

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 9:15:05 AM

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Dear Council Members,

I am submitting a request to have the North Springbank ASP postponed (tabled) for a few months. It appears it will only be a few months until a significant portion of the population will have been vaccinated. Then and only then will RV residents feel comfortable in the essential matter of attending the Council proceedings and making their voices heard. In direct relation to the same issue, currently Covid remains the overwhelmingly predominant matter on the minds of the majority of the population. *That clearly means the North Springbank ASP has not and is not getting the attention it absolutely deserves.*

Notwithstanding the above, I further realize the business of Rocky View must carry on whether or not we are in the midst of a pandemic. However in the particular case of this ASP I'm sure all concerned will agree it is not an imminently urgent matter. It will therefore make no difference to the ongoing functioning of Rocky View if Council chooses to postpone this ASP, but what a postponement will do is allow all concerned to feel their opinions count and they were afforded the full and proper opportunity to express their views to a caring Council.

Thank you,

Jerry Arshinoff

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - North Spring bank Plan
Date: Monday, February 22, 2021 10:10:23 AM

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It is policy of ASPs and MDV plans to have strictly controlled green space that surrounds major cities to prevent urban sprawl and for protection of environmental and wildlife areas around other major cities in this country.

Can we point out that when you individually determine by project to at how wild life corridors are managed you are quickly left with no corridor.

Given the push to urban develop every conceivable open space that exists with minimal environmental control or water protection on this west side of Calgary, and in effect all sides of Calgary, is this strategy being completely ignored by Rocky View?

Given the problems with the tenure and scope of these plans not based on public input do you think we will be here again with the next council redoing them?

Thank you for your consideration of these comments.

Shannon

Sent from [Mail](#) for Windows 10

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020 - North Springbank ASP - live/work question
Date: Monday, February 22, 2021 10:00:01 AM

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What evidence is there that a sufficient demand for this type of housing option to justify setting aside two quarter sections for this?

The live/work land use policies are very prescriptive – why? Doesn't the highly prescriptive nature of these policies make it less viable?

Why wasn't live/work considered as an option for one or two houses within cluster residential developments instead of setting aside concentrated areas for this housing option?

Alternatively, has consideration been given to simply adding flexibility to the home-based business rules in the LUB?

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020 - North Springbank ASP - process Q
Date: Monday, February 22, 2021 10:28:22 AM

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The process the Reeve described for the North Springbank ASP public hearing was not clear. There needs to be an opportunity for councillors to ask questions for clarification after they have heard presentations from residents and other stakeholders. From what the Reeve said, it was not clear that this part a standard public hearing is still available. It needs to be - restricting only to questions related to what they have heard in rebuttal eliminates questions for clarification.

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020 - North Springbank ASP Public Hearing
Date: Monday, February 22, 2021 10:52:33 AM

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Clarification is needed on how these ASPs fit together with the CMRB's interim growth plan. The general understanding has been that existing MDPs and ASPs were grandfathered at the CMRB's creation in 2018 – but that any revised MDPs and ASPs would have to comply with CMRB planning requirements.

Comments made by Administration today have left confusion on this issue. If the North Springbank ASP (or South ASP) are given 2nd reading by Council, will they or will they not be grandfathered? If grandfathering is possible, under what conditions would they be grandfathered?

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020 - North Springbank ASP
Date: Monday, February 22, 2021 1:03:40 PM

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The information provided in Richard Clark's presentation highlighting the massive amount of commercial that is being proposed in the urban interface areas must be carefully considered in assessing the suitability of the North Springbank ASP – the total amount of commercial being facilitated is totally unacceptable.

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 9:22:30 AM

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The question on the North Springbank ASP – bylaw C-8031-2020.

How can an ASP be approved without available water?

It is not feasible to supply the water to the North Springbank ASP, let alone the South Springbank ASP as well, based on the existing water supply available under all licences in the region.

The total water requirement is just over 10 million cubic metres for full build out of both ASPs, according to the ISL Engineering report, and the near term requirements is just over 4 million cubic metres.

The total water licensed in all significant licences for the Elbow and Bow River basins that could potentially supply the ASPs is about 2 to 3 million cubic metres.

All these licences (see Alberta Environment table below) can produce 5.5 million cubic metres of water.

However, much of that water is already being used in existing communities or is planned for use in existing communities.

This shows that the water strategy is not feasible.

Some licences such as the Bow Water licence are available (if an amendment to licence were to be approved) to supply some development but not the whole population and commercial development outlined in the ASPs.

Therefore, the North ASP cannot be approved without significant amendments to reduce the total planned population and commercial development.

Table extracted from Alberta Environment and Parks Water licence website ([Alberta Water Licence Viewer Map](#)):

LICENSE	SOURCE ³	VOLUME ⁴	PURPOSE ⁶
BOW WATER AND LAND GP LTD.	Elbow River	1332158	Agricultural
WESTRIDGE UTILITIES INC.	Elbow River	515812	Municipal
WESTRIDGE UTILITIES INC.	Elbow River	329339.47	Municipal
WESTRIDGE UTILITIES INC.	Elbow River	271289	Municipal
YOUNG, JONATHAN Management of	Elbow River	191189.69	Fish
WESTRIDGE UTILITIES INC.	Elbow River	123350	Municipal
CALALTA WATERWORKS LTD.	Elbow River	104850	Recreation
THE GLENCOE GOLF & COUNTRY CLUB	Elbow River	83877.22	Municipal
WESTRIDGE UTILITIES INC.	Elbow River	74037	Municipal
CALALTA WATERWORKS LTD.	Elbow River	42000	Municipal
CALALTA WATERWORKS LTD.	Elbow River	33304	Municipal
BORDEAUX DEVELOPMENT CORPORATION	Bow River	1181939	Municipal
HARMONY ADVANCED WATER SYSTEMS CORPORATION	Bow River	917221	Municipal
POPLAR VIEW WATER CO-OPERATIVE LTD.	Bow River	109780	Municipal
POPLAR VIEW WATER CO-OPERATIVE LTD.	Bow River	74010	Municipal
DAMKAR, NORMAN & IRIS	Bow River	38670	Irrigation
POPLAR VIEW WATER CO-OPERATIVE LTD.	Bow River	38240	Municipal

John F. Bargman

178 Artists View Way
Calgary, T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 9:43:19 AM

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Regarding process, we ask whose responsibility is it to consult with the community? Our Councillor? Administration? On April 28, 2020, Deputy Reeve Mckylor made a motion to hold a workshop to determine whether there should be two ASPs for Springbank. Councillor Wright motioned to consult residents. 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.

Thank you,
Simone Byers
178 Lariat Loop

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - North Springbank ASP Bylaw C-8031-2020
Date: Monday, February 22, 2021 9:46:27 AM

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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 1 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.

Thank you,
Simone Byers
178 Lariat Loop

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 9:49:47 AM

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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.

Thank you,
Simone Byers
178 Lariat Loop

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 9:53:16 AM

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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. In this specific circumstance, why didn't the ASP team host a zoom call for community members to call in to?

Thank you,
Simone Byers
178 Lariat Loop

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 10:10:37 AM

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The Springbank Community Association was 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.

Thank you,
Simone Byers
Board member of Springbank Community Association

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 10:18:31 AM

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Livingstone Estates, Calling Horse Est., Idlewild Est. are all 4 acre subdivisions developed in the 1970's and all have caveats that all residents must agree for any one lot to be subdivided. How does this apply to the ASP as infill areas?

The CS for Lariat Loop does not allow panhandle lots which in many instances would be the only way to subdivide. Was this ever considered?

Thank you,
Simone Byers
178 Lariat Loop

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 10:25:50 AM

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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. Please go back and review how to create 2 ASP's (if that is necessary) Maybe east/west would be a better split! Was this ever considered?

Thank you,
Simone Byers

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 10:38:01 AM

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Map 05A: The MR in Springbank Heights is not shown as infill. Why is the MR on Lariat Loop shown as infill?

There are so many errors, this decision to adopt this ASP should be delayed until the residents can view a correct presentation.

Thank you,
Simone Byers
178 Lariat Loop

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 10:52:34 AM

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Regarding the Custer design: How will water and sewer be determined? Who pays for the upkeep? Is the open space remaining only available to residents of that Cluster development? Map 11 shows water lines. When are these water lines going to be put in place who pays for the installation? Who is supposed to manage these water lines?

There has never been any consultation with NSWC regarding water services in the area.

Note: North Springbank Water Co-op currently has 274 members. NSWC Approval allows for approximately 315 Members. Was this ever considered? Where will the water services be located? What kind of water services are considered?

NSWC has recently taken over a subdivision (Deerhaven Estates) that was allowed to be serviced by a well. The well failed, as did the wells originally used to service Livingstone Estates and Idlwild Estates in the 1970's.

These proposals have not been thoroughly thought out and should be delayed until better planning comes into effect.

Thank you,

Simone Byers

Chair: NSWC

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 11:01:52 AM

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Please Note: Springbank Links is currently a "Cluster" design. The surrounding neighbours are not allowed on the property.

In the Elbow Valley area of Springbank there are numerous signs saying "Residents and Guests Only"

More information is needed on the "Cluster" concept before approving an ASP containing so many areas with this concept.

Please do not approve this ASP as presented. Map 05A has so many errors regarding the current situation, how can you progress without correct information?

Thank you,

Simone Byers

Springbank resident sine 1978

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 11:18:42 AM

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

I heard Jessica state that Conceptual Schemes already approved take precedence over the new ASP. See map 05A: The Barnard CS does not propose "Cluster", yet Map 05A has those lands as "Cluster".

Please do not pass this ASP as presented until errors can be corrected.

Thank you,
Simone Byers
178 Lariat Loop

From: [REDACTED]
To: [Public Hearings Shared](#); [REDACTED]
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 11:32:26 AM

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While I recognize the need for an updated ASP, there are so many errors in the current plans as presented. There is still so much confusion over why the plans are presented as such that **there is no reason to approve the proposal today.**

Springbank residents are really invested in what is happening in our community and we really should have further opportunity to review the many many changes that have been made since we had any input. We also need further information regarding the splitting of our community when we finally thought Springbank would be viewed as one community.

Please listen to the many requests to have more information and clarification.

Thank you,
Simone Byers
178 Lariat Loop

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 11:33:03 AM

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Please do not approve this ASP as presented. We can do better!

The result of the splitting is that you have now burdened our Springbank Community 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?

