar panel systems on rooftops and in agricultural settings.

The actual policies do not address wind-powered electrical generation. Nor do they address the use of stand-alone solar panels on non-agricultural properties. Both of these are issues for which policy guidance would be useful.

Section 26 – Implementation

Phasing

This subsection opens with the statement that “the Plan recognizes that development within the Springbank Plan should progress in a logical and efficient manner”.

Policies 26.8 – 26.10 purport to satisfy this objective as well as comply with Section 633 of the *Municipal Government Act*, which requires ASPs to describe the sequencing of their proposed development. Unfortunately, at a practical, these policies do neither.

If the ASP actually wanted to achieve a logical or efficient phasing of development, it would restrict development outside of the infill country residential areas until these infill areas were built out to a specified percentage, possibly 70 – 75%. Effective phasing would also provide priority rankings for

undeveloped areas and set strict criteria that would have to be met for any development that did not fall within the priority areas.

Instead, **Policy 26.8** states that phasing will be determined by “the availability of efficient, cost effective and environmentally responsible utilities”. However, given that Policy 20.5 permits the use of stand-alone communal wastewater treatment systems throughout the ASP, servicing limitations will not impose any orderliness on development within the ASP.

Policy 26.9 does not provide any sequencing guidelines for infill development beyond a need for some form of water and wastewater connection – a requirement for any development.

This complete lack of effective phasing policies is aggravated by the statement that “future development will be principally driven by market demand”. This statement, in effect, throws the door open for development anywhere within the ASP since the servicing constraints will not impose any orderliness on development.



Karin Hunter
Springbank Community Association
244259 RR33
Calgary, Alberta, T3Z 2E8

December 9, 2020

Reeve Henn (delivered via email to DHenn@rockyview.ca)
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Reeve Henn:

Re: Public Engagement Process Improvements

The Springbank Community Association submits for your review and discussion feedback and recommendations for improved communication with community groups regarding public engagement, developments and planning. The intent of this letter is to provide constructive recommendations to enhance communication and community engagement.

Overall, we believe that community engagement is critical to municipal planning. Community associations and other community groups have important roles to play in the engagement process as we can perform outreach and disseminate information effectively through our communities. Ultimately, we ask Rocky View County to identify key community groups that should be notified of planning items. These groups should be added to distribution lists as interested parties. This is not a difficult or onerous request. Currently, community groups must comb through Rocky View County's website for updates, or receive the information by chance. This results in poor and inconsistent outcomes and unduly burdens volunteers. There are some process changes that can be made at Rocky View County that would vastly improve communication. Better communication with community groups would increase transparency, engagement and trust. Our recommendations are as follows:

Distribute strategic planning projects documents and timelines to community groups (area structure plans, municipal development plans, bylaws updates, etc.).

There are times when we find out about deadlines once they have passed, or are imminent. The average resident is not following Rocky View County activities and looks to their local community group(s) to keep them up to date. We just found out about the December 30, 2020 deadline for comment on the Springbank Area Structure Plans. We did not receive information on the Bylaw survey



until the deadline had passed. We are now receiving Recreation Updates, which is helpful and these are much appreciated.

RECOMMENDATION: Notify community groups regarding any planning documents affecting their areas and general Rocky View County strategic planning documents.

Circulate developments / land-use changes to community groups.

We often hear about proposed new development or land-use changes accidentally. With the massive Qualico development at Old Banff Coach Road, we heard from the developer directly. With the marijuana facility, we heard from an area resident. How is it that we do not hear of these items as soon as they are received? Surely, Rocky View County receives a submission that could be forwarded to community groups in that area? How can the community review and reflect on proposals if we are not aware of them?

RECOMMENDATION: Identify community groups that can participate early in the process. Some groups may share information to the broader community, while others may provide feedback on development proposals. Both roles are important.

Add a public consultation process for new developments earlier in the review process.

The public needs an opportunity to comment on developments before they move too far into the planning process. We observe that developers and the County expend significant time and cost on preparing / reviewing proposals. We believe that a limited public comment period when developments are first submitted is a missing step in the process. The public often can point out challenges and resident concerns (traffic, lighting, pathways, parks, access, servicing) that will change various aspects of the development. Why not bring these concerns up earlier to reduce the necessary re-work by all parties?

RECOMMENDATION: With each new proposal, immediately distribute information to the local communities via key contacts, social media and safe and sound messaging. The letters received by directly affected landowners are too small a distribution list.

Notify community groups of road changes, closures and upgrades.

We were not notified of the proposed speed limit changes on RR31 and only happened to see the signs. We usually find out about work on roads as it happens, not before. This is a lost opportunity to build trust within communities.



RECOMMENDATION: Notify community groups regarding proposed road or utility work, traffic studies, etc. or other transportation changes within the local area.

Notify community groups of Rocky View County events.

Rocky View County offers great programs, from bees to septic sense. Again, community groups can help to promote these events within the local area. As well, Rocky View County hosts events, such as Stampede events and tours of local farms. These are great programs that should be communicated.

RECOMMENDATION: Notify community groups of programming updates and upcoming events.

We trust these recommendations are useful. We are happy to discuss any or all of the above items further and we look forward to improved communication between community groups and Rocky View County.

Regards,

Karin Hunter
President, Springbank Community Association

CC: Al Hoggan, SCA Board, Kim McKylor, Kevin Hansen, Chrissy Craig (Langdon Community Association)

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Subject: FW: [EXTERNAL] - North Springbank ASP
Date: January 28, 2021 5:30:58 PM

MICHELLE MITTON, M.SC
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Linda Kisio [REDACTED]
Sent: January 28, 2021 2:20 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - North Springbank ASP

Do not open links or attachments unless sender and content are known.

Hello

I am strongly opposed to the North Springbank ASP that is being presented.
As, written the proposal would allow for the development of land that we back on to.
I DO NOT want an auto development or any other commercial development behind us.
This would greatly affect the value of our property!
We moved to Springbank in Rocky View County, to live in a country atmosphere.
There is no precedent set for commercial development in this location. We do not need to start now.

Thank you,
Kelly and Linda Kisio
96 Springland Manor Crescent
Calgary, Alberta T3Z 3K1

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: February 3, 2021 3:30:09 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Arlene Vermey

Sent: Wednesday, February 3, 2021 3:27 PM

To: Legislative Services Shared ; Division 2, Kim McKylor

Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan

Do not open links or attachments unless sender and content are known.

Bylaw C-8031-2020 - A Bylaw of Rocky View County to Adopt the North Springbank Area Structure Plan

File Number: 1015-550

Name: Arlene Vermey

Address: 170 Emerald Bay Drive

I am sending this email to inform you that I oppose Bylaw C-8031-2020 - North Springbank Area Structure Plan.

My apologies that I have not had time to fully review the NASP, but will provide a few comments:

A couple of examples of errors are:

Map #4 Page 10, by the development of Emerald Bay Estates (Plan 9310786 Block 1 Lot 1 to Lot 20), along these acreages, it shows that the Bow River, a water way, is considered as Agriculture lands. It also shows property that is not owned by Rockyview County, but by the City of Calgary as Agricultural land. This is the City of Calgary's Bearspaw Legacy Park. Map #5 shows that the Springbank Links Golf Course is being considered as a Clustered Residential Development. I am concerned with this as the Emerald Bay Water & Sewer Co-op Ltd. currently has an easement to dispose of the residential and golf course clubhouse effluent. This would reduce the size of the area that is required to spray the effluent on to the golf course lands.

A Public Pathway along the Bearspaw Reservoir/Bow River, on the Southside, would interfere with the Wildlife Corridor that exists. There are numerous types of wildlife that use this corridor to travel, such as moose, bobcats, black bears, cougars, deer and coyotes. By putting a pathway here, the wildlife would be limited as to where they would be able to travel and may get trapped with nowhere to go. This may cause dangerous encounters for the public and their pets who travel these pathways.

Regards,

Arlene Vermey

To: Rocky View County Councillors

Re: North Springbank Area Structure Plan (ASP)

January 10, 2020

I am writing to request that the North Springbank ASP be rejected.

My reasons for requesting rejection are:

1. The plan does not fit with the County Plan where Rocky View County remains primarily a rural area.
2. There is no land use strategy within the plan that covers agriculture. The ASP envisions all land to be developed into a variety residential and commercial land uses.
3. In Section 20, Map 11 outlines proposed water pipelines and a new reservoir. ISL Engineering's Springbank ASP Servicing Strategy for water and wastewater (covering both North and South Springbank ASPs as one ASP) anticipates one of the primary water sources for all the proposed development is the Harmony Water treatment plant. I believe that the Harmony water license is only for the exclusive use of Harmony. Prior to council approving this ASP, approval must be obtained from the Alberta Government that part of the allocation from this water license can be traded or extended to cover (South) Springbank.
4. According to ISL Engineering, there will need to be upgrades to the Harmony water treatment plant, a new water reservoir and new main line water pipes, the total costs for both Springbank ASPs for full build-out is anticipated to be \$341 million (ISL 2020). Even with a phased implementation, the following questions need to be answered:
 - a. Who will cover these costs? This is not clear at all.
 - b. Is it reasonable for Rocky View County to base the ASP on the ISL strategy?
 - c. Will the taxpayers of Rocky View County have to pay these costs?
5. In Section 20, Map 12 outlines proposed wastewater pipelines and lift stations. ISL Engineering's Springbank ASP Servicing Strategy for water and wastewater (covering both North and South Springbank ASPs as one ASP) anticipates one of the primary wastewater treatment plants will be the Harmony wastewater treatment plant. The total costs for both ASPs for full build-out is anticipated to be \$229 million covering pipelines, lift stations and upgrading the Harmony wastewater treatment plant (ISL 2020).
 - a. Who will cover these costs?
 - b. Is it reasonable for Rocky View to base the ASP on the ISL strategy?
 - c. Will the taxpayers of Rocky View have to pay these costs?
6. All public consultation was based on there being just one ASP for Springbank. As well, all technical and back-up documents (e.g., the ISL water and wastewater servicing strategy, and the transportation plan developed by Watt Consulting group), address just one Springbank ASP.
7. As stated above, this ASP does not fit with the County Plan. Rocky View County, the city of Calgary and the environment would be better served by an ASP that encourages hamlet development like Harmony, rather than the massive urban sprawl that is encouraged in this ASP.

I look forward to Rocky View County Council rejecting this ASP and requesting one new ASP for all of Springbank be developed, with a focus on selected hamlet development (including the completed build-out of Harmony), with feasible water and wastewater strategies for the hamlet(s). The costs of servicing

the hamlets would be dramatically lower than what this ASP proposes. This would enable preserving the rural nature of Springbank and Rocky View County by including agricultural lands and some rural residential infill along with the hamlets.

John F. Bargman

178 Artists View Way

Calgary, Alberta T3Z 3N1

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Re: objection to Springbank ASP's and MDP
Date: February 3, 2021 1:16:45 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Debbie Mckenzie

Sent: Wednesday, February 3, 2021 1:12 PM

To: Legislative Services Shared ; Jessica Anderson

Cc: Dominic Kazmierczak ; Michelle Mitton ; kevin.hansen@rockyview.ca; Division 2, Kim McKylor ; Division 1, Mark Kamachi ; Division 4, Al Schule ; Division 5, Jerry Gautreau ; gboehike@rockyview.ca; Division 7, Daniel Henn ; Division 8, Samanntha Wright ; Division 9, Crystal Kissel ; transportation.minister@gov.ab.ca

Subject: [EXTERNAL] - Re: objection to Springbank ASP's and MDP

Do not open links or attachments unless sender and content are known.

Dear Rocky View Planning & Council Members,
 I am a resident of the Springbank area, and would like to address the following

RE:

BYLAW C-8031-2020 North Springbank Area Structure Plan
BYLAW C-8064-2020 South Springbank Area Structure Plan
Municipal Development Plan Bylaw C-8090-2020

Plans should not be approved without prior demonstrated assurance of sufficient and adequate infrastructure, including water (potable water supply & wastewater treatment), transportation (traffic impacts & roads capacity), and rationalized sustainable limits to total development. Simply allowing multiple developers to plan independently is a disaster waiting to return to the County for resolution of future discrepancies or inadequacies, where the responsibility to rectify any problems will surely rest with RVC Council and its constituents (i.e., voters).

Critical issues include:

1. Proposed development plans indicate that no water or sewage plans or licenses have been approved. The ASP seems to indicate there will be water, but not how or from where, and taxpayers will pay for whatever water systems the developer chooses, but initially water & sewage can be trucked in? Plans refer to piped water from Harmony, but that license stipulates it is for Harmony alone. Water is already over-allocated in the Bow River basin and shortages will only increase as environmental and climate conditions change, even more so if SR1 goes ahead in the

absence of a dam that can hold water for later use.

2. The existing “country residential” definition of 2 acres, seems to have been changed to 1 acre or smaller, with repeated areas of “cluster residential” of .5 acre. However the 2 acre minimum reflects a size that can be managed with on-site septic systems. A viable and sustainable system for treating wastewater should be required by Rocky View County prior to approval.

3. These development plans will significantly increase the traffic on Old Banff Coach Road. Old Banff Coach Road has been drawn on some of these plans as having four (4) lanes, even with signalized traffic lights. It is a narrow historic highway, already carrying far more traffic than it was designed for and prone to repeated accidents due to difficult curves, with many hidden driveways and connecting roads. It would appear that some homes will have to be acquired and destroyed to allow for this. A comprehensive traffic impact assessment should be required before permitting any expansion of this road, as well as a guarantee that Rocky View County and its residents will not be on the hook for financing any road improvements, mitigations or remediation measures now or at any time in the future. Further, any approval by RVC of land developments that will impact areas of provincial jurisdiction (i.e., Old Banff Coach Road) should have prior agreement from the Ministry of Transportation, Government of Alberta.

Sincerely,

Deborah McKenzie

206 Artists View Way

From: [REDACTED]
To: [Jessica Anderson](#); [Dominic Kazmierczak](#); [Legislative Services Shared](#); [Michelle Mitton](#); [kevin.hansen@rockyview.ca](#); [Division 2, Kim McKylor](#); [Division 1, Mark Kamachi](#); [Division 4, Al Schule](#); [Division 5, Jerry Gautreau](#); [gboehike@rockyview.ca](#); [Division 7, Daniel Henn](#); [Division 8, Samantha Wright](#); [Division 9, Crystal Kissel](#)
Cc: [transportation.minister@gov.ab.ca](#)
Subject: [EXTERNAL] - objection to Springbank ASP's and MDP
Date: February 2, 2021 2:45:49 PM

Do not open links or attachments unless sender and content are known.

Dear Rocky View Planning & Council Members,

As a long-term resident and constituent of the Springbank area, I am writing to present my and my family's strong objections to the changes being proposed for the below 3 plans. I feel we are speaking for North & South Springbank due to the new changes to the map taking parts of North Springbank south of Highway 1.

RE:
BYLAW C-8031-2020 North Springbank Area Structure Plan

BYLAW C-8064-2020 South Springbank Area Structure Plan

Municipal Development Plan Bylaw C-8090-2020

Plans should not be approved without prior demonstrated assurance of sufficient and adequate infrastructure, including water (potable water supply & wastewater treatment), transportation (traffic impacts & roads capacity), and rationalized sustainable limits to total development. Simply allowing multiple developers to plan independently is a disaster waiting to return to the County for resolution of future discrepancies or inadequacies, where the responsibility to rectify any problems will surely rest with RVC Council and its constituents (i.e., voters).

Critical issues include:

1. Proposed development plans indicate that no water or sewage plans or licenses have been approved. The ASP seems to indicate there will be water, but not how or from where, and taxpayers will pay for whatever water systems the developer chooses, but initially water & sewage can be trucked in? Plans refer to piped water from Harmony, but that license stipulates it is for Harmony alone. Water is already over-allocated in the Bow River basin and shortages will only increase as environmental and climate conditions change, even more so if SR1 goes ahead in the absence of a dam that can hold water for later use.

2. The existing "country residential" definition of 2 acres, seems to have been changed to 1 acre or smaller, with repeated areas of "cluster residential" of .5 acre. However the 2 acre minimum reflects a size that can be managed with on-site septic systems. A viable and sustainable system for treating wastewater should be required

by Rocky View County prior to approval.

3. One of the proposed developments is a planned auto mall at 101st Street. That would be a huge water user and is sure to generate a huge amount of traffic on Old Banff Coach Road, as well as Springbank rd – significantly more traffic than at present with potential for even more accidents and casualties than are experienced on these roads currently. Also there is already a competitive auto mall, only 15 minutes north of this location, once Stoney Trail connects, which suggests that the future for the proposed development will be either non-viable by the time it is constructed, or it may be subject to obligations for RVC to mitigate negative economic impacts as a result of its approval.

4. This piece of land at 101st has a deep natural gully, not a flat area, so is unsuitable for intensive development without considerable landfill and disruptions to overland stormwater flow and wildlife passage. It is a major wildlife corridor, used continuously by many animals large and small. Auto malls are known to be huge water consumers, yet there are no water licences for this area & the water table is deep as well as in short supply, not to mention that no new water licenses are available in all of the South Saskatchewan River basin.

5. These development plans will significantly increase the traffic on Old Banff Coach Road. Old Banff Coach Road has been drawn on some of these plans as having four (4) lanes, even with signalized traffic lights. It is a narrow historic highway, already carrying far more traffic than it was designed for and prone to repeated accidents due to difficult curves, with many hidden driveways and connecting roads. It is also frequently used to detour highway traffic following accidents on Highway 1. A comprehensive traffic impact assessment should be required before permitting any expansion of this road, as well as a guarantee that Rocky View County and its residents will not be on the hook for financing any road improvements, mitigations or remediation measures now or at any time in the future. Further, any approval by RVC of land developments that will impact areas of provincial jurisdiction (i.e., Old Banff Coach Road) should have prior agreement from the Ministry of Transportation, Government of Alberta.

I implore you: Do not approve these plan changes at council on Feb 16, 2021. thank-you for your consideration. I will be pleased to participate in additional community engagement as planning for the Springbank area progresses.

Sincerely,

Moire & Jeff Dunn

213 Artists View Way

To: legislativeservices@rockyview.ca

CC: J Anderson, Planning janderson@rockyview.ca

Subject: **BYLAW C-8031-2020 North Springbank Area Structure Plan**

- Original Springbank ASP split into North and South ASPs

Regarding the RVC document **“UPDATES SINCE FIRST READING”**:

Splitting of the draft Springbank ASP into two plans

July 28, 2020 – *“In response to first reading discussion and feedback, Administration split the draft (Springbank) ASP into two plans **to better capture the distinct character and goals** for the north and south areas of Springbank.”*

What was reported from the July 28, 2020 Council meeting was that **Div. 2 Councillor Kim McKylor asked for the ASP to be split because “it is just too big”**.

Her request was contrary to what Springbank residents had asked for, which is **to treat Springbank as one community with one ASP**. However, in the Updates Since First Reading, the justification given is **“to better capture the distinct character and goals for the north and south areas of Springbank”**. Furthermore, the borders of the split ASPs have NOT been drawn in a logical way (e.g., along TransCanada Hwy) but have been very carefully drawn to include most undeveloped land and existing commercial land into the North ASP; and mostly existing residential areas in the South ASP.

What is the purpose of this obvious manipulation of developed versus undeveloped lands?

I suggest that RVC should take out *Future Expansion Areas 1 and 2* from the North ASP, then both ASPs could be returned to one ASP.

- **Withdraw both ASPs due to GROSS ERRORS and MISLEADING REFERENCES in a POLICY document**

These ASPs fall far below the standard that qualifies for public engagement or for policy documents. The North ASP is riddled throughout with many errors (noted in the questions and comments below). I consider it to be an insult to Springbank residents that RVC has published these ASPs without having them edited, proof-read or references checked. I believe that the broad extent of these errors renders the ASPs invalid for RVC residents to review (since so many references are wrong). It also gives RVC residents very low expectation of the accuracy of the contents.

The ASP document authors and their project manager should be embarrassed to have published this for residents without basic document checks having been done. The wrong references make it impossible for the reader to follow up. The document speaks loudly about how little the RVC administration respects residents with the information it provides to them. There is **NO** care or accuracy in the presentation this ASP document.

There is also serious inconsistency in both plans, sometimes referring to “Springbank”, sometimes “North Springbank”, sometimes “South Springbank” in contexts where it is obvious that a specific area is being referred to. It is very different to make statements about the whole of Springbank vs. North or South.

As such I demand that these ASPs be withdrawn and thoroughly revised before being published again. At that time, Springbank residents will be able to fully evaluate them. Currently, these misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

RVC needs to provide online links to external documents referenced and add a separate page of all the external document links. It is not enough just to provide the document name – readers want to be able to look at them to verify the reference and get more information.

- Notification of affected residents

The current process that RVC uses to notify “area stakeholders” is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified.**

North Springbank ASP (fall 2020 draft) - comments

The most important enabler of development is the **availability of potable water**. Without water, there can be no development on the scale proposed in the ASPs. There appears to be no or insufficient sources of drinking water to provide the scale of development proposed in the ASPs.

SECTION 20 UTILITY SERVICES

Pg 80 “Map 11: Water Servicing and Map 12: Waste Water Servicing depict ***the most feasible utility system at the time of Plan writing***. The final utility system will be determined as part of the local plan preparation.”

The proposals for utility services are part of a “***technical assessment***” (by ISL engineering) and simply represent “***the most feasible utility system at the time of Plan writing***”.

“The final utility system will be determined as part of the local plan preparation.”

This is a **NON SEQUITUR** – if it’s not the **BEST** choice after the technical assessment, rather than just “***the most feasible***”, it is not magically going to become the best solution at the local plan stage. Will there be a further assessment by ISL Engineering (or others) prior to the North (and South) ASPs being finalized? To be paid for by developers, not taxpayers.

20.11 “All water systems serving developments within the Springbank Plan area” – should that not refer to the North ASP?

20.12 “Residential lots less than 1.98 acres in size shall be serviced through a piped or regional waste water treatment system.”

This confirms that the utility services system must be solved and infrastructure provided before any new higher density residential can be proposed, which has not been done in this ASP or technical documents.

20.13 “Where a regional waste water treatment system is not available, *interim methods of sewage disposal* may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment.”

“Interim methods” likely include trucking out sewage and/or sewage ponds and/or surface spraying of sewage, none of which are acceptable for the health and safety of surrounding Springbank residents.

20.14 What is “PSTS”? – no definition provided

20.17 “Future piped systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point.”

This appears to be an open invitation to developers to build whatever system they choose and RVC taxpayers will pick up the ongoing costs later.

20.20 “The *Municipality reserves the right to provide or assist with the provision of a waste water collection, treatment, and disposal system within the North Springbank area.*”

As above, it would appear that RVC is willing to use public money to pay for water systems for private developments. I and other Springbank taxpayers do not agree with this approach.

Map 11 shows “Proposed Water Lines” and “Harmony Water Lines” – there are no existing Harmony water lines in this area, so why are the water lines not shown as PROPOSED? Misleading omission.

Why does this map show Calalta Service Areas but NO Harmony service areas?

Does Harmony have ANY service areas within the North ASP (outside Harmony)?

The *Springbank ASP Servicing Strategy* report by ISL Engineering states:

3.1.3 “the **full build-out** of the focused service area requires a potable water volume of 26,340 m³ /day ..., equivalent to **9,613,925 m³ /year**, to make the development viable. The **near-term service** area requires a potable water volume of 11,065 m³ /day, equivalent to **4,038,801 m³ /yr.** ... It is important to note that the annual surface volume within the overall Study Area accounts for larger water users such as the Rocky View Water Co-Op Ltd. and Harmony Development Inc; **therefore, availability of water licenses would need to be confirmed to accommodate the volumetric demand.** The required volume would be the largest annual volume in the Springbank area.

It should also be noted that the volumes above are for total diversion quantity allowable for each license compared to the volume currently being diverted under each license.

4.1.1 Harmony Water Treatment Plant Stage 1 of the Harmony WTP has been **constructed to accommodate a population of 6,768** with an average day demand (ADD) of 2.3 ML and a maximum day demand (MDD) of 5.1 ML. Based on 2018 census information, the population is currently 249 people (Rocky View County, 2018). Therefore, there is significant capacity available within Stage 1. That being said, **the Ultimate stage of the WTP is intended to accommodate 15,726 people** with an ADD of 5.7 ML and an MDD of 13.6 ML (USL, 2016). **This population is significantly smaller than the intended population of the Springbank ASP area. As such, major upgrades would be required to accommodate the ultimate Harmony and Springbank ASP populations.** There may be opportunity to stage these upgrades based on development within the Springbank ASP area in conjunction with growth in Harmony. However, only one expansion step was intended from Stage 1 to Ultimate for the WTP (USL, 2016).

However, Harmony Advanced Water System Corporation's Licence to Divert Water (#00414326-00-00 effective June 25, 2018) **states:** "a licence is issued to the Licensee to: operate a works and **to divert up to 917,221 cubic metres of water annually** at a maximum rate of diversion of 0.09 cubic metres per second (being the combined diversion rate in licence No. 00231686-00-00 plus this licence) **from the source of water for the purposes of Storage, Commercial, and Municipal (Subdivision Water Supply).**

Therefore, (as in 3.1.3 above) **there is a HUGE GAP** between what Harmony's water licence is allowed to supply annually, i.e., **917,221 cubic metres, compared to Springbank ASPs' full build-out requirement of 9,613,925 m³ /year; even the near-term service area requirement, i.e., 4,038,801 m³ /yr is clearly unattainable within the Harmony licence.** Also, the Harmony licence is restricted to certain lands as detailed in 3.4 following:

3.4 "The Licensee shall divert the water only to the following points of use: (a) NW 05-025-03-W5M, N1/2 08-25-03-W5M, SW 08-25-03-W5M, Portions of SW 09-25-03-W5M, NW 09-25-03-W5M, 07-025-03-W5M, Portions of SW 18-025- 03-W5M, Portions of SE 1 8-025-03-W5M, Portions of NW 1 8-025-03-W5M, and Portions of SW 17-025-03-W5M."

These above-mentioned lands are within Harmony (not up to 12 km east of there, as indicated to supply areas in the South ASP).

3.7 "The Licensee shall not divert more than 917,221 cubic metres of water per calendar year."

Therefore, Harmony CANNOT supply sufficient potable water to the North ASP (or South ASP).

Section 21 STORM WATER

How does RVC verify that water originally sourced from the Bow River (e.g., Harmony) and the Elbow River (e.g., CalAlta) is returned as wastewater to their original catchment area? Especially when both catchment areas occur in the North ASP (and South ASP).

21.13 *"The County will support proposals for storm water re-use through **purple pipe system** in accordance with provincial requirements."*

What is a "**purple pipe system**" – define or explain.

Section 2 Plan Purpose

"It is important that the vision, goals, and policies contained in the Plan address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County."

After reviewing both Springbank ASPs, it appears that the interests of residents, as well as all their feedback to RVC over the last few years, have been largely ignored.

Section 3 Springbank Vision and Goals

Vision With the exception of *"but with Cluster Residential development offering a further choice that promotes the establishment of communal spaces"* (see comments below), the first paragraph contains statements that most Springbank residents would agree with and have promoted as their reasons for living here. **However, most of the policies in these draft ASPs do not reflect these vision statements.**

Goals Most Springbank residents would agree with these goals, e.g., Goal #1 *"Continue to develop North Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed in appropriate locations."*

However, RVC has engaged with landowners/taxpayers over the last few years but most of that feedback has been ignored in these ASPs, therefore, directly contrary to Goals 6,13 and 17 (below):

Goal #6. *"Collaborate and engage with landowners and adjoining jurisdictions throughout the planning process to build consensus on new development."*

Goal #13. *Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.*

Most Springbank residents support agricultural uses but would NOT agree with

“until alternative forms of development are determined” – that intention is NOT *“supporting”* agriculture but merely viewing it as a convenient land use temporarily.

Goal #17. *“Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife corridors, the existing groundwater resource, and drainage patterns within the watersheds of the Bow and Elbow River watersheds.”*

Most of these values have been ignored in these draft ASPs.

SECTION 4 PLAN AREA

Pg 6 “The North Springbank Plan Area boundary is generally defined by the Bow River to the north, **the Highway 1 to the south**”

NO, Hwy 1 is NOT the south boundary because RVC has chosen to deviate from this logical boundary and instead manipulated the boundary to include undeveloped areas (that presumably their owners are anxious to develop), which should logically be in the South ASP. These inconsistencies throughout would have been avoided by NOT splitting the ASPs

Map 01 Key shows “Crude Oil” and “Other” but **neither of these appear on the map.** Should they? Also, it would be useful to highlight the Bow River which is a dominant feature with the north and northeast boundaries of this North ASP running along the Bow River and Bears paw Reservoir.

Section 5 Springbank Context

History (pg 10) After explaining that 2 acre lots were allowed by the 1990s, there is **NO explanation of why 2 acre lots became the standard lot size**, i.e., that was the smallest lot that could safely be serviced by septic system, because there is no wastewater infrastructure. Please add that information so that everyone understands why 2 acres lots are appropriate for unserviced lands. Therefore, higher density residential developments must provide alternative servicing infrastructure or solutions for wastewater (stormwater and drinking water).

Existing Land Use

Pg 10 *“Agricultural lands have been fragmented by residential and business development, and the viability of larger agricultural operations continues to be impeded by competing business and residential development.”*

The draft ASP policies propose to continue this **negative trend of agricultural fragmentation and development pressure**, rather than supporting the agricultural industry.

Existing Land Use Pg 10

“Map 05: Existing Land Use shows the land uses present within the Springbank ASP

area at the time of adoption of the ASP.”

WRONG map number referenced (Map 04: Existing Land Use)

Table 01: Springbank Population Density at Full Build-Out Pg 15

Are these data for all of Springbank or just North Springbank?

Section 6 Land Use Strategy

Purpose p.14 *“the residential areas of Springbank will continue to develop in the traditional country residential and new Cluster Residential forms, providing a range of opportunities for rural living”.*

Springbank residents previously gave RVC the feedback that there **was virtually no support for “Cluster Residential Development”, except for special purposes**, e.g., seniors’ housing.

Pg 14 *“The North Springbank ASP plans for an approximate population of 17,890 with an average density of gross 1.18 upa”* – the 1.18 upa proposal is double or triple the current 0.25-0.50 upa density for residential. This is **NOT rural density** and cannot be achieved without city-like servicing and infrastructure.

Maps 4 Existing Land Use compared to Map 5 Land Use Strategy

Map 4 shows more than 50% of the lands zoned Agriculture.

Map 5 shows 0% of the lands zoned Agriculture – with most of the existing agricultural land proposed to be converted into *“Cluster Residential Development”*, 1,628.05 ha (4,023.00 ac) according to Table 2. Also more agricultural land converted to Infill Country Residential amounting to 525.69 ha (1,299.00 ac) and 122.62 ha (303.00 ac) to Cluster Live-Work. That does not include additional lands removed from agriculture for business/commercial/industrial.

This is NOT a strategy, it’s a proposed elimination of Springbank’s historical farming and ranching industry, to be replaced by higher density residential development and commercial/industrial. This is **unacceptable for a rural municipality**. Again, this is completely **contrary to the feedback that Springbank residents gave to RVC**. This would represent a huge waste of productive agricultural land, which will be in high demand in the future to grow food to feed the local population.

Section 7 Residential

“Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of North Springbank.”

Most Springbank residents would agree to this statement. However, the ASP lays out higher density, suburban/urban scenarios rather than rural.

BUILT-OUT COUNTRY RESIDENTIAL pg 18

7.7 “Notwithstanding 7.7, where existing lots hold a land use designation that permits further subdivision, proposals may be considered to create lots meeting the purpose and intent of that land use district”.

Wrong section # referred to. More errors.

Pg 21 “7.15 **For larger infill parcels** referred to within Policy 7.14 and on Map 05A of this Plan, **parcel sizes below 0.80 hectares (1.98 acres), and to a minimum of 0.40 (1.00 acres), may be supported**”

Infill country residential development should NOT permit 1-acre parcels rather than the 2-acre minimum for existing country residential properties. The reason for minimum 2-acre lots is that there is no wastewater servicing (and septic systems require 2 acres min.). The lands designated for infill country residential in Map 05 are unlikely to receive wastewater utility infrastructure any time soon.

Cluster Residential pg 24

“Cluster Residential design sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while **permanently preserving** a significant amount of open space for conservation, recreation, or small-scale agriculture uses.”

How will permanent preservation be guaranteed? In past discussions, RVC appeared to be promoting Cluster Residential to achieve higher density, so that in the future, the rest of the land could be developed to similar or greater density.

Pg 24 “Principles of cluster development suggest **half or more of the buildable land area is designated as permanent open space.**”

pg 25 “Characteristics - **30% open space.**”

On pg 24, the suggestion is that 50% or more of the buildable land area should be designated as permanent open space. But on pg 25, the open space is characterized as 30%, and on pg 30, it's 40%. These are hugely different scenarios – is the plan proposing 30%, 40%, 50% or more?

Pg 24 “**Further residential development will safeguard Springbank’s precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management.**”

These statements (or claims) make no sense. At the very least, refer to reports/information that describe how this would be achieved or is even possible with the extent of development proposed in this ASP.

7.30 “Cluster Residential development shall provide for well-designed **public gathering places** such as parks, open spaces, and community facilities.”

So the general public could use these places for parties? I don't think Cluster Residents would agree to that.

7.34 *"Homeowner Associations, Community Associations, or similar organizations shall be established to assume responsibility for common amenities and to enforce agreements"...*

I believe it would be necessary for Peace Officers to "enforce" not residents? Has RVC calculated these additional enforcement costs?

7.38 *Open space shall constitute a minimum of 30% of gross acreage" pg 29*

What guarantees can you provide to Springbank residents that at least 30% of gross acreage will be set aside and will be preserved permanently? How will this be done? By designating it Municipal Reserve? Otherwise, why would Cluster Residents have to share their open space with everyone else?

7.38 c) *"Open space shall constitute a minimum of 30% of gross acreage ... When identifying open space to be preserved:*

c) water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space;"

Please explain if this means that the additional areas would be designated ER (Environmental Reserve)?

7.40 *"The minimum lot size for the Cluster Residential areas shall be 0.50 acres."*

This amounts to 4 times the current minimum density across most of Springbank. Current residents did NOT ask for this type of density in the ASP.

7.41 *Notwithstanding policies 7.39 and 7.40, higher residential densities with smaller lots may be achieved to a maximum of 2.0 units per acre through additional dedication of open space to a maximum of 40% of net developable area..."*

As above, current residents did NOT ask for this type of density in the ASP, even with extra open space.

Pg 31 INSTITUTIONAL AND COMMUNITY SERVICES?

This should be a separate section (as in the South ASP) which has erroneously ended up in the middle of Section 7 Residential. Did anyone do basic checks on these documents? These gross errors give Springbank residents a very low expectation that any of the content is accurate.

7.45 *"and Where the proposed location interfaces with residential development, transition policies 10 shall apply."*

What does that mean? Section 10 is Future Expansion Areas?

Villa Condo Developments pg 33

The stated aim "to situate accessible, low-maintenance housing in areas near local shops and services as they develop" is NOT met by 7.48:

7.48 *"Where determined to be compatible and appropriate, Villa Condo developments may be considered in the following areas: a) Cluster Residential; b) Cluster Live-Work;"*

Because neither a) or b) would have shops and services, so that leaves just c) *Institutional and Community Services; and d) Commercial.*

7.51 “Villa Condo developments within the Plan area should: a) have an approved local plan meeting the requirements of **Section 28.**”

There is no Section 28 in the North Springbank ASP. Another error showing the inadequate effort put into this ASP and lack of professionalism.

Section 8 CLUSTER LIVE-WORK DEVELOPMENT?

This is supposed to be part of the Section 7 Residential. This section should be **INSTITUTIONAL AND COMMUNITY SERVICES**. Another huge error adding to the dog’s breakfast of a document which is an insult to Springbank residents.

Section 9 BUSINESS

Pg 37 “the County is expected to capture an increased share of the region’s business development due to a **growing market and labour force, competitive land values,**”

This describes an outdated scenario. The oil boom is over for the foreseeable future, perhaps forever. Markets are shrinking and people are moving away from Calgary and Alberta. Land values will likely continue to go down and recently planned residential/commercial communities (e.g., Harmony) and retail/commercial sites (e.g., Bingham Crossing) will continue to lack clients and investors or just sit empty. Just as Commercial Court has struggled for decades. The last thing RVC should be proposing in this economic climate is to densify its attractive rural areas. RVC should be offering current taxpayers quality rather than quantity. These ASPs propose turning Springbank into more Calgary suburbs or Balzac-like malls, which will NOT attract new clients nor satisfy existing residents.

Pg 37 “The Plan area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor”

As above, these existing business developments are have not exhibited much success. Why add more, why not support those that are there already?

These proposals also contradict the stated intent in Section 19 Scenic and Community Corridors. It would be more logical to consolidate more businesses around the airport, in areas not suited to residential, and to keep them out of the Scenic and Community Corridors.

Objectives

“Provide for the growth of local and regional **commercial development that celebrates**

and preserves the character and heritage of North Springbank.”

Again, how is this intent possible by placing **more commercial development along Hwy 1 and Rge Rd 33, which degrades scenic and community corridors.**

9.8 “Commercial development shall be attractively designed, fit with existing development, and address the Commercial, Office, and Industrial **Design Guidelines** in Rocky View County and the design requirements of **Section 27...**”

There is no mention of any Design Guidelines in Section 27. Another error.

Industrial Pg 39

*“New and existing **industrial** uses surrounding the Springbank Airport that benefit from close proximity to Highway 1 and the Airport”*

Springbank residents would be accepting of **COMMERCIAL** uses in areas around the airport that are not suited to residential. But they do not want **INDUSTRIAL**.

9.20 “Industrial development shall be attractively designed, complement existing development, and address the Commercial, Office, and Industrial **Design Guidelines** in Rocky View County and the **design requirements of Section 26 ...**”

There is no mention of design requirements in Section 26 (or 27) except for an action to develop these guidelines:

Table 04 Section 26 “**Develop architectural and community design guidelines** that promote consideration of rural character, views, and landscape in new development.”

This ASP cannot cite or align with design requirements that don’t yet exist. If these exist in another document, the ASP needs to reference it by name and provide a link.

SECTION 10 FUTURE EXPANSION AREAS

Pg 44 “***the lands straddling the Highway 1 corridor are considered to be appropriate principally for commercial uses and a natural expansion of the Regional Business Area defined around Springbank Airport within the Municipal Development Plan (County Plan)***”

Whatever happened to the intent to provide a scenic corridor for the millions who use Hwy 1 every year? See also: 10.3 f) appropriate interface and scenic corridor policies shall be established, consistent with Sections 11 and 12 of this Plan.

Pg 44 “Provide criteria for **amendment of the Springbank ASP**”

Is this the North ASP or South ASP or both? The references in the ASPs are completely inconsistent.

10.3 a) ***a public engagement process involving area stakeholders shall be undertaken, and an overall Land Use Strategy and supporting policies for the Future Expansion Area(s) shall be developed;***

Without public engagement RVC appears to have already decided that the Future Expansion Areas will be for commercial and business uses. This is putting the

cart before the horse. RVC should consult Springbank residents first. The process for notification of affected residents for public engagement is inadequate. The current process that RVC uses to notify “area stakeholders” within 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL** residents within the ASP should be notified.

SECTION 11 URBAN AND HAMLET INTERFACE AREA

The following interface areas need to be individually identified on Map 05 and described in the ASP. Otherwise, how would Springbank residents be able to identify these locations by legal land description?

11.1 “To ensure a balanced development form, the proportions of Residential to Commercial development shall be managed through local plan approvals, with the following criteria applied:

- a) Lands in the NW-36-24-03-W05M shall be developed for residential uses with pockets of commercial;
- b) Lands in the SW-36-24-03-W05M shall be developed for commercial uses, with pockets of residential creating a buffer to adjacent lands.
- c) Lands in the N-1/2-25-24-03-W05M shall be developed for residential uses, with pockets of commercial.”

11.2 “Density and composition shall apply as follows:

- a) For lands in the NW-36-24-03-W05M, Residential densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan. i) Commercial development shall account for a maximum of 30% of the gross developable area of the proposed local plan.
- b) For lands in the SW-36-24-03-W05M, Residential densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan. i) Commercial development shall account for a maximum of 80% of the gross developable area of the proposed local plan.
- c) For lands in the N-1/2-25-24-03-W05M densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan. i) Commercial development shall account for a maximum of 30% of the gross developable area of the proposed local plan.”

11.5 a) a **public engagement process involving area stakeholders shall be undertaken**, and an overall Land Use Strategy and supporting policies for the lands shall be developed;

Again, **this section prescribes both density and land use** of these areas, then states there will be a **public engagement process – cart before the horse. RVC should consult Springbank residents before deciding on land use and density. These urban-type developments are inappropriate in a rural municipality, even where it interfaces with an urban municipality.**

Hamlet Interface Area

11.3 “a) Lands in the SW-05-25-03-W05M shall be developed for mix of commercial and

47 | Rocky View County | Springbank Area Structure Plan residential uses; commercial uses should straddle Copithorne Trail, with Residential only being located to the west of Copithorne Trail, as determined through local plan preparation. 11.4 Density and composition shall apply as follows: a) For lands in the SW-05-25-03-W05M, Residential densities shall be between 4.0 and 6.0 units per acre, calculated on the gross development area identified for Residential in the local plan”

Likewise, RVC should consult Springbank residents before deciding on land use and density.

11.5 “c) it shall be demonstrated that there is a satisfactory potable water and waste water servicing solution with the capacity to service the anticipated development form and densities in that area;”

There are currently NO existing servicing utilities to these interface areas.

The **section of the Hwy 1 corridor immediately adjoining the Calgary** municipal boundary is identified within the Rocky View/Calgary Intermunicipal Development Plan (IDP) as a “**key focus area**” requiring particular attention and coordination on development interfaces. Please provide information in the ASP or reference/provide a link to an external document for RVC residents – that should include the outcome of collaborative discussions of this IDP area with the City of Calgary.

Section 12 Transitions

“Agriculture is still a significant land use within and immediately outside of the Plan area and will continue **until the envisioned development occurs**. It is important that agricultural uses are allowed to continue unimpeded until the land transitions to an alternate land use.”

As mentioned earlier, Map 05 shows NO agricultural land use, therefore it would appear that the ASP is not a “plan” but a decision already made to develop (commercially/residentially) 100% of the current agricultural land. Springbank residents do NOT want all agricultural land in North Springbank to be developed. It is unacceptable for RVC as a rural municipality to propose this.

Objectives

- “In accordance with the **County’s Agricultural Boundary Design Guidelines**,” **Need to provide an online link to this external document and add a page of external document links.**

Business-Residential Transition pg 49

12.5 “Where commercial or industrial buildings are on lands adjacent to a residential area, the commercial or industrial building shall be **set back a minimum of 50 metres from the commercial or industrial property line.**”

The setback should be at least 100 metres from a rural residential property.

12.19 a) “Where non-agricultural buildings are on lands adjacent to the agricultural lands, the non-agricultural building should be **set back a minimum of 25 metres** from

the non-agricultural property line;”

Since Map 05 shows NO agricultural lands surviving, provision should be made to increase this setback to 100 metres from residential land.

Section 13 Agriculture

pg 54 *“The continued use of land for agriculture, until such time as the land is developed for other uses, is appropriate and desirable. The **Springbank ASP policies support the retention and development of agricultural uses ...**”*

This North Springbank ASP does NOT support agricultural land use, e.g., Map 05 shows the ASP strategy is that NO agricultural land use continues, but rather that these lands are developed, border to border.

13.9 *“Applications for Confined Feeding Operations shall not be supported.”*

Need definition and example(s) of what Confined Feeding Operations are.

Section 14 NATURAL AND HISTORIC ENVIRONMENT

Map 06 shows Environmental Areas and Map 07 shows Wildlife Corridors but Map 05 shows that the land use strategy for most of these areas is to be developed.

This is unacceptable. There **MUST** be Environmental Areas and Wildlife Corridors that are exempt from development.

14.13 ***Building and development in the riparian protection area shall be in accordance with the County’s Land Use Bylaw and the County’s Riparian Land Conservation and Management Policy.***

Building and development in the riparian protection area SHOULD NOT be allowed, as per 14.16 “The riparian protection area should remain in its natural state.”

14.17 ***“Public roads and private access roads may be allowed in the riparian protection area.”***

Public roads and private access roads SHOULD NOT be allowed in the riparian protection area, as per 14.16 “The riparian protection area should remain in its natural state.”

14.20 *“Until a Cultural Heritage Landscape Assessment of the Plan area is completed” and Actions 1.*

When will a Cultural Heritage Landscape Assessment be done, given the extent of development that is being planned for North Springbank, these need to be completed as soon as possible?

14.22 *“Names of new developments and/or roads should incorporate the names of local settlement families, historical events, topographical features or locations.”*

Note that Qualico planned to erroneously name their commercial/residential

development on the Rudiger Ranch lands as “Coach Creek” which is the name of the creek several kilometres east of there, adjacent to Artists View. So the ASP just stating that these names be used is obviously not going to address the issue of the wrong names being applied.

NOTE: the naming issue can be high risk when it comes to Emergency Response, as has been experienced with the confusion between Springbank Hill in Calgary (with all its “Springbank” street names), and Springbank in Rocky View. Wasted time (finding out which Springbank?) can have serious outcomes for emergency response situations.

Section 17 Transportation

Map 09 should show the whole extent of Old Banff Coach Rd/Provincial Hwy 563, just as Hwy 1 and Hwy 1A are shown entirely even though both continue outside the ASP. Why only showing part of OBCR/Hwy 563? (The rest of it is inside the South ASP but it is not shown in the South ASP either.)

Why is Hwy 563 not named on Map 09, when even much smaller local roads are named. Hwy 1A is not even inside this ASP but it is boldly named!

Why is this ASP avoiding mention of Old Banff Coach Rd/Provincial Hwy 563?

Likewise, pg 72-74 do not mention Old Banff Coach Rd/Provincial Hwy 563. This plan needs to include a discussion on how this highway fits in and will play a part in the North ASP, especially with all the development that is being proposed along both sides of OBC Rd. This should include engagement with residents along OBC Rd/ Hwy 563 and other Rocky View users of this road.

18.7 *“The County shall collaborate with The City of Calgary and Alberta Transportation to identify future east/west collectors (corridors) through the Plan area (both north and south of Highway 1).”*

Also, RVC needs to collaborate with The City of Calgary and Alberta Transportation to decide the future of Old Banff Coach Rd/Provincial Hwy 563.

Section 19 Scenic and Community Corridors

Pg 78 Map 10 - With just one Scenic and one Community Corridor shown on Map 10, it is unclear what parameters are used to designate a “corridor” – only where there is new development? Needs explanation here or reference/link to an external document.

Map 10 and 19.5 *Rocky View County shall collaborate with Alberta Transportation and The City of Calgary to identify opportunities to create attractive scenic and community corridors, including a **scenic corridor along Highway 1**.*

and 19.6 *“Planning and development within the **Highway 1 West Corridor Key Focus Area** (see Map 10: Scenic and Community Corridors) shall be subject to the policies of*

the Rocky View County/City of Calgary Intermunicipal Development Plan.”

Re the Highway 1 Corridor Key Focus Area, the RVC and the City collaboration will have to be a lot more productive than in the past, e.g., the stretch along the Hwy 1 (immediately to the east) is more like a tunnel to drive through (walls on both sides) than a “scenic corridor”. What was promised (when that previous stretch of Hwy 1 was developed) to keep it scenic was NOT delivered. Ugly walls were built instead.

“*Scenic Corridor Views*” figure (no number or reference in this ASP) and photos: Ironically, the #2 view (on the north side) is at the bulldozed field that is Bingham Crossing, with a huge “Coming Soon” billboard and piles of topsoil that were pushed up years ago. On the south side of Hwy 1 are RV storage lots and empty buildings in Commercial Court. Immediately to the west, along the south side, the fence is lined with Harmony marketing gimmicks. Any view(s) that existed are now compromised or absent.

The #5 view used to be of Paskapoo Slopes but now is almost entirely (views of) construction sites for various city developments.

RVC needs to update these Scenic Corridor Views and photos and integrate them into the ASP.

“*Community Corridor Views*” figure (no number or reference in this ASP):

This figure and photos need explanation – they appear to show both South and North ASPs. Need a description of how this fits in Section 19 and what the numbered pink view symbols represent.

The **section of the Hwy 1 corridor immediately adjoining the Calgary** municipal boundary is identified within the Rocky View/Calgary Intermunicipal Development Plan (IDP) as a “**key focus area**” requiring particular attention and coordination on development interfaces. Please provide information in the ASP or reference/provide a link to an external document for RVC residents – that should include the outcome of discussions of this IDP issue with the City of Calgary.

How does a Key Focus Area of the IDP become an Urban Interface Area in the ASP?

SECTION 26 IMPLEMENTATION

Objectives

- “*Implement the Land Use Strategy and policies of the **Springbank** Area Structure Plan.*”

NO, as mentioned above in Section 6, implementing these Land Use Strategies would result in the elimination of all Agricultural land use and completely cover the North ASP with residential and commercial/industrial. This is unacceptable

for a rural municipality to propose in a rural area. Also, shouldn't this refer to the North ASP?

Pg 94 Plan Review and Amendment

*"The **future development** outlined in the Springbank Area Structure Plan **will principally be driven by market demand and availability of servicing.**"*

That servicing does not yet exist and according to the current technical assessments, may never be possible. Do RVC or developers intend to commission further technical assessments to generate a workable utility servicing plan? These reports would be paid for by developers, not taxpayers. Also, shouldn't this refer to the NORTH ASP?

26.8 *"The **principal consideration in the phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.**"*

Based on the discussion of Utility Services above (Section 20), this North ASP cannot proceed. Shouldn't this refer to the NORTH ASP?

Table 04: Implementation Actions Pg 95

Action 1 should refer to Section 7, not 9.

Action 2 should refer to Section 7 (once Cluster Live-Work is restored to Residential), not 8.

Action 6 "Develop access management and road design requirements for 101st Street in collaboration with The City of Calgary."

101 St is in the South ASP NOT the North ASP. More shoddy work in presenting this ASP. These misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

SECTION 27 INTERMUNICIPAL COORDINATION AND COOPERATION

27.2 "Development proposals adjacent to the city of Calgary shall ensure that transition and interface tools are used in alignment with Sections 21 (Scenic and Community Corridors), 14 (Transitions);"

These sections are both **WRONGLY** referenced and thus misdirect the readers – more errors.

Appendices

Why is the North ASP missing "Design Guidelines" that the South ASP has in Appendix D of that ASP?

APPENDIX C: INFILL DEVELOPMENT CRITERIA

Pg 111 Infill Opportunities for NW-36-24-3-W5M

Key shows **Special Planning Areas** and a Special Planning Area north of Twp 250. However, no Special Planning Areas are shown on Map 05 and there this land is shown as Cluster Residential Development.

Why this difference between this figure and Map 05?

Likewise Special Planning Areas are shown in:

Pg 108 Infill Opportunities for NE-35-24-3-W5M – same location.

Pg 112 Infill Opportunities for SE-2-25-3-W5M – nearby; and

Pg 113 Infill Opportunities for SW-1-25-3-W5M – nearby

APPENDIX D: PLANNING NORTH SPRINGBANK

Pg 116 ***"It is important that the vision, goals, and policies contained in the ASP address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County."***

However, it would appear from the North (and South) ASP that the interests of residents have been largely ignored, while the interests of non-resident landowners have been listened to.

Table 06: Principles and Objectives of the IGP Pg 120

With the exception of Section 7 (Residential) and Section 9 (Business), ALL of these sections are wrongly referenced in Table 06. More misleading errors.

pg 121 ***"Where further collaboration and coordination of land use and infrastructure planning is seen to be required to achieve suitable development forms along the municipal boundary, these areas have been designated as Special Planning Areas (see Section 11)."***

There is NO mention of Special Planning Areas in Section 11. SPAs are only mentioned in Appendix C in the figure keys. More misleading errors.

