

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



Michelle Mitton

From: Debbie Vickery [REDACTED]
Sent: January 28, 2021 11:56 PM
To: Legislative Services Shared
Cc: gboehike@rockyview.ca; Division 1, Mark Kamachi; 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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From: Debbie Vickery [REDACTED]
Date: January 28, 2021 at 11:50:33 PM MST
To: legislativeservices@rockyview.ca
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Subject: BYLAW C-8031-2020 North Springbank Area Structure Plan

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. Kindly,

Debbie 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 Bearspaw 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?

Debbie Vickery

Sent from my iPad

If there are spelling/punctuation errors in my message, please forgive the smartness of my iPad..

Michelle Mitton

From: Garth Vickery [REDACTED]
Sent: January 28, 2021 11:54 PM
To: Legislative Services Shared
Cc: Jessica Anderson; Division 2, Kim McKylor; Division 3, Kevin Hanson; Division 4, Al Schule; Division 6, Greg Boehlke; Division 7, Daniel Henn; hgautreau@rockyview.ca; Division 8, Samanntha Wright; Division 9, Crystal Kissel; Division 1, Mark Kamachi
Subject: [EXTERNAL] - Bylaw C-8031-2020, Bylaw C-8064-2020 North and South ASP

Follow Up Flag: Follow up
Flag Status: Completed

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.

Garth Vickery
3 Shantara Grove
Calgary, Alberta
T3Z 3N2

Springbank ASPs – comments

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).

Garth Vickery
3 Shantara Grove
Calgary, Alberta
T3Z 3N2

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.

[REDACTED]
[REDACTED]

cc. Michelle Mitton, Legislative Coordinator
cc. Kim McKylor, Member of Council

Michelle Mitton

From: Keith Koebisch [REDACTED]
Sent: January 28, 2021 5:50 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Public Hearing C8031-2020 and C8064-2020

Follow Up Flag: Follow up
Flag Status: Completed

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

Keith Koebisch
271-011 Range Rd 40
RVC

To whom it concerns,

I am writing in reference to my opposition to the two Springback ASPs. Although I am not a nearby resident of these development plans, I am still a RVC resident and will explain why am against them.

It is my belief that development and approval of ASPs has gotten seriously out of hand and that the County is more or less planning using the "shotgun method". In other words, we will approve a couple dozen ASPs and maybe one or two will be a "hit". We do not need a MDP to manage the ASPs rather we just need some good sound planning with the support of community and not just the desire of a landowner and developer getting together and trying to hit a home-run with an approved ASP that might not even be built and managed by them, but someone else if they get lucky. Unfortunately that has been considered "planning" by our administrators for far too long.

If the county's residents want to grow by 15,000 in the next 20 years (not clear if that is even true) it is not logical to approve ASP's to accommodate many multiples of that number county wide. We are not in a boom cycle now, nor will we be for just as long, if ever. Pipedreams can be expensive! When is the Balzac waterline (the first Cross Iron one) ever going to get paid and by whom? The County has a long history of getting hosed with default payments, flooding (Langdon, Cochrane Lake etc), off-site-levies higher for existing landowners than developers, etc, etc. Bad Planning all around complicated by now seeing things through before moving on.

Where is that Glenbow, Langdon, Balzac (west)? Now we need to approve Springbank North/South and Elbow Valley. Nothing is started but we also need gravel pits and all the other stuff to build something that isn't coming in a VERY, VERY long time. And in the meantime Calgary doesn't want to grow while we are living our field of dreams. You must be joking? Sadly, someone gets to pay for these grand mistakes. It's us. Me and You!

I want off the merry-go-round. Show the community these plans are working and also see if we like it. Slow managed growth, is much better because it affords one, to have hindsight. Please stop. There is way too much of the tail wagging the dog. On top of it the rush is not appreciated at this time. Pandemic and major recession is on the horizon. We citizens are not on an election cycle. We should be taking baby steps now and getting through difficult times and not planning for the next 200 years.

My final suggestion, even though you won't likely take it, is that administration and elected officials stop having lunch with developers. We can't afford it. Every meal cost us millions, particularly when they generously pay for the meal and do the planning with their team. That team is not on the ratepayer's side and are not accountable to us.

Sincerely,

Keith

Re Bylaw C-8031-2020
Legislative Services Office

and

Rockyview County
Planning Services Department

I am opposed to this plan.

This email is in response to the leaflet forwarded to my home, noted as File number 1015-550 regarding the application to redesignate the subject lands to accommodate a proposed auto mall.

