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Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
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North Springbank Area Structure Plan (ASP)

I support all of the statements and questions in the document below regarding the North Springbank Area Structure Plan. Please provide written answers to all questions. I do not support the Rockyview County proposed North Springbank Area Structure Plan.

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Original Springbank ASP

1. Splitting of the draft Springbank ASP into two plans

July 28, 2020 – *“In response to first reading discussion and feedback, Administration split the draft (Springbank) ASP into two plans to better capture the distinct character and goals for the north and south areas of Springbank.”*

What was reported from the July 28, 2020 Council meeting was that **Div. 2 Councillor Kim McKylor asked for the ASP to be split because “it is just too big”**.

Her request was contrary to what Springbank residents had asked for, which is **to treat Springbank as one community with one ASP**. However, in the Updates Since First Reading, the justification given is **“to better capture the distinct character and goals for the north and south areas of Springbank”**. Furthermore, the borders of the split ASPs have NOT been drawn in a logical way (e.g., along TransCanada Hwy) but have been very carefully drawn to include most undeveloped land and existing commercial land into the North ASP; and mostly existing residential areas in the South ASP.

What is the purpose of this obvious manipulation of developed versus undeveloped lands? SCPA suggests RVC should take out Future Expansion Areas 1 and 2 from the North ASP, then both ASPs could be returned to one ASP.

NOTE: The North ASP is riddled throughout with many errors (noted in the questions and comments below).

SCPA considers it an insult to Springbank residents that RVC has published these ASPs without having them spell-checked, edited, proof-read or references checked. SCPA believes that the broad extent of these errors renders the ASPs invalid for RVC residents to review (since so many references are wrong). It also gives RVC residents very low expectation of the accuracy of the contents.

The ASP document authors and their project manager should be embarrassed to have published this for residents without basic document checks having been done. The wrong references make it impossible for the reader to follow up. The document speaks loudly about how little the RVC administration respects residents with the information it provides to them. There is NO care or accuracy in the presentation this ASP document. There is also serious inconsistency in both plans, sometimes referring to “Springbank”, sometimes “North Springbank”, sometimes “South Springbank” in contexts where it is obvious that a specific area is being referred to. It is very different to make statements about the whole of Springbank versus North or South.

These ASPs fall far below the standard that qualifies for public engagement. As such SCPA demands that these ASPs be withdrawn and thoroughly revised before being published again. At that time, Springbank residents will be able to fully evaluate them.

RVC needs to provide online links to external documents referenced and add a separate page of all the external document links. It is not enough just to provide the document name – readers want to be able to look at them.

The current process that RVC uses to notify “area stakeholders” is inadequate. The 1.5

km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified.**

North Springbank ASP (fall 2020 draft) SECTION 20 UTILITY SERVICES

Pg 80 "Map 11: Water Servicing and Map 12: Waste Water Servicing depict **the most feasible utility system at the time of Plan writing.** The final utility system will be determined as part of the local plan preparation."

The proposals for utility services are part of a "technical assessment" (by ISL engineering) and simply represent "the most feasible utility system at the time of Plan writing".

"The final utility system will be determined as part of the local plan preparation."

This is a **NON SEQUITUR** – if it's not the **BEST** choice after the technical assessment, rather than just "the most feasible", it is not magically going to become the best solution at the local plan stage. Will there be a further assessment by ISL Engineering (or others) prior to the North (and South) ASPs being finalized?

20.11 "All water systems serving developments within the Springbank Plan area" – is that the North ASP, the South ASP or both?

20.12 "Residential lots less than 1.98 acres in size shall be serviced through a piped or regional waste water treatment system."

This confirms that the utility services system must be solved and infrastructure provided before any new higher density residential can be proposed.

20.13 "Where a regional waste water treatment system is not available, **interim methods of sewage disposal** may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment."

"Interim methods" likely include trucking out sewage and/or sewage ponds and/or surface spraying of sewage, none of which are acceptable for the health and safety of surrounding Springbank residents.

20.14 What is "PSTS"? – no definition provided

20.17 "Future piped systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point."

This appears to be an open invitation to developers to build whatever system they choose and RVC taxpayers will pick up the ongoing costs later.

20.20 "The Municipality reserves the right to provide or assist with the provision of a waste water collection, treatment, and disposal system within the South Springbank area."

As above, it would appear that RVC is willing to use **public** money to pay for water systems for **private** developments. Springbank taxpayers will not agree with this approach. Map 11 shows "Proposed Water Lines" and "Harmony Water Lines" – there are no existing Harmony water lines in this area, so why are the water lines not shown as **PROPOSED**? Misleading omission.

Why does this map show Calalta Service Areas but **NO** Harmony service areas? Does Harmony have **ANY** service areas within the North ASP outside Harmony?

The **Springbank ASP Servicing Strategy** report by ISL Engineering states:

3.1.3 "the **full build-out** of the focused service area requires a potable water volume of 26,340 m³/day ..., equivalent to **9,613,925 m³/year**, to make the development viable. The **near-term service** area requires a potable water volume of 11,065 m³/day, equivalent to **4,038,801 m³/yr**. ... It is important to note that the annual surface volume within the overall Study Area accounts for larger water users such as the Rocky View Water Co-Op Ltd. and Harmony Development Inc; therefore, **availability of water licenses would need to be confirmed to accommodate the volumetric demand. The required volume would be the largest annual volume in the Springbank area.** It should also be noted that the volumes above are for total diversion quantity allowable for each license compared to the volume currently being diverted under each license.

4.1.1 **Harmony Water Treatment Plant Stage 1** of the Harmony WTP has been **constructed to accommodate a population of 6,768** with an average day demand (ADD) of 2.3 ML and a maximum day demand (MDD) of 5.1 ML. Based on 2018 census information, the population is currently 249 people (Rocky View County, 2018). Therefore, there is significant capacity available within Stage 1. That being said, **the Ultimate stage of the WTP is intended to accommodate 15,726 people** with an ADD of 5.7 ML and an MDD of 13.6 ML (USL, 2016). **This population is significantly smaller than the intended population of the Springbank ASP area. As such, major upgrades would be required to accommodate the ultimate Harmony and Springbank ASP populations.** There may be opportunity to stage these upgrades based on development within the Springbank ASP area in conjunction with growth in Harmony. However, only one

expansion step was intended from Stage 1 to Ultimate for the WTP (USL, 2016).

However, Harmony Advanced Water System Corporation's Licence to Divert Water (#00414326-00-00 effective June 25, 2018) states: "a licence is issued to the Licensee to: operate a works and **to divert up to 917,221 cubic metres of water annually** at a maximum rate of diversion of 0.09 cubic metres per second (being the combined diversion rate in licence No. 00231686-00-00 plus this licence) **from the source of water for the purposes of Storage, Commercial, and Municipal (Subdivision Water Supply).**

Therefore, (as in 3.1.3 above) there is a **HUGE GAP** between what Harmony's water licence is allowed to supply annually, i.e., **917,221 cubic metres, compared to Springbank ASPs' full build-out requirement of 9,613,925 m3 /year; even the near-term service area requirement, i.e., 4,038,801 m3 /yr is clearly unattainable within the Harmony licence.** Also, the **Harmony licence is restricted to certain lands** as detailed in 3.4 following:

3.4 "**The Licensee shall divert the water only to the following points of use:** (a) NW 05-025-03-W5M, N1/2 08-25-03-W5M, SW 08-25-03-W5M, Portions of SW 09-25-03-W5M, NW 09-25-03-W5M, 07-025-03-W5M, Portions of SW 18-025- 03-W5M, Portions of SE 1 8-025-03-W5M, Portions of NW 1 8-025-03-W5M, and Portions of SW 17-025-03-W5M."

These above-mentioned lands are within Harmony, not up to 12 km east of there(in South ASP).

3.7 "**The Licensee shall not divert more than 917,221 cubic metres of water per calendar year.**" Therefore, **Harmony CANNOT supply sufficient potable water to the North ASP (or South ASP).**

How does RVC verify that water originally sourced from the Bow River (e.g., Harmony) and the Elbow River (e.g., CalAlta) is returned as wastewater to their original catchment area? Especially when both catchment areas occur in the North ASP (and South ASP).

21.13 "**The County will support proposals for storm water re-use through purple pipe system in accordance with provincial requirements.**"

What is a "purple pipe system" – define or explain.

Section 2 Plan Purpose

"It is important that the vision, goals, and policies contained in the Plan address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County."

After reviewing both Springbank ASPs, it appears that the interests of residents, as well as all their feedback to RVC over the last few years, have been largely ignored.

Section 3 Springbank Vision and Goals

Vision With the exception of "**but with Cluster Residential development offering a further choice that promotes the establishment of communal spaces**" (see comments below), the first paragraph contains statements that most Springbank residents would agree with and have promoted as their reasons for living here. **However, most of the policies in these draft ASPs do not reflect these vision statements.**

Goals Most Springbank residents would agree with these goals, e.g., Goal #1 "**Continue to develop South Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed in appropriate locations.**"

However, RVC has engaged with landowners/taxpayers over the last few years but most of that feedback has been ignored in these ASPs, therefore, directly contrary to Goals 6,13 and 17:

Goal #6. "**Collaborate and engage with landowners and adjoining jurisdictions throughout the planning process to build consensus on new development.**"

Goal #13. **Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.**

Most Springbank residents support agricultural uses but would NOT agree with "until alternative forms of development are determined" – that intention is NOT "supporting" agriculture but merely viewing it as a convenient land use temporarily.

Goal #17. "**Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife corridors, the existing groundwater resource, and drainage patterns within the watersheds of the Bow and Elbow River watersheds.**"

Most of these values have been ignored in these draft ASPs.

SECTION 4 PLAN AREA

Pg 6 “The North Springbank Plan Area boundary is generally defined by the Bow River to the north, **the Highway 1 to the south**”

NO, Highway 1 is NOT the south boundary because RVC has chosen to deviate from this logical boundary and instead manipulated the boundary to include undeveloped areas (that presumably their owners are anxious to develop), which should be in the South ASP.

Map 01 Key shows “Crude Oil” and “Other” but **neither of these appear on the map.** Should they? Also it would be useful to highlight the Bow River which is a dominant feature with the north and northeast boundaries of this North ASP running along the Bow River and Bears paw Reservoir.

Section 5 Springbank Context

History (pg 10) After explaining that 2 acre lots were allowed by the 1990s, there is no explanation of why 2 acre lots became the standard lot size, i.e., that was the smallest lot that could safely be serviced by septic system, because there is no wastewater infrastructure. Please add that information so that everyone understands why 2 acres lots are appropriate for unserviced lands. Therefore, higher density residential developments must provide alternative servicing infrastructure or solutions for wastewater (stormwater and drinking water).

Existing Land Use

Pg 10 “*Agricultural lands have been fragmented by residential and business development, and the viability of larger agricultural operations continues to be impeded by competing business and residential development.*”

The draft ASP policies propose to continue this **negative trend of agricultural fragmentation and development pressure**, rather than supporting the agricultural industry.

Existing Land Use Pg 10

“**Map 05: Existing Land Use** shows the land uses present within the Springbank ASP area at the time of adoption of the ASP.”

WRONG map number referenced (Map 04: Existing Land Use)

Table 01: Springbank Population Density at Full Build-Out Pg 15

Are these data for all of Springbank or just North Springbank?

Section 6 Land Use Strategy

Purpose p.14 “*the residential areas of Springbank will continue to develop in the traditional country residential and new Cluster Residential forms, providing a range of opportunities for rural living*”.

Springbank residents previously gave RVC the feedback that there was virtually no support for “Cluster Residential Development”, except for special purposes, e.g., seniors’ housing.

Pg 14 “*The North Springbank ASP plans for an approximate population of 17,890 with an average density of gross 1.18 upa*” – the 1.18 upa proposal is double or triple the current 0.25-0.50 upa density for residential. This is **NOT rural density** and cannot be achieved without city-like servicing and infrastructure.

Maps 4 Existing Land Use compared to Map 5 Land Use Strategy

Map 4 shows more than 50% of the lands zoned Agriculture.

Map 5 shows 0% of the lands zoned Agriculture – with most of the existing agricultural land proposed to be converted into “*Cluster Residential Development*”, 1,628.05 ha (4,023.00 ac) according to Table 2. Also more agricultural land converted to Infill Country Residential amounting to 525.69 ha (1,299.00 ac) and 122.62 ha (303.00 ac) to Cluster Live-Work. That does not include additional lands removed from agriculture for business/commercial/industrial.

This is NOT a strategy, it’s a proposed elimination of Springbank’s historical farming and ranching industry, to be replaced by higher density residential development and commercial/industrial. This is **unacceptable for a rural municipality**. Again, this is completely contrary to the feedback that Springbank residents gave to RVC. This would represent a huge waste of productive agricultural land, which will be in high demand in the future to grow food to feed the local population.

Section 7 Residential

“*Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of North Springbank.*”

Most Springbank residents would agree to this statement. However, the ASP lays out higher density, suburban/urban scenarios rather than rural.

BUILT-OUT COUNTRY RESIDENTIAL pg 18

7.7 “*Notwithstanding 7.7, where existing lots hold a land use designation that permits further subdivision, proposals may be considered to create lots meeting the purpose and intent of that land use district.*”

Wrong section # referred to.

Pg 21 “**7.15 For larger infill parcels referred to within Policy 7.14 and on Map 05A of this Plan, parcel sizes below 0.80 hectares (1.98 acres), and to a minimum of 0.40 (1.00 acres),**

may be supported"

Infill country residential development should NOT permit 1-acre parcels rather than the 2 acre minimum for existing country residential properties. The reason for minimum 2-acre lots is that there is no wastewater servicing (and septic systems require 2 acres min.). The lands designated for infill country residential in Map 05 are unlikely to receive wastewater utility infrastructure any time soon.

Cluster Residential pg 24

*"Cluster Residential design sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while **permanently preserving** a significant amount of open space for conservation, recreation, or small-scale agriculture uses."*

How will permanent preservation be guaranteed? In past discussions, RVC appeared to be promoting Cluster Residential to achieve higher density, so that in the future, the rest of the land could be developed to similar or greater density.

Pg 24 *"Principles of cluster development suggest **half or more of the buildable land area is designated as permanent open space.**"*

pg 25 *"Characteristics - **30% open space.**"*

On pg 24, the suggestion is that 50% or more of the buildable land area should be designated as permanent open space. But on pg 25, the open space is characterized as 30%, and on pg 30, it's 40%. These are hugely different scenarios – is the plan proposing 30%, 40%, 50% or more?

Pg 24 *"**Further residential development will safeguard Springbank's precious natural environment** and will prioritize sensitive watershed, wildlife, and natural habitat management."*

This statement (or is it a claim?) makes no sense. At the very least, refer to reports/information that describe how this would be achieved or is even possible.

7.30 *"Cluster Residential development shall provide for well-designed **public gathering places** such as parks, open spaces, and community facilities."* So the general public could use these places for parties? I don't think Cluster Residents would agree to that.

7.34 *"Homeowner Associations, Community Associations, or similar organizations shall be established to assume responsibility for common amenities and to enforce agreements"...* I believe it would be necessary for Peace Officers to "enforce" not residents? Has RVC calculated these additional enforcement costs?

7.38 *Open space shall constitute a minimum of 30% of gross acreage" pg 29*

What guarantees can you provide to Springbank residents that at least 30% of gross acreage will be set aside and will be preserved permanently? How will this be done? By designating it Municipal Reserve? Otherwise, why would Cluster Residents have to share their open space with everyone else?

7.38 c) *"Open space shall constitute a minimum of 30% of gross acreage ... When identifying open space to be preserved:*

c) water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space;"

Please explain if this means that the additional areas would be designated ER (Environmental Reserve)?

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

This amounts to 4 times the current minimum density across most of Springbank. Current residents did NOT ask for this type of density in the ASP.

7.41 *Notwithstanding policies 7.39 and 7.40, **higher residential densities with smaller lots may be achieved** to a maximum of 2.0 units per acre through additional dedication of open space to a maximum of 40% of net developable area..."*

As above, **current residents did NOT ask for this type of density in the ASP, even with extra open space.**

Pg 31 INSTITUTIONAL AND COMMUNITY SERVICES

This should be a separate section (as in the South ASP) which has erroneously ended up in the middle of Section 7 Residential. Did anyone do basic checks on these documents? This gives Springbank residents a very low expectation that any of the content is accurate either.

7.45 *"and Where the proposed location interfaces with residential development, **transition policies 10 shall apply.**"*

What does that mean? Section 10 is Future Expansion Areas?

Villa Condo Developments pg 33

The stated aim *"to situate accessible, low-maintenance housing in areas near local shops and services as they develop"* is NOT met by 7.48

7.48 *"Where determined to be compatible and appropriate, Villa Condo developments may be considered in the following areas: a) Cluster Residential; b) Cluster Live-Work;" **Neither a) or b) would have shops and services, so that leaves just c) Institutional and Community Services; and d) Commercial.***

7.51 *Villa Condo developments within the Plan area should: a) have an approved local plan*

meeting the requirements of Section 28.

There is no Section 28 in the North Springbank ASP. Another error showing the inadequate effort put into this ASP and lack of professionalism.

Section 8 CLUSTER LIVE-WORK DEVELOPMENT

This is supposed to be part of the Section 7 Residential. This section should be **INSTITUTIONAL AND COMMUNITY SERVICES**. Another huge error adding to the dog's breakfast of a document which is an insult to Springbank residents.

Section 9 BUSINESS

Pg 37 "the County is expected to capture an increased share of the region's business development due to a **growing market and labour force, competitive land values,**"

This describes an outdated scenario. The oil boom is over for the foreseeable future, perhaps forever. Markets are shrinking and people are moving away from Calgary and Alberta. Land values will continue to go down and recently planned communities (e.g., Harmony) and commercial sites (e.g., Bingham Crossing) will continue to struggle to attract clients or just sit empty. Just as Commercial Court has struggled for decades. The last thing RVC should be proposing in this economic climate is to densify its attractive rural areas. RVC should be offering current taxpayers quality rather than quantity. Turning Springbank into more Calgary suburbs or Balzac-like malls will NOT attract new clients nor satisfy existing residents.

Pg 37 "The Plan area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor"

As above, these existing business developments are still struggling. Why add more, why not support those that are there already?

These proposals also contradict the stated intent in Section 19 Scenic and Community Corridors. It would be more logical to consolidate more businesses around the airport, in areas not suited to residential, and to keep them off the Scenic and Community Corridors.

Objectives

*"Provide for the growth of local and regional **commercial development that celebrates and preserves the character and heritage of North Springbank.**"*

Again, how is this intent possible by placing **more commercial development along Hwy 1 and Rge Rd 33, which degrades scenic and community corridors.**

9.8 "Commercial development shall be attractively designed, fit with existing development, and address the Commercial, Office, and Industrial **Design Guidelines** in Rocky View County and the design requirements of **Section 27...**"

There is no mention of any Design Guidelines in Section 27. Another error.

Industrial Pg 39

"New and existing industrial uses surrounding the Springbank Airport that benefit from close proximity to Highway 1 and the Airport"

Springbank residents would be accepting of **COMMERCIAL uses in areas around the airport that are not suited to residential. But they do not want INDUSTRIAL.**

9.20 "Industrial development shall be attractively designed, complement existing development, and address the Commercial, Office, and Industrial Design Guidelines in Rocky View County and the **design requirements of Section 26 ...**"

There is no mention of design requirements in Section 26 except for an action to develop these guidelines:

Table 04 Section 26 "**Develop architectural and community design guidelines that promote consideration of rural character, views, and landscape in new development.**"

This ASP cannot cite or align with design requirements that don't yet exist.

10 FUTURE EXPANSION AREAS

Pg 44 "*the lands straddling the Highway 1 corridor are considered to be appropriate principally for commercial uses and a natural expansion of the Regional Business Area defined around Springbank Airport within the Municipal Development Plan (County Plan)*"

Whatever happened to the intent to provide a scenic corridor for the millions who use Hwy 1 every year? See also: 10.3 f) *appropriate interface and scenic corridor policies shall be established, consistent with Sections 11 and 12 of this Plan.*

Pg 44 "Provide criteria for **amendment of the Springbank ASP**"

Is this the North ASP or South ASP or both? The references in the ASPs are **completely inconsistent in addressing this issue.**

10.3 a) *a public engagement process involving area stakeholders shall be undertaken, and an overall Land Use Strategy and supporting policies for the Future Expansion Area(s) shall be developed;*

Without public engagement RVC appears to have already decided that the Future Expansion Areas will be for commercial and business uses. This is putting the cart before the horse. RVC should consult Springbank residents first.

11 URBAN AND HAMLET INTERFACE AREA

The following interface areas need to be individually identified on Map 05 and described in the ASP. Otherwise, how would Springbank residents be able to identify these locations by legal land description?

11.1 "To ensure a balanced development form, the proportions of Residential to Commercial development shall be managed through local plan approvals, with the following criteria applied:

- a) Lands in the NW-36-24-03-W05M shall be developed for residential uses with pockets of commercial;
- b) Lands in the SW-36-24-03-W05M shall be developed for commercial uses, with pockets of residential creating a buffer to adjacent lands.
- c) Lands in the N-1/2-25-24-03-W05M shall be developed for residential uses, with pockets of commercial."

11.2 "Density and composition shall apply as follows:

- a) For lands in the NW-36-24-03-W05M, Residential densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan. i) Commercial development shall account for a maximum of 30% of the gross developable area of the proposed local plan.
- b) For lands in the SW-36-24-03-W05M, Residential densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan. i) Commercial development shall account for a maximum of 80% of the gross developable area of the proposed local plan.
- c) For lands in the N-1/2-25-24-03-W05M densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan. i) Commercial development shall account for a maximum of 30% of the gross developable area of the proposed local plan."

11.5 a) a **public engagement process involving area stakeholders shall be undertaken**, and an overall Land Use Strategy and supporting policies for the lands shall be developed;

Again, this section prescribes both density and land use of these areas, then states there will be a **public engagement process – cart before the horse. RVC should consult Springbank residents before deciding on land use and density.**

Hamlet Interface Area

11.3 "a) Lands in the SW-05-25-03-W05M shall be developed for mix of commercial and 47 | Rocky View County | Springbank Area Structure Plan residential uses; commercial uses should straddle Copithorne Trail, with Residential only being located to the west of Copithorne Trail, as determined through local plan preparation. 11.4 Density and composition shall apply as follows: a) For lands in the SW-05-25-03-W05M, Residential densities shall be between 4.0 and 6.0 units per acre, calculated on the gross development area identified for Residential in the local plan"

Likewise, RVC should consult Springbank residents before deciding on land use and density.

11.5 "c) it shall be demonstrated that there is a satisfactory potable water and waste water servicing solution with the capacity to service the anticipated development form and densities in that area;"

There are currently NO existing servicing utilities to these interface areas.

Section 12 Transitions

"Agriculture is still a significant land use within and immediately outside of the Plan area and will continue **until the envisioned development occurs**. It is important that agricultural uses are allowed to continue unimpeded until the land transitions to an alternate land use."

As mentioned earlier, Map 05 shows NO agricultural land use, therefore it would appear that the ASP is not a "plan" but a decision already made to develop (commercially/residentially) 100% of the current agricultural land. Springbank residents do NOT want all agricultural land in South Springbank to be developed. It is unacceptable for RVC as a rural municipality to propose this.

Objectives

- "In accordance with the **County's Agricultural Boundary Design Guidelines**,"

Need to provide an online link to this external document and add a page of external document links.

Business-Residential Transition pg 42

"The development of the North Springbank ASP area requires ..."

This is the SOUTH Springbank ASP – appalling lack of professionalism in this document.
12.5 “Where commercial or industrial buildings are on lands adjacent to a residential area, the commercial or industrial building shall be **set back a minimum of 50 metres from the commercial or industrial property line.**”

The setback should be at least 100 metres from a rural residential property.

12.19 a) “Where non-agricultural buildings are on lands adjacent to the agricultural lands, the non-agricultural building should be **set back a minimum of 25 metres from the non-agricultural property line;**”

Since Map 05 shows NO agricultural lands surviving, provision should be made to increase this setback to 100 metres from residential land.

Section 13 Agriculture pg 54

“The continued use of land for agriculture, until such time as the land is developed for other uses, is appropriate and desirable. The **Springbank ASP policies support the retention and development of agricultural uses ...**”

This North Springbank ASP does NOT support agricultural land use, e.g., Map 05 shows the ASP strategy is that NO agricultural land use continues, but rather that these lands are developed, border to border.

13.9 “Applications for Confined Feeding Operations shall not be supported.”

Need definition and example(s) of what Confined Feeding Operations are.

Section 14 NATURAL AND HISTORIC ENVIRONMENT

Map 06 shows Environmental Areas and Map 07 shows Wildlife Corridors but Map 05 shows that the land use strategy for most of these areas is to be developed.

14.13 **Building and development in the riparian protection area shall be in accordance with the County's Land Use Bylaw and the County's Riparian Land Conservation and Management Policy.**

Building and development in the riparian protection area SHOULD NOT be allowed, as per 14.16 “The riparian protection area should remain in its natural state.”

14.17 “**Public roads and private access roads may be allowed in the riparian protection area.**”

Public roads and private access roads SHOULD NOT be allowed in the

riparian protection area, as per 14.16 “The riparian protection area should remain in its natural state.”

14.20 “Until a Cultural Heritage Landscape Assessment of the Plan area is completed” and Actions 1.

When will a Cultural Heritage Landscape Assessment be done, given the extent of development that is being planned for North Springbank?

14.22 “Names of new developments and/or roads should incorporate the names of local settlement families, historical events, topographical features or locations.”

Note that Qualico planned to erroneously name their commercial/residential development on the Rudiger Ranch lands as “Coach Creek” which is the name of the creek several kilometres east of there, adjacent to Artists View. So the ASP just stating that these names be used is obviously not going to address the issue of the wrong names being applied.

NOTE: the naming issue can be high risk when it comes to Emergency Response, as has been experienced with the confusion between Springbank Hill (and all the “Springbank” street names there) in Calgary, and Springbank in Rocky View.

Section 17 Transportation

Map 09 should show the whole extent of Old Banff Coach Rd/Provincial Hwy 563, just as Hwy 1 and Hwy 1A are shown entirely even though both continue outside the ASP. Why only showing part of OBCR/Hwy 563? (The rest of it is inside the South ASP (which is not shown in the South ASP either.)

Why is Hwy 563 not named on Map 09, when even much smaller local roads are named. Hwy 1A is not even inside this ASP but it is boldly named!

Likewise pg 72-74 do not mention Old Banff Coach Rd/Provincial Hwy 563. Need to discuss on how this highway fits in and will play a part in the North ASP with all the development that is being proposed on both sides of this road.

18.7 “The County shall collaborate with The City of Calgary and Alberta Transportation to identify future east/west collectors (corridors) through the Plan area (both north and south of Highway 1).”