Thank you,

Simone Byers

Board member Springbank Community Association

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 12:00:00 PM

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Please remove my name as included by Ena Spalding as a Springbank Community Planning Association Board Member and recognize my submissions as a long time resident of Springbank. I have long been an active community member and I have always been committed to caring service in Springbank.
Thank you,

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 12:07:00 PM

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

Are you listening? Do you as councilors really care whether or not you are truly representing the desires of current Springbank residents?

Please strongly reconsider accepting the current ASP as presented. We can do a lot better!

Thank you,

Simone Byers

178 Lariat Lariat Loop

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 12:14:00 PM

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Commercial Areas in North: There seems to be much focus on business commercial along RR33 (East Side) in the North. While I 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.

Thank you,
Simone Byers
178 Lariat Loop

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 12:19:54 PM

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

Regional Park & River Strategy: While Springbank is bordered by the Bow and Elbow Rivers, I don't 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.**

We can do better!

Thank you,
Simone Byers
SCA Board Member

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 1:09:58 PM

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

About 30 years ago I heard a realtor refer to North Springbank as "the sh*t north of the highway". I was disgusted at the time and I'm even more disgusted to view an ASP determined to render the statement true.

In 1984 there were only 3 subdivisions north of the Number One with lots smaller than 15 acres. Two of those had failing water systems that had been installed by developers who were now long gone. North Springbank Water Co-op (NSWC) was the first water co-op in Alberta to be formed by neighbours working together with the then MD of Rockyview Planning Dept. to provide a viable water distribution system servicing properties sized from 4 acres to quarter section farms. Rocky View Water Co-op used NSWC as a base for implementing their system. This was a situation where the Planning Dept. worked with the residents to come up with the best and most viable solution to enhance the community. Unfortunately, I am not seeing the same consideration at this time. This ASP can be made much better to provide residents with something to be proud of. We need an ASP for all of Springbank that takes into the considerations of all Springbank residents, not only larger land owners (at 17 acres, I could fit that criteria), and developers but also considers all residents and their desires or we'll always be "that shit north of the highway"!

Please delay Approval until we get it right.

Thank you,

Simone Byers

Springbank landowner since 1975

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan
Date: Tuesday, February 16, 2021 9:34:33 AM

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

Dear Council Members

We live at 28 Emerald Bay Drive and object to the NSASP, it should not be passed until Rocky View County has addressed the submissions and feedback received from Springbank residents.

Sincerely,

Carol Meibock

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - FW: Objection to NSASP
Date: Tuesday, February 16, 2021 10:38:04 AM

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

[Please see our letter below.](#) Thanks. Jim and Tina

From: Tina Cheng
Sent: Tuesday, February 16, 2021 10:21 AM
To: legislativeservices@rockyview.ca
Subject: Objection to NSASP
Subject: Bylaw C-8031-2020 North Springbank Area Structure Plan

Dear Council Members

We live at 5 Emerald Bay Drive and object to the NSASP, it should not be passed until Rocky View County has addressed the submissions and feedback received from Springbank residents.

Sincerely,

Jim and Tina

This message and any attached documents are only for the use of the intended recipient(s), are confidential and may contain privileged information. Any unauthorized review, use, retransmission, or other disclosure is strictly prohibited. If you have received this message in error, please notify the sender immediately, and then delete the original message. Thank you.

From: [REDACTED]
To: [Public Hearings Shared](#); [Legislative Services Shared](#)
Subject: [EXTERNAL] - North S ASP
Date: Monday, February 22, 2021 11:41:05 AM

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Clarification - Can you explain who is making decisions for these plans? Is it =

A) Staff making the plan and decisions, and then presenting to council. OR

B) Council making the decisions and then directing staff to write the plan.

For example which party designated the Urban Interface along Hwy1?
Which party came up with the criteria? We would like to understand the rationale for the UI and criteria.

Thank you/ Richard

From: [REDACTED]
To: [Public Hearings Shared; Legislative Services Shared](#)
Subject: [EXTERNAL] - North S ASP
Date: Monday, February 22, 2021 11:43:03 AM

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Tate Commercial / Retail Demand and Capacity Study – Springbank /
Highway 1 Area

Here are two reports, commissioned by RVC, that I came across regarding commercial development along Hwy1 Recommendation: "It is the recommendation of TER that the designation of additional commercial lands in the Springbank Area is currently not required " To be balanced, they go on to say that by 2031, SB would have capacity for 500,000 sqft commercial and a grocery store
<https://protect2.fireeye.com/v1/url?k=5363fc0f-0cf8c4f4-5364fefc-867de8bc58cb-a9caeb5b72fe3f4e&q=1&e=2f3aa6ed-04d8-4125-9d98-fe11d79a90a5&u=https%3A%2F%2Fwww.rockyview.ca%2FPortals%2F0%2FFiles%2FBuildingPlanning%2FPlanning%2FUnderReview%2FSpringbank%2FSpringbank-Highway1-Commercial-Demand-Capacity-Study.pdf>

<https://protect2.fireeye.com/v1/url?k=00ba4a5e-5f2172a5-00bd48ac-867de8bc58cb-41772e27ef29a3d1&q=1&e=2f3aa6ed-04d8-4125-9d98-fe11d79a90a5&u=https%3A%2F%2Fwww.rockyview.ca%2FPortals%2F0%2FFiles%2FBuildingPlanning%2FPlanning%2FUnderReview%2FSpringbank%2FSpringbank-Industrial-Land-Needs.pdf>

These seem to have been ignored Why/rationale?

How did the increase in commercial designation come about?

The County Plan mentions areas, but does not specify the area identified as Urban Interface

=====

From: [REDACTED]
To: [Public Hearings Shared](#); [Legislative Services Shared](#)
Subject: [EXTERNAL] - North S ASP
Date: Monday, February 22, 2021 12:02:24 PM

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The Urban Interface designation is a concern as it has vary high commercial content and residential density.

The submitted Hwy1/OBCR Conceptual Scheme is an excellent example of the 'build out'. Square footage of six 'big box' stores. Residential density of 11.8 UPA (Fig 4) - in excess of the already high 6-10 UPA in the proposed ASP.

What is the rationale? Consider the consequences. / Thanks

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - north asp
Date: Monday, February 22, 2021 11:45:10 AM

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Good morning,

I would just like to comment on the fact that council and administration is busy today with the north concept asp because the decision to divide the community has now doubled the work load to administer this area and its infrastructure.

The second point is every infrastructure decision in the south affects all of the north as we use that infrastructure and will for many years into the future.

Will council be changing the asp process so that both the north and south are notified about future infrastructure adjustments that affects both?

Has council done their due diligence and made sure it can legally separate half the land mass from its infrastructure? What ramification has this on property values when there are no public schools, no recreation in the proposed north asp? Does this affect sports designations at the park in future?

How does this affect the funding of recreation and development? Does it double? Does the community now have to make duplicate submissions on every upcoming issue?

Do the areas match the electoral areas or will our elected officials now juggle two different plans for the same community? I can just imagine the town hall meetings when we try to discuss our shared issues and infrastructure through two separate plans...

This concept is premature and there are not enough people in either area to support two plans and the work required to now administer two plans that must work together to share all infrastructure for the long term.

I am not aware of the reasons why this division was even considered for our community and I am a member of the community association. Why was the Springbank community not consulted before this change was instigated?

Thank you for your time,

Jan Erisman

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Support for Proposed Bylaw C-8031-2020
Date: Tuesday, February 16, 2021 6:04:03 PM
Attachments: [PastedGraphic-5.png](#)

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

I am writing this email in support of the Proposed Bylaw **C-8031-2020** (North Springbank Area Structure Plan).

I am a landowner advocate for two landowners in Springbank and have been very involved in the planning processes for the future of Springbank. I am a long-time resident of the City of Calgary and live on the west side where I have experienced the changes of both a growing city and county. I applaud the efforts taken by RV Council and administration to address the future of this vital community through the Springbank ASP process. My support **acknowledges**:

--[if !supportLists]-->1. <!--[endif]-->Rockyview Administration have taken four years to complete this plan and applied best practices, reviewing servicing, working with their municipal neighbour, and with community through engagement. I am supportive of the efforts of Rocky View and support approval of the NSASP.

--[if !supportLists]-->2. <!--[endif]-->For the level of planning required at this Area Structure Plan stage, I am satisfied that sufficient servicing solutions were considered and that options are available to future stages of planning in the area that will satisfy the needs, wants and requirements for future diversification and development.

--[if !supportLists]-->3. <!--[endif]-->The split into two area structure plans generally follows watershed lines and respects ownership, which is logical and creates efficient opportunities for future plans. For this too, I support approval of the NSASP.

--[if !supportLists]-->4. <!--[endif]-->For each of the landowners I work with, agriculture has become increasingly difficult due to changes within the region and the land's proximity to other uses – both from the city and from the county – that are not agricultural. Considerations within the ASP to provide better interface opportunities with the city without sterilizing land, and to accommodate growth for Springbank, also provide new opportunities to agricultural landowners in the region and provide them with choices as to the future of their lands.

--[if !supportLists]-->5. <!--[endif]-->The time for a refresh and reconsideration is appropriate for a new Area Structure Plan in Springbank, given that the Central Springbank Plan is over 20 years old and much has changed. Particularly as Alberta struggles with its economic future and considers opportunities for diversifying the economy, Springbank needs to take this step to secure certainty through its planning in order to contribute economically to the region, as it has done in its rich history. I support approval of the NSASP so we may continue to grow in ways that create a prosperous region.

Sincerely,

Karin Finley



Karin Finley, P.Eng.

e. [REDACTED]

c. [REDACTED]

This email and any attachment(s) are confidential and may be privileged. If you are not the intended recipient, please notify me immediately by return email, delete this email, and do not copy, use or disclose it.

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Tuesday, February 16, 2021 11:21:35 AM

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Hello.

1. I submitted a video with my comments regarding the North Springbank ASP. In it I noted that an additional 17 people wished to have their names added as signatories to the letter I submitted. I have listed these names below.
2. In my video I mis-spoke at at the 3 min 50 sec mark when I said that the higher intensity zoning such as Commercial, Business and Industrial was 25% percent larger than the size of **Airdrie** - the comparison should have been to the size of **Okotoks**. My apologies for this error.

Good Luck with your deliberations.

Roger Galbraith

ADDITIONAL SIGNATORIES WISHING TO SIGN LETTER

Mohammed & Fouzia Qaisar 4 Carriage Lane, Calgary, AB T3Z 3L8

Mary Lou O'Byrne 111 Snowberry View Calgary, AB T3Z 3C5

Michael & Lisa Grimes 244107 Partridge Place Calgary Alberta t3z 3m2.