Pg 121 Rocky View Municipal Development Plan (County Plan)

"A key direction of the Municipal Development Plan (County Plan) is to use land efficiently by directing growth to defined areas, thus conserving the remaining large blocks of land for agricultural use. North Springbank is identified as a Country Residential Area in the Municipal Development Plan (County Plan)."

However, the wall-to-wall Cluster Residential, Infill Residential, Business & Industrial etc. that the North ASP proposes, leaves no space/lands for agriculture.

Pg 121 ***"The Municipal Development Plan (County Plan) emphasizes the importance of retaining rural character through the use of adjacent open space, community design, and reducing the development footprint."***

This would indicate that the ASP should propose lower not higher density.

Pg 122 Public Engagement Process

*"The County's engagement strategy provided opportunities for **much-valued input from landowners, stakeholders**, adjacent municipalities, and the general public, all of which has, in part, informed the overall vision and policies of the ASP."*

As above, it would appear that the "*much-valued input from landowners, stakeholders*", who are *also residents*, has been largely ignored.

The current process that RVC uses to notify "area stakeholders" for public engagement is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified.**

APPENDIX E: LOCAL PLANS IN THE NORTH SPRINGBANK PLAN AREA**Pg 126 Table 09: Local Plans in the North Springbank Plan Area**

Many of these plans are NOT in the North ASP. Is this supposed to be for all of Springbank? Both ASPs?

Comments from: Ena Spalding
178 Artists View Way T3Z 3N1

Hayward Walls
25231 Old Banff Coach Road
Calgary, Alberta T3Z 3M9



January 21, 2021

Rocky View County Council
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Re: Proposed North and South Springbank Area Structure Plans

Dear Rocky View County Councillors:

I am a concerned resident of Rocky View County ("RVC") who lives near Old Banff Coach Road ("OBCR") and will be directly impacted by the changes incorporated in the proposed North and South Springbank Area Structure Plans (ASPs). If approved and adopted as is, these ASPs will have a significant negative impact on my personal ability to enjoy my property and on the greater country residential community. The following are my comments.

- **I agree with the statement:** "Springbank will principally offer a tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage. Further development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management."
- **I agree with the statement:** "Transition from urban development in Calgary will be effectively planned to ensure compatibility with Springbank's unique character."
- **I do not agree with splitting the Springbank ASP into two documents, North and South.** I want to see all of Springbank in one integrated ASP document. I live in the area that you currently arbitrarily define as South Springbank. Just 250 meters from my country residential properties is a proposed Urban Interface Area in the North Springbank Area. Please combine the documents and maps so that all Springbank residents can properly assess the full extent of the significant changes you are proposing.
- **I am opposed to the redesignation of Lands in the SW-36-24-03-W05M, an area currently designated Agricultural, into an Urban Interface Area.**
 - This area is intended to be developed for commercial uses, with pockets of residential, stipulating up to 80% commercial, and 20% residential at 6 to 10 units per acre. While I support the idea of having this type of commercial use designated to be predominantly centred on the Highway 1 intersections and Springbank Airport, these changes to these specific lands will generate significant incremental traffic. The significant traffic generated from this proposed redesignation, is not consistent with the "tranquil rural lifestyle" laid out in the vision for Springbank because it will have a particularly negative impact on already strained public safety conditions along OBCR.

- **I am opposed to the redesignation of Lands in the N-1/2-25-24-03-W05M, an area currently designated Agricultural, into an Urban Interface Area.**
- This change will mean extensive urban style development immediately adjacent to existing Country Residential properties. The proposed zoning is very dense, relative to the adjacent properties, stipulating up to 30% commercial, and 70% residential with 6 to 10 units per acre. This would mean existing tranquil Country Residential homes would border right up against a dense urban development. Section 12, titled “Transitions”, seems like it is intended to address the significant interface issues that will emerge but is much too vague to provide any comfort to the many existing 2 acre+ residential homeowners. An illustrative transition cross-section for Country Residential to Urban Interface Area is missing from the Transitions Section 12.
 - The significant traffic generated from this proposed redesignation, is not consistent with the “tranquil rural lifestyle” laid out in the vision for Springbank. It will have a particularly negative impact on already strained public safety conditions along OBCR.
 - This area is too large an area to be fully designated as Urban Interface Area. The northern ½ of this area would be more acceptable as long as the significant incremental traffic was required to use urban collectors and main artery roads such as Range Road 31 and Highway 1 and not permitted to drive through existing Country Residential Areas along OBCR and Horizon View Road.
- **The North and South Springbank ASPs need to acknowledge and incorporate a long-term plan for OBCR as laid out in Alberta Transportation’s Castleglen Functional Plan whereby OBCR is to be made discontinuous and cease to function as a through corridor by constructing cul-de-sacs.**
- "The Old Banff Coach Road" is a historic and unique road (see Attachment A) that was never designed to handle these growing urban traffic flows. The section between Westbluff Road and Horizon View Road is particularly narrow and winding and over the years has developed into a quiet country residential neighbourhood with direct access to multiple cul-de-sac communities and multiple residential driveways and side streets. Many people now use the road for cycling, walking their dogs, getting their mail, running, etc. It is also a significant wildlife corridor with residents regularly seeing moose, deer, coyotes, cougars, and bobcats. I along with many other residents of this area have a strong desire to address the growing safety issues while maintaining the character of this country road.
 - Over the past few years, the traffic types, volume and speeds along OBCR have continued to increase as it is used by an ever-growing Calgary west-end population as a back-and-forth cut-through route to go elsewhere in Calgary. New dense urban style development within the City of Calgary at Qualico’s Crestmont that uses direct access to OBCR, has been underway for some time. Proposed expansion of Qualico’s Crestmont and Coach Creek if approved will dramatically increase new traffic on OBCR making the public safety situation extremely unsafe, inconsistent with its residential orientation and completely unacceptable for the residents of our community. If the proposed North Springbank Area Structure Plan is approved, it will add extensive and dense urban interface development adjacent to OBCR for Lands in the N-1/2-25-24-03-W05M causing significant incremental traffic even further jeopardizing public safety along OBCR.
 - OBCR falls under Alberta Transportation (“AT”) jurisdiction. In 2014, anticipating the significant urban style development that is now occurring, AT conducted a Functional Planning Study that included extensive public consultation (i.e. Castleglen Study - Highway 1 Interchange [Between

Range Road 33 and Stoney Trail]). The recommendation report, formally accepted by AT in June 2014, was developed with direct involvement and input from RVC and the City of Calgary. Local residents were engaged in focus groups in the development of the Study and after having personally participated in the study's public consultation process, I was heartened by the recognition of my safety concerns in the final report. It included specific recommendations to address the anticipated safety issues on OBCR as these dense urban communities were developed. Specifically, it called for the OBCR to be made discontinuous and cease to function as a through corridor and recommended constructing cul-de-sacs on OBCR as the solution. Representations were made to the stakeholders that the recommendations in the Castleglenn Study would be implemented when development growth pressures on adjacent lands materialized. Traffic would be diverted to other roads that were identified as long-term primary arterials. Despite these representations, Crestmont access to OBCR was approved by AT with no objections by RVC under the premise that a second exit was required out of Crestmont for safety reasons and that no alternatives were available. Local residents presented their concerns regarding the lack of follow-through of the Castleglenn Study on OBCR, to RVC Policy and Priorities Committee on June 5th, 2018. As part of this presentation, over 150 letters, signed by OBCR residents, were also delivered expressing these same concerns.

- The 2014 Castleglenn recommendations are even more relevant and important now than ever, as the urban development of the Qualico lands foreseen in this Study is happening and the public safety issues on OBCR, which it sought to address, are growing by the day. Making OBCR discontinuous does not prevent any of the proposed future development in the area but would address the public safety concerns as specifically recommended in the Castleglenn Study. Much safer travel alternatives will be readily available to support the new developments, including the upgraded Hwy 1 and the new Ring Road. In fact, with its heavy investment into upgrading Highway 1 and construction of the West Ring Road, AT has confirmed to residents that OBCR should operate as a local road in the future and be appropriately transferred to RVC. A letter from RVC outlining its position regarding the Castleglenn Study is attached (see Attachment B).

I am generally supportive of development, but I believe the “cumulative effects” of allowing such large land parcels to be designated as urban interface areas will have a large negative impact on me and my community. Approving these Area Structure Plans, as they are, is not consistent with “offering a tranquil rural lifestyle” in Springbank. These new urban interface areas need to be developed in a way that does not negatively impact their neighbouring country residents who have deliberately chosen not to live in a dense urban environment.

Sincerely,

Hayward Walls

cc: Miranda Rosin, MLA For Banff – Kananaskis
Ben Mercer, Qualico Communities
Jessica Anderson, Rocky View County

Jerry Lau, Alberta Transportation
Dominic Kazmierczak, Rocky View County

the Old Banff Coach Road



Historic Resource Assessment
May 1995

Summary

This study presents a visual survey and analysis of the Old Banff Coach Road from downtown Calgary to the southern outskirts of Cochrane. It shows how the historic corridor is deeply woven into the landscape, demonstrating the many ways that the antique road's sometimes fragmented remains forge physical and thematic links in the culture and history of the area west of Calgary. The old road offers a snapshot of a bygone era and is a legacy of generations of change.

The study also discusses the implications of various cultural resource management strategies for the protection of the Old Banff Coach Road. While it argues that some portions of this complex artifact cannot and indeed perhaps should not be interfered with, it also recommends a combination of historic site designation for outstanding portions of the road and the conservation of other relatively durable and intact sections as protected easements and/or recreational and interpretive trails.

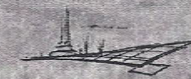
Acknowledgements

I wish to thank Gordon and Belle Hall, John Hutchinson, William (Curly) Rowan and Sunni Turner who took the time to share their knowledge and recollections of the Old Banff Coach Road and area with me. Special thanks also to Curly Rowan whose guidance enabled me to follow a particularly interesting and obscure portion of the road. I am grateful to Ethelle Patrick of the Rocky View Trails Association for her assistance, and to the Historic Sites and Archives Service, Government of Alberta, for its support with vehicles and camera supplies.

Prepared for
The Rocky View
Trails Association

May 1995



 by Fraser Shaw



ROCKY VIEW COUNTY
Cultivating Communities

Office of the Reeve
262075 Rocky View Point
Rocky View County, AB | T4A 0X2
www.rockyview.ca

December 19, 2018

Mr. Hayward Walls
[REDACTED]
[REDACTED]

Via email: [REDACTED]

Dear Mr. Walls

Re: Highway 563 (Old Banff Coach Road) Public Safety Concerns

The County received your letter, dated December 3, 2018, regarding public safety concerns on Old Banff Coach Road, and your concerns with your understanding of Rocky View County's position on the implementation of the Alberta Transportation 2014 Functional Planning Study. In response to your concerns, we would like to provide clarification on the temporary access from the Crestmont development to Highway 563, and the County's position with the recommendations and implementation of the 2014 Study.

Alberta Transportation issued a Roadside Development Permit for a temporary access from the Crestmont development to Highway 563 and indicated that the access would be closed on October 31, 2018; however, Qualico sought to keep this access open past the specified closure date. In response, the County expressed its support of Alberta Transportation's decision to close the temporary access due to concerns expressed by residents, and technical concerns with the updated transportation analysis. Alberta Transportation has now indicated that the temporary access will be closed to the public on December 31, 2018.

The County is supportive of the implementation of the recommendations of the Alberta Transportation 2014 Functional Planning Study if all improvements and recommendations are implemented. If the recommendation of discontinuing Highway 563 is partially implemented with cul-de-sacs and not the other improvements identified in the 2014 Study, negative impacts to the surrounding County road network would result.

Recently, County Administration has been invited to attend meetings regarding a possible partial interchange at Highway 1, east of Highway 563; this partial interchange would provide an additional access to the Crestmont and Qualico lands from Highway 1. If this partial interchange were to be implemented, it may reduce traffic along Highway 563 and eliminate the need for the temporary access. County Administration will continue to review the transportation studies for the Highway 1 and Highway 563 area, and will be supportive of solutions that propose Highway 563 becoming a discontinuous local road while also providing necessary improvements to the surrounding network.



ROCKY VIEW COUNTY
Cultivating Communities

If you require additional information, please do not hesitate to contact Byron Riemann at BRiemann@rockyview.ca.

Regards,
Rocky View County

A handwritten signature in blue ink, appearing to read "Greg Boehlke".

Reeve Greg Boehlke
Reeve

cc: Rocky View County Council
Brian Mason, Transportation Minister, Government of Alberta
Al Hoggan, Chief Administrative Officer, Rocky View County
Edmond Wittstock, County Resident

ATTACHMENTS:

ATTACHMENT '1': Letter from residents

2021 NSBASP Letter

February 2, 2021

Planning Services Department, Rocky View County
 262075 Rocky View Point
 Rocky View County, Alberta
 T4A 0X2

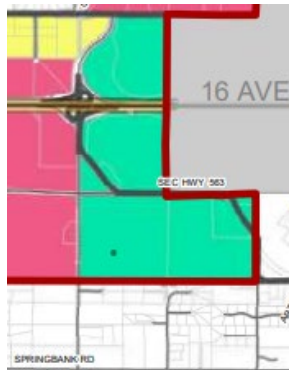
Re: North Springbank ASP**Bylaw C-8031-2020, File 1015-550****Sent by Email: legislativeservices@rockyview.ca**

This letter is to file a request for change/objection to the North Springbank Area Structure Plan (NSASP). The plan has a major divergence from the current Central Springbank Area Structure Plan.

The NSASP is a complex document with implications for activity in the area.

One concern with the NSASP is the Urban interface (UI) land use designation with the 80% commercial and 10UPA residential aspects. Both aspects are contrary to the use of the surrounding area. The Hwy1/OBCR CS is a good example of the negative consequences of the UI designation. The commercial size (several big box stores) and residential density (city lot size) that are completely contrary to the rural nature of the area. The UI residential density is city rather than rural – 20 times that of 2ac spacing.

The solution is that the designation of "Urban Interface" needs to be redefined or completely removed. The quarter sections on either side of the Hwy1 can be 30% commercial with cluster or other residential. The ½ section to the south can be cluster residential to provide a transition to the country residential of the surrounding area. These other designations – residential, country, cluster, villa condo, live-work, and business-residential, provide varying density and a better interface/transition to the existing rural area.



The Urban Interface designation focuses on development rather than recognizing and protecting the rural character of Springbank.

Recommendation

In conclusion, the NSASP should not contain the Urban Interface designation with the associated high commercial and dense residential content.

The lands north and south of Hwy1 can be 30% commercial, with a combination of Cluster or Live work. The south ½ section can be Cluster Residential to provide a transition to the area acreages. The land use designations can creatively be used without the Urban Interface characteristics.

Thank you for your consideration.

Heather and Richard Clark

244090 Range Rd 31.

=====

A Challenge

The focus for the Urban Interface area has been to build a shopping mall of big box stores. A typical commercial development

It is disappointing that this planning direction has been proposed, when there are other possibilities.

A challenge: Consider the design and approval of a rural community centre. A design that is truly part of and wanted by the community. Area residential would remain in the 2ac spacing or a variant of the other categories in the proposed ASP.

An example would be in the town of Raabs an der Thaya in Austria. In an area of 4 ac, there is a square surrounded by businesses. Commercial activities include:

- Restaurants
- Grocery store
- Bank
- Pharmacy
- Home furnishings
- Hotel
- Bakery/coffee shop

The square becomes a meeting area and holds summer concerts. This is an example of community planning.



A local example would be Cornerstone Square in Discovery Ridge. This community mall is surrounded by residential and green space. Commercial interests are veterinary, coffee shop, health care, and pharmacy. The Square demonstrates a positive integration of commercial with residential.

There are alternatives to a typical commercial development.

Thank you

Richard and Heather Clark - 244090 Range Rd 31 [REDACTED]

- "Transition from Urban development in Calgary will be effectively planned to ensure compatibility with Springbank's unique character." (SASP May 2020)

=====

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - ASP
Date: February 1, 2021 4:27:35 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: J Neher
Sent: February 1, 2021 3:33 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - ASP

Do not open links or attachments unless sender and content are known.

I am a resident in North Springbank and I am concerned about the proposed Cluster Residential Development in the ASP. The appeal of living in North Springbank is the larger lots and single family dwellings. A neighbourhood that still offers space and privacy - totally different than city living. From what I understand from reading the ASP, a cluster residential development is 100% out of context of north Springbank and is not in keeping with the culture of the area.

Currently most of the area being considered for cluster residential is agricultural. And if it should change from agricultural and be developed, it should be with single family homes on the 2 acre or more lots - similar to all the properties now.

Thank you,

Get [Outlook for iOS](#)

From: [REDACTED]
To: [Legislative Services Shared](#)
Subject: [EXTERNAL] - NO to BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: February 1, 2021 4:15:32 PM

Councillors,

I am writing to express concern about the new Springbank Area Structure Plan(s).

I disagree with the separation of the single Springbank Plan into 2 because Springbank is a single community, and the proposed changes will impact all of us. Planning should look at the whole community, its utilities, schools, population growth, and culture together. Development needs to address the full community, not be broken into separate pieces. Are you trying to divide the community so that the feedback is spread out? Your postings say that you split the Plan in 2 to reflect the different goals for the different areas, but whose goals are different? What consultations led to establishing new goals?

I disagree with the substantive changes which will increase the pace and scope of development well beyond that described in the original Area Plan. Did you think we wouldn't notice if you split the Plan in 2 and rammed it through with minimal discussion or community engagement? Scheduling a last minute Q&A session on a single weekday morning was completely inadequate! This appears to be a cynical attempt to be able to claim that you've tried to engage the community. But voters who work on weekday mornings will certainly remember that they were excluded from meaningful preparation and discussion.

I am having difficulty even understanding the new Plans due to the contradictions and inaccuracies in the County postings and links. The work is shoddy and rushed. Why? The outlined division also does not make sense and does not reflect community realities or existing (and future) connectivity. What is the rationale for this particular split? If 2 Plans were needed (why?), then what other Plans were considered and what data led to these specific proposals?

I am particularly upset by the lack of transparency regarding financing of critical infrastructure. Hasn't this Council learned from its past mistake of incurring huge debt due to poor planning?

Springbank residents have been very clear when consulted in the past. We do not desire high density developments except for special settlements like senior housing. The persistent attempts by this Council to circumvent this preference suggest that you are more interested in serving the developers who fund your campaigns. The proposed Plans will not maintain the rural character of Springbank or support continued agriculture in our community.

Once again, I must question why this Council is so tone-deaf and unwilling to engage with and show respect for its constituents.

Sincerely,

Jeff Pollard

24137 Heritage Woods Dr
Calgary, AB T3Z 3P3

February 3, 2021

Rocky View Council
Legislative Services
262075 Rocky View Point
Rocky View County,
Email: legislativeservices@rockyview.ca

File Number: 1015-550

Dear Members of Council:

Re: Written Submission Bylaw C-8031-2020 Adoption of North Springbank Area Structure Plan

This is a written submission **opposing** the Adoption of the Bylaw C-8031-2020 North Springbank Area Structure Plan. My name is Joan Gusa and my company Buffalo Springs Holdings Ltd. owns land in the plan area. I deem that the proposed plan will adversely affect my property. The legal land descriptions of my property are : NW10 25 3W5, NW22 25 3W5, and SW portion of 27 25 3W5. My immediate family and I have owned this farmland and an adjacent 1/2 section of farm property since the 1960's. The adjacent 1/2 section is: NW 15 25 3W5 and SW 22 25 3W5 and is held by Mackintosh Holdings Ltd..

I **oppose** the Adoption of the Area Structure Plan for the following reasons.

- 1) the plan unfairly penalizes large land holdings by grouping them with smaller acreages. The smaller acreages have different needs and financial expectations than farm holdings.
- 2) some areas in the plan area should not be subdivided because they are environmentally sensitive and/or adjacent to the Bow River which is an important waterway for southern Alberta
- 3) several owners of large farm holdings have previously subdivided their properties into acreages. As per previous bylaws these subdivisions must hold a residual portion of land as agricultural holdings or unsubdivided. The current proposal would allow the subdivision of these residual areas.
- 4) the proposed plan could not be supported by the current infrastructure
 - there is no universal sewage disposal system for homes in this area. Homes utilize septic systems and fields, transport sewage elsewhere, or treat and store sewage in local sewage lagoons. An increase in housing numbers would overload groundwater with raw untreated sewage and cause contamination of well water and drinking water.
 - there is no universal water source for homes in this area. Residences rely on water co-ops, and water wells. An increase in housing density could not be supported by the current water systems.
 - the roads within the area are a mixture of single lane paved, unpaved, gravel, road allowances etc. The current road system could not support a large increase in traffic caused by increased development.
- 5) The proposed plan would create more problems with security. An increase in population would result in an increase in home/business break-ins, car thefts, vandalism etc.
The current police force does not have the budget to increase patrolling and attend to criminal complaints.
- 6) Also it is my concern that Rocky View County has not notified my sister of several development applications. My sister is a shareholder for Mackintosh Holdings Ltd.

For the above reasons I oppose the Adoption of the Bylaw C-8031-2020.

Please redact contact information, phone number and email address prior to making this written submission available to the public.

Yours truly,

Joan K. Gusa

Joan K. Gusa for Buffalo Springs Holdings Ltd.



cc. Michelle Mitton, Legislative Coordinator
cc. Kim McKylor, Member of Council

From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - North Springbank ASP - Bylaw C-8031-2020
Date: February 2, 2021 5:45:03 PM

FYI

Jessica Anderson
Senior Planner | Planning Policy

From: Michelle Mitton <MMitton@rockyview.ca>
Sent: February 2, 2021 5:31 PM
To: John Bargman [REDACTED] Legislative Services Shared
<LegislativeServices@rockyview.ca>
Cc: Jessica Anderson <JAnderson@rockyview.ca>
Subject: RE: [EXTERNAL] - North Springbank ASP - Bylaw C-8031-2020

Good evening John,

Thank you for submitting your comments on this proposed Bylaw, they will be included in the agenda for Council's Consideration at the public hearing February 16, 2021.

Thank you,
Michelle

MICHELLE MITTON, M.Sc
Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

From: John Bargman [REDACTED]
Sent: Tuesday, February 2, 2021 5:03 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Jessica Anderson <JAnderson@rockyview.ca>
Subject: [EXTERNAL] - North Springbank ASP - Bylaw C-8031-2020

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Bylaw C-8031-2020 File#: 1015-550.

I wish to supplement my input sent to you dated Jan 10 as I have done some more studying. Council must reject this ASP

WATER

Background

The Harmony water license has specific water allocation and maximums for specific lands. I have attached a copy of the water license 0047 4326-00-00. The water allocation is for the lands covered by the Harmony development (see attached water license). The total water allowed to be diverted “shall not be more than **917,221 cubic metres of water per calendar year**”.

The following quote is from of ISL’s Springbank Water Strategy report:

3.1.3 “In comparison, the full build-out of the focused service area requires a potable water volume of 26,340 m³ /day as discussed in the following sections, equivalent to **9,613,925 m³ /year**, to make the development viable. The near-term service area requires a potable water volume of 11,065 m³ /day, equivalent to **4,038,801 m³ /yr.**”

Feedback

The existing water licence for Harmony is for a maximum of **917,221 cubic metres of water per calendar year**.

How can RVC recommend in the proposed South Springbank ASPs, with a supporting technical document from ISL Engineering, that the Harmony water licence be a source of water supply for the Springbank ASPs, when that licensed volume is barely enough to supply a full build-out of Harmony development? It is not even enough to cover the lesser near-term needs of the ASPs, let alone the fully built-out ASPs. It is not possible to increase the annual cap on the water that can be withdrawn – Alberta Environment and Parks confirmed this. It is possible to apply for an extension of the lands to be serviced through this licence but that would be unlikely to be granted especially to cover such a large area as envisioned in this ASP. Where will the water come from to allow full build out of this ASP? The water licences for other water systems such as Popular View and Westridge do not have the capacity (nor the desire in some cases) to supply the volumes envisaged to support the commercial and residential density envisaged in the proposed land usages.

Page 82, Map11 of the ASP shows a mainline “Harmony Water Line”, many proposed water lines and a proposed water reservoirs and pumphouse. According to the ISL report the water reservoirs are required to ensure continuation of supply of water and adequate fire suppression. Who will build the water reservoirs? Who will pay for the water reservoir and mainline “Harmony Water Line”? If developers are to bring their own water to their local development plans – how will this regional water system ever be built? What will prevent a system of water pipelines that have no ability to be shared by other developments as envisioned in the ASP? What will prevent inadequate guaranteed continuation of supply for dense development (<2 acres)? I am told by Council staff that there will be no taxpayer

money used to develop this system. I am told by council staff this is a high level document and that detailed technical review will occur on development plan application, then I ask why is there such a detailed report as the ISL report that outlines a regional water system strategy?

It is very clear in the ISL report that they recommend the Harmony water plant as the only logical solution (along with the Calalta plant and licence). No mention is made of other water sources delivering into the proposed regional system. The ASP does not reflect this recommendation and yet there is no clear alternative solution presented – just the map¹¹ and the ISL report that does not recommend any water source beyond that of Harmony and Calalta that can not possibly supply the water required based on their maximum annual withdrawal.

Quality of ASP Document

The state of the current “draft” ASP is not fit for publication and certainly not fit to be incorporated into a by-law. There are multiple incorrect references a just few examples follow:

1. Pg 6 “The North Springbank Plan Area boundary is generally defined by the Bow River to the north, the Highway 1 to the south” – not true
2. Existing Land Use Pg 10 “Map 05: Existing Land Use shows the land uses present within the Springbank ASP area at the time of adoption of the ASP.” WRONG map number referenced (Map 04: Existing Land Use)
3. Pg 31 INSTITUTIONAL AND COMMUNITY SERVICES? This should be a separate section (as in the South ASP) which has erroneously ended up in the middle of Section 7 Residential.
4. 7.45 “and Where the proposed location interfaces with residential development, transition policies 10 shall apply.” What does that mean? Section 10 is Future Expansion Areas?
5. 7.51 “Villa Condo developments within the Plan area should: a) have an approved local plan meeting the requirements of Section 28.” There is no Section 28 in the North Springbank ASP.
6. Many many more – too many for this submission.

John Bargman
178 Artists View Way
Calgary, T3Z 3N1, AB

John F. Bargman

[REDACTED]
[REDACTED]
[REDACTED]

Kim Magnuson
Springbank

RE: Bylaw C-8064-2020
File # 1015-550
South Springbank ASP

janderson@rockyview.ca
legislativeservices@rockyview.ca

Let this sink in: 17,890 proposed residents North Springbank
14,600 proposed residents South Springbank
17,656 residents in proposed Special Planning Areas

TOTAL: 50,146 proposed residents in Springbank.

This is larger than Cochrane and only 20,000 less populous than Airdrie.

And YET, there is no comprehensive plan for a wastewater/water/stormwater solution in Springbank.

Langdon has a far lower population but has both water and wastewater infrastructure.

There is something seriously wrong with these draft Springbank ASP's.

I am OPPOSED to:

- **Splitting** the current Springbank ASP into two separate ASPs, one for the North and one for the South with **no logical rationale**.
- Land Use designations for the future in an established country residential area.
- Land Use is **pre-determined and therefore sterilized** for other uses.
- **Tripling the population** of South Springbank from 5847 to 14,600 mainly through **increasing the density on smaller lots over larger areas of land**.
- Expanding water servicing infrastructure without subsequent and **necessary wastewater servicing**.
- **Ignoring the results** of the three public engagements, in which the majority of **residents** did not envision - or agree with - such expansive development proposed here.
- **Increasing the land base** for business/commercial/industrial/residential uses.
- The glaring **lack of “Shall”** rather than “Should” statements.
- Turning Springbank into an area that essentially **duplicates the services** available in Cochrane and Calgary.
- There have been no adequate **studies done on ground water**, which is a **priority** problem in Springbank.
- Building out what is proposed in the ASP's **does not respect the distinct rural lifestyle** that Springbank residents bought in to and want to preserve, as per the public engagements.
- **Villa housing** for seniors and those with disabilities should **not** be located far away from previously approved commercial areas, like Harmony and Bingham Crossing.

Seniors housing has **already been approved in three areas – Pradera Springs, Bingham Crossing and Harmony as well as Rivers Edge**.

Please make it Council's priority to engage these developers to start building these seniors' areas out.

- Cluster housing and Villa housing should have to **connect to wastewater servicing** that completely removes treated wastewater from the lands.
- If Country Residential can be built of “Cluster residential” lands, why bother to **label the land use** as Cluster Residential? This is the true “**sterilization**” of land.
- As the new MDP and CMRB notes, new growth shall be **directed to existing** approved developments. Please do this before redesignating more greenfield development.
- It's difficult to understand how HOA's for Cluster Housing will maintain open spaces for the public. How would this be **enforced or even enforceable**?
- What is the potential for **spray irrigation** on lands from communal wastewater systems? Discarding treated wastewater via irrigation or simple seepage is not acceptable anymore.
- The proposed water servicing from Harmony to new development - from Old Banff Coach Road and to the south along the escarpment - is **environmentally problematic**.

The potable water comes from the Bow River but the catchment area for that water goes to the Elbow River.

- Springbank is already growing at a **moderate rate**.
- Why is Funeral Services and Entombment listed as a use on RR 33?

1) **WHY** does Council want to split the current Springbank ASP into two separate ASPs, North and South?

- there is no apparent logical rationale in any of the draft document.
- Springbank is an existing complete and uniform community of acreages.
- Splitting the community by enforcing two ASP's does not create cohesiveness.

2) **WHY** are there Land Use designations for the future in an established country residential area?

- Land Use has been **pre-determined** and therefore **sterilized** for other uses. This concept is directly at odds with Council's view of the CMRB “sterilizing” Rocky View land.
- Remove all references to land use, and let the market decide.
- Building out what is proposed in the ASP's **does not respect the distinct rural lifestyle** that Springbank residents bought in to and want to preserve, as per the public engagements.
- *Country Residential is 11% of the Plan area.*

*Historical subdivision approval in Springbank has resulted in fragmented pockets of country residential lots and small agricultural parcels. **Incremental development in these areas divides viable agricultural land, impacts agricultural operations, and creates an inefficient settlement pattern with poor connectivity.***

Yet

Cluster Residential is proposed for ***largely intact quarter sections with potential for connectivity and different forms of development.*** These areas are generally cultivated with some pasturelands.

This comparison of country residential and cluster housing is largely absurd. Developing one has more impact on agriculture than developing the other????

3) **Tripling the population** of South Springbank from 5847 to 14,600 mainly through **increasing the density on smaller lots over larger areas** of land.

- *The Springbank ASP plans for an approximate population of **14,600** with an average density of gross **0.89 upa**; this target was determined through planning and engineering*

reviews, as well as stakeholder consultation and feedback. P. 14

Who were the stakeholders and why wasn't resident input considered?

- This population prediction does not take into account the **17,000+** more residents in the Special Planning Areas, a phenomenal number – without a wastewater solution.
- Imagine Langdon without wastewater servicing; densifying creates water (in every form) problems.
- There are several environmental and social issues with this plan.
 - As it is today, Springbank has problems with a high water table.
 - Historic springs exist but new springs have been identified in the Master Drainage Plan.
 - Residents of Springbank do not buy into this density, as they identified in the engagement sessions.
 - Only 1/4 of participants in the engagements supported a higher density, yet this plan proposes high density and clustering everywhere.

4) Expanding water servicing infrastructure without subsequent and necessary wastewater servicing.

- Basic common sense dictates that filling land with potable water requires the necessary infrastructure to remove the grey/waste water, yet there is nothing in this ASP that fulfills this requirement. Imagine overflowing your tub onto the floor in your house; the water simply moves to other areas.
- What is the potential for **spray irrigation** on lands from communal wastewater systems? Discarding treated wastewater via irrigation or simple seepage is not an acceptable solution, but rather connecting to wastewater infrastructure is necessary.

5) Is Council willing to ignore the results of the three public engagements, the coffee chats and online comments regarding their vision for Springbank?

- The majority of **residents** did not envision - or agree with - such expansive development proposed here, yet will have to live with the results if Council (with no explanations) and a few large landowners direct the ASP.
- Approving this ASP will turn Springbank into an area that essentially duplicates the urbanism already available in Springbank Creek (9 quarter sections not started yet), Harmony, Cochrane and Calgary.
- There is nothing in this ASP that keeps Springbank distinct, which is why residents moved here in the first place.

6) There is a glaring lack of “Shall” statements with respect to developer responsibility.

- “Should” statements provide **no** guarantee for proper outcomes, such as wastewater connections, in new dense developments.
- Any new development must have an appropriate wastewater solution, not massive septic fields for treated wastewater, and definitely not spray irrigation.
- There have been no studies done on ground water, which is a problem in Springbank.
- Numerous homes throughout Springbank were built in areas with high water tables and experience basement flooding during wet periods. It is simply not acceptable to continue building homes without considering the movement of water beneath the ground.

7) Villa housing for seniors and those with disabilities should **not** be located far away from previously approved commercial areas, like Harmony and Bingham Crossing.

- Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. P. 17

Opportunities will exist for other housing types and densities that are carefully planned and are

in keeping with the rural character of Springbank. P. 17

...there is a desire for seniors' housing P 17

- Seniors housing has already been approved in **four areas** – Pradera Springs, Bingham Crossing, Springbank Creek and Harmony as well as Rivers Edge.
- Please make it **Council's priority** to engage these developers to start building these seniors' areas out. Once these areas build out, Council will see how much demand there is for this housing.
- Villa housing/Townhouses not belong in existing country residential areas.

8) Cluster Housing and Country Residential Infill

- Cluster housing and Villa housing should have to **connect to wastewater servicing** that completely removes treated wastewater from the lands.
- Why is rationale for traditional acreages required on land use labeled as clustering? It should be the other way around – that clustering requires rationale because of their complexities with wastewater and “public” open space.
- Infill CR – reducing 2 acres to 1 acre lots **requires** wastewater servicing to remove from the area, not septic fields or just water treatment or communal.
- Municipal servicing standards do NOT take into consideration 1 acre lots
- 7.71 a) Infill – There is no requirement for wastewater servicing which needs to be added.

9) As the new **MDP** and **CMRB** state very clearly, new growth shall be **directed to existing** approved developments.

- Please do this before redesignating more greenfield development.
- There is already more than enough approved development to which to direct seniors' housing.

10) How can Rocky View enforce the HOA's for Cluster Housing to maintain open spaces for the public?

- Once an HOA is in place, as in Elbow Valley, the pathways become private, not public.
- After a pathway in a Clustered Housing area is established, will there also be a commitment by the HOA to provide public parking for those using the pathways? Springbank Creek has that obligation in place.

11) The proposed water servicing from Harmony to new development - from Old Banff Coach Road and to areas south along the escarpment and east to Calgary - is environmentally problematic and possibly not acceptable to the provincial government.

- The potable water for any new development in this area is proposed to come from the Bow River but the catchment area for that water goes to the Elbow River.

- The drainage must go back to the Bow through connection to the wastewater system in Harmony.

12) SPECIAL PLANNING AREAS

• *these areas may have the potential for a higher intensity of development; water and transportation servicing need to collaborate with City of Calgary; and require strong collaboration with The City of Calgary.*

- In no way did Springbank residents specify that they are in favour of higher intensity of development.
- High density can only occur with resident engagement and collaboration with

Calgary, which we do not have.

Provide for limited-service, interim Commercial uses within Special Planning Area 1 prior to the area proceeding to build-out in accordance with the policies of any ASP amendment.

Special Planning Area 1

9.5 Commercial uses shall be allowed for an interim period

- c) proposed business commercial uses shall be of a form that does not require connection to a regional potable water and/or waste water system; P38*
- Allowing “interim” uses with limited services in any of the Special Planning Areas translates to: allow whatever to build wherever with no big plan because it is only temporary – however, it is 25 years which isn't temporary and may have off-site impacts because of the lack of overall planning.

13) URBAN INTERFACE AREA

The area identified as Urban Interface lands are those that, by virtue of location, limited servicing requirements, and adjacency to existing or planned developments, are expected to develop in the near future. These lands will be generally commercial, with detailed land use proposals, density, and form to be determined at the local plan stage. P.40

- Just how much commercial land is required in Springbank – next to Calgary?
- This should be residential land. At least residents will know what they're buying into.

14) 11 TRANSITIONS

...this Plan anticipates new forms of housing, including Cluster Residential, Cluster Live-Work and Villa Condo development. P. 41

The maximum height of buildings on lots adjacent to a residential area should be 12.5 metres, or lower P. 43

- Again, this type of dense housing without water and wastewater infrastructure is unacceptable.

15) 13 NATURAL AND HISTORIC ENVIRONMENT

Wetlands not claimed by the Crown that have a high relative value, as per the Alberta Wetland Classification System, should be dedicated as environmental reserve or environmental reserve easement. P.53

- This is a very weak statement. Along with certain slopes, riparian areas, flood plains, wetlands SHALL be protected with appropriate setbacks.

- Note that almost all undeveloped lands in South Springbank are wildlife corridors as per Map 07: Wildlife Corridors.

- It is incumbent on Council to enforce their preservation.

16) 15 ACTIVE TRANSPORTATION, PARKS AND OPEN SPACE

- While pathways and parks are addressed, safe public access to both rivers is notably absent.

17) 19 UTILITY SERVICES

19.13 *Where a regional waste water treatment system is not available, interim methods of sewage disposal may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment. P. 72*

- Any development that connects to water from the Bow (Harmony) must release all wastewater, treated or not, back to the Bow and keep within the watersheds.

19.9 The reuse of storm water for the purposes of residential irrigation is encouraged over using water suitable for domestic purposes and should be addressed in local plans. P.74

- This statement simply does not address either groundwater or the function of sloughs or wetlands. Again, groundwater mapping is essential in Springbank prior to creating any density.

Map 11: Water Servicing P. 75

Does the Harmony water licence allow its product to be piped to service new development on Old Banff Coach Road and along HWY 1 West?

Overall, the CMRB will likely not approve this ASP because it has too much growth, takes up too much land, and doesn't address directing new development to existing areas like Harmony.

22 quarter sections clustering

27 quarters of infill

Built Out Residential/Right of Way	1,548.73 ha	(3827.00 ac)
Infill Country Residential	1,571.80 ha	(3,884 .00 ac)
Cluster Residential	1,430.57 ha	(3,535 .00 ac)
Institutional and Community Services	292.18 ha	(722.00 ac)

Special Planning Area 1	249.69 ha	(617.00 ac)
Special Planning Area 2	43.30 ha	(107 .00 ac)
Special Planning Area 3	197.89 ha	(489.00 ac)
Special Planning Area 4	28.33 ha	(70.00 ac)
Urban Interface Areas	24.28 ha	(60 .00 ac)
Total	5,343.07 ha	(13,203 ac)

South Springbank:

Includes 5832 existing population

Gross residential	= 7403 ac .53 UPA	/	17,890 proposed residents North Springbank
Net residential	= 4400 ac .89 UPA	/	14,600 proposed residents South Springbank
Infill	= 3884 ac	/	
Cluster	= 3535 ac	/	

Institutional/Community Services = 722 ac 722 acres

Special Planning Area 1	= 617 ac	/	
Special Planning Area 2	= 107 ac	/	1283 ac and 17,656 residents
Special Planning Area 3	= 489 ac	/	
Special Planning Area 4	= 70 ac	/	
Urban interface	= 60 ac		

13,203 ac total-----
50,146 possible residents in Springbank

These numbers reflect a community with the population of Airdrie but with no reasonable wastewater or stormwater solutions.

17,890 proposed residents North Springbank
 14,600 proposed residents South Springbank
 17,656 residents in proposed Special Planning Areas

January 29, 2021

Ms Jessica Anderson

Janderson@rockyview.ca

legislativeservices@rockyview.ca

Submitted by Kim Magnuson, Springbank.

**Re: Bylaw C-8031-2020, Proposed North Springbank ASP
File # 1015-550**

I am opposed to both splitting the current ASP and all the pre-determined land uses that go along with the proposed North and South ASP's.

I will refer to the following points in the North Springbank ASP:

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4. The projected/proposed increase in **population** of Springbank will create environmental problems.
5. The **servicing strategies** are expensive and ill-conceived.
6. The **demand** for commercial/business commercial/industrial is **overstated**.
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Suggestion: Leave the Springbank ASP as one; it is already a community.

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Very few residents want more than .5 UPA or less than 2 acre lots, unless it is designated as seniors' housing.

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Suggestion: Do not erode public trust. Springbank residents took an extraordinary amount of time to consider how they want their community to grow. Please listen.

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There are traditional agricultural pursuits in Springbank that remain active.

Not everyone wants to live in an “urbanized” area, which is why Springbank even exists. To pre-determine that all agricultural land should be classified as cluster, cluster live work, or business is definitely pre-judging what the community of Springbank wants and does not give a landowner an option as to how to develop his/her lands. You are picking winners and losers.

Suggestion: Remove all the proposed land designations until someone makes an application to change it.

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As Council knows, all acreages in Springbank have septic systems of some type, with the majority being septic fields. Adding density requires the land to just “deal with” excess water of any type (be it septic, lawn watering, gardening, etc) and Springbank has for years had a high water table intensified by its growth. Many areas in Springbank that are fully built out experience a high water table and flooding.

As well, the Springbank Creek Catchment Drainage Plan (p. 5, MPE, 2015) clearly states that RR33 is a “Problem Area” because of existing springs, some of which are new. The estimated cost of all upgrades to this catchment area is \$2,070,000 (in 2015 dollars).

Suggestion: a) Until ground water levels/water tables are clearly understood in Springbank, do not approve any higher density per quarter section than .5 UPA. Ground water mapping is being done throughout Alberta, and could be done in Springbank.

b) Ask that permeable pavement is used so that rainwater and snowmelt is not all funnelled into one place, but can seep through a larger surface area.

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d) Do not build on or place fill in any of this and other areas noted in this MPE Plan.

5. The servicing strategies are expensive, unnecessary and ill-conceived.

When we see that it will cost in the range of \$160,000,000 to \$500,000,000.00 to provide water and wastewater servicing to only small part of Springbank, one must admit this is **not** financially feasible. The costs of upgrading water and wastewater treatment plants are exorbitant. The cost of extending lines to present and new developments is also excessive.

Springbank residents may or may not want/need servicing, which increases the cost to the few who may want servicing.

It appears that new residential development in the clusters will not be connected to water and wastewater, either. Rather, they will have on-site communal septic systems, which is absurd. More septic fields. Even treated wastewater has to go somewhere!

Servicing was not discussed in any of the Engagement Sessions or Open Houses to my knowledge, so to spring it on residents after the fact is both unfair and unreasonable. It's highly unlikely that residents will actually read the additional reports provided online and so will know nothing about this proposal. Present Off Site Levies in RVC remain insufficient and taxpayers do not need another another water/wastewater system to prop up.

Suggestion: a) Scale back all servicing from Harmony to include only those lands that are adjacent to it and be sure that the levies are sufficient for paying down the cost.

b) In no way should any debt or interest on debt for new water/wastewater lines or expansions be paid for with Rocky View's Reserve Fund.

6. The demand for commercial/business commercial/industrial is overstated.

The Springbank Industrial Needs Addendum from 2016 notes that Springbank's total net developable industrial land supply is 1% of 2529 acres in RVC. ***That equals **25 acres**.***

Additionally, "Based on forecast employment density trends, industrial land demand (absorption) within Rocky View County is expected to total approximately 2,482 net acres over the 2014-2034 period, of which 48% would be in Balzac, 25% in Shepard/Janet, 21% in Conrich and 6% in other areas of the County." (p. iv Watson Report).

6% of 2482 acres is *****148 acres*****, less than a quarter section of land, so why does this proposed ASP envision 2080 acres for business/industrial/commercial?

In that same report on Industrial Land, "*4. Springbank Demand Not Quantified*" the forecast is "there could be 5 – 10 acres absorbed per year."

There is also 155 acres of land within the Springbank airport that was not included in the Watson Report.

Industrial development was another topic that did not come up during Coffee Chats and Open Houses.

Suggestion: a) **Significantly** scale back the number of acres dedicated to business, commercial, and industrial development. Creating a second Balzac in this rural country residential community will completely destroy its unique character.

b) Build out what has been approved – Bingham Crossing and Harmony before creating or dedicating more land to non-residential uses. Once these are built out, based on market demand, we will see how and when more non-residential is required.

7. Overall public engagement results did not contemplate parcels less than 2 acres.

It was only when the 3 (three) options for a new ASP were revealed in June 2018 at the Open House at the C3 Church that residents saw the excess of cluster housing, business, commercial and industrial land uses. The only people present who applauded this were developers.

The current ASP says that at full buildout, Springbank could have 19,000 lots. That is true - if you cover every single acre with a 2 acres lot, but that will never happen.

The present ASP calls for a maximum of 64 lots per quarter section because two acre lots is the **minimum** size that has sufficient lot size for a septic system. Increasing the density to 80 lots/quarter completely changes the integrity and ability of the land to handle the excess water brought in by development.

Suggestion: Remove all pre-determined land uses, particularly cluster housing, as the majority of Springbank residents did not move to this semi-rural area for that type of housing everywhere. There is still demand for 2 and 4 acre parcels, and that choice should be the top priority in the ASP. Again, if someone chooses to build a cluster development, he/she can apply for re-designation of the land of their preference.

8. Cluster Housing in Springbank

Cluster style development *may* have a place in Springbank, but it should be very limited in scope.

This draft ASP has dedicated over 3000 acres to cluster housing, which is enormously out of step with the current ASP and the expectations of Springbank residents.

Suggestion: Create cluster housing for seniors only, near approved amenities like Harmony and Bingham Crossing. Fortunately, this has been accomplished, so we need no more clustering.

9. Cluster Live-Work doesn't take into consideration where people actually want to live.

As a new form of live-work, this draft ASP has again dedicated far too much area (145 acres) to cluster live-work. The density at 2 UPA is too high and the projected population of 1122 residents on 145 acres is unreasonable.

This could create a small village, a village that could be completely self-reliant depending upon what the businesses are. Even this 145 acres of land will have the potential to generate an enormous amount of traffic and resultant noise. Who came up with this idea anyway?

Suggestion: Drop the Cluster Live-Work designation in this draft.

Instead, continue the status quo of allowing residents to apply for a development permit for a home-based business.

10. Expansion Areas

The addition of 16 empty quarter sections of land west of Calaway Park and south of Harmony on both sides of Highway 1 has no place in this ASP.

There were councillors who stated during a council meeting in 2020 that the present Springbank ASP is

too large, yet they want to add another four sections of land to it?
Even if one of the landowners has a water licence, that is not a licence to build.
There is far too much emphasis placed on water licences. Those with water licences should be responsible for getting the wastewater/stormwater out of the community.

Suggestion: Drop these lands from the new ASP and add them in the future if and when they are needed by amending the ASP.

11. There is **no viable solution** for cluster residential or 2 acre residential **sewage**.

I am not opposed to one or two cluster residential areas in Springbank, but not all over 3000 to 4000 acres, with 60-80 houses per quarter section. Each one is an island of its own to deal with their own communal sewage treatment? No.

It is absurd that the Servicing Strategy for the ASP considers connecting only business, commercial, industrial and very high density residential properties. Springbank has a high water table problem, and while it may be impractical to connect existing residential properties, it is imperative that any new residential development with more that .5 UPA be connected to the water and wastewater systems under consideration.

Suggestion: Limit cluster housing to 2 or 3 quarter sections, close to the proposed water and wastewater lines so that they can be connected to these services.

12. The **amount of land** dedicated to cluster residential and business/commercial/industrial is out of line with a well-known rural residential area.

10,000+ acres of vacant land (minus the 4000 acres of infilling existing country residential) is far too much to dedicate to **new** clustering, business, commercial and industrial growth.

Suggestion: Build out what has already been approved before actually reserving greenfields for future development. We are not urban nor should we be, as we are virtually on Calgary's doorstep and do not need a duplication in their style of development.

13. Encourages **Leap-frog development**.

In place-holding land for pre-determined uses, this ASP has absolutely no guidelines or rules about how or where new development should begin, so the gate is wide open to develop anywhere at any time.

Suggestion: All new growth should begin with infilling where possible, then gradually adding in new areas where there is logical demand.

14. The 2016 **Residential Land Inventory Report**

This 2016 Report states that there are 70+ years of residential lots already approved, with 2227 lots being policy-approved in Springbank. Has that been considered?

Suggestion: Before committing new undeveloped lands to clustering, business, commercial or

industrial, build out what has already been approved.

15. River Accesses

Springbank sits between two beautiful rivers, great opportunities for recreation and yet river access is not addressed in the ASP. I hope this is an oversight.

Suggestion: Create park-like areas where possible so that residents can access the Bow and Elbow rivers.

16. Harmony is not within the ASP but is in Springbank

This is perhaps the greatest oversight of all – not mentioning the impact that Harmony will have with respect to population in the Springbank area. Expected to grow to over 10,000 residents on 1800 acres, Harmony could almost literally take all the future population forecast in the ASP (17,890).

Why is Harmony not being considered when we talk about population growth? It has a range of housing styles, will have amenities, recreation, a future village with shopping and services.

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - South Springbank ASP
Date: February 1, 2021 4:27:50 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Linda Kisio
Sent: February 1, 2021 4:01 PM
To: Michelle Mitton
Subject: Re: [EXTERNAL] - South Springbank ASP

Hello Michelle

I was going through my paperwork and noticed I was addressing the North Springbank ASP and it should read the South Springbank ASP. Could you please make sure my objection pertains to the the South Springbank ASP.

Thank You,

Linda Kisio

96 Springland Manor Crescent

Calgary, Alberta T3Z 3K1

On Thursday, January 28, 2021, 05:30:56 p.m. MST, MMitton@rockyview.ca <mmitton@rockyview.ca> wrote:

Good evening Linda,

Thank you for submitting comments on this proposed bylaw. They will be included in the agenda package for Council's consideration at the February 16, 2021 public hearing.

Thank you,
Michelle

MICHELLE MITTON, M.SC
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

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This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Linda Kisio [REDACTED]

Sent: January 28, 2021 2:20 PM

To: Legislative Services Shared <LegislativeServices@rockyview.ca>

Subject: [EXTERNAL] - North Springbank ASP

Do not open links or attachments unless sender and content are known.

Hello

I am strongly opposed to the North Springbank ASP that is being presented.

As, written the proposal would allow for the development of land that we back on to.

I DO NOT want an auto development or any other commercial development behind us.

This would greatly affect the value of our property!

We moved to Springbank in Rocky View County, to live in a country atmosphere.

There is no precedent set for commercial development in this location. We do not need to start now.

Thank you,

Kelly and Linda Kisio

96 Springland Manor Crescent

Calgary, Alberta T3Z 3K1

January 29, 2021

Ms Jessica Anderson

Janderson@rockyview.ca

legislativeservices@rockyview.ca

Submitted by Kim Magnuson, Springbank.

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6. The demand for commercial/business commercial/industrial is overstated.

The Springbank Industrial Needs Addendum from 2016 notes that Springbank's total net developable industrial land supply is 1% of 2529 acres in RVC. ***That equals **25 acres**.***

Additionally, "Based on forecast employment density trends, industrial land demand (absorption) within Rocky View County is expected to total approximately 2,482 net acres over the 2014-2034 period, of which 48% would be in Balzac, 25% in Shepard/Janet, 21% in Conrich and 6% in other areas of the County." (p. iv Watson Report).

6% of 2482 acres is *****148 acres*****, less than a quarter section of land, so why does this proposed ASP envision 2080 acres for business/industrial/commercial?

In that same report on Industrial Land, "*4. Springbank Demand Not Quantified*" the forecast is "there could be 5 – 10 acres absorbed per year."

There is also 155 acres of land within the Springbank airport that was not included in the Watson Report.

Industrial development was another topic that did not come up during Coffee Chats and Open Houses.

Suggestion: a) **Significantly** scale back the number of acres dedicated to business, commercial, and industrial development. Creating a second Balzac in this rural country residential community will completely destroy its unique character.

b) Build out what has been approved – Bingham Crossing and Harmony before creating or dedicating more land to non-residential uses. Once these are built out, based on market demand, we will see how and when more non-residential is required.