And RVC needs to collaborate with The City of Calgary and Alberta Transportation to decide the future of Old Banff Coach Rd/Provincial Hwy 563.

Section 19 Scenic and Community Corridors

Pg 78 Map 10 - With just one Scenic and one Community Corridor shown on Map 10, it is unclear what parameters are used to designate one of these corridors – only where there is

new development? Needs explanation here or reference/link to an external document.

Map 10 and 19.5 *Rocky View County shall collaborate with Alberta Transportation and The City of Calgary to identify opportunities to create attractive scenic and community corridors, including a scenic corridor along Highway 1.*

Re the Highway 1 Corridor Key Focus Area, the RVC and the City collaboration will have to be a lot more productive than in the past, e.g., the stretch along the Hwy 1 (immediately to the east) is more like a tunnel to drive through (walls on both sides) than a "scenic corridor". What was promised (when that previous stretch of Hwy 1 was developed) to keep it scenic was NOT delivered. Ugly walls were the substitute.

"Scenic Corridor Views" figure (no number, no reference in Section 19) and photos
Ironically, the #2 view (on the north side) is at the bulldozed field that is Bingham Crossing, with a huge "Coming Soon" billboard and piles of topsoil that were pushed up years ago.

Along the south side the fence is lined with Harmony marketing gimmicks.

The #5 view used to be of Paskapoo Slopes but now it is almost entirely views of construction sites for various city developments.

Maybe RVC should update these Scenic Corridor Views and photos

"Community Corridor Views" figure (no number and no reference in Section 19)

This unreferenced figure and photos need explanation – they appear to show both South and North ASP. Need a description of how this fits in Section 19 and what the numbered pink view symbols represent.

26 IMPLEMENTATION

Objectives

• "Implement the Land Use Strategy and policies of the Springbank Area Structure Plan."

NO, as mentioned above in Section 6, implementing these Land Use Strategies would result in the elimination of all Agricultural land use and completely cover the North ASP with residential and commercial/industrial. This is unacceptable for a rural municipality to propose in a rural area.

Pg 94 Plan Review and Amendment

"The future development outlined in the Springbank Area Structure Plan will principally be driven by market demand and availability of servicing."

That servicing does not yet exist and according to the current technical assessments, may never be possible. Does RVC and/or developers intend to commission further technical assessments to generate a workable utility servicing plan?

26.8 *"The principal consideration in the phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities."*

Based on the discussion of Utility Services above (Section 20), this North ASP cannot proceed.

Table 04: Implementation Actions Pg 95

Action 1 should refer to Section 7, not 9.

Action 2 should refer to Section 7 (once Cluster Live-Work is restored to Residential), not 8.

Action 6 "Develop access management and road design requirements for 101st Street in collaboration with The City of Calgary."

101 St is in the South ASP NOT the North ASP.

More shoddy work in presenting this ASP. Also, these misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

27 INTERMUNICIPAL COORDINATION AND COOPERATION

27.2 "Development proposals adjacent to the city of Calgary shall ensure that transition and interface tools are used in alignment with Sections 21 (Scenic and Community Corridors), 14 (Transitions); "

These sections are both **WRONGLY** referenced and thus misdirect the readers – more errors.

Appendices

Why is the North ASP missing "Design Guidelines" that the South ASP has in Appendix D of that ASP?

APPENDIX C: INFILL DEVELOPMENT CRITERIA

Pg 111 Infill Opportunities for NW-36-24-3-W5M

Key shows Special Planning Areas and a SP Area north of Twp 250. However, no Special Planning Areas are shown on Map 05 and there this land is shown as Cluster Residential

Development. Why this difference between this figure and Map 05?

Likewise:

Pg 108 Infill Opportunities for NE-35-24-3-W5M – same location.

Pg 112 Infill Opportunities for SE-2-25-3-W5M – nearby

Pg 113 Infill Opportunities for SW-1-25-3-W5M – nearby

APPENDIX D: PLANNING NORTH SPRINGBANK

Pg 116 *“It is important that the vision, goals, and policies contained in the ASP address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.”*

However, it would appear from the North (and South) ASP that the interests of residents have been largely ignored, while the interests of non-resident landowners have been listened to.

Table 06: Principles and Objectives of the IGP Pg 120

With the exception of Section 7 (Residential) and Section 9 (Business), ALL of these sections are wrongly referenced in Table 06. More misleading errors.

pg 121 *“Where further collaboration and coordination of land use and infrastructure planning is seen to be required to achieve suitable development forms along the municipal boundary, these areas have been designated as Special Planning Areas (see Section 11).”*

There is NO mention of Special Planning Areas in Section 11. SPAs are only mentioned in Appendix C in the figure keys. More misleading errors.

Pg 121 Rocky View Municipal Development Plan (County Plan)

“A key direction of the Municipal Development Plan (County Plan) is to use land efficiently by directing growth to defined areas, thus conserving the remaining large blocks of land for agricultural use. North Springbank is identified as a Country Residential Area in the Municipal Development Plan (County Plan).”

However, the wall-to-wall Cluster Residential, Infill Residential, Business & Industrial etc. that the North ASP proposes, leaves no spacelands for agriculture.

Pg 121 *“The Municipal Development Plan (County Plan) emphasizes the importance of retaining rural character through the use of adjacent open space, community design, and reducing the development footprint.”*

This would indicate lower, not higher density.

Pg 122 Public Engagement Process

“The County’s engagement strategy provided opportunities for much-valued input from landowners, stakeholders, adjacent municipalities, and the general public, all of which has, in part, informed the overall vision and policies of the ASP.”

As above, it would appear that the *“much-valued input from landowners, stakeholders”*, who are also residents, has been largely ignored.

APPENDIX E: LOCAL PLANS IN THE NORTH SPRINGBANK PLAN AREA

Pg 126 Table 09: Local Plans in the North Springbank Plan Area

Many of these plans are NOT in the North ASP. Is this supposed to be for all of Springbank?

From: [REDACTED]
To: [Legislative Services Shared](#)
Cc: [Jessica Anderson](#)
Subject: [EXTERNAL] - Fwd: Bylaw C-8031-2020, Bylaw C-8064-2020 North and South ASP
Date: January 29, 2021 12:01:50 AM

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

I support all of the questions and statements in the document below regarding the North and South ASP. Please provide written answers to all questions. I do **not support the Rockyview County proposed North and South ASPs.**

Debbie Vickery
3 Shantara Grove
Calgary, Alberta
T3Z 3N2

Key Comments & Observations

Our overarching comment is that the proposed North & South Springbank ASPs appear to largely, if not completely, ignore input from local residents. The future laid out in these ASPs bears little resemblance to the tranquil, rural country residential community that attracted people to choose Springbank as their home.

The ASPs are full of errors & inconsistencies

The versions of the North and South Springbank ASPs that were given first reading on July 28th are riddled with errors, apparently caused by a too-hasty splitting of the one ASP into two documents. There are innumerable incorrect cross-references, maps in the wrong ASPs, etc. These errors make responding to the ASPs more difficult and send an extremely negative message to residents.

Splitting the ASPs is contrary to resident input & has no apparent rationale

Council's decision to split the Springbank ASP into two documents is completely contrary to input received during consultations on the ASPs. Residents overwhelmingly wanted one ASP for their one community.

The County's updates on the ASPs state that the ASPs were split "to better capture the distinct character and goals for the north and south areas of Springbank". Despite that assertion, the vision and goals for both ASPs remain unchanged from those in the single ASP, with the one exception of a goal for orderly business development added to the North ASP.

This leaves unanswered the critical question of why the ASPs were split apart – a question heightened by the apparently arbitrary dividing line between the North and South ASPs. One might understand a division along the Trans-Canada highway or even one quarter section south of the highway to keep the highway corridor in one ASP. However, a line that varies between one and three quarter sections south of the Trans-Canada, with no explanation, defies understanding and leaves one wondering about unidentified ulterior motives.

Servicing strategy extended and costs increased

The major change that accompanied splitting the ASPs is that the utility servicing section now includes proposed piped service to be provided by Calalta in its franchise area. This is in addition to the proposed piped utility servicing along the Trans-Canada corridor and down the east side of the South ASP that will be provided through the Harmony water and wastewater treatment plants.

The extension of piped water / wastewater systems related to the Calalta service area is all in the North ASP, except for the institutional & community services quarter sections along Range Road 33 north of Springbank Road in the South ASP.

Adding Calalta increases the costs of the proposed piped servicing to support commercial/industrial and higher density residential development from \$570 million to \$667 - \$680 million at full build out (from \$158 million to \$214 - \$240 million in the near term). Although the ASPs assert that these costs will be borne by developers, no information is provided about how these substantial upfront costs will be financed. Almost twenty years after making a significantly smaller investment to build water/wastewater infrastructure in east Rocky View, the County has yet to come close to recouping that investment.

Servicing fails to address issues for new residential development

Piped water / wastewater infrastructure in the near term is proposed to serve the Trans-Canada corridor, which has predominantly non-residential uses. As a result, it does not address any of the servicing concerns with higher density residential development being proposed throughout much of the ASP areas. Even the full-build out servicing strategy does not intend to provide piped services to these residential areas.

In these areas, the ASPs will continue to permit piped-in potable water from private water co-ops with on-site disposal of treated wastewater – an alternative that, over time, raises the water table and increases flooding risks. The only substantive change is a shift to communal wastewater treatment options rather than individual high-tech septic systems.

Cluster residential becomes default residential land use

Residents expressed a strong preference for maintaining Springbank's rural character and did not support cluster residential development except for special purposes such as seniors' housing. They also expressed serious concerns about the need for proper servicing for any future development in Springbank. Despite this input, the ASPs have designated just under 30% of the total area to be cluster residential development (31% in the North ASP and 27% in the South ASP). Cluster residential assumes 1.5 dwelling units per acre; but will be able to increase to 2.0 units per acre.

On a related point, infill country residential development will permit 1-acre parcels rather than being limited to the 2-acre minimum for country residential properties.

Massive population increases

The ASPs' land use strategies will result in estimated populations of 17,890 in the North ASP (with 1.18 dwelling units per acre) and 14,600 in the South ASP with 0.89 dwelling units per acre). These are dramatically higher than what would result under the current ASPs, which would have been a maximum combined full-build-out population of 19,396. The new ASPs are almost a 70% increase.

Even more startling is the reality that the ASPs' population figures exclude the estimated 10,845 residents anticipated in the future expansion area and special planning areas, which are all included in the full build-out servicing strategy. Including these areas, the estimated full-build out population of 43,335 is 225% of what would have been expected under the current ASPs.

Cluster residential will create private enclaves

The emphasis on cluster residential development will transform Springbank into enclaves of private communities rather than maintain its welcoming, open rural character.

- Cluster residential will permit half-acre parcels, with increased densities possible in exchange for more open space within the cluster development.
- No information is provided to support the assertion that the open spaces

in cluster developments will be accessible to the general public. The ASPs assume this open space will be maintained by local homeowner associations. Typically, such open space is treated as private space accessible only to the immediate community.

Agriculture becomes merely a transitional land use

The land use strategies for both ASPs completely eliminate agricultural land uses. They treat agriculture as a transitional use until it is pushed out by residential or commercial development. This is contrary to resident input that emphasized the importance of retaining rural, agricultural land uses as an essential component of the community's character.

Commercial / industrial land use significantly expanded

North and South Springbank will be dramatically altered by the substantial increase in commercial and industrial development.

As well, interim commercial uses will be permitted in some of the Special Planning Areas along the RVC – Calgary border for up to 25 years (a lengthy “interim” period).

From: [REDACTED]
To: [Legislative Services Shared](#)
Cc: [Jessica Anderson](#)
Subject: [EXTERNAL] - North and South Springbank ASPs - Comments
Date: January 21, 2021 3:44:13 PM

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

Dear Rocky View County Councillors:

It is with great concern, as a resident of Rocky View County who lives within close proximity to Old Banff Coach Road, that I have my voice be heard with regard to the current proposed changes contained in the North and South Springbank Area Structure Plans. These significant developments/changes will directly impact my safety, and country quality of life. I consciously chose to invest in a property that would allow me to live a tranquil country lifestyle outside the urban character of Calgary many years ago.

Having followed the proposals, studies, recommendations and developments over the past decade or so, I have constantly felt as if I am on a roller coaster ride. I have seen logical, reasonable recommendations concluded from studies which suggest a mindful awareness of harmony to blend the urban /country communities to broken promises which are resulting in a continual erosion of our quiet and peaceful surroundings. This loss of a blended transition of country and urban development causes me great concern. As a community we are watching our beloved tranquil surroundings evaporate before our eyes.

I would not have a problem with future development if past promises, such as the Alberta Transportation Castleglenn plan to address Old Banff Coach Road traffic safety, were honoured, but take great issue with the current proposed re-designations and developments that lack consideration to ensure that the importance of country/urban transition is sensitively addressed to safeguard and satisfy the concerns of the country residents currently established and living in this highly impacted area.

The following are my current most significant areas of concern:

- 1) I am opposed to the re-designation of Lands in the SW-36-24-03-W05M and Lands in the N-1/2-25-24-03-W05M, areas currently designated Agricultural, into an Urban Interface Area.
- 2) The North and South Springbank ASPs need to acknowledge and incorporate a long-term plan for OBCR as laid out in Alberta Transportation's Castleglenn Functional Plan whereby OBCR is to be made discontinuous and cease to function as a through corridor by constructing cul-de-sacs.
- 3) I do not agree with splitting the Springbank ASP into two documents, North and South. Please combine them into one Springbank Area Structure Plan.

Sincerely,
Dawn Walls

From: [REDACTED]
To: [Legislative Services Shared; Jessica Anderson](#)
Subject: [EXTERNAL] - Re: File #04736002,04736011. APPLICATION #PL20200087/083/084
Date: January 6, 2021 8:37:25 PM

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

Hi,

When I referenced the Springbank ASP, I was referring to the original, where these lands were not potentially as in Draft North ASP as Urban Interface . The community would like to see zoning of land that backs onto acreages to be decreased to smaller parcels over an area so that the zoning goes from 2.5 acre to 2 acre to 1.5 acre to 1 acre to .5 acre then into mid density.

Not jump from 2.5 acre to mid density!! The pollution of lights, traffic, and noise is not what the communities of Artistview West/ Point/East, Solace Ridge, Shantara Grove and all residence that are along OBCR including Horizonview Rd Developments. We as a community have never had one one discussions, and do not want some person in an office changing the quality of life and our investment with out consultation.

Please do call so we can set a Virtual Meeting with OBCR group of residences.

Thank you,
Deb Vickery
[REDACTED]

Debbie Vickery

Sent from my iPad

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

On Jan 4, 2021, at 6:18 PM, Debbie Vickery [REDACTED] wrote:

Attention to Legislative Services:

Below is my email that I also want to share with Legislative Services, that I / we as a community off OBCR do not want to see the Rudieger Ranch changed to Urban Sprawl - Commercial and MidDensity Housing! The North and South Springbank Area Structure Planning should be the first to review such applications and all Communities residing off OBCR such as Artist View East/West/ Point and Solace Ridge and Shantara Grove and all residences that are on OBCR should also provide and be a big part of any land changes. Any request should fit in with the North and South Springbank Area Structure Plan. Please review my summary below, and would be happy to be consulted or help out with this application.

Thank you,

Debbie Vickery
3 Shantara Grove
[REDACTED]

Debbie Vickery

Sent from my iPad

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

Begin forwarded message:

From: Debbie Vickery [REDACTED]
Date: January 3, 2021 at 4:32:31 PM MST
To: janderson@rockyview.ca
Cc: Debbie Vickery [REDACTED]
Subject: File #04736002,04736011. APPLICATION
#PL20200087/083/084

Hi Jessica and Planning Department,

We reside on OBCR but did not receive the letter attached below. Artist View West, Artist View Point, Artist View East, Shantara Grove, Solace Ridge and all residence that reside on OBCR from WestBluff Road to Range Rd 31 are affected greatly as noted below, only a few residences along OBCR received the attached document. This really changes our quality of life, we supported RVC because it was an acreage setting, we do not want to see RVC allow Business/ Commercial sprawl; and do not want less than 2 acreage parcels backing onto the current area that is 2.5 acre parcels, unless Rockyview is cutting our taxes in Half as well! We are not happy.

Review of : QUALICO COMMUNITY HIGHWAY1/OBCR CONCEPTUAL SCHEME

As a resident of Rockyview living adjacent to OBCR, we have serious concerns with public SAFETY on OBCR FROM incremental traffic generated from the **proposed Qualico Developments**, in addition to growing traffic originating in the **City of Calgary's expanding Crestmont Community.**

This has been presented to RVC and Alberta Transport and Ben Mercer with Qualico along with Stantec in the Networking Report that was completed on November 2020, but is not referenced in the

application! And Why not??

PAGE 9/51 - 1st Box

The Network Study completed by Stantec November 2020 in accordance with AT does not effectively reflect all projected traffic growth in proposed special planning areas by the county. Incremental traffic growth to OBCR must be redirected to roads that can support these new volumes of trading SAFELY! Roads available to handle the traffic are Upper Springbank Road, Range Rd 31, and Highway 1. OBCR does not have shoulders to handle larger volumes of traffic mixed with residential pedestrian, cyclist, pets, wildlife, runners, that utilize OBCR daily.

Last Box

Wild Life Corridor, Wildlife are throughout the area travelling to and from the Bow River to the Elbow River. With Stoney trail build, a lot of their natural habitat is being removed with multi lane roads replacing these areas. Natural habitat for grazing, and travel is important and we do not see accommodation for this as part of the Qualico Conceptual Scheme. OBCR residence did forward many pictures to Stantec that were part of the Network Study. Pictures including deer, moose, lynx, coyotes.... so many that they told not to send anymore, they understood that there was wildlife movement. Map7 in the ASP appendix /page 63 shows wildlife corridors

Page 10/51 - Box 1 and Page 26/51, Page 29/51 Figure 5

The 2 Primary Access Points - OBCR does not have shoulders, is two lane, and has a safety concern to have more traffic entering from Coach Creek, Crestmont, and then the Melcor Development that is north of Highway 1. Refer to the Network Study completed by Stantec November 2020 that again was completed on behalf of AT and Qualico. This report does address all these issues but the Conceptual Scheme does not address or note the Network Study that reflect OBCR is not suitable as is. Changes to OBCR are suggested in the report such as Right turns only out of Coach Creek and Crestmont, barricades on OBCR to direct traffic to RR31, Highway 1; stop signs on OBCR, Flashing light crosswalks, etc. We can not allow development unless OBCR is changed / redesigned before approval is given. Crestmont was developed, and now they are exiting their traffic on to OBCR as a temporary road that has been in existence soon to be 2 years. This not right!

Page 12 - 1.4 Rational for Proceeding With Development

Cumulative effects on OBCR AND acreage owners have not been considered. OBCR acreage community invested in the area because they

did not want to be part of urbanization. OBCR was designed and built for travel with horse and buggy, there are a lot of Safety Concerns. The Safety Concerns were addressed as a community through a petition, dated October 19, 2020 and December 3, 2018 from the community that was presented to Mr. McIvor with Alberta Transport; Reeve Greg Boehike, Rockyview Council, Al Horgan with RVC. Meetings, emails, and phone calls addressing these issues were carried out with Ben Mercer, Qualico, Stantec, Trevor Richelhof with AT, and RVC. There are hidden driveways from acreage residence on OBCR, Shantara Grove, Solace Ridge, Artistview East/West/Point that are entering OBCR under a hill with a curve, on a curve,.....The residences of these communities also walk between each of the communities noted above using OBCR. These communities also walk across to access the Natural Reserve Park and currently there is no flashing cross walk, this is located under a hill and curve. Adding more traffic to this road is not Safe.

Page 36/51. 6.10 Lighting

The residents of OBCR community live here because it is quiet, dark without beaming lights and street lights! OBCR should be protected from lights. state that illumination of We would like to retain that feel and look. Therefore we would like to see minimal, low lighting that works with the community setting. If you take a look around our community we do not have street lights as it is a country setting. This is the look of the country and want to maintain this look. We want to ensure that we have very minimal street lighting!

OBCR residents have spoken to Ben Mercer/ Qualico on behalf of the residents that reside in Artistview x3 communities, Shantara Grove, Solace Ridge, and OBCR residents by phone, email. We spoke of how the current temporary road from Crestmont that flows traffic onto OBCR has affected the community. This consisted of safety with the increase in traffic in relation to the community pedal cyclists, Elderly, children pedestrian traffic with cars, Pets, and wildlife that share this road on a daily basis in all seasons, winter and summer. All of these points were addressed in the Network Study completed by Stantec November 2020. This report should be reviewed along with the proposed Conceptual Scheme to highlight all issues that OBCR present and should be resolved before this Conceptual Scheme is approved. The Conceptual Scheme glazes over all issues as if they don't exist.

Approving the Qualico Conceptual Scheme is allowing more Urban sprawl, and the acreage community invested in RVC because they did not want to live in the City. The ASP for Springbank, has all the business proposals located on Range Road 33, to the south of Highway 1 and the proposed Bingham crossing. We do not want high traffic accessing shopping

centres in a country residential setting. This is the wrong location for this, Qualico can relocate the commercial to the current ASP designated areas.

The acreage owners of Springbank have been paying taxes and residing in the country and don't want to see commercial lands sprawling through the Springbank lands!!!!

Page 44 Figure 7.0. Storm Water Service

Question: how close is the Storm water in relation to the water that is being pumped out of the Bow River for the Communities of Rockyview such as Poplarview Water???

Figure 8.0 Phases

The heavy grey lines that appear on this presentation are coming from north of Highway 1 - Melcor Development, past Phase 2 & 4, and on to OBCR going East. Can this be explained?

Page 47/51. 9.0 Public Consultation

Ben Mercer with Qualico Development was consulted about all the items noted in this email and the Network Study by several residents **that represented Artistview West/ East/Point, Shantara Grove, Solace Ridge and OBCR Residences.** Meetings were held with Stantec and Trevor Richelhof/Alberta Transport to present all issues that the communities of OBCR noted in the Network Study. Phone calls and more emails sent to Ben Mercer **were on behalf of the OBCR communities.** The petition from the OBCR residents (Artistview West, Artistview East, Artistview Point, Shantara Grove, Solace Ridge, and OBCR residences) presented our concerns was sent to RCV, Ben Mercer, Mr. McIvor/AT, and Trevor Richelhof/ AT. The **number 13 contacts** reached out to Ben Mercer/Qualico is **Misrepresentation**, and the community is very offended and does not take this lightly.

I can be reached by phone [REDACTED] or email.

Thankyou,
Deb & Garth Vickery
3 Shantara Grove

Sent from my iPad

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



8 JAN 2021

Rockyview County

Planning and Development
262075 Rocky View Point
Rocky View County, AB, T4A 9X2

ATTENTION: Dominic Kazmierczak, Manager, Planning Policy

**SUBJECT: Proposed Qualico West View Outline Plan
City of Calgary - LOC2020-0080**

This letter is submitted on behalf of Joan Snyder and her landholdings situated in the Springbank area directly to the south of Qualico's Outline Plan Area. The subject lands are legally described as N½ 25-24-03 W5M.

We would like to draw your attention to information contained in an e-mail we recently received from Stantec regarding the Transportation Impact Assessment (TIA) that was submitted as part of Qualico's Outline Plan application. According to Stantec, they were directed to use "the City's 2048 land-use assumptions and forecast volumes", which show "some development within the zone that corresponds with the Snyder Lands but not to the extent of 8 upa".

While Stantec did note that the City is still reviewing the proposed North Springbank ASP, which identifies the Snyder lands as Urban Interface Area with a residential density of 6.0 to 10.0 units per acre, this matter remains a serious concern. The road classifications in the proposed Outline Plan do not reflect the development density proposed for the Snyder lands, which are anticipated to reach full build-out within the 2048-time horizon. Should the TIA be approved as-is, the road classifications, the intersection design, and the ultimate configuration of the proposed interchange at 133rd Street and the TransCanada Highway could significantly limit future opportunities to develop the Snyder lands to densities supported by current draft NSASP and, indeed, principles and policy of higher density advocated by the City and CMRB.

It is imperative that the TIA be updated, and the Outline Plan revised accordingly. In the interests of long-term urban and regional planning, we request your consideration of this important matter.

Please do not hesitate to contact me or Ron Zazelenchuk [REDACTED] directly regarding this matter.

Sincerely,



on behalf of Ms. Joan Snyder & Team

Karin Finley, P.Eng.
[REDACTED] [REDACTED]

CC: Al Hoggan, CAO, Rocky View County

Theresa Cochran, Executive Director, Community Development, Rocky View County

Gurbir Nijjar, Manager, Planning, Development & Bylaw, Rocky View County

Jeannette Lee, Supervisor Engineering, Rocky View County

Joan Snyder, Landowner

Don Brownie, PROLOG Canada Inc.

Ron Zazelenchuk, InterPLAN Strategies Inc.

From: [Michelle Mitton](#)
To: [REDACTED]; [Legislative Services Shared](#); [Division 2, Kim McKylor](#); [Ravi Siddhartha](#); [Dominic Kazmierczak](#)
Cc: [REDACTED]
Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive
Date: February 4, 2021 9:47:22 AM

From: Allan MacKenzie [REDACTED] >
Sent: February 3, 2021 7:43 PM
To: Michelle Mitton <MMitton@rockyview.ca>; Legislative Services Shared <LegislativeServices@rockyview.ca>; Division 2, Kim McKylor <KMckylor@rockyview.ca>; Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Arlene Vermey [REDACTED] Housman, Rob [REDACTED]
Subject: Re: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Hi,

We are the owners of 126 Emerald Bay and we would like to express very aligned concerns with those expressed by Rob Housman. Specifically, we are very concerned about increased crime and night time noise with an unmonitored pathway on the backside of our lots. We are concerned that the community has a wonderful feel without fences and gates and that the community's culture will change dramatically if everyone needs to fence off property as a result of partying adjacent to the reservoir.

Thank you so much for considering our opinions,

Allan and Tara MacKenzie

Amendment #1 - Revise Section 7.51 as follows:

7.51 Villa Condo developments within the Plan area should:

- a) have an approved local plan meeting the requirements of Section 28 and Appendix B of this Plan;
- b) ~~predominantly be~~ **accommodate a variety of building forms including** stairless, single-storey bungalows, ~~or~~ attached **two story** units ~~(two units)~~, **(duplex/semi or rowhouse) or multiple unit buildings (not exceeding four stories)**;
- c) contain common lands;
- d) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;
- e) be located within walking distance to community meeting places or joint use facilities; and
- f) be compatible with adjacent uses.

Amendment #2 - Revise Section 7.52 as follows:

7.52 The maximum density for Villa Condo developments shall be ~~4.0~~ **20.0** units per acre, calculated on the gross development area identified for the Villa Condo.