Fraser Skoreyko & Erykah Bityutsky 115 Morgans Close SW Calgary, AB T3Z-0A6

Greg & Emilie Wilson 12 Morgans Ridge Calgary, AB T3Z0A5

Wayne & Donna Heppner 16 Morgans Ridge Calgary, AB T3Z 0A5

Randy & Cheryl Harrison 31085 Morgans View Calgary, AB T3Z 0A5

Michele Bjornson & Don Bethune 12 Wolfwillow Point Calgary, AB T3Z1A8

Regula Schoenenberger 27 Morgans Court Calgary, AB T3Z 0A5

&

Cornelis van der Slikke

INITIAL SIGNATORIES INCLUDED WITH LETTER

Elaine Lehto

John & Kathy Paulsen

Richard & Heather Clark

Julie and Bill Barnden

Trevor & Pina Murray

Ryan Ganske

Gavin Burgess

Joan and Gary Laviolette

Larry Benke

Elizabeth Virgo

Evan Galbraith

Robert Doherty

From: [Springbank Community Association](#)
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 12:39:41 PM

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Re: North Springbank Area Structure Plans

While I am listening today, it reinforces the extra work required by all involved now that the Springbank Area Structure Plan has been split into two. It is obvious that residents have had to submit two videos / letters / emails and there is much overlap and redundancy. You have created additional work for everyone, and in some cases, the engagement process will be harmed because the additional work required may discourage participation.

It would be worthwhile for the Council to consider the long-term ramifications of the splitting of ASPs with regard to electoral divisions, public feedback and engagement and planning for services, roads, recreation and infrastructure. Have you effectively doubled the cost and effort going forward?

Further, we want to make clear that residents in BOTH north and south Springbank areas should be able to comment on both plans, or either plan.

--

Karin Hunter
President



<https://springbankcommunity.com/>

<https://www.facebook.com/springbankcommunityassociation>

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - North Springbank ASP
Date: Monday, February 22, 2021 10:06:12 AM

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Administration, in response to questions from Councilors Kissel and Wright about the North ASP south boundary as a result of the splitting of the ASP, would lead one to believe that affected area residents had opportunities for consultations on such matters as the SPAs and the designation of the Urban Interface. This is misleading. I am a directly affected resident in the area immediately to the south of the North Boundary. I not only did not have any opportunity for consultation on the split, but equally importantly not on the designation of the Urban Interface immediately south of the North ASP south boundary. Indeed, it went from a designation as an SPA to Urban Interface with no consultation. Administration in answer to a question from Councilor Wright plainly acknowledged that the development of the split ASPs came simply and directly as a result of a direction of Council. We had no warning or input on that. Listening to the proceedings it is clear some residents have had much more consultation and opportunity for input than others. Councilor Wright asked questions about residents affected by one SPA and it was clear Administration had met with some residents and were prepared to put forward amendments as a result. Others of us have expressed severe concerns without similar opportunities for input.

Cal Johnson
Divison 2

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Fwd: Bylaw C-8031-2020 North Springbank ASP
Date: Monday, February 22, 2021 11:45:21 AM

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

Presentations at today's Council meeting raise a number of issues that have not been properly addressed:

1. Splitting the ASPs. Councilor Wright's questions on how the public was engaged, or more specifically was not, demonstrate that there was no effective input. All that Administration explained was how it was notified. Simply making changes to the webpage doesn't constitute public input. Clearly the main consultations were internal. The response of Administration was inadequate and served only to demonstrate the absence of proper public input on the division of the ASPs.

2. Public Engagement on Urban Interface – Administration said that public engagement would be the responsibility of the Developer and once it came to Council there would be a possible opportunity to require further input. Surely this is backwards, given the very vague guidelines for Urban Interface. Administration made a number of equivocal comments concerning the basic equivalence of Urban Interface with Special Planning Areas. SPAs required an amendment to the ASP to go forward. Urban Interface has nothing similar. There are similar strange dichotomies between the North and South ASPs on Urban Interface areas. The South says: "**detailed land proposals, density and form to be determined at the local plan stage.**" It then talks about the local plan requirements including the public engagement process, an Overall Land Use Strategy and notes that: "the interface between the proposed development and adjacent land uses shall be sensitively managed". As sparse as this detail is, the North ASP provides even less. While in the first paragraph the same bold faced language referenced above, there are minimal provisions for local plan requirements and for a number of large tracts the density is already prescribed and at the very highest end of densities not even proposed for Hamlets. There are no directions for sensitively managing the transition with adjacent land uses. Section 12 purports to deal with Transitions, but how can you possibly maintain the Objectives expressed when high density is about the only specification provided for in advance. The Transition Policies do not provide transition guidance for areas that clearly have been designated for the most intensive residential developments immediately adjoining country residential with dramatically different densities.

3. Comments from the City of Calgary - The City has similar comments to both ASPs with respect to the lack of detail and the absence of policies for these areas. As the City notes, this leads to "a large amount of uncertainty". The residents couldn't agree more. It is an understatement on behalf of the City to say that strengthening of policies for these areas would be beneficial.

4. Size of the Urban Interface Area – The area dedicated to this designation has dramatically increased in the most recent iteration. The area designated in the N ½ -25 -24 -03-W5M is excessive given the already planned development along the Highway. While development

immediately next to the Highway is understandable, to designate this huge area largely south of Old Banff Coach Road as Urban Interface. I would recommend designation of the quarter sections on either side of the Highway for Urban Interface and then a lower density designation for the ½ section to the south of OBCR as cluster residential to provide some element of transition. As well, it would seem that this designation for the land in Section 25 is inconsistent with the Intermunicipal Development Plan.

5. Snyder Submission - It is unsurprising that Joan Snyder would thank Council for granting her 300 acres a high density residential and commercial designation. The audio resident submission immediately following that presentation clearly outlined the dangers of the Urban Interface designation for at least the area of those lands south of OBCR. I couldn't agree more with that presentation. I understand why Ms. Snyder's agent would be delighted with the designation. However, you need to understand that she is simply one landowner and doesn't in any way speak for other immediately impacted residents and addresses only her own self interests.

CAL JOHNSON

Resident of Division 2

244129 HorizonView Road

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Letter in support of the North Springbank ASP
Date: Monday, February 22, 2021 11:02:18 AM
Attachments: [To members of Rocky View Council.pdf](#)

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Please accept this letter in support of the new North Springbank ASP. Thank you.

--

Dana Longeway

p. [REDACTED]

February 22, 2021

To members of Rocky View Council,

I am writing on behalf of myself and my family, including my father Clarence Longeway, my brother and his wife Mike and Shelle Longeway, my sister Wendy Longeway and my husband Mark Dickey.

We are fully in support of approving the new North Springbank ASP (NSASP).

Our land in Springbank is south of Highway 1 and immediately east of Commercial Court, and in the NSASP will be newly designated as 'Cluster Live/Work Residential'. In our opinion this is a major improvement over the current Agriculture designation which effectively renders it useless.

Our family has lived on this land for over 110 years. Beginning in 1905 with mixed farming, over the years we had dairy cattle, beef cattle and now my brother and his wife reside there, keeping a few livestock. Mike has worked in Calgary as a landman for the past 30 years.

At its current size it is not possible for any agricultural business to be conducted that would profitably sustain a family. (And any one of our newer Springbank neighbours who believe this to be false are wholeheartedly welcome to purchase it and prove me wrong. Or, conversely, I'd be happy to visit their property and give them some surely very helpful advice as to what they should be doing with it.)

So the change from an agricultural designation is much more reasonable and progressive to us. The 'Cluster Live/Work Residential' will allow us room to see our future plans come to fruition, that is, to have our land developed in a harmonious and advantageous manner to the community.

Any movement forward of development plans or new designations under the NSASP will require further planning applications and approvals. Included will be consultation with the City of Calgary, neighbouring residents, and Rocky View County. Nothing can be done without these additional layers of planning and approval.

It is important that the NSASP be approved so the additional required planning can occur as required by NSASP policies to satisfy the County, the City and the residents. Appropriate, high quality development can occur on our land that is thoroughly considered, and will provide multiple benefits to the neighbours and to Rocky View.

Our congratulations to the County in putting together a high quality positive vision for both North and South Springbank with these Plans. We appreciate your significant efforts, and have also felt fully consulted by those involved in this document.

Thank you.

Dana Longeway

cc. Clarence Longeway
Mike Longeway
Shelle Longeway
Wendy Longeway
Mark Dickey

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Proposed Amendment to NSASP
Date: Monday, February 22, 2021 1:00:30 PM

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I would like for Council to make an amendment to Cluster Live/Work in the North Springbank ASP:

Remove the Cluster Live/Work area from the lands bordered by RR 32, TWP 245, Commercial Court and Highway #1.

Rationale:

- There were no **public** requests for this type of land use, so IF there were "many" requests for it, the validation of such requests has not been made public.
- The UPA is much too high for this small piece of land and will have significant impacts on neighbouring parcels and the transportation system.
- Businesses generate an increase in traffic and there is no suggestion as to how that land would be accessed, whether through Commercial Court or TWP 245 (that would require widening and upgrading).
- This land use showed up very late in the consultation/engagement process, which creates the question of who asked for it and why. There are no answers.
- There are plenty of opportunities for Live/Work in Harmony if such businesses choose to truly be community amenities, eg: Salons, Physician's offices, etc.
- If the opportunities for Live/Work are more industrial in nature, they should be located within the area designated at the Springbank airport.
- There is another planned Cluster Live/Work area southwest of Calaway Park, adjacent to the Bow Water and Land property. This type of land use could be better accommodated within the Bow Water and Land property rather than adjacent to it.
- I'm quite certain that this Live/Work can be replaced with more flexible Home Based Business policies OR be directed to the commercial areas of Harmony and Bingham Crossing. Harmony just recently amended their plan to create such flexibility.

Respectfully,

Kim Magnuson

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Concern with Clr Gautreau
Date: Monday, February 22, 2021 1:09:42 PM

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

Following Clr Gautreau's Point of Order this morning during Ms Ballantyne's oral presentation, I have a concern that Clr Gautreau is not hearing these presentations with objectivity.

--

Kim

From: [REDACTED]
To: [Legislative Services Shared](#)
Subject: [EXTERNAL] - Springbank ASP Servicing Strategy
Date: Friday, February 12, 2021 10:54:50 AM

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Good Morning,

I have been looking at the Springbank ASP Servicing Strategy and have a few questions.