7. Overall public engagement results did not contemplate parcels less than 2 acres.

It was only when the 3 (three) options for a new ASP were revealed in June 2018 at the Open House at the C3 Church that residents saw the excess of cluster housing, business, commercial and industrial land uses. The only people present who applauded this were developers.

The current ASP says that at full buildout, Springbank could have 19,000 lots. That is true - if you cover every single acre with a 2 acres lot, but that will never happen.

The present ASP calls for a maximum of 64 lots per quarter section because two acre lots is the **minimum** size that has sufficient lot size for a septic system. Increasing the density to 80 lots/quarter completely changes the integrity and ability of the land to handle the excess water brought in by development.

Suggestion: Remove all pre-determined land uses, particularly cluster housing, as the majority of Springbank residents did not move to this semi-rural area for that type of housing everywhere. There is still demand for 2 and 4 acre parcels, and that choice should be the top priority in the ASP. Again, if someone chooses to build a cluster development, he/she can apply for re-designation of the land of their preference.

8. Cluster Housing in Springbank

Cluster style development *may* have a place in Springbank, but it should be very limited in scope. This draft ASP has dedicated over 3000 acres to cluster housing, which is enormously out of step with the current ASP and the expectations of Springbank residents.

Suggestion: Create cluster housing for seniors only, near approved amenities like Harmony and Bingham Crossing. Fortunately, this has been accomplished, so we need no more clustering.

9. Cluster Live-Work doesn't take into consideration where people actually want to live.

As a new form of live-work, this draft ASP has again dedicated far too much area (145 acres) to cluster live-work. The density at 2 UPA is too high and the projected population of 1122 residents on 145 acres is unreasonable.

This could create a small village, a village that could be completely self-reliant depending upon what the businesses are. Even this 145 acres of land will have the potential to generate an enormous amount of traffic and resultant noise. Who came up with this idea anyway?

Suggestion: Drop the Cluster Live-Work designation in this draft.

Instead, continue the status quo of allowing residents to apply for a development permit for a home-based business.

10. Expansion Areas

The addition of 16 empty quarter sections of land west of Calaway Park and south of Harmony on both sides of Highway 1 has no place in this ASP.

There were councillors who stated during a council meeting in 2020 that the present Springbank ASP is

too large, yet they want to add another four sections of land to it?
 Even if one of the landowners has a water licence, that is not a licence to build.
 There is far too much emphasis placed on water licences. Those with water licences should be responsible for getting the wastewater/stormwater out of the community.

Suggestion: Drop these lands from the new ASP and add them in the future if and when they are needed by amending the ASP.

11. There is **no viable solution** for cluster residential or 2 acre residential **sewage**.

I am not opposed to one or two cluster residential areas in Springbank, but not all over 3000 to 4000 acres, with 60-80 houses per quarter section. Each one is an island of its own to deal with their own communal sewage treatment? No.

It is absurd that the Servicing Strategy for the ASP considers connecting only business, commercial, industrial and very high density residential properties. Springbank has a high water table problem, and while it may be impractical to connect existing residential properties, it is imperative that any new residential development with more than .5 UPA be connected to the water and wastewater systems under consideration.

Suggestion: Limit cluster housing to 2 or 3 quarter sections, close to the proposed water and wastewater lines so that they can be connected to these services.

12. The **amount of land** dedicated to cluster residential and business/commercial/industrial is out of line with a well-known rural residential area.

10,000+ acres of vacant land (minus the 4000 acres of infilling existing country residential) is far too much to dedicate to **new** clustering, business, commercial and industrial growth.

Suggestion: Build out what has already been approved before actually reserving greenfields for future development. We are not urban nor should we be, as we are virtually on Calgary's doorstep and do not need a duplication in their style of development.

13. Encourages **Leap-frog development**.

In place-holding land for pre-determined uses, this ASP has absolutely no guidelines or rules about how or where new development should begin, so the gate is wide open to develop anywhere at any time.

Suggestion: All new growth should begin with infilling where possible, then gradually adding in new areas where there is logical demand.

14. The 2016 **Residential Land Inventory Report**

This 2016 Report states that there are 70+ years of residential lots already approved, with 2227 lots being policy-approved in Springbank. Has that been considered?

Suggestion: Before committing new undeveloped lands to clustering, business, commercial or

industrial, build out what has already been approved.

15. River Accesses

Springbank sits between two beautiful rivers, great opportunities for recreation and yet river access is not addressed in the ASP. I hope this is an oversight.

Suggestion: Create park-like areas where possible so that residents can access the Bow and Elbow rivers.

16. Harmony is not within the ASP but is in Springbank

This is perhaps the greatest oversight of all – not mentioning the impact that Harmony will have with respect to population in the Springbank area. Expected to grow to over 10,000 residents on 1800 acres, Harmony could almost literally take all the future population forecast in the ASP (17,890).

Why is Harmony not being considered when we talk about population growth? It has a range of housing styles, will have amenities, recreation, a future village with shopping and services.

Attention: Legislative Services Office

BYLAW C-8031-2020

With regards of the Public Hearing on February 16, 2020. I, Pedro Aleman oppose to the proposed bylaw to adopt the North Springbank Area Structure Plan.

We moved to and area considered for residential land use, not Industrial. The increment of noise and traffic will decrease the quality of life of us who decided to live in a neighborhood that is safely isolated from denser areas.

It will also decrease the peacefulness of the area and the habitat we currently have for wildlife.

Regards,

Pedro Aleman
25 Artists View Gate, Calgary, AB, T3Z 3N4



February 2nd, 2021

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

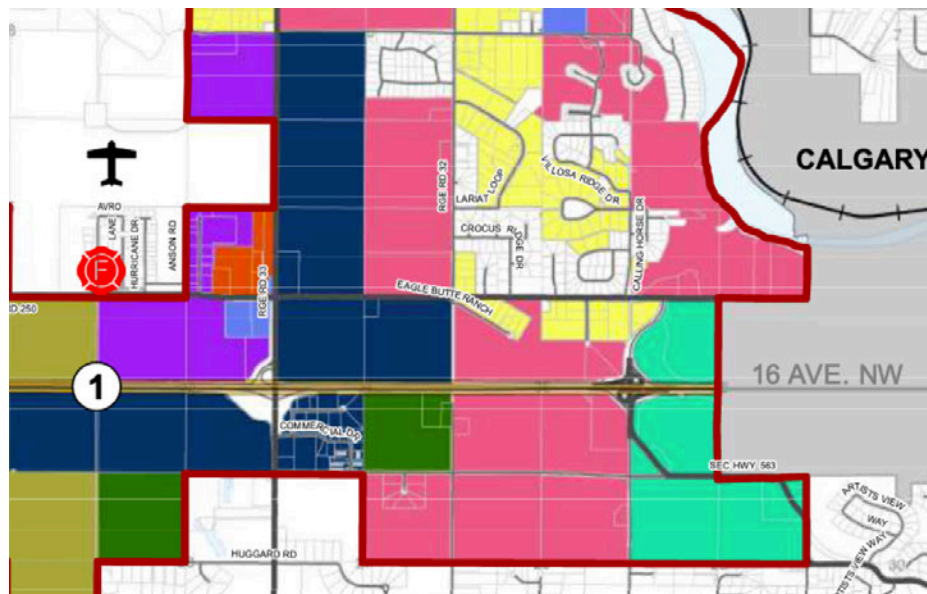
Attention: Planning and Development Services Department

Sent by e-mail to legislativeservices@rockyview.ca

Re: **BYLAW C-8031-2020 North Springbank Area Structure Plan**

Thank you for the opportunity to provide feedback on the draft South Springbank Area Structure Plan (North ASP). There has clearly been a great deal of work go into this. Some of the concepts such as Cluster Residential, Villa Condo Developments and specified Transition areas between adjacent land uses hold great merit. These parts of the draft North ASP will further the development of our unique rural area that is located adjacent to a major urban centre. My family has lived in Springbank for 45 years - we love the *“tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage”* as the Vision statement eloquently describes it.

There are, however, aspects of the plan that I believe warrant revision and **I would like to register objection to the Urban Interface designation at the Highway 1 and Old Banff Coach Road interchange** shown in bright green on Map 5 from the draft North ASP.

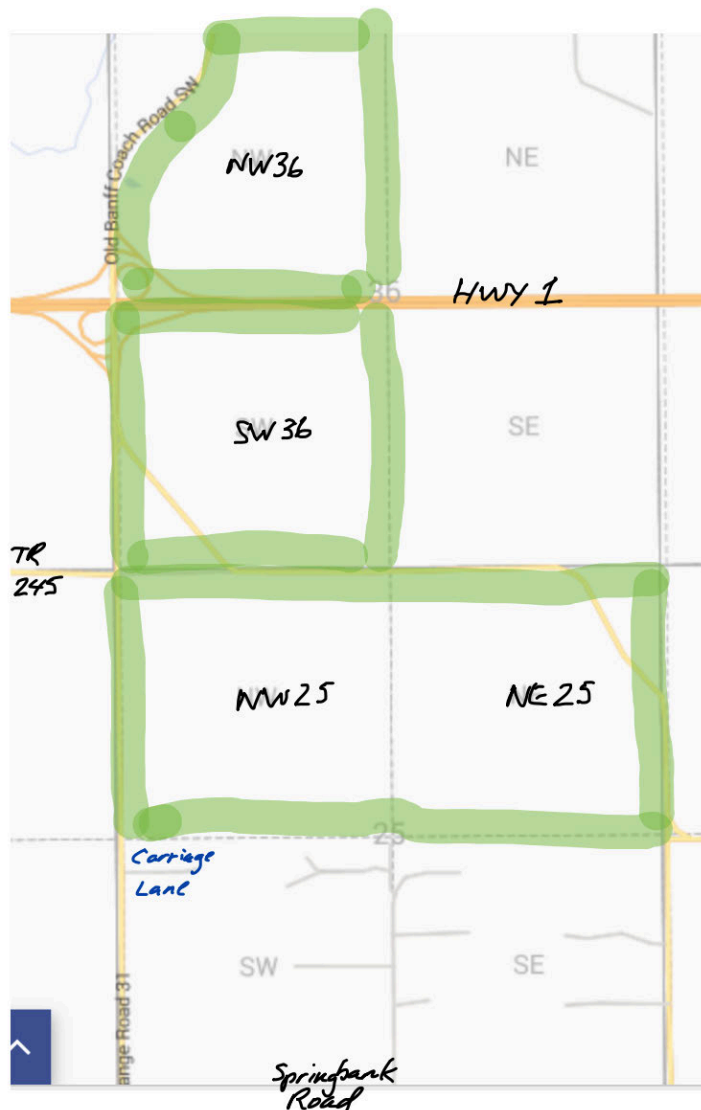


For clarity I have referred to these areas described by their legal descriptions in the draft North ASP by abbreviations based on the diagram below.

NW36 = **NW-36-24-03-W05M** → zoned for up to 30% commercial and 6-10 residential units per acre

SW36 = **SW-36-24-03-W05M** → zoned for up to **80%** commercial and 6-10 residential units per acre

NW 25 & NE25 = **N-1/2-25-24-03-W05M** → zoned for up to 30% commercial and 6-10 residential units per acre



Please note that these concerns are shared by the undersigned residents of Springbank.

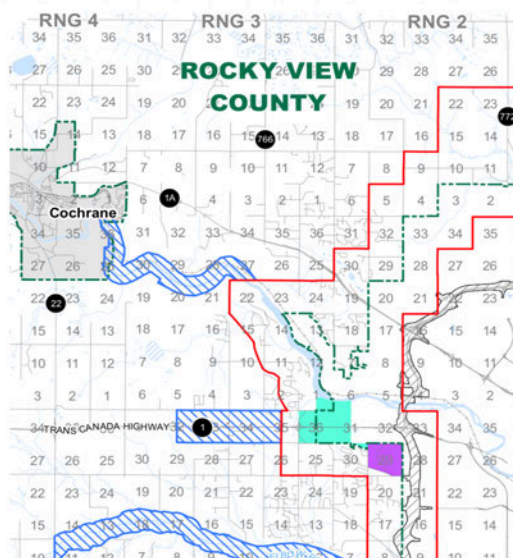
Lack of Consistency with other Planning Documents

The area designated as Urban Interface in the draft North ASP lies at an important transportation hub. I certainly agree that this needs to be taken into consideration in future planning. This is recognized in other planning documents. The draft North ASP, however, is not consistent with these other documents. The Urban Interface zone should be removed in the draft North ASP.

1. In the **2012 Rocky View County/City of Calgary Intermunicipal Development Plan** only the two quarters of the Urban Interface are noted to be a **Key Focus Area** on page 8 <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/IDP/IDP-Calgary-RockyView.pdf>

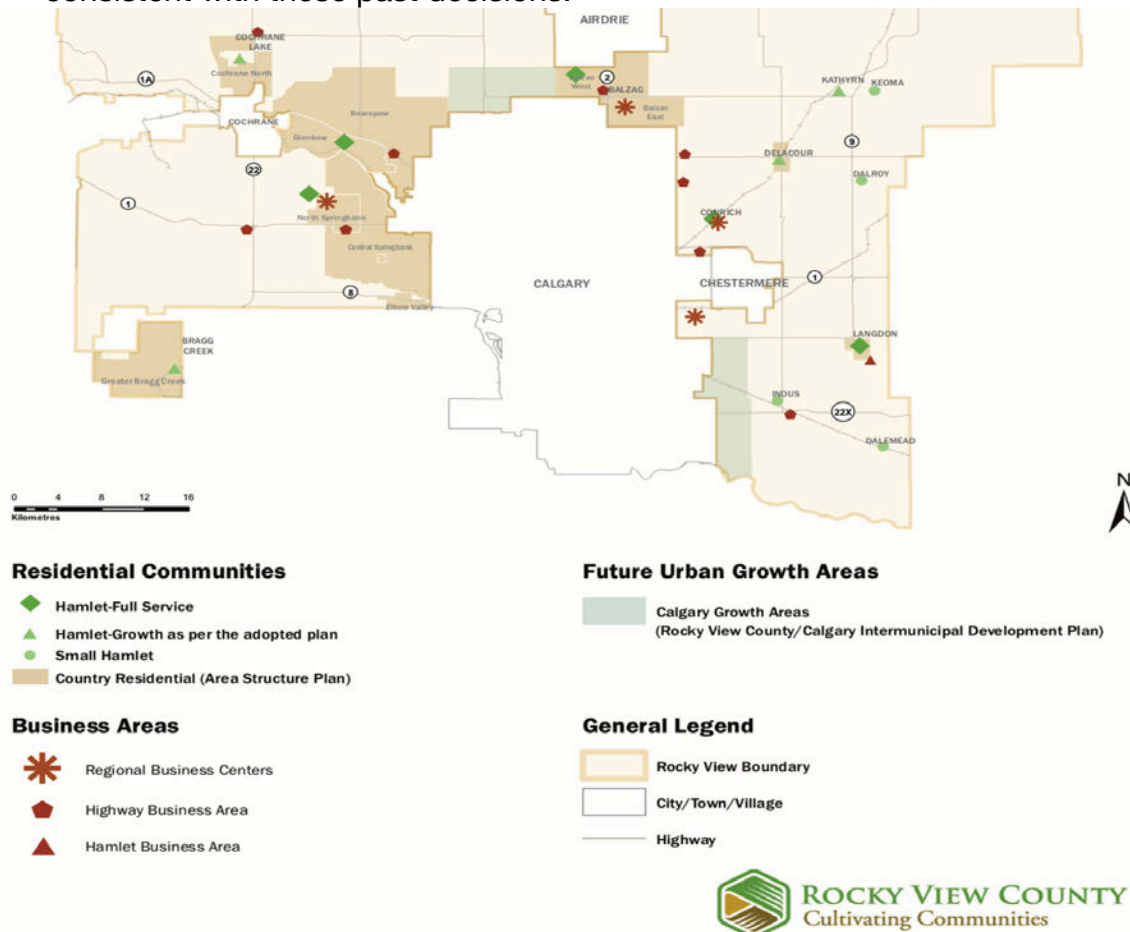
- A key objective is to “*collaborate in creating attractive entranceways that showcase each municipality for the benefit of residents and the traveling public.*” Yes ... let’s showcase one of the loveliest areas in Springbank!
- I do not believe that the draft North ASP does this by having up to **80% commercial development** and **6-10 residential lots per acre**. It’s not an entranceway - it’s the City in Springbank.
- Please note also that the Intermunicipal Development Plan the Highway 1 West Corridor Key Focus Area does **not** include **NW25 and NE25** - the 1/2 Section south of Township Road 245. See the map below where the teal blue Highway 1 West Corridor includes Section 36, but no land in Section 25 south of the teal blue area. The land in Section 25 is not adjacent to the interchange and its addition to the Urban Interface is not consistent with the Intermunicipal Development Plan.

MAP 2



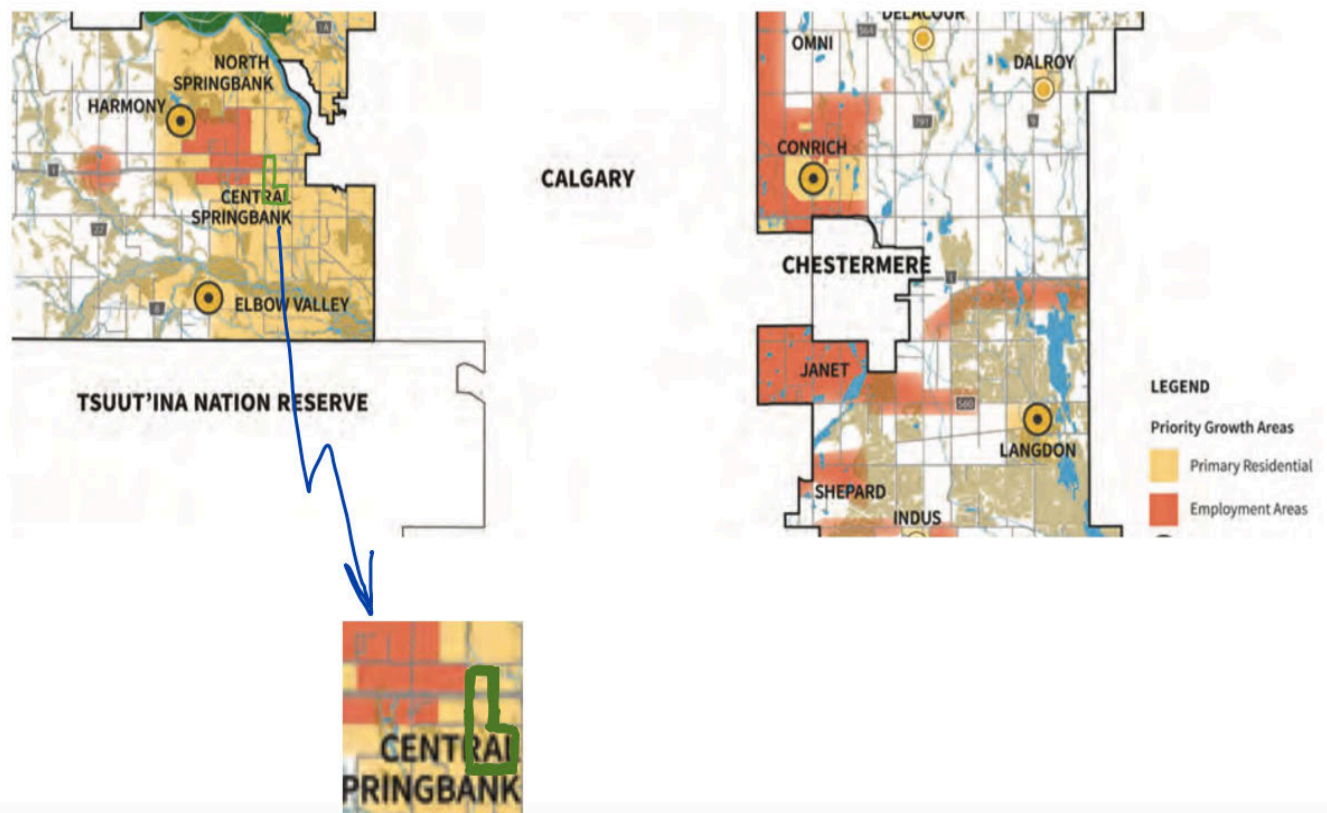
2. The **Rocky View County Plan** as amended in 2018 and accessible at <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CountyPlan/RVC-County-Plan.pdf> lists **Highway Business Areas**.

- Map 1 on page 26 shows these and notes that these “*are of limited size and should be located in proximity to highway intersections and interchanges.*” The Urban Interface in the draft North ASP is four quarters which I believe is not of limited size. It also includes the two quarters NW25 and NE25 which are not adjacent to the interchange.
- In fact, if you look carefully at the map the County Plan does **not** include a Highway Business Area on the Old Banff Coach Road interchange. There is one at the Range Road 33 turnoff, but not along the Old Banff Coach Road (a.k.a. Range Road 31) turnoff.
- The current Rocky View County Plan does not have commercial development at the Old Banff Coach Road interchange. Why does the draft North ASP have up to 80% commercial development here?
- This Rocky View County Plan has been through the community engagement process and council consideration, and I ask that the proposed ASP remains consistent with these past decisions.



3. Moreover, the draft **Rocky View draft Municipal Development Plan** visible at <https://www.rockyview.ca/portals/0/Files/BuildingPlanning/Planning/UnderReview/MDP/RVCMDP-Draft4-Redline-December2020.pdf> describes Priority Growth Areas for Employment in Figure 2 on p. 14.

- The map below is small, but when zooming in you'll see that the Priority Employment areas in dark orange are outside the proposed Urban Interface in the draft North ASP. I have drawn the Urban Interface area in green.
- Again, I would urge the removal of commercial zoning in the areas draft North ASP zone as Urban Interface so that these documents are consistent.

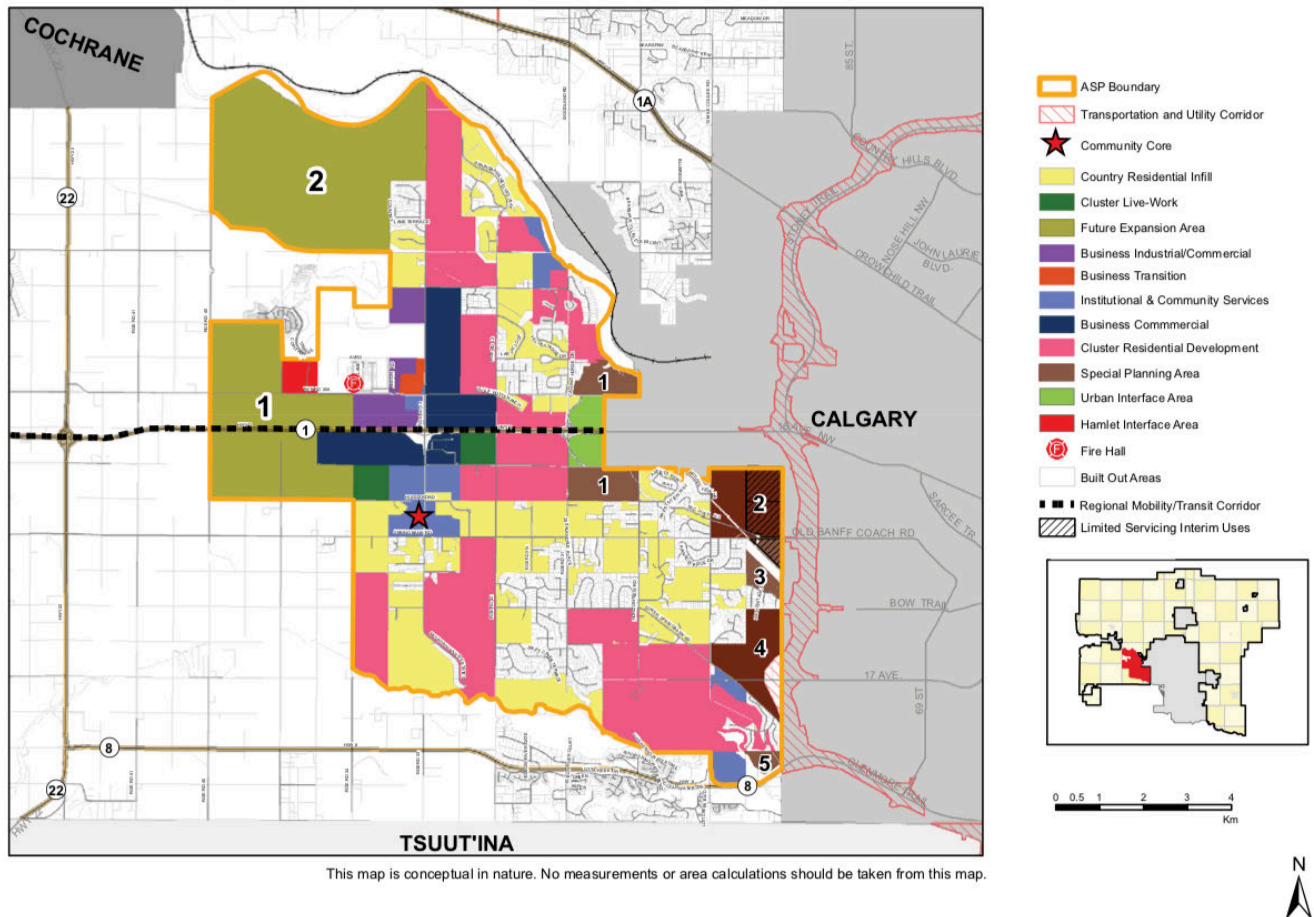


4. The term Urban Interface was not used in initial drafts of the **unified Springbank ASP**.

- The category Urban Interface was introduced in the Spring 2020 draft. Prior to that the areas were termed Special Planning Areas.
- This Spring 2020 draft did not include **NW25 and NE25** - the 1/2 Section south of Township Road 245 - with the two quarters adjacent to the interchange as shown in the map below. This again recognized that NW25 and NE25 should not be lumped in with the two quarters that are adjacent to the Old Banff Coach Road interchange.
- The NW25 and NE25 half section was zoned as Special Planning Area 1 prior to the Spring 2020 draft and the document also included a recognition of the

challenges of adequate levels of potable water and waste water servicing.

- The Urban Interface zone is defined differently in the draft South ASP – one of many inconsistencies between the two ASPs.



Map 05: Land Use Strategy

Effect on the Rural Character of Springbank

The Vision on p. 4 wonderfully describes the Springbank we love: *“Springbank will principally offer a tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage. Further development will safeguard Springbank’s precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management.”*

I believe that the Urban Interface fundamentally contradicts this Vision.

The quarter **SW36** is zoned to be up to **80% commercial** under the draft North ASP. Residential densities of **6-10 units per acre** would be mandated - this is city levels of housing density.

Areas **NW25** and **NE25** south of this and **NW36** to the north of Highway 1 do not escape a move of the city into Springbank. They are zoned to have **6-10 units per acre and up to 30% commercial**.

The draft **South** ASP identifies Old Banff Coach Road as a **Scenic Corridor** on Map 10. I wholeheartedly support this concept. Many cities around the world are using green buffers around their urban areas. The beauty to the west of Calgary is amazing. Nearly every visual representation of the Calgary area looks to the West over Springbank. This represents the transition between the city and the mountain skyline. Anyone who lives, works or visits Calgary passes through this area. **Let’s cherish and protect this point of transition between the city and nature.** Let’s keep our wonderful Springbank topography and the mountains vistas. Lines of big box stores or auto malls or warehouses will destroy this.

There is already significant commercial activity at the near-by Range Road 33. Between the North and South ASPs there are **37 quarter sections that are proposed for high intensity zoning** such as Commercial, Industrial, Business or Urban Interface zoning. I certainly recognize the importance of having some land zoned for these, but this excess is striking. What is the benefit of commercial properties at the Old Banff Coach Road interchange? In discussion with my neighbours it is not something that we wish for. RVC risks turning the beautiful Highway 1 corridor into something more akin to Macleod Trail.

The importance of **wildlife** is noted in the Section 14 Natural and Historic Environment. This section rightly places emphasis on the protection of major wildlife corridors, however it fails to adequately note the importance of existing natural habitats. The birds, mammals and chirping frogs we love mingle around us. We see the coyotes, deer and thousands of geese approach us through the half section of land that is south of Township Road 245 - NW25 and NE25. City density housing with 30% commercial

development will eliminate that as area for them. **This will fundamentally change our community and our rural experience due to the detrimental effects on wildlife in the area.** I recognize that there will be pressure to change this half section from its current agricultural use, but is there a compelling reason that it needs to become city? Cluster Residential in this area would provide 30% open space. This would allow some room for our beloved fauna to continue to move among us.

It strikes me disingenuous to describe this as an “interface” when the reality of the draft North ASP is that it is simply a spread of the city into Springbank. The traffic. The signage and lighting. The loss of wildlife. The impact on our wonderful vistas. Could Rocky View County instead be bold and conceive of a **Scenic Corridor at the Old Banff Coach Road interchange** with green space, pathways and unique features that highlight its remarkable location and provides an attractive gateway?

Broader Economic & Environmental Considerations

I would argue that there is a broader long-term **economic benefit** to Rocky View if we thoughtfully preserve the beauty of our land. It makes the surrounding area more desirable and simultaneously helps attract and retain bright, creative and energetic individuals that will foster a breadth of economic activity in the Calgary area. Long term thinking about the placemaking we wish to create in the area will contribute more to economic prosperity than an emphasis on developing as many commercial spaces as is possible. A thoughtful approach to preserve the beauty and landscapes of the area will do more to improve Alberta's long term economic prospects than commercial development. We will all benefit from this longer-term thinking.

The provision of **services** to the draft Urban Interface areas will be very challenging and this will be made worse by having such intense development. Potable water and waste watering servicing are especially problematic and will entail significant costs. What are the resources required to fight a major fire in a commercial complex?

Expanding the city density housing and commercial development into Springbank is definitely **urban sprawl**. The City of Calgary has been examining how best to mitigate this sprawl. The City recently rejected applications for 11 new communities on Calgary's outskirts as it tries to manage unbridled expansion and control the costs associated with servicing these areas. Why recreate sprawl level density in Springbank that will cover four quarters of the Urban Interface land?

Recommendations

In conclusion I strongly recommend the following.



1. **Use this Springbank ASP to further our shared vision of Springbank as a unique community with a “tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage.”**
 - The concepts of Cluster Residential, Villa Condo Developments and specified Transition areas between adjacent land uses hold great merit.
 - The integration of a variety of interests and expectations is difficult. The detail in this plan will help all understand and achieve a balance as Rocky View County preserves its unique character while accommodating new ideas.
 - I believe that integrating the draft North and South ASPs together again would provide better coordination in future planning. I have discussed this at greater length in my letter submitted regarding the draft South ASP.

2. **Remove the category of Urban Interface from the draft North ASP.**
 - It is not consistent with other important Rocky View County planning documents.
 - It does not provide an “interface,” but simply turns four of the most beautiful quarters of land in Springbank into city type development.

3. **The half section of land NW25 and NE25 in the diagram above that are currently classified as Urban Interface should be zoned as Cluster Residential.**
 - City density housing and 30% commercial development as proposed in the draft North ASP will have significant impact on the surrounding community and the scenic Old Banff Coach Road corridor.
 - It is not adjacent to Highway 1 and should not be seen as part of highway interchange development.

4. **The two quarters SW36 and NW36 that are adjacent to the Highway 1 & Old Banff Coach Road interchange should be re-designated as Special Planning Areas as they were zoned in prior iterations of the draft Springbank ASP.**
 - The Highway 1 corridor is of crucial importance for many reasons including as a transportation hub, location adjacent to City communities and as a scenic corridor.
 - The two quarters are not designated as a Priority Growth Area for Employment in the draft Municipal Development Plan.
 - The Rocky View County Plan does not have a Business Area at this interchange.
 - The draft North ASP and other corresponding planning documents offer a significant amount of other land for high intensity development in Springbank.
 - I recommend that there be **no commercial development on these lands** in keeping with the draft Municipal Development Plan.
 - If there is to be any commercial development on these two quarters it should be restricted to a maximum of 30% - areas zoned as up to 80% commercial are

not fitting with this location.

- Creative solutions for residential development using open space such as the Cluster Residential zoning should be specified rather than city level density.

Thank you the opportunity to share my views. I appreciate that you have many factors to consider. I hope that you appreciate that examining the myriad documents has been a very difficult task, but that I have done this to ensure I did not offer a knee-jerk reaction. I also hope that you appreciate that discussing this with neighbours has been very difficult as most (if not all) of us were not aware that this process was occurring and the Covid-19 pandemic has prohibited the type of in-person meetings we would have liked to have.

I hope that my recommendations will contribute to better planning for Springbank.

Respectfully submitted,

Roger Galbraith

244062 Range Road 31

Calgary, AB T3Z 3L8

Phone: [REDACTED]

Email: [REDACTED]

ADDITIONAL SIGNATORIES ENDORSING THIS LETTER

Elaine Lehto

244062 Range Road 31

Calgary, AB T3Z3L8

John & Kathy Paulsen

244064 Range Road 31

Calgary, AB T3Z3L8

Richard & Heather Clark

244090 Range Rd 31

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Julie and Bill Barnden

8 Carriage Lane

Calgary, AB T3Z3L8

Trevor & Pina Murray

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Ryan Ganske	12 Carriage Lane Calgary, AB T3Z 3L8
Gavin Burgess	31093 Morgans View Calgary, AB T3Z 0A5
Joan and Gary Laviolette	31066 Morgans View SW Calgary, AB T3Z 0A5
Larry Benke	23 Westbluff Court Calgary, AB T3Z 3N9
Elizabeth Virgo	244062 Range Road 31 Calgary, AB T3Z3L8
Evan Galbraith	244062 Range Road 31 Calgary, AB T3Z3L8
Robert Doherty	61 Springshire Place Calgary, AB T3Z3L2

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - BYLAW C-8064-2020
Date: February 3, 2021 1:58:09 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Scott Hornung
Sent: Wednesday, February 3, 2021 1:53 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8064-2020

Do not open links or attachments unless sender and content are known.

On Behalf of the Board of Sterling Springs Estates Residents Association (SSERA), I am writing you to advise that we are 100% ***Opposed*** to the proposed bylaw. Your cluster residential area that you propose is too massive for the idyllic rural setting in Springbank. The public school system is already bursting at the seams and would be unable to support the massive number of families moving into the area.

Cluster residential area will also be unsustainable in terms of water and sewage. Area structure studies support minimum 2 acre lots.

The amount of traffic would also increase exponentially making it difficult to enjoy the natural preserve that we have in Springbank. More traffic would translate into a higher frequency of accidents in the area, further endangering our children, cyclists and pedestrians.

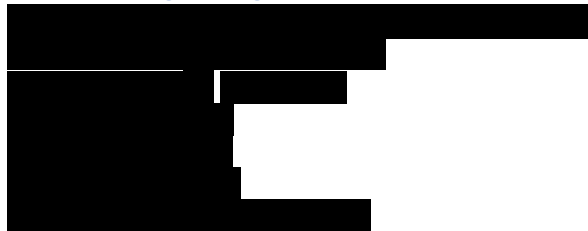
This would also increase the light pollution as we continually add in lights and traffic lights as well as noise pollution due to the volume of traffic.

Scott Hornung

President

Sterling Springs Estates Residents Association

[Scott Hornung, P. Eng.](#)



To: legislativeservices@rockyview.ca
 CC: J Anderson, Planning janderson@rockyview.ca
 Subject: **BYLAW C-8031-2020 North Springbank Area Structure Plan**

- Original Springbank ASP split into North and South ASPs

Regarding the RVC document **"UPDATES SINCE FIRST READING"**:

Splitting of the draft Springbank ASP into two plans

July 28, 2020 – *"In response to first reading discussion and feedback, Administration split the draft (Springbank) ASP into two plans **to better capture the distinct character and goals** for the north and south areas of Springbank."*

What was reported from the July 28, 2020 Council meeting was that **Div. 2 Councillor Kim McKylor asked for the ASP to be split because "it is just too big"**.

Her request was contrary to what Springbank residents had asked for, which is **to treat Springbank as one community with one ASP**. However, in the Updates Since First Reading, the justification given is **"to better capture the distinct character and goals for the north and south areas of Springbank"**. Furthermore, the borders of the split ASPs have NOT been drawn in a logical way (e.g., along TransCanada Hwy) but have been very carefully drawn to include most undeveloped land and existing commercial land into the North ASP; and mostly existing residential areas in the South ASP.

What is the purpose of this obvious manipulation of developed versus undeveloped lands?

I suggest that RVC should take out *Future Expansion Areas 1 and 2* from the North ASP, then both ASPs could be returned to one ASP.

- **Withdraw both ASPs due to GROSS ERRORS and MISLEADING REFERENCES in a POLICY document**

These ASPs fall far below the standard that qualifies for public engagement or for policy documents. The North ASP is riddled throughout with many errors (noted in the questions and comments below). I consider it to be an insult to Springbank residents that RVC has published these ASPs without having them edited, proof-read or references checked. I believe that the broad extent of these errors renders the ASPs invalid for RVC residents to review (since so many references are wrong). It also gives RVC residents very low expectation of the accuracy of the contents.

The ASP document authors and their project manager should be embarrassed to have published this for residents without basic document checks having been done. The wrong references make it impossible for the reader to follow up. The document speaks loudly about how little the RVC administration respects residents with the information it provides to them. There is NO care or accuracy in the presentation this ASP document.

There is also serious inconsistency in both plans, sometimes referring to “Springbank”, sometimes “North Springbank”, sometimes “South Springbank” in contexts where it is obvious that a specific area is being referred to. It is very different to make statements about the whole of Springbank vs. North or South.

As such I demand that these ASPs be withdrawn and thoroughly revised before being published again. At that time, Springbank residents will be able to fully evaluate them. Currently, these misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

RVC needs to provide online links to external documents referenced and add a separate page of all the external document links. It is not enough just to provide the document name – readers want to be able to look at them to verify the reference and get more information.

- Notification of affected residents

The current process that RVC uses to notify “area stakeholders” is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified.**

North Springbank ASP (fall 2020 draft) - comments

The most important enabler of development is the **availability of potable water**. Without water, there can be no development on the scale proposed in the ASPs. There appears to be no or insufficient sources of drinking water to provide the scale of development proposed in the ASPs.

SECTION 20 UTILITY SERVICES

Pg 80 “Map 11: Water Servicing and Map 12: Waste Water Servicing depict ***the most feasible utility system at the time of Plan writing***. The final utility system will be determined as part of the local plan preparation.”

The proposals for utility services are part of a “***technical assessment***” (by ISL engineering) and simply represent “***the most feasible utility system at the time of Plan writing***”.

“The final utility system will be determined as part of the local plan preparation.”

This is a **NON SEQUITUR** – if it’s not the **BEST** choice after the technical assessment, rather than just “***the most feasible***”, it is not magically going to become the best solution at the local plan stage. Will there be a further assessment by ISL Engineering (or others) prior to the North (and South) ASPs being finalized? To be paid for by developers, not taxpayers.

20.11 “All water systems serving developments within the Springbank Plan area” – should that not refer to the North ASP?

20.12 “Residential lots less than 1.98 acres in size shall be serviced through a piped or regional waste water treatment system.”

This confirms that the utility services system must be solved and infrastructure provided before any new higher density residential can be proposed, which has not been done in this ASP or technical documents.

20.13 “Where a regional waste water treatment system is not available, *interim methods of sewage disposal* may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment.”

“Interim methods” likely include trucking out sewage and/or sewage ponds and/or surface spraying of sewage, none of which are acceptable for the health and safety of surrounding Springbank residents.

20.14 What is “PSTS”? – no definition provided

20.17 “Future piped systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point.”

This appears to be an open invitation to developers to build whatever system they choose and RVC taxpayers will pick up the ongoing costs later.

20.20 “The *Municipality reserves the right to provide or assist with the provision of a waste water collection, treatment, and disposal system within the North Springbank area.*”

As above, it would appear that RVC is willing to use public money to pay for water systems for private developments. I and other Springbank taxpayers do not agree with this approach.

Map 11 shows “Proposed Water Lines” and “Harmony Water Lines” – there are no existing Harmony water lines in this area, so why are the water lines not shown as PROPOSED? Misleading omission.

Why does this map show Calalta Service Areas but NO Harmony service areas?

Does Harmony have ANY service areas within the North ASP (outside Harmony)?

The *Springbank ASP Servicing Strategy* report by ISL Engineering states:

3.1.3 “the **full build-out** of the focused service area requires a potable water volume of 26,340 m³ /day ..., equivalent to **9,613,925 m³ /year**, to make the development viable. The **near-term service** area requires a potable water volume of 11,065 m³ /day, equivalent to **4,038,801 m³ /yr.** ... It is important to note that the annual surface volume within the overall Study Area accounts for larger water users such as the Rocky View Water Co-Op Ltd. and Harmony Development Inc; **therefore, availability of water licenses would need to be confirmed to accommodate the volumetric demand.** The required volume would be the largest annual volume in the Springbank area.

It should also be noted that the volumes above are for total diversion quantity allowable for each license compared to the volume currently being diverted under each license.

4.1.1 Harmony Water Treatment Plant Stage 1 of the Harmony WTP has been **constructed to accommodate a population of 6,768** with an average day demand (ADD) of 2.3 ML and a maximum day demand (MDD) of 5.1 ML. Based on 2018 census information, the population is currently 249 people (Rocky View County, 2018). Therefore, there is significant capacity available within Stage 1. That being said, **the Ultimate stage of the WTP is intended to accommodate 15,726 people** with an ADD of 5.7 ML and an MDD of 13.6 ML (USL, 2016). **This population is significantly smaller than the intended population of the Springbank ASP area. As such, major upgrades would be required to accommodate the ultimate Harmony and Springbank ASP populations.** There may be opportunity to stage these upgrades based on development within the Springbank ASP area in conjunction with growth in Harmony. However, only one expansion step was intended from Stage 1 to Ultimate for the WTP (USL, 2016).

However, Harmony Advanced Water System Corporation's Licence to Divert Water (#00414326-00-00 effective June 25, 2018) **states:** "a licence is issued to the Licensee to: operate a works and **to divert up to 917,221 cubic metres of water annually** at a maximum rate of diversion of 0.09 cubic metres per second (being the combined diversion rate in licence No. 00231686-00-00 plus this licence) **from the source of water for the purposes of Storage, Commercial, and Municipal (Subdivision Water Supply).**

Therefore, (as in 3.1.3 above) **there is a HUGE GAP** between what Harmony's water licence is allowed to supply annually, i.e., **917,221 cubic metres, compared to Springbank ASPs' full build-out requirement of 9,613,925 m³ /year; even the near-term service area requirement, i.e., 4,038,801 m³ /yr is clearly unattainable within the Harmony licence.** Also, the Harmony licence is restricted to certain lands as detailed in 3.4 following:

3.4 "The Licensee shall divert the water only to the following points of use: (a) NW 05-025-03-W5M, N1/2 08-25-03-W5M, SW 08-25-03-W5M, Portions of SW 09-25-03-W5M, NW 09-25-03-W5M, 07-025-03-W5M, Portions of SW 18-025- 03-W5M, Portions of SE 1 8-025-03-W5M, Portions of NW 1 8-025-03-W5M, and Portions of SW 17-025-03-W5M."

These above-mentioned lands are within Harmony (not up to 12 km east of there, as indicated to supply areas in the South ASP).

3.7 "The Licensee shall not divert more than 917,221 cubic metres of water per calendar year."

Therefore, Harmony CANNOT supply sufficient potable water to the North ASP (or South ASP).

Section 21 STORM WATER

How does RVC verify that water originally sourced from the Bow River (e.g., Harmony) and the Elbow River (e.g., Calalta) is returned as wastewater to their original catchment area? Especially when both catchment areas occur in the North ASP (and South ASP).

21.13 *"The County will support proposals for storm water re-use through **purple pipe system** in accordance with provincial requirements."*

What is a "**purple pipe system**" – define or explain.

Section 2 Plan Purpose

"It is important that the vision, goals, and policies contained in the Plan address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County."

After reviewing both Springbank ASPs, it appears that the interests of residents, as well as all their feedback to RVC over the last few years, have been largely ignored.

Section 3 Springbank Vision and Goals

Vision With the exception of *"but with Cluster Residential development offering a further choice that promotes the establishment of communal spaces"* (see comments below), the first paragraph contains statements that most Springbank residents would agree with and have promoted as their reasons for living here. **However, most of the policies in these draft ASPs do not reflect these vision statements.**

Goals Most Springbank residents would agree with these goals, e.g., Goal #1 *"Continue to develop North Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed in appropriate locations."*

However, RVC has engaged with landowners/taxpayers over the last few years but most of that feedback has been ignored in these ASPs, therefore, directly contrary to Goals 6,13 and 17 (below):

Goal #6. *"Collaborate and engage with landowners and adjoining jurisdictions throughout the planning process to build consensus on new development."*

Goal #13. *Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.*

Most Springbank residents support agricultural uses but would NOT agree with

“until alternative forms of development are determined” – that intention is NOT *“supporting”* agriculture but merely viewing it as a convenient land use temporarily.

Goal #17. *“Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife corridors, the existing groundwater resource, and drainage patterns within the watersheds of the Bow and Elbow River watersheds.”*

Most of these values have been ignored in these draft ASPs.

SECTION 4 PLAN AREA

Pg 6 “The North Springbank Plan Area boundary is generally defined by the Bow River to the north, **the Highway 1 to the south**”

NO, Hwy 1 is NOT the south boundary because RVC has chosen to deviate from this logical boundary and instead manipulated the boundary to include undeveloped areas (that presumably their owners are anxious to develop), which should logically be in the South ASP. These inconsistencies throughout would have been avoided by NOT splitting the ASPs

Map 01 Key shows “Crude Oil” and “Other” but **neither of these appear on the map.** Should they? Also, it would be useful to highlight the Bow River which is a dominant feature with the north and northeast boundaries of this North ASP running along the Bow River and Bears paw Reservoir.

Section 5 Springbank Context

History (pg 10) After explaining that 2 acre lots were allowed by the 1990s, there is **NO explanation of why 2 acre lots became the standard lot size**, i.e., that was the smallest lot that could safely be serviced by septic system, because there is no wastewater infrastructure. Please add that information so that everyone understands why 2 acres lots are appropriate for unserviced lands. Therefore, higher density residential developments must provide alternative servicing infrastructure or solutions for wastewater (stormwater and drinking water).

Existing Land Use

Pg 10 *“Agricultural lands have been fragmented by residential and business development, and the viability of larger agricultural operations continues to be impeded by competing business and residential development.”*

The draft ASP policies propose to continue this **negative trend of agricultural fragmentation and development pressure**, rather than supporting the agricultural industry.

Existing Land Use Pg 10

“Map 05: Existing Land Use shows the land uses present within the Springbank ASP

area at the time of adoption of the ASP.”

WRONG map number referenced (Map 04: Existing Land Use)

Table 01: Springbank Population Density at Full Build-Out Pg 15

Are these data for all of Springbank or just North Springbank?

Section 6 Land Use Strategy

Purpose p.14 *“the residential areas of Springbank will continue to develop in the traditional country residential and new Cluster Residential forms, providing a range of opportunities for rural living”.*

Springbank residents previously gave RVC the feedback that there **was virtually no support for “Cluster Residential Development”, except for special purposes**, e.g., seniors’ housing.

Pg 14 *“The North Springbank ASP plans for an approximate population of 17,890 with an average density of gross 1.18 upa”* – the 1.18 upa proposal is double or triple the current 0.25-0.50 upa density for residential. This is **NOT rural density** and cannot be achieved without city-like servicing and infrastructure.

Maps 4 Existing Land Use compared to Map 5 Land Use Strategy

Map 4 shows more than 50% of the lands zoned Agriculture.

Map 5 shows 0% of the lands zoned Agriculture – with most of the existing agricultural land proposed to be converted into *“Cluster Residential Development”*, 1,628.05 ha (4,023.00 ac) according to Table 2. Also more agricultural land converted to Infill Country Residential amounting to 525.69 ha (1,299.00 ac) and 122.62 ha (303.00 ac) to Cluster Live-Work. That does not include additional lands removed from agriculture for business/commercial/industrial.

This is NOT a strategy, it’s a proposed elimination of Springbank’s historical farming and ranching industry, to be replaced by higher density residential development and commercial/industrial. This is **unacceptable for a rural municipality**. Again, this is completely **contrary to the feedback that Springbank residents gave to RVC**. This would represent a huge waste of productive agricultural land, which will be in high demand in the future to grow food to feed the local population.

Section 7 Residential

“Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of North Springbank.”

Most Springbank residents would agree to this statement. However, the ASP lays out higher density, suburban/urban scenarios rather than rural.

BUILT-OUT COUNTRY RESIDENTIAL pg 18

7.7 “Notwithstanding 7.7, where existing lots hold a land use designation that permits further subdivision, proposals may be considered to create lots meeting the purpose and intent of that land use district”.

Wrong section # referred to. More errors.

Pg 21 “7.15 **For larger infill parcels** referred to within Policy 7.14 and on Map 05A of this Plan, **parcel sizes below 0.80 hectares (1.98 acres), and to a minimum of 0.40 (1.00 acres), may be supported**”

Infill country residential development should NOT permit 1-acre parcels rather than the 2-acre minimum for existing country residential properties. The reason for minimum 2-acre lots is that there is no wastewater servicing (and septic systems require 2 acres min.). The lands designated for infill country residential in Map 05 are unlikely to receive wastewater utility infrastructure any time soon.

Cluster Residential pg 24

“Cluster Residential design sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while **permanently preserving** a significant amount of open space for conservation, recreation, or small-scale agriculture uses.”

How will permanent preservation be guaranteed? In past discussions, RVC appeared to be promoting Cluster Residential to achieve higher density, so that in the future, the rest of the land could be developed to similar or greater density.

Pg 24 “Principles of cluster development suggest **half or more of the buildable land area is designated as permanent open space.**”

pg 25 “Characteristics - **30% open space.**”

On pg 24, the suggestion is that 50% or more of the buildable land area should be designated as permanent open space. But on pg 25, the open space is characterized as 30%, and on pg 30, it's 40%. These are hugely different scenarios – is the plan proposing 30%, 40%, 50% or more?

Pg 24 “**Further residential development will safeguard Springbank’s precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management.**”

These statements (or claims) make no sense. At the very least, refer to reports/information that describe how this would be achieved or is even possible with the extent of development proposed in this ASP.

7.30 “Cluster Residential development shall provide for well-designed **public gathering places** such as parks, open spaces, and community facilities.”

So the general public could use these places for parties? I don't think Cluster Residents would agree to that.

7.34 *"Homeowner Associations, Community Associations, or similar organizations shall be established to assume responsibility for common amenities and to enforce agreements"...*

I believe it would be necessary for Peace Officers to "enforce" not residents? Has RVC calculated these additional enforcement costs?

7.38 *Open space shall constitute a minimum of 30% of gross acreage" pg 29*

What guarantees can you provide to Springbank residents that at least 30% of gross acreage will be set aside and will be preserved permanently? How will this be done? By designating it Municipal Reserve? Otherwise, why would Cluster Residents have to share their open space with everyone else?

7.38 c) *"Open space shall constitute a minimum of 30% of gross acreage ... When identifying open space to be preserved:*

c) water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space;"

Please explain if this means that the additional areas would be designated ER (Environmental Reserve)?

7.40 *"The minimum lot size for the Cluster Residential areas shall be 0.50 acres."*

This amounts to 4 times the current minimum density across most of Springbank. Current residents did NOT ask for this type of density in the ASP.

7.41 *Notwithstanding policies 7.39 and 7.40, higher residential densities with smaller lots may be achieved to a maximum of 2.0 units per acre through additional dedication of open space to a maximum of 40% of net developable area..."*

As above, current residents did NOT ask for this type of density in the ASP, even with extra open space.

Pg 31 INSTITUTIONAL AND COMMUNITY SERVICES?