Amendment #3 - Revise Section 7.56 as follows:

7.56 To ensure a balanced development form in Commercial areas, the phasing of a Villa Condo development shall be managed through local plans and subdivision approvals, with the following criteria applied:

- a) **Up to** 75% of the Villa Condo units proposed within a local plan ~~shall not may~~ receive subdivision approval ~~until 50%~~ **provided that 25%** of the Commercial uses identified within the local plan area have been constructed;
- b) **The remaining** 25% of the Villa Condo units proposed within a local plan ~~shall not may~~ receive subdivision approval ~~until 75%~~ **provided that 50%** of the Commercial uses identified within the local plan area have been constructed.
- c) If Villa Condo units are proposed within Commercial areas, the Commercial area shall, at least in part, propose commercial uses that provide services complementary to the residential component of the development.

From: [REDACTED]
To: [Michelle Mitton](#); [Legislative Services Shared](#); [Division 2, Kim McKylor](#); [Ravi Siddhartha](#); [Dominic Kazmierczak](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Brian Mckersie & Campion Swartout, 130 Emerald Bay Dr.
Date: February 3, 2021 7:47:49 PM
Importance: High

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

Dear Rocky View County Council Members,

We agree with and support the submissions set out below:

Administration Note: Please refer to Rob Housman – Osler public submission received February 3, 2021

From: [REDACTED]
To: [Michelle Mitton](#); [Legislative Services Shared](#); [Division 2, Kim McKylor](#); [Ravi Siddhartha](#); [Dominic Kazmierczak](#)
Cc: [REDACTED]
Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Dwayne and Corinne Rowland 4 Emerald Bay Drive
Date: February 3, 2021 7:11:29 PM

We, Dwayne and Corinne Rowland echo and support all of the listed concerns by Mr. Housman in the attached email

A few comments on some points already listed but worth emphasizing:

Road Safety:

We can not emphasize enough, the concerns we have about the excess traffic on an already unsafe road in which we have either witnessed or been part of near miss accidents with vehicles, cyclists and pedestrians. Another added danger to the hairpin turn is the constant obstruction of wildlife on this corner. As noted the attempt to paint a center line on the hairpin turn is invisible for a for a large percentage of the winter driving season and is of minimal help when visible.

Wildlife:

Also as noted the immense amounts of Wildlife in and around Emerald Bay and the proposed development.

Our property borders the South end of Emerald Bay and the North end of proposed development. I believe Mr. Houseman had taken photos of wildlife tracks through out the area and specifically the area bordering our property that shows it is an extremely active wildlife area.

Deer, Moose, Coyote, rabbits, porcupine, Weasel, Cougar, Bear, Bald Eagles, Owls and many species of birds can be seen regularly on any given day.

Water, Sewage & Reservoir Integrity:

With out further explanation I can not imagine how any form of septic field could be feasible so close to the Bearspaw reservoir. There are many active springs in the area including the North end of the proposed Riverside Estates (south end of our property) which would potentially provide communication within wells, septic fields and the Bearspaw Reservoir.

Public Access:

Already with no public access to the river through Emerald Bay community we were forced to put up a gate on our property this year as we regularly were having people drive, walk and bike into our yard for River Access. Vehicles would routinely park in the cul-de-sac above our property and cross private property to get to the river.

As stated above we fully support and agree with Mr. Housman's detailed list of concerns and comments.

Dwayne & Corinne Rowland

Dwayne Rowland

[REDACTED]

From: [REDACTED]
Cc: [Dominic Kazmierczak](#); [Michelle Mitton](#); [Legislative Services Shared](#); [Ravi Siddhartha](#); [Division 2, Kim McKylor](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Glenn & Lisa German
60 Emerald Bay Drive
Date: February 3, 2021 7:45:39 PM

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We are in agreement with the following comments f

**Administration Note: Please refer to Rob Housman – Osler public submission received
February 3, 2021**

Glenn German

From: [REDACTED]
To: Division 2, Kim McKylor; Michelle Mitton; Legislative Services Shared; Ravi Siddhartha; Dominic Kazmierczak
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Greg and Patti Hodgson, 86 Emerald Bay Drive
Date: February 3, 2021 10:46:04 PM
Attachments: image001.png

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Dear Rocky View County Council Members

We are residents who have lived adjacent to the Bears paw Reservoir in Emerald Bay Estates for over twenty years. We have numerous concerns with respect to the pathway in Emerald Bay along the reservoir as it is currently proposed North Springbank Area Structure Plan (the "NSASP"). We ask that pedestrian and cycle traffic be routed along Emerald Bay Drive, and away from the reservoir shoreline, for the following reasons:

1. Pathway relocation away from the Reservoir:

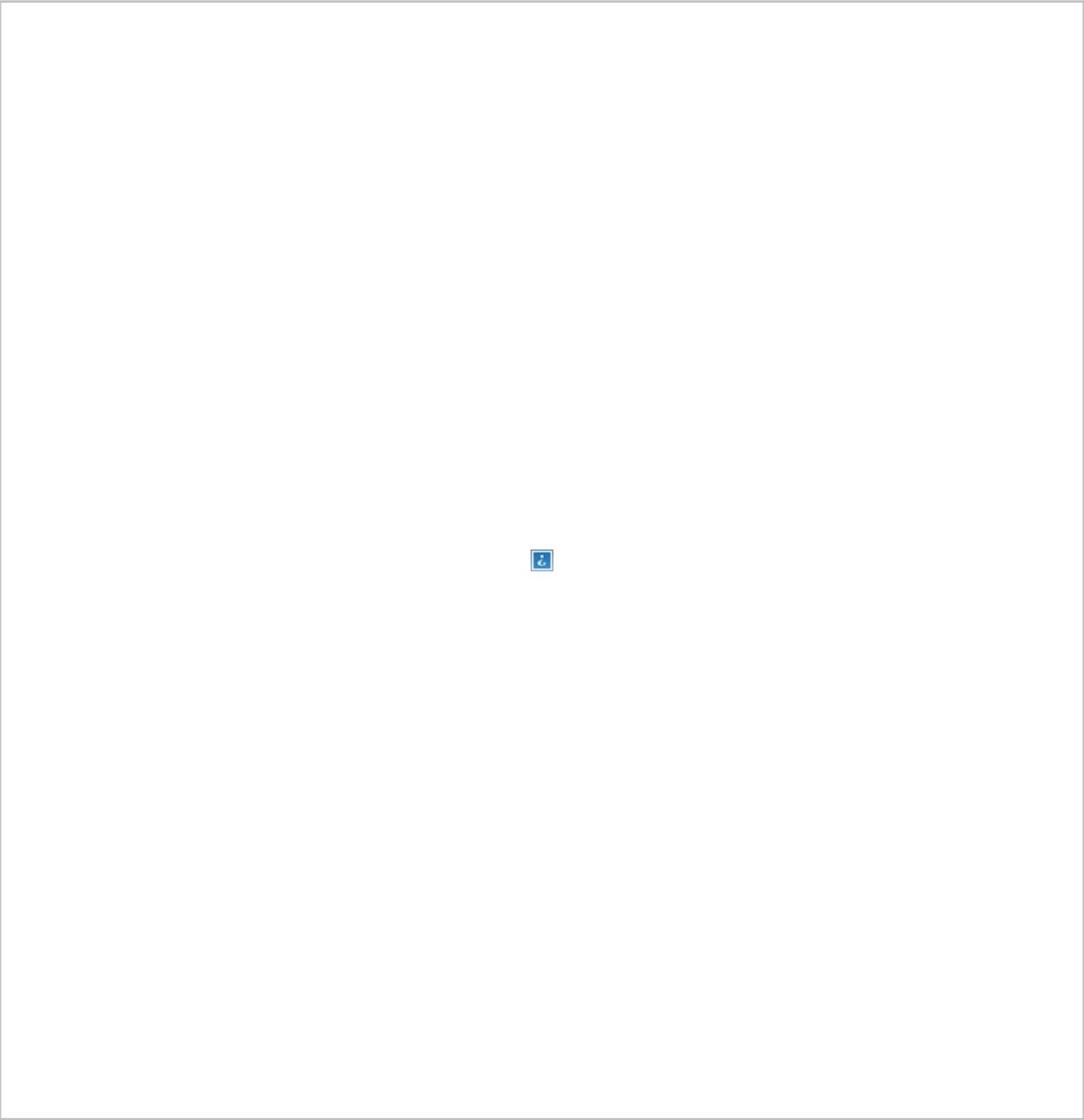
- a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bears paw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
- b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bears paw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
- 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 Bears paw 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 Bears paw 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 Bears paw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bears paw 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 Bears paw 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 Bears paw 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 Bears paw Reservoir Trilateral Task Report. Instead, access to the Bears paw 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 Bears paw Reservoir are very significant during high water. The south side of Bears paw 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 Bears paw 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 Bears paw 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 Bears paw 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 Bears paw Reservoir, and thenceforth northwesterly along the trees and cover along the Bears paw Reservoir/Bow River. I have sent photos to Ravi Siddhartha and Dominic Kazmierczak in the County’s planning department demonstrating these well-worn wildlife corridors and can send more if you wish (photographs and resident sightings of wildlife using the corridors are more reliable than a computer model). I have also confirmed same with the author of the Environmental Report, that the reason parts of this wildlife corridor may not be not shown on the golf course is that for the purposes of the report they assumed the golf course and gravel pit were not passable, however the author is satisfied that the photo evidence I have provided shows that these wildlife corridors exist. As mentioned, these are critical wildlife corridors, so that, as indicated in the NSASP and the Environmental Report, deer, moose, bear, cougar and bobcat, which are very commonly seen travelling through the golf course and that corridor, have a corridor to move through, and don’t end up trapped on the City/south side of the golf course with no way to get to the north side, or vice versa, and end up travelling through residents yards and causing dangerous encounters.
3. Remnant Structure Removal. As noted in the Bears paw 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 Bears paw Reservoir by the spillway, and is a huge liability risk to the County and TransAlta with no indemnities or insurance structure in place as, again, it is unsanctioned.
4. Environmental Reserve/Wildlife Corridor along Reservoir minimum 30 metres Wide. The existing plans for Riverside Estates, which dovetail with the proposed NSASP, have along the reservoir the typical 30 metres, except for one notable exception opposite the unsanctioned boat launch and “summer patio” structure noted above. The ER should be made 30 metres wide in that location as well. The wildlife corridor has to be that wide to be effective. Wildlife need the space. The location of the ER is shown in my mark-up below in blue. Emerald Bay Drive should not be extended, as noted in point #1 of my January 28, 2021 email, and hence is crossed out in purple below. The developer and IBI will need to reconfigure the road design to comply with RVC design guidelines and address the concerns as set out in this email chain. Also, the pathway represented by a dotted green line shown below along the reservoir should be moved off the reservoir for the reasons set out in this email – notably the dotted green path at the bottom southeast corner of the plan below heads straight toward the cliffs and south cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.

We would be happy to discuss our concerns over the proposed routing of the path system and feel it is a very simple solution that will mitigate the negative impact of the path and still provide a recreational opportunity for walking and cycling in the Emerald Bay

5. Pathways Connection to Active Transportation Network. Section 16.2 of the NSASP provides that: "Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may be considered." The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City's water source at risk, and also would result in the same issues outlined above as illustrated by "The Cove" experience. On Map 08 in the NSASP, the "Future Shared Use Pathways" are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.



area.

Thank you.

Greg and Patti Hodgson
Owners and residents of 86 Emerald Bay Drive
[REDACTED]

From: [Michelle Mitton](#)
To: [PlanningAdmin.Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive
Date: February 3, 2021 4:49:28 PM
Attachments: [image001.png](#)

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

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

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MMitton@rockyview.ca | www.rockyview.ca

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From: Housman, Rob
Sent: February 3, 2021 4:31 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

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Dear Rocky View County Council Members

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

1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bears paw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
 - b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bears paw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
 - 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 Bears paw 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 Bears paw 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 Bears paw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bears paw 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 Bears paw 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.
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cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.



5. Pathways Connection to Active Transportation Network. Section 16.2 of the NSASP provides that: “Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may be considered.” The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City’s water source at risk, and also would result in the same issues outlined above as illustrated by “The Cove” experience. On Map 08 in the NSASP, the “Future Shared Use Pathways” are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.

I am forwarding further comments below on the Riverside Estates Conceptual Plan, which tie into the NSASP, for context and as further part of this submission.

Kind regards,

Rob and Cris Housman – [REDACTED]



To:Rockyview Council

Jan. 2, 2021

RE: Division of the Springbank area structure plan

Good day.

I was part of the area structure plan planning committee that wrote the existing Central Springbank Area Structure Plan. Our intent was to protect our community, Springbank, that is older than Alberta and unite the small population of Springbank for better planning and sharing of infrastructure that suited this unique historical area of Alberta.

After 3 years of planning our next area structure plan, the community was blinded sided by an adjustment to the Springbank area structure plan that had already been put out into the community for comments. No community input was allowed on this change into north and south. Four months is not long enough to write an area structure plan and I must question why the change to alter the terms of reference without community consultation was allowed after 3 years of planning? As a community, we are not large enough to administer our infrastructure under two plans. You are devaluing the north residents as there is no infrastructure in the new north area structure plan and will not be for many many years.

Firstly,

1. We have a small population that shares all the infrastructure, schools, roads, churches, recreation in the Central area and has common goals and functions. We do not benefit by this duplicity.
2. This doubles the workload for all community groups for all future endeavours. It also doubles the workload for council and the planning department. It also means that there will have to be a complete overlay of infrastructure uses between plans which will be really time consuming for the community, administration and council.
3. It dilutes the voice of the north community to have a say on their roads, schools, recreation and churches as all the infrastructure exists in the south. In previous years, if you did not reside in the area structure plan, your letter or voice was not given the same weight as those that live in that area structure plan. That is why we put the Central plan together. I would like to see in writing that by separating the area structure plan with such a small population, that you are now taking away the legal right of the north area to comment on their infrastructure issues with the same weight as those in the south asp.
4. Council is devaluing the residential lands in the north area by removing all shared public infrastructure.
5. As a former board member on the Recreation Board, the number one ask was for river access and walking trails. We have a need to prepare for the future by planning water parks for flood mitigation and recreation at the north and south ends of range road 33. There are no parks in our community and there will be no parks if future visioning is not put into the area structure plan

6. Roundabouts and planning our community.

I would like to see references to how we can create country living with roundabouts to define the community rather than urban street lights that somehow keep showing up on plans though we keep asking for roundabouts.

7. Communication with the community

Council really could make a difference if they put some time and money into how to communicate with their residents throughout Rockyview during this covid time.

8. Future planning for the community envisions school road or range road 33 as the community core road that unites the community and gives a sense of community with architectural controls to promote a unique made in Springbank community that promotes its history and maintains its own identity. Dividing our community road into two planning documents will not be cohesive.

Thank-you for taking the time to consider the above observations,

Jan Erisman

From: [REDACTED]
To: [Michelle Mitton](#); [Legislative Services Shared](#); [Division 2, Kim McKylor](#); [Ravi Siddhartha](#); [Dominic Kazmierczak](#)
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Jason and Sheralyn King, 70 Emerald Bay Drive
Date: February 3, 2021 8:12:08 PM

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

Dear Rocky View County Council Members

We agree with and support the submissions set out below.

Administration Note: Please refer to Rob Housman – Osler public submission received February 3, 2021

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Request for comments for Springbank Development plans
Date: February 1, 2021 1:21:01 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
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MMitton@rockyview.ca | www.rockyview.ca

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From: Jeff Diederichs [REDACTED]
Sent: February 1, 2021 7:43 AM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Request for comments for Springbank Development plans

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I only have 2 comments:

- 1) Respect the existing studies and plans that have been well vetted and bought into.
Specifically the Castleglen Study regarding Old Banff Coach road. The core item is RVC assumes ownership from Alberta Trans. of the eastern end of OBCR post Stoney Trail / Hwy 1 intersection opening and creates a discontinuous cul-de-sac in OBCR at the Horizon View and OBCR intersection that will allow the Artist View area to enjoy the historic and developed neighbourhoods without the new development traffic cut through, vs forcing traffic over to the longterm acknowledged east west corridors... Hwy 1, Springbank Road, 17th Ave, Hwy 8. OBCR does NOT require significant capital as has been the ownership scare being floated around.
- 2) Neighborhood density needs to be held at 8 units per acre maximum. The "14' used in Crestmont as example has created a mess and is not consistent with what Springbank or RVC living generally is about.

Jeff Diederichs
19 Artist View Pointe
[REDACTED]

From: [REDACTED]
To: [Dominic Kazmierczak](#); [Legislative Services Shared](#); [Michelle Mitton](#); [Ravi Siddhartha](#)
Subject: Re: FW: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive
Date: February 4, 2021 11:03:11 AM

We agree with and support the submissions set out below.

Adeline Sterling 45 Emerald Bay Dr

Administration Note: Please refer to Rob Housman – Osler public submission received
February 3, 2021



January 29, 2021

legislativeservices@rockyview.ca
development@rockyview.ca
PlanningAdmin@rockyview.ca

Re: North Springbank Area Structure Plan

Thank you for the invitation to the Public Hearing on Jan. 28th, 2021.

We have reviewed the current draft of the North Springbank Area Structure Plan (NSASP) and have the following comments for the consideration of Legislative Services:

- ORLEN's well-site was drilled in 2015 and is at the north end of the community core - Range Road 33.
- This well-site is specifically located at 13-3-25-3w5 upon agricultural land within the "Business/ Commercial" land-use zone. It includes a pump-jack, production tanks, a separator unit contained within a small metal building, and an incinerator.
- Traffic associated with this site travels Range Road 33 and exits into Highway 1. It is limited to half-ton trucks for routine operations and maintenance, and tank trucks for liquid loading and hauling. Traffic will increase significantly for brief periods if ORLEN drills further wells.
- As you may already be aware, there are a number of setbacks associated with ORLEN's energy development. For example: surface improvements must be 100m setback from the well-head and 60m setback from the tanks. ORLEN continues to operate this site and - although usually temporary - noise does occur during those operations.
- ORLEN is committed to protecting the health, safety, and privacy of the public as well as its employees and contractors. All operations are conducted in accordance with good oilfield practice and in compliance with all applicable technical and safety standards and regulations. ORLEN has a Corporate Emergency Response Plan to handle emergency situations.
- For more information, please contact the undersigned.

Sincerely,
ORLEN Upstream Canada Ltd.

A handwritten signature in black ink, appearing to read "ADawber", written over a white background.

Anthony Dawber
Surface Land Administrator

CC S01140
Trevor Schoenroth, Surface Land Manager

Michelle Mitton

From: Housman, Rob [REDACTED]
Sent: February 3, 2021 10:14 PM
To: Michelle Mitton; Legislative Services Shared; Division 2, Kim McKylor; Ravi Siddhartha; Dominic Kazmierczak
Cc: 'Arlene Vermey'; 'Adeline Sterling'; 'Allan MacKenzie'; 'Andre Sinclair'; 'Angela & Russ Kimmett'; 'Blaine Palmer'; 'Bo Yang'; 'Bo Yang 2'; 'Bob Huber'; 'Brenda Bauman'; 'Brent Chopik'; 'Brian McKersie'; 'Campion Swartout'; 'Candace Ross'; 'Carol Meibock'; 'Cheryl Stevenson'; 'Constance Button'; 'Cory Rowland'; 'Cris Housman'; 'Dan & Karen Merkosky'; 'David Orr'; 'Doug Bauman'; 'Dr. Bruce Hoffman'; 'Duska Sinclair'; 'Dwayne Rowland'; 'Glenn German'; 'Grant & Sarah Wearing'; 'Grant Wearing'; 'Greg Hodgson'; 'Hal Button'; 'James Bennett'; 'Jason King'; 'Jim Wang'; 'Joe Fazakas'; 'Julie Orr'; 'Ken Thompson'; 'Klaus Bayerle'; 'Lin Fang'; 'Linda Palmer'; 'Ling Fang 2'; 'Lisa German'; 'Mark 2 Stevenson'; 'Mark Stevenson'; 'Nick & Bettina Poulos'; 'Nicole Thompson'; 'Patti Hodgson'; 'Patti Hodgson 2'; 'Sheralyn King'; 'Tara Mackenzie'; 'Tina Cheng'; 'Tony Meibock'; 'Vivian Bennett'; 'Wes Vermey'
Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive
Follow Up Flag: Follow up
Flag Status: Completed

Below are further photos of the parking problems along Springbank Links club house due to the pedestrian access to the Reservoir, before it was shut down. Note the three police vehicles, their enforcement efforts made a very small dint in the problem that day, but the crowds were back as soon as they left and overall it was completely ineffective in managing the problem, which lead to the City shutting down the access, that was the only way to solve it.









2. <https://share.icloud.com/photos/0uYmHuHEKs1nII8wTLJgChCA#Calgary> – this link is to photos showing the following in relation to “The Cove” just north of Springbank Links club house, as referenced in 1(c) of my email below:

- a. The entrance gate to “The Cove” just north of Springbank Links club house, with the “No Trespassing” sign the City ended up posting in late summer 2020, when it became clear the County and police were unable to control illegal parking and activities, and the only solution was to shut down pedestrian access. Below is a photo of the parking problem further down the hill – this is just the tail end, cars were parking on both side further up on a regular basis, with throngs of teenagers and young adults mulling around.
- b. Rope swing, and tree-turned gang plank/jumping platform
- c. Diving/jumping platform in a tree, with ladder steps up the tree. Both b and c are obviously unsafe as the photos depict, and also happen to be over shallow water with no safe landing areas
- d. Graffiti defacing cliff faces. Teens and young adults often jump off the cliffs, which are crumbling and dangerous, again with no safe landing areas - they are partially fenced off, but the fence is completely ineffective.

Not shown is the garbage in the background and the campfire rings.

Note that these problems only arose in the last few years, when pedestrian access became available. Before then, these problems did not exist, this cove was pristine, with no graffiti, garbage, fire rings, or rope swings. The problems disappeared (other than these physical reminders) as soon as the City posted the No Trespassing sign at the pedestrian entrance.

3. <https://share.icloud.com/photos/0tqABoy6XTqEyPQziOtAuCdMg#Calgary> <https://share.icloud.com/photos/0dUKuoBhyJsk4Kwd3BNS5xuSA> - these links are to photos showing the following at the southerly Cove, just south of the proposed Riverside Estates site, also as referenced in 1(c) of my email below:

- Elaborate rope swing, platform and runway in the background
- Diving/jumping platform
- Cliffs and hoodoos, defaced with graffiti

Again, these problems have only arisen in the last few years. No where near as bad as “The Cove” north of Springbanks Links, since pedestrian access is discouraged by relative inaccessibility. However, if the proposed pathways through Riverside Estates as shown in the proposed NSASP are approved, it will be an absolute debacle.

Again, below is a photo of the parking problem at The Cove opposite Springbank Links club house, as referenced in point #2 above.















From: Housman, Rob

Sent: Wednesday, February 3, 2021 5:01 PM

To: 'MMitton@rockyview.ca' <MMitton@rockyview.ca>; 'LegislativeServices@rockyview.ca' <LegislativeServices@rockyview.ca>; KMckylor@rockyview.ca; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>; 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>

[REDACTED]

Subject: FW: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Thanks, Michelle. I am copying Kim McKylor, our Councilor, as well as Ravi and Dominic in planning at the County with whom I have been corresponding, as well as the residents of Emerald Bay. I have also added below, the balance of the email chain with Ravi and Dominic that due to a computer glitch somehow got cut off on my earlier email.

Kind regards,

[REDACTED]

From: MMitton@rockyview.ca <MMitton@rockyview.ca>

Sent: Wednesday, February 3, 2021 4:49 PM

To: Housman, Rob [REDACTED]; LegislativeServices@rockyview.ca

Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Good afternoon Rob,

Thank you for submitting your comments on this proposed Bylaw, they will be included in the agenda for Council's Consideration at the public hearing February 16, 2021.