I live in Springbank on Deer Springs Close. Deer Springs along with Windmill Way, Calling Horse Estates, and The Ranch all currently are supplied water from Saltbox Coulee Water Supply Company Ltd. Windmill and Calling Horse have co-ops and buy bulk from Saltbox, whereas The Ranch and Deer Springs have individual homes connected directly to Saltbox distribution. In total, Saltbox services 74 houses and has no other customer base. All four communities are very dissatisfied with the service and cost of our water supply from Saltbox to the extent that one of the Co-ops is considering sourcing their water from another source. This move if it occurs, will cause Saltbox to fail, or result in an increase in rates for the remaining three communities in excess of 100%. We are already paying some of the highest rates for water in Alberta so either of these options would cause significant stress on the homes and families involved.

We are hoping to develop alternative plans to ensure our communities do not endure an extended period without water, should Saltbox fail. The ASP Servicing Strategy shows a potential future pipeline along Range Road 250 that passes directly by our four communities in both of the scenarios (Calgary and Harmony). Is there someone at the County that we could speak to regarding our situation to find out if adding our communities to the build-out plan in the ASP is possible and if an accelerated pipeline build might be possible to avoid a water supply outage.

I can be reached at [REDACTED] or email [REDACTED]

I look forward to your response.

David McColl

[REDACTED]

Kristen Tuff

From: [REDACTED]
Sent: Monday, February 22, 2021 10:50 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - FW: Meeting today - Bylaw C-8031-2020 North Springbank Area Structure Plan

Importance: High

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

Dear Council Members,

We live at 130 Emerald Bay Drive and object to the NSASP, it should not be passed until Rocky View County has addressed the submissions and feedback received from Springbank residents.

Sincerely,

Brian Mckersie & Campion Swartout

From: [REDACTED]
Sent: February 16, 2021 9:28 AM
To: publichearings@rockyview.ca
Subject: FW: Meeting today - Bylaw C-8031-2020 North Springbank Area Structure Plan
Importance: High

Dear Council Members,

We live at 130 Emerald Bay Drive and object to the NSASP, it should not be passed until Rocky View County has addressed the submissions and feedback received from Springbank residents.

Sincerely,

Brian Mckersie & Campion Swartout

From: Housman, Rob
Sent: Wednesday, February 03, 2021 10:14 PM
[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

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>

'Andre Sinclair' <Andre.Sinclair@rockyview.ca>; 'Angela & Russ Kimmett' <Angela.Russ.Kimmett@rockyview.ca>; 'Blaine Palmer' <Blaine.Palmer@rockyview.ca>; 'Bo Yang' <Bo.Yang@rockyview.ca>; 'Bo Yang' <Bo.Yang@rockyview.ca>; 'Bob Huber' <Bob.Huber@rockyview.ca>; 'Brenda Bauman' <Brenda.Bauman@rockyview.ca>; 'Brent Chopik' <Brent.Chopik@rockyview.ca>; 'Brian McKersie' <Brian.McKersie@rockyview.ca>; 'Campion Swartout' <Campion.Swartout@rockyview.ca>; 'Candace Ross' <Candace.Ross@rockyview.ca>; 'Carol Meibock' <Carol.Meibock@rockyview.ca>; 'Cheryl Stevenson' <Cheryl.Stevenson@rockyview.ca>; 'Constance Button' <Constance.Button@rockyview.ca>; 'Cory Rowland' <Cory.Rowland@rockyview.ca>; 'Cris Housman' <Cris.Housman@rockyview.ca>; 'Dan & Karen Merkosky' <Dan.Karen.Merkosky@rockyview.ca>; 'David Orr' <David.Orr@rockyview.ca>; 'Doug Bauman' <Doug.Bauman@rockyview.ca>; 'Dr. Bruce Hoffman' <Dr.Bruce.Hoffman@rockyview.ca>; 'Duska Sinclair' <Duska.Sinclair@rockyview.ca>; 'Dwayne Rowland' <Dwayne.Rowland@rockyview.ca>; 'Glenn German' <Glenn.German@rockyview.ca>; 'Grant & Sarah Wearing' <Grant.Sarah.Wearing@rockyview.ca>; 'Grant Wearing' <Grant.Wearing@rockyview.ca>; 'Greg Hodgson' <Greg.Hodgson@rockyview.ca>; 'Hal Button' <Hal.Button@rockyview.ca>; 'James Bennett' <James.Bennett@rockyview.ca>; 'Jason King' <Jason.King@rockyview.ca>; 'Jim Wang' <Jim.Wang@rockyview.ca>; 'Joe Fazakas' <Joe.Fazakas@rockyview.ca>; 'Julie Orr' <Julie.Orr@rockyview.ca>; 'Ken Thompson' <Ken.Thompson@rockyview.ca>; 'Klaus Bayerle' <Klaus.Bayerle@rockyview.ca>; 'Lin Fang' <Lin.Fang@rockyview.ca>; 'Linda Palmer' <Linda.Palmer@rockyview.ca>; 'Ling Fang 2' <Ling.Fang.2@rockyview.ca>; 'Lisa German' <Lisa.German@rockyview.ca>; 'Mark 2 Stevenson' <Mark.2.Stevenson@rockyview.ca>; 'Mark Stevenson' <Mark.Stevenson@rockyview.ca>; 'Nick & Bettina Poulos' <Nick.Bettina.Poulos@rockyview.ca>; 'Nicole Thompson' <Nicole.Thompson@rockyview.ca>; 'Patti Hodgson' <Patti.Hodgson@rockyview.ca>; 'Patti Hodgson 2' <Patti.Hodgson.2@rockyview.ca>; 'Sheralyn King' <Sheralyn.King@rockyview.ca>; 'Tara Mackenzie' <Tara.Mackenzie@rockyview.ca>; 'Tina Cheng' <Tina.Cheng@rockyview.ca>; 'Tony Meibock' <Tony.Meibock@rockyview.ca>; 'Vivian Bennett' <Vivian.Bennett@rockyview.ca>; 'Wes Vermey' <Wes.Vermey@rockyview.ca>

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/0uYmHuHEKs1nII8wTLJlgChCA#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]>; 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]>; 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

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

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

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Dear Rocky View County Council Members

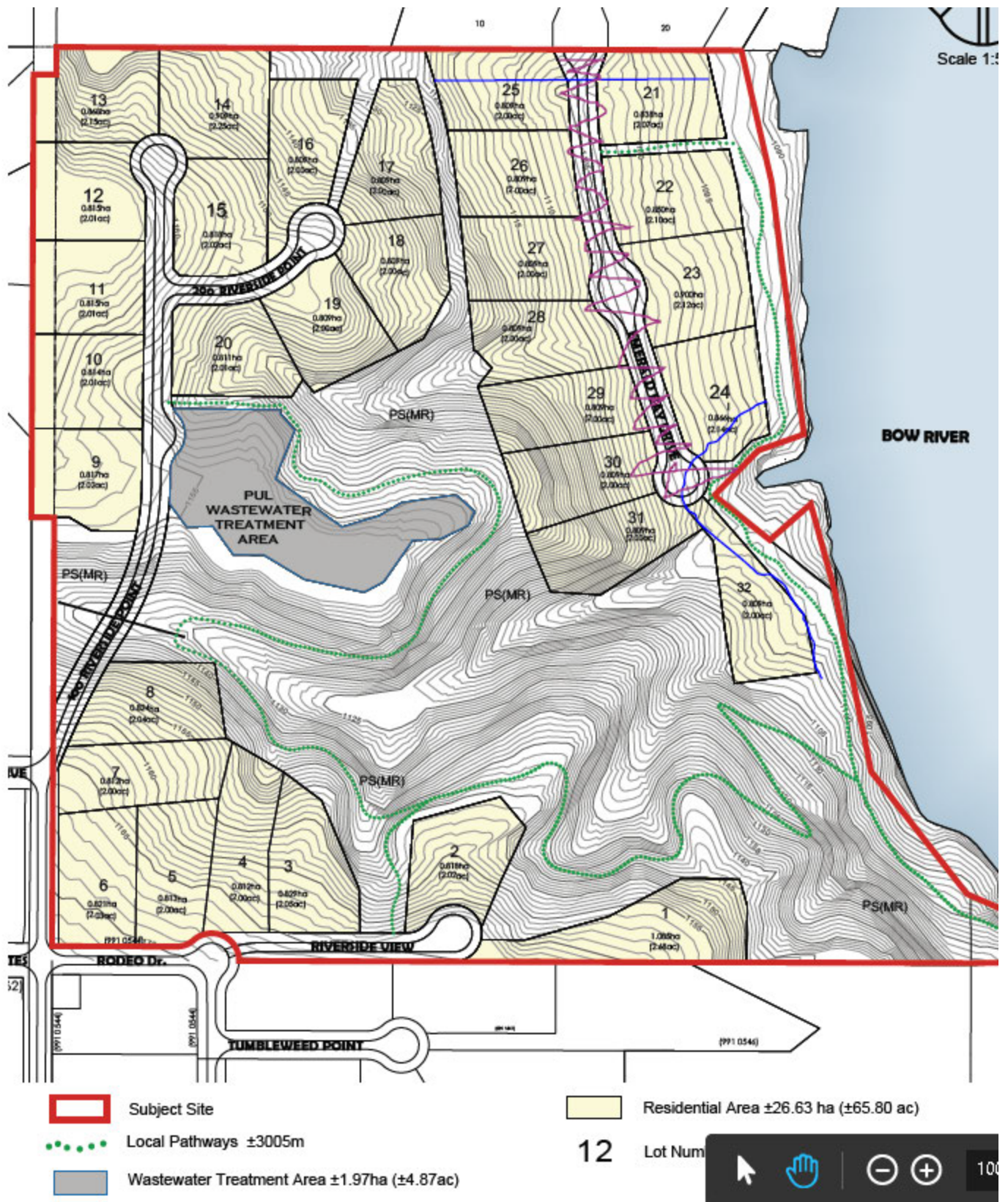
With respect to the proposed North Springbank Area Structure Plan (the "NSASP"), the residents of Emerald Bay submit that the pathway shown in Emerald Bay along the reservoir should be moved to be along Emerald Bay Drive, and away from the reservoir shoreline, for the following reasons:

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

[REDACTED] | [REDACTED]
Osler, Hoskin & Harcourt LLP | osler.com

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As of December 14th, 2020, our new Calgary office is:

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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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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.