This should be a separate section (as in the South ASP) which has erroneously ended up in the middle of Section 7 Residential. Did anyone do basic checks on these documents? These gross errors give Springbank residents a very low expectation that any of the content is accurate.

7.45 *"and Where the proposed location interfaces with residential development, transition policies 10 shall apply."*

What does that mean? Section 10 is Future Expansion Areas?

Villa Condo Developments pg 33

The stated aim "to situate accessible, low-maintenance housing in areas near local shops and services as they develop" is NOT met by 7.48:

7.48 *"Where determined to be compatible and appropriate, Villa Condo developments may be considered in the following areas: a) Cluster Residential; b) Cluster Live-Work;"*

Because neither a) or b) would have shops and services, so that leaves just c) *Institutional and Community Services; and d) Commercial.*

7.51 “Villa Condo developments within the Plan area should: a) have an approved local plan meeting the requirements of **Section 28.**”

There is no Section 28 in the North Springbank ASP. Another error showing the inadequate effort put into this ASP and lack of professionalism.

Section 8 CLUSTER LIVE-WORK DEVELOPMENT?

This is supposed to be part of the Section 7 Residential. This section should be **INSTITUTIONAL AND COMMUNITY SERVICES**. Another huge error adding to the dog's breakfast of a document which is an insult to Springbank residents.

Section 9 BUSINESS

Pg 37 “the County is expected to capture an increased share of the region's business development due to a **growing market and labour force, competitive land values,**”

This describes an outdated scenario. The oil boom is over for the foreseeable future, perhaps forever. Markets are shrinking and people are moving away from Calgary and Alberta. Land values will likely continue to go down and recently planned residential/commercial communities (e.g., Harmony) and retail/commercial sites (e.g., Bingham Crossing) will continue to lack clients and investors or just sit empty. Just as Commercial Court has struggled for decades. The last thing RVC should be proposing in this economic climate is to densify its attractive rural areas. RVC should be offering current taxpayers quality rather than quantity. These ASPs propose turning Springbank into more Calgary suburbs or Balzac-like malls, which will NOT attract new clients nor satisfy existing residents.

Pg 37 “The Plan area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor”

As above, these existing business developments are have not exhibited much success. Why add more, why not support those that are there already?

These proposals also contradict the stated intent in Section 19 Scenic and Community Corridors. It would be more logical to consolidate more businesses around the airport, in areas not suited to residential, and to keep them out of the Scenic and Community Corridors.

Objectives

“Provide for the growth of local and regional **commercial development that celebrates**

and preserves the character and heritage of North Springbank.”

Again, how is this intent possible by placing **more commercial development along Hwy 1 and Rge Rd 33, which degrades scenic and community corridors.**

9.8 “Commercial development shall be attractively designed, fit with existing development, and address the Commercial, Office, and Industrial **Design Guidelines** in Rocky View County and the design requirements of **Section 27...**”

There is no mention of any Design Guidelines in Section 27. Another error.

Industrial Pg 39

*“New and existing **industrial** uses surrounding the Springbank Airport that benefit from close proximity to Highway 1 and the Airport”*

Springbank residents would be accepting of **COMMERCIAL** uses in areas around the airport that are not suited to residential. But they do not want **INDUSTRIAL**.

9.20 “Industrial development shall be attractively designed, complement existing development, and address the Commercial, Office, and Industrial **Design Guidelines** in Rocky View County and the **design requirements of Section 26 ...**”

There is no mention of design requirements in Section 26 (or 27) except for an action to develop these guidelines:

Table 04 Section 26 “**Develop architectural and community design guidelines** that promote consideration of rural character, views, and landscape in new development.”

This ASP cannot cite or align with design requirements that don’t yet exist. If these exist in another document, the ASP needs to reference it by name and provide a link.

SECTION 10 FUTURE EXPANSION AREAS

Pg 44 “***the lands straddling the Highway 1 corridor are considered to be appropriate principally for commercial uses and a natural expansion of the Regional Business Area defined around Springbank Airport within the Municipal Development Plan (County Plan)***”

Whatever happened to the intent to provide a scenic corridor for the millions who use Hwy 1 every year? See also: 10.3 f) appropriate interface and scenic corridor policies shall be established, consistent with Sections 11 and 12 of this Plan.

Pg 44 “Provide criteria for **amendment of the Springbank ASP**”

Is this the North ASP or South ASP or both? The references in the ASPs are completely inconsistent.

10.3 a) ***a public engagement process involving area stakeholders shall be undertaken, and an overall Land Use Strategy and supporting policies for the Future Expansion Area(s) shall be developed;***

Without public engagement RVC appears to have already decided that the Future Expansion Areas will be for commercial and business uses. This is putting the

cart before the horse. RVC should consult Springbank residents first. The process for notification of affected residents for public engagement is inadequate. The current process that RVC uses to notify “area stakeholders” within 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL** residents within the ASP should be notified.

SECTION 11 URBAN AND HAMLET INTERFACE AREA

The following interface areas need to be individually identified on Map 05 and described in the ASP. Otherwise, how would Springbank residents be able to identify these locations by legal land description?

11.1 “To ensure a balanced development form, the proportions of Residential to Commercial development shall be managed through local plan approvals, with the following criteria applied:

- a) Lands in the NW-36-24-03-W05M shall be developed for residential uses with pockets of commercial;
- b) Lands in the SW-36-24-03-W05M shall be developed for commercial uses, with pockets of residential creating a buffer to adjacent lands.
- c) Lands in the N-1/2-25-24-03-W05M shall be developed for residential uses, with pockets of commercial.”

11.2 “Density and composition shall apply as follows:

- a) For lands in the NW-36-24-03-W05M, Residential densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan. i) Commercial development shall account for a maximum of 30% of the gross developable area of the proposed local plan.
- b) For lands in the SW-36-24-03-W05M, Residential densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan. i) Commercial development shall account for a maximum of 80% of the gross developable area of the proposed local plan.
- c) For lands in the N-1/2-25-24-03-W05M densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan. i) Commercial development shall account for a maximum of 30% of the gross developable area of the proposed local plan.”

11.5 a) a **public engagement process involving area stakeholders shall be undertaken**, and an overall Land Use Strategy and supporting policies for the lands shall be developed;

Again, **this section prescribes both density and land use** of these areas, then states there will be a **public engagement process – cart before the horse. RVC should consult Springbank residents before deciding on land use and density. These urban-type developments are inappropriate in a rural municipality, even where it interfaces with an urban municipality.**

Hamlet Interface Area

11.3 “a) Lands in the SW-05-25-03-W05M shall be developed for mix of commercial and

47 | Rocky View County | Springbank Area Structure Plan residential uses; commercial uses should straddle Copithorne Trail, with Residential only being located to the west of Copithorne Trail, as determined through local plan preparation. 11.4 Density and composition shall apply as follows: a) For lands in the SW-05-25-03-W05M, Residential densities shall be between 4.0 and 6.0 units per acre, calculated on the gross development area identified for Residential in the local plan”

Likewise, RVC should consult Springbank residents before deciding on land use and density.

11.5 “c) it shall be demonstrated that there is a satisfactory potable water and waste water servicing solution with the capacity to service the anticipated development form and densities in that area;”

There are currently NO existing servicing utilities to these interface areas.

The **section of the Hwy 1 corridor immediately adjoining the Calgary** municipal boundary is identified within the Rocky View/Calgary Intermunicipal Development Plan (IDP) as a “**key focus area**” requiring particular attention and coordination on development interfaces. Please provide information in the ASP or reference/provide a link to an external document for RVC residents – that should include the outcome of collaborative discussions of this IDP area with the City of Calgary.

Section 12 Transitions

“Agriculture is still a significant land use within and immediately outside of the Plan area and will continue **until the envisioned development occurs**. It is important that agricultural uses are allowed to continue unimpeded until the land transitions to an alternate land use.”

As mentioned earlier, Map 05 shows NO agricultural land use, therefore it would appear that the ASP is not a “plan” but a decision already made to develop (commercially/residentially) 100% of the current agricultural land. Springbank residents do NOT want all agricultural land in North Springbank to be developed. It is unacceptable for RVC as a rural municipality to propose this.

Objectives

- “In accordance with the **County’s Agricultural Boundary Design Guidelines**,” **Need to provide an online link to this external document and add a page of external document links.**

Business-Residential Transition pg 49

12.5 “Where commercial or industrial buildings are on lands adjacent to a residential area, the commercial or industrial building shall be **set back a minimum of 50 metres from the commercial or industrial property line.**”

The setback should be at least 100 metres from a rural residential property.

12.19 a) “Where non-agricultural buildings are on lands adjacent to the agricultural lands, the non-agricultural building should be **set back a minimum of 25 metres** from

the non-agricultural property line;”

Since Map 05 shows NO agricultural lands surviving, provision should be made to increase this setback to 100 metres from residential land.

Section 13 Agriculture

pg 54 *“The continued use of land for agriculture, until such time as the land is developed for other uses, is appropriate and desirable. The **Springbank ASP policies support the retention and development of agricultural uses ...**”*

This North Springbank ASP does NOT support agricultural land use, e.g., Map 05 shows the ASP strategy is that NO agricultural land use continues, but rather that these lands are developed, border to border.

13.9 *“Applications for Confined Feeding Operations shall not be supported.”*

Need definition and example(s) of what Confined Feeding Operations are.

Section 14 NATURAL AND HISTORIC ENVIRONMENT

Map 06 shows Environmental Areas and Map 07 shows Wildlife Corridors but Map 05 shows that the land use strategy for most of these areas is to be developed.

This is unacceptable. There **MUST** be Environmental Areas and Wildlife Corridors that are exempt from development.

14.13 ***Building and development in the riparian protection area shall be in accordance with the County’s Land Use Bylaw and the County’s Riparian Land Conservation and Management Policy.***

Building and development in the riparian protection area SHOULD NOT be allowed, as per 14.16 “The riparian protection area should remain in its natural state.”

14.17 ***“Public roads and private access roads may be allowed in the riparian protection area.”***

Public roads and private access roads SHOULD NOT be allowed in the riparian protection area, as per 14.16 “The riparian protection area should remain in its natural state.”

14.20 *“Until a Cultural Heritage Landscape Assessment of the Plan area is completed” and Actions 1.*

When will a Cultural Heritage Landscape Assessment be done, given the extent of development that is being planned for North Springbank, these need to be completed as soon as possible?

14.22 *“Names of new developments and/or roads should incorporate the names of local settlement families, historical events, topographical features or locations.”*

Note that Qualico planned to erroneously name their commercial/residential

development on the Rudiger Ranch lands as “Coach Creek” which is the name of the creek several kilometres east of there, adjacent to Artists View. So the ASP just stating that these names be used is obviously not going to address the issue of the wrong names being applied.

NOTE: the naming issue can be high risk when it comes to Emergency Response, as has been experienced with the confusion between Springbank Hill in Calgary (with all its “Springbank” street names), and Springbank in Rocky View. Wasted time (finding out which Springbank?) can have serious outcomes for emergency response situations.

Section 17 Transportation

Map 09 should show the whole extent of Old Banff Coach Rd/Provincial Hwy 563, just as Hwy 1 and Hwy 1A are shown entirely even though both continue outside the ASP. Why only showing part of OBCR/Hwy 563? (The rest of it is inside the South ASP but it is not shown in the South ASP either.)

Why is Hwy 563 not named on Map 09, when even much smaller local roads are named. Hwy 1A is not even inside this ASP but it is boldly named!

Why is this ASP avoiding mention of Old Banff Coach Rd/Provincial Hwy 563?

Likewise, pg 72-74 do not mention Old Banff Coach Rd/Provincial Hwy 563. This plan needs to include a discussion on how this highway fits in and will play a part in the North ASP, especially with all the development that is being proposed along both sides of OBC Rd. This should include engagement with residents along OBC Rd/ Hwy 563 and other Rocky View users of this road.

18.7 *“The County shall collaborate with The City of Calgary and Alberta Transportation to identify future east/west collectors (corridors) through the Plan area (both north and south of Highway 1).”*

Also, RVC needs to collaborate with The City of Calgary and Alberta Transportation to decide the future of Old Banff Coach Rd/Provincial Hwy 563.

Section 19 Scenic and Community Corridors

Pg 78 Map 10 - With just one Scenic and one Community Corridor shown on Map 10, it is unclear what parameters are used to designate a “corridor” – only where there is new development? Needs explanation here or reference/link to an external document.

Map 10 and 19.5 *Rocky View County shall collaborate with Alberta Transportation and The City of Calgary to identify opportunities to create attractive scenic and community corridors, including a **scenic corridor along Highway 1**.*

and 19.6 *“Planning and development within the **Highway 1 West Corridor Key Focus Area** (see Map 10: Scenic and Community Corridors) shall be subject to the policies of*

the Rocky View County/City of Calgary Intermunicipal Development Plan.

Re the Highway 1 Corridor Key Focus Area, the RVC and the City collaboration will have to be a lot more productive than in the past, e.g., the stretch along the Hwy 1 (immediately to the east) is more like a tunnel to drive through (walls on both sides) than a “scenic corridor”. What was promised (when that previous stretch of Hwy 1 was developed) to keep it scenic was NOT delivered. Ugly walls were built instead.

“*Scenic Corridor Views*” figure (no number or reference in this ASP) and photos: Ironically, the #2 view (on the north side) is at the bulldozed field that is Bingham Crossing, with a huge “Coming Soon” billboard and piles of topsoil that were pushed up years ago. On the south side of Hwy 1 are RV storage lots and empty buildings in Commercial Court. Immediately to the west, along the south side, the fence is lined with Harmony marketing gimmicks. Any view(s) that existed are now compromised or absent.

The #5 view used to be of Paskapoo Slopes but now is almost entirely (views of) construction sites for various city developments.

RVC needs to update these Scenic Corridor Views and photos and integrate them into the ASP.

“*Community Corridor Views*” figure (no number or reference in this ASP):

This figure and photos need explanation – they appear to show both South and North ASPs. Need a description of how this fits in Section 19 and what the numbered pink view symbols represent.

The **section of the Hwy 1 corridor immediately adjoining the Calgary** municipal boundary is identified within the Rocky View/Calgary Intermunicipal Development Plan (IDP) as a “**key focus area**” requiring particular attention and coordination on development interfaces. Please provide information in the ASP or reference/provide a link to an external document for RVC residents – that should include the outcome of discussions of this IDP issue with the City of Calgary.

How does a Key Focus Area of the IDP become an Urban Interface Area in the ASP?

SECTION 26 IMPLEMENTATION

Objectives

- “*Implement the Land Use Strategy and policies of the **Springbank** Area Structure Plan.*”

NO, as mentioned above in Section 6, implementing these Land Use Strategies would result in the elimination of all Agricultural land use and completely cover the North ASP with residential and commercial/industrial. This is unacceptable

for a rural municipality to propose in a rural area. Also, shouldn't this refer to the North ASP?

Pg 94 Plan Review and Amendment

*"The **future development** outlined in the Springbank Area Structure Plan **will principally be driven by market demand and availability of servicing.**"*

That servicing does not yet exist and according to the current technical assessments, may never be possible. Do RVC or developers intend to commission further technical assessments to generate a workable utility servicing plan? These reports would be paid for by developers, not taxpayers. Also, shouldn't this refer to the NORTH ASP?

26.8 *"The **principal consideration in the phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.**"*

Based on the discussion of Utility Services above (Section 20), this North ASP cannot proceed. Shouldn't this refer to the NORTH ASP?

Table 04: Implementation Actions Pg 95

Action 1 should refer to Section 7, not 9.

Action 2 should refer to Section 7 (once Cluster Live-Work is restored to Residential), not 8.

Action 6 "Develop access management and road design requirements for 101st Street in collaboration with The City of Calgary."

101 St is in the South ASP NOT the North ASP. More shoddy work in presenting this ASP. These misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

SECTION 27 INTERMUNICIPAL COORDINATION AND COOPERATION

27.2 "Development proposals adjacent to the city of Calgary shall ensure that transition and interface tools are used in alignment with Sections 21 (Scenic and Community Corridors), 14 (Transitions);"

These sections are both **WRONGLY** referenced and thus misdirect the readers – more errors.

Appendices

Why is the North ASP missing "Design Guidelines" that the South ASP has in Appendix D of that ASP?

APPENDIX C: INFILL DEVELOPMENT CRITERIA

Pg 111 Infill Opportunities for NW-36-24-3-W5M

Key shows **Special Planning Areas** and a Special Planning Area north of Twp 250. However, no Special Planning Areas are shown on Map 05 and there this land is shown as Cluster Residential Development.

Why this difference between this figure and Map 05?

Likewise Special Planning Areas are shown in:

Pg 108 Infill Opportunities for NE-35-24-3-W5M – same location.

Pg 112 Infill Opportunities for SE-2-25-3-W5M – nearby; and

Pg 113 Infill Opportunities for SW-1-25-3-W5M – nearby

APPENDIX D: PLANNING NORTH SPRINGBANK

Pg 116 ***"It is important that the vision, goals, and policies contained in the ASP address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County."***

However, it would appear from the North (and South) ASP that the interests of residents have been largely ignored, while the interests of non-resident landowners have been listened to.

Table 06: Principles and Objectives of the IGP Pg 120

With the exception of Section 7 (Residential) and Section 9 (Business), ALL of these sections are wrongly referenced in Table 06. More misleading errors.

pg 121 ***"Where further collaboration and coordination of land use and infrastructure planning is seen to be required to achieve suitable development forms along the municipal boundary, these areas have been designated as Special Planning Areas (see Section 11)."***

There is NO mention of Special Planning Areas in Section 11. SPAs are only mentioned in Appendix C in the figure keys. More misleading errors.

Pg 121 Rocky View Municipal Development Plan (County Plan)

"A key direction of the Municipal Development Plan (County Plan) is to use land efficiently by directing growth to defined areas, thus conserving the remaining large blocks of land for agricultural use. North Springbank is identified as a Country Residential Area in the Municipal Development Plan (County Plan)."

However, the wall-to-wall Cluster Residential, Infill Residential, Business & Industrial etc. that the North ASP proposes, leaves no space/lands for agriculture.

Pg 121 ***"The Municipal Development Plan (County Plan) emphasizes the importance of retaining rural character through the use of adjacent open space, community design, and reducing the development footprint."***

This would indicate that the ASP should propose lower not higher density.

Pg 122 Public Engagement Process

*"The County's engagement strategy provided opportunities for **much-valued input from landowners, stakeholders**, adjacent municipalities, and the general public, all of which has, in part, informed the overall vision and policies of the ASP."*

As above, it would appear that the "*much-valued input from landowners, stakeholders*", who are *also residents*, has been largely ignored.

The current process that RVC uses to notify "area stakeholders" for public engagement is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified.**

APPENDIX E: LOCAL PLANS IN THE NORTH SPRINGBANK PLAN AREA**Pg 126 Table 09: Local Plans in the North Springbank Plan Area**

Many of these plans are NOT in the North ASP. Is this supposed to be for all of Springbank? Both ASPs?

Comments from: Ena Spalding
178 Artists View Way T3Z 3N1

Springbank ASP, North and South, Draft Prepared for First Reading

Feedback prior to Feb. 2021 deadline:

1. *Technical Support documents***ISL Springbank Servicing Report, 86 pages, 2020**

Makes two *assumptions* for favorable water supply options:

1. Calgary from the reservoir at Artists View East:
but it does not consider the relevant possibility of such a solution, since RVC has hired a third party to try to eliminate the CRMB. Calgary will not be amenable to cooperate. If Calgary should sign an agreement, what would be the annual taxpayer cost?
2. Harmony:
but their licenses allow supply only on their own lands, clearly described in each license, and for the volumes required by that development. I do not see a system of negotiation referenced in the ISL report, nor any application to amend their licenses. I note that to even supply the Harmony development, itself, at full build-out an investment in the range of \$570 Million more capital is required. If RVC anticipates use from Harmony how much will that cost us, the current taxpayers?
**** Specifically, in the South ASP, there is a Harmony water line running east to the Rudiger lands. Again, there is no water available and no license to do this so why is something incorrect in a bylaw Document?**

No responsibility for costs were stated for taxpayers to consider! Is it fully developer cost; or is it a cost-recovery system demonstrating the same cost to us as “Balzac East” continues to be?

Therefore, it must be concluded that **neither ASP CAN proceed at this time.**

MPE Report on Springbank Creek, 55 pages, 2015

Key points from this report:

1. Clearly states, in 2015 dollars, that \$2M was required to remedy existing problems in just that one sub-basin
2. Mapping shows large areas of land that are too wet for development within the ASP boundaries, yet this report indicates even smaller parcels on less than 1 acre using private sewage. This is directly opposite the recommendation regarding pollution via wastewater drainage in both the Elbow and Bow River Watershed Reports. (see below)
3. The map on p. 9 clearly shows all the areas that will be negatively impacted by SR1 – but this report does not include that analysis

MPE Master Drainage Report, 138 pages, 2016

This appears to be a paper exercise to try to update the thorough Westhoff Report of 2004.

1. No stream gauge program has been implemented, as per the Westhoff Report, therefore RVC has no idea of TSS loads - as only one example. Without this program there is also no way to gauge outcomes from the SR1 impacts.

It also references the requirements of both the Elbow and Bow Watershed Reports.

The Watershed Reports require:

2. a limit to phosphorus loading and currently Calgary has difficulties meeting their required reduced load. How then can this massive plan meet those same conditions, as they add to the issue vs. help it?
3. Maintaining pre-development hydrology which apparently is not even done currently, since there is a need of \$2M to correct current issues

Picking up on only these three points (of the 6 in the MPE reports) it therefore must be concluded that these ASPs **CANNOT proceed at this time.**

2. Draft Springbank ASP, both North and South

Residential:

The cluster development idea received minimal agreement by the residents to be included:

- to make sure our seniors could remain in the central part of our Springbank Community, and
- to be placed where it made topographic and access sense for them.

Instead, the ASP is proposed to cover massive areas of Springbank which is against the community feedback of only 53% even saying yes to a variety of some higher density; and of that 53% only 1/3 (18% of 53% = miniscule) wanted cluster development. Besides what wildlife corridor could exist within cluster development?

Remember that Springbank already has a 100-year supply of approved developments in a closed river basin.

Therefore, the reports' conclusions are wrong making the reports and mapping wrong.

Industry:

The concept of industrial development in the North ASP:

The clear community feedback was to allow ONLY light industry and that should be ONLY where the Springbank Airport requires residential restrictions. The feedback went on to say that only commercial development be allowed beyond those boundaries.

It is recognized that the number of industrial-acres is reduced from 946 to 469 (unless of course that is simply a conversion of the numbers).

Instead - what did the Springbank Community get? INDUSTRY!!

Therefore, the report conclusions are wrong making the report and the mapping wrong.

Thinking of access for developers of industry: why would they choose Springbank?

- No international airport.
- No railroad.
- Tougher and longer access to the industrial corridor in Calgary.
- Tougher and longer access to the north/south corridor of the province.

Agriculture, in both ASPs:

Why is it protected only “until”? Are we all going to stop eating when we live in those dastardly cluster houses covering all the agricultural land?

Additionally, without agriculture, who will be the stewards of the land in order to continue to deliver the current “full basket of environmental goods”? This stewardship situation provided by all our agriculturists also benefits all those downstream of Springbank. Isn't that called regional planning for servicing?

Transportation:

The South ASP boundaries cut off Highway 1, yet Goal 8 requires attention to both Highway 1 and to RR33.

The North ASP, Goal 9, does not have specific treatments listed for intersections from the County to Highway 1. RR33 is the community centre of Springbank.

Correct the wording and mapping of both ASPs.

In particular, Highway 563 is cut off from recognition in both documents. Both maps show this provincial highway as a non-continuous entity. Wrong. It is an historical highway and should continue as such (as a matter of fact, in other documents in front of RVC – 563 being provincial – what is Qualico doing proposing multiple accesses from both Calgary and RVC, without the required distancing under provincial standards?)

Please confirm that all “notions” of a provincial highway, #563, being taken over by RVC and turned into a four-lane feeder road ARE DELETED!

Servicing:

The goals of both ASPs state “provide” --- “in a safe, cost effective, and sustainable manner”.

The wastewater line is incorrectly shown to tie into Pinebrook. They are connected to Calgary. There is no new agreement.

There is no Regional Plan.

The South Saskatchewan River basin has been closed since 2006.

Both the Bow and Elbow Watershed Plans prohibit runoff.

Could you please thoroughly explain how this statement can legally exist?

If it should become legal -at whose costs?

Open Spaces:

Both documents claim that some of the open spaces left over from cluster development would be Municipal Reserves.

Those homeowners would assume that is their space. How likely is it they would let me drive into the middle of their group to walk my dog and leave it's business behind?

So - How many more tax dollars would have to be spent to mow those MRs to control fire hazard?

Unreasonable assumption!

Communication:

Acton 5 in the South ASP talks about communication between RVC and developers. Developer don't pay the taxes. Where is the communication with the taxpayers – and show me when and where that communication is thoughtfully considered.

Even taking the side of a developer – tell me how dividing the franchise area for the Calalta Water service into two ASPs, with different conditions is listening to developers?

Have both ASPs been circulated to the City? What are their comments on this new divided direction? I don't see that communication on RVC website.

Conclusion:

All this time, energy, and money spent by the residents, the administration, the consultants, and Council has become a colossal waste by everyone. Not only is our feedback ignored but one Councillor went on to split our ONE COMMUNITY into two parts.

DEFEAT AND START AGAIN. (Or do NOTHING, as we already exist under more than one Springbank ASP.)

Respectfully,

Gloria Wilkinson

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Bylaw C-8064-2020
Date: February 1, 2021 1:16:29 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

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From: Pam Janzen [REDACTED]
Sent: January 31, 2021 3:25 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8064-2020

Do not open links or attachments unless sender and content are known.

Pam Janzen [REDACTED]

3:23 PM (0 minutes ago)



to [legislativeservices](#)



To RockyView Council,

I do not agree with splitting the Springbank ASP into North and South. This is contrary to the input from the existing residents.

The water servicing strategy as proposed appears to be designed for the TransCanada corridor, which primarily has commercial and industrial uses. There does not appear to be a piped strategy for the proposed residential areas, while at the same time, these residential areas are forecast to grow enormously. I believe it is negligent to not provide a piped water/wastewater solution for any future development in this area.

Pam Janzen
34199 Township Rd 240A

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Support for Springbank ASP Amendment
Date: February 1, 2021 1:47:41 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

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From: Don Stephan [REDACTED]
Sent: February 1, 2021 1:40 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Support for Springbank ASP Amendment

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February 1, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: Support for Springbank ASP Amendment

As a landowner with Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County.

WLC owns 135 acres (55 hectares) within SE 9-25-3-W5M bordering the Springbank Airport and the Hamlet of Harmon. We feel this location provides an excellent location for airport-related business and employment growth.

WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development.

The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,

Don Stephan



CC.

Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samanntha Wright, Rocky View County

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Avion Support Letter
Date: February 1, 2021 3:05:12 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
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From: abida khan [REDACTED]
Sent: February 1, 2021 2:57 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Avion Support Letter

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To Whom It May Concern:

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Sincerely,

CC.

Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samantha Wright, Rocky View County

Regards
ABIDA KHAN, Sent from my iPhone.

NAME: Steve Allan

ADDRESS:
3045-2nd Street SW

Via email: legislativeservices@rockyview.ca

DATE: December 20, 2020

SUBJECT: Letter of Support for The North Springbank Area Structure Plan,
Rocky View County

To Rocky View County,

This is a letter written in support of The North Springbank Area Structure Plan.

I am on the Board of Directors for Bow Water & Land, a project located in Springbank and directly impacted by the approval of the North Springbank Area Structure Plan.

Through the Project Team, our Board has supported the Rocky View County process leading to an approved Area Structure Plan for Springbank. Council's approval for the North Springbank ASP would be a positive choice, supporting growth and investment in the area.

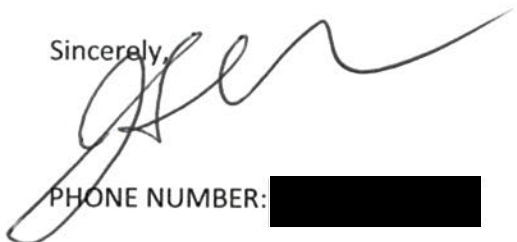
Representing both business and residents in the region, and collectively as a Board, I understand the need for cooperation and collaboration between municipalities. I also appreciate that Rocky View has demonstrated a thorough process spanning four years and several disciplines, including engagement from stakeholders and its municipal neighbour, in creating the NSASP. And it is time to take next steps.

I encourage Rocky View Council to follow through on their work and vision and approve the NSASP. Approval is an essential step to unlock the potential for growth in Springbank which will include increasing Rock View County's economic development opportunities, their ability to benefit directly from the growth and travel in Springbank, and their contribution to sustained economic prosperity in Alberta.

Thank you for your consideration of our interests.

Sincerely,

PHONE NUMBER: 



From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Support for Springbank ASP Amendment
Date: February 3, 2021 11:30:50 AM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Bev Schultz

Sent: Monday, February 1, 2021 6:59 PM

To: Legislative Services Shared

Subject: [EXTERNAL] - Support for Springbank ASP Amendment

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Feb1 2021

To Whom It May Concern:

Re:Support for Springbank ASP Amendment

As a landowner with Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County.

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The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,

Stanley Schultz

CC.

Reeve Daniel Henn, Rocky View County

Councillor Mark Kamachi, Rocky View County

Councillor Kim McKylor, Rocky View County

Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samanntha Wright, Rocky View County



BOW WATER & LAND

500, 1414 - 8th Street SW
Calgary, AB
T2R 1J6Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2legislativeservices@rockyview.ca

3 February 2021

**SUBJECT: Letter of Support for The Draft North Springbank Area Structure Plan,
Rocky View County**

This is a letter written in support of The Draft North Springbank Area Structure Plan (NSASP), with a request to review one area of the plan for amendment.

Bow Water & Land owns approximately 300 acres of undeveloped land located along the Trans-Canada highway just west of Calaway Park.

Bow Water & Land also owns a significant water license for the region.

Our team has been engaged in the entire process of creating both North and South Draft Area Structure Plans and we appreciate that Rocky View has demonstrated a thorough process spanning four years and several disciplines, including engagement from stakeholders and its municipal neighbour, in creating the Draft NSASP.

One area requires further attention from our perspective: While the Draft North Springbank ASP, provides the framework for greater choice in residential homes, we request your consideration for amendment within the Draft NSASP regarding the *Villa Condo Land Use*.

In order to keep Springbank thriving, we need to keep and attract a diversity of people to the region to live and work. The *Villa Condo Land Use* described in the current Draft North Springbank ASP limits choice and affordability and will result in reducing the number and type of potential buyers, failing to invite a full diversity to the region.



An amended mixed use Land Use is provided for consideration and inclusion in this letter.

In order to provide greater potential for people to choose to remain in Springbank, grow older in Springbank, and also to attract younger people and families to Springbank, the Villa Condo Land Use could be amended to allow for multi-storey buildings within commercial areas.

This amended mixed use opportunity would create greater flexibility for housing and appeal to a broader range of age groups and incomes, while continuing to meet the stated goals within the North Springbank ASP.

We encourage Rocky View Council to follow through on their dedicated work and vision and approve the Draft North Springbank ASP. Approval is an essential step to unlock the potential for growth in Springbank which will include increasing Rock View County's economic development opportunities, their ability to serve community, benefit directly from the growth and travel in Springbank, and their contribution to sustained economic prosperity in Alberta.

Sincerely,

Karin Finley

On behalf of Bow Water & Land and Durum Capital Inc.

C [REDACTED]

E karin@durum.ca

Cc: Dominic Kazmierczak
Jessica Anderson



Villa Condo Land Use Proposed:

Amendment #1 - Revise Section 7.51 as follows:

7.51 Villa Condo developments within the Plan area should:

- a) have an approved local plan meeting the requirements of Section 28 and Appendix B of this Plan;
- b) ~~predominantly be~~ **accommodate a variety of building forms including** stairless, single-storey bungalows, ~~or~~ attached **two story** units ~~(two units),~~ **(duplex/semi or rowhouse) or multiple unit buildings (not exceeding four stories);**
- c) contain common lands;
- d) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;
- e) be located within walking distance to community meeting places or joint use facilities; and
- f) be compatible with adjacent uses.

Amendment #2 - Revise Section 7.52 as follows:

7.52 The maximum density for Villa Condo developments shall be ~~4.0~~ **20.0** units per acre, calculated on the gross development area identified for the Villa Condo.

Amendment #3 - Revise Section 7.56 as follows:

7.56 To ensure a balanced development form in Commercial areas, the phasing of a Villa Condo development shall be managed through local plans and subdivision approvals, with the following criteria applied:

- a) **Up to** 75% of the Villa Condo units proposed within a local plan ~~shall not~~ **may** receive subdivision approval ~~until 50%~~ **provided that 25%** of the Commercial uses identified within the local plan area have been constructed;
- b) **The remaining** 25% of the Villa Condo units proposed within a local plan ~~shall not~~ **may** receive subdivision approval ~~until 75%~~ **provided that 50%** of the Commercial uses identified within the local plan area have been constructed.
- c) If Villa Condo units are proposed within Commercial areas, the Commercial area shall, at least in part, propose commercial uses that provide services complementary to the residential component of the development.

Note: Black bolded italicized text with strikethrough to be deleted, red bolded text to be added

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - Letter of Support Springbank ASP
Date: February 2, 2021 11:22:12 AM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Bruce Christensen

Sent: Monday, February 1, 2021 4:45 PM

To: Legislative Services Shared

Subject: [EXTERNAL] - Letter of Support Springbank ASP

Do not open links or attachments unless sender and content are known.

As a landowner with Westside Land Corporation, I am attaching a letter of support for the Springbank ASP. Thank you for your consideration.
Bruce Christensen, Taber, Ab.

Rocky View County
egislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: Support for Springbank ASP Amendment

As a landowner with Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County.

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WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development.

The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,

CC.
Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samanntha Wright, Rocky View County

February 3, 2021

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

Attn: Rocky View Council
c.c Planning & Development Services
publichearings@rockyview.ca; legislativeservices@rockyview.ca



Re: Springbank ASP

To whom it may concern,

Calaway Park (Calalta Amusements Ltd.) and Calalta Waterworks Ltd. have been established and active in the Springbank Community for the past 40 years. Calaway Park being one of Alberta's top family tourism destinations, leads Rocky View County as its #1 tourism attraction. Calalta Waterworks Ltd. has serviced the community (schools, businesses and residents) with safe potable drinking water for the past 40 years.

Having participated in the North and Central plans (1996-2000), Calaway Park and Calalta Waterworks Ltd. are in support of the North (Bylaw C-8031-2020) and South (Bylaw C-8064-2020). We see them as an evolution and extension of the North/Central plans that exist today. We believe the comments/observations included below are important for Council members and the County Planning & Development Services department to consider.

North ASP (Bylaw C-8031-2020):

Calaway Park and Calalta Waterworks Ltd support the North ASP Plan. Our comments are:

- In coffee chats and open houses, we and others stated that the commercial corridor was from the Springbank High School/Park for all Seasons to the ASP borderline being Harmony. The commercial corridor potential will be on Range Road 33 Northbound; therefore, we feel that Range Road 33 to the High School should be in the North Plan.
- In the riparian set back noted on page 62/63, the size of waterway in our property is out of context and incorrect in size.
- It is understood that the transportation network identified on page 68, map 8, is at a higher level and for future consideration, yet we would want the reader to know that Calalta Amusements will only build 440 metres of Township Road 245 as per the CastleGlen Functional Transportation Plans (1,2,3). This road will be built as per county standards, same specs as Eastbound Township Road 245 was built to.
- Calalta Waterworks Ltd. Franchise Area with the County is established in the ASP. For the reader, please note that the intake system and Water Treatment Plan have been built for the next 100 years. Note, infrastructure exists and is functional for this area of the ASP.

South ASP (Bylaw C-8064-2020):

Calaway Park and Calalta Waterworks Ltd support the South ASP Plan. Our comments are:

- We believe through all community input that we have participated in indicated the Business/Commercial corridor is from the Springbank High School/Park for all Seasons to the ASP borderline being Harmony. The commercial corridor potential will be on Range Road 33 Northbound;

therefore, we feel that Range Road 33 to the High School should be in the North Plan, not the South ASP. This was discussed with the County Planning & Development Services department during public consultation.

- Calalta Waterworks Ltd. has been providing safe potable drinking water for the last 40 years. We would want it noted for the reader that the new Water Treatment Plant commissioned in 2015 and the Calalta Waterworks Ltd. intake system off the Elbow River has been built for the next 100 years. We have the capacity to service the South ASP area.

Network Analysis; Watt Consulting Group:

For the most part Calaway Park and Calalta Waterworks Ltd are in agreement with the Watt Report except in the below two areas:

- The Watt report makes mention of 'Traffic Signals' in the future for Township Road 245 and Range Road 33 (page 36). This would be a significant error. Separate from the traffic of Calaway Park, this intersection would be backed up in the morning on a daily basis, as this intersection is the main traffic corridor for the Springbank Schools. In addition to the Functional Plans that exist, the entrance way to Commercial Court will be closed, forcing southbound traffic to go to Township Road 245 and turnaround. This will only create more vehicle access to this area. The only option would be a roundabout.
- It is also noted that this network analysis is higher level and for future consideration, yet we would want the reader to know that Calalta Amusements will only build 440 metres of Township Road 245 as per the CastleGlen Functional Transportation Plans (1,2,3). This road will be built as per county standards, same specs as Eastbound Township Road 245 was built to.
 - A turnaround cul-de-sac will be built at the end of the 440m as the road does not extend to our property line West bound as it has not been purchased/expropriated by any Government party.

Servicing Strategy; ISL Engineering:

For the most part Calaway Park and Calalta Waterworks Ltd are in agreement with the ISL Report except in the below areas:

- Section 3.2 Existing Water Infrastructure
 - Calalta Waterworks Ltd. is referred to as a private water utility, we request consideration to be called a public/private regional water utility
- Figure 3.2 – Existing Water System
 - Calalta Waterworks Ltd. Water Treatment Plant is not indicated
 - Why have the Calalta Waterworks Ltd. waterlines not been included?
- Section 10
 - There was no communication between ISL and Calalta Waterworks Ltd. with respect to future cost analysis especially when it relates to existing infrastructure in place. We are aware this is a higher-level report, but would like it noted for the reader. Calalta Waterworks Ltd. has borne the cost of the infrastructure and the Springbank Community has been a recipient for the last 40 years.
 - Figures 10.2-10.5 do not appear to include existing Calalta Waterworks Ltd. waterlines in place.

- Wastewater Treatment
 - ISL has made references to Calalta's Franchise Agreement inclusive of Wastewater, this is incorrect. Would like the reader to note the Calalta Franchise Agreement is water only not wastewater.
 - It would be advisable to know if this has any impacted on the cost calculations performed.

We appreciate all of the public consultations and hard work of the County Planning & Development Services department in the development of the Springbank Plans. Calaway Park and Calalta Waterworks Ltd. are in support of the North (Bylaw C-8031-2020) and South (Bylaw C-8064-2020) and as previously stated we see them as an evolution and extension of the North/Central plans that exist today. We believe the comments/observations we have included are important to be considered and noted for the reader.

Respectfully,



Bob Williams
General Manager
Calaway Park
Calalta Waterworks Ltd.

c.c Gordon Dixon; President, Calalta Amusements Ltd.; Calaway Park; Calalta Waterworks Ltd.
c.c Dena Dixon; Vice President, Calalta Amusements Ltd.; Calaway Park; Calalta Waterworks Ltd.
c.c Paul Seo; Director of Finance, Calalta Amusements Ltd.; Calaway Park; Calalta Waterworks Ltd.

/sb

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - From : Donald Beattie
Date: February 2, 2021 2:33:20 PM
Attachments: [ATT00001.txt](#)

MICHELLE MITTON, M.SC
Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

-----Original Message-----

From: Connie [REDACTED]
Sent: Tuesday, February 2, 2021 2:30 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - From : Donald Beattie

Do not open links or attachments unless sender and content are known.

NAME: Simon D'Amours

ADDRESS: 9057-93 STREET NW, EDMONTON, AB T6C 3T3

Via email: legislativeservices@rockyview.ca

DATE: JAN 5/2021

SUBJECT: Letter of Support for The North Springbank Area Structure Plan,
Rocky View County

To Rocky View County,

This is a letter written in support of The North Springbank Area Structure Plan.

As a landowner in Rocky View County, I am invested in the community's future and support the ASP for increased certainty surrounding growth in Springbank. Approval of the North Springbank ASP will provide residents and landowners with certainty for the land uses we will build into the future.

With the intended land uses as described in the North Springbank ASP, we look forward to having a greater choice in residential homes, providing greater potential to both remain in Springbank and to attract young people – or keep our young people - in Springbank. In addition, we believe that Council approval of the North Springbank ASP now will lead to more available jobs, goods, and services and attract other opportunities that may include schools, recreation and other activities; all of which create a thriving economy and community.

By approving the North Springbank ASP, we feel that our agricultural past and future are supported because we will have certainty for areas of residential and non-agricultural growth.

Thank you for considering the merits of this letter and we look forward to further engagement on the subject.

Sincerely,



PHONE NUMBER:



From: [Dawn Criddle](#)
 To: [legislativeservices@rockyview.ca](#)
 Subject: [20201 Springbank ASP Amendment](#)
 Date: February 2, 2021 1:03 PM

Michelle Morrow, M.A.
 Legislative Coordinator - Legislative Services
 Rocky View County
 262075 Rocky View Point | Rocky View County | AB T4A 0X2
 Phone: 403.261.2200
[info@rockyview.ca](#) | [www.rockyview.ca](#)

From: Dawn Criddle
 Sent: Tuesday, February 2, 2021 1:03 PM
 To: [legislativeservices@rockyview.ca](#)
 Subject: [EXTERNAL] Letter of support

Do not open links or attachments unless sender and content are known.

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
 Legislative Services
 262075 Rocky View Point
 Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: Support for Springbank ASP Amendment

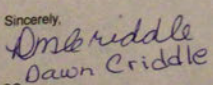
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WLC owns 135 acres (55 hectares) within SE 9-25-3-W5M bordering the Springbank Airport and the Hamlet of Harmon. We feel this location provides an excellent location for airport-related business and employment growth.

WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development.

The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,

 Dawn Criddle

CC:
 Reeve Daniel Henn, Rocky View County
 Councillor Mark Kamachi, Rocky View County
 Councillor Kim McKylor, Rocky View County
 Councillor Kevin Hanson, Rocky View County
 Councillor Al Schule, Rocky View County
 Councillor Jerry Gautreau, Rocky View County
 Councillor Greg Boehlke, Rocky View County
 Councillor Daniel Henn, Rocky View County
 Councillor Samantha Wright, Rocky View County

Sent from my iPad

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

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Sincerely,

Denine Thingvold

Rocky View County
legislative.services@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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CC

Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County

NAME: David Donnelly

ADDRESS: 18737-62B Avenue, Edmonton, Alberta, T5T 5T3

Via email: legislativeservices@rockyview.ca

DATE: January 5, 2021

SUBJECT: Letter of Support for The North Springbank Area Structure Plan,
Rocky View County

To Rocky View County,

This is a letter written in support of The North Springbank Area Structure Plan.

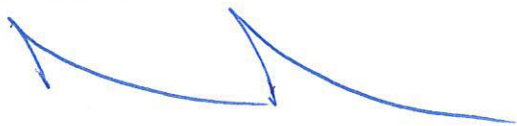
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Thank you for considering the merits of this letter and we look forward to further engagement on the subject.

Sincerely,



PHONE NUMBER: [REDACTED]

From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - ASP 1 (24129 Old Banff Coach Road) File # 1015-550
Date: February 3, 2021 8:55:33 AM

North plan

Jessica Anderson

Senior Planner | Planning Policy

From: Planta Landscape - Frank [REDACTED]
Sent: February 2, 2021 7:54 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Jessica Anderson <JAnderson@rockyview.ca>; Elisa [REDACTED] Pancho Galdon
[REDACTED] Planta Landscape - Maria [REDACTED]
Subject: [EXTERNAL] - ASP 1 (24129 Old Banff Coach Road) File # 1015-550

Do not open links or attachments unless sender and content are known.

Good afternoon, we are owners of the above mentioned parcel. I have cc'd the other owners.

We would like to make the following comments.

- we support the proposed bylaws, we believe that expanding available uses of the lands in the area would be beneficial to the local community, and provide a more integrated community for the residents.
- we would also request that permitted land uses be more open, and more inclusive, and allow for a larger range of uses. More like the uses in ASP 2.

Regards
Frank Galdon

--

Frank Galdón

[REDACTED]

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

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As such, we are in full support of the plan as presented.

Sincerely,

CC.

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Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samanntha Wright, Rocky View County

From: legislativeservices@rockyview.ca
 To: legislativeservices@rockyview.ca
 Date: January 29, 2021 10:00 AM
 Subject: Support for Springbank ASP Amendment

Reeve Daniel Henn, Rocky View County
 Councillor Mark Kamachi, Rocky View County
 Councillor Kim McKylor, Rocky View County
 Councillor Kevin Hanson, Rocky View County
 Councillor Al Schule, Rocky View County
 Councillor Jerry Gautreau, Rocky View County
 Councillor Greg Boehlke, Rocky View County
 Councillor Daniel Henn, Rocky View County
 Councillor Samantha Wright, Rocky View County

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

Phone: (403) 440-1000
 Fax: (403) 440-1000
 Email: legislativeservices@rockyview.ca
 Web: www.rockyview.ca

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
 Legislative Services
 262075 Rocky View Point
 Rocky View County, AB, T4A 0X2

To Whom It May Concern:

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Sincerely,

Linda and Henry Vanmill
 CC.
 Reeve Daniel Henn, Rocky View County
 Councillor Mark Kamachi, Rocky View County
 Councillor Kim McKylor, Rocky View County
 Councillor Kevin Hanson, Rocky View County
 Councillor Al Schule, Rocky View County
 Councillor Jerry Gautreau, Rocky View County
 Councillor Greg Boehlke, Rocky View County
 Councillor Daniel Henn, Rocky View County
 Councillor Samantha Wright, Rocky View County

Linda and Henry Vanmill
 Feb 1, 2021

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

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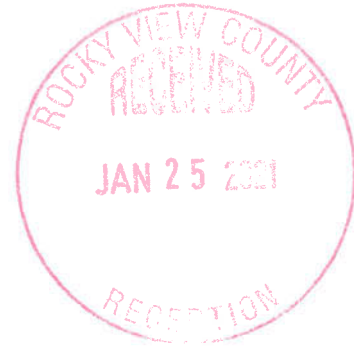
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Sincerely,

Jeremy Issel

CC.
Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samanntha Wright, Rocky View County



*Joan C. Snyder
3615 – 9th Street S.W.
Calgary, Alberta
T2T 3C8*

Municipal Clerk's Office
Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

January 14, 2021

RE: North Springbank Area Structure Plan, Fall 2020 Draft

Dear Sir or Madam:

As the owner of the 'J. Snyder' lands in Springbank, I wish to register my support for the Fall 2020 Draft of the North Springbank Area Structure Plan (ASP).

The Snyder lands consist of about 300 acres and are located immediately adjacent to the Calgary city boundary and one-half mile south of the TransCanada Highway. They are bounded on the north and east by the Old Banff Coach Road and on the west by Range Road 31 and are legally described as N½ 25–24–03 W5M.

My planning team and I wish to thank Rocky View County for the open and collaborative approach they have taken in addressing our needs and concerns and arriving at a plan that serves to the benefit of all stakeholders. Senior members of the County administration met on several occasions with our planning team, despite the rigours imposed by the Covid-19 crisis. All meetings, whether virtual or in-person, were conducted according to prevailing Covid protocols and proved to be both informative and productive.

We are particularly pleased that the Draft NSASP assigns a land-use and density to the Snyder lands which corresponds with neighboring landholdings and allows for development that is economically viable and sensitive to adjacent land uses, both inside and outside Calgary. Although I am not a developer, I am hopeful that the County is approaching the servicing needs of my property in a way that will be planned for in adjacent development, will contribute to the scale economies of regional servicing and will optimize the future development potential that my land represents.

On a personal note, I am pleased that the Draft ASP proposes a type of seniors development that will accommodate the needs of long time Springbank residents who wish to retire in the community and live out their days in the company of life-long friends.

Sound economic development and made in Rocky View solutions are important objectives of the County, objectives that we believe will be well served by the proposed North Springbank ASP.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "J. C. Snyder".

Joan C. Snyder

cc: Al Hoggan, CAO
Dominic Kazmierczak, Manager, Policy Planning



*Joan C. Snyder
3615 – 9th Street S.W.
Calgary, Alberta
T2T 3C8*

Municipal Clerk's Office
Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

January 14, 2021

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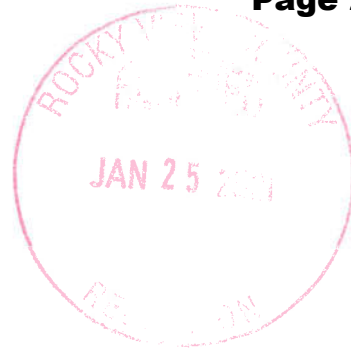
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Yours sincerely,



Joan C. Snyder

cc: Al Hoggan, CAO
Dominic Kazmierczak, Manager, Policy Planning



Vivian Pharis

Cochrane, AB, T4C 1A7
January 18, 2021

Reeve Daniel Henn
Rocky View Council
262075 Rocky View Point
Rocky View County, T4Z 0X2

Dear Reeve Henn:

Re: Municipal Implementation of Alberta Wetlands Policy Especially in Light of Mt. Ash Gravel Proposal

As I prepare my submission to RVC re Mt. Ash's proposal for approval of its expanded Summit gravel mine, I would like to know where the county stands on implementation of the provincial Wetlands Policy? I see that the policy is designed to include Government of Alberta and "its partners" in plan implementation. It is also designed to encourage people like me to be proactive in protecting and increasing wetland area. I'd like to know what specific directives, guidances, initiatives that RVC has produced to incorporate the Alberta Wetlands Policy into land use decisions.

Has RVC developed a "wetland avoidance strategy" as recommended by the Policy? And, has it developed a set of "relative wetland values" as promoted by the Policy in order to avoid and minimize wetlands loss?

I would appreciate knowing RVC's responses to these specifics within Alberta's Wetlands Policy.

Thank you for making them available to me at your earliest convenience.

Sincerely

Vivian Pharis

cc Crystal Kissel

Vivian Pharis

[REDACTED]
Cochrane, AB, T4C 1A7
January 18, 2021

Reeve Daniel Henn
Rocky View Council
262075 Rocky View Point
Rocky View County, T4A 0X2

Dear Reeve Henn
Re: Aggregate Resource Plan

Since I have had no reply to my January 5 e-mail to you on this matter, I will try for an answer again through the mail system.

I see that the Rocky View County Municipal Plan was amended April 10, 2018, so that its last review was quite recent. That reviewed plan still calls for the development of an Aggregate Resource Plan. On Page 121 it even lays out what the county expects to be addressed in submissions to this plan. From correspondence with AEP water officials, I am led to believe that municipalities are all encouraged to develop these plans.

Is RVC prepared to initiate another Aggregate Resource Plan, or will it resurrect all the work that was put into the development of the 2016 draft plan? Many of us in the county are aware of the benefits of having such a plan in place and would like to get on with adopting such a plan.

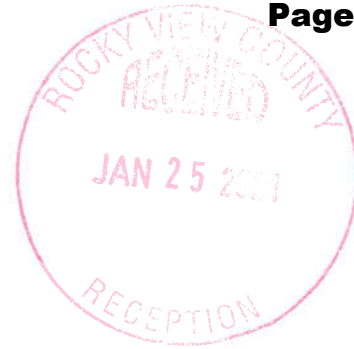
I look forward to your positive reply and call for submissions to a plan for managing aggregates, especially as Calgary's demand on the county for gravel appears to be increasing.

Sincerely



Vivian Pharis

cc Crystal Kissel



January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

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Sincerely,



Joe Williment

CC.

Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samanntha Wright, Rocky View County

January 29, 2021

Rocky View County
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Sincerely,



Katharine Weston

CC.

Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
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January 29, 2021

Rocky View County
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Legislative Services
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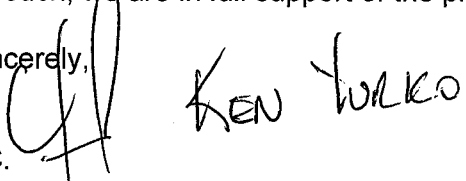
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The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,

CC.


Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samanntha Wright, Rocky View County

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

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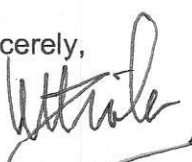
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Sincerely,



Kim Ziola



CC.

Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
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Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samanntha Wright, Rocky View County

NAME: Jean-Francois Laurin

ADDRESS: 316 De L'Obier, Rosemere, Qc, J7V 4H5

Via email: legislativeservices@rockyview.ca

DATE: Dec 28th, 2020

SUBJECT: Letter of Support for The North Springbank Area Structure Plan,
Rocky View County

To Rocky View County,

This is a letter written in support of The North Springbank Area Structure Plan.

As a landowner in Rocky View County, I am invested in the community's future and support the ASP for increased certainty surrounding growth in Springbank. Approval of the North Springbank ASP will provide residents and landowners with certainty for the land uses we will build into the future.

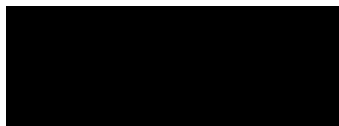
With the intended land uses as described in the North Springbank ASP, we look forward to having a greater choice in residential homes, providing greater potential to both remain in Springbank and to attract young people – or keep our young people - in Springbank. In addition, we believe that Council approval of the North Springbank ASP now will lead to more available jobs, goods, and services and attract other opportunities that may include schools, recreation and other activities; all of which create a thriving economy and community.

By approving the North Springbank ASP, we feel that our agricultural past and future are supported because we will have certainty for areas of residential and non-agricultural growth.

Thank you for considering the merits of this letter and we look forward to further engagement on the subject.

Sincerely,

PHONE NUMB



January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

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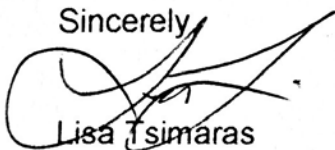
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Sincerely,



Lisa Tsimaras



John Tsimaras

CC.

Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
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January 29, 2021

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Sincerely,

Lorraine McCrimmon

CC.

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January 29, 2021

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Sincerely,

Matthew Weening

CC.

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January 29, 2021

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Janice M. Bruni

CC.

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Councillor Samanntha Wright, Rocky View County



Serving a world in motion
Au service d'un
monde en mouvement
navcanada.ca

January 26, 2021

1015-550 Bylaw C-8031-2020 - A Bylaw of Rocky View County - North Springbank Area Structure Plan
Your file
Our file
21-0343

Ms. Jessica Anderson
Rocky View County

**RE: Development Proposal/Plans: Bylaw Amendment - Rocky View County, AB
(N51° 4' 41.17" W114° 19' 55.55" / 0' AGL / 3906' AMSL - Radius 5.24 NM / MN)**

Ms. Anderson,

We have evaluated the captioned proposal and NAV CANADA has no objection to the project as submitted. As the proposal provided lacks specific development details, we cannot provide a comprehensive assessment at this time.

For planning purposes we suggest reviewing and adhering to Transport Canada's TP1247E, Land Use in the Vicinity of Aerodromes and ICAO EUR DOC 015, building restricted areas. These documents are Land Use guidelines outlining specific protection requirements and restrictions. When more specific development plans become available, please submit a NAV CANADA Land Use proposal be submitted for our assessment.

To assist us in ensuring that future development projects do not adversely affect Air Navigation and related facilities, we ask that a Land Use Submission Proposal be submitted to NAV CANADA for assessment, allowing at least 30 working days for evaluation. An explanation of the Land Use Process and submission forms can be obtained from the following website link: <https://www.navcanada.ca/en/products-and-services/Pages/land-use-program.aspx>

NAV CANADA's land use evaluation is based on information known as of the date of this letter and is valid for a period of 18 months, subject to any legislative changes impacting land use submissions. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Innovation, Science and Economic Development Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA Engineering as deemed necessary.

This document contains information proprietary to NAV CANADA. Any disclosure or use of this information or any reproduction of this document for other than the specific purpose for which it is intended is expressly prohibited except as NAV CANADA may otherwise agree in writing.

Regards,

Land Use Office
NAV CANADA

cc NOPR - Northern and Prairie Region, Transport Canada

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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January 29, 2021

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January 29, 2021

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Sincerely,

Patricia Hyatt
#107, 15368 17a Ave.
Surrey, B.C.

CC.
Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
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Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samantha Wright, Rocky View County

From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - ASP 1 (24129 Old Banff Coach Road) File # 1015-550
Date: February 3, 2021 8:55:33 AM

North plan

Jessica Anderson
Senior Planner | Planning Policy

From: Planta Landscape - Frank [REDACTED]
Sent: February 2, 2021 7:54 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Jessica Anderson <JAnderson@rockyview.ca>; Elisa [REDACTED]; Pancho Galdon [REDACTED]; Planta Landscape - Maria [REDACTED]
Subject: [EXTERNAL] - ASP 1 (24129 Old Banff Coach Road) File # 1015-550

Do not open links or attachments unless sender and content are known.

Good afternoon, we are owners of the above mentioned parcel. I have cc'd the other owners.

We would like to make the following comments.

- we support the proposed bylaws, we believe that expanding available uses of the lands in the area would be beneficial to the local community, and provide a more integrated community for the residents.
- we would also request that permitted land uses be more open, and more inclusive, and allow for a larger range of uses. More like the uses in ASP 2.

Regards
Frank Galdon

--

Frank Galdón

[REDACTED]

February 3, 2021

Via: E-Mail

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

Attention: Municipal Clerk's Office

Reference: North Springbank Area Structure Plan (Bylaw C-8031-2020)

Dear Sir or Madam:

As a landowner in Springbank, Qualico supports the proposed North Springbank Area Structure Plan (ASP). Our land holdings in the plan area are located on Old Banff Coach Road, adjacent to Highway 1.

Since the review process began in 2016 the County has been very thorough with the plan preparation, including considerable technical work and public engagement. We participated in the 'Coffee Chats' that were conducted in mid 2017 and attended the Open Houses that were held in 2018. We appreciate the opportunity to provide input in those sessions.

We believe that the proposed North Springbank ASP is a solid planning framework for the future growth of a vibrant part of the County. It strikes a balance of providing for future development opportunities in strategic locations, while maintaining compatibility with existing development forms and the rural context that defines Springbank.

Sincerely,

Coach Creek Developments Inc.
By its managing partner,
Qualico Developments West Ltd.

DocuSigned by:

Ben Mercer

140D3EF4D7BF4B5...

Ben Mercer
Senior Planning Manager

NAME: Dale Rabbie

ADDRESS: 45 Borland Drive Carleton Place Ontario K7C 0K8

Via email: legislativeservices@rockyview.ca

DATE: January 7, 2021

SUBJECT: Letter of Support for The North Springbank Area Structure Plan,
Rocky View County

To Rocky View County,

This is a letter written in support of The North Springbank Area Structure Plan.

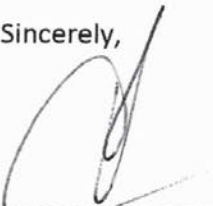
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With the intended land uses as described in the North Springbank ASP, we look forward to having a greater choice in residential homes, providing greater potential to both remain in Springbank and to attract young people – or keep our young people - in Springbank. In addition, we believe that Council approval of the North Springbank ASP now will lead to more available jobs, goods, and services and attract other opportunities that may include schools, recreation and other activities; all of which create a thriving economy and community.

By approving the North Springbank ASP, we feel that our agricultural past and future are supported because we will have certainty for areas of residential and non-agricultural growth.

Thank you for considering the merits of this letter and we look forward to further engagement on the subject.

Sincerely,



PHONE NUMBER: [REDACTED]

NAME: Rudi Radke

ADDRESS: 241 Galland Close NW, Edmonton, AB T5T 6P7

Via email: legislativeservices@rockyview.ca

DATE: January 8, 2021

SUBJECT: Letter of Support for The North Springbank Area Structure Plan,
Rocky View County

To Rocky View County,

This is a letter written in support of The North Springbank Area Structure Plan.

As a landowner in Rocky View County, I am invested in the community's future and support the ASP for increased certainty surrounding growth in Springbank. Approval of the North Springbank ASP will provide residents and landowners with certainty for the land uses we will build into the future.

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PHONE NUMBER: [REDACTED]

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

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As such, we are in full support of the plan as presented.

Sincerely,


Katharine Weston

CC.

Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
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Sincerely,



Robert Consedine

CC.
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Sincerely, Pico Group

CC.

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Councillor Samanntha Wright, Rocky View County

NAME:

ADDRESS:

Via email: legislativeservices@rockyview.ca

DATE:

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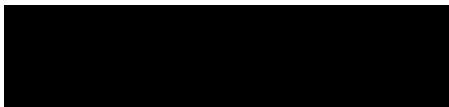
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By approving the North Springbank ASP, we feel that our agricultural past and future are supported because we will have certainty for areas of residential and non-agricultural growth.

Thank you for considering the merits of this letter and we look forward to further engagement on the subject.

Sincerely,

PHONE NUMBER



January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: Support for Springbank ASP Amendment

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The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,

CC.

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Councillor Mark Kamachi, Rocky View County
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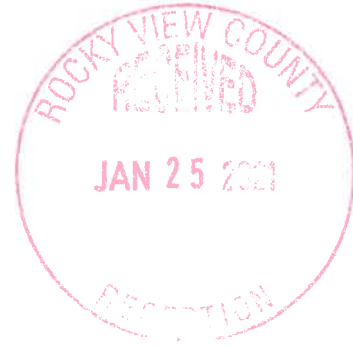
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Councillor Daniel Henn, Rocky View County
Councillor Samanntha Wright, Rocky View County

*Joan C. Snyder
3615 – 9th Street S.W.
Calgary, Alberta
T2T 3C8*



Municipal Clerk's Office
Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

January 14, 2021

RE: North Springbank Area Structure Plan, Fall 2020 Draft

Dear Sir or Madam:

As the owner of the 'J. Snyder' lands in Springbank, I wish to register my support for the Fall 2020 Draft of the North Springbank Area Structure Plan (ASP).

The Snyder lands consist of about 300 acres and are located immediately adjacent to the Calgary city boundary and one-half mile south of the TransCanada Highway. They are bounded on the north and east by the Old Banff Coach Road and on the west by Range Road 31 and are legally described as N½ 25-24-03 W5M.

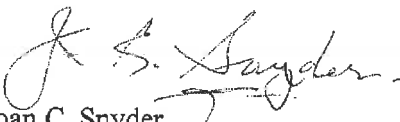
My planning team and I wish to thank Rocky View County for the open and collaborative approach they have taken in addressing our needs and concerns and arriving at a plan that serves to the benefit of all stakeholders. Senior members of the County administration met on several occasions with our planning team, despite the rigours imposed by the Covid-19 crisis. All meetings, whether virtual or in-person, were conducted according to prevailing Covid protocols and proved to be both informative and productive.

We are particularly pleased that the Draft NSASP assigns a land-use and density to the Snyder lands which corresponds with neighboring landholdings and allows for development that is economically viable and sensitive to adjacent land uses, both inside and outside Calgary. Although I am not a developer, I am hopeful that the County is approaching the servicing needs of my property in a way that will be planned for in adjacent development, will contribute to the scale economies of regional servicing and will optimize the future development potential that my land represents.

On a personal note, I am pleased that the Draft ASP proposes a type of seniors development that will accommodate the needs of long time Springbank residents who wish to retire in the community and live out their days in the company of life-long friends.

Sound economic development and made in Rocky View solutions are important objectives of the County, objectives that we believe will be well served by the proposed North Springbank ASP.

Yours sincerely,



Joan C. Snyder

cc: Al Hoggan, CAO
Dominic Kazmierczak, Manager, Policy Planning

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

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January 29, 2021

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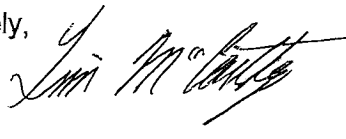
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 TIM MCCARTHY

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WESTSIDE LAND CORPORATION


 David Brezsnyak
 President

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 Councillor Greg Boehlke, Rocky View County
 Councillor Daniel Henn, Rocky View County
 Councillor Samantha Wright, Rocky View County

NAME: Barry Watson

ADDRESS: 187 Strathmore Lakes Bend, Strathmore AB T1P 1Y8

Via email: legislativeservices@rockyview.ca

DATE: January 6, 2021

SUBJECT: Letter of Support for The North Springbank Area Structure Plan,
Rocky View County

To Rocky View County,

This is a letter written in support of The North Springbank Area Structure Plan.

As a landowner in Rocky View County, I am invested in the community's future and support the ASP for increased certainty surrounding growth in Springbank. Approval of the North Springbank ASP will provide residents and landowners with certainty for the land uses we will build into the future.

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Thank you for considering the merits of this letter and we look forward to further engagement on the subject.

Sincerely,



PHONE NUMBER: [REDACTED]

January 29, 2021

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legislativeservices@rockyview.ca
Legislative Services
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Councillor Daniel Henn, Rocky View County
Councillor Samanntha Wright, Rocky View County

Michelle Mitton

From: Allan MacKenzie [REDACTED]
Sent: February 3, 2021 7:43 PM
To: Michelle Mitton; Legislative Services Shared; Division 2, Kim McKylor; Ravi Siddhartha; Dominic Kazmierczak
Cc: Arlene Vermey; Housman, Rob
Subject: Re: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Follow Up Flag: Follow up
Flag Status: Completed

Hi,

We are the owners of 126 Emerald Bay and we would like to express very aligned concerns with those expressed by Rob Housman. Specifically, we are very concerned about increased crime and night time noise with an unmonitored pathway on the backside of our lots. We are concerned that the community has a wonderful feel without fences and gates and that the community's culture will change dramatically if everyone needs to fence off property as a result of partying adjacent to the reservoir.

Thank you so much for considering our opinions,

Allan and Tara MacKenzie

On Feb 3, 2021, at 5:01 PM, Housman, Rob [REDACTED] wrote:

Thanks, Michelle. I am copying Kim McKylor, our Councilor, as well as Ravi and Dominic in planning at the County with whom I have been corresponding, as well as the residents of Emerald Bay. I have also added below, the balance of the email chain with Ravi and Dominic that due to a computer glitch somehow got cut off on my earlier email.

Kind regards,

<image002.gif>

Rob Housman

Partner

[REDACTED]
 Osler, Hoskin & Harcourt LLP | osler.com

From: MMitton@rockyview.ca <MMitton@rockyview.ca>

Sent: Wednesday, February 3, 2021 4:49 PM

To: Housman, Rob [REDACTED] LegislativeServices@rockyview.ca

Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Good afternoon Rob,

Thank you for submitting your comments on this proposed Bylaw, they will be included in the agenda for Council's Consideration at the public hearing February 16, 2021.

Thank you,
Michelle

Michelle Mitton, M.Sc
Legislative Coordinator | Legislative Services

Rocky View County
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
| www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Housman, Rob [REDACTED]
Sent: February 3, 2021 4:31 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Do not open links or attachments unless sender and content are known.

Dear Rocky View County Council Members

With respect to the proposed North Springbank Area Structure Plan (the "NSASP"), the residents of Emerald Bay submit that the pathway shown in Emerald Bay along the reservoir should be moved to be along Emerald Bay Drive, and away from the reservoir shoreline, for the following reasons:

1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
 - b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bearspaw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
 - c. Repeat of "The Cove" Issues – Illegal Parking, Partying, Camp Fires and Severe Safety and Liability Issues: In the July 29, 2020 meeting with Emerald Bay residents, the County and IBI respecting the Riverside Estates Conceptual Plan, it was also raised and

discussed that there should be no parking on Emerald Bay Drive as a result of the new pathways in Riverside Estates, and IBI indicated that such parking would be prohibited as interests would be aligned in that respect, however this is not addressed at all in the Riverside Estates Conceptual Plan and must be. This is of critical importance, as it is not legal for cars to park on the shoulder of any municipal road and creates a major safety hazard. As discussed in that meeting, during this past summer of 2020, we witnessed the overwhelming problem of excessive parking by the public along the road opposite Springbank Links, and in Springbank Links parking lot, for pedestrian access to the City of Calgary's land (the former boy scout camp) and the upper portion of the Bearspaw Reservoir (clearly visible on a map) well known on social media as "The Cove". This parking caused serious safety risks, and with hundreds of teens daily accessing the Bearspaw Reservoir and "The Cove", partying, drinking and leaving empty alcohol bottles and cans, garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing "Authorized Access Only" and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly "Cove" (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of "The Cove" north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of "The Cove" this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of "The Cove" situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn't enough, being blown on inflatable toys and anything else that floats toward the spillway - that is what will happen, lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the

dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

2. Protection of Wildlife Corridors/Public Safety: Section 7.22 of the North Springbank Area Structure Plan provides that “Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural features.” In the case of Riverside Estates, it is entirely possible to have pathways away from the Environmental Reserve/wildlife corridor along the Bearspaw reservoir. The Riverside Estates Conceptual Plan boasts about the significant amount of open space and publicly dedicated land, and indeed there are ample high-quality alternative pathway locations on this site with stunning views that are far less disruptive to wildlife corridors and pose far less safety and liability issues. On a related point, the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the “Environmental Report”) that is referenced in the NSASP, shows the wildlife corridors along the Bearspaw Reservoir and thus supports making the 30 metre strip along same Environmental Reserve without pathways. While indicative and quite accurate, the Environmental Report is based on a computer model, not actual, observed wildlife behavior in all cases, and as a result shows the portion of the wildlife corridor along the Bearspaw Reservoir, but does not adequately reflect that it continues from the reservoir along the boundary of Emerald Bay and Riverside Estates to the golf course, then northerly through the golf course ravines and treed areas, and continuing north through the Municipal Reserve behind 87 Emerald Bay and continuing to the municipal gravel pit and the treed municipal reserve to the east below it and sloping to the Bearspaw Reservoir, and thenceforth northwesterly along the trees and cover along the Bearspaw Reservoir/Bow River. I have sent photos to Ravi Siddhartha and Dominic Kazmierczak in the County’s planning department demonstrating these well-worn wildlife corridors and can send more if you wish (photographs and resident sightings of wildlife using the corridors are more reliable than a computer model). I have also confirmed same with the author of the Environmental Report, that the reason parts of this wildlife corridor may not be shown on the golf course is that for the purposes of the report they assumed the golf course and gravel pit were not passable, however the author is satisfied that the photo evidence I have provided shows that these wildlife corridors exist. As mentioned, these are critical wildlife corridors, so that, as indicated in the NSASP and the Environmental Report, deer, moose, bear, cougar and bobcat, which are very commonly seen travelling through the golf course and that corridor, have a corridor to move through, and don’t end up trapped on the City/south side of the golf course with no way to get to the north side, or vice versa, and end up travelling through residents yards and causing dangerous encounters.
3. Remnant Structure Removal. As noted in the Bearspaw Reservoir Trilateral Task Force Report, there is an unsanctioned boat launch and patio structure at the mini-cove on the reservoir side of this Riverside Estates site, likely constructed by a previous owner of the Riverside Estate site, however still used and maintained by current land owners or invitees of the Riverside Estate site, which should be removed as it will also be a magnet for partying teens and cause issues similar to those experienced with both “the Cove” and the northeast side of the Bearspaw Reservoir by the spillway, and is a huge liability risk to the County and TransAlta with no indemnities or insurance structure in place as, again, it is unsanctioned.
4. Environmental Reserve/Wildlife Corridor along Reservoir minimum 30 metres Wide. The existing plans for Riverside Estates, which dovetail with the proposed NSASP, have along the reservoir the typical 30 metres, except for one notable exception opposite the unsanctioned boat launch and “summer patio” structure noted above. The ER should be made 30 metres

wide in that location as well. The wildlife corridor has to be that wide to be effective. Wildlife need the space. The location of the ER is shown in my mark-up below in blue. Emerald Bay Drive should not be extended, as noted in point #1 of my January 28, 2021 email, and hence is crossed out in purple below. The developer and IBI will need to reconfigure the road design to comply with RVC design guidelines and address the concerns as set out in this email chain. Also, the pathway represented by a dotted green line shown below along the reservoir should be moved off the reservoir for the reasons set out in this email – notably the dotted green path at the bottom southeast corner of the plan below heads straight toward the cliffs and south cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.

<image001.png>

5. Pathways Connection to Active Transportation Network. Section 16.2 of the NSASP provides that: “Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may be considered.” The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City’s water source at risk, and also would result in the same issues outlined above as illustrated by “The Cove” experience. On Map 08 in the NSASP, the “Future Shared Use Pathways” are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.

I am forwarding further comments below on the Riverside Estates Conceptual Plan, which tie into the NSASP, for context and as further part of this submission.

Kind regards,

Rob and Cris Housman – [REDACTED]

<image002.gif>

Rob Housman

Partner

[REDACTED]
Osler, Hoskin & Harcourt LLP | osler.com

From: Housman, Rob

Sent: Monday, February 1, 2021 3:27 PM

To: RSiddhartha@rockyview.ca; DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Ravi

With respect to point #3 in my January 28, 2021 email, please see attached photographs taken on January 12, 2021 of the north boundary of Riverside Estates, which illustrate my points, namely that a 30 metre strip along the Bearspaw Reservoir and a 30 metre strip along the north boundary of Riverside Estates should be designated as Environmental Reserve in order to protect a critical wildlife corridor (instead of permanently blocking and interfering with it as shown in the latest Riverside Estate Conceptual Scheme) from south of the Riverside Estates side, through the Riverside Estates site, then

through the golf course and into municipal reserve and the heavily treed south bank of the Bow River beyond it, which is heavily used by deer, moose, bear, cougar and bobcat (which we see often using this corridor, just ask Springbank Links and us local residents).

This also relates to point #1 – the ravine along the north boundary of the Riverside Estates site is a critical wildlife corridor, and should not be blocked by an extension of Emerald Bay Drive southwards, which would block the steep ravine/corridor and be expensive to build. Rather, the public access to Riverside Estates should be from the south/Calling Horse Drive side.

You will note that the Wildlife Corridor referenced in the North Springbank Area Structure Plan was based on data entry and computer models, not actual physical verification or observation in most cases. It is surprisingly accurate, but not as accurate as field observations, like these photographs, and knowledge of local residents.

I have videos taken on my iPhone which show and narrate the location of the wildlife corridors in relation to the Riverside Estates site, proposed extension of Emerald Bay Drive, Springbank Links golf course, and Municipal Reserve and wildlife corridors to the north. Do you have an iPhone or android mobile number that I could send same to you?

Thanks again,
Rob

<image002.gif>
Rob Housman
Partner

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Monday, February 01, 2021 1:13 PM

To: Housman, Rob [REDACTED]; DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, will go through.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: February 1, 2021 12:01 PM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thanks, Ravi. Hope you're having a great day too.

With respect to point #1 in my email January 28, 2021, noting that a second emergency access is required, as you know, fire requires a secondary access after 200m (max length of a single access road as per City of Calgary Design Guidelines which Rocky View County uses):

Roads – A. General Information

3) Dead Ends and "P" Loops Any public roadway that comes to a dead end in a proposed subdivision must have a cul-de-sac with sufficient turning space for vehicles. See diagrams on pages 23, 24 and 25. If the cul-de-sac is required for buses turning around, a minimum radius of 15.5 m shall be provided. When a post and cable fence is ROADS - 22 - required, such as with a temporary turnaround, a radius of 18.5 m is required.

The maximum allowable length of a cul-de-sac is 200 m measured from the centreline of the intersection to the start of the bulb. Alternate emergency vehicle access is required for a cul-de-sac that exceeds 200 m in length.

The maximum length of the stem portion of a "P" Loop shall be 200 m. Alternative vehicle access is required within the stem if the length of the stem exceeds 200 m. It is recommended that a median be constructed in the stem portion of "P" Loops wherever possible.

Refer to Design Guidelines for Development Site Servicing Plans for additional requirements for emergency access through a P-Loop to private multi-family, commercial and industrial sites.

On a separate but related topic, the requirement of this emergency access (and the related utility right of way or easement for same) to the current cul-de-sac at the south end of Emerald Bay Drive provides the perfect opportunity to extend a connection from Riverside Estates to Emerald Bay Estates for the Fibre Optic high speed internet that will no doubt be installed in Riverside Estates. We discussed with Andrea Bryden and the County at our meeting on July 29, 2020 and IBI gave us the impression it would not be difficult or an issue for those fibre optic lines to be run to at least the border of Emerald Bay and we could talk to service providers about how to then distribute to residences in Emerald Bay. We need to continue that dialogue with Riverside Estates and ensure that appropriate arrangements are coordinated with Riverside Estates and the service provider(s). Good planning on this front will cost Riverside Estates little or nothing and make a huge difference, and will be aligned with RVC's mandate to provide better highspeed internet to the County and its residents.

Kind regards,

Rob

<image002.gif>

Rob Housman

Partner

[REDACTED]
 Osler, Hoskin & Harcourt LLP | osler.com

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Monday, February 01, 2021 9:27 AM
To: Housman, Rob [REDACTED] <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, shall go through and revert. Have a wonderful day.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: February 1, 2021 9:15 AM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Domenic

Attached is the Bearspaw Reservoir Trilateral Task Force Consensus Report referenced in my email below. If you look at the feature photo on the cover, you will see that the Riverside Estates site is in the background!

Can you find out who at RVC lead its involvement in this Report, and put me in touch? Also, who at the City of Calgary and TransAlta? Thanks very much.

<image002.gif>

Rob Housman
Partner

[REDACTED]
Osler, Hoskin & Harcourt LLP | osler.com

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From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Friday, January 29, 2021 12:54 PM
To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,
 I hope you are doing well.

Thank you for your comments and bringing us up to date with things. I do apologize for being new to this file and would be happy to have a conversation with you.

I'll try and reach out to you today afternoon.

Thanks and take care.

Ravi Siddhartha, M.Plan, B.Arch.
 Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 11:44 PM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Dominic

Thanks again for getting back to me. Among other comments are the following:

1. In the Riverside Estates Conceptual Scheme, the 12 lots along the Bears paw Reservoir should be accessed by a road through Riverside Estates from the Calling Horse side, and not through an extension of Emerald Bay Drive as set out in the proposed Conceptual Scheme – that design will save money and increase profits for the developer, but contravenes RVC's mandatory development requirements and poses an unacceptable safety risk because it increases traffic and danger on the blind hairpin turn on Emerald Bay Drive. RVC's design guidelines (which follow the City of Calgary's) require 2 road accesses for roads over 200 metres, so the latest design with only one access through Emerald Bay Drive fails to comply with the City's development requirements. I can send you a copy of the requirements but I assume you already have them, correct? The access to Emerald Bay Drive should be restricted to emergency vehicles only, to satisfy the requirement to have two access points for fire and emergency vehicles, and designed to restrict access through Emerald Bay Drive to emergency vehicles

through gates or other design features which discourage and prohibit public use and provide access only to emergency vehicles, to mitigate the significantly increased danger of increased traffic on the blind hairpin on Emerald Bay Drive. The primary access should also be through the Calling Horse side, so that fire and emergency vehicles from the Springbank fire hall and Calgary fire halls can most quickly access the 12 lots along the Bearspaw Reservoir, as opposed to having to go all the way around to Emerald Bay Drive which takes significantly longer and could be fatal. In our meeting in the summer, IBI said it would send me materials respecting the road design to continue the dialogue however we never received anything. Riverside Estates would save significant costs and increase profits by extended Emerald Bay Drive as set out in the proposed Conceptual Scheme, however RVC should not approve same as it violates RVC's own requirements, and poses increased risk of injury or death on the hairpin turn, of which RVC has been warned and made abundantly aware. Late this fall, an attempt at a centre line was painted on the blind hair pin however it is not centred properly, there is no road shoulder and the road edge is irregular and it has not alleviated the danger inherent in the blind hairpin.

2. With respect to the water and wastewater proposed in the Riverside Conceptual Scheme:
 - a. Riverside Estates have not followed up on discussions with Emerald Bay Sewer and Gas Coop, which has capacity and availability to service Riverside Estates. In the meeting, Riverside Estates indicated they would follow up but have not.
 - b. It would be deeply concerning for the County to allow Riverside Estates to have septic fields on a steep slope with significant ground water flow straight into the Bearspaw Reservoir, the City's source of drinking water (see the Bearspaw Tri-lateral Task Force Report), and to drill 32 separate wells putting existing aquifers at risk, when there is available capacity from the Emerald Bay Water and Sewer Coop, as well as other new facilities coming on-line of which the County is very well aware.
 - i. Have the authors of the Bearspaw Tri-lateral Task Force (in particular the representatives from the City that contributed to such report) been notified of the Riverside Estates Conceptual Scheme? If not, they should be before RVC administration provides comments back to the applicant.
 - ii. Has the City administration taken into account that if and when it annexes this area, the City will inherit this system?
 - iii. Affected parties should be given the opportunity to obtain and present independent studies and reports to assess the risk to the Bearspaw reservoir drinking water and the existing aquifers.
 - c. All other residents and developments in the Central and North Springbank area pay for their own water and wastewater facilities, it would be fundamentally unfair to the taxpayers in the County and residents in the area, and poor cost and liability management, for the County to allow Riverside Estates to get special treatment and build a one-off facility, and have the County and thus taxpayers gratuitously assume 100% of the costs and liability of operation, maintenance, repair and replacement of the Riverside Estates wastewater facilities, as proposed in the Riverside Conceptual Scheme, when again all other residents in the Central and North Springbank area pay for their own water and wastewater facilities and do not burden the County and the taxpayers by off-loading it on them. Riverside Estates should be held to the same standards and should not have their water and wastewater subsidized 100% by the tax

payers and surrounding residents that pay for their own. It would also not fit in the overall utility plan and strategy for the County.

3. The layout in the proposed Conceptual Scheme interferes with critical wildlife corridors along the Bearspaw Reservoir, as shown in the proposed North Springbank Area Structure Plan (the "NASAP") and the studies underlying same. The wildlife corridor on the subject side goes from the treed area along the southeast banks and slopes of the Bearspaw, along the Bearspaw Reservoir, up the ravine and the north boundary of the Riverside Estates site bordering Emerald Bay Estates, and to the golf course which has heavy tree cover, through the golf course, and to the north end of the golf course back into treed municipal reserve and treed banks and slopes again along the Bearspaw Reservoir. The layout of the Riverside Estates lots will interrupt these critical wildlife corridors. The County should require Environmental Reserve (the latest Conceptual Schemes are deficient because they fail to designate Environmental Reserve and should do so) along the Bearspaw Reservoir as well as along the north side of the Riverside Estates site up to the golf course, to protect this wildlife corridor. Under the latest Conceptual Scheme for Riverside Estates, there is only a narrow green strip from the south treed areas to the golf course which is too narrow, and between houses and will be heavily travelled by vehicle and pedestrian traffic, so therefore will not be an adequate wildlife corridor, instead the pedestrian pathway should be moved from along the Bearspaw Reservoir to that strip, again to protect the wildlife corridor. The NASAP provides that pedestrian pathways should not be on wildlife corridors or environmental reserves where it interferes with wildlife.

Again, now that we have a contact point following Andrea's departure, I would like to re-establish dialogue and have an opportunity to provide full comments before RVC Administration responds to the applicant. Can we discuss tomorrow? I am available at 403 836 2779 and will ensure no undue delay.

Thanks again

Rob

<image002.gif>

Rob Housman

Partner

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Thursday, January 28, 2021 4:54 PM

To: Housman, Rob <rhousman@osler.com>; DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,

I hope you are doing well.

Thank you for your email. I shall discuss with Dominic and revert. I've recently joined RVC and will be able to provide more information as soon as its with me.

Thanks again and you take care.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 4:39 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Ravi Siddhartha <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Among other things discussed at our meeting this summer, IBI undertook to email and contact me respecting the road plan and the issues discussed at the meeting, however that has not occurred.

Our comments should not fall through the cracks, due to Andrea's departure from the County, we should be given the opportunity to provide comments on the updated proposed Conceptual Scheme, before Administration sends comments back to the applicant.

I look forward to hearing from you.

Thanks again

Rob

<image002.gif>

Rob Housman

Partner

[REDACTED]
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From: Housman, Rob
Sent: Thursday, January 28, 2021 4:24 PM
To: 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Dominic and Ravi

I was dealing with Andrea Bryden respecting comments on the Riverside Estates Conceptual Scheme, we met at the County offices with a number of Emerald Bay residents this summer, and I understood that the County would be taking into account our comments. Has that occurred?

Can we discuss before you send in your comments to the applicant? I am at 403 836 2779.

Thank you
Rob

<image002.gif>

Rob Housman
Partner

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Calgary, Alberta, Canada T2P 1N2

From: Van Mierlo, Lynn [REDACTED]
Sent: Thursday, January 28, 2021 3:02 PM
To: Housman, Rob [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Rob – see email below for update.

From: DKazmierczak@rockyview.ca <DKazmierczak@rockyview.ca>
Sent: Thursday, January 28, 2021 2:58 PM
To: Van Mierlo, Lynn [REDACTED]
Cc: RSiddhartha@rockyview.ca
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Lynn,

Sorry I missed your call yesterday. Please contact myself and my colleague Ravi Siddhartha on matters relating to this file. Both Ravi and I will be working on this application following Andrea's departure from the County.

No date has been set and we will be sending updated comments on the Conceptual Scheme, together with intermunicipal comments from The City of Calgary to the applicant by the end of this week for their review.

Thanks,

Dominic Kazmierczak
Manager | Planning Policy

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DKazmierczak@rockyview.ca | www.rockyview.ca

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From: Van Mierlo, Lynn [REDACTED]
Sent: January 28, 2021 2:27 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Housman, Rob [REDACTED]
Subject: [EXTERNAL] - Riverside Estates Conceptual Scheme

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Good afternoon, I am following up on my voicemail message of yesterday. We are looking for the name of the RVC Planner and their contact information respecting the above matter Andrea Bryden is no longer involved. We are wondering when the Riverside Estates CS will be heard by Council and do not see it listed for February 2nd or February 16th Special Council Meetings.

Thank you.

<image002.gif>

Lynn Van Mierlo

Practice Assistant / Law Clerk, Real Estate

D [REDACTED] C [REDACTED]
 Osler, Hoskin & Harcourt LLP | osler.com

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 403.260.7024 facsimile

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Michelle Mitton

From: Duska sinclair <[REDACTED]>
Sent: February 3, 2021 7:26 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Andre and Duska Sinclair 53 Emerald Bay Drive

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Rocky View County Council Members

With respect to the proposed North Springbank Area Structure Plan (the "NSASP"), the residents of Emerald Bay submit that the pathway shown in Emerald Bay along the reservoir should be moved to be along Emerald Bay Drive, and away from the reservoir shoreline, for the following reasons:

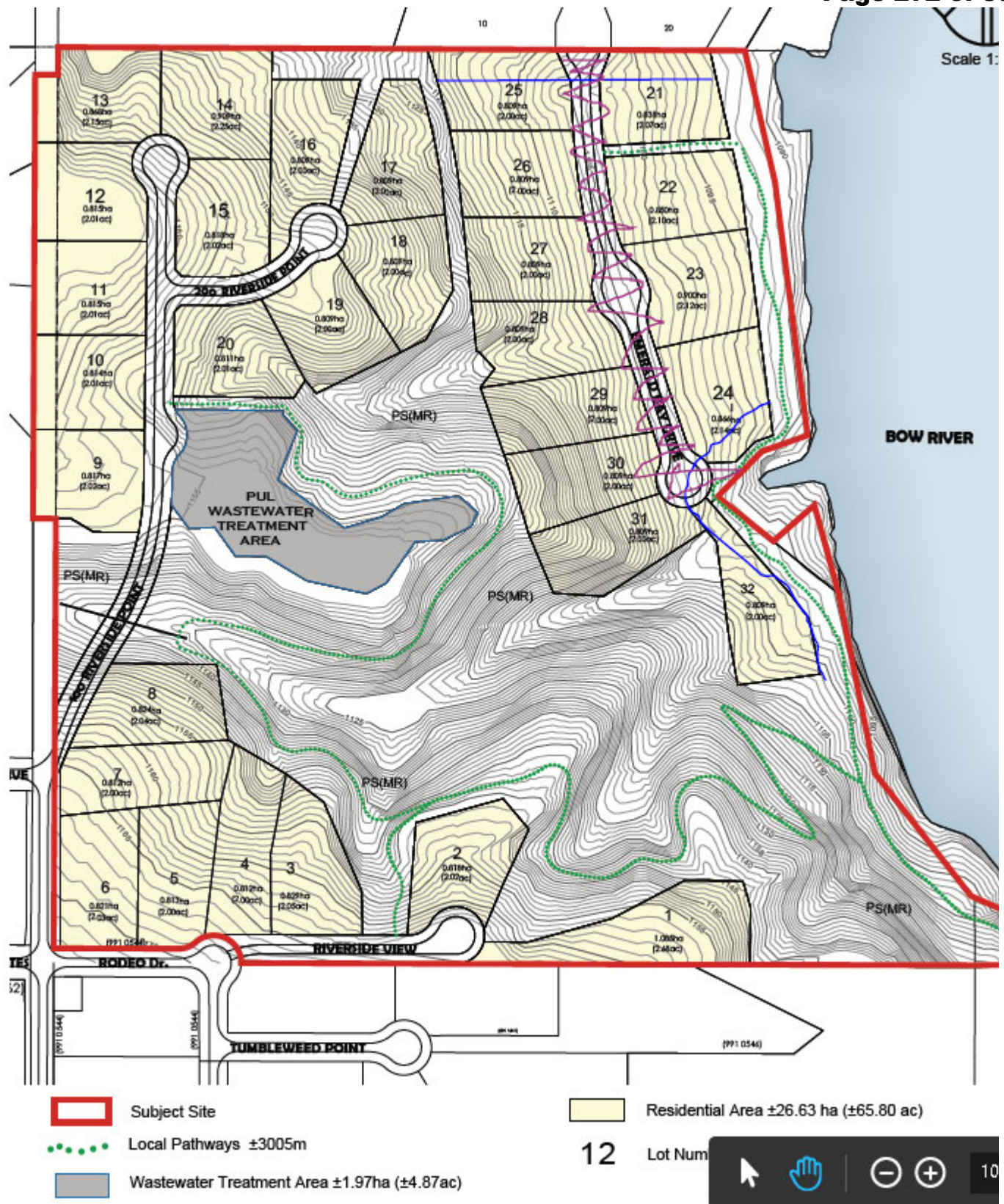
1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
 - b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bearspaw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
 - c. Repeat of "The Cove" Issues – Illegal Parking, Partying, Camp Fires and Severe Safety and Liability Issues: In the July 29, 2020 meeting with Emerald Bay residents, the County and IBI respecting the Riverside Estates Conceptual Plan, it was also raised and discussed that there should be no parking on Emerald Bay Drive as a result of the new pathways in Riverside Estates, and IBI indicated that such parking would be prohibited as interests would be aligned in that respect, however this is not addressed at all in the Riverside Estates Conceptual Plan and must be. This is of critical importance, as it is not legal for cars to park on the shoulder of any municipal road and creates a major safety hazard. As discussed in that meeting, during this past summer of 2020, we witnessed the overwhelming problem of excessive parking by the public along the road opposite Springbank Links, and in Springbank Links parking lot, for pedestrian access to the City of Calgary's land (the former boy scout camp) and the upper portion of the Bearspaw Reservoir (clearly visible on a map) well known on social media as "The Cove". This parking caused serious safety risks, and with hundreds of teens daily accessing the Bearspaw Reservoir and "The Cove", partying, drinking and leaving empty alcohol bottles and cans, garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing "Authorized Access Only" and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway

along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly "Cove" (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of "The Cove" north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of "The Cove" this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of "The Cove" situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn't enough, being blown on inflatable toys and anything else that floats toward the spillway – that is what will happen, lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

2. Protection of Wildlife Corridors/Public Safety: Section 7.22 of the North Springbank Area Structure Plan provides that "Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural features." In the case of Riverside Estates, it is entirely possible to have pathways away from the Environmental Reserve/wildlife corridor along the Bearspaw reservoir. The Riverside Estates Conceptual Plan boasts about the significant amount of open space and publicly dedicated land, and indeed there are ample high-quality alternative pathway locations on this site with stunning views that are far less disruptive to wildlife corridors and pose far less safety and liability issues. On a related point, the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the "Environmental Report") that is referenced in the NSASP, shows the wildlife corridors along the Bearspaw Reservoir and thus supports making the 30 metre strip along same Environmental Reserve without pathways. While indicative and quite accurate, the Environmental Report is based on a computer model, not actual, observed wildlife behavior in all cases, and as a result shows the portion of the wildlife corridor along the Bearspaw Reservoir, but does not adequately reflect that it continues from the reservoir along the boundary of Emerald Bay and Riverside Estates to the golf course, then northerly through the golf course ravines and treed areas, and continuing north through the Municipal Reserve behind 87 Emerald Bay and continuing to the municipal gravel pit and the treed municipal reserve to the east below it and sloping to the Bearspaw Reservoir, and thenceforth northwesterly along the

trees and cover along the Bearspaw Reservoir/Bow River. I have sent photos to Ravi Siddhartha and Dominic Kazmierczak in the County's planning department demonstrating these well-worn wildlife corridors and can send more if you wish (photographs and resident sightings of wildlife using the corridors are more reliable than a computer model). I have also confirmed same with the author of the Environmental Report, that the reason parts of this wildlife corridor may not be shown on the golf course is that for the purposes of the report they assumed the golf course and gravel pit were not passable, however the author is satisfied that the photo evidence I have provided shows that these wildlife corridors exist. As mentioned, these are critical wildlife corridors, so that, as indicated in the NSASP and the Environmental Report, deer, moose, bear, cougar and bobcat, which are very commonly seen travelling through the golf course and that corridor, have a corridor to move through, and don't end up trapped on the City/south side of the golf course with no way to get to the north side, or vice versa, and end up travelling through residents yards and causing dangerous encounters.

3. Remnant Structure Removal. As noted in the Bearspaw Reservoir Trilateral Task Force Report, there is an unsanctioned boat launch and patio structure at the mini-cove on the reservoir side of this Riverside Estates site, likely constructed by a previous owner of the Riverside Estate site, however still used and maintained by current land owners or invitees of the Riverside Estate site, which should be removed as it will also be a magnet for partying teens and cause issues similar to those experienced with both "the Cove" and the northeast side of the Bearspaw Reservoir by the spillway, and is a huge liability risk to the County and TransAlta with no indemnities or insurance structure in place as, again, it is unsanctioned.
4. Environmental Reserve/Wildlife Corridor along Reservoir minimum 30 metres Wide. The existing plans for Riverside Estates, which dovetail with the proposed NSASP, have along the reservoir the typical 30 metres, except for one notable exception opposite the unsanctioned boat launch and "summer patio" structure noted above. The ER should be made 30 metres wide in that location as well. The wildlife corridor has to be that wide to be effective. Wildlife need the space. The location of the ER is shown in my mark-up below in blue. Emerald Bay Drive should not be extended, as noted in point #1 of my January 28, 2021 email, and hence is crossed out in purple below. The developer and IBI will need to reconfigure the road design to comply with RVC design guidelines and address the concerns as set out in this email chain. Also, the pathway represented by a dotted green line shown below along the reservoir should be moved off the reservoir for the reasons set out in this email – notably the dotted green path at the bottom southeast corner of the plan below heads straight toward the cliffs and south cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.



5. Pathways Connection to Active Transportation Network. Section 16.2 of the NSASP provides that: "Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may

be considered.” The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City’s water source at risk, and also would result in the same issues outlined above as illustrated by “The Cove” experience. On Map 08 in the NSASP, the “Future Shared Use Pathways” are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.

I am forwarding further comments below on the Riverside Estates Conceptual Plan, which tie into the NSASP, for context and as further part of this submission.

Sincerely,

Andre and Duska Sinclair [REDACTED]

Michelle Mitton

From: [REDACTED]
Sent: February 3, 2021 5:51 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8031-2020

Follow Up Flag: Follow up
Flag Status: Completed

Do not open links or attachments unless sender and content are known.

Good afternoon,

We oppose this proposed Bylaw.

We are writing with concern over the intentions and implications of the proposed new North Springbank Area Structure plan, issued as a draft in the fall of 2020. Uplifting language notwithstanding, we are not excited about the County's vision for North Springbank as depicted.

It is also not clear what level of community engagement has occurred to create the building blocks for this vision.

As Springbank residents, we highly value the semi-agricultural, rural residential character and lifestyle of North Springbank and we are not aligned with many elements of the County's proposal. We can confidently convey that we are not looking for additional services from the County, we do not have a desire for communal spaces or Villa Condos in our rural residential area, and we have no desire for a thriving business sector in North Springbank.

We do understand and support the existing land use limitations that generally restricts rural residential developments to be no less than 2 acre parcels in our area. We were shocked and dismayed at the extent of lands the County intends to allocate to higher density "Cluster Residential" and the range of negative implications to our rural lifestyle, values, security, water systems, local ecology and traffic intensity. It also wasn't clear on what areas would be restricted from or considered for Villa Condos, which intensify our concerns.

We respect that the County has tried to confine Business commercial to be in the general proximity of the Springbank Airport but are concerned with the substantial creep up Range Road 33.

We do not support this vision.

Thank you for the opportunity to comment.

Bob Lock & Erica Sharp
51 Livingstone Estates, Calgary, AB

Michelle Mitton

From: Carol Elliott [REDACTED]
Sent: February 3, 2021 7:07 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8031-2020 and C-8064-2020

Follow Up Flag: Follow up
Flag Status: Completed

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Please accept this email as a submission in regards to the proposed Bylaw C-8031-2020 and C-8064-2020 which refers to the new Municipal Development Plan (MDP) for the Springbank area.

- > We have been residents of Springbank for 20 years. We appreciate our large, yet cohesive community that is connected and spans over the TransCanada highway.
- >
- > We are opposed to the proposed MDP on the following grounds:
- >
- > 1). Splitting the Springbank area into two development plans would divide our community. By this plan, the North side of Springbank would become the industrial/commercial area, and as a result existing properties would depreciate in value. This is unacceptable to us as our quality of life, the diversity of future development and the balance between both agriculture and commercial interests must abide by the same expectations.
- >
- > 2). Proper due diligence has not been followed by the County. The residents have not been given proper time and notice to consider these significant proposed changes.
- >
- > 3). The County appears, though its Plan to promote significantly higher density in Springbank. This is unacceptable without extensive consultation with existing developments that contain greater than 2 acre parcels. To randomly identify these lands, within existing developments as sites for further higher density is disappointing to the community that these smaller parcels may exist. No public consultation has been done to inform or consult with these communities.
- >
- > 4). Any proposed, higher development needs to have a significantly larger setback than what is proposed in both the Springbank ASP Servicing Strategy and the ASP's for both North and South Springbank. Fifty (50m) meters is an unacceptable buffer, and a minimum of 200m should be considered. The priority, job and responsibility of the County is to PROTECT the existing stakeholders (primarily country residential) and balance the desire for increased tax revenue from higher density residential or commercial development.
- >
- > In summary, we are opposed to both Area Structure Plans as proposed.

Best regards
Carol and Pete Elliott
7 windmill way
Calgary Ab
[REDACTED]

Michelle Mitton

From: [REDACTED]
Sent: February 3, 2021 8:39 PM
To: Legislative Services Shared; Division 2, Kim McKylor; Jessica Anderson
Subject: [EXTERNAL] - Fwd: BYLAW C-8031-2020 North Springbank Area Structure Plan

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Springbank Community Planning Association and Councillor McKylor

My name is Carol Meibock located at SW/12/2503/05 Lot/Block/Plan 18/1/9310786 and I agree with the comments from Tony.

Sent from my iPhone

Begin forwarded message:

From: Tony Meibock [REDACTED]
Date: February 3, 2021 at 8:35:04 PM MST
To: Carol Meibock [REDACTED]
Subject: BYLAW C-8031-2020 North Springbank Area Structure Plan

Tony Meibock
[REDACTED]

Sent from my mobile

Begin forwarded message:

From: Tony Meibock [REDACTED]
Date: February 3, 2021 at 6:40:27 PM MST
To: legislativeservices@rockyview.ca, KMckylor@rockyview.ca
Subject: janderson@rockyview.ca

Subject: BYLAW C-8031-2020 North Springbank Area Structure Plan

Dear Springbank Community Planning Association and Councillor McKylor

My name is Tony Meibock located at SW/12/2503/05 Lot/Block/Plan 18/1/9310786. I am writing to you as a resident of Rockyview and a steward of the bow river reservoir. I am opposed to the proposed pathway on the environmental reserve next to the bow river reservoir for various reasons.

Wildlife Corridor

This is an important wildlife corridor for animals to move from one forest to another. I've attached a photo taken this morning of a mother moose and her baby. This mother comes every year at this time with her baby and throughout the spring when the willows come up. Having a path with lots of foot traffic and dogs will disrupt the natural wildlife corridor for Moose, Deer, Coyotes, Bobcats and other animals we regularly see.

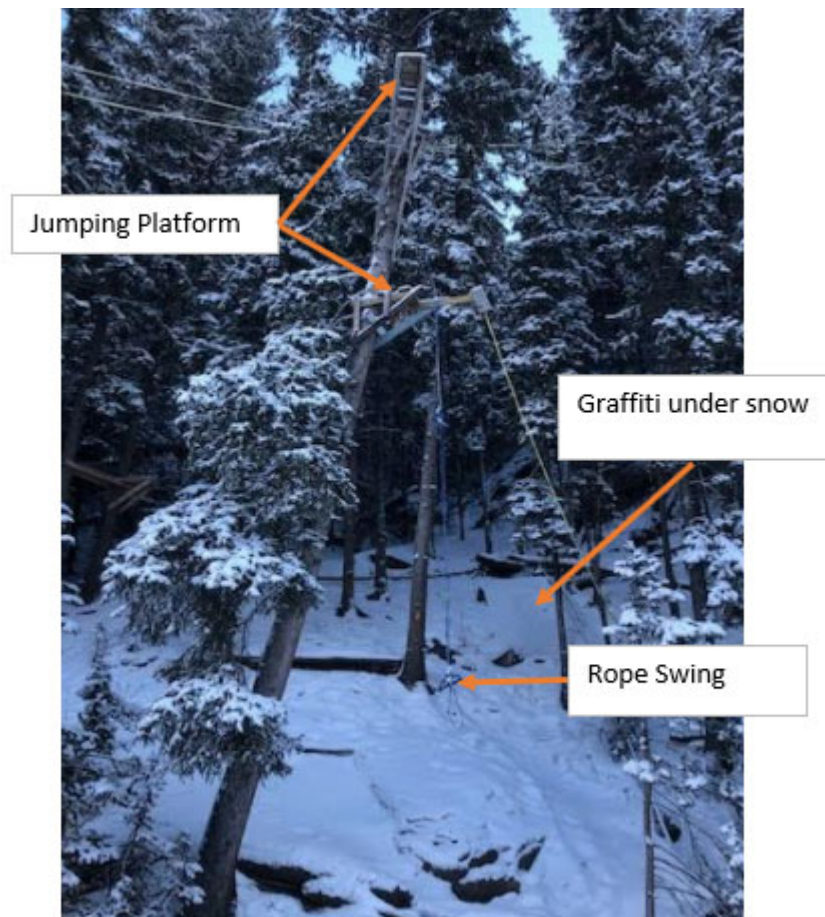
**Un-managed excessive and illegal parking on the roads.**

Adding a pathway will draw attention to the cove north of Springbank links golf course as well as the south cove by the dam. These areas have been quiet coves for decades until this summer, when kids discovered this north cove as a part of Calgary parks. Cars were parked along the road making it very dangerous for other vehicles and cyclists. As a cyclist myself, I was in a dangerous situation trying to navigate the parked cars and flowing traffic passing me. Had one of the parked cars opened their door at the point of passing, I would not have had the opportunity to navigate around. By allowing a pathway along the reservoir, there will be a significant amount of increased illegal parking on Emerald Bay Drive and accessing the reservoir.