Thank you,
Michelle

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
| www.rockyview.ca

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From: Housman, Rob [REDACTED]
Sent: February 3, 2021 4:31 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

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

Dear Rocky View County Council Members

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

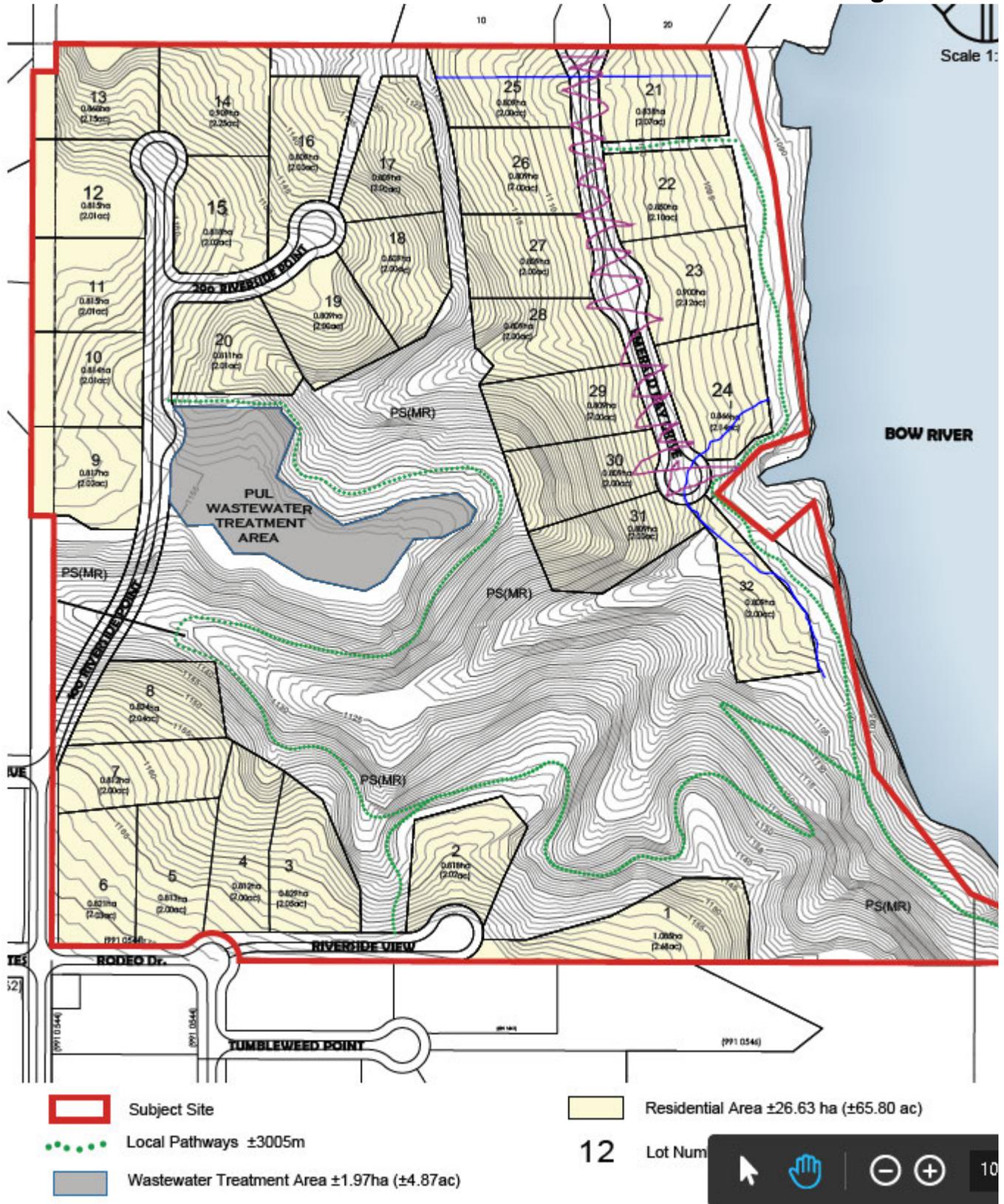
1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
 - b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bearspaw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
 - c. Repeat of "The Cove" Issues – Illegal Parking, Partying, Camp Fires and Severe Safety and Liability Issues: In the July 29, 2020 meeting with Emerald Bay residents, the County and IBI respecting the

Riverside Estates Conceptual Plan, it was also raised and discussed that there should be no parking on Emerald Bay Drive as a result of the new pathways in Riverside Estates, and IBI indicated that such parking would be prohibited as interests would be aligned in that respect, however this is not addressed at all in the Riverside Estates Conceptual Plan and must be. This is of critical importance, as it is not legal for cars to park on the shoulder of any municipal road and creates a major safety hazard. As discussed in that meeting, during this past summer of 2020, we witnessed the overwhelming problem of excessive parking by the public along the road opposite Springbank Links, and in Springbank Links parking lot, for pedestrian access to the City of Calgary's land (the former boy scout camp) and the upper portion of the Bearspaw Reservoir (clearly visible on a map) well known on social media as "The Cove". This parking caused serious safety risks, and with hundreds of teens daily accessing the Bearspaw Reservoir and "The Cove", partying, drinking and leaving empty alcohol bottles and cans, garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing "Authorized Access Only" and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly "Cove" (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of "The Cove" north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of "The Cove" this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of "The Cove" situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn't enough, being blown on inflatable toys and anything else that floats toward the spillway - that is what will happen, lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

2. Protection of Wildlife Corridors/Public Safety: Section 7.22 of the North Springbank Area Structure Plan provides that "Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural

features.” In the case of Riverside Estates, it is entirely possible to have pathways away from the Environmental Reserve/wildlife corridor along the Bearspaw reservoir. The Riverside Estates Conceptual Plan boasts about the significant amount of open space and publicly dedicated land, and indeed there are ample high-quality alternative pathway locations on this site with stunning views that are far less disruptive to wildlife corridors and pose far less safety and liability issues. On a related point, the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the “Environmental Report”) that is referenced in the NSASP, shows the wildlife corridors along the Bearspaw Reservoir and thus supports making the 30 metre strip along same Environmental Reserve without pathways. While indicative and quite accurate, the Environmental Report is based on a computer model, not actual, observed wildlife behavior in all cases, and as a result shows the portion of the wildlife corridor along the Bearspaw Reservoir, but does not adequately reflect that it continues from the reservoir along the boundary of Emerald Bay and Riverside Estates to the golf course, then northerly through the golf course ravines and treed areas, and continuing north through the Municipal Reserve behind 87 Emerald Bay and continuing to the municipal gravel pit and the treed municipal reserve to the east below it and sloping to the Bearspaw Reservoir, and thenceforth northwesterly along the trees and cover along the Bearspaw Reservoir/Bow River. I have sent photos to Ravi Siddhartha and Dominic Kazmierczak in the County’s planning department demonstrating these well-worn wildlife corridors and can send more if you wish (photographs and resident sightings of wildlife using the corridors are more reliable than a computer model). I have also confirmed same with the author of the Environmental Report, that the reason parts of this wildlife corridor may not be shown on the golf course is that for the purposes of the report they assumed the golf course and gravel pit were not passable, however the author is satisfied that the photo evidence I have provided shows that these wildlife corridors exist. As mentioned, these are critical wildlife corridors, so that, as indicated in the NSASP and the Environmental Report, deer, moose, bear, cougar and bobcat, which are very commonly seen travelling through the golf course and that corridor, have a corridor to move through, and don’t end up trapped on the City/south side of the golf course with no way to get to the north side, or vice versa, and end up travelling through residents yards and causing dangerous encounters.

3. Remnant Structure Removal. As noted in the Bearspaw Reservoir Trilateral Task Force Report, there is an unsanctioned boat launch and patio structure at the mini-cove on the reservoir side of this Riverside Estates site, likely constructed by a previous owner of the Riverside Estate site, however still used and maintained by current land owners or invitees of the Riverside Estate site, which should be removed as it will also be a magnet for partying teens and cause issues similar to those experienced with both “the Cove” and the northeast side of the Bearspaw Reservoir by the spillway, and is a huge liability risk to the County and TransAlta with no indemnities or insurance structure in place as, again, it is unsanctioned.
4. Environmental Reserve/Wildlife Corridor along Reservoir minimum 30 metres Wide. The existing plans for Riverside Estates, which dovetail with the proposed NSASP, have along the reservoir the typical 30 metres, except for one notable exception opposite the unsanctioned boat launch and “summer patio” structure noted above. The ER should be made 30 metres wide in that location as well. The wildlife corridor has to be that wide to be effective. Wildlife need the space. The location of the ER is shown in my mark-up below in blue. Emerald Bay Drive should not be extended, as noted in point #1 of my January 28, 2021 email, and hence is crossed out in purple below. The developer and IBI will need to reconfigure the road design to comply with RVC design guidelines and address the concerns as set out in this email chain. Also, the pathway represented by a dotted green line shown below along the reservoir should be moved off the reservoir for the reasons set out in this email – notably the dotted green path at the bottom southeast corner of the plan below heads straight toward the cliffs and south cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.

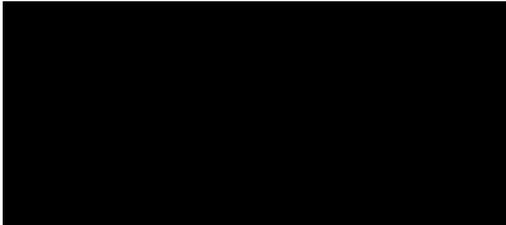


5. Pathways Connection to Active Transportation Network. Section 16.2 of the NSASP provides that: “Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may

be considered.” The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City’s water source at risk, and also would result in the same issues outlined above as illustrated by “The Cove” experience. On Map 08 in the NSASP, the “Future Shared Use Pathways” are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.

I am forwarding further comments below on the Riverside Estates Conceptual Plan, which tie into the NSASP, for context and as further part of this submission.

Kind regards,
Rob and Cris Housman – [REDACTED]



From: Housman, Rob
Sent: Monday, February 1, 2021 3:27 PM
To: RSiddhartha@rockyview.ca; DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Ravi

With respect to point #3 in my January 28, 2021 email, please see attached photographs taken on January 12, 2021 of the north boundary of Riverside Estates, which illustrate my points, namely that a 30 metre strip along the Bears paw Reservoir and a 30 metre strip along the north boundary of Riverside Estates should be designated as Environmental Reserve in order to protect a critical wildlife corridor (instead of permanently blocking and interfering with it as shown in the latest Riverside Estate Conceptual Scheme) from south of the Riverside Estates side, through the Riverside Estates site, then through the golf course and into municipal reserve and the heavily treed south bank of the Bow River beyond it, which is heavily used by deer, moose, bear, cougar and bobcat (which we see often using this corridor, just ask Springbank Links and us local residents).

This also relates to point #1 – the ravine along the north boundary of the Riverside Estates site is a critical wildlife corridor, and should not be blocked by an extension of Emerald Bay Drive southwards, which would block the steep ravine/corridor and be expensive to build. Rather, the public access to Riverside Estates should be from the south/Calling Horse Drive side.

You will note that the Wildlife Corridor referenced in the North Springbank Area Structure Plan was based on data entry and computer models, not actual physical verification or observation in most cases. It is surprisingly accurate, but not as accurate as field observations, like these photographs, and knowledge of local residents.

I have videos taken on my iPhone which show and narrate the location of the wildlife corridors in relation to the Riverside Estates site, proposed extension of Emerald Bay Drive, Springbank Links golf course, and Municipal Reserve and wildlife corridors to the north. Do you have an iPhone or android mobile number that I could send same to you?

Thanks again,
Rob



From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Monday, February 01, 2021 1:13 PM
To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, will go through.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

Please note, our office will be closed to public access as of December 7 until further notice. Staff are working remotely. Please visit our webpage for further details: <https://www.rockyview.ca/covid19>

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2
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From: Housman, Rob [REDACTED]
Sent: February 1, 2021 12:01 PM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thanks, Ravi. Hope you're having a great day too.

With respect to point #1 in my email January 28, 2021, noting that a second emergency access is required, as you know, fire requires a secondary access after 200m (max length of a single access road as per City of Calgary Design Guidelines which Rocky View County uses):

Roads – A. General Information

3) Dead Ends and "P" Loops Any public roadway that comes to a dead end in a proposed subdivision must have a cul-de-sac with sufficient turning space for vehicles. See diagrams on pages 23, 24 and 25.

If the cul-de-sac is required for buses turning around, a minimum radius of 15.5 m shall be provided. When a post and cable fence is ROADS - 22 - required, such as with a temporary turnaround, a radius of 18.5 m is required.

The maximum allowable length of a cul-de-sac is 200 m measured from the centreline of the intersection to the start of the bulb. Alternate emergency vehicle access is required for a cul-de-sac that exceeds 200 m in length.

The maximum length of the stem portion of a "P" Loop shall be 200 m. Alternative vehicle access is required within the stem if the length of the stem exceeds 200 m. It is recommended that a median be constructed in the stem portion of "P" Loops wherever possible.

Refer to Design Guidelines for Development Site Servicing Plans for additional requirements for emergency access through a P-Loop to private multi-family, commercial and industrial sites.

On a separate but related topic, the requirement of this emergency access (and the related utility right of way or easement for same) to the current cul-de-sac at the south end of Emerald Bay Drive provides the perfect opportunity to extend a connection from Riverside Estates to Emerald Bay Estates for the Fibre Optic high speed internet that will no doubt be installed in Riverside Estates. We discussed with Andrea Bryden and the County at our meeting on July 29, 2020 and IBI gave us the impression it would not be difficult or an issue for those fibre optic lines to be run to at least the border of Emerald Bay and we could talk to service providers about how to then distribute to residences in Emerald Bay. We need to continue that dialogue with Riverside Estates and ensure that appropriate arrangements are coordinated with Riverside Estates and the service provider(s). Good planning on this front will cost Riverside Estates little or nothing and make a huge difference, and will be aligned with RVC's mandate to provide better highspeed internet to the County and its residents.

Kind regards,
Rob



From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Monday, February 01, 2021 9:27 AM

To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, shall go through and revert. Have a wonderful day.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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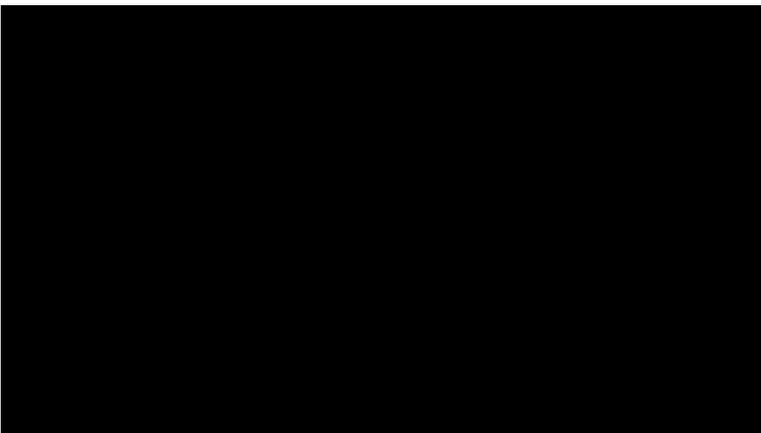
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From: Housman, Rob [REDACTED]
Sent: February 1, 2021 9:15 AM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Domenic

Attached is the Bearspaw Reservoir Trilateral Task Force Consensus Report referenced in my email below. If you look at the feature photo on the cover, you will see that the Riverside Estates site is in the background!

Can you find out who at RVC lead its involvement in this Report, and put me in touch? Also, who at the City of Calgary and TransAlta? Thanks very much.



From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Friday, January 29, 2021 12:54 PM
To: Housman, Rob [REDACTED] <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,
I hope you are doing well.

Thank you for your comments and bringing us up to date with things. I do apologize for being new to this file and would be happy to have a conversation with you.

I'll try and reach out to you today afternoon.

Thanks and take care.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

Please note, our office will be closed to public access as of December 7 until further notice. Staff are working remotely. Please visit our webpage for further details: <https://www.rockyview.ca/covid19>

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 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

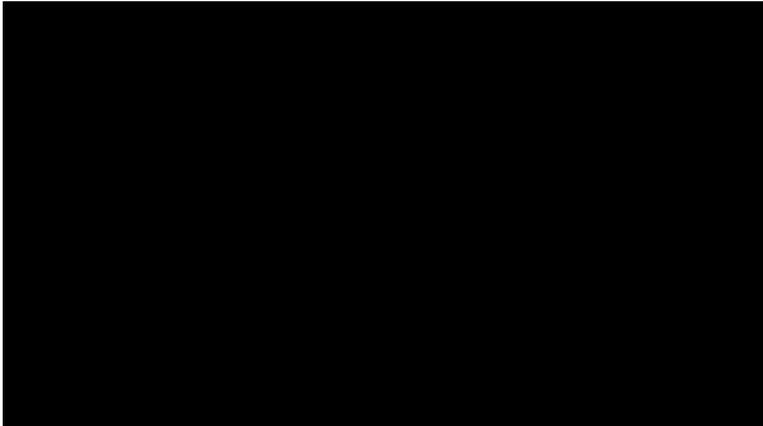
properly, there is no road shoulder and the road edge is irregular and it has not alleviated the danger inherent in the blind hairpin.

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



From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Thursday, January 28, 2021 4:54 PM
To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,
I hope you are doing well.

Thank you for your email. I shall discuss with Dominic and revert. I've recently joined RVC and will be able to provide more information as soon as its with me.

Thanks again and you take care.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

Please note, our office will be closed to public access as of December 7 until further notice. Staff are working remotely. Please visit our webpage for further details: <https://www.rockyview.ca/covid19>

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From: Housman, Rob <[REDACTED]>
Sent: January 28, 2021 4:39 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Ravi Siddhartha <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn <[REDACTED]>
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Among other things discussed at our meeting this summer, IBI undertook to email and contact me respecting the road plan and the issues discussed at the meeting, however that has not occurred.

Our comments should not fall through the cracks, due to Andrea's departure from the County, we should be given the opportunity to provide comments on the updated proposed Conceptual Scheme, before Administration sends comments back to the applicant.

I look forward to hearing from you.

Thanks again
Rob



From: Housman, Rob
Sent: Thursday, January 28, 2021 4:24 PM
To: 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn <[REDACTED]>
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Dominic and Ravi

I was dealing with Andrea Bryden respecting comments on the Riverside Estates Conceptual Scheme, we met at the County offices with a number of Emerald Bay residents this summer, and I understood that the County would be taking into account our comments. Has that occurred?

Can we discuss before you send in your comments to the applicant? I am at [REDACTED].

Thank you
Rob



From: Van Mierlo, Lynn [REDACTED]
Sent: Thursday, January 28, 2021 3:02 PM
To: Housman, Rob [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Rob – see email below for update.

From: DKazmierczak@rockyview.ca <DKazmierczak@rockyview.ca>
Sent: Thursday, January 28, 2021 2:58 PM
To: Van Mierlo, Lynn [REDACTED]
Cc: RSiddhartha@rockyview.ca
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Lynn,

Sorry I missed your call yesterday. Please contact myself and my colleague Ravi Siddhartha on matters relating to this file. Both Ravi and I will be working on this application following Andrea's departure from the County.

No date has been set and we will be sending updated comments on the Conceptual Scheme, together with intermunicipal comments from The City of Calgary to the applicant by the end of this week for their review.

Thanks,

DOMINIC KAZMIERCZAK
Manager | Planning Policy

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From: Van Mierlo, Lynn [REDACTED]
Sent: January 28, 2021 2:27 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Housman, Rob [REDACTED]
Subject: [EXTERNAL] - Riverside Estates Conceptual Scheme

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Good afternoon, I am following up on my voicemail message of yesterday. We are looking for the name of the RVC Planner and their contact information respecting the above matter Andrea Bryden is no longer involved. We are wondering when the Riverside Estates CS will be heard by Council and do not see it listed for February 2nd or February 16th Special Council Meetings.

Thank you.



North Springbank ASP Bylaw C-8031-2020
Public Hearing – February 16, 2021
Rocky View Forward – Comments

The proposed North Springbank ASP appears to largely ignore input from local residents. This ASP will guide future development in their community. To ignore their input is unacceptable. The future laid out in this ASP bears little resemblance to the tranquil, rural country residential community that attracted people to choose Springbank as their home.

Splitting the Springbank ASP

The County has an obligation to represent the interests of its residents. This ASP fails to do that. One of its major failures was Council's decision to split the North and South Springbank ASPs into separate plans. Council explicitly directed Administration to seek input on this issue. Residents overwhelming indicated that they want one ASP for their one community.

The County's updates on the ASPs state that they were split "to better capture the distinct character and goals for the north and south areas of Springbank". If that assertion was valid, one would expect to find some variation in the goals and objectives for the two ASPs. Instead, their goals and objectives are identical, with the one exception of a goal encouraging orderly business development having been added to the North Springbank ASP.

This leaves the critical question of why the ASPs were split unanswered – a question heightened by the apparently arbitrary dividing line between the North and South ASPs. One might understand a division along the Trans-Canada highway or even one quarter section south of the highway to keep the highway corridor in one ASP. However, a line that fluctuates between and three quarter sections south of the Trans-Canada, with no explanation, defies understanding and leaves one wondering about unidentified ulterior motives.

Inconsistencies & Errors in the ASPs

The 1st reading versions of both the North and South Springbank ASPs are riddled with errors. There are innumerable incorrect cross-references, maps with incorrect legends, maps in the incorrect ASP, etc. These errors make evaluating the ASPs more difficult and demonstrate a disturbing lack of professionalism.

Does the County intend to introduce a massively amended version at the public hearing for 2nd reading? When will residents be given an opportunity to review any such "corrected" document?

COMMENTS SPECIFIC TO THE NORTH SPRINGBANK ASP

Vision

The sentiments in the ASP's Vision are consistent with input from residents. Unfortunately, the ASP's actual policies largely fail to deliver on this vision.

The Vision promises that the ASP "will principally offer a tranquil rural lifestyle". The land use strategy, however, proposes to significantly increase residential densities from the now standard 2 - 4-acre parcels to an average density of 1.18 units per acre. To move to this from the current 0.25 - 0.5 upa will require substantial higher density in all new development. It is not clear how the "tranquil rural lifestyle" can possibly be retained.

The Vision also asserts that "transition from urban development in Calgary will be effectively planned to ensure compatibility with Springbank's unique character". The continual expansion of "urban interface areas" with each successive iteration of these ASPs raises serious doubts about the veracity of this statement. Proposing to mimic urban densities in these areas does not provide any transition, nor does it do anything to ensure compatibility with the existing Springbank community.

Goals

The goals emphasize the importance of "orderly development" and "fiscal sustainability through rational extensions of development". These are valid goals; however, there are no policies that ensure these goals can be met.

There are no policies to encourage infill development before fragmentation in currently undeveloped areas. The only response Administration was able to provide to support this goal is an expectation that servicing will dictate the order of development. Given the flexibility provided for stand-alone communal systems, servicing constraints are unlikely to provide much, if any, "orderliness" to development.

Section 6 - Land Use Strategy

The North Springbank ASP at full build out is expected to have a population of 17,890 residents plus the 4,629 residents the Servicing Strategy identifies as the anticipated population for the Future Expansion Area - a total population of 22,519.

In contrast, the last regional population projections from the Calgary Metropolitan Region Board (CMRB) predict Rocky View's total population to increase by about 8,000 in the next decade and by about 17,000 over the next twenty years.

The only way to reconcile these two sets of population numbers is to assume that the North Springbank ASP must anticipate that it can plan appropriate land uses for an extraordinarily long period of time. However, that assumption is inconsistent with information the County provided to its traffic consultants. The Springbank Network Analysis prepared by the Watt Consulting Group states that full build out of both the North and South Springbank ASPs is anticipated by 2040.

Policy 6.1 & 6.2 states that local plans “must be prepared” for all residential development, other than first parcels out. Is it really the ASP’s intention to require a local plan for the subdivision of one 4-acre parcel into two 2-acre parcels? Possibly, exclusions to this blanket requirement are in the referred to Section 29 which does not appear to exist.

Section 7 – Residential

This section states that single family homes will be the dominant housing style; but goes on to indicate that “other housing types and densities” will be permitted “in keeping with the rural character”. No explanation is provided for how “other housing types” can possibly be consistent with a rural community. Semi-detached houses, townhouses and/or apartments are all urban housing not rural.

Policy 7.1 requires that development “shall be in accordance” with Map 5 – the land use strategy map. However, there are a number of policies later in the ASP that provide flexibility. How will these conflicting policies be reconciled? An attempt to do this appears to be part of Policy 7.3 – some cross-referencing would be useful.

Built-Out Country Residential

This section defines “built-out” parcels as those that are 3.5 acres or less. This appears to leave all existing 4-acre parcels as in-fill country residential properties. How can this be reconciled with the repeated assurances in the ASP that it will “preserve the rural lifestyle”?

Country Residential

Policies 7.8 & 7.9 makes traditional country residential development (2 – 4-acre parcels) a permitted land use only when it can be demonstrated that cluster residential development isn’t viable. This is completely contrary to the input provided by residents during the preparation of this ASP.

The 2 – 4-acre country residential parcels are what defines Springbank’s “unique character” – something the ASP claims it will maintain. This policy appears to do the exact opposite.

Infill Country Residential

Infill country residential development will permit 1-acre parcels so long as acceptable communal servicing is provided. How can infilling an area of 2 - 4-acre parcels with 1-acre parcels “preserve the rural lifestyle” of the existing country residential parcels adjacent to this infill development?

Cluster Residential

Cluster residential development accounts for 31% of the land area in the North Springbank ASP. This completely ignores input from residents who indicated strongly that cluster residential was not a preferred development style except for special purpose uses such as seniors' housing.

The ASP assumes that cluster residential development will provide servicing efficiencies and, thereby, address serious concerns about the importance of adequate servicing for any higher density development. However, the Servicing Strategy assumes that piped water/wastewater utilities will only be provided for a fraction of the cluster residential development in the North Springbank ASP.

Cluster residential development, therefore, will be permitted to use communal wastewater systems that dispose of its treated sewage on-site while piping in potable water. Permitting the continuation of this water imbalance at higher densities than under the existing Springbank ASPs will exacerbate high water table and flooding issues.

Cluster residential development is presented as an attractive option because of the higher proportion of open space it provides relative to traditional country residential development. The ASP refers to the open space in cluster residential developments as “publicly accessible”. The ASP, however, assumes that cluster developments will be managed by homeowner associations (HOAs) and that the open space in these developments will be owned and managed by the HOAs.

Typically, land owned and managed by HOAs is not accessible except to residents within the HOA. There are no provisions in the ASP to indicate how the County can or will “force” HOAs to make their open space publicly accessible. Given this, it is highly misleading to present the open space in cluster residential development as a benefit to the entire community. Instead, cluster residential development will transform Springbank's welcoming, open character into enclaves of private communities.

Policy 7.39 - 7.40 provide for basic cluster residential development, at 1.5 upa, which is higher density than traditional country residential or even the 1-acre infill country residential. Then **Policy 7.41** provides for density bonuses that will be able to increase cluster residential development density to 2.0 upa. These are densities that should not be allowed without full water/wastewater

servicing from a regional utility. Permitting these densities with treated wastewater released on-site is not environmentally sound.

Institutional & Community Services

It is not clear why this section is part of the residential development section in the North Springbank ASP. This section reinforced the irrationality of splitting the ASPs since it talks about the importance of the community core that is not even in this ASP.

Policy 7.44 clearly needs to be redrafted since it refers to the community core, which is not part of the North Springbank ASP.

Policies 7.43 and 7.45 are in direct conflict with each other - either institutional and community services can only be located in the areas identified as such on the land use strategy map, or they can be located anywhere other than built-out and infill residential locations, with appropriate justification. It cannot be both.

Villa Condo Developments

In theory, these are an appealing housing form for seniors' housing. However, given the logical requirement that this type of housing should be located near shopping and services, it is not clear how that can be achieved in cluster residential developments.

Policy 7.50 makes no sense in the North Springbank ASP since it refers to permitting villa condo development in the community core, which is not part of this ASP.

Section 8 – Cluster Live-Work Development

There was no indication in any of the public engagement material that there was any demand for this type of development within Springbank. With proposed densities of 22 upa, this appears to simply be an approach to facilitate higher density development under the guise of providing flexible housing options.

It would be possible to provide greater flexibility for live-work arrangements by modifying the existing home-based business regulations. This approach would be far more consistent with the stated objective of maintaining the rural character of North Springbank. Those individuals who preferred a higher density live-work alternative have the option of living in Harmony where this option already exists.

From a practical perspective, the highly prescriptive policies in **Policies 8.6 – 8.10** may make it difficult for anyone to actually move forward with the live-work concept.

Section 9 – Business

The North Springbank ASP proposes to dedicate almost 1,900 acres to commercial and/or industrial land uses. Another 300 acres are assigned to live-work land uses and an undetermined amount of the land in the hamlet and urban interface areas that will be dedicated to commercial uses.

In total, these will account for at least 20% of the ASP's total area. It is not clear how this can be consistent with the ASP's vision to provide residents with “a tranquil, rural lifestyle”.

The rationale for dedicating this much land to commercial / industrial uses is also unclear. The Industrial Land Needs Assessment and the Commercial & Retail Capacity & Demand reports that were prepared in support of the Springbank ASPs do not support the need for anywhere near this amount of commercial and/or industrial land in Springbank. In fact, these reports indicated that the already-approved business lands in Harmony and Bingham Crossing, plus the land available immediately adjacent to the airport, should be more than adequate to meet anticipated demand for commercial and industrial land in Springbank.

Policy 9.17 states that “heavy industrial uses shall not be supported in the Plan area”. However, **Policy 10.1(b)** permits natural resource development in the Future Expansion Area. Given that there are few industrial activities that are as “heavy” as open pit gravel mining, how can these two policies be reconciled? We realize that aggregate operations are placed into a different land use district than other heavy industry. That does not stop them from being heavy industry.