I live at 98 Springland Manor Crescent. I am adamantly opposed to the proposal proffered. The business and buildings proposed will destroy the trees, peace and quiet of this lovely area which is the primary reason my husband and I and children moved here. We were assured that the green space behind our house will remain a reserve to be enjoyed forever.

To summarize, my husband, Paul Mackay, my mother, Alma Schmidt, and I, are opposed to the building of the auto mall on the following grounds:

1. The destruction of green space . The trees, flowers are relaxing and beautiful. The trees provide a shelter from the elements. The trees are a buffer from the vehicles travelling on the road. The walking paths and hill are cross country paths and toboggan sources of enjoyment for my now adult children and grandchildren.
2. The altering of the wildlife habitat. We enjoy deer, moose, lynx, coyotes, rabbits who have their routes throughout this neighbourhood and the removal and destruction of this area will alter their habitat and move them out.
3. The proposed auto mall will increase traffic and congestion and inconvenience.
4. With the lack of current information available, an auto mall does not provide any source of income, enjoyment for my family.
5. There is no information provided that describes the auto mall, what the auto mall entails and whether there are other auto shops nearby that can meet the need proposed by this auto mall.
6. The proposed area for the auto mall is huge. I wonder about the eye sore created with having an auto mall in the midst of a treed area and beautiful homes.
7. The proposed area for the auto mall is a huge area that will mean construction noise and inconvenience for a long time and decrease the quiet enjoyment of my living space.
8. The use and management of water, resources, drainage sewage in Springbank has not been satisfactorily addressed.

My questions are as follows:

- 1/ Has an environmental review of the area including plant species, migratory birds, etc. been completed?
- 2/ Is the proposal to remove forest near the city boundary or where?
- 3/ What other options are available?
- 4/ Has a traffic study been completed?
- 5/ Other studies?
- 6/ How much weight will be given to the community's objections to this proposal?
- 7/ What type of shop is planned - will it service heavy equipment vehicles with noise, exhaust fumes, and other associated concerns?

8/ Has the noise level been assessed?

9/ Has a study been done to assess the impact on the animals that live in this area? (Bears, moose, coyotes, lynx, bobcats, cougars, rabbits etc)?

10/ What is the impact of water use, drainage and sewage to the area?

The fact that this proposal, if carried through, will remove a beautiful green space and change the landscape, use and enjoyment, is very concerning and we are adamantly opposed to this proposal moving ahead!

Lilly Mackay, on behalf of myself, Paul MacKay, and Alma Schmidt

Michelle Mitton

From: Shelley Moore [REDACTED]
Sent: February 3, 2021 4:24 PM
To: Legislative Services Shared
Cc: info@rockyviewforward.com; Debbie Vickery; Division 2, Kim McKylor; Division 7, Daniel Henn; Carol Elliott; Heather Bulger; Gay Lynn McCartney; Glen Dickey; Rob Lupton; Jessica Serfas; Jeannette Chung; Doreen Poohachow; Darren Wiltse; Lisa Skelton; Sylvia Blick
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 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

Michelle Mitton

From: Shelly [REDACTED]
Sent: January 25, 2021 3:09 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Springbank Area Structure Plan - Comments

Follow Up Flag: Follow up
Flag Status: Completed

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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

Michelle Mitton

From: Bev Schultz [REDACTED]
Sent: February 1, 2021 6:55 PM
To: Legislative Services Shared
Subject: [EXTERNAL] -

Follow Up Flag: Follow up
Flag Status: Completed

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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 Samantha 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.

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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,

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 Samanntha Wright, Rocky View County

January 29, 2021

Rocky View County
legislative@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.
Reeve Daniel Henn, 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

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,


Katharine Weston

CC.
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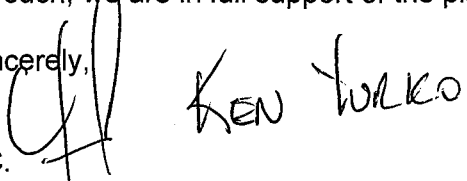
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CC.

Ken Wilko
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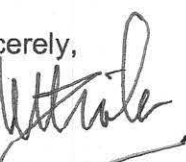
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Sincerely,



Kim Ziola



CC.

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Robert Consedine

CC.

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Sincerely,

Tina Ostafichuk

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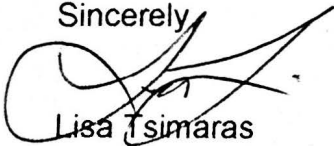
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Sincerely,



Lisa Tsimaras



John Tsimaras

CC.

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