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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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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 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 Bears paw 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 [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

[REDACTED]
Osler, Hoskin & Harcourt LLP | osler.com

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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

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 [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
[REDACTED]
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
225 – 6th Avenue S.W.
Calgary, Alberta, Canada T2P 1N2
403.260.7000 main
403.260.7024 facsimile

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Kristen Tuff

From: [REDACTED]
Sent: Tuesday, February 16, 2021 9:28 AM
To: Public Hearings Shared
Subject: [EXTERNAL] - FW: Meeting today - Bylaw C-8031-2020 North Springbank Area Structure Plan

Importance: High

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

Dear Council Members,

We live at 130 Emerald Bay Drive and object to the NSASP, it should not be passed until Rocky View County has addressed the submissions and feedback received from Springbank residents.

Sincerely,

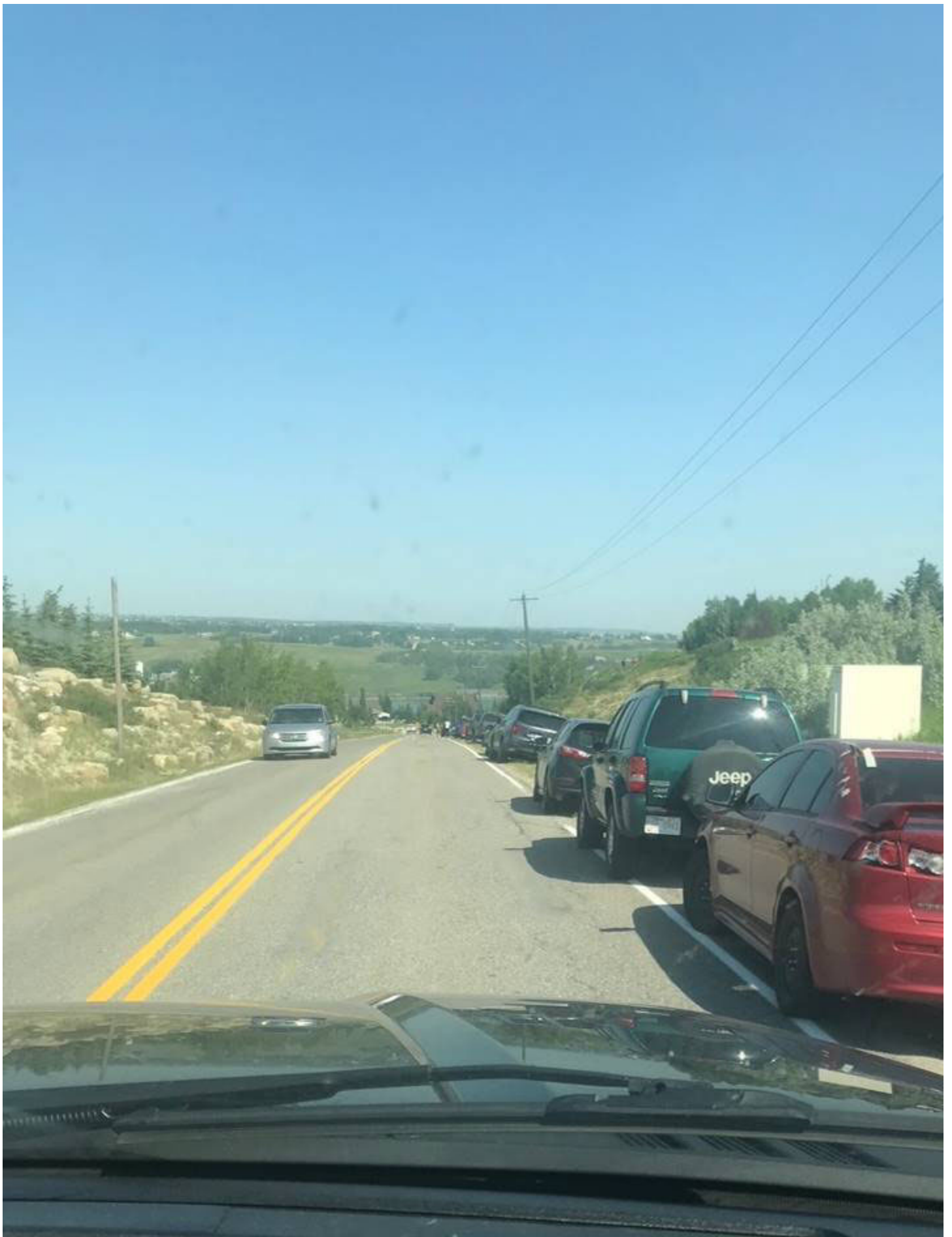
Brian Mckersie & Campion Swartout

From: Housman, Rob
Sent: Wednesday, February 03, 2021 10:14 PM
[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

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' <Arlene.Vermey@rockyview.ca>; 'Adeline Sterling' <Adeline.Sterling@rockyview.ca>; 'Allan MacKenzie' <Allan.MacKenzie@rockyview.ca>

'Andre Sinclair' <Andre.Sinclair@rockyview.ca>; 'Angela & Russ Kimmett' <Angela.Russ.Kimmett@rockyview.ca>;
'Blaine Palmer' <Blaine.Palmer@rockyview.ca>; '>; 'Bo Yang' <Bo.Yang@rockyview.ca>; 'Bo Yang' <Bo.Yang@rockyview.ca>;
'Bob Huber' <Bob.Huber@rockyview.ca>; '>; 'Brenda Bauman' <Brenda.Bauman@rockyview.ca>; '>; 'Brent
Chopik' <Brent.Chopik@rockyview.ca>; 'Brian McKersie' <Brian.McKersie@rockyview.ca>; 'Campion Swartout' <Campion.Swartout@rockyview.ca>;
'Candace Ross' <Candace.Ross@rockyview.ca>; 'Carol Meibock' <Carol.Meibock@rockyview.ca>; 'Cory Rowland' <Cory.Rowland@rockyview.ca>;
'Cheryl Stevenson' <Cheryl.Stevenson@rockyview.ca>; 'Constance Button' <Constance.Button@rockyview.ca>; 'Cris Housman' <Cris.Housman@rockyview.ca>;
'Dan & Karen Merkosky' <Dan.Karen.Merkosky@rockyview.ca>; 'Duska Sinclair' <Duska.Sinclair@rockyview.ca>; 'Dwayne Rowland' <Dwayne.Rowland@rockyview.ca>;
'Glenn German' <Glenn.German@rockyview.ca>; 'Grant & Sarah Wearing' <Grant.Sarah.Wearing@rockyview.ca>;
'Grant Wearing' <Grant.Wearing@rockyview.ca>; 'Greg Hodgson' <Greg.Hodgson@rockyview.ca>; 'Hal Button' <Hal.Button@rockyview.ca>;
'James Bennett' <James.Bennett@rockyview.ca>; 'Jason King' <Jason.King@rockyview.ca>; '>; 'Jim Wang' <Jim.Wang@rockyview.ca>; 'Joe Fazakas' <Joe.Fazakas@rockyview.ca>;
'Julie Orr' <Julie.Orr@rockyview.ca>; '>; 'Ken Thompson' <Ken.Thompson@rockyview.ca>; '>; 'Klaus
Bayerle' <Klaus.Bayerle@rockyview.ca>; 'Lin Fang' <Lin.Fang@rockyview.ca>; '>; 'Linda Palmer' <Linda.Palmer@rockyview.ca>;
'Ling Fang 2' <Ling.Fang.2@rockyview.ca>; '>; 'Lisa German' <Lisa.German@rockyview.ca>; '>; 'Mark 2 Stevenson' <Mark.2.Stevenson@rockyview.ca>;
'Mark Stevenson' <Mark.Stevenson@rockyview.ca>; 'Nick & Bettina Poulos' <Nick.Bettina.Poulos@rockyview.ca>;
'Nicole Thompson' <Nicole.Thompson@rockyview.ca>; 'Patti Hodgson' <Patti.Hodgson@rockyview.ca>;
'Patti Hodgson 2' <Patti.Hodgson.2@rockyview.ca>; '>; 'Sheralyn King' <Sheralyn.King@rockyview.ca>; 'Tara
Mackenzie' <Tara.Mackenzie@rockyview.ca>; 'Tina Cheng' <Tina.Cheng@rockyview.ca>; '>; 'Tony Meibock' <Tony.Meibock@rockyview.ca>;
'Vivian Bennett' <Vivian.Bennett@rockyview.ca>; '>; 'Wes Vermey' <Wes.Vermey@rockyview.ca>; '>

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]>

[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

[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:

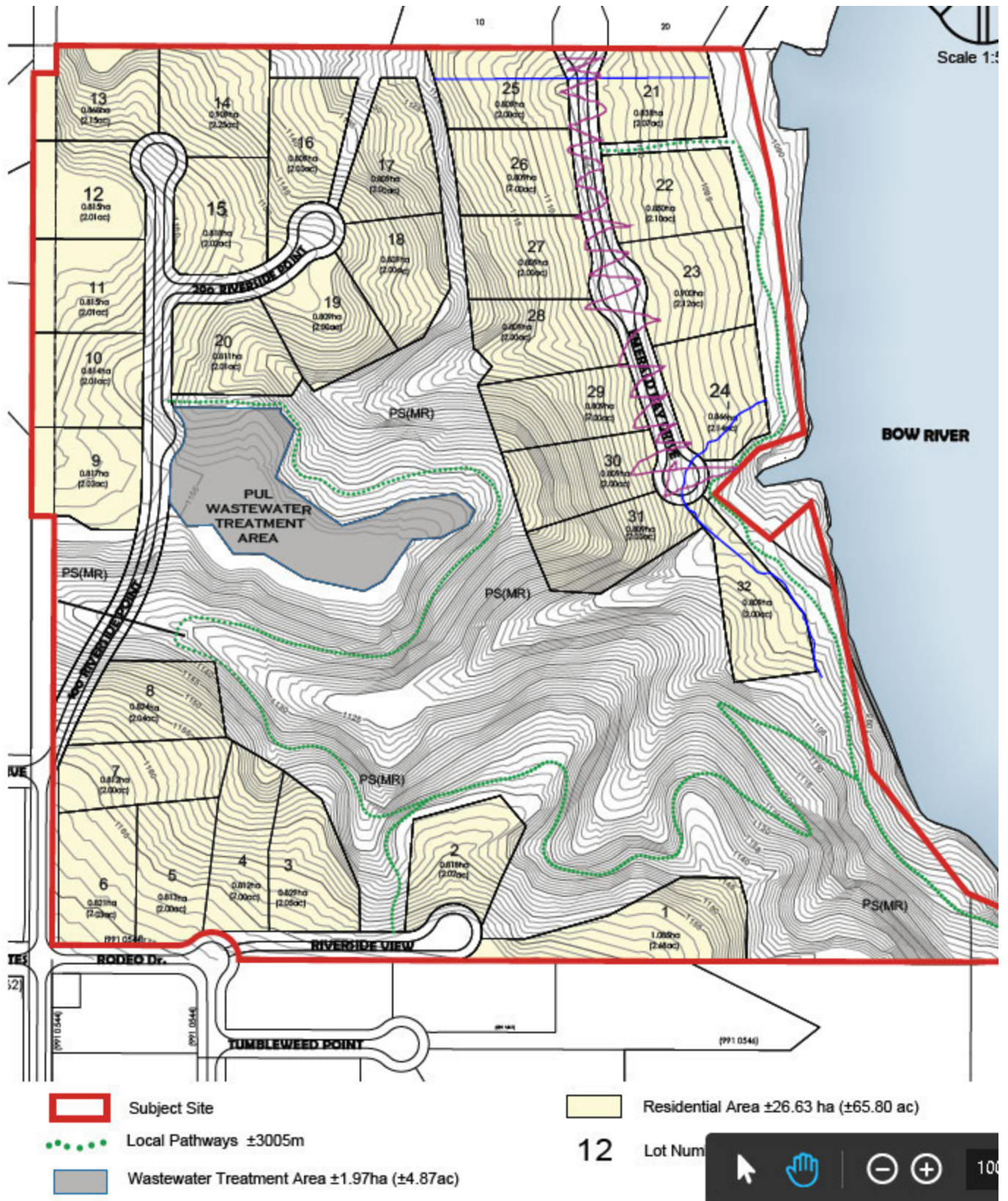
1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental 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 – [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

[REDACTED]
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

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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

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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 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.