Business – Transition

Policy 9.28 permits both commercial and industrial development in the business transition land use area. If truly effective protection of these existing residential properties is going to be provided, future development in this area should be limited to commercial only.

Future Expansion Area

Council raised some concerns about the Springbank ASP being too large. Removing the 2,559 acres in the Future Expansion Area that had not been part of the current ASPs would have been a more logical way to deal with this issue than splitting the ASPs into two separate documents. This would also protect the existing agricultural land from fragmentation.

We are particularly concerned that the Servicing Strategy identifies this area for future development at 4 upa. What possible justification is there for this? Proposing such high density at the western fringe of an ASP that is supposed to be protecting a rural lifestyle makes no sense.

Section 11 – Urban and Hamlet Interface Areas

These two land use areas were separated from the Special Planning Areas and Future Expansion Areas, respectively, after public engagement on the ASPs concluded. As a result, there has been no meaningful consultations on these land use areas. The earlier land use area designations provided for much more public engagement before specific land uses were finalized for these areas. The ASP now appears to have prejudged the land uses for these 726 acres.

Urban Interface Area

The Urban Interface Area in the North Springbank ASP doubled in size between the initial 1st reading presentation of the single Springbank ASP and the 1st reading of the split-apart ASPs. How can the appropriate land use policy direction for this land have changed in such a short period of time?

When the southern two quarter sections of this land was part of a Special Planning Area, residents had a higher level of confidence that their voices would be heard in any consultation process around future land uses. The sudden change to Urban Interface Area appears to have been made because the land has been identified as land “expected to develop in the near future”. This conclusion and the resulting reassignment of its land use strongly suggests that specific land uses have already been identified. The highly prescriptive land use descriptions in **Policy 11.1 and 11.2** confirm that suspicion.

That critical step was supposed to be part of the public engagement required for all Special Planning Areas. By changing its land use strategy designation, the North Springbank ASP has removed residents’ ability to provide meaningful input on alternative land uses for the area and, instead, they will be left to comment only on a specific proposal.

Hamlet Interface Area

Based on the prescriptive land use description in **Policy 11.3**, this land use area also appears to prejudge future development in this area.

The ASP states that the Future Expansion Areas were identified to ensure “that the future transition from agricultural land use to business and residential land use is orderly”. Given the significant amounts of undeveloped land elsewhere in the North Springbank ASP, it is unclear what rationale exists to justify removing the Hamlet Interface Area from the Future Expansion Area.

Harmony already exists and is struggling to build out on a timely basis. The land uses being proposed for the Hamlet Interface Area appear to be similar to those in Harmony. There do not appear to be any policies that will ensure orderly development between the already-approved Harmony development and

this area. How can that be in keeping with the ASP's overall objective to encourage orderly development?

Local Plan Requirements

The County's current approach to notification of "area stakeholders" is completely inadequate for consultations on land use changes of the magnitude contemplated in the Urban Interface Area. **Policy 11.5(a)** must be redrafted to ensure broad-based meaningful consultation with the Springbank community.

Policy 11.5(c) requires demonstration of a "satisfactory potable water and wastewater servicing solution" before development can proceed on these lands. What assurances do residents have that "satisfactory" solutions will provide appropriate long-term servicing for the area rather than stop-gap pump and haul solutions for commercial activities?

Section 12 - Transitions

It needs to be pointed out that this section is only required because the ASP is introducing incompatible land uses adjacent to each other. If the ASPs had responded to resident input for how people who live in Springbank want their community to evolve, there would be far less need for this section.

Business-Residential Transition

Policy 12.5 provides a completely inadequate transition setback of 50 metres between residential and industrial uses.

Residential Form Transition

There are no illustrations of what the ASP intends for transitions between adjacent residential communities with differing densities. All the examples illustrate either transitions between residential and commercial/industrial or between residential and agricultural uses. It would be much easier to understand **Policies 12.12 - 12.14** if such examples were provided. There are not any minimum standards for the width of transition setbacks in these policies.

The policies provide no guidance on where these transition areas are to be located. We assume that the expectation is for these transition areas to be part of the property being newly developed. What elements in the local plan requirements will ensure that adequate transitions will actually be provided?

Missing Transition Policies

Section 11 does not provide any guidance for setbacks between the Urban Interface Area and existing country residential developments. This is a serious shortcoming given that those areas are intended to have dramatically more intensive development than the existing country residential developments.

What assurances are there that appropriate setback transition areas will be required for these areas?

Adequate transitions between these high density areas and existing country residential properties is critical. Without these transitions, the densities provided in the Urban Interface Area are completely inconsistent with the ASP's overall objective to protect North Springbank's rural character.

Section 13 - Agriculture

The focus of this section is to support agricultural land uses "until such time as the land is developed for other uses". Treating traditional agricultural operations as a transitional placeholder goes against the strong preferences expressed by local residents. Preserving Springbank's agriculture was a top priority for residents.

Policy 13.8 indicates that agricultural subdivision should not be supported, except for first parcels out or new agricultural uses that are consistent with the County Plan (or the MDP once approved). It is not clear how this restriction will work with the Section's objective to support diversification of agricultural uses, especially the introduction of "contemporary" agricultural uses.

Section 14 - Natural & Historic Environment

The introduction to the section is contradictory. If the North Springbank ASP is actually committed to the introductory statement that "the natural and historic features of Springbank are valuable assets", then it should do more than preserve these "whenever possible". If the environment is important, why does the ASP give development priority over preserving environmental features? Resident input was very clear - preservation of the natural environment and wildlife corridors were high priorities and were unquestionable more valued than facilitating higher density residential development.

Maps 6 and 7 identify key environmental areas and wildlife corridors. These should be set aside as undevelopable land in the ASP. Instead, they are all identified as higher density residential development. The policies in Section 13 are all designed to **minimize** the impacts of development on these critical areas, not to protect the areas.

As a result, a proposed development in compliance with the ASP's land use strategy will be permitted to destroy wetlands (**Policy 14.12**), interrupt wildlife corridors (**Policy 14.5**), build roads in riparian areas (**Policy 14.17**), cut down native woodlands and "replace" them elsewhere (**Policy 14.4**). It is not clear how any of these actions can be portrayed as protecting the environment.

Section 16 – Active Transportation, Parks & Open Space

This section focuses almost exclusively on active transportation – pathways, etc. *Policy 16.1* requires future development to provide “an interconnected system of open space and parks in general accordance with Map 8”. However, Map 8 does not delineate any open spaces or parks; it only identifies future pathways. This suggests that when the ASP speaks of “open space and parks” it is really meaning linear pathways. For most people, these are not interchangeable.

This section completely ignores public river access, park space adjacent to the Elbow River and/or active transportation networks along the river. These were all identified by residents as desirable amenities.

Policy 16.2(d) makes passing reference to open space including “privately owned land that is accessible to the public”. How will the County ensure that this actually occurs? This question is particularly critical given the open space justifications used to promote high density cluster residential development.

Section 18 – Transportation

This section seriously downplays the traffic implications that accompany the residential development planned for the North Springbank ASP. Most people will not read the Springbank Transportation Network Analysis, so will not be aware that it forecasts the need for stop signs at every intersection along Township Road 250 by 2040.

Section 19 – Scenic & Community Corridors

The scenic corridor along the Trans-Canada highway does not extend through the entire ASP. We realize that the scenic corridor stops at the Future Expansion Area. That does not appear to be an adequate rationale for not ensuring that the scenic corridor is protected through this area.

Policy 19.7 states that there are scenic corridor requirements set out in this section and in Section 26, implementation, and Appendix B, local plan requirements. None of these appear to have any specific requirements beyond restrictions on outside storage and vague language about “high quality visual appearances”.

Section 20 – Utility Services

The objectives in this section are laudable. It is in keeping with concerns raised during the public engagement on the ASPs to ensure that servicing options minimize environmental impacts; that the land use pattern is compatible with servicing capabilities; and that potable water and wastewater systems are safe, cost effective and fiscally sustainable. Unfortunately, as will be highlighted below, the actual policies fail to deliver on these objectives.

The ASP asserts that the key objective for its supporting Servicing Strategy was to “determine if a cost effective servicing system(s) that provides efficient, economic and sustainable municipal services to residents is feasible for the Plan area”. The ASP then goes on to state that the Servicing Strategy “determined that there are cost effective and sustainable options”. However, those options provide servicing to less than half of the land within the North Springbank ASP, within the near term. In the full-build out servicing plan, most of the area added in the Future Expansion Area. If the ASP is committed to orderly development, servicing the Future Expansion Area rather than residential elsewhere in the ASP does not make sense.

Policy 20.1 states that utility services should support “an orderly, logical, and sequential pattern of development”. This is a commendable statement; however, it is largely nullified by subsequent policies in this section.

Policy 20.4 states that utility servicing costs “shall be the developer’s responsibility”. Nothing in the ASP addresses how these costs will be financed. Given the magnitude of the construction costs for the proposed regional piped water/wastewater system, it would be useful to provide some policy guidance on this issue. Is the expectation that private developers will front the costs and recoup their investment from future developers or is the expectation that the County will do this and use off-site levies to recoup its investment? Either alternative fits within Policy 20.4, but the implications for County residents are dramatically different.

Policy 20.6 facilitates pump and haul water and wastewater “solutions” for non-residential land uses “on an interim basis until such time as piped servicing is available”. What is meant by “interim” uses is not defined in the North Springbank ASP. However, the South Springbank ASP permits “interim uses” for up to 25 years, this suggests that sub-optimal servicing will be permitted for substantial lengths of time.

Policy 20.10 requires non-residential buildings to have fire suppression systems. It is not clear how this requirement fits with Policy 20.6 which permits use of water cisterns.

Policy 20.12 stipulates that residential parcels less than 2 acres in size must be connected to a piped wastewater system. However, **Policy 20.13** immediately nullifies that requirement by permitting interim solutions where a regional system is not available.

Policy 20.15 permits the use of communal wastewater treatment systems when it can be demonstrated that connecting to the regional piped utility is not cost effective. Given that the Servicing Strategy concluded that regional piped servicing is not feasible for much of the North Springbank ASP, even at full build out, this policy overrides all the apparent intentions to provide environmentally responsible piped wastewater servicing.

Policy 20.18 states that these communal wastewater treatment systems “should” [note, not a mandatory shall] ensure that they “do not create any negative environmental impacts within the sub-basin”. The servicing strategy for most of the cluster residential and infill country residential development in the ASP assumes that potable water will be piped in by private water co-ops and that wastewater will be treated in communal systems with the treated effluent being disposed on-site. This approach results in a build up of water over time – piping it in, but not piping it out. It is unclear how intensifying this approach to the extent necessary to support the planned residential densities can possibly avoid “negative environmental impacts within the sub-basin”.

Policy 20.20 appears to open the door for the County to finance wastewater systems throughout the South Springbank ASP. There are no cost estimates for these systems in the Servicing Strategy. How will it be determined if and when such municipal involvement is appropriate?

Maps 11 and 12 lay out the full build-out servicing plans for piped water / wastewater. Given that the Servicing Strategy does not appear to define the time frames for its near term or full build out systems, this is not particularly useful information. Knowing what the piped servicing intentions were within specific time frames would be much more informative.

Section 21 – Storm Water

This section assumes that North Springbank’s approach to storm water management will remain relatively unchanged – rely primarily on open roadside ditches to move storm water through the area. As residential densities increase and as increased commercial/industrial development occurs, this passive approach to storm water management may become less viable. Has any work been done to investigate alternatives?

Section 25 – Renewable Resources

This section notes that the Springbank area is well located for both wind and solar renewable energy initiatives. The objectives encourage innovative technologies and the use of solar panel systems on rooftops and in agricultural settings.

The actual policies do not address wind-powered electrical generation. Nor do they address the use of stand-alone solar panels on non-agricultural properties. Both of these are issues for which policy guidance would be useful.

Section 26 – Implementation

Phasing

This subsection opens with the statement that “the Plan recognizes that development within the Springbank Plan should progress in a logical and efficient manner”.

Policies 26.8 – 26.10 purport to satisfy this objective as well as comply with Section 633 of the *Municipal Government Act*, which requires ASPs to describe the sequencing of their proposed development. Unfortunately, at a practical, these policies do neither.

If the ASP actually wanted to achieve a logical or efficient phasing of development, it would restrict development outside of the infill country residential areas until these infill areas were built out to a specified percentage, possibly 70 – 75%. Effective phasing would also provide priority rankings for

undeveloped areas and set strict criteria that would have to be met for any development that did not fall within the priority areas.

Instead, **Policy 26.8** states that phasing will be determined by “the availability of efficient, cost effective and environmentally responsible utilities”. However, given that Policy 20.5 permits the use of stand-alone communal wastewater treatment systems throughout the ASP, servicing limitations will not impose any orderliness on development within the ASP.

Policy 26.9 does not provide any sequencing guidelines for infill development beyond a need for some form of water and wastewater connection - a requirement for any development.

This complete lack of effective phasing policies is aggravated by the statement that “future development will be principally driven by market demand”. This statement, in effect, throws the door open for development anywhere within the ASP since the servicing constraints will not impose any orderliness on development.



Karin Hunter
Springbank Community Association
244259 RR33
Calgary, Alberta, T3Z 2E8

December 9, 2020

Reeve Henn (delivered via email to DHenn@rockyview.ca)
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Reeve Henn:

Re: Public Engagement Process Improvements

The Springbank Community Association submits for your review and discussion feedback and recommendations for improved communication with community groups regarding public engagement, developments and planning. The intent of this letter is to provide constructive recommendations to enhance communication and community engagement.

Overall, we believe that community engagement is critical to municipal planning. Community associations and other community groups have important roles to play in the engagement process as we can perform outreach and disseminate information effectively through our communities. Ultimately, we ask Rocky View County to identify key community groups that should be notified of planning items. These groups should be added to distribution lists as interested parties. This is not a difficult or onerous request. Currently, community groups must comb through Rocky View County's website for updates, or receive the information by chance. This results in poor and inconsistent outcomes and unduly burdens volunteers. There are some process changes that can be made at Rocky View County that would vastly improve communication. Better communication with community groups would increase transparency, engagement and trust. Our recommendations are as follows:

Distribute strategic planning projects documents and timelines to community groups (area structure plans, municipal development plans, bylaws updates, etc.).

There are times when we find out about deadlines once they have passed, or are imminent. The average resident is not following Rocky View County activities and looks to their local community group(s) to keep them up to date. We just found out about the December 30, 2020 deadline for comment on the Springbank Area Structure Plans. We did not receive information on the Bylaw survey



until the deadline had passed. We are now receiving Recreation Updates, which is helpful and these are much appreciated.

RECOMMENDATION: Notify community groups regarding any planning documents affecting their areas and general Rocky View County strategic planning documents.

Circulate developments / land-use changes to community groups.

We often hear about proposed new development or land-use changes accidentally. With the massive Qualico development at Old Banff Coach Road, we heard from the developer directly. With the marijuana facility, we heard from an area resident. How is it that we do not hear of these items as soon as they are received? Surely, Rocky View County receives a submission that could be forwarded to community groups in that area? How can the community review and reflect on proposals if we are not aware of them?

RECOMMENDATION: Identify community groups that can participate early in the process. Some groups may share information to the broader community, while others may provide feedback on development proposals. Both roles are important.

Add a public consultation process for new developments earlier in the review process.

The public needs an opportunity to comment on developments before they move too far into the planning process. We observe that developers and the County expend significant time and cost on preparing / reviewing proposals. We believe that a limited public comment period when developments are first submitted is a missing step in the process. The public often can point out challenges and resident concerns (traffic, lighting, pathways, parks, access, servicing) that will change various aspects of the development. Why not bring these concerns up earlier to reduce the necessary re-work by all parties?

RECOMMENDATION: With each new proposal, immediately distribute information to the local communities via key contacts, social media and safe and sound messaging. The letters received by directly affected landowners are too small a distribution list.

Notify community groups of road changes, closures and upgrades.

We were not notified of the proposed speed limit changes on RR31 and only happened to see the signs. We usually find out about work on roads as it happens, not before. This is a lost opportunity to build trust within communities.



RECOMMENDATION: Notify community groups regarding proposed road or utility work, traffic studies, etc. or other transportation changes within the local area.

Notify community groups of Rocky View County events.

Rocky View County offers great programs, from bees to septic sense. Again, community groups can help to promote these events within the local area. As well, Rocky View County hosts events, such as Stampede events and tours of local farms. These are great programs that should be communicated.

RECOMMENDATION: Notify community groups of programming updates and upcoming events.

We trust these recommendations are useful. We are happy to discuss any or all of the above items further and we look forward to improved communication between community groups and Rocky View County.

Regards,

Karin Hunter
President, Springbank Community Association

CC: Al Hoggan, SCA Board, Kim Mckylor, Kevin Hansen, Chrissy Craig (Langdon Community Association)

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Subject: FW: [EXTERNAL] - North Springbank ASP
Date: January 28, 2021 5:30:58 PM

MICHELLE MITTON, M.SC
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Linda Kisio [REDACTED]
Sent: January 28, 2021 2:20 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - North Springbank ASP

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

Hello

I am strongly opposed to the North Springbank ASP that is being presented.
As, written the proposal would allow for the development of land that we back on to.
I DO NOT want an auto development or any other commercial development behind us.
This would greatly affect the value of our property!
We moved to Springbank in Rocky View County, to live in a country atmosphere.
There is no precedent set for commercial development in this location. We do not need to start now.

Thank you,
Kelly and Linda Kisio
96 Springland Manor Crescent
Calgary, Alberta T3Z 3K1

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: February 3, 2021 3:30:09 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Arlene Vermey

Sent: Wednesday, February 3, 2021 3:27 PM

To: Legislative Services Shared ; Division 2, Kim McKylor

Subject: [EXTERNAL] - BYLAW C-8031-2020 North Springbank Area Structure Plan

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

Bylaw C-8031-2020 - A Bylaw of Rocky View County to Adopt the North Springbank Area Structure Plan

File Number: 1015-550

Name: Arlene Vermey

Address: 170 Emerald Bay Drive

I am sending this email to inform you that I oppose Bylaw C-8031-2020 - North Springbank Area Structure Plan.

My apologies that I have not had time to fully review the NASP, but will provide a few comments:

A couple of examples of errors are:

Map #4 Page 10, by the development of Emerald Bay Estates (Plan 9310786 Block 1 Lot 1 to Lot 20), along these acreages, it shows that the Bow River, a water way, is considered as Agriculture lands. It also shows property that is not owned by Rockyview County, but by the City of Calgary as Agricultural land. This is the City of Calgary's Bearspaw Legacy Park.

Map #5 shows that the Springbank Links Golf Course is being considered as a Clustered Residential Development. I am concerned with this as the Emerald Bay Water & Sewer Co-op Ltd. currently has an easement to dispose of the residential and golf course clubhouse effluent. This would reduce the size of the area that is required to spray the effluent on to the golf course lands.

A Public Pathway along the Bearspaw Reservoir/Bow River, on the Southside, would interfere with the Wildlife Corridor that exists. There are numerous types of wildlife that use this corridor to travel, such as moose, bobcats, black bears, cougars, deer and coyotes. By putting a pathway here, the wildlife would be limited as to where they would be able to travel and may get trapped with nowhere to go. This may cause dangerous encounters for the public and their pets who travel these pathways.

Regards,

Arlene Vermey

To: Rocky View County Councillors

Re: North Springbank Area Structure Plan (ASP)

January 10, 2020

I am writing to request that the North Springbank ASP be rejected.

My reasons for requesting rejection are:

1. The plan does not fit with the County Plan where Rocky View County remains primarily a rural area.
2. There is no land use strategy within the plan that covers agriculture. The ASP envisions all land to be developed into a variety residential and commercial land uses.
3. In Section 20, Map 11 outlines proposed water pipelines and a new reservoir. ISL Engineering's Springbank ASP Servicing Strategy for water and wastewater (covering both North and South Springbank ASPs as one ASP) anticipates one of the primary water sources for all the proposed development is the Harmony Water treatment plant. I believe that the Harmony water license is only for the exclusive use of Harmony. Prior to council approving this ASP, approval must be obtained from the Alberta Government that part of the allocation from this water license can be traded or extended to cover (South) Springbank.
4. According to ISL Engineering, there will need to be upgrades to the Harmony water treatment plant, a new water reservoir and new main line water pipes, the total costs for both Springbank ASPs for full build-out is anticipated to be \$341 million (ISL 2020). Even with a phased implementation, the following questions need to be answered:
 - a. Who will cover these costs? This is not clear at all.
 - b. Is it reasonable for Rocky View County to base the ASP on the ISL strategy?
 - c. Will the taxpayers of Rocky View County have to pay these costs?
5. In Section 20, Map 12 outlines proposed wastewater pipelines and lift stations. ISL Engineering's Springbank ASP Servicing Strategy for water and wastewater (covering both North and South Springbank ASPs as one ASP) anticipates one of the primary wastewater treatment plants will be the Harmony wastewater treatment plant. The total costs for both ASPs for full build-out is anticipated to be \$229 million covering pipelines, lift stations and upgrading the Harmony wastewater treatment plant (ISL 2020).
 - a. Who will cover these costs?
 - b. Is it reasonable for Rocky View to base the ASP on the ISL strategy?
 - c. Will the taxpayers of Rocky View have to pay these costs?
6. All public consultation was based on there being just one ASP for Springbank. As well, all technical and back-up documents (e.g., the ISL water and wastewater servicing strategy, and the transportation plan developed by Watt Consulting group), address just one Springbank ASP.
7. As stated above, this ASP does not fit with the County Plan. Rocky View County, the city of Calgary and the environment would be better served by an ASP that encourages hamlet development like Harmony, rather than the massive urban sprawl that is encouraged in this ASP.

I look forward to Rocky View County Council rejecting this ASP and requesting one new ASP for all of Springbank be developed, with a focus on selected hamlet development (including the completed build-out of Harmony), with feasible water and wastewater strategies for the hamlet(s). The costs of servicing

the hamlets would be dramatically lower than what this ASP proposes. This would enable preserving the rural nature of Springbank and Rocky View County by including agricultural lands and some rural residential infill along with the hamlets.

John F. Bargman

178 Artists View Way
Calgary, Alberta T3Z 3N1

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Re: objection to Springbank ASP's and MDP
Date: February 3, 2021 1:16:45 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Debbie Mckenzie

Sent: Wednesday, February 3, 2021 1:12 PM

To: Legislative Services Shared ; Jessica Anderson

Cc: Dominic Kazmierczak ; Michelle Mitton ; kevin.hansen@rockyview.ca; Division 2, Kim McKylor ; Division 1, Mark Kamachi ; Division 4, Al Schule ; Division 5, Jerry Gautreau ; gboehike@rockyview.ca; Division 7, Daniel Henn ; Division 8, Samantha Wright ; Division 9, Crystal Kissel ; transportation.minister@gov.ab.ca

Subject: [EXTERNAL] - Re: objection to Springbank ASP's and MDP

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

Dear Rocky View Planning & Council Members,
I am a resident of the Springbank area, and would like to address the following

RE:

BYLAW C-8031-2020 North Springbank Area Structure Plan
BYLAW C-8064-2020 South Springbank Area Structure Plan
Municipal Development Plan Bylaw C-8090-2020

Plans should not be approved without prior demonstrated assurance of sufficient and adequate infrastructure, including water (potable water supply & wastewater treatment), transportation (traffic impacts & roads capacity), and rationalized sustainable limits to total development. Simply allowing multiple developers to plan independently is a disaster waiting to return to the County for resolution of future discrepancies or inadequacies, where the responsibility to rectify any problems will surely rest with RVC Council and its constituents (i.e., voters).

Critical issues include:

1. Proposed development plans indicate that no water or sewage plans or licenses have been approved. The ASP seems to indicate there will be water, but not how or from where, and taxpayers will pay for whatever water systems the developer chooses, but initially water & sewage can be trucked in? Plans refer to piped water from Harmony, but that license stipulates it is for Harmony alone. Water is already over-allocated in the Bow River basin and shortages will only increase as environmental and climate conditions change, even more so if SR1 goes ahead in the

absence of a dam that can hold water for later use.

2. The existing "country residential" definition of 2 acres, seems to have been changed to 1 acre or smaller, with repeated areas of "cluster residential" of .5 acre. However the 2 acre minimum reflects a size that can be managed with on-site septic systems. A viable and sustainable system for treating wastewater should be required by Rocky View County prior to approval.

3. These development plans will significantly increase the traffic on Old Banff Coach Road. Old Banff Coach Road has been drawn on some of these plans as having four (4) lanes, even with signalized traffic lights. It is a narrow historic highway, already carrying far more traffic that it was designed for and prone to repeated accidents due to difficult curves, with many hidden driveways and connecting roads. It would appear that some homes will have to be acquired and destroyed to allow for this. A comprehensive traffic impact assessment should be required before permitting any expansion of this road, as well as a guarantee that Rocky View County and its residents will not be on the hook for financing any road improvements, mitigations or remediation measures now or at any time in the future. Further, any approval by RVC of land developments that will impact areas of provincial jurisdiction (i.e., Old Banff Coach Road) should have prior agreement from the Ministry of Transportation, Government of Alberta.

Sincerely,

Deborah McKenzie

206 Artists View Way

From: [REDACTED]
To: [Jessica Anderson](#); [Dominic Kazmierczak](#); [Legislative Services Shared](#); [Michelle Mitton](#); [kevin.hansen@rockyview.ca](#); [Division 2, Kim McKylor](#); [Division 1, Mark Kamachi](#); [Division 4, Al Schule](#); [Division 5, Jerry Gautreau](#); [gboehike@rockyview.ca](#); [Division 7, Daniel Henn](#); [Division 8, Samantha Wright](#); [Division 9, Crystal Kisse](#)
Cc: transportation.minister@gov.ab.ca
Subject: [EXTERNAL] - objection to Springbank ASP's and MDP
Date: February 2, 2021 2:45:49 PM

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

Dear Rocky View Planning & Council Members,

As a long-term resident and constituent of the Springbank area, I am writing to present my and my family's strong objections to the changes being proposed for the below 3 plans. I feel we are speaking for North & South Springbank due to the new changes to the map taking parts of North Springbank south of Highway 1.

RE:

BYLAW C-8031-2020 North Springbank Area Structure Plan

BYLAW C-8064-2020 South Springbank Area Structure Plan

Municipal Development Plan Bylaw C-8090-2020

Plans should not be approved without prior demonstrated assurance of sufficient and adequate infrastructure, including water (potable water supply & wastewater treatment), transportation (traffic impacts & roads capacity), and rationalized sustainable limits to total development. Simply allowing multiple developers to plan independently is a disaster waiting to return to the County for resolution of future discrepancies or inadequacies, where the responsibility to rectify any problems will surely rest with RVC Council and its constituents (i.e., voters).