Dangerous unsupervised activities

There are severe safety and liability issues with uncontrolled access to the coves. One of our neighbors' children was involved in helping an injured youth out of the reservoir to be picked up by EMS. Emergency services have no easy access to both reservoirs by land. There is an old rope swing in the area and the water is fairly shallow. When young adults come there, they are not aware of the terrain and injuries can easily happen, even death. There is a rock formation by the north cove that has separated from the main cliffs, if young adults climb on these rock outcroppings, there is potential for serious injury if those rocks collapse.

The south Dam has an extremely dangerous rope swing and jumping platform. This was created by young adults who hiked in from Valley Ridge. Adding a pathway for people to gain easy access to the north and south dam will only exacerbate an already dangerous situation.

**Damage to the natural surroundings and litter.**

Adding a pathway giving access to more people will invariably attract people who are not respectful of the natural surrounding areas will create an excessive amount of destruction and litter. This summer, I routinely visited both the north and south cove to clean up beer, pop and cider cans along with non-biodegradable chip bags.

Young Adults have created unrepairable destruction to the amazing rocks in the south cove by the dam. They spray painted graffiti on the rocks for no apparent reason, other than for self gratification.



I am devastated by the damage, litter and blatant disrespect for our beautiful environment that took millions of years to form.

I don't believe the planning committee have had the opportunity to consider the adverse effects of putting a path into the area. There will be increased foot traffic, dog traffic, reckless treatment of the environment, uncontrolled campfires potentially destroying natural habitat and possible residences, and increased possibility of property damage and theft.

A pathway would be much better suited on the North side of the reservoir where the interpretive center is planned. They will have the appropriate parking and oversight of people using the pathway and entering the reservoir. This would eliminate the above mentioned issues and help provide appropriate oversight and stewardship of the reservoir.

I am open to any comments or questions you may have.
Respectfully.

Tony Meibock



Michelle Mitton

From: [REDACTED]
Sent: February 3, 2021 7:46 PM
To: Michelle Mitton; Legislative Services Shared; Division 2, Kim McKylor; Ravi Siddhartha; Dominic Kazmierczak
Cc: 'Brian Mckersie'
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Brian Mckersie & Campion Swartout, 130 Emerald Bay Dr.

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Do not open links or attachments unless sender and content are known.

Dear Rocky View County Council Members,

We agree with and support the submissions set out below:

With respect to the proposed North Springbank Area Structure Plan (the "NSASP"), the residents of Emerald Bay submit that the pathway shown in Emerald Bay along the reservoir should be moved to be along Emerald Bay Drive, and away from the reservoir shoreline, for the following reasons:

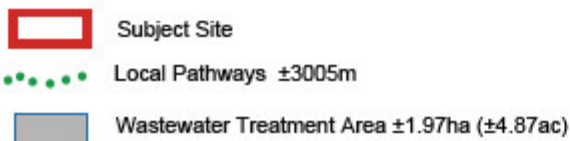
1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
 - b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bearspaw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
 - c. Repeat of "The Cove" Issues – Illegal Parking, Partying, Camp Fires and Severe Safety and Liability Issues: In the July 29, 2020 meeting with Emerald Bay residents, the County and IBI respecting the Riverside Estates Conceptual Plan, it was also raised and discussed that there should be no parking on Emerald Bay Drive as a result of the new pathways in Riverside Estates, and IBI indicated that such parking would be prohibited as interests would be aligned in that respect, however this is not addressed at all in the Riverside Estates Conceptual Plan and must be. This is of critical importance, as it is not legal for cars to park on the shoulder of any municipal road and creates a major safety hazard. As discussed in that meeting, during this past summer of 2020, we witnessed the overwhelming problem

of excessive parking by the public along the road opposite Springbank Links, and in Springbank Links parking lot, for pedestrian access to the City of Calgary's land (the former boy scout camp) and the upper portion of the Bearspaw Reservoir (clearly visible on a map) well known on social media as "The Cove". This parking caused serious safety risks, and with hundreds of teens daily accessing the Bearspaw Reservoir and "The Cove", partying, drinking and leaving empty alcohol bottles and cans, garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing "Authorized Access Only" and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly "Cove" (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of "The Cove" north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of "The Cove" this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of "The Cove" situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn't enough, being blown on inflatable toys and anything else that floats toward the spillway - that is what will happen, lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

2. Protection of Wildlife Corridors/Public Safety: Section 7.22 of the North Springbank Area Structure Plan provides that "Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural features." In the case of Riverside Estates, it is entirely possible to have pathways away from the Environmental Reserve/wildlife corridor along the Bearspaw reservoir. The Riverside Estates Conceptual Plan boasts about the significant amount of open space and publicly dedicated land, and indeed there are ample high-quality alternative pathway locations on this site with stunning views that are far less disruptive to wildlife corridors and pose far less safety and liability issues. On a related point, the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the "Environmental Report") that is

referenced in the NSASP, shows the wildlife corridors along the Bearspaw Reservoir and thus supports making the 30 metre strip along same Environmental Reserve without pathways. While indicative and quite accurate, the Environmental Report is based on a computer model, not actual, observed wildlife behavior in all cases, and as a result shows the portion of the wildlife corridor along the Bearspaw Reservoir, but does not adequately reflect that it continues from the reservoir along the boundary of Emerald Bay and Riverside Estates to the golf course, then northerly through the golf course ravines and treed areas, and continuing north through the Municipal Reserve behind 87 Emerald Bay and continuing to the municipal gravel pit and the treed municipal reserve to the east below it and sloping to the Bearspaw Reservoir, and thenceforth northwesterly along the trees and cover along the Bearspaw Reservoir/Bow River. I have sent photos to Ravi Siddhartha and Dominic Kazmierczak in the County's planning department demonstrating these well-worn wildlife corridors and can send more if you wish (photographs and resident sightings of wildlife using the corridors are more reliable than a computer model). I have also confirmed same with the author of the Environmental Report, that the reason parts of this wildlife corridor may not be shown on the golf course is that for the purposes of the report they assumed the golf course and gravel pit were not passable, however the author is satisfied that the photo evidence I have provided shows that these wildlife corridors exist. As mentioned, these are critical wildlife corridors, so that, as indicated in the NSASP and the Environmental Report, deer, moose, bear, cougar and bobcat, which are very commonly seen travelling through the golf course and that corridor, have a corridor to move through, and don't end up trapped on the City/south side of the golf course with no way to get to the north side, or vice versa, and end up travelling through residents yards and causing dangerous encounters.

3. Remnant Structure Removal. As noted in the Bearspaw Reservoir Trilateral Task Force Report, there is an unsanctioned boat launch and patio structure at the mini-cove on the reservoir side of this Riverside Estates site, likely constructed by a previous owner of the Riverside Estate site, however still used and maintained by current land owners or invitees of the Riverside Estate site, which should be removed as it will also be a magnet for partying teens and cause issues similar to those experienced with both "the Cove" and the northeast side of the Bearspaw Reservoir by the spillway, and is a huge liability risk to the County and TransAlta with no indemnities or insurance structure in place as, again, it is unsanctioned.
4. Environmental Reserve/Wildlife Corridor along Reservoir minimum 30 metres Wide. The existing plans for Riverside Estates, which dovetail with the proposed NSASP, have along the reservoir the typical 30 metres, except for one notable exception opposite the unsanctioned boat launch and "summer patio" structure noted above. The ER should be made 30 metres wide in that location as well. The wildlife corridor has to be that wide to be effective. Wildlife need the space. The location of the ER is shown in my mark-up below in blue. Emerald Bay Drive should not be extended, as noted in point #1 of my January 28, 2021 email, and hence is crossed out in purple below. The developer and IBI will need to reconfigure the road design to comply with RVC design guidelines and address the concerns as set out in this email chain. Also, the pathway represented by a dotted green line shown below along the reservoir should be moved off the reservoir for the reasons set out in this email – notably the dotted green path at the bottom southeast corner of the plan below heads straight toward the cliffs and south cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.



- Page 990 of 1103

be considered.” The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City’s water source at risk, and also would result in the same issues outlined above as illustrated by “The Cove” experience. On Map 08 in the NSASP, the “Future Shared Use Pathways” are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.

I am forwarding further comments below on the Riverside Estates Conceptual Plan, which tie into the NSASP, for context and as further part of this submission.

Kind regards,
Rob and Cris Housman – [REDACTED]

OSLER

Rob Housman
Partner

[REDACTED]
Osler, Hoskin & Harcourt LLP | osler.com

From: Housman, Rob
Sent: Monday, February 1, 2021 3:27 PM
To: RSiddhartha@rockyview.ca; DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Ravi

With respect to point #3 in my January 28, 2021 email, please see attached photographs taken on January 12, 2021 of the north boundary of Riverside Estates, which illustrate my points, namely that a 30 metre strip along the Bearspaw Reservoir and a 30 metre strip along the north boundary of Riverside Estates should be designated as Environmental Reserve in order to protect a critical wildlife corridor (instead of permanently blocking and interfering with it as shown in the latest Riverside Estate Conceptual Scheme) from south of the Riverside Estates side, through the Riverside Estates site, then through the golf course and into municipal reserve and the heavily treed south bank of the Bow River beyond it, which is heavily used by deer, moose, bear, cougar and bobcat (which we see often using this corridor, just ask Springbank Links and us local residents).

This also relates to point #1 – the ravine along the north boundary of the Riverside Estates site is a critical wildlife corridor, and should not be blocked by an extension of Emerald Bay Drive southwards, which would block the steep ravine/corridor and be expensive to build. Rather, the public access to Riverside Estates should be from the south/Calling Horse Drive side.

You will note that the Wildlife Corridor referenced in the North Springbank Area Structure Plan was based on data entry and computer models, not actual physical verification or observation in most cases. It is surprisingly accurate, but not as accurate as field observations, like these photographs, and knowledge of local residents.

I have videos taken on my iPhone which show and narrate the location of the wildlife corridors in relation to the Riverside Estates site, proposed extension of Emerald Bay Drive, Springbank Links golf course, and Municipal Reserve and wildlife corridors to the north. Do you have an iPhone or android mobile number that I could send same to you?

Thanks again,
Rob

OSLER

Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

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Suite 2700, Brookfield Place
225 – 6th Avenue S.W.
Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Monday, February 01, 2021 1:13 PM

To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, will go through.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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ROCKY VIEW COUNTY

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Phone: 403-520-1401

rsiddhartha@rockyview.ca | www.rockyview.ca

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From: Housman, Rob [REDACTED]

Sent: February 1, 2021 12:01 PM

To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thanks, Ravi. Hope you're having a great day too.

With respect to point #1 in my email January 28, 2021, noting that a second emergency access is required, as you know, fire requires a secondary access after 200m (max length of a single access road as per City of Calgary Design Guidelines which Rocky View County uses):

Roads – A. General Information

3) Dead Ends and "P" Loops Any public roadway that comes to a dead end in a proposed subdivision must have a cul-de-sac with sufficient turning space for vehicles. See diagrams on pages 23, 24 and 25.

If the cul-de-sac is required for buses turning around, a minimum radius of 15.5 m shall be provided. When a post and cable fence is ROADS - 22 - required, such as with a temporary turnaround, a radius of 18.5 m is required.

The maximum allowable length of a cul-de-sac is 200 m measured from the centreline of the intersection to the start of the bulb. Alternate emergency vehicle access is required for a cul-de-sac that exceeds 200 m in length.

The maximum length of the stem portion of a "P" Loop shall be 200 m. Alternative vehicle access is required within the stem if the length of the stem exceeds 200 m. It is recommended that a median be constructed in the stem portion of "P" Loops wherever possible.

Refer to Design Guidelines for Development Site Servicing Plans for additional requirements for emergency access through a P-Loop to private multi-family, commercial and industrial sites.

On a separate but related topic, the requirement of this emergency access (and the related utility right of way or easement for same) to the current cul-de-sac at the south end of Emerald Bay Drive provides the perfect opportunity to extend a connection from Riverside Estates to Emerald Bay Estates for the Fibre Optic high speed internet that will no doubt be installed in Riverside Estates. We discussed with Andrea Bryden and the County at our meeting on July 29, 2020 and IBI gave us the impression it would not be difficult or an issue for those fibre optic lines to be run to at least the border of Emerald Bay and we could talk to service providers about how to then distribute to residences in Emerald Bay. We need to continue that dialogue with Riverside Estates and ensure that appropriate arrangements are coordinated with Riverside Estates and the service provider(s). Good planning on this front will cost Riverside Estates little or nothing and make a huge difference, and will be aligned with RVC's mandate to provide better highspeed internet to the County and its residents.

Kind regards,
Rob

OSLER

Rob Housman
Partner

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Monday, February 01, 2021 9:27 AM

To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, shall go through and revert. Have a wonderful day.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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rsiddhartha@rockyview.ca | www.rockyview.ca

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From: Housman, Rob [REDACTED]
Sent: February 1, 2021 9:15 AM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Domenic

Attached is the Bearspaw Reservoir Trilateral Task Force Consensus Report referenced in my email below. If you look at the feature photo on the cover, you will see that the Riverside Estates site is in the background!

Can you find out who at RVC lead its involvement in this Report, and put me in touch? Also, who at the City of Calgary and TransAlta? Thanks very much.

OSLER

Rob Housman
Partner

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225 – 6th Avenue S.W.
Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Friday, January 29, 2021 12:54 PM
To: Housman, Rob [REDACTED] <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,
I hope you are doing well.

Thank you for your comments and bringing us up to date with things. I do apologize for being new to this file and would be happy to have a conversation with you.

I'll try and reach out to you today afternoon.

Thanks and take care.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 11:44 PM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Dominic

Thanks again for getting back to me. Among other comments are the following:

1. In the Riverside Estates Conceptual Scheme, the 12 lots along the Bearspaw Reservoir should be accessed by a road through Riverside Estates from the Calling Horse side, and not through an extension of Emerald Bay Drive as set out in the proposed Conceptual Scheme – that design will save money and increase profits for the developer, but contravenes RVC's mandatory development requirements and poses an unacceptable safety risk because it increases traffic and danger on the blind hairpin turn on Emerald Bay Drive. RVC's design guidelines (which follow the City of Calgary's) require 2 road accesses for roads over 200 metres, so the latest design with only one access through Emerald Bay Drive fails to comply with the City's development requirements. I can send you a copy of the requirements but I assume you already have them, correct? The access to Emerald Bay Drive should be restricted to emergency vehicles only, to satisfy the requirement to have two access points for fire and emergency vehicles, and designed to restrict access through Emerald Bay Drive to emergency vehicles through gates or other design features which discourage and prohibit public use and provide access only to emergency vehicles, to mitigate the significantly increased danger of increased traffic on the blind hairpin on Emerald Bay Drive. The primary access should also be through the Calling Horse side, so that fire and emergency vehicles from the Springbank fire hall and Calgary fire halls can most quickly access the 12 lots along the Bearspaw Reservoir, as opposed to having to go all the way around to Emerald Bay Drive which takes significantly longer and could be fatal. In our meeting in the summer, IBI said it would send me materials respecting the road design to continue the dialogue however we never received anything. Riverside Estates would save significant costs and increase profits by extended Emerald Bay Drive as set out in the proposed Conceptual Scheme, however RVC should not approve same as it violates RVC's own requirements, and poses increased risk of injury or death on the hairpin turn, of which RVC has been warned and made abundantly aware. Late this fall, an attempt at a centre line was painted on the blind hair pin however it is not centred

properly, there is no road shoulder and the road edge is irregular and it has not alleviated the danger inherent in the blind hairpin.

2. With respect to the water and wastewater proposed in the Riverside Conceptual Scheme:
 - a. Riverside Estates have not followed up on discussions with Emerald Bay Sewer and Gas Coop, which has capacity and availability to service Riverside Estates. In the meeting, Riverside Estates indicated they would follow up but have not.
 - b. It would be deeply concerning for the County to allow Riverside Estates to have septic fields on a steep slope with significant ground water flow straight into the Bearspaw Reservoir, the City's source of drinking water (see the Bearspaw Tri-lateral Task Force Report), and to drill 32 separate wells putting existing aquifers at risk, when there is available capacity from the Emerald Bay Water and Sewer Coop, as well as other new facilities coming on-line of which the County is very well aware.
 - i. Have the authors of the Bearspaw Tri-lateral Task Force (in particular the representatives from the City that contributed to such report) been notified of the Riverside Estates Conceptual Scheme? If not, they should be before RVC administration provides comments back to the applicant.
 - ii. Has the City administration taken into account that if and when it annexes this area, the City will inherit this system?
 - iii. Affected parties should be given the opportunity to obtain and present independent studies and reports to assess the risk to the Bearspaw reservoir drinking water and the existing aquifers.
 - c. All other residents and developments in the Central and North Springbank area pay for their own water and wastewater facilities, it would be fundamentally unfair to the taxpayers in the County and residents in the area, and poor cost and liability management, for the County to allow Riverside Estates to get special treatment and build a one-off facility, and have the County and thus taxpayers gratuitously assume 100% of the costs and liability of operation, maintenance, repair and replacement of the Riverside Estates wastewater facilities, as proposed in the Riverside Conceptual Scheme, when again all other residents in the Central and North Springbank area pay for their own water and wastewater facilities and do not burden the County and the taxpayers by off-loading it on them. Riverside Estates should be held to the same standards and should not have their water and wastewater subsidized 100% by the tax payers and surrounding residents that pay for their own. It would also not fit in the overall utility plan and strategy for the County.
3. The layout in the proposed Conceptual Scheme interferes with critical wildlife corridors along the Bearspaw Reservoir, as shown in the proposed North Springbank Area Structure Plan (the "NASAP") and the studies underlying same. The wildlife corridor on the subject side goes from the treed area along the southeast banks and slopes of the Bearspaw, along the Bearspaw Reservoir, up the ravine and the north boundary of the Riverside Estates site bordering Emerald Bay Estates, and to the golf course which has heavy tree cover, through the golf course, and to the north end of the golf course back into treed municipal reserve and treed banks and slopes again along the Bearspaw Reservoir. The layout of the Riverside Estates lots will interrupt these critical wildlife corridors. The County should require Environmental Reserve (the latest Conceptual Schemes are deficient because they fail to designate Environmental Reserve and should do so) along the Bearspaw Reservoir as well as along the north side of the Riverside Estates site up to the golf course, to protect this wildlife corridor. Under the latest Conceptual Scheme for Riverside Estates, there is only a narrow green strip from the south treed areas to the golf course which is too narrow, and between houses and will be heavily travelled by vehicle and pedestrian traffic, so therefore will not be an adequate wildlife corridor, instead the pedestrian pathway should be moved from along the Bearspaw Reservoir to that strip, again to protect the wildlife

corridor. The NSASP provides that pedestrian pathways should not be on wildlife corridors or environmental reserves where it interferes with wildlife.

Again, now that we have a contact point following Andrea's departure, I would like to re-establish dialogue and have an opportunity to provide full comments before RVC Administration responds to the applicant. Can we discuss tomorrow? I am available at 403 836 2779 and will ensure no undue delay.

Thanks again
Rob

OSLER

Rob Housman
Partner

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Thursday, January 28, 2021 4:54 PM

To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,
I hope you are doing well.

Thank you for your email. I shall discuss with Dominic and revert. I've recently joined RVC and will be able to provide more information as soon as its with me.

Thanks again and you take care.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 4:39 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Ravi Siddhartha <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Among other things discussed at our meeting this summer, IBI undertook to email and contact me respecting the road plan and the issues discussed at the meeting, however that has not occurred.

Our comments should not fall through the cracks, due to Andrea's departure from the County, we should be given the opportunity to provide comments on the updated proposed Conceptual Scheme, before Administration sends comments back to the applicant.

I look forward to hearing from you.

Thanks again
Rob

OSLER

Rob Housman
Partner

[REDACTED]
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From: Housman, Rob
Sent: Thursday, January 28, 2021 4:24 PM
To: 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Dominic and Ravi

I was dealing with Andrea Bryden respecting comments on the Riverside Estates Conceptual Scheme, we met at the County offices with a number of Emerald Bay residents this summer, and I understood that the County would be taking into account our comments. Has that occurred?

Can we discuss before you send in your comments to the applicant? I am at 403 836 2779.

Thank you
Rob



Rob Housman
Partner

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Calgary, Alberta, Canada T2P 1N2

From: Van Mierlo, Lynn [REDACTED]
Sent: Thursday, January 28, 2021 3:02 PM
To: Housman, Rob [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Rob – see email below for update.

From: DKazmierczak@rockyview.ca <DKazmierczak@rockyview.ca>
Sent: Thursday, January 28, 2021 2:58 PM
To: Van Mierlo, Lynn [REDACTED]
Cc: RSiddhartha@rockyview.ca
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Lynn,

Sorry I missed your call yesterday. Please contact myself and my colleague Ravi Siddhartha on matters relating to this file. Both Ravi and I will be working on this application following Andrea's departure from the County.

No date has been set and we will be sending updated comments on the Conceptual Scheme, together with intermunicipal comments from The City of Calgary to the applicant by the end of this week for their review.

Thanks,

DOMINIC KAZMIERCZAK
Manager | Planning Policy

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DKazmierczak@rockyview.ca | www.rockyview.ca

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From: Van Mierlo, Lynn [REDACTED]
Sent: January 28, 2021 2:27 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Housman, Rob [REDACTED]
Subject: [EXTERNAL] - Riverside Estates Conceptual Scheme

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Good afternoon, I am following up on my voicemail message of yesterday. We are looking for the name of the RVC Planner and their contact information respecting the above matter Andrea Bryden is no longer involved. We are wondering when the Riverside Estates CS will be heard by Council and do not see it listed for February 2nd or February 16th Special Council Meetings.

Thank you.

OSLER

Lynn Van Mierlo

Practice Assistant / Law Clerk, Real Estate

D [REDACTED] C [REDACTED]

Osler, Hoskin & Harcourt LLP | osler.com

Thank you,
Brian & Campion

Michelle Mitton

From: Dwayne Rowland [REDACTED]
Sent: February 3, 2021 7:11 PM
To: Michelle Mitton; Legislative Services Shared; Division 2, Kim McKylor; Ravi Siddhartha; Dominic Kazmierczak
Cc: 'Cory Rowland'; Dwayne Rowland
Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Dwayne and Corinne Rowland 4 Emerald Bay Drive

Follow Up Flag: Follow up
Flag Status: Completed

We, Dwayne and Corinne Rowland echo and support all of the listed concerns by Mr. Housman in the attached email

A few comments on some points already listed but worth emphasizing:

Road Safety:

We can not emphasize enough, the concerns we have about the excess traffic on an already unsafe road in which we have either witnessed or been part of near miss accidents with vehicles, cyclists and pedestrians. Another added danger to the hairpin turn is the constant obstruction of wildlife on this corner. As noted the attempt to paint a center line on the hairpin turn is invisible for a for a large percentage of the winter driving season and is of minimal help when visible.

Wildlife:

Also as noted the immense amounts of Wildlife in and around Emerald Bay and the proposed development. Our property borders the South end of Emerald Bay and the North end of proposed development. I believe Mr. Houseman had taken photos of wildlife tracks through out the area and specifically the area bordering our property that shows it is an extremely active wildlife area. Deer, Moose, Coyote, rabbits, porcupine, Weasel, Cougar, Bear, Bald Eagles, Owls and many species of birds can be seen regularly on any given day.

Water, Sewage & Reservoir Integrity:

With out further explanation I can not imagine how any form of septic field could be feasible so close to the Bearspaw reservoir. There are many active springs in the area including the North end of the proposed Riverside Estates (south end of our property) which would potentially provide communication within wells, septic fields and the Bearspaw Reservoir.

Public Access:

Already with no public access to the river through Emerald Bay community we were forced to put up a gate on our property this year as we regularly were having people drive, walk and bike into our yard for River Access. Vehicles would routinely park in the cul-de-sac above our property and cross private property to get to the river.

As stated above we fully support and agree with Mr. Housman's detailed list of concerns and comments.

Dwayne & Corinne Rowland

Dwayne Rowland
VP Business Development & Technical Services
[REDACTED]

e: [REDACTED]
a: 2500 – 635 8th Avenue SW, Calgary, AB T2P 3M3
24hr Operations: [403-444-7595](tel:403-444-7595)
www.pacesetterdirectional.ca

From: Housman, Rob [REDACTED]
Sent: February 3, 2021 5:01 PM
To: 'MMitton@rockyview.ca' <MMitton@rockyview.ca>; 'LegislativeServices@rockyview.ca' <LegislativeServices@rockyview.ca>; KMckylor@rockyview.ca; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>; 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>

Subject: FW: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Thanks, Michelle. I am copying Kim McKylor, our Councilor, as well as Ravi and Dominic in planning at the County with whom I have been corresponding, as well as the residents of Emerald Bay. I have also added below, the balance of the email chain with Ravi and Dominic that due to a computer glitch somehow got cut off on my earlier email.

Kind regards,

OSLER

Rob Housman
Partner
[REDACTED]
Osler, Hoskin & Harcourt LLP | osler.com

From: MMitton@rockyview.ca <MMitton@rockyview.ca>
Sent: Wednesday, February 3, 2021 4:49 PM
To: Housman, Rob [REDACTED]; LegislativeServices@rockyview.ca
Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Good afternoon Rob,

Thank you for submitting your comments on this proposed Bylaw, they will be included in the agenda for Council's Consideration at the public hearing February 16, 2021.

Thank you,
Michelle

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
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From: Housman, Rob [REDACTED]
Sent: February 3, 2021 4:31 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

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Dear Rocky View County Council Members

With respect to the proposed North Springbank Area Structure Plan (the "NSASP"), the residents of Emerald Bay submit that the pathway shown in Emerald Bay along the reservoir should be moved to be along Emerald Bay Drive, and away from the reservoir shoreline, for the following reasons:

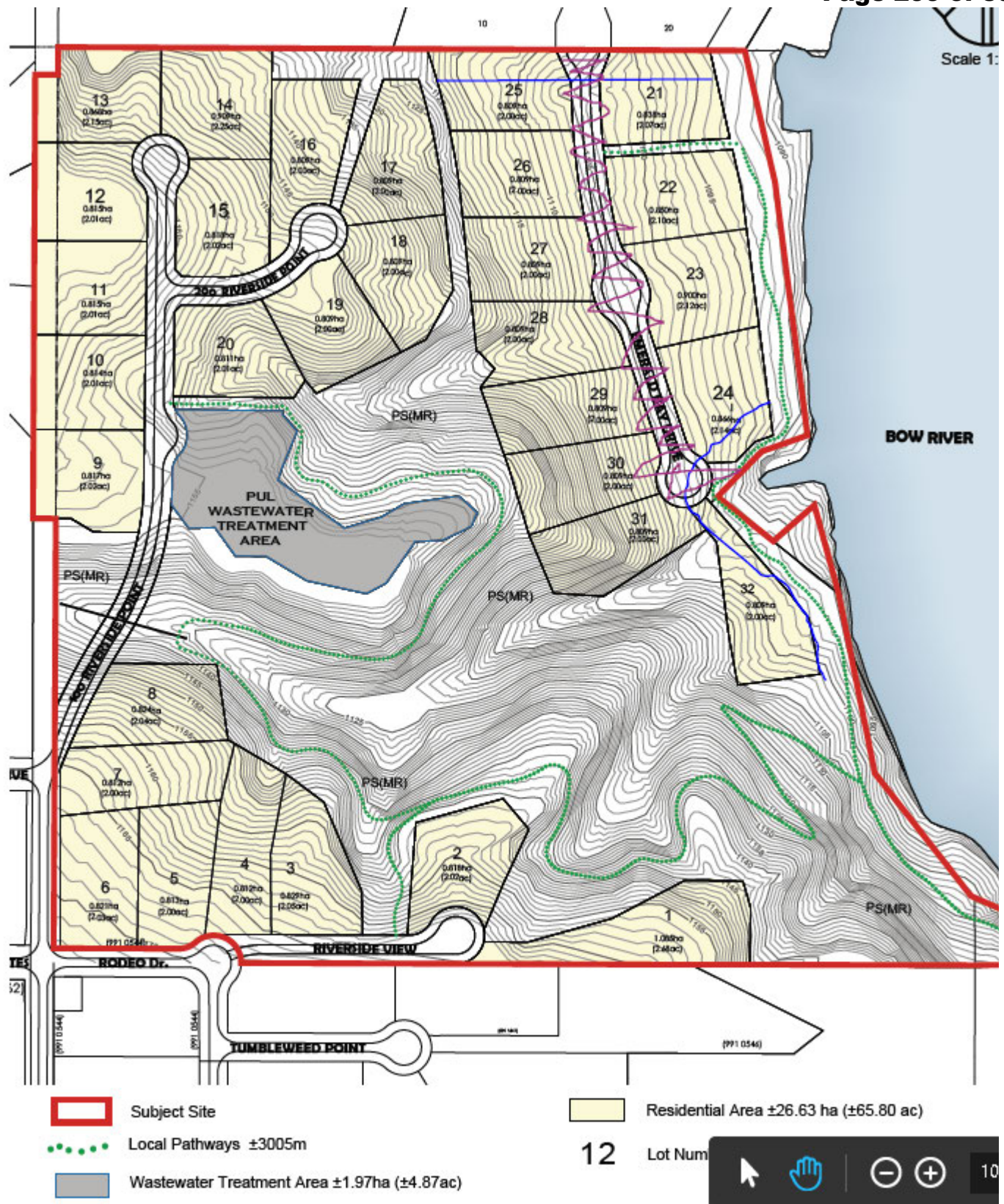
1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
 - b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bearspaw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
 - c. Repeat of "The Cove" Issues – Illegal Parking, Partying, Camp Fires and Severe Safety and Liability Issues: In the July 29, 2020 meeting with Emerald Bay residents, the County and IBI respecting the Riverside Estates Conceptual Plan, it was also raised and discussed that there should be no parking on Emerald Bay Drive as a result of the new pathways in Riverside Estates, and IBI indicated that such parking would be prohibited as interests would be aligned in that respect, however this is not addressed at all in the Riverside Estates Conceptual Plan and must be. This is of critical importance, as it is not legal for cars to park on the shoulder of any municipal road and creates a major safety hazard. As discussed in that meeting, during this past summer of 2020, we witnessed the overwhelming problem of excessive parking by the public along the road opposite Springbank Links, and in Springbank Links parking lot, for pedestrian access to the City of Calgary's land (the former boy scout camp) and the upper portion of the Bearspaw Reservoir (clearly visible on a map) well known on social media as "The Cove". This parking caused serious safety risks, and with hundreds of teens daily accessing the Bearspaw Reservoir and "The Cove", partying, drinking and leaving empty alcohol bottles and cans, garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing "Authorized Access Only" and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway

along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly "Cove" (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of "The Cove" north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of "The Cove" this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of "The Cove" situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn't enough, being blown on inflatable toys and anything else that floats toward the spillway - that is what will happen, lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

2. Protection of Wildlife Corridors/Public Safety: Section 7.22 of the North Springbank Area Structure Plan provides that "Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural features." In the case of Riverside Estates, it is entirely possible to have pathways away from the Environmental Reserve/wildlife corridor along the Bearspaw reservoir. The Riverside Estates Conceptual Plan boasts about the significant amount of open space and publicly dedicated land, and indeed there are ample high-quality alternative pathway locations on this site with stunning views that are far less disruptive to wildlife corridors and pose far less safety and liability issues. On a related point, the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the "Environmental Report") that is referenced in the NSASP, shows the wildlife corridors along the Bearspaw Reservoir and thus supports making the 30 metre strip along same Environmental Reserve without pathways. While indicative and quite accurate, the Environmental Report is based on a computer model, not actual, observed wildlife behavior in all cases, and as a result shows the portion of the wildlife corridor along the Bearspaw Reservoir, but does not adequately reflect that it continues from the reservoir along the boundary of Emerald Bay and Riverside Estates to the golf course, then northerly through the golf course ravines and treed areas, and continuing north through the Municipal Reserve behind 87 Emerald Bay and continuing to the municipal gravel pit and the treed municipal reserve to the east below it and sloping to the Bearspaw Reservoir, and thenceforth northwesterly along the

trees and cover along the Bearspaw Reservoir/Bow River. I have sent photos to Ravi Siddhartha and Dominic Kazmierczak in the County's planning department demonstrating these well-worn wildlife corridors and can send more if you wish (photographs and resident sightings of wildlife using the corridors are more reliable than a computer model). I have also confirmed same with the author of the Environmental Report, that the reason parts of this wildlife corridor may not be shown on the golf course is that for the purposes of the report they assumed the golf course and gravel pit were not passable, however the author is satisfied that the photo evidence I have provided shows that these wildlife corridors exist. As mentioned, these are critical wildlife corridors, so that, as indicated in the NSASP and the Environmental Report, deer, moose, bear, cougar and bobcat, which are very commonly seen travelling through the golf course and that corridor, have a corridor to move through, and don't end up trapped on the City/south side of the golf course with no way to get to the north side, or vice versa, and end up travelling through residents yards and causing dangerous encounters.

3. Remnant Structure Removal. As noted in the Bearspaw Reservoir Trilateral Task Force Report, there is an unsanctioned boat launch and patio structure at the mini-cove on the reservoir side of this Riverside Estates site, likely constructed by a previous owner of the Riverside Estate site, however still used and maintained by current land owners or invitees of the Riverside Estate site, which should be removed as it will also be a magnet for partying teens and cause issues similar to those experienced with both "the Cove" and the northeast side of the Bearspaw Reservoir by the spillway, and is a huge liability risk to the County and TransAlta with no indemnities or insurance structure in place as, again, it is unsanctioned.
4. Environmental Reserve/Wildlife Corridor along Reservoir minimum 30 metres Wide. The existing plans for Riverside Estates, which dovetail with the proposed NSASP, have along the reservoir the typical 30 metres, except for one notable exception opposite the unsanctioned boat launch and "summer patio" structure noted above. The ER should be made 30 metres wide in that location as well. The wildlife corridor has to be that wide to be effective. Wildlife need the space. The location of the ER is shown in my mark-up below in blue. Emerald Bay Drive should not be extended, as noted in point #1 of my January 28, 2021 email, and hence is crossed out in purple below. The developer and IBI will need to reconfigure the road design to comply with RVC design guidelines and address the concerns as set out in this email chain. Also, the pathway represented by a dotted green line shown below along the reservoir should be moved off the reservoir for the reasons set out in this email – notably the dotted green path at the bottom southeast corner of the plan below heads straight toward the cliffs and south cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.



5. Pathways Connection to Active Transportation Network. Section 16.2 of the NSASP provides that: "Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may

be considered.” The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City’s water source at risk, and also would result in the same issues outlined above as illustrated by “The Cove” experience. On Map 08 in the NSASP, the “Future Shared Use Pathways” are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.

I am forwarding further comments below on the Riverside Estates Conceptual Plan, which tie into the NSASP, for context and as further part of this submission.

Kind regards,

Rob and Cris Housman – [REDACTED]

OSLER

Rob Housman
Partner

[REDACTED]
Osler, Hoskin & Harcourt LLP | osler.com

From: Housman, Rob
Sent: Monday, February 1, 2021 3:27 PM
To: RSiddhartha@rockyview.ca; DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Ravi

With respect to point #3 in my January 28, 2021 email, please see attached photographs taken on January 12, 2021 of the north boundary of Riverside Estates, which illustrate my points, namely that a 30 metre strip along the Bearspaw Reservoir and a 30 metre strip along the north boundary of Riverside Estates should be designated as Environmental Reserve in order to protect a critical wildlife corridor (instead of permanently blocking and interfering with it as shown in the latest Riverside Estate Conceptual Scheme) from south of the Riverside Estates side, through the Riverside Estates site, then through the golf course and into municipal reserve and the heavily treed south bank of the Bow River beyond it, which is heavily used by deer, moose, bear, cougar and bobcat (which we see often using this corridor, just ask Springbank Links and us local residents).

This also relates to point #1 – the ravine along the north boundary of the Riverside Estates site is a critical wildlife corridor, and should not be blocked by an extension of Emerald Bay Drive southwards, which would block the steep ravine/corridor and be expensive to build. Rather, the public access to Riverside Estates should be from the south/Calling Horse Drive side.

You will note that the Wildlife Corridor referenced in the North Springbank Area Structure Plan was based on data entry and computer models, not actual physical verification or observation in most cases. It is surprisingly accurate, but not as accurate as field observations, like these photographs, and knowledge of local residents.

I have videos taken on my iPhone which show and narrate the location of the wildlife corridors in relation to the Riverside Estates site, proposed extension of Emerald Bay Drive, Springbank Links golf course, and Municipal Reserve and wildlife corridors to the north. Do you have an iPhone or android mobile number that I could send same to you?

Thanks again,
Rob

OSLER

Rob Housman
Partner

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Monday, February 01, 2021 1:13 PM

To: Housman, Rob <rhousman@osler.com>; DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, will go through.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]

Sent: February 1, 2021 12:01 PM

To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thanks, Ravi. Hope you're having a great day too.

With respect to point #1 in my email January 28, 2021, noting that a second emergency access is required, as you know, fire requires a secondary access after 200m (max length of a single access road as per City of Calgary Design Guidelines which Rocky View County uses):

Roads – A. General Information

3) Dead Ends and "P" Loops Any public roadway that comes to a dead end in a proposed subdivision must have a cul-de-sac with sufficient turning space for vehicles. See diagrams on pages 23, 24 and 25.

If the cul-de-sac is required for buses turning around, a minimum radius of 15.5 m shall be provided. When a post and cable fence is ROADS - 22 - required, such as with a temporary turnaround, a radius of 18.5 m is required.

The maximum allowable length of a cul-de-sac is 200 m measured from the centreline of the intersection to the start of the bulb. Alternate emergency vehicle access is required for a cul-de-sac that exceeds 200 m in length.

The maximum length of the stem portion of a "P" Loop shall be 200 m. Alternative vehicle access is required within the stem if the length of the stem exceeds 200 m. It is recommended that a median be constructed in the stem portion of "P" Loops wherever possible.

Refer to Design Guidelines for Development Site Servicing Plans for additional requirements for emergency access through a P-Loop to private multi-family, commercial and industrial sites.

On a separate but related topic, the requirement of this emergency access (and the related utility right of way or easement for same) to the current cul-de-sac at the south end of Emerald Bay Drive provides the perfect opportunity to extend a connection from Riverside Estates to Emerald Bay Estates for the Fibre Optic high speed internet that will no doubt be installed in Riverside Estates. We discussed with Andrea Bryden and the County at our meeting on July 29, 2020 and IBI gave us the impression it would not be difficult or an issue for those fibre optic lines to be run to at least the border of Emerald Bay and we could talk to service providers about how to then distribute to residences in Emerald Bay. We need to continue that dialogue with Riverside Estates and ensure that appropriate arrangements are coordinated with Riverside Estates and the service provider(s). Good planning on this front will cost Riverside Estates little or nothing and make a huge difference, and will be aligned with RVC's mandate to provide better highspeed internet to the County and its residents.

Kind regards,
Rob

OSLER

Rob Housman
Partner

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From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Monday, February 01, 2021 9:27 AM

To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, shall go through and revert. Have a wonderful day.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: February 1, 2021 9:15 AM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Domenic

Attached is the Bearspaw Reservoir Trilateral Task Force Consensus Report referenced in my email below. If you look at the feature photo on the cover, you will see that the Riverside Estates site is in the background!

Can you find out who at RVC lead its involvement in this Report, and put me in touch? Also, who at the City of Calgary and TransAlta? Thanks very much.

OSLER

Rob Housman
Partner

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From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Friday, January 29, 2021 12:54 PM
To: Housman, Rob [REDACTED] <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,
I hope you are doing well.

Thank you for your comments and bringing us up to date with things. I do apologize for being new to this file and would be happy to have a conversation with you.

I'll try and reach out to you today afternoon.

Thanks and take care.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 11:44 PM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Dominic

Thanks again for getting back to me. Among other comments are the following:

1. In the Riverside Estates Conceptual Scheme, the 12 lots along the Bearspaw Reservoir should be accessed by a road through Riverside Estates from the Calling Horse side, and not through an extension of Emerald Bay Drive as set out in the proposed Conceptual Scheme – that design will save money and increase profits for the developer, but contravenes RVC's mandatory development requirements and poses an unacceptable safety risk because it increases traffic and danger on the blind hairpin turn on Emerald Bay Drive. RVC's design guidelines (which follow the City of Calgary's) require 2 road accesses for roads over 200 metres, so the latest design with only one access through Emerald Bay Drive fails to comply with the City's development requirements. I can send you a copy of the requirements but I assume you already have them, correct? The access to Emerald Bay Drive should be restricted to emergency vehicles only, to satisfy the requirement to have two access points for fire and emergency vehicles, and designed to restrict access through Emerald Bay Drive to emergency vehicles through gates or other design features which discourage and prohibit public use and provide access only to emergency vehicles, to mitigate the significantly increased danger of increased traffic on the blind hairpin on Emerald Bay Drive. The primary access should also be through the Calling Horse side, so that fire and emergency vehicles from the Springbank fire hall and Calgary fire halls can most quickly access the 12 lots along the Bearspaw Reservoir, as opposed to having to go all the way around to Emerald Bay Drive which takes significantly longer and could be fatal. In our meeting in the summer, IBI said it would send me materials respecting the road design to continue the dialogue however we never received anything. Riverside Estates would save significant costs and increase profits by extended Emerald Bay Drive as set out in the proposed Conceptual Scheme, however RVC should not approve same as it violates RVC's own requirements, and poses increased risk of injury or death on the hairpin turn, of which RVC has been warned and made abundantly aware. Late this fall, an attempt at a centre line was painted on the blind hair pin however it is not centred

properly, there is no road shoulder and the road edge is irregular and it has not alleviated the danger inherent in the blind hairpin.

2. With respect to the water and wastewater proposed in the Riverside Conceptual Scheme:
 - a. Riverside Estates have not followed up on discussions with Emerald Bay Sewer and Gas Coop, which has capacity and availability to service Riverside Estates. In the meeting, Riverside Estates indicated they would follow up but have not.
 - b. It would be deeply concerning for the County to allow Riverside Estates to have septic fields on a steep slope with significant ground water flow straight into the Bearspaw Reservoir, the City's source of drinking water (see the Bearspaw Tri-lateral Task Force Report), and to drill 32 separate wells putting existing aquifers at risk, when there is available capacity from the Emerald Bay Water and Sewer Coop, as well as other new facilities coming on-line of which the County is very well aware.
 - i. Have the authors of the Bearspaw Tri-lateral Task Force (in particular the representatives from the City that contributed to such report) been notified of the Riverside Estates Conceptual Scheme? If not, they should be before RVC administration provides comments back to the applicant.
 - ii. Has the City administration taken into account that if and when it annexes this area, the City will inherit this system?
 - iii. Affected parties should be given the opportunity to obtain and present independent studies and reports to assess the risk to the Bearspaw reservoir drinking water and the existing aquifers.
 - c. All other residents and developments in the Central and North Springbank area pay for their own water and wastewater facilities, it would be fundamentally unfair to the taxpayers in the County and residents in the area, and poor cost and liability management, for the County to allow Riverside Estates to get special treatment and build a one-off facility, and have the County and thus taxpayers gratuitously assume 100% of the costs and liability of operation, maintenance, repair and replacement of the Riverside Estates wastewater facilities, as proposed in the Riverside Conceptual Scheme, when again all other residents in the Central and North Springbank area pay for their own water and wastewater facilities and do not burden the County and the taxpayers by off-loading it on them. Riverside Estates should be held to the same standards and should not have their water and wastewater subsidized 100% by the tax payers and surrounding residents that pay for their own. It would also not fit in the overall utility plan and strategy for the County.
3. The layout in the proposed Conceptual Scheme interferes with critical wildlife corridors along the Bearspaw Reservoir, as shown in the proposed North Springbank Area Structure Plan (the "NASAP") and the studies underlying same. The wildlife corridor on the subject side goes from the treed area along the southeast banks and slopes of the Bearspaw, along the Bearspaw Reservoir, up the ravine and the north boundary of the Riverside Estates site bordering Emerald Bay Estates, and to the golf course which has heavy tree cover, through the golf course, and to the north end of the golf course back into treed municipal reserve and treed banks and slopes again along the Bearspaw Reservoir. The layout of the Riverside Estates lots will interrupt these critical wildlife corridors. The County should require Environmental Reserve (the latest Conceptual Schemes are deficient because they fail to designate Environmental Reserve and should do so) along the Bearspaw Reservoir as well as along the north side of the Riverside Estates site up to the golf course, to protect this wildlife corridor. Under the latest Conceptual Scheme for Riverside Estates, there is only a narrow green strip from the south treed areas to the golf course which is too narrow, and between houses and will be heavily travelled by vehicle and pedestrian traffic, so therefore will not be an adequate wildlife corridor, instead the pedestrian pathway should be moved from along the Bearspaw Reservoir to that strip, again to protect the wildlife

corridor. The NSASP provides that pedestrian pathways should not be on wildlife corridors or environmental reserves where it interferes with wildlife.

Again, now that we have a contact point following Andrea's departure, I would like to re-establish dialogue and have an opportunity to provide full comments before RVC Administration responds to the applicant. Can we discuss tomorrow? I am available at 403 836 2779 and will ensure no undue delay.

Thanks again
Rob

OSLER

Rob Housman
Partner

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Thursday, January 28, 2021 4:54 PM

To: Housman, Rob [REDACTED]; DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,
I hope you are doing well.

Thank you for your email. I shall discuss with Dominic and revert. I've recently joined RVC and will be able to provide more information as soon as its with me.

Thanks again and you take care.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 4:39 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Ravi Siddhartha <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Among other things discussed at our meeting this summer, IBI undertook to email and contact me respecting the road plan and the issues discussed at the meeting, however that has not occurred.

Our comments should not fall through the cracks, due to Andrea's departure from the County, we should be given the opportunity to provide comments on the updated proposed Conceptual Scheme, before Administration sends comments back to the applicant.

I look forward to hearing from you.

Thanks again
Rob

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Rob Housman
Partner

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From: Housman, Rob
Sent: Thursday, January 28, 2021 4:24 PM
To: 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Dominic and Ravi

I was dealing with Andrea Bryden respecting comments on the Riverside Estates Conceptual Scheme, we met at the County offices with a number of Emerald Bay residents this summer, and I understood that the County would be taking into account our comments. Has that occurred?

Can we discuss before you send in your comments to the applicant? I am at 403 836 2779.

Thank you
Rob



Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

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From: Van Mierlo, Lynn [REDACTED]
Sent: Thursday, January 28, 2021 3:02 PM
To: Housman, Rob [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Rob – see email below for update.

From: DKazmierczak@rockyview.ca <DKazmierczak@rockyview.ca>
Sent: Thursday, January 28, 2021 2:58 PM
To: Van Mierlo, Lynn [REDACTED]
Cc: RSiddhartha@rockyview.ca
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Lynn,

Sorry I missed your call yesterday. Please contact myself and my colleague Ravi Siddhartha on matters relating to this file. Both Ravi and I will be working on this application following Andrea's departure from the County.

No date has been set and we will be sending updated comments on the Conceptual Scheme, together with intermunicipal comments from The City of Calgary to the applicant by the end of this week for their review.

Thanks,

DOMINIC KAZMIERCZAK
Manager | Planning Policy

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From: Van Mierlo, Lynn [REDACTED]
Sent: January 28, 2021 2:27 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Housman, Rob [REDACTED]
Subject: [EXTERNAL] - Riverside Estates Conceptual Scheme

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Good afternoon, I am following up on my voicemail message of yesterday. We are looking for the name of the RVC Planner and their contact information respecting the above matter Andrea Bryden is no longer involved. We are wondering when the Riverside Estates CS will be heard by Council and do not see it listed for February 2nd or February 16th Special Council Meetings.

Thank you.

OSLER

Lynn Van Mierlo
Practice Assistant / Law Clerk, Real Estate

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Michelle Mitton

From: Glenn German [REDACTED]
Sent: February 3, 2021 7:45 PM
Cc: Dominic Kazmierczak; Michelle Mitton; Legislative Services Shared; Ravi Siddhartha; Division 2, Kim McKylor
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Glenn & Lisa German 60 Emerald Bay Drive
Attachments: image001.png; image002.gif
Follow Up Flag: Follow up
Flag Status: Completed

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We are in agreement with the following comments f

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Dear Rocky View County Council Members

With respect to the proposed North Springbank Area Structure Plan (the “NSASP”), the residents of Emerald Bay submit that the pathway shown in Emerald Bay along the reservoir should be moved to be along Emerald Bay Drive, and away from the reservoir shoreline, for the following reasons:

1. Pathway relocation away from the Reservoir:

- a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.

- b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a “dog park”, particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bearspaw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
- c. Repeat of “The Cove” Issues – Illegal Parking, Partying, Camp Fires and Severe Safety and Liability Issues: In the July 29, 2020 meeting with Emerald Bay residents, the County and IBI respecting the Riverside Estates Conceptual Plan, it was also raised and discussed that there should be no parking on Emerald Bay Drive as a result of the new pathways in Riverside Estates, and IBI indicated that such parking would be prohibited as interests would be aligned in that respect, however this is not addressed at all in the Riverside Estates Conceptual Plan and must be. This is of critical importance, as it is not legal for cars to park on the shoulder of any municipal road and creates a major safety hazard. As discussed in that meeting, during this past summer of 2020, we witnessed the overwhelming problem of excessive parking by the public along the road opposite Springbank Links, and in Springbank Links parking lot, for pedestrian access to the City of Calgary’s land (the former boy scout camp) and the upper portion of the Bearspaw Reservoir (clearly visible on a map) well known on social media as “The Cove”. This parking caused serious safety risks, and with hundreds of teens daily accessing the Bearspaw Reservoir and “The Cove”, partying, drinking and leaving empty alcohol bottles and cans, garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing “Authorized Access Only” and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly “Cove” (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of “The Cove” north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of “The Cove” this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of “The Cove” situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn’t enough, being blown on inflatable toys and anything else that floats toward the spillway – that is what will happen,

lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

2. Protection of Wildlife Corridors/Public Safety: Section 7.22 of the North Springbank Area Structure Plan provides that “Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural features.” In the case of Riverside Estates, it is entirely possible to have pathways away from the Environmental Reserve/wildlife corridor along the Bearspaw reservoir. The Riverside Estates Conceptual Plan boasts about the significant amount of open space and publicly dedicated land, and indeed there are ample high-quality alternative pathway locations on this site with stunning views that are far less disruptive to wildlife corridors and pose far less safety and liability issues. On a related point, the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the “Environmental Report”) that is referenced in the NSASP, shows the wildlife corridors along the Bearspaw Reservoir and thus supports making the 30 metre strip along same Environmental Reserve without pathways. While indicative and quite accurate, the Environmental Report is based on a computer model, not actual, observed wildlife behavior in all cases, and as a result shows the portion of the wildlife corridor along the Bearspaw Reservoir, but does not adequately reflect that it continues from the reservoir along the boundary of Emerald Bay and Riverside Estates to the golf course, then northerly through the golf course ravines and treed areas, and continuing north through the Municipal Reserve behind 87 Emerald Bay and continuing to the municipal gravel pit and the treed municipal reserve to the east below it and sloping to the Bearspaw Reservoir, and thenceforth northwesterly along the trees and cover along the Bearspaw Reservoir/Bow River. I have sent photos to Ravi Siddhartha and Dominic Kazmierczak in the County’s planning department demonstrating these well-worn wildlife corridors and can send more if you wish (photographs and resident sightings of wildlife using the corridors are more reliable than a computer model). I have also confirmed same with the author of the Environmental Report, that the reason parts of this wildlife corridor may not be shown on the golf course is that for the purposes of the report they assumed the golf course and gravel pit were not passable, however the author is satisfied that the photo evidence I have provided shows that these wildlife corridors exist. As mentioned, these are critical wildlife corridors, so that, as indicated in the NSASP and the Environmental Report, deer, moose, bear, cougar and bobcat, which are very commonly seen travelling through the golf course and that corridor, have a corridor to move through, and don’t end up trapped on the City/south side of the golf course with no way to get to the north side, or vice versa, and end up travelling through residents yards and causing dangerous encounters.
3. Remnant Structure Removal. As noted in the Bearspaw Reservoir Trilateral Task Force Report, there is an unsanctioned boat launch and patio structure at the mini-cove on the reservoir side of this Riverside

Estates site, likely constructed by a previous owner of the Riverside Estate site, however still used and maintained by current land owners or invitees of the Riverside Estate site, which should be removed as it will also be a magnet for partying teens and cause issues similar to those experienced with both “the Cove” and the northeast side of the Bearspaw Reservoir by the spillway, and is a huge liability risk to the County and TransAlta with no indemnities or insurance structure in place as, again, it is unsanctioned.