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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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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.
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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 Bears paw 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



Rob Housman
Partner

[REDACTED]
Osler, Hoskin & Harcourt LLP | osler.com

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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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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

OSLER

Rob Housman
Partner

[REDACTED]
Osler, Hoskin & Harcourt LLP | osler.com

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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

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 [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
[REDACTED] | [REDACTED]
Osler, Hoskin & Harcourt LLP | osler.com

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From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan
Date: Tuesday, February 16, 2021 9:31:25 AM

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Dear Council Members

We live at 28 Emerald Bay Drive and object to the NSASP, it should not be passed until Rocky View County has addressed the submissions and feedback received from Springbank residents.

Sincerely,

Tony Meibock

[REDACTED]

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020
Date: Monday, February 22, 2021 11:59:45 AM

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In response to Councillor Gautreau's point of order, I would like to suggest that he should remember the response he received to his identical question for the previous public hearing. I would also like to suggest that he should actually read the written submission from Rocky View Forward as well as listen to our presentation. The two cover different points.

I would also like to ask why Councillor Gautreau feels it is appropriate to challenge the presentation made on behalf of residents but didn't question the three presentations made on behalf of one developer's project. That seems somewhat hypocritical.

Janet Ballantyne on behalf of
Rocky View Forward

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020 North ASP
Date: Monday, February 22, 2021 9:10:58 AM

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Rockyview County recently informed me via email that in the longer term Old Banff Coach Road is meant to be a four-lane divided roadway. Refer to the email below from RVC.

I was NOT aware of this and see no information on this in the North and South ASP.

Has this information been communicated in writing to Springbank residents?

- If so, where is this information written?
- If not, please provide me and all Springbank residents with this information in print.

The North and South ASP should not proceed without residents having this information.

Anastasia Selimos

----- Forwarded message -----

From: <JAnderson@rockyview.ca>
Date: Wed, Feb 17, 2021 at 12:15 PM
Subject: Question regarding South Springbank Area Structure Plan
To: [REDACTED]

Hello Anastasia,

I wanted to follow-up and apologize as I understand that you did not receive the information you requested regarding the mapping in the proposed South Springbank ASP. We received your email as a public submission on the south plan for Council's consideration and I misunderstood that it was an inquiry prior to providing your submission on the south plan. I apologize for my oversight.

The map on page 110 of the draft plan indicates shoulder widening per the Active Transportation Plan: South County. This reflects a recommendation in the Active Transportation Plan to address a pedestrian link in the short term. Shoulder widening can be a cost efficient way to gain a pedestrian alignment rather than building a standalone pathway. **In the longer term, Old Banff Coach Road is meant to be a four-lane divided roadway.** At that time, a pedestrian alignment would be further explored.

The map is intended as a guide for future applications in this particular quarter section to indicate that there are Active Transportation recommendations applicable to the site and should be considered in any applications submitted.

The Active Transportation Plan is available [here](#) for reference. Please let me know if I can provide anything further at this time.

Thank you,

Jessica Anderson

Senior Planner | Planning Policy

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From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020, North Springbank Area Structure Plan
Date: Monday, February 22, 2021 9:14:55 AM

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I oppose the North Springbank Area Structure Plan, Bylaw C-8031-2020 for the following reasons:

- There should only be 1 area structure plan for Springbank. Springbank is 1 community and should be planned holistically.
- Lack of information on the impacts to the entire Old Banff Coach Road resulting from future developments outlined in the North ASP.
- Lack of information on "shoulder widening" shown in both the North ASP in the Special Planning Area and the South ASP (shown on page 110 of South ASP and shown as impacting both the North and South ASP)
 - My understanding is that Alberta Transportation is not planning to widen Old Banff Coach Road and that this is a corridor for pedestrians/cyclists recommended by RVC.
 - If this is the case, need to specify and clarify this in the North and South ASPs.
 - If this is not the case, what is the "shoulder widening" referring to? Residents should be provided with this information.
- Section 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 North Springbank area" should be removed.
 - As taxpayers we should not pay for developers to develop land as they receive the profits from development. Taxpayers should not subsidize developers.

Anastasia Selimos

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 10:28:44 AM

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To: Rocky View Councillors

On Feb. 11, eight days after the County's deadline for written submissions, and ONE business day before the Public Hearing (and the long weekend), we found different ASPs had been substituted online and in the Council package. The new versions had some errors fixed, others not, but many changes from the ASPs that residents had responded with their comments by Feb. 3.

Here is one such change that I need an answer to: in Section 6: Land Use Strategy

"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."

To change a metric from "gross" to "net" makes a big difference. Residents are entitled to know what this change means, not just have these changes appear overnight.

NOTE: 17,890 does not match the changed data in Table 01 (below).

"Table 01: **Springbank** Population Density at Full Build-Out
Estimated Population **17,953 890*****

***Assumed 2.7 people per household as per Census data.
Includes 2018 existing population of **5,832 1,860**."

Why is this latter population change so huge? This is not just a small fix – this is an entirely different demographic.

Also, is Table 01 supposed to be titled NORTH SPRINGBANK or is this data for all Springbank as the title would indicate? Though the preceding text (above) indicates North ASP? Confused??

**All of these changes need to be explained and verified BEFORE the North ASP can move forward.
I ask Councillors to withdraw this ASP from consideration until this and many other changes/errors are fixed and explained to residents.**

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 10:29:55 AM

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To: Rocky View Councillors

Here is another change that I need an answer to, which appeared in the ASP version posted on the RVC website on Feb. 11: in **Section 7 Residential**

7.11 iv) ~~provide dark sky friendly lighting where it may be required such as at road intersections;~~

Why has the dark sky policy been deleted from the ASP? This is an issue that residents feel strongly about.
The ASP must re-instate this policy.

This kind of random change needs to be explained and verified BEFORE the North ASP can move forward. I ask Councillors to withdraw this ASP from consideration until this and many other changes/errors are fixed and explained to residents.

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 10:30:58 AM

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To: Rocky View Councillors

Here is another change that I need an answer to, which appeared in the ASP version posted on the RVC website on Feb. 11: in **Section 7 Residential**

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:~~

What is the implication of this change to allow a non-statutory plan? Higher density?

Residents living adjacent to Residential Infill Areas need to know what these changes mean.

This change needs to be explained and verified BEFORE the North ASP can move forward.

I ask Councillors to withdraw this ASP from consideration until this and many other changes/errors are fixed and explained to residents.

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 10:37:21 AM

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To: Rocky View Councillors

Here are more changes that I need answers to, which appeared in the ASP version posted on the RVC website on Feb. 11: in

Section 7 Residential

"7.38 a) of the minimum ~~50%~~ ~~30%~~ open space required, a minimum ~~of 50~~ ~~15%~~ shall be suitable to support passive and active recreation;"

Changing metrics from 30 to 50% and 50 to 15% makes a huge difference. What are the implications? Is that 15% of 100% or 15% of 50%?

"Table 03: Density Options"

ALL UPA and % OPEN SPACE

upa	1.6	1.70	%	52	32
upa	1.7	1.90	%	54	34
upa	1.8	2.10	%	56	36
upa	1.9	2.30	%	58	38
upa	2.0	2.50	%	60+	40

All these data have now been redlined and changed - What are the implications of these changes? Higher density?

"7.40 The minimum lot size for the Cluster Residential areas shall be ~~0.50~~ ~~0.30~~ acres."

This is another huge change, designed to increase density without consulting residents. This IS a HUGE leap to even higher density by the strike of a pen.

"7.41 Notwithstanding policies ~~7.36~~ ~~7.39~~ and ~~7.37~~ ~~7.40~~, higher residential densities with smaller lots may be achieved to a maximum of ~~2.0~~ ~~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."

Not only changes to increase the density, again, but also
changing "gross" to "net". Residents need explanation and
discussion of these proposed changes.

**All of these changes need to be explained and verified
BEFORE the North ASP can move forward.
I ask Councillors to withdraw this ASP from consideration
until this and many other changes/errors are fixed and
explained to residents.**

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 10:39:52 AM

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

To: Rocky View Councillors

Here is another change that I need an answer to, which appeared in the ASP version posted on the RVC website on Feb. 11: in **Section 10 Future Expansion Areas**

~~"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."~~

Why has this proposal to conserve ESAs adjoining the Bow River been deleted from the new version of the ASP?

It is critical to conserve riverine areas for many reasons (water quality, wildlife, public access etc.)

Have adjacent and nearby residents been involved in discussions about this deletion/change?

This change needs to be explained and verified BEFORE the North ASP can move forward.

I ask Councillors to withdraw this ASP from consideration until this and many other changes/errors are fixed and explained to residents.

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 10:47:08 AM

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

To: Rocky View Councillors

Here are more proposals and changes that I need an answer to, which appeared in the ASP version posted on the RVC website on Feb. 11: in **Section 11 Urban and Hamlet Interface Area**

"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."

The proposed commercial/residential developments along Hwy 1 should **NOT** be "compatible with adjacent forms" in the City of Calgary.