Critical issues include:

1. Proposed development plans indicate that no water or sewage plans or licenses have been approved. The ASP seems to indicate there will be water, but not how or from where, and taxpayers will pay for whatever water systems the developer chooses, but initially water & sewage can be trucked in? Plans refer to piped water from Harmony, but that license stipulates it is for Harmony alone. Water is already over-allocated in the Bow River basin and shortages will only increase as environmental and climate conditions change, even more so if SR1 goes ahead in the absence of a dam that can hold water for later use.
2. The existing "country residential" definition of 2 acres, seems to have been changed to 1 acre or smaller, with repeated areas of "cluster residential" of .5 acre. However the 2 acre minimum reflects a size that can be managed with on-site septic systems. A viable and sustainable system for treating wastewater should be required

by Rocky View County prior to approval.

3. One of the proposed developments is a planned auto mall at 101st Street. That would be a huge water user and is sure to generate a huge amount of traffic on Old Banff Coach Road, as well as Springbank rd – significantly more traffic than at present with potential for even more accidents and casualties than are experienced on these roads currently. Also there is already a competitive auto mall, only 15 minutes north of this location, once Stoney Trail connects, which suggests that the future for the proposed development will be either non-viable by the time it is constructed, or it may be subject to obligations for RVC to mitigate negative economic impacts as a result of its approval.

4. This piece of land at 101st has a deep natural gully, not a flat area, so is unsuitable for intensive development without considerable landfill and disruptions to overland stormwater flow and wildlife passage. It is a major wildlife corridor, used continuously by many animals large and small. Auto malls are known to be huge water consumers, yet there are no water licences for this area & the water table is deep as well as in short supply, not to mention that no new water licenses are available in all of the South Saskatchewan River basin.

5. These development plans will significantly increase the traffic on Old Banff Coach Road. Old Banff Coach Road has been drawn on some of these plans as having four (4) lanes, even with signalized traffic lights. It is a narrow historic highway, already carrying far more traffic than it was designed for and prone to repeated accidents due to difficult curves, with many hidden driveways and connecting roads. It is also frequently used to detour highway traffic following accidents on Highway 1. A comprehensive traffic impact assessment should be required before permitting any expansion of this road, as well as a guarantee that Rocky View County and its residents will not be on the hook for financing any road improvements, mitigations or remediation measures now or at any time in the future. Further, any approval by RVC of land developments that will impact areas of provincial jurisdiction (i.e., Old Banff Coach Road) should have prior agreement from the Ministry of Transportation, Government of Alberta.

I implore you: Do not approve these plan changes at council on Feb 16, 2021. Thank-you for your consideration. I will be pleased to participate in additional community engagement as planning for the Springbank area progresses.

Sincerely,

Moire & Jeff Dunn

213 Artists View Way

To: legislativeservices@rockyview.ca

CC: J Anderson, Planning janderson@rockyview.ca

Subject: **BYLAW C-8031-2020 North Springbank Area Structure Plan**

- Original Springbank ASP split into North and South ASPs

Regarding the RVC document “**UPDATES SINCE FIRST READING**”:

Splitting of the draft Springbank ASP into two plans

July 28, 2020 – *“In response to first reading discussion and feedback, Administration split the draft (Springbank) ASP into two plans **to better capture the distinct character and goals for the north and south areas of Springbank.**”*

What was reported from the July 28, 2020 Council meeting was that **Div. 2 Councillor Kim McKylor asked for the ASP to be split because “it is just too big”**.

Her request was contrary to what Springbank residents had asked for, which is **to treat Springbank as one community with one ASP**. However, in the Updates Since First Reading, the justification given is **“to better capture the distinct character and goals for the north and south areas of Springbank”**. Furthermore, the borders of the split ASPs have NOT been drawn in a logical way (e.g., along TransCanada Hwy) but have been very carefully drawn to include most undeveloped land and existing commercial land into the North ASP; and mostly existing residential areas in the South ASP.

What is the purpose of this obvious manipulation of developed versus undeveloped lands?

I suggest that RVC should take out *Future Expansion Areas 1 and 2* from the North ASP, then both ASPs could be returned to one ASP.

- **Withdraw both ASPs due to GROSS ERRORS and MISLEADING REFERENCES in a POLICY document**

These ASPs fall far below the standard that qualifies for public engagement or for policy documents. The North ASP is riddled throughout with many errors (noted in the questions and comments below). I consider it to be an insult to Springbank residents that RVC has published these ASPs without having them edited, proof-read or references checked. I believe that the broad extent of these errors renders the ASPs invalid for RVC residents to review (since so many references are wrong). It also gives RVC residents very low expectation of the accuracy of the contents.

The ASP document authors and their project manager should be embarrassed to have published this for residents without basic document checks having been done. The wrong references make it impossible for the reader to follow up. The document speaks loudly about how little the RVC administration respects residents with the information it provides to them. There is NO care or accuracy in the presentation this ASP document.

There is also serious inconsistency in both plans, sometimes referring to “Springbank”, sometimes “North Springbank”, sometimes “South Springbank” in contexts where it is obvious that a specific area is being referred to. It is very different to make statements about the whole of Springbank vs. North or South.

As such I demand that these ASPs be withdrawn and thoroughly revised before being published again. At that time, Springbank residents will be able to fully evaluate them. Currently, these misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

RVC needs to provide online links to external documents referenced and add a separate page of all the external document links. It is not enough just to provide the document name – readers want to be able to look at them to verify the reference and get more information.

- Notification of affected residents

The current process that RVC uses to notify “area stakeholders” is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified.**

North Springbank ASP (fall 2020 draft) - comments

The most important enabler of development is the **availability of potable water**. Without water, there can be no development on the scale proposed in the ASPs. There appears to be no or insufficient sources of drinking water to provide the scale of development proposed in the ASPs.

SECTION 20 UTILITY SERVICES

Pg 80 “Map 11: Water Servicing and Map 12: Waste Water Servicing depict ***the most feasible utility system at the time of Plan writing***. The final utility system will be determined as part of the local plan preparation.”

The proposals for utility services are part of a “***technical assessment***” (by ISL engineering) and simply represent “***the most feasible utility system at the time of Plan writing***”.

“The final utility system will be determined as part of the local plan preparation.”

This is a **NON SEQUITUR** – if it’s not the **BEST** choice after the technical assessment, rather than just “***the most feasible***”, it is not magically going to become the best solution at the local plan stage. Will there be a further assessment by ISL Engineering (or others) prior to the North (and South) ASPs being finalized? To be paid for by developers, not taxpayers.

20.11 “All water systems serving developments within the Springbank Plan area” – should that not refer to the North ASP?

20.12 “Residential lots less than 1.98 acres in size shall be serviced through a piped or regional waste water treatment system.”

This confirms that the utility services system must be solved and infrastructure provided before any new higher density residential can be proposed, which has not been done in this ASP or technical documents.

20.13 “Where a regional waste water treatment system is not available, *interim methods of sewage disposal* may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment.”

“Interim methods” likely include trucking out sewage and/or sewage ponds and/or surface spraying of sewage, none of which are acceptable for the health and safety of surrounding Springbank residents.

20.14 What is “PSTS”? – no definition provided

20.17 “Future piped systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point.”

This appears to be an open invitation to developers to build whatever system they choose and RVC taxpayers will pick up the ongoing costs later.

20.20 “The *Municipality reserves the right to provide or assist with the provision of a waste water collection, treatment, and disposal system within the North Springbank area.*”

As above, it would appear that RVC is willing to use public money to pay for water systems for private developments. I and other Springbank taxpayers do not agree with this approach.

Map 11 shows “Proposed Water Lines” and “Harmony Water Lines” – there are no existing Harmony water lines in this area, so why are the water lines not shown as PROPOSED? Misleading omission.

Why does this map show Calalta Service Areas but NO Harmony service areas?

Does Harmony have ANY service areas within the North ASP (outside Harmony)?

The *Springbank ASP Servicing Strategy* report by ISL Engineering states:

3.1.3 “the **full build-out** of the focused service area requires a potable water volume of 26,340 m³ /day ..., equivalent to **9,613,925 m³ /year**, to make the development viable. The **near-term service** area requires a potable water volume of 11,065 m³ /day, equivalent to **4,038,801 m³ /yr.** ... It is important to note that the annual surface volume within the overall Study Area accounts for larger water users such as the Rocky View Water Co-Op Ltd. and Harmony Development Inc; **therefore, availability of water licenses would need to be confirmed to accommodate the volumetric demand.** The required volume would be the largest annual volume in the Springbank area.

It should also be noted that the volumes above are for total diversion quantity allowable for each license compared to the volume currently being diverted under each license.

4.1.1 Harmony Water Treatment Plant Stage 1 of the Harmony WTP has been **constructed to accommodate a population of 6,768** with an average day demand (ADD) of 2.3 ML and a maximum day demand (MDD) of 5.1 ML. Based on 2018 census information, the population is currently 249 people (Rocky View County, 2018). Therefore, there is significant capacity available within Stage 1. That being said, **the Ultimate stage of the WTP is intended to accommodate 15,726 people** with an ADD of 5.7 ML and an MDD of 13.6 ML (USL, 2016). **This population is significantly smaller than the intended population of the Springbank ASP area. As such, major upgrades would be required to accommodate the ultimate Harmony and Springbank ASP populations.** There may be opportunity to stage these upgrades based on development within the Springbank ASP area in conjunction with growth in Harmony. However, only one expansion step was intended from Stage 1 to Ultimate for the WTP (USL, 2016).

However, Harmony Advanced Water System Corporation's Licence to Divert Water (#00414326-00-00 effective June 25, 2018) **states:** "*a licence is issued to the Licensee to: operate a works and to divert up to 917,221 cubic metres of water annually at a maximum rate of diversion of 0.09 cubic metres per second (being the combined diversion rate in licence No. 00231686-00-00 plus this licence) from the source of water for the purposes of Storage, Commercial, and Municipal (Subdivision Water Supply).*

Therefore, (as in 3.1.3 above) **there is a HUGE GAP** between what Harmony's water licence is allowed to supply annually, i.e., **917,221 cubic metres, compared to Springbank ASPs' full build-out requirement of 9,613,925 m³ /year; even the near-term service area requirement, i.e., 4,038,801 m³ /yr is clearly unattainable within the Harmony licence.** Also, the Harmony licence is restricted to certain lands as detailed in 3.4 following:

3.4 "The Licensee shall divert the water only to the following points of use: (a) NW 05-025-03-W5M, N1/2 08-25-03-W5M, SW 08-25-03-W5M, Portions of SW 09-25-03-W5M, NW 09-25-03-W5M, 07-025-03-W5M, Portions of SW 18-025- 03-W5M, Portions of SE 1 8-025-03-W5M, Portions of NW 1 8-025-03-W5M, and Portions of SW 17-025-03-W5M."

These above-mentioned lands are within Harmony (not up to 12 km east of there, as indicated to supply areas in the South ASP).

3.7 "The Licensee shall not divert more than 917,221 cubic metres of water per calendar year."

Therefore, Harmony CANNOT supply sufficient potable water to the North ASP (or South ASP).

Section 21 STORM WATER

How does RVC verify that water originally sourced from the Bow River (e.g., Harmony) and the Elbow River (e.g., CalAlta) is returned as wastewater to their original catchment area? Especially when both catchment areas occur in the North ASP (and South ASP).

21.13 *"The County will support proposals for storm water re-use through **purple pipe system** in accordance with provincial requirements."*

What is a "**purple pipe system**" – define or explain.

Section 2 Plan Purpose

"It is important that the vision, goals, and policies contained in the Plan address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County."

After reviewing both Springbank ASPs, it appears that the interests of residents, as well as all their feedback to RVC over the last few years, have been largely ignored.

Section 3 Springbank Vision and Goals

Vision With the exception of *"but with Cluster Residential development offering a further choice that promotes the establishment of communal spaces"* (see comments below), the first paragraph contains statements that most Springbank residents would agree with and have promoted as their reasons for living here. **However, most of the policies in these draft ASPs do not reflect these vision statements.**

Goals Most Springbank residents would agree with these goals, e.g., Goal #1 *"Continue to develop North Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed in appropriate locations."*

However, RVC has engaged with landowners/taxpayers over the last few years but most of that feedback has been ignored in these ASPs, therefore, directly contrary to Goals 6,13 and 17 (below):

Goal #6. *"Collaborate and engage with landowners and adjoining jurisdictions throughout the planning process to build consensus on new development."*

Goal #13. *Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.*

Most Springbank residents support agricultural uses but would NOT agree with

“until alternative forms of development are determined” – that intention is NOT *“supporting”* agriculture but merely viewing it as a convenient land use temporarily.

Goal #17. *“Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife corridors, the existing groundwater resource, and drainage patterns within the watersheds of the Bow and Elbow River watersheds.”*

Most of these values have been ignored in these draft ASPs.

SECTION 4 PLAN AREA

Pg 6 “The North Springbank Plan Area boundary is generally defined by the Bow River to the north, **the Highway 1 to the south**”

NO, Hwy 1 is NOT the south boundary because RVC has chosen to deviate from this logical boundary and instead manipulated the boundary to include undeveloped areas (that presumably their owners are anxious to develop), which should logically be in the South ASP. These inconsistencies throughout would have been avoided by NOT splitting the ASPs

Map 01 Key shows “Crude Oil” and “Other” but **neither of these appear on the map.** Should they? Also, it would be useful to highlight the Bow River which is a dominant feature with the north and northeast boundaries of this North ASP running along the Bow River and Bears paw Reservoir.

Section 5 Springbank Context

History (pg 10) After explaining that 2 acre lots were allowed by the 1990s, there is **NO explanation of why 2 acre lots became the standard lot size**, i.e., that was the smallest lot that could safely be serviced by septic system, because there is no wastewater infrastructure. Please add that information so that everyone understands why 2 acres lots are appropriate for unserviced lands. Therefore, higher density residential developments must provide alternative servicing infrastructure or solutions for wastewater (stormwater and drinking water).

Existing Land Use

Pg 10 *“Agricultural lands have been fragmented by residential and business development, and the viability of larger agricultural operations continues to be impeded by competing business and residential development.”*

The draft ASP policies propose to continue this **negative trend of agricultural fragmentation and development pressure**, rather than supporting the agricultural industry.

Existing Land Use Pg 10

“Map 05: Existing Land Use shows the land uses present within the Springbank ASP

area at the time of adoption of the ASP.”

WRONG map number referenced (Map 04: Existing Land Use)

Table 01: Springbank Population Density at Full Build-Out Pg 15

Are these data for all of Springbank or just North Springbank?

Section 6 Land Use Strategy

Purpose p.14 *“the residential areas of Springbank will continue to develop in the traditional country residential and new Cluster Residential forms, providing a range of opportunities for rural living”.*

Springbank residents previously gave RVC the feedback that there **was virtually no support for “Cluster Residential Development”, except for special purposes**, e.g., seniors’ housing.

Pg 14 *“The North Springbank ASP plans for an approximate population of 17,890 with an average density of gross 1.18 upa”* – the 1.18 upa proposal is double or triple the current 0.25-0.50 upa density for residential. This is **NOT rural density** and cannot be achieved without city-like servicing and infrastructure.

Maps 4 Existing Land Use compared to **Map 5 Land Use Strategy**

Map 4 shows more than 50% of the lands zoned Agriculture.

Map 5 shows 0% of the lands zoned Agriculture – with most of the existing agricultural land proposed to be converted into *“Cluster Residential Development”*, 1,628.05 ha (4,023.00 ac) according to Table 2. Also more agricultural land converted to Infill Country Residential amounting to 525.69 ha (1,299.00 ac) and 122.62 ha (303.00 ac) to Cluster Live-Work. That does not include additional lands removed from agriculture for business/commercial/industrial.

This is NOT a strategy, it’s a proposed elimination of Springbank’s historical farming and ranching industry, to be replaced by higher density residential development and commercial/industrial. This is **unacceptable for a rural municipality**. Again, this is completely **contrary to the feedback that Springbank residents gave to RVC**. This would represent a huge waste of productive agricultural land, which will be in high demand in the future to grow food to feed the local population.

Section 7 Residential

“Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of North Springbank.”

Most Springbank residents would agree to this statement. However, the ASP lays out higher density, suburban/urban scenarios rather than rural.

BUILT-OUT COUNTRY RESIDENTIAL pg 18

7.7 *“Notwithstanding 7.7, where existing lots hold a land use designation that permits further subdivision, proposals may be considered to create lots meeting the purpose and intent of that land use district.”*

Wrong section # referred to. More errors.

Pg 21 *“7.15 For larger infill parcels referred to within Policy 7.14 and on Map 05A of this Plan, parcel sizes below 0.80 hectares (1.98 acres), and to a minimum of 0.40 (1.00 acres), may be supported”*

Infill country residential development should NOT permit 1-acre parcels rather than the 2-acre minimum for existing country residential properties. The reason for minimum 2-acre lots is that there is no wastewater servicing (and septic systems require 2 acres min.). The lands designated for infill country residential in Map 05 are unlikely to receive wastewater utility infrastructure any time soon.

Cluster Residential pg 24

*“Cluster Residential design sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while **permanently preserving** a significant amount of open space for conservation, recreation, or small-scale agriculture uses.”*

How will permanent preservation be guaranteed? In past discussions, RVC appeared to be promoting Cluster Residential to achieve higher density, so that in the future, the rest of the land could be developed to similar or greater density.

Pg 24 *“Principles of cluster development suggest **half or more of the buildable land area is designated as permanent open space.**”*

pg 25 *“Characteristics - **30% open space.**”*

On pg 24, the suggestion is that 50% or more of the buildable land area should be designated as permanent open space. But on pg 25, the open space is characterized as 30%, and on pg 30, it's 40%. These are hugely different scenarios – is the plan proposing 30%, 40%, 50% or more?

Pg 24 *“**Further residential development will safeguard Springbank’s precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management.**”*

These statements (or claims) make no sense. At the very least, refer to reports/information that describe how this would be achieved or is even possible with the extent of development proposed in this ASP.

7.30 *“Cluster Residential development shall provide for well-designed **public gathering places** such as parks, open spaces, and community facilities.”*

So the general public could use these places for parties? I don't think Cluster Residents would agree to that.

7.34 *“Homeowner Associations, Community Associations, or similar organizations shall be established to assume responsibility for common amenities and to enforce agreements”...*

I believe it would be necessary for Peace Officers to “enforce” not residents? Has RVC calculated these additional enforcement costs?

7.38 *Open space shall constitute a minimum of 30% of gross acreage” pg 29*

What guarantees can you provide to Springbank residents that at least 30% of gross acreage will be set aside and will be preserved permanently? How will this be done? By designating it Municipal Reserve? Otherwise, why would Cluster Residents have to share their open space with everyone else?

7.38 c) *“Open space shall constitute a minimum of 30% of gross acreage ... When identifying open space to be preserved:*

c) water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space;”

Please explain if this means that the additional areas would be designated ER (Environmental Reserve)?

7.40 *“The minimum lot size for the Cluster Residential areas shall be 0.50 acres.”*

This amounts to 4 times the current minimum density across most of Springbank. Current residents did NOT ask for this type of density in the ASP.

7.41 *Notwithstanding policies 7.39 and 7.40, higher residential densities with smaller lots may be achieved to a maximum of 2.0 units per acre through additional dedication of open space to a maximum of 40% of net developable area...”*

As above, **current residents did NOT ask for this type of density in the ASP, even with extra open space.**

Pg 31 INSTITUTIONAL AND COMMUNITY SERVICES?

This should be a separate section (as in the South ASP) which has erroneously ended up in the middle of Section 7 Residential. Did anyone do basic checks on these documents? These gross errors give Springbank residents a very low expectation that any of the content is accurate.

7.45 *“and Where the proposed location interfaces with residential development, transition policies 10 shall apply.”*

What does that mean? Section 10 is Future Expansion Areas?

Villa Condo Developments pg 33

The stated aim “to situate accessible, low-maintenance housing in areas near local shops and services as they develop” is NOT met by 7.48:

7.48 *“Where determined to be compatible and appropriate, Villa Condo developments may be considered in the following areas: a) Cluster Residential; b) Cluster Live-Work;”*

Because neither a) or b) would have shops and services, so that leaves just c) *Institutional and Community Services; and d) Commercial.*

7.51 *“Villa Condo developments within the Plan area should: a) have an approved local plan meeting the requirements of **Section 28.**”*

There is no Section 28 in the North Springbank ASP. Another error showing the inadequate effort put into this ASP and lack of professionalism.

Section 8 CLUSTER LIVE-WORK DEVELOPMENT?

This is supposed to be part of the Section 7 Residential. This section should be **INSTITUTIONAL AND COMMUNITY SERVICES**. Another huge error adding to the dog's breakfast of a document which is an insult to Springbank residents.

Section 9 BUSINESS

Pg 37 *“the County is expected to capture an increased share of the region's business development due to a **growing market and labour force, competitive land values,**”*

This describes an outdated scenario. The oil boom is over for the foreseeable future, perhaps forever. Markets are shrinking and people are moving away from Calgary and Alberta. Land values will likely continue to go down and recently planned residential/commercial communities (e.g., Harmony) and retail/commercial sites (e.g., Bingham Crossing) will continue to lack clients and investors or just sit empty. Just as Commercial Court has struggled for decades. The last thing RVC should be proposing in this economic climate is to densify its attractive rural areas. RVC should be offering current taxpayers quality rather than quantity. These ASPs propose turning Springbank into more Calgary suburbs or Balzac-like malls, which will NOT attract new clients nor satisfy existing residents.

Pg 37 *“The Plan area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor”*

As above, these existing business developments are have not exhibited much success. Why add more, why not support those that are there already?

These proposals also contradict the stated intent in Section 19 Scenic and Community Corridors. It would be more logical to consolidate more businesses around the airport, in areas not suited to residential, and to keep them out of the Scenic and Community Corridors.

Objectives

*“Provide for the growth of local and regional **commercial development that celebrates***

and preserves the character and heritage of North Springbank.”

Again, how is this intent possible by placing **more commercial development along Hwy 1 and Rge Rd 33, which degrades scenic and community corridors.**

9.8 *“Commercial development shall be attractively designed, fit with existing development, and address the Commercial, Office, and Industrial **Design Guidelines** in Rocky View County and the design requirements of **Section 27...**”*

There is no mention of any Design Guidelines in Section 27. Another error.

Industrial Pg 39

*“New and existing **industrial** uses surrounding the Springbank Airport that benefit from close proximity to Highway 1 and the Airport”*

Springbank residents would be accepting of **COMMERCIAL** uses in areas around the airport that are not suited to residential. **But they do not want INDUSTRIAL.**

9.20 *“Industrial development shall be attractively designed, complement existing development, and address the Commercial, Office, and Industrial **Design Guidelines** in Rocky View County and the **design requirements of Section 26 ...**”*

There is no mention of design requirements in Section 26 (or 27) except for an action to develop these guidelines:

Table 04 Section 26 *“**Develop architectural and community design guidelines that promote consideration of rural character, views, and landscape in new development.**”*

This ASP cannot cite or align with design requirements that don't yet exist. If these exist in another document, the ASP needs to reference it by name and provide a link.

SECTION 10 FUTURE EXPANSION AREAS

Pg 44 *“the **lands straddling the Highway 1 corridor are considered to be appropriate principally for commercial uses and a natural expansion of the Regional Business Area defined around Springbank Airport within the Municipal Development Plan (County Plan)**”*

Whatever happened to the intent to provide a scenic corridor for the millions who use Hwy 1 every year? See also: 10.3 f) *appropriate interface and scenic corridor policies shall be established, consistent with Sections 11 and 12 of this Plan.*

Pg 44 *“Provide criteria for **amendment of the Springbank ASP**”*

Is this the North ASP or South ASP or both? The references in the ASPs are completely inconsistent.

10.3 a) *a **public engagement process involving area stakeholders shall be undertaken, and an overall Land Use Strategy and supporting policies for the Future Expansion Area(s) shall be developed;***

Without public engagement RVC appears to have already decided that the Future Expansion Areas will be for commercial and business uses. This is putting the

cart before the horse. RVC should consult Springbank residents first. The process for notification of affected residents for public engagement is inadequate. The current process that RVC uses to notify “area stakeholders” within 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL** residents within the ASP should be notified.

SECTION 11 URBAN AND HAMLET INTERFACE AREA

The following interface areas need to be individually identified on Map 05 and described in the ASP. Otherwise, how would Springbank residents be able to identify these locations by legal land description?

11.1 *“To ensure a balanced development form, the proportions of Residential to Commercial development shall be managed through local plan approvals, with the following criteria applied:*

- a) *Lands in the NW-36-24-03-W05M shall be developed for residential uses with pockets of commercial;*
- b) *Lands in the SW-36-24-03-W05M shall be developed for commercial uses, with pockets of residential creating a buffer to adjacent lands.*
- c) *Lands in the N-1/2-25-24-03-W05M shall be developed for residential uses, with pockets of commercial.”*

11.2 *“Density and composition shall apply as follows:*

- a) *For lands in the NW-36-24-03-W05M, Residential densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan. i) Commercial development shall account for a maximum of 30% of the gross developable area of the proposed local plan.*
- b) *For lands in the SW-36-24-03-W05M, Residential densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan. i) Commercial development shall account for a maximum of 80% of the gross developable area of the proposed local plan.*
- c) *For lands in the N-1/2-25-24-03-W05M densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan. i) Commercial development shall account for a maximum of 30% of the gross developable area of the proposed local plan.”*

11.5 a) a **public engagement process involving area stakeholders shall be undertaken**, and an overall Land Use Strategy and supporting policies for the lands shall be developed;

Again, **this section prescribes both density and land use** of these areas, then states there will be a **public engagement process – cart before the horse. RVC should consult Springbank residents before deciding on land use and density. These urban-type developments are inappropriate in a rural municipality, even where it interfaces with an urban municipality.**

Hamlet Interface Area

11.3 *“a) Lands in the SW-05-25-03-W05M shall be developed for mix of commercial and*

47 | Rocky View County | Springbank Area Structure Plan residential uses; commercial uses should straddle Copithorne Trail, with Residential only being located to the west of Copithorne Trail, as determined through local plan preparation. 11.4 Density and composition shall apply as follows: a) For lands in the SW-05-25-03-W05M, Residential densities shall be between 4.0 and 6.0 units per acre, calculated on the gross development area identified for Residential in the local plan”

Likewise, RVC should consult Springbank residents before deciding on land use and density.

11.5 “c) it shall be demonstrated that there is a satisfactory potable water and waste water servicing solution with the capacity to service the anticipated development form and densities in that area;”

There are currently NO existing servicing utilities to these interface areas.

The **section of the Hwy 1 corridor immediately adjoining the Calgary** municipal boundary is identified within the Rocky View/Calgary Intermunicipal Development Plan (IDP) as a “**key focus area**” requiring particular attention and coordination on development interfaces. Please provide information in the ASP or reference/provide a link to an external document for RVC residents – that should include the outcome of collaborative discussions of this IDP area with the City of Calgary.

Section 12 Transitions

“Agriculture is still a significant land use within and immediately outside of the Plan area and will continue **until the envisioned development occurs**. It is important that agricultural uses are allowed to continue unimpeded until the land transitions to an alternate land use.”