4. Environmental Reserve/Wildlife Corridor along Reservoir minimum 30 metres Wide. The existing plans for Riverside Estates, which dovetail with the proposed NSASP, have along the reservoir the typical 30 metres, except for one notable exception opposite the unsanctioned boat launch and “summer patio” structure noted above. The ER should be made 30 metres wide in that location as well. The wildlife corridor has to be that wide to be effective. Wildlife need the space. The location of the ER is shown in my mark-up below in blue. Emerald Bay Drive should not be extended, as noted in point #1 of my January 28, 2021 email, and hence is crossed out in purple below. The developer and IBI will need to reconfigure the road design to comply with RVC design guidelines and address the concerns as set out in this email chain. Also, the pathway represented by a dotted green line shown below along the reservoir should be moved off the reservoir for the reasons set out in this email – notably the dotted green path at the bottom southeast corner of the plan below heads straight toward the cliffs and south cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.

5. Pathways Connection to Active Transportation Network. Section 16.2 of the NSASP provides that: “Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may be considered.” The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City’s water source at risk, and also would result in the same issues outlined above as illustrated by “The Cove” experience. On Map 08 in the NSASP, the “Future Shared Use Pathways” are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.

I am forwarding further comments below on the Riverside Estates Conceptual Plan, which tie into the NSASP, for context and as further part of this submission.

Kind regards,

Rob and Cris Housman – [REDACTED]

Rob Housman
Partner

[REDACTED]
Osler, Hoskin & Harcourt LLP | osler.com

From: Housman, Rob
Sent: Monday, February 1, 2021 3:27 PM
To: RSiddhartha@rockyview.ca; DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Ravi

With respect to point #3 in my January 28, 2021 email, please see attached photographs taken on January 12, 2021 of the north boundary of Riverside Estates, which illustrate my points, namely that a 30 metre strip along the Bears paw Reservoir and a 30 metre strip along the north boundary of Riverside Estates should be designated as Environmental Reserve in order to protect a critical wildlife corridor (instead of permanently blocking and interfering with it as shown in the latest Riverside Estate Conceptual Scheme) from south of the Riverside Estates side, through the Riverside Estates site, then through the golf course and into municipal reserve and the heavily treed south bank of the Bow River beyond it, which is heavily used by deer, moose, bear, cougar and bobcat (which we see often using this corridor, just ask Springbank Links and us local residents).

This also relates to point #1 – the ravine along the north boundary of the Riverside Estates site is a critical wildlife corridor, and should not be blocked by an extension of Emerald Bay Drive southwards, which would block the steep ravine/corridor and be expensive to build. Rather, the public access to Riverside Estates should be from the south/Calling Horse Drive side.

You will note that the Wildlife Corridor referenced in the North Springbank Area Structure Plan was based on data entry and computer models, not actual physical verification or observation in most cases. It is surprisingly accurate, but not as accurate as field observations, like these photographs, and knowledge of local residents.

I have videos taken on my iPhone which show and narrate the location of the wildlife corridors in relation to the Riverside Estates site, proposed extension of Emerald Bay Drive, Springbank Links golf course, and Municipal Reserve and wildlife corridors to the north. Do you have an iPhone or android mobile number that I could send same to you?

Thanks again,

Rob

Rob Housman
Partner

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Monday, February 01, 2021 1:13 PM
To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, will go through.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: February 1, 2021 12:01 PM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thanks, Ravi. Hope you're having a great day too.

With respect to point #1 in my email January 28, 2021, noting that a second emergency access is required, as you know, fire requires a secondary access after 200m (max length of a single access road as per City of Calgary Design Guidelines which Rocky View County uses):

Roads – A. General Information

3) Dead Ends and “P” Loops Any public roadway that comes to a dead end in a proposed subdivision must have a cul-de-sac with sufficient turning space for vehicles. See diagrams on pages 23, 24 and 25.

If the cul-de-sac is required for buses turning around, a minimum radius of 15.5 m shall be provided. When a post and cable fence is ROADS - 22 - required, such as with a temporary turnaround, a radius of 18.5 m is required.

The maximum allowable length of a cul-de-sac is 200 m measured from the centreline of the intersection to the start of the bulb. Alternate emergency vehicle access is required for a cul-de-sac that exceeds 200 m in length.

The maximum length of the stem portion of a “P” Loop shall be 200 m. Alternative vehicle access is required within the stem if the length of the stem exceeds 200 m. It is recommended that a median be constructed in the stem portion of “P” Loops wherever possible.

Refer to Design Guidelines for Development Site Servicing Plans for additional requirements for emergency access through a P-Loop to private multi-family, commercial and industrial sites.

On a separate but related topic, the requirement of this emergency access (and the related utility right of way or easement for same) to the current cul-de-sac at the south end of Emerald Bay Drive provides the perfect opportunity to extend a connection from Riverside Estates to Emerald Bay Estates for the Fibre Optic high speed internet that will no doubt be installed in Riverside Estates. We discussed with Andrea Bryden and the County at our meeting on July 29, 2020 and IBI gave us the impression it would not be difficult or an issue for those fibre optic lines to be run to at least the border of Emerald Bay and we could talk to service providers about how to then distribute to residences in Emerald Bay. We need to continue that dialogue with Riverside Estates and ensure that appropriate arrangements are coordinated with Riverside Estates and the service provider(s). Good planning on this front will cost Riverside Estates little or nothing and make a huge difference, and will be aligned with RVC's mandate to provide better highspeed internet to the County and its residents.

Kind regards,

Rob

Rob Housman
Partner

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From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Monday, February 01, 2021 9:27 AM

To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, shall go through and revert. Have a wonderful day.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: February 1, 2021 9:15 AM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Domenic

Attached is the Bearspaw Reservoir Trilateral Task Force Consensus Report referenced in my email below. If you look at the feature photo on the cover, you will see that the Riverside Estates site is in the background!

Can you find out who at RVC lead its involvement in this Report, and put me in touch? Also, who at the City of Calgary and TransAlta? Thanks very much.

Rob Housman
Partner
[REDACTED]
Osler, Hoskin & Harcourt LLP | osler.com

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From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Friday, January 29, 2021 12:54 PM
To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,

I hope you are doing well.

Thank you for your comments and bringing us up to date with things. I do apologize for being new to this file and would be happy to have a conversation with you.

I'll try and reach out to you today afternoon.

Thanks and take care.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 11:44 PM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Dominic

Thanks again for getting back to me. Among other comments are the following:

1. In the Riverside Estates Conceptual Scheme, the 12 lots along the Bearspaw Reservoir should be accessed by a road through Riverside Estates from the Calling Horse side, and not through an extension of Emerald Bay Drive as set out in the proposed Conceptual Scheme – that design will save money and increase profits for the developer, but contravenes RVC's mandatory development requirements and poses an unacceptable safety risk because it increases traffic and danger on the blind hairpin turn on Emerald Bay Drive. RVC's design guidelines (which follow the City of Calgary's) require 2 road accesses for roads over 200 metres, so the latest design with only one access through Emerald Bay Drive fails to comply with the City's development requirements. I can send you a copy of the requirements but I assume you already have them, correct? The access to Emerald Bay Drive should be restricted to emergency vehicles only, to satisfy the requirement to have two access points for fire and emergency vehicles, and designed to restrict access through Emerald Bay Drive to emergency vehicles through gates or other design features which discourage and prohibit public use and provide access only to emergency vehicles, to mitigate the significantly increased danger of increased traffic on the blind hairpin on Emerald Bay Drive. The primary access should also be through the Calling Horse side, so that fire and emergency vehicles from the Springbank fire hall and Calgary fire halls can most quickly access the 12 lots along the Bearspaw Reservoir, as opposed to having to go all the way around to Emerald Bay Drive which takes significantly longer and could be fatal. In our meeting in the summer, IBI said it would send me materials respecting the road design to continue the dialogue however we never received anything. Riverside Estates would save significant costs and increase profits by extended Emerald Bay Drive as set out in the proposed Conceptual Scheme, however RVC should not approve same as it violates RVC's own requirements, and poses increased risk of injury or death on the hairpin turn, of which RVC has been warned and made abundantly aware. Late this fall, an attempt at a centre line was painted on the blind hair pin however it is not centred properly, there is no road shoulder and the road edge is irregular and it has not alleviated the danger inherent in the blind hairpin.
2. With respect to the water and wastewater proposed in the Riverside Conceptual Scheme:

- a. Riverside Estates have not followed up on discussions with Emerald Bay Sewer and Gas Coop, which has capacity and availability to service Riverside Estates. In the meeting, Riverside Estates indicated they would follow up but have not.
 - b. It would be deeply concerning for the County to allow Riverside Estates to have septic fields on a steep slope with significant ground water flow straight into the Bearspaw Reservoir, the City's source of drinking water (see the Bearspaw Tri-lateral Task Force Report), and to drill 32 separate wells putting existing aquifers at risk, when there is available capacity from the Emerald Bay Water and Sewer Coop, as well as other new facilities coming on-line of which the County is very well aware.
 - i. Have the authors of the Bearspaw Tri-lateral Task Force (in particular the representatives from the City that contributed to such report) been notified of the Riverside Estates Conceptual Scheme? If not, they should be before RVC administration provides comments back to the applicant.
 - ii. Has the City administration taken into account that if and when it annexes this area, the City will inherit this system?
 - iii. Affected parties should be given the opportunity to obtain and present independent studies and reports to assess the risk to the Bearspaw reservoir drinking water and the existing aquifers.
 - c. All other residents and developments in the Central and North Springbank area pay for their own water and wastewater facilities, it would be fundamentally unfair to the taxpayers in the County and residents in the area, and poor cost and liability management, for the County to allow Riverside Estates to get special treatment and build a one-off facility, and have the County and thus taxpayers gratuitously assume 100% of the costs and liability of operation, maintenance, repair and replacement of the Riverside Estates wastewater facilities, as proposed in the Riverside Conceptual Scheme, when again all other residents in the Central and North Springbank area pay for their own water and wastewater facilities and do not burden the County and the taxpayers by off-loading it on them. Riverside Estates should be held to the same standards and should not have their water and wastewater subsidized 100% by the tax payers and surrounding residents that pay for their own. It would also not fit in the overall utility plan and strategy for the County.
3. The layout in the proposed Conceptual Scheme interferes with critical wildlife corridors along the Bearspaw Reservoir, as shown in the proposed North Springbank Area Structure Plan (the "NASAP") and the studies underlying same. The wildlife corridor on the subject side goes from the treed area along

the southeast banks and slopes of the Bearspaw, along the Bearspaw Reservoir, up the ravine and the north boundary of the Riverside Estates site bordering Emerald Bay Estates, and to the golf course which has heavy tree cover, through the golf course, and to the north end of the golf course back into treed municipal reserve and treed banks and slopes again along the Bearspaw Reservoir. The layout of the Riverside Estates lots will interrupt these critical wildlife corridors. The County should require Environmental Reserve (the latest Conceptual Schemes are deficient because they fail to designate Environmental Reserve and should do so) along the Bearspaw Reservoir as well as along the north side of the Riverside Estates site up to the golf course, to protect this wildlife corridor. Under the latest Conceptual Scheme for Riverside Estates, there is only a narrow green strip from the south treed areas to the golf course which is too narrow, and between houses and will be heavily travelled by vehicle and pedestrian traffic, so therefore will not be an adequate wildlife corridor, instead the pedestrian pathway should be moved from along the Bearspaw Reservoir to that strip, again to protect the wildlife corridor. The NSASP provides that pedestrian pathways should not be on wildlife corridors or environmental reserves where it interferes with wildlife.

Again, now that we have a contact point following Andrea's departure, I would like to re-establish dialogue and have an opportunity to provide full comments before RVC Administration responds to the applicant. Can we discuss tomorrow? I am available at 403 836 2779 and will ensure no undue delay.

Thanks again

Rob

Rob Housman
Partner

[REDACTED]
Osler, Hoskin & Harcourt LLP | osler.com

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Thursday, January 28, 2021 4:54 PM

To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,

I hope you are doing well.

Thank you for your email. I shall discuss with Dominic and revert. I've recently joined RVC and will be able to provide more information as soon as its with me.

Thanks again and you take care.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 4:39 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Ravi Siddhartha <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Among other things discussed at our meeting this summer, IBI undertook to email and contact me respecting the road plan and the issues discussed at the meeting, however that has not occurred.

Our comments should not fall through the cracks, due to Andrea's departure from the County, we should be given the opportunity to provide comments on the updated proposed Conceptual Scheme, before Administration sends comments back to the applicant.

I look forward to hearing from you.

Thanks again

Rob

Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

We have moved!

As of December 14th, 2020, our new Calgary office is:

Suite 2700, Brookfield Place

225 – 6th Avenue S.W.

Calgary, Alberta, Canada T2P 1N2

From: Housman, Rob

Sent: Thursday, January 28, 2021 4:24 PM

To: 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>

Cc: Van Mierlo, Lynn

Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Dominic and Ravi

I was dealing with Andrea Bryden respecting comments on the Riverside Estates Conceptual Scheme, we met at the County offices with a number of Emerald Bay residents this summer, and I understood that the County would be taking into account our comments. Has that occurred?

Can we discuss before you send in your comments to the applicant? I am at [REDACTED]

Thank you

Rob

Rob Housman
Partner

[REDACTED]
Osler, Hoskin & Harcourt LLP | osler.com

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225 – 6th Avenue S.W.

Calgary, Alberta, Canada T2P 1N2

From: Van Mierlo, Lynn [REDACTED]
Sent: Thursday, January 28, 2021 3:02 PM
To: Housman, Rob [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Rob – see email below for update.

From: DKazmierczak@rockyview.ca <DKazmierczak@rockyview.ca>
Sent: Thursday, January 28, 2021 2:58 PM
To: Van Mierlo, Lynn [REDACTED]
Cc: RSiddhartha@rockyview.ca
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Lynn,

Sorry I missed your call yesterday. Please contact myself and my colleague Ravi Siddhartha on matters relating to this file. Both Ravi and I will be working on this application following Andrea's departure from the County.

No date has been set and we will be sending updated comments on the Conceptual Scheme, together with intermunicipal comments from The City of Calgary to the applicant by the end of this week for their review.

Thanks,

DOMINIC KAZMIERCZAK



Subject Site

Local Pathways $\pm 3005\text{m}$ Wastewater Treatment Area $\pm 1.97\text{ha}$ ($\pm 4.87\text{ac}$)Residential Area $\pm 26.63\text{ ha}$ ($\pm 65.80\text{ ac}$)

12

Lot Num



100%



Michelle Mitton

From: Greg Hodgson [REDACTED]
Sent: February 3, 2021 10:46 PM
To: Division 2, Kim McKylor; Michelle Mitton; Legislative Services Shared; Ravi Siddhartha; Dominic Kazmierczak
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Greg and Patti Hodgson, 86 Emerald Bay Drive

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Rocky View County Council Members

We are residents who have lived adjacent to the Bearspaw Reservoir in Emerald Bay Estates for over twenty years. We have numerous concerns with respect to the pathway in Emerald Bay along the reservoir as it is currently proposed North Springbank Area Structure Plan (the "NSASP"),. We ask that pedestrian and cycle traffic be routed along Emerald Bay Drive, and away from the reservoir shoreline, for the following reasons:

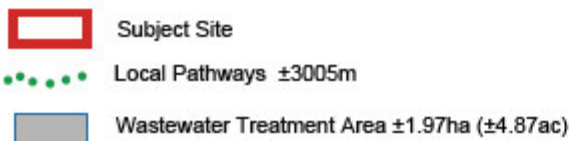
1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
 - b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bearspaw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
 - c. Repeat of "The Cove" Issues – Illegal Parking, Partying, Camp Fires and Severe Safety and Liability Issues: In the July 29, 2020 meeting with Emerald Bay residents, the County and IBI respecting the Riverside Estates Conceptual Plan, it was also raised and discussed that there should be no parking on Emerald Bay Drive as a result of the new pathways in Riverside Estates, and IBI indicated that such parking would be prohibited as interests would be aligned in that respect, however this is not addressed at all in the Riverside Estates Conceptual Plan and must be. This is of critical importance, as it is not legal for cars to park on the shoulder of any municipal road and creates a major safety hazard. As discussed in that meeting, during this past summer of 2020, we witnessed the overwhelming problem of excessive parking by the public along the road opposite Springbank Links, and in Springbank Links parking lot, for pedestrian access to the City of Calgary's land (the former boy scout camp) and the upper portion of the Bearspaw Reservoir (clearly visible on a map) well known on social media as "The Cove". This parking caused serious safety risks, and with hundreds of teens daily accessing the Bearspaw Reservoir and "The Cove", partying, drinking and leaving empty alcohol bottles and cans,

garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing “Authorized Access Only” and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly “Cove” (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of “The Cove” north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of “The Cove” this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of “The Cove” situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn’t enough, being blown on inflatable toys and anything else that floats toward the spillway – that is what will happen, lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

2. Protection of Wildlife Corridors/Public Safety: Section 7.22 of the North Springbank Area Structure Plan provides that “Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural features.” In the case of Riverside Estates, it is entirely possible to have pathways away from the Environmental Reserve/wildlife corridor along the Bearspaw reservoir. The Riverside Estates Conceptual Plan boasts about the significant amount of open space and publicly dedicated land, and indeed there are ample high-quality alternative pathway locations on this site with stunning views that are far less disruptive to wildlife corridors and pose far less safety and liability issues. On a related point, the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the “Environmental Report”) that is referenced in the NSASP, shows the wildlife corridors along the Bearspaw Reservoir and thus supports making the 30 metre strip along same Environmental Reserve without pathways. While indicative and quite accurate, the Environmental Report is based on a computer model, not actual, observed wildlife behavior in all cases, and as a result shows the portion of the wildlife corridor along the Bearspaw Reservoir, but does not adequately reflect that it continues from the reservoir along the boundary of Emerald Bay and Riverside Estates to the golf

course, then northerly through the golf course ravines and treed areas, and continuing north through the Municipal Reserve behind 87 Emerald Bay and continuing to the municipal gravel pit and the treed municipal reserve to the east below it and sloping to the Bearspaw Reservoir, and thenceforth northwesterly along the trees and cover along the Bearspaw Reservoir/Bow River. I have sent photos to Ravi Siddhartha and Dominic Kazmierczak in the County's planning department demonstrating these well-worn wildlife corridors and can send more if you wish (photographs and resident sightings of wildlife using the corridors are more reliable than a computer model). I have also confirmed same with the author of the Environmental Report, that the reason parts of this wildlife corridor may not be shown on the golf course is that for the purposes of the report they assumed the golf course and gravel pit were not passable, however the author is satisfied that the photo evidence I have provided shows that these wildlife corridors exist. As mentioned, these are critical wildlife corridors, so that, as indicated in the NSASP and the Environmental Report, deer, moose, bear, cougar and bobcat, which are very commonly seen travelling through the golf course and that corridor, have a corridor to move through, and don't end up trapped on the City/south side of the golf course with no way to get to the north side, or vice versa, and end up travelling through residents yards and causing dangerous encounters.

3. Remnant Structure Removal. As noted in the Bearspaw Reservoir Trilateral Task Force Report, there is an unsanctioned boat launch and patio structure at the mini-cove on the reservoir side of this Riverside Estates site, likely constructed by a previous owner of the Riverside Estate site, however still used and maintained by current land owners or invitees of the Riverside Estate site, which should be removed as it will also be a magnet for partying teens and cause issues similar to those experienced with both "the Cove" and the northeast side of the Bearspaw Reservoir by the spillway, and is a huge liability risk to the County and TransAlta with no indemnities or insurance structure in place as, again, it is unsanctioned.
4. Environmental Reserve/Wildlife Corridor along Reservoir minimum 30 metres Wide. The existing plans for Riverside Estates, which dovetail with the proposed NSASP, have along the reservoir the typical 30 metres, except for one notable exception opposite the unsanctioned boat launch and "summer patio" structure noted above. The ER should be made 30 metres wide in that location as well. The wildlife corridor has to be that wide to be effective. Wildlife need the space. The location of the ER is shown in my mark-up below in blue. Emerald Bay Drive should not be extended, as noted in point #1 of my January 28, 2021 email, and hence is crossed out in purple below. The developer and IBI will need to reconfigure the road design to comply with RVC design guidelines and address the concerns as set out in this email chain. Also, the pathway represented by a dotted green line shown below along the reservoir should be moved off the reservoir for the reasons set out in this email – notably the dotted green path at the bottom southeast corner of the plan below heads straight toward the cliffs and south cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.



- Page 1038 of 1103

be considered.” The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City’s water source at risk, and also would result in the same issues outlined above as illustrated by “The Cove” experience. On Map 08 in the NSASP, the “Future Shared Use Pathways” are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.

We would be happy to discuss our concerns over the proposed routing of the path system and feel it is a very simple solution that will mitigate the negative impact of the path and still provide a recreational opportunity for walking and cycling in the Emerald Bay area.

Thank you.

Greg and Patti Hodgson
Owners and residents of 86 Emerald Bay Drive
Cel [REDACTED]

Michelle Mitton

From: Jason King [REDACTED]
Sent: February 3, 2021 8:12 PM
To: Michelle Mitton; Legislative Services Shared; Division 2, Kim McKylor; Ravi Siddhartha; Dominic Kazmierczak
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Jason and Sheralyn King, 70 Emerald Bay Drive

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Rocky View County Council Members

We agree with and support the submissions set out below.

With respect to the proposed North Springbank Area Structure Plan (the "NSASP"), the residents of Emerald Bay submit that the pathway shown in Emerald Bay along the reservoir should be moved to be along Emerald Bay Drive, and away from the reservoir shoreline, for the following reasons:

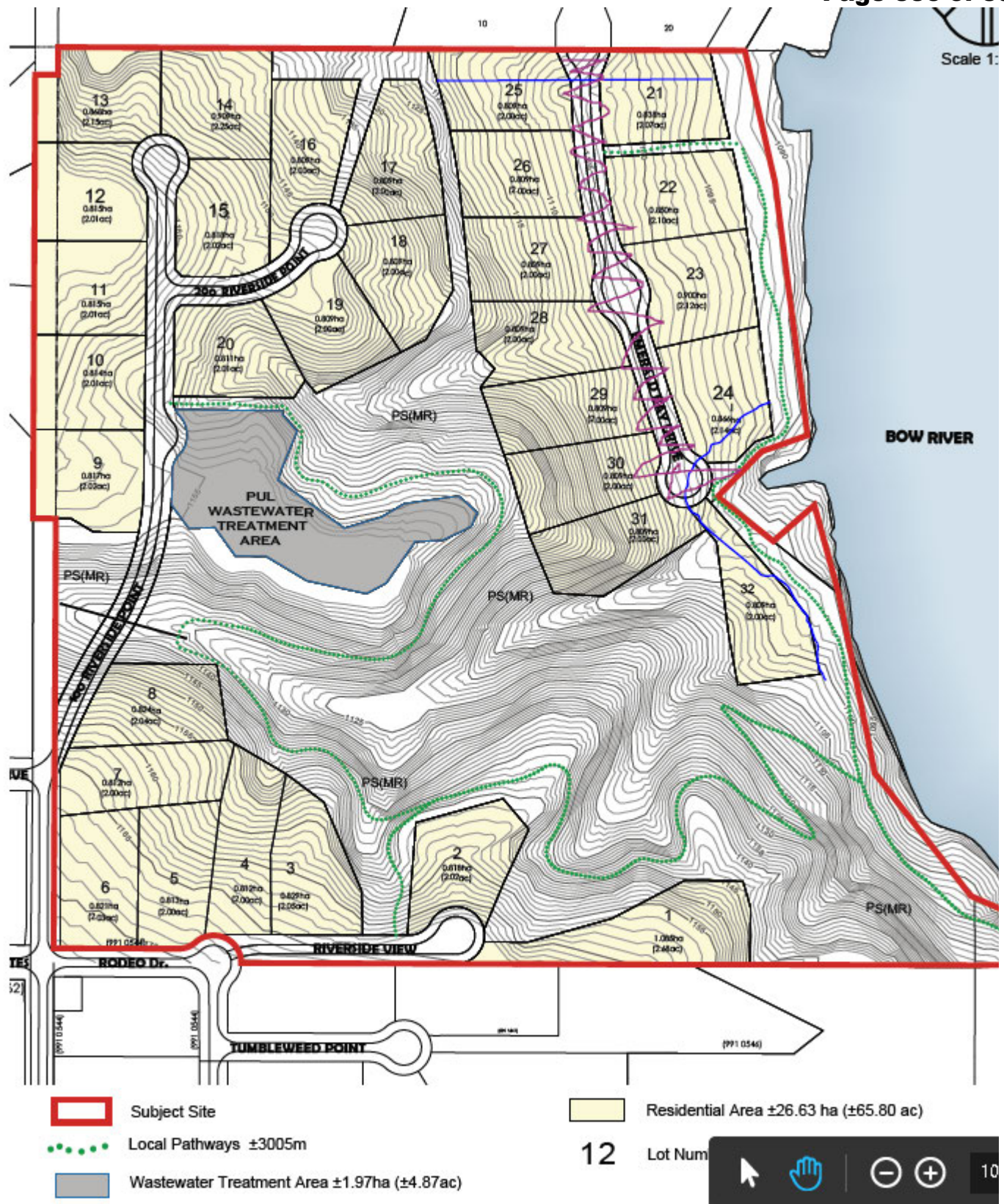
1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bears paw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
 - b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bears paw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
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Bearspaw Reservoir and “The Cove”, partying, drinking and leaving empty alcohol bottles and cans, garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing “Authorized Access Only” and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly “Cove” (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of “The Cove” north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of “The Cove” this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of “The Cove” situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn’t enough, being blown on inflatable toys and anything else that floats toward the spillway – that is what will happen, lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

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reflect that it continues from the reservoir along the boundary of Emerald Bay and Riverside Estates to the golf course, then northerly through the golf course ravines and treed areas, and continuing north through the Municipal Reserve behind 87 Emerald Bay and continuing to the municipal gravel pit and the treed municipal reserve to the east below it and sloping to the Bearspaw Reservoir, and thenceforth northwesterly along the trees and cover along the Bearspaw Reservoir/Bow River. I have sent photos to Ravi Siddhartha and Dominic Kazmierczak in the County's planning department demonstrating these well-worn wildlife corridors and can send more if you wish (photographs and resident sightings of wildlife using the corridors are more reliable than a computer model). I have also confirmed same with the author of the Environmental Report, that the reason parts of this wildlife corridor may not be shown on the golf course is that for the purposes of the report they assumed the golf course and gravel pit were not passable, however the author is satisfied that the photo evidence I have provided shows that these wildlife corridors exist. As mentioned, these are critical wildlife corridors, so that, as indicated in the NSASP and the Environmental Report, deer, moose, bear, cougar and bobcat, which are very commonly seen travelling through the golf course and that corridor, have a corridor to move through, and don't end up trapped on the City/south side of the golf course with no way to get to the north side, or vice versa, and end up travelling through residents yards and causing dangerous encounters.

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5. Pathways Connection to Active Transportation Network. Section 16.2 of the NSASP provides that: "Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may

be considered.” The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City’s water source at risk, and also would result in the same issues outlined above as illustrated by “The Cove” experience. On Map 08 in the NSASP, the “Future Shared Use Pathways” are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.

Jason King Chief Executive Officer

P - [REDACTED]

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Michelle Mitton

From: Housman, Rob <[REDACTED]>
Sent: February 3, 2021 10:14 PM
To: Michelle Mitton; Legislative Services Shared; Division 2, Kim McKylor; Ravi Siddhartha; Dominic Kazmierczak
Cc: 'Arlene Vermey'; 'Adeline Sterling'; 'Allan MacKenzie'; 'Andre Sinclair'; 'Angela & Russ Kimmett'; 'Blaine Palmer'; 'Bo Yang'; 'Bo Yang 2'; 'Bob Huber'; 'Brenda Bauman'; 'Brent Chopik'; 'Brian McKersie'; 'Campion Swartout'; 'Candace Ross'; 'Carol Meibock'; 'Cheryl Stevenson'; 'Constance Button'; 'Cory Rowland'; 'Cris Housman'; 'Dan & Karen Merkosky'; 'David Orr'; 'Doug Bauman'; 'Dr. Bruce Hoffman'; 'Duska Sinclair'; 'Dwayne Rowland'; 'Glenn German'; 'Grant & Sarah Wearing'; 'Grant Wearing'; 'Greg Hodgson'; 'Hal Button'; 'James Bennett'; 'Jason King'; 'Jim Wang'; 'Joe Fazakas'; 'Julie Orr'; 'Ken Thompson'; 'Klaus Bayerle'; 'Lin Fang'; 'Linda Palmer'; 'Ling Fang 2'; 'Lisa German'; 'Mark 2 Stevenson'; 'Mark Stevenson'; 'Nick & Bettina Poulos'; 'Nicole Thompson'; 'Patti Hodgson'; 'Patti Hodgson 2'; 'Sheralyn King'; 'Tara Mackenzie'; 'Tina Cheng'; 'Tony Meibock'; 'Vivian Bennett'; 'Wes Vermey'
Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive
Follow Up Flag: Follow up
Flag Status: Completed

Below are further photos of the parking problems along Springbank Links club house due to the pedestrian access to the Reservoir, before it was shut down. Note the three police vehicles, their enforcement efforts made a very small dint in the problem that day, but the crowds were back as soon as they left and overall it was completely ineffective in managing the problem, which lead to the City shutting down the access, that was the only way to solve it.









From: Housman, Rob

Sent: Wednesday, February 3, 2021 8:28 PM

To: 'MMitton@rockyview.ca' <MMitton@rockyview.ca>; 'LegislativeServices@rockyview.ca' <LegislativeServices@rockyview.ca>; 'KMckKylor@rockyview.ca' <KMckKylor@rockyview.ca>; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>; 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>

Cc: 'Arlene Vermey' [REDACTED]; 'Adeline Sterling' [REDACTED] 'Allan MacKenzie'

[REDACTED] 'Andre Sinclair' [REDACTED] 'Angela & Russ Kimmett'
[REDACTED] 'Blaine Palmer' [REDACTED] 'Bo Yang' [REDACTED] 'Bo Yang'
2' [REDACTED] 'Bob Huber' [REDACTED] 'Brenda Bauman' [REDACTED] 'Brent
Chopik' [REDACTED] 'Brian McKersie' [REDACTED] 'Campion Swartout'
[REDACTED] 'Candace Ross' [REDACTED] 'Carol Meibock' [REDACTED]
'Cheryl Stevenson' [REDACTED] 'Constance Button' [REDACTED] 'Cory Rowland'
[REDACTED] 'Cris Housman' [REDACTED] 'Dan & Karen Merkosky' [REDACTED]
'David Orr' [REDACTED]; 'Doug Bauman' [REDACTED] 'Dr. Bruce Hoffman'
[REDACTED] 'Duska Sinclair' [REDACTED] 'Dwayne Rowland'
[REDACTED] 'Glenn German' [REDACTED] 'Grant & Sarah Wearing'
[REDACTED] 'Grant Wearing' [REDACTED] 'Greg Hodgson'
[REDACTED] 'Hal Button' [REDACTED] 'James Bennett'
[REDACTED]; 'Jason King' [REDACTED] 'Jim Wang' [REDACTED] 'Joe
Fazakas [REDACTED] 'Julie Orr' [REDACTED] 'Ken Thompson' [REDACTED]
'Klaus Bayerle' [REDACTED]; 'Lin Fang' [REDACTED] 'Linda Palmer' [REDACTED]
[REDACTED] 'Ling Fang 2' [REDACTED] 'Lisa German' [REDACTED]; 'Mark
2 Stevenson' [REDACTED]; 'Mark Stevenson' [REDACTED]; 'Nick & Bettina Poulos'
[REDACTED]; 'Nicole Thompson' [REDACTED]; 'Patti Hodgson'
[REDACTED] 'Patti Hodgson 2' [REDACTED]; 'Sheralyn King' [REDACTED]; 'Tara
Mackenzie' [REDACTED]; 'Tina Cheng' [REDACTED] 'Tony Meibock'
[REDACTED] 'Vivian Bennett' [REDACTED] 'Wes Vermey' [REDACTED]

Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Please see attached my email chain with the Krista Bird, Ph.D, P. Biol, co-author of the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the “Environmental Report”) as referenced in the NSASP, confirming point #2 in my email below respecting wildlife corridors in Emerald Bay and Riverside Estates that need to be protected.

Also:

1. Attached aerial photos evidencing heavily travelled and critical wildlife corridors on the Riverside Estates site, from the golf course down to and along the reservoir shoreline, connecting to the wildlife corridors shown in the Environmental Report referenced in the proposed NSASP. These are the same photos that were provided to Ravi and Dominic as referenced in the email chain below. They were also provided to Krista Bird. Also, link <https://share.icloud.com/photos/0UqYVgLmPFPy38HG0ggOHSIvg#Calgary> showing heavily used wildlife corridors along the shoreline of the Riverside Estates site, including a mule deer predation site on the reservoir just off the shoreline.

2. <https://share.icloud.com/photos/0uYmHuHEKs1nII8wTLJgChCA#Calgary> – this link is to photos showing the following in relation to “The Cove” just north of Springbank Links club house, as referenced in 1(c) of my email below:
- The entrance gate to “The Cove” just north of Springbank Links club house, with the “No Trespassing” sign the City ended up posting in late summer 2020, when it became clear the County and police were unable to control illegal parking and activities, and the only solution was to shut down pedestrian access. Below is a photo of the parking problem further down the hill – this is just the tail end, cars were parking on both side further up on a regular basis, with throngs of teenagers and young adults mulling around.
 - Rope swing, and tree-turned gang plank/jumping platform
 - Diving/jumping platform in a tree, with ladder steps up the tree. Both b and c are obviously unsafe as the photos depict, and also happen to be over shallow water with no safe landing areas
 - Graffiti defacing cliff faces. Teens and young adults often jump off the cliffs, which are crumbling and dangerous, again with no safe landing areas - they are partially fenced off, but the fence is completely ineffective.
- Not shown is the garbage in the background and the campfire rings.
- Note that these problems only arose in the last few years, when pedestrian access became available. Before then, these problems did not exist, this cove was pristine, with no graffiti, garbage, fire rings, or rope swings. The problems disappeared (other than these physical reminders) as soon as the City posted the No Trespassing sign at the pedestrian entrance.
3. <https://share.icloud.com/photos/0tqABoy6XTqEyPQziOtAuCdMg#Calgary> <https://share.icloud.com/photos/0dUKuoBhyJsk4Kwd3BNS5xuSA> - these links are to photos showing the following at the southerly Cove, just south of the proposed Riverside Estates site, also as referenced in 1(c) of my email below:

- Elaborate rope swing, platform and runway in the background
- Diving/jumping platform
- Cliffs and hoodoos, defaced with graffiti

Again, these problems have only arisen in the last few years. No where near as bad as “The Cove” north of Springbanks Links, since pedestrian access is discouraged by relative inaccessibility. However, if the proposed pathways through Riverside Estates as shown in the proposed NSASP are approved, it will be an absolute debacle.

Again, below is a photo of the parking problem at The Cove opposite Springbank Links club house, as referenced in point #2 above.



From: Housman, Rob

Sent: Wednesday, February 3, 2021 5:01 PM

To: 'MMitton@rockyview.ca' <MMitton@rockyview.ca>; 'LegislativeServices@rockyview.ca' <LegislativeServices@rockyview.ca>; KMckylor@rockyview.ca; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>; 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>

Cc: 'Arlene Vermey' [REDACTED]; Adeline Sterling [REDACTED]; Allan MacKenzie [REDACTED]; Andre Sinclair [REDACTED]; Angela & Russ Kimmett [REDACTED]; Blaine Palmer [REDACTED]; Bo Yang [REDACTED]; Bo Yang 2 [REDACTED]; Bob Huber [REDACTED]; Brenda Bauman [REDACTED]; Brent [REDACTED]; Chopik [REDACTED]; Brian McKersie [REDACTED]; Campion Swartout [REDACTED]; [REDACTED]; Candace Ross [REDACTED]; Carol Meibock [REDACTED]; Cheryl Stevenson [REDACTED]; Constance Button [REDACTED]; Cory Rowland [REDACTED]; Cris Housman [REDACTED]; Dan & Karen Merkosky [REDACTED]; David Orr [REDACTED]; Doug Bauman [REDACTED]; Dr. Bruce Hoffman [REDACTED]; [REDACTED]; Duska Sinclair [REDACTED]; Dwayne Rowland [REDACTED]; [REDACTED]; Glenn German [REDACTED]; Grant & Sarah Wearing [REDACTED]; [REDACTED]; Grant Wearing <[REDACTED]>; Greg Hodgson [REDACTED]; [REDACTED]; Hal Button [REDACTED]; James Bennett [REDACTED]; Jason King [REDACTED]; Jim Wang <[REDACTED]>; Joe Fazakas [REDACTED]; Julie Orr [REDACTED]; Ken Thompson <[REDACTED]>; Klaus Bayerle [REDACTED]; Lin Fang [REDACTED]; Linda Palmer [REDACTED]; Ling Fang 2 [REDACTED]; Lisa German [REDACTED]; Mark 2 Stevenson [REDACTED]; Mark Stevenson [REDACTED]; Nick & Bettina Poulos [REDACTED]; Nicole Thompson [REDACTED]; Patti Hodgson [REDACTED]; Patti Hodgson 2 [REDACTED]; Sheralyn King [REDACTED]; Tara Mackenzie [REDACTED]; Tina Cheng [REDACTED]; Tony Meibock [REDACTED]; Vivian Bennett [REDACTED]; Wes Vermey [REDACTED]

Subject: FW: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Thanks, Michelle. I am copying Kim McKylor, our Councilor, as well as Ravi and Dominic in planning at the County with whom I have been corresponding, as well as the residents of Emerald Bay. I have also added below, the balance of the email chain with Ravi and Dominic that due to a computer glitch somehow got cut off on my earlier email.

Kind regards,

OSLER

Rob Housman

[REDACTED]
Osler, Hoskin & Harcourt LLP | osler.com

From: MMitton@rockyview.ca <MMitton@rockyview.ca>

Sent: Wednesday, February 3, 2021 4:49 PM

To: Housman, Rob [REDACTED] LegislativeServices@rockyview.ca

Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Good afternoon Rob,

Thank you for submitting your comments on this proposed Bylaw, they will be included in the agenda for Council's Consideration at the public hearing February 16, 2021.

Thank you,
Michelle

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
| www.rockyview.ca

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From: Housman, Rob [REDACTED]
Sent: February 3, 2021 4:31 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Do not open links or attachments unless sender and content are known.

Dear Rocky View County Council Members

With respect to the proposed North Springbank Area Structure Plan (the "NSASP"), the residents of Emerald Bay submit that the pathway shown in Emerald Bay along the reservoir should be moved to be along Emerald Bay Drive, and away from the reservoir shoreline, for the following reasons:

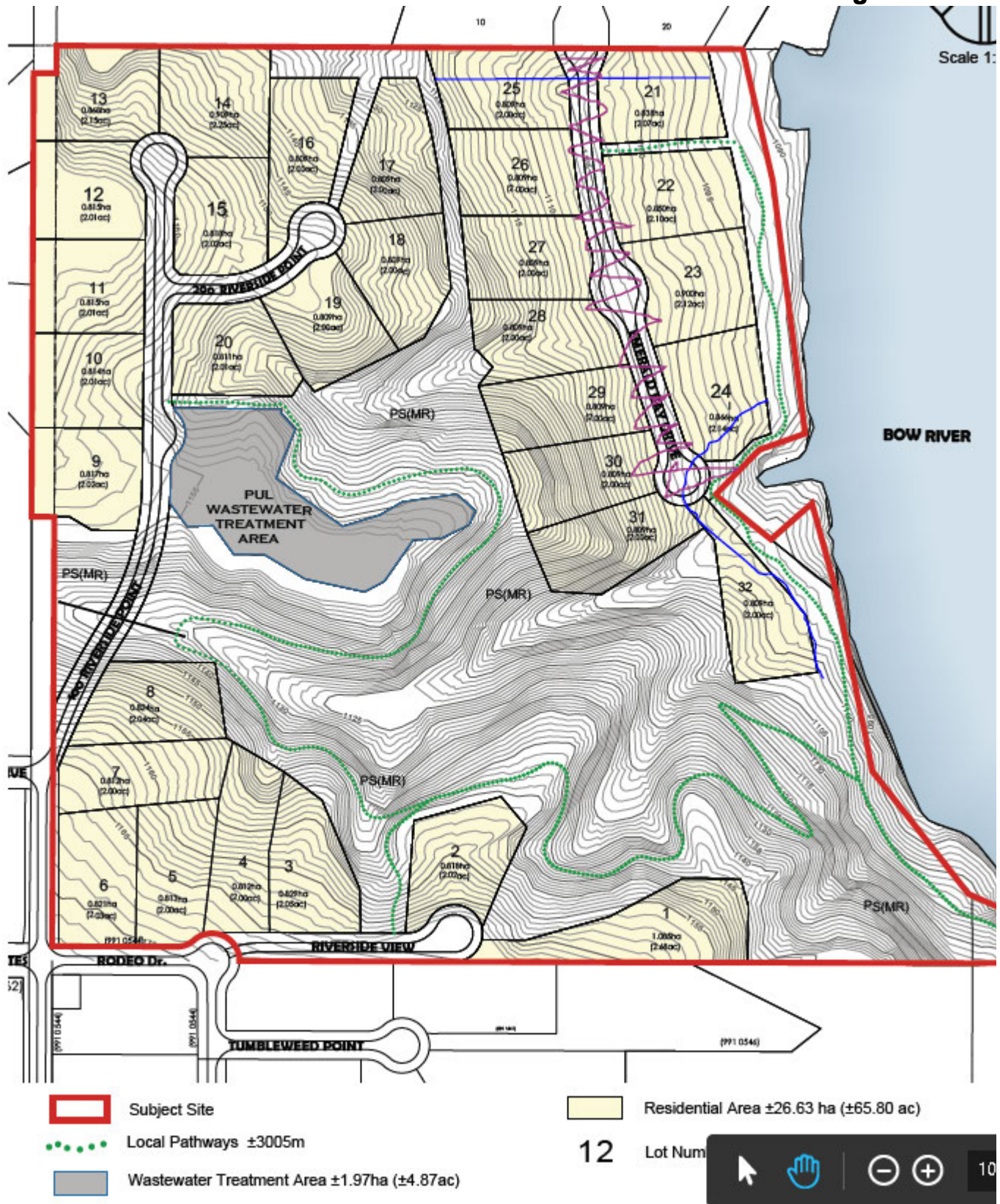
1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
 - b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bearspaw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
 - c. Repeat of "The Cove" Issues – Illegal Parking, Partying, Camp Fires and Severe Safety and Liability Issues: In the July 29, 2020 meeting with Emerald Bay residents, the County and IBI respecting the

Riverside Estates Conceptual Plan, it was also raised and discussed that there should be no parking on Emerald Bay Drive as a result of the new pathways in Riverside Estates, and IBI indicated that such parking would be prohibited as interests would be aligned in that respect, however this is not addressed at all in the Riverside Estates Conceptual Plan and must be. This is of critical importance, as it is not legal for cars to park on the shoulder of any municipal road and creates a major safety hazard. As discussed in that meeting, during this past summer of 2020, we witnessed the overwhelming problem of excessive parking by the public along the road opposite Springbank Links, and in Springbank Links parking lot, for pedestrian access to the City of Calgary's land (the former boy scout camp) and the upper portion of the Bearspaw Reservoir (clearly visible on a map) well known on social media as "The Cove". This parking caused serious safety risks, and with hundreds of teens daily accessing the Bearspaw Reservoir and "The Cove", partying, drinking and leaving empty alcohol bottles and cans, garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing "Authorized Access Only" and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly "Cove" (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of "The Cove" north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of "The Cove" this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of "The Cove" situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn't enough, being blown on inflatable toys and anything else that floats toward the spillway - that is what will happen, lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

2. Protection of Wildlife Corridors/Public Safety: Section 7.22 of the North Springbank Area Structure Plan provides that "Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural

features.” In the case of Riverside Estates, it is entirely possible to have pathways away from the Environmental Reserve/wildlife corridor along the Bearspaw reservoir. The Riverside Estates Conceptual Plan boasts about the significant amount of open space and publicly dedicated land, and indeed there are ample high-quality alternative pathway locations on this site with stunning views that are far less disruptive to wildlife corridors and pose far less safety and liability issues. On a related point, the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the “Environmental Report”) that is referenced in the NSASP, shows the wildlife corridors along the Bearspaw Reservoir and thus supports making the 30 metre strip along same Environmental Reserve without pathways. While indicative and quite accurate, the Environmental Report is based on a computer model, not actual, observed wildlife behavior in all cases, and as a result shows the portion of the wildlife corridor along the Bearspaw Reservoir, but does not adequately reflect that it continues from the reservoir along the boundary of Emerald Bay and Riverside Estates to the golf course, then northerly through the golf course ravines and treed areas, and continuing north through the Municipal Reserve behind 87 Emerald Bay and continuing to the municipal gravel pit and the treed municipal reserve to the east below it and sloping to the Bearspaw Reservoir, and thenceforth northwesterly along the trees and cover along the Bearspaw Reservoir/Bow River. I have sent photos to Ravi Siddhartha and Dominic Kazmierczak in the County’s planning department demonstrating these well-worn wildlife corridors and can send more if you wish (photographs and resident sightings of wildlife using the corridors are more reliable than a computer model). I have also confirmed same with the author of the Environmental Report, that the reason parts of this wildlife corridor may not be shown on the golf course is that for the purposes of the report they assumed the golf course and gravel pit were not passable, however the author is satisfied that the photo evidence I have provided shows that these wildlife corridors exist. As mentioned, these are critical wildlife corridors, so that, as indicated in the NSASP and the Environmental Report, deer, moose, bear, cougar and bobcat, which are very commonly seen travelling through the golf course and that corridor, have a corridor to move through, and don’t end up trapped on the City/south side of the golf course with no way to get to the north side, or vice versa, and end up travelling through residents yards and causing dangerous encounters.

3. Remnant Structure Removal. As noted in the Bearspaw Reservoir Trilateral Task Force Report, there is an unsanctioned boat launch and patio structure at the mini-cove on the reservoir side of this Riverside Estates site, likely constructed by a previous owner of the Riverside Estate site, however still used and maintained by current land owners or invitees of the Riverside Estate site, which should be removed as it will also be a magnet for partying teens and cause issues similar to those experienced with both “the Cove” and the northeast side of the Bearspaw Reservoir by the spillway, and is a huge liability risk to the County and TransAlta with no indemnities or insurance structure in place as, again, it is unsanctioned.
4. Environmental Reserve/Wildlife Corridor along Reservoir minimum 30 metres Wide. The existing plans for Riverside Estates, which dovetail with the proposed NSASP, have along the reservoir the typical 30 metres, except for one notable exception opposite the unsanctioned boat launch and “summer patio” structure noted above. The ER should be made 30 metres wide in that location as well. The wildlife corridor has to be that wide to be effective. Wildlife need the space. The location of the ER is shown in my mark-up below in blue. Emerald Bay Drive should not be extended, as noted in point #1 of my January 28, 2021 email, and hence is crossed out in purple below. The developer and IBI will need to reconfigure the road design to comply with RVC design guidelines and address the concerns as set out in this email chain. Also, the pathway represented by a dotted green line shown below along the reservoir should be moved off the reservoir for the reasons set out in this email – notably the dotted green path at the bottom southeast corner of the plan below heads straight toward the cliffs and south cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.



5. Pathways Connection to Active Transportation Network. Section 16.2 of the NSASP provides that: “Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may

be considered.” The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City’s water source at risk, and also would result in the same issues outlined above as illustrated by “The Cove” experience. On Map 08 in the NSASP, the “Future Shared Use Pathways” are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.

I am forwarding further comments below on the Riverside Estates Conceptual Plan, which tie into the NSASP, for context and as further part of this submission.

Kind regards,
Rob and Cris Housman – 403 836 2779



Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

From: Housman, Rob
Sent: Monday, February 1, 2021 3:27 PM
To: RSiddhartha@rockyview.ca; DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Ravi

With respect to point #3 in my January 28, 2021 email, please see attached photographs taken on January 12, 2021 of the north boundary of Riverside Estates, which illustrate my points, namely that a 30 metre strip along the Bearspaw Reservoir and a 30 metre strip along the north boundary of Riverside Estates should be designated as Environmental Reserve in order to protect a critical wildlife corridor (instead of permanently blocking and interfering with it as shown in the latest Riverside Estate Conceptual Scheme) from south of the Riverside Estates side, through the Riverside Estates site, then through the golf course and into municipal reserve and the heavily treed south bank of the Bow River beyond it, which is heavily used by deer, moose, bear, cougar and bobcat (which we see often using this corridor, just ask Springbank Links and us local residents).

This also relates to point #1 – the ravine along the north boundary of the Riverside Estates site is a critical wildlife corridor, and should not be blocked by an extension of Emerald Bay Drive southwards, which would block the steep ravine/corridor and be expensive to build. Rather, the public access to Riverside Estates should be from the south/Calling Horse Drive side.

You will note that the Wildlife Corridor referenced in the North Springbank Area Structure Plan was based on data entry and computer models, not actual physical verification or observation in most cases. It is surprisingly accurate, but not as accurate as field observations, like these photographs, and knowledge of local residents.

I have videos taken on my iPhone which show and narrate the location of the wildlife corridors in relation to the Riverside Estates site, proposed extension of Emerald Bay Drive, Springbank Links golf course, and Municipal Reserve and wildlife corridors to the north. Do you have an iPhone or android mobile number that I could send same to you?

Thanks again,
Rob

OSLER

Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

We have moved!

As of December 14th, 2020, our new Calgary office is:
Suite 2700, Brookfield Place
225 – 6th Avenue S.W.
Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Monday, February 01, 2021 1:13 PM

To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, will go through.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

Please note, our office will be closed to public access as of December 7 until further notice. Staff are working remotely.
Please visit our webpage for further details: <https://www.rockyview.ca/covid19>

ROCKY VIEW COUNTY

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From: Housman, Rob [REDACTED]

Sent: February 1, 2021 12:01 PM

To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thanks, Ravi. Hope you're having a great day too.

With respect to point #1 in my email January 28, 2021, noting that a second emergency access is required, as you know, fire requires a secondary access after 200m (max length of a single access road as per City of Calgary Design Guidelines which Rocky View County uses):

Roads – A. General Information

3) Dead Ends and "P" Loops Any public roadway that comes to a dead end in a proposed subdivision must have a cul-de-sac with sufficient turning space for vehicles. See diagrams on pages 23, 24 and 25.

If the cul-de-sac is required for buses turning around, a minimum radius of 15.5 m shall be provided. When a post and cable fence is ROADS - 22 - required, such as with a temporary turnaround, a radius of 18.5 m is required.

The maximum allowable length of a cul-de-sac is 200 m measured from the centreline of the intersection to the start of the bulb. Alternate emergency vehicle access is required for a cul-de-sac that exceeds 200 m in length.

The maximum length of the stem portion of a "P" Loop shall be 200 m. Alternative vehicle access is required within the stem if the length of the stem exceeds 200 m. It is recommended that a median be constructed in the stem portion of "P" Loops wherever possible.