This area is in the Intermunicipal Development Plan and any development should provide a transition from **rural to urban and vice versa**, NOT urban to urban.

"11.5 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;"

The ASP has NOT demonstrated that there are utility servicing solutions with the capacity to service the proposed development form or density. RVC planners said this morning that these proposals are purely "aspirational". So they're NOT "feasible" as ISL studies stated, they are impossible since AB Environment has limited the supply of water to Harmony lands. Likewise for other water sources.

"11.5 f) appropriate **interface transition** and scenic corridor policies shall be established, consistent with Sections 12 and 19 of this Plan."

As above the types of transition proposed in the ASP are urban to urban NOT **rural to urban**. This is NOT acceptable adjacent to Country Residential communities.

These proposals and changes need to be explained and verified BEFORE the North ASP can move forward. I ask Councillors to withdraw this ASP from consideration until this and many other changes/errors are fixed and explained to residents.

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 10:56:04 AM

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

To: Rocky View Councillors

If you approve Motion 1, there will be no record of all the changes to the ASP that have been done without consultation with residents.

If you approve Motion 1, then you also need to direct Admin/Planning to archive a publicly accessible copy of the North ASP as it is today.

All of these changes need to be explained and verified BEFORE the North ASP can move forward to be "cleaned up" for what Admin/Planning call grammar and minor changes - they are NOT minor changes and we need a copy of this ASP to demonstrate that.

I ask Councillors to withdraw this ASP from consideration until this and many other changes/errors are fixed and explained to residents.

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 10:57:09 AM

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

To: Rocky View Councillors

Here are more proposals and changes that I need an answer to, which appeared in the ASP version posted on the RVC website on Feb. 11: in **Section 12 Transitions**

"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."

Residents in adjacent and nearby Country Residential communities fear that "corresponding lot sizes within interface areas" means urban density on both sides of the municipal boundary, rather than a transition to rural density, as intended in the IDP.

Pg 52 "**Transition Cross-Sections**" replaced the "**Business-Residential Transition Area**" figure.

These transitions between business/commercial and residential need to have more extensive set-backs.

These proposals and changes need to be explained and verified BEFORE the North ASP can move forward. I ask Councillors to withdraw this ASP from consideration until this and many other changes/errors are fixed and explained to residents.

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 10:58:36 AM

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To: Rocky View Councillors

Here is another change that I need an answer to, which appeared in the ASP version posted on the RVC website on Feb. 11: in Section **15 Reserves**

This section has largely removed in the new version of the ASP.

This is very disconcerting because it would indicate that the dedication of reserves is a low priority for this ASP. This section needs to be overhauled to replace more policies for identifying and dedicating reserves.

This change need to be explained and verified BEFORE the North ASP can move forward.

I ask Councillors to withdraw this ASP from consideration until this and many other changes/errors are fixed and explained to residents.

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 12:04:41 PM

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

To: Rocky View Councillors

Here is another change that I need an answer to, which appeared in the ASP version posted on the RVC website on Feb. 11: in **Section 16 Active Transportation, Parks and Open Space**

Objectives

" ~~• Provide suitable open space and parks to accommodate development of an interconnected regional and local active transportation network.~~"

Why has this objective been deleted - residents have consistently asked for a local active transportation network, e.g., pathways

This change needs to be explained and verified BEFORE the North ASP can move forward.

I ask Councillors to withdraw this ASP from consideration until this and many other changes/errors are fixed and explained to residents.

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 12:05:50 PM

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

To: Rocky View Councillors

Here are more changes that I need an answer to, which appeared in the ASP version posted on the RVC website on Feb. 11: in **Section 18 Transportation**

Map 09 Transportation Network

(Range Rd 32) - Road updated from Regional Corridor to Regional Arterial.

Township Road 250 updated from Regional Arterial to Industrial Commercial Collector.

Have residents along Range Rd 32 and Twp Rd 250 been consulted about these changes to the ASP that may dramatically increase volumes of traffic on their local roads?

As a user of both these roads, I object to these changes being done without due consultation.

These changes need to be explained and verified BEFORE the North ASP can move forward.

I ask Councillors to withdraw this ASP from consideration until this and many other changes/errors are fixed and explained to residents.

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 12:07:29 PM

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

To: Rocky View Councillors

Here is another change that I need an answer to, which appeared in the ASP version posted on the RVC website on Feb. 11: in **Section 19 Scenic and Community Corridors**

~~"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"~~

Why has this policy been deleted from the ASP?

Residents have consistently promoted having high quality scenic and community corridors, especially along the heavily travelled TransCanada Hwy.

RVC should consult with Springbank residents on this issue and re-instate a strong policy to ensure that these corridors are appropriately managed.

This change needs to be explained and verified BEFORE the North ASP can move forward.

I ask Councillors to withdraw this ASP from consideration until this and many other changes/errors are fixed and explained to residents.

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 12:08:27 PM

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

To: Rocky View Councillors

Here is another change that I need an answer to, which appeared in the ASP version posted on the RVC website on Feb. 11: in **Section 20 Utility Services**

~~20.8 Business or Institutional land use will require Provincial approval for any groundwater use.~~

Why was this policy to protect groundwater deleted from the new version of the ASP?

This change needs to be explained and verified BEFORE the North ASP can move forward.

I ask Councillors to withdraw this ASP from consideration until this and many other changes/errors are fixed and explained to residents.

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 12:09:50 PM

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

To: Rocky View Councillors

Below are more changes that I need an answer to, which appeared in the ASP version posted on the RVC website on Feb. 11: in **Section 20 Utility Services**

Map 11 Water Servicing

"Inserted Harmony existing water lines.
Inserted additional Proposed Reservoir & Pumphouse locations.
(N and S of TCH along Rge Rd 40)
Expanded Cal-Alta Exclusive Area within ASP Boundary.
Inserted Calalta Water Treatment Plant and Existing Water Line."

Map 12 Waste Water Servicing

"Inserted Intermunicipal Waste Water System. (from Cochrane to Calgary)
Inserted Harmony Waste Water Treatment Plant."

These changes have not been discussed with residents, nor have they had an opportunity to give feedback on these proposals.

All of these changes on maps 11 and 12 need to be explained and verified BEFORE the North ASP can move forward.

I ask Councillors to withdraw this ASP from consideration until this and many other changes/errors are fixed and explained to residents.

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 12:11:02 PM

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To: Rocky View Councillors

Following is another change that I need an answer to, which appeared in the ASP version posted on the RVC website on Feb. 11: in **Section 22 Solid Waste and Recycling**

~~22.2 Waste minimization and waste diversion practices are to be encouraged in the Plan area.~~

Why would this policy have been deleted? Springbank absolutely needs better waste diversion and recycling.

Residents have consistently requested better management of these issues.

This change needs to be explained and verified BEFORE the North ASP can move forward.

I ask Councillors to withdraw this ASP from consideration until this and many other changes/errors are fixed and explained to residents.

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 12:13:03 PM

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

To: Rocky View Councillors

Below are more changes that I need an answer to, which appeared in the ASP version posted on the RVC website on Feb. 11: in **Section 23 Emergency Services**

~~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.~~

~~23.4 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.~~

Why have these policies been deleted? Residents want and need these emergency services. Were there consultations with residents and special interest groups (e.g., Rural Crime Watch) before deletions?

These changes need to be explained and verified BEFORE the North ASP can move forward.

I ask Councillors to withdraw this ASP from consideration until this and many other changes/errors are fixed and explained to residents.

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 12:17:45 PM

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

To: Rocky View Councillors

Below is another change that I need an answer to, which appeared in the ASP version posted on the RVC website on Feb. 11: in **Appendix B Local Plan Requirements**

Applies to **Country Residential Infill**

"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"

Has this recent addition been discussed with residents?
As the RVC Planner said this morning, utility servicing is purely "aspirational".

There is no doubt that existing utilities and services in Springbank are NOT capable of supporting increased residential development.

And the Utility Services section does not show any concrete evidence to support that servicing is possible.

This addition needs to be discussed with residents and the potential for appropriate utility servicing verified BEFORE the North ASP can move forward.

I ask Councillors to withdraw this ASP from consideration until this and many other changes/errors are fixed and explained to residents.

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 12:19:35 PM

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

To: Rocky View Councillors

Below are inconsistencies that I need an answer to, which appeared in the ASP version posted on the RVC website on Feb. 11: in **Appendix C Infill Development Criteria**

On pages 109, 112, 113, 114, the figures show **Special Planning Areas** now no longer referred to anywhere in the text or other maps.

Map 05 shows these lands as **Cluster Residential Development**

These inconsistencies need to be explained and corrected BEFORE the North ASP can move forward.
I ask Councillors to withdraw this ASP from consideration until this and many other changes/errors are fixed and explained to residents.

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 12:22:05 PM

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

To: Rocky View Councillors

Below is another change that I need an answer to, which appeared in the ASP version posted on the RVC website on Feb. 11: in **Appendix D Planning North Springbank**

Rocky View County / City of Calgary Intermunicipal Development Plan

~~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.~~

Why has this policy been deleted? Has the IDP been changed? Why have Special Planning Areas been deleted from this ASP and replaced with Urban Interface Areas?

Special Planning Areas usually involve consultation with residents but Urban Interface Areas may not?

This deletion needs to be explained and verified BEFORE the North ASP can move forward.

I ask Councillors to withdraw this ASP from consideration until this and many other changes/errors are fixed and explained to residents.

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: Monday, February 22, 2021 1:41:47 PM

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

To: Rocky View Councillors

The changes made to the draft ASP that created the **Urban Interface Areas** around the Old Banff Coach Road/Hwy 1 intersection were never discussed with residents. These proposals are inappropriate for a rural municipality, and the current residents do not want these high density urban developments in Springbank.

There are already approved commercial areas where business/commercial can be located such as Springbank Airport, Commercial Court, Bingham Crossing and Harmony. We don't need more till these are built out.

I ask Councillors to withdraw this ASP from consideration until this and many other changes are explained to residents.

Ena Spalding
178 Artists View Way
Calgary, AB T3Z 3N1

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank ASP
Date: Monday, February 22, 2021 1:24:58 PM

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

My name is Deborah Teale, living in Springbank for nearly 20 years, our children are 5th generation Albertans and we have enjoyed its beauty and being on the gateway to the Rockies. By the way my great grandparents used the Old Banff Coach road on their picnic outings.

I am against this bylaw.