As mentioned earlier, Map 05 shows NO agricultural land use, therefore it would appear that the ASP is not a “plan” but a decision already made to develop (commercially/residentially) 100% of the current agricultural land. Springbank residents do NOT want all agricultural land in North Springbank to be developed. It is unacceptable for RVC as a rural municipality to propose this.

Objectives

- “In accordance with the **County’s Agricultural Boundary Design Guidelines**,” **Need to provide an online link to this external document and add a page of external document links.**

Business-Residential Transition pg 49

12.5 “Where commercial or industrial buildings are on lands adjacent to a residential area, the commercial or industrial building shall be **set back a minimum of 50 metres from the commercial or industrial property line.**”

The setback should be at least 100 metres from a rural residential property.

12.19 a) “Where non-agricultural buildings are on lands adjacent to the agricultural lands, the non-agricultural building should be **set back a minimum of 25 metres** from

the non-agricultural property line;”

Since Map 05 shows NO agricultural lands surviving, provision should be made to increase this setback to 100 metres from residential land.

Section 13 Agriculture

pg 54 *“The continued use of land for agriculture, until such time as the land is developed for other uses, is appropriate and desirable. The **Springbank ASP policies support the retention and development of agricultural uses ...”***

This North Springbank ASP does NOT support agricultural land use, e.g., Map 05 shows the ASP strategy is that NO agricultural land use continues, but rather that these lands are developed, border to border.

13.9 *“Applications for Confined Feeding Operations shall not be supported.”*

Need definition and example(s) of what Confined Feeding Operations are.

Section 14 NATURAL AND HISTORIC ENVIRONMENT

Map 06 shows Environmental Areas and Map 07 shows Wildlife Corridors but Map 05 shows that the land use strategy for most of these areas is to be developed.

This is unacceptable. There **MUST** be Environmental Areas and Wildlife Corridors that are exempt from development.

14.13 ***Building and development in the riparian protection area shall be in accordance with the County’s Land Use Bylaw and the County’s Riparian Land Conservation and Management Policy.***

Building and development in the riparian protection area SHOULD NOT be allowed, as per 14.16 “The riparian protection area should remain in its natural state.”

14.17 ***“Public roads and private access roads may be allowed in the riparian protection area.”***

Public roads and private access roads SHOULD NOT be allowed in the riparian protection area, as per 14.16 “The riparian protection area should remain in its natural state.”

14.20 *“Until a Cultural Heritage Landscape Assessment of the Plan area is completed” and Actions 1.*

When will a Cultural Heritage Landscape Assessment be done, given the extent of development that is being planned for North Springbank, these need to be completed as soon as possible?

14.22 *“Names of new developments and/or roads should incorporate the names of local settlement families, historical events, topographical features or locations.”*

Note that Qualico planned to erroneously name their commercial/residential

development on the Rudiger Ranch lands as “Coach Creek” which is the name of the creek several kilometres east of there, adjacent to Artists View. So the ASP just stating that these names be used is obviously not going to address the issue of the wrong names being applied.

NOTE: the naming issue can be high risk when it comes to Emergency Response, as has been experienced with the confusion between Springbank Hill in Calgary (with all its “Springbank” street names), and Springbank in Rocky View. Wasted time (finding out which Springbank?) can have serious outcomes for emergency response situations.

Section 17 Transportation

Map 09 should show the whole extent of Old Banff Coach Rd/Provincial Hwy 563, just as Hwy 1 and Hwy 1A are shown entirely even though both continue outside the ASP. Why only showing part of OBCR/Hwy 563? (The rest of it is inside the South ASP but it is not shown in the South ASP either.)

Why is Hwy 563 not named on Map 09, when even much smaller local roads are named. Hwy 1A is not even inside this ASP but it is boldly named!

Why is this ASP avoiding mention of Old Banff Coach Rd/Provincial Hwy 563?

Likewise, pg 72-74 do not mention Old Banff Coach Rd/Provincial Hwy 563. This plan needs to include a discussion on how this highway fits in and will play a part in the North ASP, especially with all the development that is being proposed along both sides of OBC Rd. This should include engagement with residents along OBC Rd/ Hwy 563 and other Rocky View users of this road.

18.7 *“The County shall collaborate with The City of Calgary and Alberta Transportation to identify future east/west collectors (corridors) through the Plan area (both north and south of Highway 1).”*

Also, RVC needs to collaborate with The City of Calgary and Alberta Transportation to decide the future of Old Banff Coach Rd/Provincial Hwy 563.

Section 19 Scenic and Community Corridors

Pg 78 Map 10 - With just one Scenic and one Community Corridor shown on Map 10, it is unclear what parameters are used to designate a “corridor” – only where there is new development? Needs explanation here or reference/link to an external document.

Map 10 and 19.5 *Rocky View County shall collaborate with Alberta Transportation and The City of Calgary to identify opportunities to create attractive scenic and community corridors, including a **scenic corridor along Highway 1.***

and 19.6 “Planning and development within the **Highway 1 West Corridor Key Focus Area (see Map 10: Scenic and Community Corridors) shall be subject to the policies of**

the Rocky View County/City of Calgary Intermunicipal Development Plan.”

Re the Highway 1 Corridor Key Focus Area, the RVC and the City collaboration will have to be a lot more productive than in the past, e.g., the stretch along the Hwy 1 (immediately to the east) is more like a tunnel to drive through (walls on both sides) than a “scenic corridor”. What was promised (when that previous stretch of Hwy 1 was developed) to keep it scenic was NOT delivered. Ugly walls were built instead.

“*Scenic Corridor Views*” figure (no number or reference in this ASP) and photos: Ironically, the #2 view (on the north side) is at the bulldozed field that is Bingham Crossing, with a huge “Coming Soon” billboard and piles of topsoil that were pushed up years ago. On the south side of Hwy 1 are RV storage lots and empty buildings in Commercial Court. Immediately to the west, along the south side, the fence is lined with Harmony marketing gimmicks. Any view(s) that existed are now compromised or absent.

The #5 view used to be of Paskapoo Slopes but now is almost entirely (views of) construction sites for various city developments.

RVC needs to update these Scenic Corridor Views and photos and integrate them into the ASP.

“*Community Corridor Views*” figure (no number or reference in this ASP):

This figure and photos need explanation – they appear to show both South and North ASPs. Need a description of how this fits in Section 19 and what the numbered pink view symbols represent.

The **section of the Hwy 1 corridor immediately adjoining the Calgary** municipal boundary is identified within the Rocky View/Calgary Intermunicipal Development Plan (IDP) as a “**key focus area**” requiring particular attention and coordination on development interfaces. Please provide information in the ASP or reference/provide a link to an external document for RVC residents – that should include the outcome of discussions of this IDP issue with the City of Calgary.

How does a Key Focus Area of the IDP become an Urban Interface Area in the ASP?

SECTION 26 IMPLEMENTATION

Objectives

- “*Implement the Land Use Strategy and policies of the **Springbank** Area Structure Plan.*”

NO, as mentioned above in Section 6, implementing these Land Use Strategies would result in the elimination of all Agricultural land use and completely cover the North ASP with residential and commercial/industrial. This is unacceptable

for a rural municipality to propose in a rural area. Also, shouldn't this refer to the North ASP?

Pg 94 Plan Review and Amendment

*"The **future development** outlined in the Springbank Area Structure Plan **will principally be driven by market demand and availability of servicing.**"*

That servicing does not yet exist and according to the current technical assessments, may never be possible. Do RVC or developers intend to commission further technical assessments to generate a workable utility servicing plan? These reports would be paid for by developers, not taxpayers. Also, shouldn't this refer to the NORTH ASP?

26.8 *"The **principal consideration in the phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.**"*

Based on the discussion of Utility Services above (Section 20), this North ASP cannot proceed. Shouldn't this refer to the NORTH ASP?

Table 04: Implementation Actions Pg 95

Action 1 should refer to Section 7, not 9.

Action 2 should refer to Section 7 (once Cluster Live-Work is restored to Residential), not 8.

Action 6 "Develop access management and road design requirements for 101st Street in collaboration with The City of Calgary."

101 St is in the South ASP NOT the North ASP. More shoddy work in presenting this ASP. These misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

SECTION 27 INTERMUNICIPAL COORDINATION AND COOPERATION

27.2 "Development proposals adjacent to the city of Calgary shall ensure that transition and interface tools are used in alignment with Sections 21 (Scenic and Community Corridors), 14 (Transitions);"

These sections are both WRONGLY referenced and thus misdirect the readers – more errors.

Appendices

Why is the North ASP missing "Design Guidelines" that the South ASP has in Appendix D of that ASP?

APPENDIX C: INFILL DEVELOPMENT CRITERIA

Pg 111 Infill Opportunities for NW-36-24-3-W5M

Key shows Special Planning Areas and a Special Planning Area north of Twp 250. However, no Special Planning Areas are shown on Map 05 and there this land is shown as Cluster Residential Development.

Why this difference between this figure and Map 05?

Likewise Special Planning Areas are shown in:

Pg 108 Infill Opportunities for NE-35-24-3-W5M – same location.

Pg 112 Infill Opportunities for SE-2-25-3-W5M – nearby; and

Pg 113 Infill Opportunities for SW-1-25-3-W5M – nearby

APPENDIX D: PLANNING NORTH SPRINGBANK

Pg 116 *“It is important that the vision, goals, and policies contained in the ASP address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.”*

However, it would appear from the North (and South) ASP that the interests of residents have been largely ignored, while the interests of non-resident landowners have been listened to.

Table 06: Principles and Objectives of the IGP Pg 120

With the exception of Section 7 (Residential) and Section 9 (Business), ALL of these sections are wrongly referenced in Table 06. More misleading errors.

pg 121 *“Where further collaboration and coordination of land use and infrastructure planning is seen to be required to achieve suitable development forms along the municipal boundary, these areas have been designated as Special Planning Areas (see Section 11).”*

There is NO mention of Special Planning Areas in Section 11. SPAs are only mentioned in Appendix C in the figure keys. More misleading errors.

Pg 121 Rocky View Municipal Development Plan (County Plan)

“A key direction of the Municipal Development Plan (County Plan) is to use land efficiently by directing growth to defined areas, thus conserving the remaining large blocks of land for agricultural use. North Springbank is identified as a Country Residential Area in the Municipal Development Plan (County Plan).”

However, the wall-to-wall Cluster Residential, Infill Residential, Business & Industrial etc. that the North ASP proposes, leaves no space/lands for agriculture.

Pg 121 *“The Municipal Development Plan (County Plan) emphasizes the importance of retaining rural character through the use of adjacent open space, community design, and reducing the development footprint.”*

This would indicate that the ASP should propose lower not higher density.

Pg 122 Public Engagement Process

*“The County’s engagement strategy provided opportunities for **much-valued input from landowners, stakeholders**, adjacent municipalities, and the general public, all of which has, in part, informed the overall vision and policies of the ASP.”*

As above, it would appear that the “much-valued input from landowners, stakeholders”, who are also residents, has been largely ignored.

The current process that RVC uses to notify “area stakeholders” for public engagement is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified.**

APPENDIX E: LOCAL PLANS IN THE NORTH SPRINGBANK PLAN AREA**Pg 126 Table 09: Local Plans in the North Springbank Plan Area**

Many of these plans are NOT in the North ASP. Is this supposed to be for all of Springbank? Both ASPs?

Comments from: Ena Spalding
178 Artists View Way T3Z 3N1

Hayward Walls
25231 Old Banff Coach Road
Calgary, Alberta T3Z 3M9



January 21, 2021

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

Re: Proposed North and South Springbank Area Structure Plans

Dear Rocky View County Councillors:

I am a concerned resident of Rocky View County ("RVC") who lives near Old Banff Coach Road ("OBCR") and will be directly impacted by the changes incorporated in the proposed North and South Springbank Area Structure Plans (ASPs). If approved and adopted as is, these ASPs will have a significant negative impact on my personal ability to enjoy my property and on the greater country residential community. The following are my comments.

- **I agree with the statement:** "Springbank will principally offer a tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage. Further development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management."
- **I agree with the statement:** "Transition from urban development in Calgary will be effectively planned to ensure compatibility with Springbank's unique character."
- **I do not agree with splitting the Springbank ASP into two documents, North and South.** I want to see all of Springbank in one integrated ASP document. I live in the area that you currently arbitrarily define as South Springbank. Just 250 meters from my country residential properties is a proposed Urban Interface Area in the North Springbank Area. Please combine the documents and maps so that all Springbank residents can properly assess the full extent of the significant changes you are proposing.
- **I am opposed to the redesignation of Lands in the SW-36-24-03-W05M, an area currently designated Agricultural, into an Urban Interface Area.**
 - This area is intended to be developed for commercial uses, with pockets of residential, stipulating up to 80% commercial, and 20% residential at 6 to 10 units per acre. While I support the idea of having this type of commercial use designated to be predominantly centred on the Highway 1 intersections and Springbank Airport, these changes to these specific lands will generate significant incremental traffic. The significant traffic generated from this proposed redesignation, is not consistent with the "tranquil rural lifestyle" laid out in the vision for Springbank because it will have a particularly negative impact on already strained public safety conditions along OBCR.

- **I am opposed to the redesignation of Lands in the N-1/2-25-24-03-W05M, an area currently designated Agricultural, into an Urban Interface Area.**
- This change will mean extensive urban style development immediately adjacent to existing Country Residential properties. The proposed zoning is very dense, relative to the adjacent properties, stipulating up to 30% commercial, and 70% residential with 6 to 10 units per acre. This would mean existing tranquil Country Residential homes would border right up against a dense urban development. Section 12, titled “Transitions”, seems like it is intended to address the significant interface issues that will emerge but is much too vague to provide any comfort to the many existing 2 acre+ residential homeowners. An illustrative transition cross-section for Country Residential to Urban Interface Area is missing from the Transitions Section 12.
 - The significant traffic generated from this proposed redesignation, is not consistent with the “tranquil rural lifestyle” laid out in the vision for Springbank. It will have a particularly negative impact on already strained public safety conditions along OBCR.
 - This area is too large an area to be fully designated as Urban Interface Area. The northern ½ of this area would be more acceptable as long as the significant incremental traffic was required to use urban collectors and main artery roads such as Range Road 31 and Highway 1 and not permitted to drive through existing Country Residential Areas along OBCR and Horizon View Road.
- **The North and South Springbank ASPs need to acknowledge and incorporate a long-term plan for OBCR as laid out in Alberta Transportation’s Castleglenn Functional Plan whereby OBCR is to be made discontinuous and cease to function as a through corridor by constructing cul-de-sacs.**
- "The Old Banff Coach Road" is a historic and unique road (see Attachment A) that was never designed to handle these growing urban traffic flows. The section between Westbluff Road and Horizon View Road is particularly narrow and winding and over the years has developed into a quiet country residential neighbourhood with direct access to multiple cul-de-sac communities and multiple residential driveways and side streets. Many people now use the road for cycling, walking their dogs, getting their mail, running, etc. It is also a significant wildlife corridor with residents regularly seeing moose, deer, coyotes, cougars, and bobcats. I along with many other residents of this area have a strong desire to address the growing safety issues while maintaining the character of this country road.
 - Over the past few years, the traffic types, volume and speeds along OBCR have continued to increase as it is used by an ever-growing Calgary west-end population as a back-and-forth cut-through route to go elsewhere in Calgary. New dense urban style development within the City of Calgary at Qualico’s Crestmont that uses direct access to OBCR, has been underway for some time. Proposed expansion of Qualico’s Crestmont and Coach Creek if approved will dramatically increase new traffic on OBCR making the public safety situation extremely unsafe, inconsistent with its residential orientation and completely unacceptable for the residents of our community. If the proposed North Springbank Area Structure Plan is approved, it will add extensive and dense urban interface development adjacent to OBCR for Lands in the N-1/2-25-24-03-W05M causing significant incremental traffic even further jeopardizing public safety along OBCR.
 - OBCR falls under Alberta Transportation (“AT”) jurisdiction. In 2014, anticipating the significant urban style development that is now occurring, AT conducted a Functional Planning Study that included extensive public consultation (i.e. Castleglenn Study - Highway 1 Interchange [Between

Range Road 33 and Stoney Trail)). The recommendation report, formally accepted by AT in June 2014, was developed with direct involvement and input from RVC and the City of Calgary. Local residents were engaged in focus groups in the development of the Study and after having personally participated in the study's public consultation process, I was heartened by the recognition of my safety concerns in the final report. It included specific recommendations to address the anticipated safety issues on OBCR as these dense urban communities were developed. Specifically, it called for the OBCR to be made discontinuous and cease to function as a through corridor and recommended constructing cul-de-sacs on OBCR as the solution. Representations were made to the stakeholders that the recommendations in the Castleglenn Study would be implemented when development growth pressures on adjacent lands materialized. Traffic would be diverted to other roads that were identified as long-term primary arterials. Despite these representations, Crestmont access to OBCR was approved by AT with no objections by RVC under the premise that a second exit was required out of Crestmont for safety reasons and that no alternatives were available. Local residents presented their concerns regarding the lack of follow-through of the Castleglenn Study on OBCR, to RVC Policy and Priorities Committee on June 5th, 2018. As part of this presentation, over 150 letters, signed by OBCR residents, were also delivered expressing these same concerns.

- The 2014 Castleglenn recommendations are even more relevant and important now than ever, as the urban development of the Qualico lands foreseen in this Study is happening and the public safety issues on OBCR, which it sought to address, are growing by the day. Making OBCR discontinuous does not prevent any of the proposed future development in the area but would address the public safety concerns as specifically recommended in the Castleglenn Study. Much safer travel alternatives will be readily available to support the new developments, including the upgraded Hwy 1 and the new Ring Road. In fact, with its heavy investment into upgrading Highway 1 and construction of the West Ring Road, AT has confirmed to residents that OBCR should operate as a local road in the future and be appropriately transferred to RVC. A letter from RVC outlining its position regarding the Castleglenn Study is attached (see Attachment B).

I am generally supportive of development, but I believe the “cumulative effects” of allowing such large land parcels to be designated as urban interface areas will have a large negative impact on me and my community. Approving these Area Structure Plans, as they are, is not consistent with “offering a tranquil rural lifestyle” in Springbank. These new urban interface areas need to be developed in a way that does not negatively impact their neighbouring country residents who have deliberately chosen not to live in a dense urban environment.

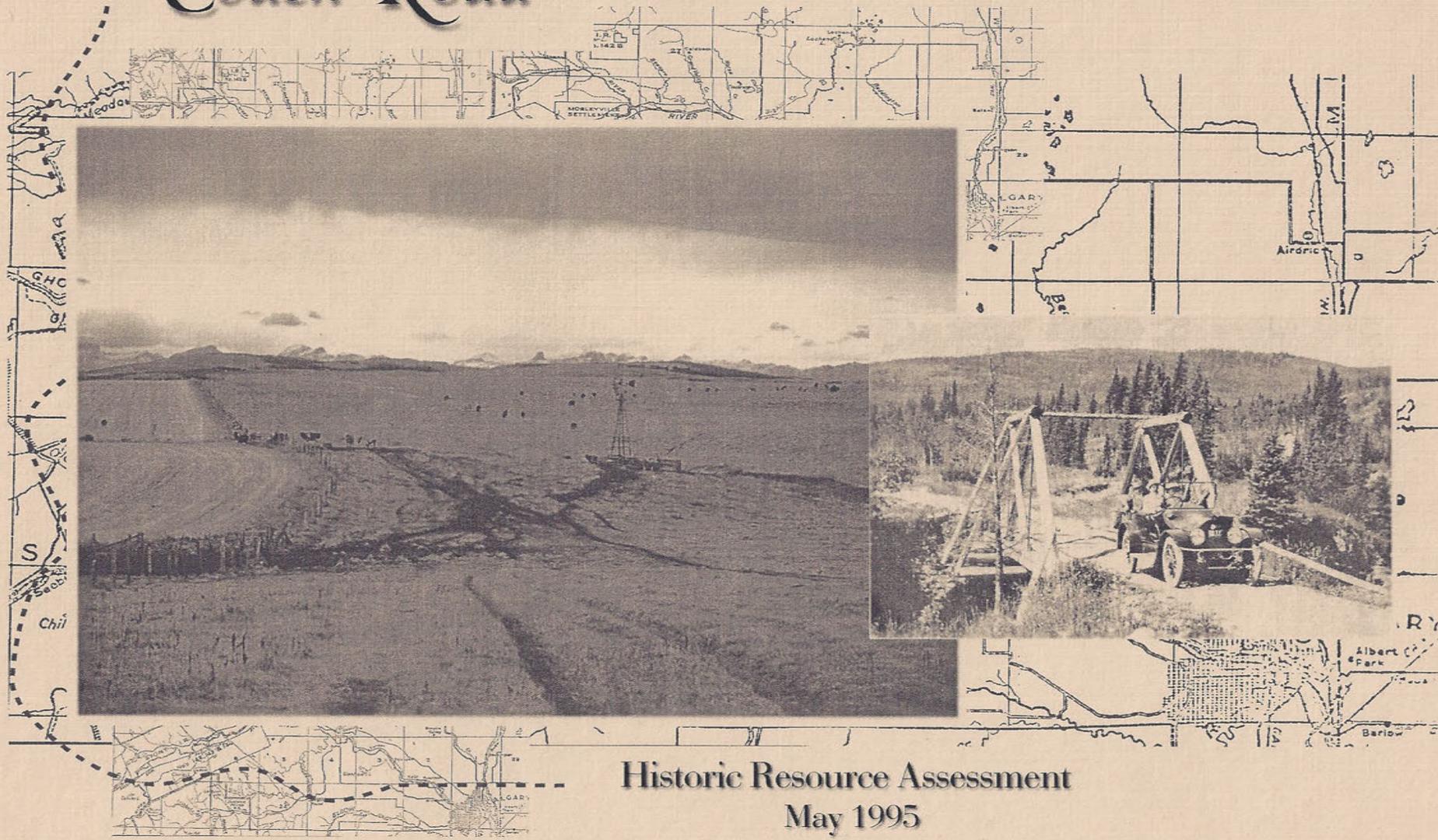
Sincerely,

Hayward Walls

cc: Miranda Rosin, MLA For Banff – Kananaskis
Ben Mercer, Qualico Communities
Jessica Anderson, Rocky View County

Jerry Lau, Alberta Transportation
Dominic Kazmierczak, Rocky View County

the Old Banff Coach Road



Historic Resource Assessment
May 1995

Summary

This study presents a visual survey and analysis of the Old Banff Coach Road from downtown Calgary to the southern outskirts of Cochrane. It shows how the historic corridor is deeply woven into the landscape, demonstrating the many ways that the antique road's sometimes fragmented remains forge physical and thematic links in the culture and history of the area west of Calgary. The old road offers a snapshot of a bygone era and is a legacy of generations of change.

The study also discusses the implications of various cultural resource management strategies for the protection of the Old Banff Coach Road. While it argues that some portions of this complex artifact cannot and indeed perhaps should not be interfered with, it also recommends a combination of historic site designation for outstanding portions of the road and the conservation of other relatively durable and intact sections as protected easements and/or recreational and interpretive trails.

Acknowledgements

I wish to thank Gordon and Belle Hall, John Hutchinson, William (Curly) Rowan and Sunni Turner who took the time to share their knowledge and recollections of the Old Banff Coach Road and area with me. Special thanks also to Curly Rowan whose guidance enabled me to follow a particularly interesting and obscure portion of the road. I am grateful to Ethelle Patrick of the Rocky View Trails Association for her assistance, and to the Historic Sites and Archives Service, Government of Alberta, for its support with vehicles and camera supplies.

Prepared for
The Rocky View
Trails Association

May 1995



 by Fraser Shaw



December 19, 2018

Mr. Hayward Walls
[REDACTED]
[REDACTED]

Via email: [REDACTED]

Dear Mr. Walls

Re: Highway 563 (Old Banff Coach Road) Public Safety Concerns

The County received your letter, dated December 3, 2018, regarding public safety concerns on Old Banff Coach Road, and your concerns with your understanding of Rocky View County's position on the implementation of the Alberta Transportation 2014 Functional Planning Study. In response to your concerns, we would like to provide clarification on the temporary access from the Crestmont development to Highway 563, and the County's position with the recommendations and implementation of the 2014 Study.

Alberta Transportation issued a Roadside Development Permit for a temporary access from the Crestmont development to Highway 563 and indicated that the access would be closed on October 31, 2018; however, Qualico sought to keep this access open past the specified closure date. In response, the County expressed its support of Alberta Transportation's decision to close the temporary access due to concerns expressed by residents, and technical concerns with the updated transportation analysis. Alberta Transportation has now indicated that the temporary access will be closed to the public on December 31, 2018.

The County is supportive of the implementation of the recommendations of the Alberta Transportation 2014 Functional Planning Study if all improvements and recommendations are implemented. If the recommendation of discontinuing Highway 563 is partially implemented with cul-de-sacs and not the other improvements identified in the 2014 Study, negative impacts to the surrounding County road network would result.

Recently, County Administration has been invited to attend meetings regarding a possible partial interchange at Highway 1, east of Highway 563; this partial interchange would provide an additional access to the Crestmont and Qualico lands from Highway 1. If this partial interchange were to be implemented, it may reduce traffic along Highway 563 and eliminate the need for the temporary access. County Administration will continue to review the transportation studies for the Highway 1 and Highway 563 area, and will be supportive of solutions that propose Highway 563 becoming a discontinuous local road while also providing necessary improvements to the surrounding network.



Office of the Reeve
262075 Rocky View Point
Rocky View County, AB | T4A 0X2
www.rockyview.ca

If you require additional information, please do not hesitate to contact Byron Riemann at BRiemann@rockyview.ca.

Regards,
Rocky View County

Reeve Greg Boehlke
Reeve

cc: Rocky View County Council
Brian Mason, Transportation Minister, Government of Alberta
Al Hoggan, Chief Administrative Officer, Rocky View County
Edmond Wittstock, County Resident

ATTACHMENTS:
ATTACHMENT '1': Letter from residents

2021 NSBASP Letter

February 2, 2021

Planning Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Re: North Springbank ASP

Bylaw C-8031-2020, File 1015-550

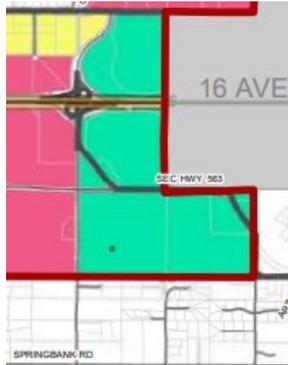
Sent by Email: legislativeservices@rockyview.ca

This letter is to file a request for change/objection to the North Springbank Area Structure Plan (NSASP). The plan has a major divergence from the current Central Springbank Area Structure Plan.

The NSASP is a complex document with implications for activity in the area.