Refer to Design Guidelines for Development Site Servicing Plans for additional requirements for emergency access through a P-Loop to private multi-family, commercial and industrial sites.

On a separate but related topic, the requirement of this emergency access (and the related utility right of way or easement for same) to the current cul-de-sac at the south end of Emerald Bay Drive provides the perfect opportunity to extend a connection from Riverside Estates to Emerald Bay Estates for the Fibre Optic high speed internet that will no doubt be installed in Riverside Estates. We discussed with Andrea Bryden and the County at our meeting on July 29, 2020 and IBI gave us the impression it would not be difficult or an issue for those fibre optic lines to be run to at least the border of Emerald Bay and we could talk to service providers about how to then distribute to residences in Emerald Bay. We need to continue that dialogue with Riverside Estates and ensure that appropriate arrangements are coordinated with Riverside Estates and the service provider(s). Good planning on this front will cost Riverside Estates little or nothing and make a huge difference, and will be aligned with RVC's mandate to provide better highspeed internet to the County and its residents.

Kind regards,
Rob

OSLER

Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

We have moved!

As of December 14th, 2020, our new Calgary office is:
Suite 2700, Brookfield Place
225 – 6th Avenue S.W.
Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Monday, February 01, 2021 9:27 AM

To: Housman, Rob [REDACTED]; DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, shall go through and revert. Have a wonderful day.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

Please note, our office will be closed to public access as of December 7 until further notice. Staff are working remotely. Please visit our webpage for further details: <https://www.rockyview.ca/covid19>

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2
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From: Housman, Rob [REDACTED]
Sent: February 1, 2021 9:15 AM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Domenic

Attached is the Bearspaw Reservoir Trilateral Task Force Consensus Report referenced in my email below. If you look at the feature photo on the cover, you will see that the Riverside Estates site is in the background!

Can you find out who at RVC lead its involvement in this Report, and put me in touch? Also, who at the City of Calgary and TransAlta? Thanks very much.

OSLER

Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

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As of December 14th, 2020, our new Calgary office is:
Suite 2700, Brookfield Place
225 – 6th Avenue S.W.
Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Friday, January 29, 2021 12:54 PM
To: Housman, Rob [REDACTED] <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,
I hope you are doing well.

Thank you for your comments and bringing us up to date with things. I do apologize for being new to this file and would be happy to have a conversation with you.

I'll try and reach out to you today afternoon.

Thanks and take care.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

Please note, our office will be closed to public access as of December 7 until further notice. Staff are working remotely. Please visit our webpage for further details: <https://www.rockyview.ca/covid19>

ROCKY VIEW COUNTY

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rsiddhartha@rockyview.ca | www.rockyview.ca

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 11:44 PM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Dominic

Thanks again for getting back to me. Among other comments are the following:

1. In the Riverside Estates Conceptual Scheme, the 12 lots along the Bearspaw Reservoir should be accessed by a road through Riverside Estates from the Calling Horse side, and not through an extension of Emerald Bay Drive as set out in the proposed Conceptual Scheme – that design will save money and increase profits for the developer, but contravenes RVC's mandatory development requirements and poses an unacceptable safety risk because it increases traffic and danger on the blind hairpin turn on Emerald Bay Drive. RVC's design guidelines (which follow the City of Calgary's) require 2 road accesses for roads over 200 metres, so the latest design with only one access through Emerald Bay Drive fails to comply with the City's development requirements. I can send you a copy of the requirements but I assume you already have them, correct? The access to Emerald Bay Drive should be restricted to emergency vehicles only, to satisfy the requirement to have two access points for fire and emergency vehicles, and designed to restrict access through Emerald Bay Drive to emergency vehicles through gates or other design features which discourage and prohibit public use and provide access only to emergency vehicles, to mitigate the significantly increased danger of increased traffic on the blind hairpin on Emerald Bay Drive. The primary access should also be through the Calling Horse side, so that fire and emergency vehicles from the Springbank fire hall and Calgary fire halls can most quickly access the 12 lots along the Bearspaw Reservoir, as opposed to having to go all the way around to Emerald Bay Drive which takes significantly longer and could be fatal. In our meeting in the summer, IBI said it would send me materials respecting the road design to continue the dialogue however we never received anything. Riverside Estates would save significant costs and increase profits by extended Emerald Bay Drive as set out in the proposed Conceptual Scheme, however RVC should not approve same as it violates RVC's own requirements, and poses increased risk of injury or death on the hairpin turn, of which RVC has been warned and made abundantly aware. Late this fall, an attempt at a centre line was painted on the blind hair pin however it is not centred

properly, there is no road shoulder and the road edge is irregular and it has not alleviated the danger inherent in the blind hairpin.

2. With respect to the water and wastewater proposed in the Riverside Conceptual Scheme:
 - a. Riverside Estates have not followed up on discussions with Emerald Bay Sewer and Gas Coop, which has capacity and availability to service Riverside Estates. In the meeting, Riverside Estates indicated they would follow up but have not.
 - b. It would be deeply concerning for the County to allow Riverside Estates to have septic fields on a steep slope with significant ground water flow straight into the Bearspaw Reservoir, the City's source of drinking water (see the Bearspaw Tri-lateral Task Force Report), and to drill 32 separate wells putting existing aquifers at risk, when there is available capacity from the Emerald Bay Water and Sewer Coop, as well as other new facilities coming on-line of which the County is very well aware.
 - i. Have the authors of the Bearspaw Tri-lateral Task Force (in particular the representatives from the City that contributed to such report) been notified of the Riverside Estates Conceptual Scheme? If not, they should be before RVC administration provides comments back to the applicant.
 - ii. Has the City administration taken into account that if and when it annexes this area, the City will inherit this system?
 - iii. Affected parties should be given the opportunity to obtain and present independent studies and reports to assess the risk to the Bearspaw reservoir drinking water and the existing aquifers.
 - c. All other residents and developments in the Central and North Springbank area pay for their own water and wastewater facilities, it would be fundamentally unfair to the taxpayers in the County and residents in the area, and poor cost and liability management, for the County to allow Riverside Estates to get special treatment and build a one-off facility, and have the County and thus taxpayers gratuitously assume 100% of the costs and liability of operation, maintenance, repair and replacement of the Riverside Estates wastewater facilities, as proposed in the Riverside Conceptual Scheme, when again all other residents in the Central and North Springbank area pay for their own water and wastewater facilities and do not burden the County and the taxpayers by off-loading it on them. Riverside Estates should be held to the same standards and should not have their water and wastewater subsidized 100% by the tax payers and surrounding residents that pay for their own. It would also not fit in the overall utility plan and strategy for the County.
3. The layout in the proposed Conceptual Scheme interferes with critical wildlife corridors along the Bearspaw Reservoir, as shown in the proposed North Springbank Area Structure Plan (the "NASAP") and the studies underlying same. The wildlife corridor on the subject side goes from the treed area along the southeast banks and slopes of the Bearspaw, along the Bearspaw Reservoir, up the ravine and the north boundary of the Riverside Estates site bordering Emerald Bay Estates, and to the golf course which has heavy tree cover, through the golf course, and to the north end of the golf course back into treed municipal reserve and treed banks and slopes again along the Bearspaw Reservoir. The layout of the Riverside Estates lots will interrupt these critical wildlife corridors. The County should require Environmental Reserve (the latest Conceptual Schemes are deficient because they fail to designate Environmental Reserve and should do so) along the Bearspaw Reservoir as well as along the north side of the Riverside Estates site up to the golf course, to protect this wildlife corridor. Under the latest Conceptual Scheme for Riverside Estates, there is only a narrow green strip from the south treed areas to the golf course which is too narrow, and between houses and will be heavily travelled by vehicle and pedestrian traffic, so therefore will not be an adequate wildlife corridor, instead the pedestrian pathway should be moved from along the Bearspaw Reservoir to that strip, again to protect the wildlife

corridor. The NSASP provides that pedestrian pathways should not be on wildlife corridors or environmental reserves where it interferes with wildlife.

Again, now that we have a contact point following Andrea's departure, I would like to re-establish dialogue and have an opportunity to provide full comments before RVC Administration responds to the applicant. Can we discuss tomorrow? I am available at 403 836 2779 and will ensure no undue delay.

Thanks again
Rob

OSLER

Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

We have moved!

As of December 14th, 2020, our new Calgary office is:
Suite 2700, Brookfield Place
225 – 6th Avenue S.W.
Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Thursday, January 28, 2021 4:54 PM

To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,
I hope you are doing well.

Thank you for your email. I shall discuss with Dominic and revert. I've recently joined RVC and will be able to provide more information as soon as its with me.

Thanks again and you take care.

Regards.

Ravi Siddhartha, M.Plans, B.Arch.
Planner 2 | Planning Policy

Please note, our office will be closed to public access as of December 7 until further notice. Staff are working remotely. Please visit our webpage for further details: <https://www.rockyview.ca/covid19>

ROCKY VIEW COUNTY

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

Phone: 403-520-1401

rsiddhartha@rockyview.ca | www.rockyview.ca

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 4:39 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Ravi Siddhartha <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Among other things discussed at our meeting this summer, IBI undertook to email and contact me respecting the road plan and the issues discussed at the meeting, however that has not occurred.

Our comments should not fall through the cracks, due to Andrea's departure from the County, we should be given the opportunity to provide comments on the updated proposed Conceptual Scheme, before Administration sends comments back to the applicant.

I look forward to hearing from you.

Thanks again
Rob

OSLER

Rob Housman
Partner

[REDACTED]
Osler, Hoskin & Harcourt LLP | osler.com

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Suite 2700, Brookfield Place
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Calgary, Alberta, Canada T2P 1N2

From: Housman, Rob
Sent: Thursday, January 28, 2021 4:24 PM
To: 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Dominic and Ravi

I was dealing with Andrea Bryden respecting comments on the Riverside Estates Conceptual Scheme, we met at the County offices with a number of Emerald Bay residents this summer, and I understood that the County would be taking into account our comments. Has that occurred?

Can we discuss before you send in your comments to the applicant? I am at [REDACTED]

Thank you
Rob



Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

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Suite 2700, Brookfield Place
225 – 6th Avenue S.W.
Calgary, Alberta, Canada T2P 1N2

From: Van Mierlo, Lynn [REDACTED]
Sent: Thursday, January 28, 2021 3:02 PM
To: Housman, Rob <rob.housman@osler.com>
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Rob – see email below for update.

From: DKazmierczak@rockyview.ca <DKazmierczak@rockyview.ca>
Sent: Thursday, January 28, 2021 2:58 PM
To: Van Mierlo, Lynn [REDACTED]
Cc: RSiddhartha@rockyview.ca
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Lynn,

Sorry I missed your call yesterday. Please contact myself and my colleague Ravi Siddhartha on matters relating to this file. Both Ravi and I will be working on this application following Andrea's departure from the County.

No date has been set and we will be sending updated comments on the Conceptual Scheme, together with intermunicipal comments from The City of Calgary to the applicant by the end of this week for their review.

Thanks,

DOMINIC KAZMIERCZAK
Manager | Planning Policy

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520-6291
DKazmierczak@rockyview.ca | www.rockyview.ca

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From: Van Mierlo, Lynn [REDACTED]
Sent: January 28, 2021 2:27 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Housman, Rob <rob.housman@osler.com>
Subject: [EXTERNAL] - Riverside Estates Conceptual Scheme

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Good afternoon, I am following up on my voicemail message of yesterday. We are looking for the name of the RVC Planner and their contact information respecting the above matter Andrea Bryden is no longer involved. We are wondering when the Riverside Estates CS will be heard by Council and do not see it listed for February 2nd or February 16th Special Council Meetings.

Thank you.

OSLER

Lynn Van Mierlo
Practice Assistant / Law Clerk, Real Estate

Osler, Hoskin & Harcourt LLP | osler.com

We have moved!

As of December 14th, 2020, our new Calgary office is located at:
Suite 2700, Brookfield Place
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403.260.7024 facsimile

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de le divulguer sans autorisation.

Michelle Mitton

From: Housman, Rob [REDACTED]
Sent: February 3, 2021 8:28 PM
To: Michelle Mitton; Legislative Services Shared; Division 2, Kim McKylor; Ravi Siddhartha; Dominic Kazmierczak
Cc: 'Arlene Vermey'; 'Adeline Sterling'; 'Allan MacKenzie'; 'Andre Sinclair'; 'Angela & Russ Kimmett'; 'Blaine Palmer'; 'Bo Yang'; 'Bo Yang 2'; 'Bob Huber'; 'Brenda Bauman'; 'Brent Chopik'; 'Brian McKersie'; 'Campion Swartout'; 'Candace Ross'; 'Carol Meibock'; 'Cheryl Stevenson'; 'Constance Button'; 'Cory Rowland'; 'Cris Housman'; 'Dan & Karen Merkosky'; 'David Orr'; 'Doug Bauman'; 'Dr. Bruce Hoffman'; 'Duska Sinclair'; 'Dwayne Rowland'; 'Glenn German'; 'Grant & Sarah Wearing'; 'Grant Wearing'; 'Greg Hodgson'; 'Hal Button'; 'James Bennett'; 'Jason King'; 'Jim Wang'; 'Joe Fazakas'; 'Julie Orr'; 'Ken Thompson'; 'Klaus Bayerle'; 'Lin Fang'; 'Linda Palmer'; 'Ling Fang 2'; 'Lisa German'; 'Mark 2 Stevenson'; 'Mark Stevenson'; 'Nick & Bettina Poulos'; 'Nicole Thompson'; 'Patti Hodgson'; 'Patti Hodgson 2'; 'Sheralyn King'; 'Tara Mackenzie'; 'Tina Cheng'; 'Tony Meibock'; 'Vivian Bennett'; 'Wes Vermey'
Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive
Attachments: Re: Wildlife Corridors; IMG_8163.JPG; IMG_8166.JPG; IMG_8169.JPG; IMG_8158.JPG; IMG_8159.JPG; IMG_8162.JPG
Follow Up Flag: Follow up
Flag Status: Completed

Please see attached my email chain with the Krista Bird, Ph.D, P. Biol, co-author of the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the “Environmental Report”) as referenced in the NSASP, confirming point #2 in my email below respecting wildlife corridors in Emerald Bay and Riverside Estates that need to be protected.

Also:

1. Attached aerial photos evidencing heavily travelled and critical wildlife corridors on the Riverside Estates site, from the golf course down to and along the reservoir shoreline, connecting to the wildlife corridors shown in the Environmental Report referenced in the proposed NSASP. These are the same photos that were provided to Ravi and Dominic as referenced in the email chain below. They were also provided to Krista Bird. Also, link <https://share.icloud.com/photos/0UqYVgLmPFPy38HG0ggOHSIvg#Calgary> showing heavily used wildlife corridors along the shoreline of the Riverside Estates site, including a mule deer predation site on the reservoir just off the shoreline.
2. <https://share.icloud.com/photos/0uYmHuHEKs1nII8wTLJgChCA#Calgary> – this link is to photos showing the following in relation to “The Cove” just north of Springbank Links club house, as referenced in 1(c) of my email below:
 - a. The entrance gate to “The Cove” just north of Springbank Links club house, with the “No Trespassing” sign the City ended up posting in late summer 2020, when it became clear the County and police were unable to control illegal parking and activities, and the only solution was to shut down pedestrian access. Below is a photo of the parking problem further down the hill – this is just the tail end, cars were parking on both side further up on a regular basis, with throngs of teenagers and young adults mulling around.
 - b. Rope swing, and tree-turned gang plank/jumping platform

- c. Diving/jumping platform in a tree, with ladder steps up the tree. Both b and c are obviously unsafe as the photos depict, and also happen to be over shallow water with no safe landing areas
- d. Graffiti defacing cliff faces. Teens and young adults often jump off the cliffs, which are crumbling and dangerous, again with no safe landing areas - they are partially fenced off, but the fence is completely ineffective.

Not shown is the garbage in the background and the campfire rings.

Note that these problems only arose in the last few years, when pedestrian access became available. Before then, these problems did not exist, this cove was pristine, with no graffiti, garbage, fire rings, or rope swings. The problems disappeared (other than these physical reminders) as soon as the City posted the No Trespassing sign at the pedestrian entrance.

3. <https://share.icloud.com/photos/0tqABoy6XTqEyPQziOtAuCdMg#Calgary> <https://share.icloud.com/photos/0dUKuoBhyJsk4Kwd3BNS5xuSA> - these links are to photos showing the following at the southerly Cove, just south of the proposed Riverside Estates site, also as referenced in 1(c) of my email below:

- Elaborate rope swing, platform and runway in the background
- Diving/jumping platform
- Cliffs and hoodoos, defaced with graffiti

Again, these problems have only arisen in the last few years. No where near as bad as "The Cove" north of Springbanks Links, since pedestrian access is discouraged by relative inaccessibility. However, if the proposed pathways through Riverside Estates as shown in the proposed NSASP are approved, it will be an absolute debacle.

Again, below is a photo of the parking problem at The Cove opposite Springbank Links club house, as referenced in point #2 above.



From: Housman, Rob

Sent: Wednesday, February 3, 2021 5:01 PM

To: 'MMitton@rockyview.ca' <MMitton@rockyview.ca>; 'LegislativeServices@rockyview.ca' <LegislativeServices@rockyview.ca>; KMckylor@rockyview.ca; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>; 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>

Cc: 'Arlene Vermey' [REDACTED] Adeline Sterling [REDACTED] Allan MacKenzie [REDACTED]
[REDACTED]; Andre Sinclair [REDACTED] Angela & Russ Kimmett [REDACTED]
[REDACTED] Blaine Palmer [REDACTED] Bo Yang [REDACTED] Bo Yang 2 [REDACTED]
[REDACTED]; Bob Huber [REDACTED]; Brenda Bauman [REDACTED] Brent [REDACTED]
Chopik [REDACTED]; Brian McKersie [REDACTED]; Campion Swartout [REDACTED]
[REDACTED]; Candace Ross [REDACTED]; Carol Meibock [REDACTED]
Cheryl Stevenson [REDACTED]; Constance Button <[REDACTED]> Cory Rowland [REDACTED]
[REDACTED] Cris Housman [REDACTED]; Dan & Karen Merkosky [REDACTED]
David Orr [REDACTED]; Doug Bauman [REDACTED]; Dr. Bruce Hoffman [REDACTED]
[REDACTED] Duska Sinclair [REDACTED]; Dwayne Rowland [REDACTED]
[REDACTED]; Glenn German [REDACTED]; Grant & Sarah Wearing [REDACTED]
[REDACTED]; Grant Wearing [REDACTED]; Greg Hodgson [REDACTED]
[REDACTED]; Hal Button [REDACTED]; James Bennett [REDACTED]
[REDACTED] Jason King [REDACTED] Jim Wang [REDACTED] Joe Fazakas [REDACTED]
[REDACTED]; Julie Orr [REDACTED] Ken Thompson [REDACTED]; Klaus Bayerle [REDACTED]
[REDACTED]; Lin Fang [REDACTED]; Linda Palmer [REDACTED]; Ling Fang 2 [REDACTED]
[REDACTED]; Lisa German [REDACTED]; Mark 2 Stevenson <[REDACTED]>
Mark Stevenson [REDACTED]; Nick & Bettina Poulos [REDACTED]; Nicole [REDACTED]
Thompson [REDACTED]; Patti Hodgson [REDACTED]; Patti Hodgson 2 [REDACTED]
[REDACTED]; Sheralyn King [REDACTED]; Tara Mackenzie [REDACTED]; Tina Cheng [REDACTED]
[REDACTED] Tony Meibock [REDACTED]; Vivian Bennett [REDACTED]
[REDACTED] Wes Vermey [REDACTED]

Subject: FW: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Thanks, Michelle. I am copying Kim McKylor, our Councilor, as well as Ravi and Dominic in planning at the County with whom I have been corresponding, as well as the residents of Emerald Bay. I have also added below, the balance of the email chain with Ravi and Dominic that due to a computer glitch somehow got cut off on my earlier email.

Kind regards,

OSLER

Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

From: MMitton@rockyview.ca <MMitton@rockyview.ca>

Sent: Wednesday, February 3, 2021 4:49 PM

To: Housman, Rob [REDACTED] LegislativeServices@rockyview.ca

Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Good afternoon Rob,

Thank you for submitting your comments on this proposed Bylaw, they will be included in the agenda for Council's Consideration at the public hearing February 16, 2021.

Thank you,
Michelle

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

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From: Housman, Rob [REDACTED]
Sent: February 3, 2021 4:31 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

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Dear Rocky View County Council Members

With respect to the proposed North Springbank Area Structure Plan (the "NSASP"), the residents of Emerald Bay submit that the pathway shown in Emerald Bay along the reservoir should be moved to be along Emerald Bay Drive, and away from the reservoir shoreline, for the following reasons:

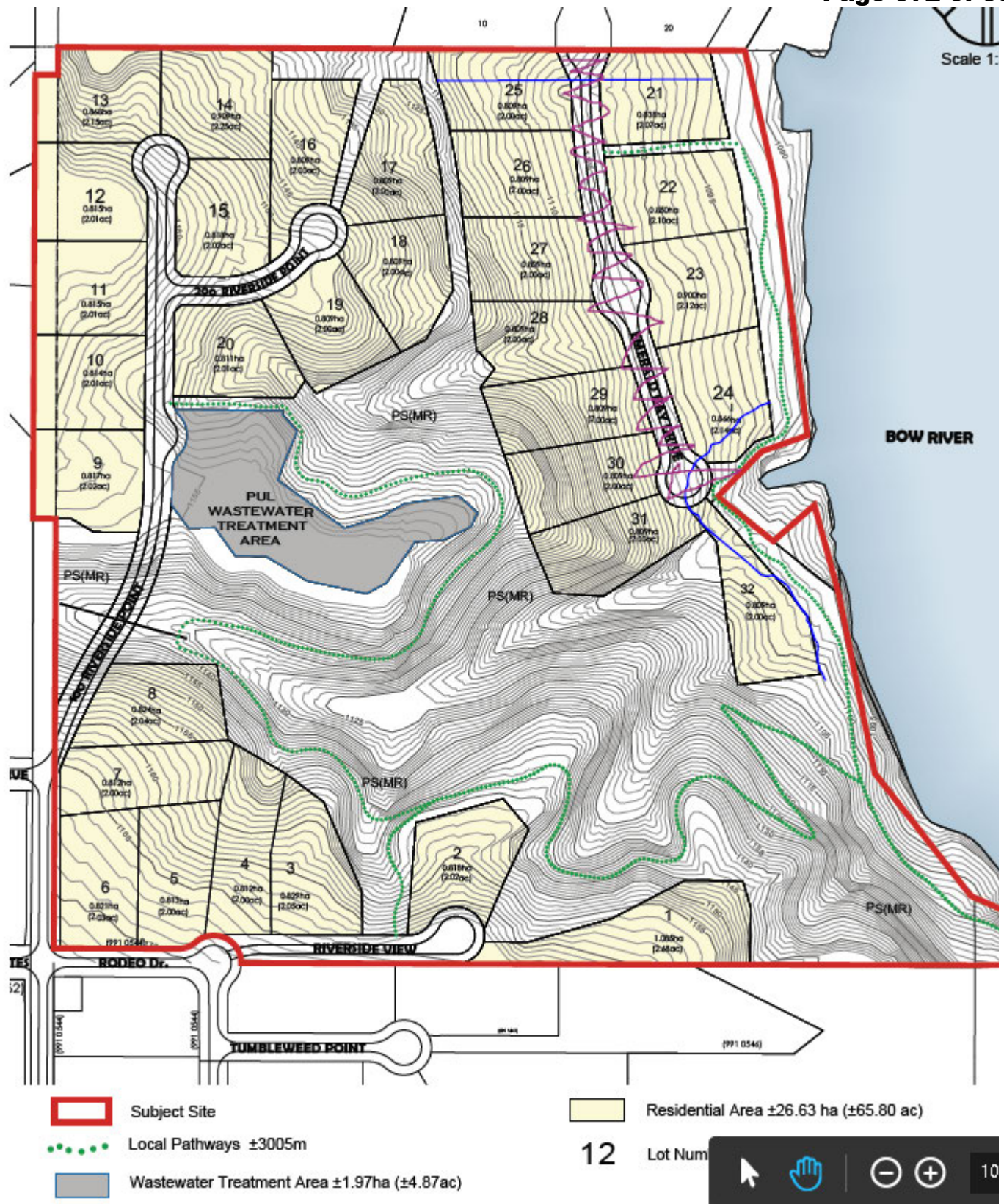
1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
 - b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bearspaw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
 - c. Repeat of "The Cove" Issues – Illegal Parking, Partying, Camp Fires and Severe Safety and Liability Issues: In the July 29, 2020 meeting with Emerald Bay residents, the County and IBI respecting the

Riverside Estates Conceptual Plan, it was also raised and discussed that there should be no parking on Emerald Bay Drive as a result of the new pathways in Riverside Estates, and IBI indicated that such parking would be prohibited as interests would be aligned in that respect, however this is not addressed at all in the Riverside Estates Conceptual Plan and must be. This is of critical importance, as it is not legal for cars to park on the shoulder of any municipal road and creates a major safety hazard. As discussed in that meeting, during this past summer of 2020, we witnessed the overwhelming problem of excessive parking by the public along the road opposite Springbank Links, and in Springbank Links parking lot, for pedestrian access to the City of Calgary's land (the former boy scout camp) and the upper portion of the Bearspaw Reservoir (clearly visible on a map) well known on social media as "The Cove". This parking caused serious safety risks, and with hundreds of teens daily accessing the Bearspaw Reservoir and "The Cove", partying, drinking and leaving empty alcohol bottles and cans, garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing "Authorized Access Only" and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly "Cove" (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of "The Cove" north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of "The Cove" this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of "The Cove" situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn't enough, being blown on inflatable toys and anything else that floats toward the spillway – that is what will happen, lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

2. Protection of Wildlife Corridors/Public Safety: Section 7.22 of the North Springbank Area Structure Plan provides that "Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural

features.” In the case of Riverside Estates, it is entirely possible to have pathways away from the Environmental Reserve/wildlife corridor along the Bearspaw reservoir. The Riverside Estates Conceptual Plan boasts about the significant amount of open space and publicly dedicated land, and indeed there are ample high-quality alternative pathway locations on this site with stunning views that are far less disruptive to wildlife corridors and pose far less safety and liability issues. On a related point, the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the “Environmental Report”) that is referenced in the NSASP, shows the wildlife corridors along the Bearspaw Reservoir and thus supports making the 30 metre strip along same Environmental Reserve without pathways. While indicative and quite accurate, the Environmental Report is based on a computer model, not actual, observed wildlife behavior in all cases, and as a result shows the portion of the wildlife corridor along the Bearspaw Reservoir, but does not adequately reflect that it continues from the reservoir along the boundary of Emerald Bay and Riverside Estates to the golf course, then northerly through the golf course ravines and treed areas, and continuing north through the Municipal Reserve behind 87 Emerald Bay and continuing to the municipal gravel pit and the treed municipal reserve to the east below it and sloping to the Bearspaw Reservoir, and thenceforth northwesterly along the trees and cover along the Bearspaw Reservoir/Bow River. I have sent photos to Ravi Siddhartha and Dominic Kazmierczak in the County’s planning department demonstrating these well-worn wildlife corridors and can send more if you wish (photographs and resident sightings of wildlife using the corridors are more reliable than a computer model). I have also confirmed same with the author of the Environmental Report, that the reason parts of this wildlife corridor may not be shown on the golf course is that for the purposes of the report they assumed the golf course and gravel pit were not passable, however the author is satisfied that the photo evidence I have provided shows that these wildlife corridors exist. As mentioned, these are critical wildlife corridors, so that, as indicated in the NSASP and the Environmental Report, deer, moose, bear, cougar and bobcat, which are very commonly seen travelling through the golf course and that corridor, have a corridor to move through, and don’t end up trapped on the City/south side of the golf course with no way to get to the north side, or vice versa, and end up travelling through residents yards and causing dangerous encounters.

3. Remnant Structure Removal. As noted in the Bearspaw Reservoir Trilateral Task Force Report, there is an unsanctioned boat launch and patio structure at the mini-cove on the reservoir side of this Riverside Estates site, likely constructed by a previous owner of the Riverside Estate site, however still used and maintained by current land owners or invitees of the Riverside Estate site, which should be removed as it will also be a magnet for partying teens and cause issues similar to those experienced with both “the Cove” and the northeast side of the Bearspaw Reservoir by the spillway, and is a huge liability risk to the County and TransAlta with no indemnities or insurance structure in place as, again, it is unsanctioned.
4. Environmental Reserve/Wildlife Corridor along Reservoir minimum 30 metres Wide. The existing plans for Riverside Estates, which dovetail with the proposed NSASP, have along the reservoir the typical 30 metres, except for one notable exception opposite the unsanctioned boat launch and “summer patio” structure noted above. The ER should be made 30 metres wide in that location as well. The wildlife corridor has to be that wide to be effective. Wildlife need the space. The location of the ER is shown in my mark-up below in blue. Emerald Bay Drive should not be extended, as noted in point #1 of my January 28, 2021 email, and hence is crossed out in purple below. The developer and IBI will need to reconfigure the road design to comply with RVC design guidelines and address the concerns as set out in this email chain. Also, the pathway represented by a dotted green line shown below along the reservoir should be moved off the reservoir for the reasons set out in this email – notably the dotted green path at the bottom southeast corner of the plan below heads straight toward the cliffs and south cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.



5. Pathways Connection to Active Transportation Network. Section 16.2 of the NSASP provides that: "Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may

be considered.” The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City’s water source at risk, and also would result in the same issues outlined above as illustrated by “The Cove” experience. On Map 08 in the NSASP, the “Future Shared Use Pathways” are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.

I am forwarding further comments below on the Riverside Estates Conceptual Plan, which tie into the NSASP, for context and as further part of this submission.

Kind regards,
Rob and Cris Housman – 403 836 2779

OSLER

Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

From: Housman, Rob
Sent: Monday, February 1, 2021 3:27 PM
To: RSiddhartha@rockyview.ca; DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn <[REDACTED]>
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Ravi

With respect to point #3 in my January 28, 2021 email, please see attached photographs taken on January 12, 2021 of the north boundary of Riverside Estates, which illustrate my points, namely that a 30 metre strip along the Bearspaw Reservoir and a 30 metre strip along the north boundary of Riverside Estates should be designated as Environmental Reserve in order to protect a critical wildlife corridor (instead of permanently blocking and interfering with it as shown in the latest Riverside Estate Conceptual Scheme) from south of the Riverside Estates side, through the Riverside Estates site, then through the golf course and into municipal reserve and the heavily treed south bank of the Bow River beyond it, which is heavily used by deer, moose, bear, cougar and bobcat (which we see often using this corridor, just ask Springbank Links and us local residents).

This also relates to point #1 – the ravine along the north boundary of the Riverside Estates site is a critical wildlife corridor, and should not be blocked by an extension of Emerald Bay Drive southwards, which would block the steep ravine/corridor and be expensive to build. Rather, the public access to Riverside Estates should be from the south/Calling Horse Drive side.

You will note that the Wildlife Corridor referenced in the North Springbank Area Structure Plan was based on data entry and computer models, not actual physical verification or observation in most cases. It is surprisingly accurate, but not as accurate as field observations, like these photographs, and knowledge of local residents.

I have videos taken on my iPhone which show and narrate the location of the wildlife corridors in relation to the Riverside Estates site, proposed extension of Emerald Bay Drive, Springbank Links golf course, and Municipal Reserve and wildlife corridors to the north. Do you have an iPhone or android mobile number that I could send same to you?

Thanks again,
Rob

OSLER

Rob Housman
Partner

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Monday, February 01, 2021 1:13 PM

To: Housman, Rob <[REDACTED]> DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn <[REDACTED]>

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, will go through.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob <[REDACTED]>

Sent: February 1, 2021 12:01 PM

To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>

Cc: Van Mierlo, Lynn <[REDACTED]>

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thanks, Ravi. Hope you're having a great day too.

With respect to point #1 in my email January 28, 2021, noting that a second emergency access is required, as you know, fire requires a secondary access after 200m (max length of a single access road as per City of Calgary Design Guidelines which Rocky View County uses):

Roads – A. General Information

3) Dead Ends and "P" Loops Any public roadway that comes to a dead end in a proposed subdivision must have a cul-de-sac with sufficient turning space for vehicles. See diagrams on pages 23, 24 and 25.

If the cul-de-sac is required for buses turning around, a minimum radius of 15.5 m shall be provided. When a post and cable fence is ROADS - 22 - required, such as with a temporary turnaround, a radius of 18.5 m is required.

The maximum allowable length of a cul-de-sac is 200 m measured from the centreline of the intersection to the start of the bulb. Alternate emergency vehicle access is required for a cul-de-sac that exceeds 200 m in length.

The maximum length of the stem portion of a "P" Loop shall be 200 m. Alternative vehicle access is required within the stem if the length of the stem exceeds 200 m. It is recommended that a median be constructed in the stem portion of "P" Loops wherever possible.

Refer to Design Guidelines for Development Site Servicing Plans for additional requirements for emergency access through a P-Loop to private multi-family, commercial and industrial sites.

On a separate but related topic, the requirement of this emergency access (and the related utility right of way or easement for same) to the current cul-de-sac at the south end of Emerald Bay Drive provides the perfect opportunity to extend a connection from Riverside Estates to Emerald Bay Estates for the Fibre Optic high speed internet that will no doubt be installed in Riverside Estates. We discussed with Andrea Bryden and the County at our meeting on July 29, 2020 and IBI gave us the impression it would not be difficult or an issue for those fibre optic lines to be run to at least the border of Emerald Bay and we could talk to service providers about how to then distribute to residences in Emerald Bay. We need to continue that dialogue with Riverside Estates and ensure that appropriate arrangements are coordinated with Riverside Estates and the service provider(s). Good planning on this front will cost Riverside Estates little or nothing and make a huge difference, and will be aligned with RVC's mandate to provide better highspeed internet to the County and its residents.

Kind regards,
Rob

OSLER

Rob Housman
Partner

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Monday, February 01, 2021 9:27 AM

To: Housman, Rob [REDACTED]; DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, shall go through and revert. Have a wonderful day.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: February 1, 2021 9:15 AM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Domenic

Attached is the Bearspaw Reservoir Trilateral Task Force Consensus Report referenced in my email below. If you look at the feature photo on the cover, you will see that the Riverside Estates site is in the background!

Can you find out who at RVC lead its involvement in this Report, and put me in touch? Also, who at the City of Calgary and TransAlta? Thanks very much.

OSLER

Rob Housman
Partner

[REDACTED]
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From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Friday, January 29, 2021 12:54 PM
To: Housman, Rob <[REDACTED]> DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,
I hope you are doing well.

Thank you for your comments and bringing us up to date with things. I do apologize for being new to this file and would be happy to have a conversation with you.

I'll try and reach out to you today afternoon.

Thanks and take care.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 11:44 PM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Dominic

Thanks again for getting back to me. Among other comments are the following:

1. In the Riverside Estates Conceptual Scheme, the 12 lots along the Bearspaw Reservoir should be accessed by a road through Riverside Estates from the Calling Horse side, and not through an extension of Emerald Bay Drive as set out in the proposed Conceptual Scheme – that design will save money and increase profits for the developer, but contravenes RVC's mandatory development requirements and poses an unacceptable safety risk because it increases traffic and danger on the blind hairpin turn on Emerald Bay Drive. RVC's design guidelines (which follow the City of Calgary's) require 2 road accesses for roads over 200 metres, so the latest design with only one access through Emerald Bay Drive fails to comply with the City's development requirements. I can send you a copy of the requirements but I assume you already have them, correct? The access to Emerald Bay Drive should be restricted to emergency vehicles only, to satisfy the requirement to have two access points for fire and emergency vehicles, and designed to restrict access through Emerald Bay Drive to emergency vehicles through gates or other design features which discourage and prohibit public use and provide access only to emergency vehicles, to mitigate the significantly increased danger of increased traffic on the blind hairpin on Emerald Bay Drive. The primary access should also be through the Calling Horse side, so that fire and emergency vehicles from the Springbank fire hall and Calgary fire halls can most quickly access the 12 lots along the Bearspaw Reservoir, as opposed to having to go all the way around to Emerald Bay Drive which takes significantly longer and could be fatal. In our meeting in the summer, IBI said it would send me materials respecting the road design to continue the dialogue however we never received anything. Riverside Estates would save significant costs and increase profits by extended Emerald Bay Drive as set out in the proposed Conceptual Scheme, however RVC should not approve same as it violates RVC's own requirements, and poses increased risk of injury or death on the hairpin turn, of which RVC has been warned and made abundantly aware. Late this fall, an attempt at a centre line was painted on the blind hair pin however it is not centred

properly, there is no road shoulder and the road edge is irregular and it has not alleviated the danger inherent in the blind hairpin.

2. With respect to the water and wastewater proposed in the Riverside Conceptual Scheme:
 - a. Riverside Estates have not followed up on discussions with Emerald Bay Sewer and Gas Coop, which has capacity and availability to service Riverside Estates. In the meeting, Riverside Estates indicated they would follow up but have not.
 - b. It would be deeply concerning for the County to allow Riverside Estates to have septic fields on a steep slope with significant ground water flow straight into the Bearspaw Reservoir, the City's source of drinking water (see the Bearspaw Tri-lateral Task Force Report), and to drill 32 separate wells putting existing aquifers at risk, when there is available capacity from the Emerald Bay Water and Sewer Coop, as well as other new facilities coming on-line of which the County is very well aware.
 - i. Have the authors of the Bearspaw Tri-lateral Task Force (in particular the representatives from the City that contributed to such report) been notified of the Riverside Estates Conceptual Scheme? If not, they should be before RVC administration provides comments back to the applicant.
 - ii. Has the City administration taken into account that if and when it annexes this area, the City will inherit this system?
 - iii. Affected parties should be given the opportunity to obtain and present independent studies and reports to assess the risk to the Bearspaw reservoir drinking water and the existing aquifers.
 - c. All other residents and developments in the Central and North Springbank area pay for their own water and wastewater facilities, it would be fundamentally unfair to the taxpayers in the County and residents in the area, and poor cost and liability management, for the County to allow Riverside Estates to get special treatment and build a one-off facility, and have the County and thus taxpayers gratuitously assume 100% of the costs and liability of operation, maintenance, repair and replacement of the Riverside Estates wastewater facilities, as proposed in the Riverside Conceptual Scheme, when again all other residents in the Central and North Springbank area pay for their own water and wastewater facilities and do not burden the County and the taxpayers by off-loading it on them. Riverside Estates should be held to the same standards and should not have their water and wastewater subsidized 100% by the tax payers and surrounding residents that pay for their own. It would also not fit in the overall utility plan and strategy for the County.
3. The layout in the proposed Conceptual Scheme interferes with critical wildlife corridors along the Bearspaw Reservoir, as shown in the proposed North Springbank Area Structure Plan (the "NASAP") and the studies underlying same. The wildlife corridor on the subject side goes from the treed area along the southeast banks and slopes of the Bearspaw, along the Bearspaw Reservoir, up the ravine and the north boundary of the Riverside Estates site bordering Emerald Bay Estates, and to the golf course which has heavy tree cover, through the golf course, and to the north end of the golf course back into treed municipal reserve and treed banks and slopes again along the Bearspaw Reservoir. The layout of the Riverside Estates lots will interrupt these critical wildlife corridors. The County should require Environmental Reserve (the latest Conceptual Schemes are deficient because they fail to designate Environmental Reserve and should do so) along the Bearspaw Reservoir as well as along the north side of the Riverside Estates site up to the golf course, to protect this wildlife corridor. Under the latest Conceptual Scheme for Riverside Estates, there is only a narrow green strip from the south treed areas to the golf course which is too narrow, and between houses and will be heavily travelled by vehicle and pedestrian traffic, so therefore will not be an adequate wildlife corridor, instead the pedestrian pathway should be moved from along the Bearspaw Reservoir to that strip, again to protect the wildlife

corridor. The NSASP provides that pedestrian pathways should not be on wildlife corridors or environmental reserves where it interferes with wildlife.

Again, now that we have a contact point following Andrea's departure, I would like to re-establish dialogue and have an opportunity to provide full comments before RVC Administration responds to the applicant. Can we discuss tomorrow? I am available at 403 836 2779 and will ensure no undue delay.

Thanks again

Rob



Rob Housman
Partner

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Thursday, January 28, 2021 4:54 PM

To: Housman, Rob <DKazmierczak@rockyview.ca>

Cc: Van Mierlo, Lynn

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,

I hope you are doing well.

Thank you for your email. I shall discuss with Dominic and revert. I've recently joined RVC and will be able to provide more information as soon as its with me.

Thanks again and you take care.

Regards.

Ravi Siddhartha, M.Plans, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 4:39 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Ravi Siddhartha <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Among other things discussed at our meeting this summer, IBI undertook to email and contact me respecting the road plan and the issues discussed at the meeting, however that has not occurred.

Our comments should not fall through the cracks, due to Andrea's departure from the County, we should be given the opportunity to provide comments on the updated proposed Conceptual Scheme, before Administration sends comments back to the applicant.

I look forward to hearing from you.

Thanks again
Rob

OSLER

Rob Housman
Partner

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From: Housman, Rob
Sent: Thursday, January 28, 2021 4:24 PM
To: 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Dominic and Ravi

I was dealing with Andrea Bryden respecting comments on the Riverside Estates Conceptual Scheme, we met at the County offices with a number of Emerald Bay residents this summer, and I understood that the County would be taking into account our comments. Has that occurred?

Can we discuss before you send in your comments to the applicant? I am at 403 836 2779.

Thank you
Rob



Rob Housman
Partner

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From: Van Mierlo, Lynn [REDACTED]
Sent: Thursday, January 28, 2021 3:02 PM
To: Housman, Rob <rob.housman@osler.com>
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Rob – see email below for update.

From: DKazmierczak@rockyview.ca <DKazmierczak@rockyview.ca>
Sent: Thursday, January 28, 2021 2:58 PM
To: Van Mierlo, Lynn [REDACTED]
Cc: RSiddhartha@rockyview.ca
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Lynn,

Sorry I missed your call yesterday. Please contact myself and my colleague Ravi Siddhartha on matters relating to this file. Both Ravi and I will be working on this application following Andrea's departure from the County.

No date has been set and we will be sending updated comments on the Conceptual Scheme, together with intermunicipal comments from The City of Calgary to the applicant by the end of this week for their review.

Thanks,

DOMINIC KAZMIERCZAK
Manager | Planning Policy

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From: Van Mierlo, Lynn [REDACTED]
Sent: January 28, 2021 2:27 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Housman, Rob <rob.housman@osler.com>
Subject: [EXTERNAL] - Riverside Estates Conceptual Scheme

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Good afternoon, I am following up on my voicemail message of yesterday. We are looking for the name of the RVC Planner and their contact information respecting the above matter Andrea Bryden is no longer involved. We are wondering when the Riverside Estates CS will be heard by Council and do not see it listed for February 2nd or February 16th Special Council Meetings.

Thank you.

OSLER

Lynn Van Mierlo
Practice Assistant / Law Clerk, Real Estate

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Michelle Mitton

From: Krissy Bird [REDACTED]
Sent: February 2, 2021 10:13 PM
To: Housman, Rob
Subject: Re: Wildlife Corridors
Attachments: Moose.jpeg

Hi Rob,

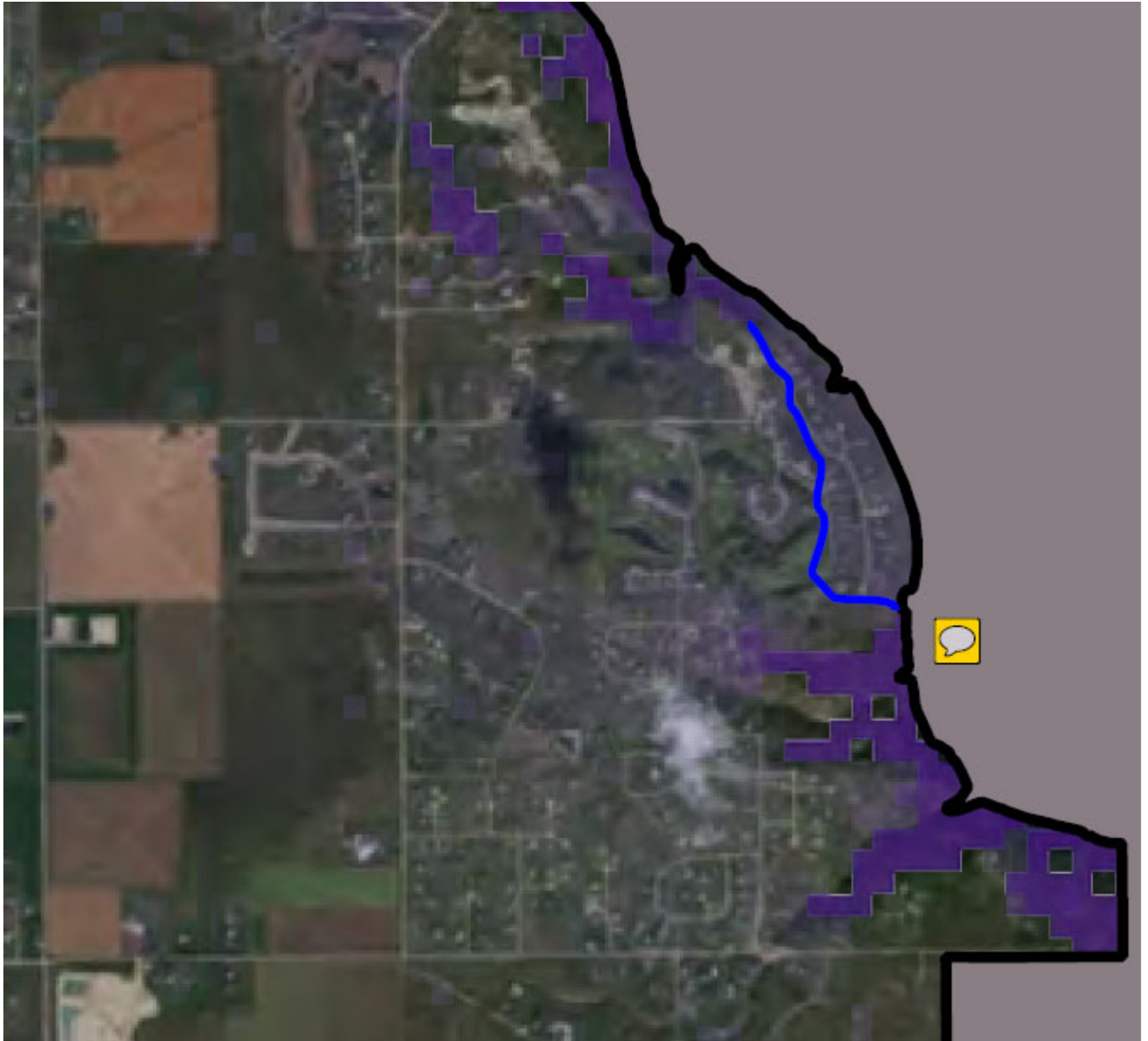
The zoomed in screen shot of the moose map (attached) shows that your area is actually light purple (not transparent) so it is considered a movement corridor to some extent in our model. The analysis that we did was a very high level habitat connectivity analysis for three target species with course scale data. All industry (the gravel pit) seen on the imagery was assumed to be active for the analysis and the golf course would have been assumed to be a barrier to some extent since many have fences and most try to deter wildlife on them. Your information would have likely impacted the results of the analysis. To what extent, I am unsure without re-running the models. Our analysis and report was not meant to be a definitive analysis of wildlife corridors. It was just meant to provide the County with a tool to identify the most valuable wildlife habitat to protect in the area. The data that you have provided me shows that the area you outlined is being used as a corridor by wildlife and should warrant some level of protection to continue linking the two larger patches of continuous habitat. I am not sure what level of evidence you need to get the County to reconsider the conceptual scheme design, but it seems like you have collected a substantial amount. The only other thing that I could suggest is to put up a few wildlife cameras (properly secured so that no one steals them) along the wildlife corridor to prove what wildlife species are using it, but that will not be helpful for tomorrow (but would be for helping inform future designs). I hope this was of some help.

Krissy

On 2021-02-02 2:02 p.m., Housman, Rob wrote:

Hi Krista

Below is a snip of Figure B2 Wildlife Habitat Connectivity Model Moose. I have hand drawn in blue the wildlife corridor that exists – we know because we often have moose travelling it through our backyard. I will send further and hopefully better illustrations. I have photos of the heavy wildlife trails, can I send them to your mobile, if so what is your mobile #?

**OSLER****Rob Housman**
PartnerOsler, Hoskin & Harcourt LLP | osler.com**We have moved!**

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From: Housman, Rob**Sent:** Tuesday, February 02, 2021 1:48 PM

To: [REDACTED]
Subject: RE: Wildlife Corridors

Hi Krista

Thanks again for chatting. My address is 87 Emerald Bay Drive, Calgary, Alberta (it's really in Rockyview but that's the municipal address used). I will try to send a better plan indicating where the current wildlife corridor is.

Thanks! My cell is [REDACTED] if any questions.

Kind regards,

Rob Housman

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--

Krissy Bird, Ph.D., P. Biol.
Senior Terrestrial Biologist and Regulatory Specialist
Tannas Conservation Services Ltd.
<http://tannasenvironmental.com/>
[REDACTED]















Michelle Mitton

From: [REDACTED]
Sent: February 3, 2021 4:35 PM
To: Legislative Services Shared
Cc: info@rockyviewforward.com; Division 2, Kim McKylor; Division 7, Daniel Henn
Subject: [EXTERNAL] - Bylaw C-8031-2020 and C-8064-2020

Follow Up Flag: Follow up
Flag Status: Completed

Do not open links or attachments unless sender and content are known.

Good Afternoon:

Please accept this email as a submission in regards to the proposed Bylaw C-8031-2020 and C-8064-2020 which refers to the new Municipal Development Plan (MDP) for the Springbank area.

We are fairly recent residents of Springbank for 6 years ,tThe Springbank area has long held a reputation for beautiful vistas that has balanced a diversity of development that ranges between 2 and 160+ acres. Historically, farm and country residential have lived side by side.

Our household is opposed to the proposed MDP on the following grounds:

- 1). Splitting the Springbank area into two development plans would fractionate the community. By this plan, the North side of Springbank would become the industrial/commercial area, and as a result existing properties would depreciate in value. This is unacceptable to us as our quality of life, the diversity of future development and the balance between both agriculture and commercial interests must abide by the same expectations.
- 2). The 2013 Springbank County Plan accessed many working groups and through time and diligence by all parties developed a framework for Springbank. The same due diligence has not been followed by the County and it is unacceptable.
- 3). The County appears, though its Plan to promote significantly higher density in Springbank. This is unacceptable without extensive consultation with existing developments that contain greater than 2 acre parcels. To randomly identify these lands, within existing developments as sites for further higher density is insulting to the community that these parcels exist. No public consultation has been done to inform or consult with these communities. We find this unacceptable.
- 4). Any proposed, higher development MUST have a significantly larger setback than what is proposed in both the Springbank ASP Servicing Strategy and the ASP's for both North and South Springbank. Fifty (50m) meters is an unacceptable buffer, and a minimum of 200m should be considered. The priority, job and responsibility of the County is to PROTECT the existing stakeholders (primarily country residential) and balance the desire for increased tax revenue from higher density residential or commercial development.

To close, our household is strongly opposed to both Area Structure Plans as proposed. More thorough public engagement is required.

Kind Regards

Regards
Robert and Sally Lupton.
28 Windmill Way
Calgary T3Z1H6

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: Support for Springbank ASP Amendment

As a landowner with Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County.

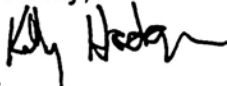
WLC owns 135 acres (55 hectares) within SE 9-25-3-W5M bordering the Springbank Airport and the Hamlet of Harmon. We feel this location provides an excellent location for airport-related business and employment growth.

WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development.

The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,



CC.

Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Gormantha Wright, Rocky View County

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