I am shocked by the rural land use called Urban Interface being deployed in this ASP and also not having been apprised that there is a North ASP that has crossed the highway to south with this land use designation. As a resident I do not feel I have been fully informed nor been able to take part in this ASP. I had never heard of this land use providing commercial development of this magnitude around Old Banff Coach road. I did attend consultations. There are many unanswered questions on the impact to the Wildlife, and Environment. I feel that many Calgarians appreciate getting out of the city and are not looking for more commercial and business in this area especially in this economy. I believe the future of Alberta lies in its tourism and agriculture.

As a taxpayer I'm deeply concerned on the cost of the infrastructure that the ASP would require from past examples like Balzac.

Sincerely
Deborah
30181 River Ridge Drive
T3Z 3L4

Sent from my iPad

From: [Joan E Allen](#)
To: [Public Hearings Shared](#)
Cc: [Grant Berg](#); [Scott Taylor](#); [Dominic Kazmierczak](#)
Subject: [EXTERNAL] - Special Council Meeting Agenda E.2 & E.3 Bylaw C-8064-2020 and Bylaw C-8031-2020 (South and North Springbank Area Structure Plan)
Date: Tuesday, February 16, 2021 9:33:36 AM
Attachments: [TransAlta response to Feb 16 2021 council E.2 and E.3.pdf](#)

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

Please include TransAlta's submission in Agenda items E.2 and E.3 at today's special council meeting.

In case you cannot access the attachment I have included the text below.

Dear Council:

RE: Special Council Meeting Agenda E.2 & E.3 Bylaw C-8064-2020 and Bylaw C-8031-2020 (South and North Springbank Area Structure Plan)

This letter is intended to provide TransAlta's concerns on Rocky View County's proposed North Springbank Area Structure Plan and South Springbank Area Structure Plan. At this time TransAlta does not support either of the Area Structure Plans as they do not recognize the individual purpose of TransAlta's lands, nor do they address the concerns and agreements covered by the Beaspaw Tri-Lateral Task Force.

Rocky View County, the City of Calgary and TransAlta recently participated in a Beaspaw Tri-Lateral Task Force to jointly discuss the goals and concerns regarding the Beaspaw reservoir. As discussed, TransAlta owns lands bordering the reservoir on both the north and south side and is very concerned about uncontrolled access to the reservoir.

*TransAlta believes the plan as submitted does not appropriately reflect the purpose of TransAlta's lands in the land use designation, but rather a broad brush has been used and TransAlta's lands are incorrectly designated the same as bordering land uses. **TransAlta is requesting all lands bordering the reservoir be designated to reflect TransAlta's land use purpose and consultation and enhanced policies to ensure uncontrolled access is managed prior to land development.***

Thank you

JoanE

Joan E. Allen | Land Asset Advisor

TRANSALTA CORPORATION

T: 587-763-6745 | C: 780-222-9541

[Email](#) | [Web](#) | [Facebook](#) | [twitter](#)

CONFIDENTIALITY NOTICE: This email is confidential and may be privileged. If you are not the intended recipient please notify the sender immediately, and please delete it; you should not copy it or use it for any purpose or disclose its contents to any other person.



TransAlta Corporation

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T (403) 267-7110
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Joan E. Allen
Land Asset Advisor

Direct Line: (587) 763-6745
Email: joane_allen@transalta.com

February 16, 2021

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

Sent via Email to publichearings@rockyview.ca
Attention: Legislative Services

Dear Council:

**RE: Special Council Meeting Agenda E.2 & E.3 Bylaw C-8064-2020 and Bylaw C-8031-2020
(South and North Springbank Area Structure Plan)**

This letter is intended to provide TransAlta's concerns on Rocky View County's proposed North Springbank Area Structure Plan and South Springbank Area Structure Plan. At this time TransAlta does not support either of the Area Structure Plans as they do not recognize the individual purpose of TransAlta's lands, nor do they address the concerns and agreements covered by the Beaspaw Tri-Lateral Task Force.

Rocky View County, the City of Calgary and TransAlta recently participated in a Beaspaw Tri-Lateral Task Force to jointly discuss the goals and concerns regarding the Beaspaw reservoir. As discussed, TransAlta owns lands bordering the reservoir on both the north and south side and is very concerned about uncontrolled access to the reservoir.

TransAlta believes the plan as submitted does not appropriately reflect the purpose of TransAlta's lands in the land use designation, but rather a broad brush has been used and TransAlta's lands are incorrectly designated the same as bordering land uses. **TransAlta is requesting all lands bordering the reservoir be designated to reflect TransAlta's land use purpose and consultation and enhanced policies to ensure uncontrolled access is managed prior to land development.**

Yours truly,

TRANSALTA CORPORATION

DocuSigned by:

Joan E. Allen

29E22CDAE9844AD...

JOAN E. ALLEN



www.transalta.com

Land Asset Advisor

From: [REDACTED]
To: [Public Hearings Shared](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Bylaw -8031-2020 - north
Date: Monday, February 22, 2021 9:25:09 AM

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

do not agree with the South Asp and questions:

1. Asp has too many loop holes for interruption!
2. We do not want to build a city! We want rural country Setting!
3. We the residents DO NOT Want urban settings, we moved to a country setting!
4. We WANT THE ASP's to go to vote to the Residents in Springbank!
- 5 . We live here and see the wild life and know the corridors! They are not showing on the ASP'!

You are not listening, your answers are very general?

Debbie Vickery

Sent from my iPad

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

From: [REDACTED]
To: [Public Hearings Shared](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Bylaw ASP's. C-8064-2020 and C-8031-2020
Date: Monday, February 22, 2021 9:30:34 AM

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Another weekness:

1. Jessica ANDERSON has not taken any of the Springbank residence questions and info and addressed that maybe the Asp's need to be corrected!!! She makes us all look like we do not know anything, this is very frustrating! To the point I would like to move !

Debbie Vickery

Sent from my iPad

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

From: [REDACTED]
To: [Public Hearings Shared](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Bylaw ASP's. C-8064-2020 and C-8031-2020
Date: Monday, February 22, 2021 9:32:39 AM

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

do not agree with the South /North Asp and questions:

1. Asp has too many loop holes for interruption!2. We do not want to build a city! We want rural country Setting!

3. We the residents DO NOT Want urban settings, we moved to a country setting!

4. We WANT THE ASP's to go to vote to the Residents in Springbank!

5 . We live here and see the wild life and know the corridors! They are not showing on the ASP'!

You are not listening, your answers are very general?

Debbie Vickery

Sent from my iPad

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

From: [REDACTED]
To: [Public Hearings Shared](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Fwd: Bylaw ASP's. C-8064-2020 and C-8031-2020
Date: Monday, February 22, 2021 9:52:51 AM

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

Please note adjustment to wording should read:

Do not agree with Springbank as 2 ASPs!

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: February 22, 2021 at 9:50:42 AM MST
To: publichearings@rockyview.ca
Cc: Debbie Vickery [REDACTED]
Subject: Bylaw ASP's. C-8064-2020 and C-8031-2020

Do not agree with Springbank as 2 ASP!
We have spoken to many residents and no one wants 2 ASP's. So Jessica ANDERSON can say what she wants but her words are not true!
Deb VICKERY

Debbie Vickery

Sent from my iPad

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

From: [REDACTED]
To: [Public Hearings Shared](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Bylaw north and south ASP -Bylaw C-8064-2020 and C-8031-2020
Date: Monday, February 22, 2021 10:02:55 AM

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

RVC - did not apply the Springbank Resident feedback!

All land owners/ residents backing onto the changes in the Asp's were not meet with, even when we asked.

We have enough commercial in RVC that can be grown, we do not need more!

Debbie Vickery

Sent from my iPad

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

Karen Jiang

From: Debbie Vickery [REDACTED]
Sent: February 22, 2021 1:39 PM
To: Public Hearings Shared
Cc: Debbie Vickery
Subject: [EXTERNAL] - Bylaw north and south ASP -Bylaw C-8064-2020 and C-8031-2020

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Hello councillor's,

We support all prerecorded presentations that are **not in support of the ASP's for both the north and south!** The residence have brought forward very important issues and concerns. Please show the tax paying Springbank Residences that you heard us and and will make the changes to reflect them. We want rural to be rural, City of Calgary will take charge of the urban settings! We do not see the need for high commercial next door to acreages. Please support the tax paying residence.

Thank you,
Deb and Garth VICKERY

Debbie Vickery

Sent from my iPad

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

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - C-8031-2020 (North Springbank Area Structure Plan)
Date: Tuesday, February 16, 2021 9:54:08 AM

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Reeve, Members of Council, I am a professional planner and landowner representative, actively involved with the County prior to and throughout the entire ASP planning process leading up to the Draft NSASP that is before Council. I concur with the direction and policies expressed for second reading and am writing in support of the North Springbank ASP.

In reviewing materials prepared for Council today, it is important to note that as stated in the Draft NASP, the purpose of 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.”

As such, it is not a final land use/subdivision/servicing plan. It is a strategic “template” for managing growth that,

“provides Council with an overall strategy when considering land use changes, subdivision and development.”

An ASP is a policy document which provides direction leading to/resulting in:

1. a clear and comprehensive indication as to what the future may look like to existing and future residents,
2. a framework for the County in the planning and implementation of efficient and sustainable infrastructure, such as transportation and utility servicing, including but certainly not limited to informed decisions on critical issues such as Old Banff Coach Road,
3. a degree of certainty for residents, landowners, and the County, and
4. future development that addresses the social, environment, economic and sustainability matters that are paramount to all stakeholders.

As a planner, I know that the ASP will be implemented by means of Local Area Planning, along with other Council policies and guidelines, at which time specific land use, servicing and other development details will be addressed.

As a landowner representative, I also know that the Draft NSASP, as presented, will provide an indication of the potential for the land, and an opportunity to effectively plan the lands in the context of a comprehensive County land use and servicing strategy. This is especially critical given that the present agricultural land use in certain areas is fast becoming uneconomical and other viable land use alternatives need to be pursued.

Finally, “splitting” the Central Springbank area into two separate area structure plans does not preclude the realization of common community goals i.e., community facilities etc. The “split” has merit and is desirable as it results in two more manageable area structure plans based upon two separate and distinct natural drainage catchment areas i.e.

North Springbank Area Structure Plan - Bow River

South Springbank Area Structure Plan – Elbow River.

In closing I would like to firstly, thank Administration for all the effort in arriving at what we certainly believe is a much-needed plan for directing the future of Springbank that provides the opportunity

for the efficient use of land, lifestyle choices, complete communities, and economic development, and secondly, ask Council for your support of the NSASP in its present form and give second reading. Sincerely,

Ron

Ron Zazelenchuk RPP, MCIP

Principal

InterPLAN Strategies Inc.

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E: [REDACTED]

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