One concern with the NSASP is the Urban interface (UI) land use designation with the 80% commercial and 10UPA residential aspects. Both aspects are contrary to the use of the surrounding area. The Hwy1/OBCR CS is a good example of the negative consequences of the UI designation. The commercial size (several big box stores) and residential density (city lot size) that are completely contrary to the rural nature of the area. The UI residential density is city rather than rural – 20 times that of 2ac spacing.

The solution is that the designation of "Urban Interface" needs to be redefined or completely removed. The quarter sections on either side of the Hwy1 can be 30% commercial with cluster or other residential. The ½ section to the south can be cluster residential to provide a transition to the country residential of the surrounding area. These other designations – residential, country, cluster, villa condo, live-work, and business-residential, provide varying density and a better interface/transition to the existing rural area.



The Urban Interface designation focuses on development rather than recognizing and protecting the rural character of Springbank.

Recommendation

In conclusion, the NSASP should not contain the Urban Interface designation with the associated high commercial and dense residential content.

The lands north and south of Hwy1 can be 30% commercial, with a combination of Cluster or Live work. The south ½ section can be Cluster Residential to provide a transition to the area acreages. The land use designations can creatively be used without the Urban Interface characteristics.

Thank you for your consideration.

Heather and Richard Clark

244090 Range Rd 31.

=====

A Challenge

The focus for the Urban Interface area has been to build a shopping mall of big box stores. A typical commercial development

It is disappointing that this planning direction has been proposed, when there are other possibilities.

A challenge: Consider the design and approval of a rural community centre. A design that is truly part of and wanted by the community. Area residential would remain in the 2ac spacing or a variant of the other categories in the proposed ASP.

An example would be in the town of Raabs an der Thaya in Austria. In an area of 4 ac, there is a square surrounded by businesses. Commercial activities include:

- Restaurants
- Grocery store
- Bank
- Pharmacy
- Home furnishings
- Hotel
- Bakery/coffee shop

The square becomes a meeting area and holds summer concerts. This is an example of community planning.



A local example would be Cornerstone Square in Discovery Ridge. This community mall is surrounded by residential and green space. Commercial interests are veterinary, coffee shop, health care, and pharmacy. The Square demonstrates a positive integration of commercial with residential.

There are alternatives to a typical commercial development.

Thank you

Richard and Heather Clark - 244090 Range Rd 31 [REDACTED]

- "Transition from Urban development in Calgary will be effectively planned to ensure compatibility with Springbank's unique character." (SASP May 2020)

=====

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - ASP
Date: February 1, 2021 4:27:35 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: J Neher
Sent: February 1, 2021 3:33 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - ASP

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

I am a resident in North Springbank and I am concerned about the proposed Cluster Residential Development in the ASP. The appeal of living in North Springbank is the larger lots and single family dwellings. A neighbourhood that still offers space and privacy - totally different than city living. From what I understand from reading the ASP, a cluster residential development is 100% out of context of north Springbank and is not in keeping with the culture of the area.

Currently most of the area being considered for cluster residential is agricultural. And if it should change from agricultural and be developed, it should be with single family homes on the 2 acre or more lots - similar to all the properties now.

Thank you,

Get [Outlook for iOS](#)

From: [REDACTED]
To: [Legislative Services Shared](#)
Subject: [EXTERNAL] - NO to BYLAW C-8031-2020 North Springbank Area Structure Plan
Date: February 1, 2021 4:15:32 PM

Councillors,

I am writing to express concern about the new Springbank Area Structure Plan(s).

I disagree with the separation of the single Springbank Plan into 2 because Springbank is a single community, and the proposed changes will impact all of us. Planning should look at the whole community, its utilities, schools, population growth, and culture together. Development needs to address the full community, not be broken into separate pieces. Are you trying to divide the community so that the feedback is spread out? Your postings say that you split the Plan in 2 to reflect the different goals for the different areas, but whose goals are different? What consultations led to establishing new goals?

I disagree with the substantive changes which will increase the pace and scope of development well beyond that described in the original Area Plan. Did you think we wouldn't notice if you split the Plan in 2 and rammed it through with minimal discussion or community engagement? Scheduling a last minute Q&A session on a single weekday morning was completely inadequate! This appears to be a cynical attempt to be able to claim that you've tried to engage the community. But voters who work on weekday mornings will certainly remember that they were excluded from meaningful preparation and discussion.

I am having difficulty even understanding the new Plans due to the contradictions and inaccuracies in the County postings and links. The work is shoddy and rushed. Why? The outlined division also does not make sense and does not reflect community realities or existing (and future) connectivity. What is the rationale for this particular split? If 2 Plans were needed (why?), then what other Plans were considered and what data led to these specific proposals?

I am particularly upset by the lack of transparency regarding financing of critical infrastructure. Hasn't this Council learned from its past mistake of incurring huge debt due to poor planning?

Springbank residents have been very clear when consulted in the past. We do not desire high density developments except for special settlements like senior housing. The persistent attempts by this Council to circumvent this preference suggest that you are more interested in serving the developers who fund your campaigns. The proposed Plans will not maintain the rural character of Springbank or support continued agriculture in our community.

Once again, I must question why this Council is so tone-deaf and unwilling to engage with and show respect for its constituents.

Sincerely,

Jeff Pollard

24137 Heritage Woods Dr
Calgary, AB T3Z 3P3

February 3, 2021

Rocky View Council
Legislative Services
262075 Rocky View Point
Rocky View County,
Email: legislativeservices@rockyview.ca

File Number: 1015-550

Dear Members of Council:

Re: Written Submission Bylaw C-8031-2020 Adoption of North Springbank Area Structure Plan

This is a written submission **opposing** the Adoption of the Bylaw C-8031-2020 North Springbank Area Structure Plan. My name is Joan Gusa and my company Buffalo Springs Holdings Ltd. owns land in the plan area. I deem that the proposed plan will adversely affect my property. The legal land descriptions of my property are : NW10 25 3W5, NW22 25 3W5, and SW portion of 27 25 3W5. My immediate family and I have owned this farmland and an adjacent 1/2 section of farm property since the 1960's. The adjacent 1/2 section is: NW 15 25 3W5 and SW 22 25 3W5 and is held by Mackintosh Holdings Ltd..

I **oppose** the Adoption of the Area Structure Plan for the following reasons.

- 1) the plan unfairly penalizes large land holdings by grouping them with smaller acreages. The smaller acreages have different needs and financial expectations than farm holdings.
- 2) some areas in the plan area should not be subdivided because they are environmentally sensitive and/or adjacent to the Bow River which is an important waterway for southern Alberta
- 3) several owners of large farm holdings have previously subdivided their properties into acreages. As per previous bylaws these subdivisions must hold a residual portion of land as agricultural holdings or unsubdivided. The current proposal would allow the subdivision of these residual areas.
- 4) the proposed plan could not be supported by the current infrastructure
 - there is no universal sewage disposal system for homes in this area. Homes utilize septic systems and fields, transport sewage elsewhere, or treat and store sewage in local sewage lagoons. An increase in housing numbers would overload groundwater with raw untreated sewage and cause contamination of well water and drinking water.
 - there is no universal water source for homes in this area. Residences rely on water co-ops, and water wells. An increase in housing density could not be supported by the current water systems.
 - the roads within the area are a mixture of single lane paved, unpaved, gravel, road allowances etc. The current road system could not support a large increase in traffic caused by increased development.
- 5) The proposed plan would create more problems with security. An increase in population would result in an increase in home/business break-ins, car thefts, vandalism etc. The current police force does not have the budget to increase patrolling and attend to criminal complaints.
- 6) Also it is my concern that Rocky View County has not notified my sister of several development applications. My sister is a shareholder for Mackintosh Holdings Ltd.

For the above reasons I oppose the Adoption of the Bylaw C-8031-2020.

Please redact contact information, phone number and email address prior to making this written submission available to the public.

Yours truly,



Joan K. Gusa for Buffalo Springs Holdings Ltd.



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

From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - North Springbank ASP - Bylaw C-8031-2020
Date: February 2, 2021 5:45:03 PM

FYI

Jessica Anderson
Senior Planner | Planning Policy

From: Michelle Mitton <MMitton@rockyview.ca>
Sent: February 2, 2021 5:31 PM
To: John Bargman [REDACTED] Legislative Services Shared
<LegislativeServices@rockyview.ca>
Cc: Jessica Anderson <JAnderson@rockyview.ca>
Subject: RE: [EXTERNAL] - North Springbank ASP - Bylaw C-8031-2020

Good evening John,

Thank you for submitting your comments on this proposed Bylaw, they will be included in the agenda for Council's Consideration at the public hearing February 16, 2021.

Thank you,
Michelle

MICHELLE MITTON, M.Sc
Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

From: John Bargman [REDACTED]
Sent: Tuesday, February 2, 2021 5:03 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Jessica Anderson <JAnderson@rockyview.ca>
Subject: [EXTERNAL] - North Springbank ASP - Bylaw C-8031-2020

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

Bylaw C-8031-2020 File#: 1015-550.

I wish to supplement my input sent to you dated Jan 10 as I have done some more studying. Council must reject this ASP

WATER

Background

The Harmony water license has specific water allocation and maximums for specific lands. I have attached a copy of the water license 0047 4326-00-00. The water allocation is for the lands covered by the Harmony development (see attached water license). The total water allowed to be diverted “shall not be more than **917,221 cubic metres of water per calendar year**”.

The following quote is from of ISL’s Springbank Water Strategy report:

3.1.3 “In comparison, the full build-out of the focused service area requires a potable water volume of 26,340 m³ /day as discussed in the following sections, equivalent to **9,613,925 m³ /year**, to make the development viable. The near-term service area requires a potable water volume of 11,065 m³ /day, equivalent to **4,038,801 m³ /yr.**”

Feedback

The existing water licence for Harmony is for a maximum of **917,221 cubic metres of water per calendar year**.

How can RVC recommend in the proposed South Springbank ASPs, with a supporting technical document from ISL Engineering, that the Harmony water licence be a source of water supply for the Springbank ASPs, when that licensed volume is barely enough to supply a full build-out of Harmony development? It is not even enough to cover the lesser near-term needs of the ASPs, let alone the fully built-out ASPs. It is not possible to increase the annual cap on the water that can be withdrawn – Alberta Environment and Parks confirmed this. It is possible to apply for an extension of the lands to be serviced through this licence but that would be unlikely to be granted especially to cover such a large area as envisioned in this ASP. Where will the water come from to allow full build out of this ASP? The water licences for other water systems such as Popular View and Westridge do not have the capacity (nor the desire in some cases) to supply the volumes envisaged to support the commercial and residential density envisaged in the proposed land usages.

Page 82, Map11 of the ASP shows a mainline “Harmony Water Line”, many proposed water lines and a proposed water reservoirs and pumphouse. According to the ISL report the water reservoirs are required to ensure continuation of supply of water and adequate fire suppression. Who will build the water reservoirs? Who will pay for the water reservoir and mainline “Harmony Water Line”? If developers are to bring their own water to their local development plans – how will this regional water system ever be built? What will prevent a system of water pipelines that have no ability to be shared by other developments as envisioned in the ASP? What will prevent inadequate guaranteed continuation of supply for dense development (<2 acres)? I am told by Council staff that there will be no taxpayer

money used to develop this system. I am told by council staff this is a high level document and that detailed technical review will occur on development plan application, then I ask why is there such a detailed report as the ISL report that outlines a regional water system strategy?

It is very clear in the ISL report that they recommend the Harmony water plant as the only logical solution (along with the Calalta plant and licence). No mention is made of other water sources delivering into the proposed regional system. The ASP does not reflect this recommendation and yet there is no clear alternative solution presented – just the map¹¹ and the ISL report that does not recommend any water source beyond that of Harmony and Calalta that can not possibly supply the water required based on their maximum annual withdrawal.

Quality of ASP Document

The state of the current “draft” ASP is not fit for publication and certainly not fit to be incorporated into a by-law. There are multiple incorrect references a just few examples follow:

1. Pg 6 “The North Springbank Plan Area boundary is generally defined by the Bow River to the north, the Highway 1 to the south” – not true
2. Existing Land Use Pg 10 “Map 05: Existing Land Use shows the land uses present within the Springbank ASP area at the time of adoption of the ASP.” WRONG map number referenced (Map 04: Existing Land Use)
3. Pg 31 INSTITUTIONAL AND COMMUNITY SERVICES? This should be a separate section (as in the South ASP) which has erroneously ended up in the middle of Section 7 Residential.
4. 7.45 “and Where the proposed location interfaces with residential development, transition policies 10 shall apply.” What does that mean? Section 10 is Future Expansion Areas?
5. 7.51 “Villa Condo developments within the Plan area should: a) have an approved local plan meeting the requirements of Section 28.” There is no Section 28 in the North Springbank ASP.
6. Many many more – too many for this submission.

John Bargman
178 Artists View Way
Calgary, T3Z 3N1, AB

John F. Bargman



Kim Magnuson
Springbank

RE: Bylaw C-8064-2020
File # 1015-550
South Springbank ASP

janderson@rockyview.ca
legislativeservices@rockyview.ca

Let this sink in: 17,890 proposed residents North Springbank
14,600 proposed residents South Springbank
17,656 residents in proposed Special Planning Areas

TOTAL: 50,146 proposed residents in Springbank.

This is larger than Cochrane and only 20,000 less populous than Airdrie.

And YET, there is no comprehensive plan for a wastewater/water/stormwater solution in Springbank.

Langdon has a far lower population but has both water and wastewater infrastructure.

There is something seriously wrong with these draft Springbank ASP's.

I am OPPOSED to:

- **Splitting** the current Springbank ASP into two separate ASPs, one for the North and one for the South with **no logical rationale**.
- Land Use designations for the future in an established country residential area.
- Land Use is **pre-determined and therefore sterilized** for other uses.
- **Tripling the population** of South Springbank from 5847 to 14,600 mainly through **increasing the density on smaller lots over larger areas of land**.
- Expanding water servicing infrastructure without subsequent and **necessary wastewater servicing**.
- **Ignoring the results** of the three public engagements, in which the majority of **residents** did not envision - or agree with - such expansive development proposed here.
- **Increasing the land base** for business/commercial/industrial/residential uses.
- The glaring **lack of "Shall"** rather than "Should" statements.
- Turning Springbank into an area that essentially **duplicates the services** available in Cochrane and Calgary.
- There have been no adequate **studies done on ground water**, which is a **priority** problem in Springbank.
- Building out what is proposed in the ASP's **does not respect the distinct rural lifestyle** that Springbank residents bought in to and want to preserve, as per the public engagements.
- **Villa housing** for seniors and those with disabilities should **not** be located far away from previously approved commercial areas, like Harmony and Bingham Crossing.

Seniors housing has **already been approved in three areas – Pradera Springs, Bingham Crossing and Harmony as well as Rivers Edge**.

Please make it Council's priority to engage these developers to start building these seniors' areas out.

- Cluster housing and Villa housing should have to **connect to wastewater servicing** that completely removes treated wastewater from the lands.
- If Country Residential can be built of "Cluster residential" lands, why bother to **label the land use** as Cluster Residential? This is the true "**sterilization**" of land.
- As the new MDP and CMRB notes, new growth shall be **directed to existing** approved developments. Please do this before redesignating more greenfield development.
- It's difficult to understand how HOA's for Cluster Housing will maintain open spaces for the public. How would this be **enforced or even enforceable**?
- What is the potential for **spray irrigation** on lands from communal wastewater systems? Discarding treated wastewater via irrigation or simple seepage is not acceptable anymore.
- The proposed water servicing from Harmony to new development - from Old Banff Coach Road and to the south along the escarpment - is **environmentally problematic**.

The potable water comes from the Bow River but the catchment area for that water goes to the Elbow River.

- Springbank is already growing at a **moderate rate**.
- Why is Funeral Services and Entombment listed as a use on RR 33?

1) **WHY** does Council want to split the current Springbank ASP into two separate ASPs, North and South?

- there is no apparent logical rationale in any of the draft document.
- Springbank is an existing complete and uniform community of acreages.
- Splitting the community by enforcing two ASP's does not create cohesiveness.

2) **WHY** are there Land Use designations for the future in an established country residential area?

- Land Use has been **pre-determined** and therefore **sterilized** for other uses. This concept is directly at odds with Council's view of the CMRB "sterilizing" Rocky View land.
- Remove all references to land use, and let the market decide.
- Building out what is proposed in the ASP's **does not respect the distinct rural lifestyle** that Springbank residents bought in to and want to preserve, as per the public engagements.
- *Country Residential is 11% of the Plan area.*

*Historical subdivision approval in Springbank has resulted in fragmented pockets of country residential lots and small agricultural parcels. **Incremental development in these areas divides viable agricultural land, impacts agricultural operations, and creates an inefficient settlement pattern with poor connectivity.***

Yet

Cluster Residential is proposed for ***largely intact quarter sections with potential for connectivity and different forms of development.*** These areas are generally cultivated with some pasturelands.

This comparison of country residential and cluster housing is largely absurd. Developing one has more impact on agriculture than developing the other????

3) **Tripling the population** of South Springbank from 5847 to 14,600 mainly through **increasing the density on smaller lots over larger areas** of land.

- *The Springbank ASP plans for an approximate population of **14,600** with an average density of gross **0.89 upa**; this target was determined through planning and engineering*

reviews, as well as stakeholder consultation and feedback. P. 14

Who were the stakeholders and why wasn't resident input considered?

- This population prediction does not take into account the **17,000+** more residents in the Special Planning Areas, a phenomenal number – without a wastewater solution.
- Imagine Langdon without wastewater servicing; densifying creates water (in every form) problems.
- There are several environmental and social issues with this plan.
 - As it is today, Springbank has problems with a high water table.
 - Historic springs exist but new springs have been identified in the Master Drainage Plan.
 - Residents of Springbank do not buy into this density, as they identified in the engagement sessions.
 - Only 1/4 of participants in the engagements supported a higher density, yet this plan proposes high density and clustering everywhere.

- 4) Expanding water servicing infrastructure without subsequent and **necessary wastewater servicing**.
- Basic common sense dictates that filling land with potable water requires the necessary infrastructure to remove the grey/waste water, yet there is nothing in this ASP that fulfills this requirement. Imagine overflowing your tub onto the floor in your house; the water simply moves to other areas.
 - What is the potential for **spray irrigation** on lands from communal wastewater systems? Discarding treated wastewater via irrigation or simple seepage is not an acceptable solution, but rather connecting to wastewater infrastructure is necessary.

- 5) Is Council willing to ignore the results of the three public engagements, the coffee chats and online comments regarding their vision for Springbank?
- The majority of **residents** did not envision - or agree with - such expansive development proposed here, yet will have to live with the results if Council (with no explanations) and a few large landowners direct the ASP.
 - Approving this ASP will turn Springbank into an area that essentially duplicates the urbanism already available in Springbank Creek (9 quarter sections not started yet), Harmony, Cochrane and Calgary.
 - There is nothing in this ASP that keeps Springbank distinct, which is why residents moved here in the first place.

- 6) There is a glaring lack of “Shall” statements with respect to developer responsibility.
- “Should” statements provide **no** guarantee for proper outcomes, such as wastewater connections, in new dense developments.
 - Any new development must have an appropriate wastewater solution, not massive septic fields for treated wastewater, and definitely not spray irrigation.
 - There have been no studies done on ground water, which is a problem in Springbank.
 - Numerous homes throughout Springbank were built in areas with high water tables and experience basement flooding during wet periods. It is simply not acceptable to continue building homes without considering the movement of water beneath the ground.

7) **Villa housing** for seniors and those with disabilities should **not** be located far away from previously approved commercial areas, like Harmony and Bingham Crossing.

- Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. P. 17

Opportunities will exist for other housing types and densities that are carefully planned and are

in keeping with the rural character of Springbank. P. 17

...there is a desire for seniors' housing P 17

- Seniors housing has already been approved in **four areas** – Pradera Springs, Bingham Crossing, Springbank Creek and Harmony as well as Rivers Edge.
- Please make it **Council's priority** to engage these developers to start building these seniors' areas out. Once these areas build out, Council will see how much demand there is for this housing.
- Villa housing/Townhouses not belong in existing country residential areas.

8) Cluster Housing and Country Residential Infill

- Cluster housing and Villa housing should have to **connect to wastewater servicing** that completely removes treated wastewater from the lands.
- Why is rationale for traditional acreages required on land use labeled as clustering? It should be the other way around – that clustering requires rationale because of their complexities with wastewater and “public” open space.
- Infill CR – reducing 2 acres to 1 acre lots **requires** wastewater servicing to remove from the area, not septic fields or just water treatment or communal.
- Municipal servicing standards do NOT take into consideration 1 acre lots
- 7.71 a) Infill – There is no requirement for wastewater servicing which needs to be added.

9) As the new **MDP** and **CMRB** state very clearly, new growth shall be **directed to existing** approved developments.

- Please do this before redesignating more greenfield development.
- There is already more than enough approved development to which to direct seniors' housing.

10) How can Rocky View enforce the HOA's for Cluster Housing to maintain open spaces for the public?

- Once an HOA is in place, as in Elbow Valley, the pathways become private, not public.
- After a pathway in a Clustered Housing area is established, will there also be a commitment by the HOA to provide public parking for those using the pathways? Springbank Creek has that obligation in place.

11) The proposed water servicing from Harmony to new development - from Old Banff Coach Road and to areas south along the escarpment and east to Calgary - is environmentally problematic and possibly not acceptable to the provincial government.

- The potable water for any new development in this area is proposed to come from the Bow River but the catchment area for that water goes to the Elbow River.

- The drainage must go back to the Bow through connection to the wastewater system in Harmony.

12) SPECIAL PLANNING AREAS

• *these areas may have the potential for a higher intensity of development; water and transportation servicing need to collaborate with City of Calgary; and require strong collaboration with The City of Calgary.*

- In no way did Springbank residents specify that they are in favour of higher intensity of development.
- High density can only occur with resident engagement and collaboration with

Calgary, which we do not have.

Provide for limited-service, interim Commercial uses within Special Planning Area 1 prior to the area proceeding to build-out in accordance with the policies of any ASP amendment.

Special Planning Area 1

9.5 Commercial uses shall be allowed for an interim period

- c) proposed business commercial uses shall be of a form that does not require connection to a regional potable water and/or waste water system; P38*
- Allowing “interim” uses with limited services in any of the Special Planning Areas translates to: allow whatever to build wherever with no big plan because it is only temporary – however, it is 25 years which isn't temporary and may have off-site impacts because of the lack of overall planning.

13) URBAN INTERFACE AREA

The area identified as Urban Interface lands are those that, by virtue of location, limited servicing requirements, and adjacency to existing or planned developments, are expected to develop in the near future. These lands will be generally commercial, with detailed land use proposals, density, and form to be determined at the local plan stage. P.40

- Just how much commercial land is required in Springbank – next to Calgary?
- This should be residential land. At least residents will know what they're buying into.

14) 11 TRANSITIONS

...this Plan anticipates new forms of housing, including Cluster Residential, Cluster Live-Work and Villa Condo development. P. 41

The maximum height of buildings on lots adjacent to a residential area should be 12.5 metres, or lower P. 43

- Again, this type of dense housing without water and wastewater infrastructure is unacceptable.

15) 13 NATURAL AND HISTORIC ENVIRONMENT

Wetlands not claimed by the Crown that have a high relative value, as per the Alberta Wetland Classification System, should be dedicated as environmental reserve or environmental reserve easement. P.53

- This is a very weak statement. Along with certain slopes, riparian areas, flood plains, wetlands SHALL be protected with appropriate setbacks.
- Note that almost all undeveloped lands in South Springbank are wildlife corridors as per Map 07: Wildlife Corridors.

- It is incumbent on Council to enforce their preservation.

16) 15 ACTIVE TRANSPORTATION, PARKS AND OPEN SPACE

- While pathways and parks are addressed, safe public access to both rivers is notably absent.

17) 19 UTILITY SERVICES

19.13 *Where a regional waste water treatment system is not available, interim methods of sewage disposal may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment. P. 72*

- Any development that connects to water from the Bow (Harmony) must release all wastewater, treated or not, back to the Bow and keep within the watersheds.

19.9 The reuse of storm water for the purposes of residential irrigation is encouraged over using water suitable for domestic purposes and should be addressed in local plans. P.74

- This statement simply does not address either groundwater or the function of sloughs or wetlands. Again, groundwater mapping is essential in Springbank prior to creating any density.

Map 11: Water Servicing P. 75

Does the Harmony water licence allow its product to be piped to service new development on Old Banff Coach Road and along HWY 1 West?

Overall, the CMRB will likely not approve this ASP because it has too much growth, takes up too much land, and doesn't address directing new development to existing areas like Harmony.

22 quarter sections clustering

27 quarters of infill

Built Out Residential/Right of Way	1,548.73 ha	(3827.00 ac)
Infill Country Residential	1,571.80 ha	(3,884 .00 ac)
Cluster Residential	1,430.57 ha	(3,535 .00 ac)
Institutional and Community Services	292.18 ha	(722.00 ac)

January 29, 2021

Ms Jessica Anderson

Janderson@rockyview.ca

legislativeservices@rockyview.ca

Submitted by Kim Magnuson, Springbank.

**Re: Bylaw C-8031-2020, Proposed North Springbank ASP
File # 1015-550**

I am opposed to both splitting the current ASP and all the pre-determined land uses that go along with the proposed North and South ASP's.

I will refer to the following points in the North Springbank ASP:

1. The Central Springbank ASP **should not be split** into two ASP's.
2. **Public Engagement** has been given a back seat to “stakeholders” feedback.
3. **Replacing** all Agricultural land uses in the ASP's isn't warranted.
4. The projected/proposed increase in **population** of Springbank will create environmental problems.
5. The **servicing strategies** are expensive and ill-conceived.
6. The **demand** for commercial/business commercial/industrial is **overstated**.
7. Overall public engagement results **did not contemplate parcels less than 2 acres**.
8. **Cluster** housing in Springbank.
9. **Cluster Live-Work**
10. **Expansion Areas**
11. There is **no viable solution** for cluster residential or 2 acre residential **sewage**.
12. The **amount of land** dedicated to cluster residential and business/commercial/industrial is out of line within a well-known rural residential area.
13. Encourages **Leap-frog development**.
14. The **2016 Residential Land Inventory Report**
15. **River Accesses**
16. **Harmony** will grow to 10,000 +

1. The Central Springbank ASP **should not be split** into two ASP's

The current ASP has an established settlement pattern of country residential and it has served the area well since 2001 and created a strong sense of community no different than any other community. There has been new development in Springbank, such as Edge School, Harmony, Bingham Crossing and Commercial Court infill, and residents are adapting to that development. There has also been a lot of new residential development approved, some of which has been started and some completed under this ASP.

The CSASP has previously allowed for flexibility in land use planning/development, and splitting it just raises questions as to “why”.

Suggestion: Leave the Springbank ASP as one; it is already a community.

2. Residents' Public Engagement has been given a back seat to “stakeholders”

“The North Springbank ASP plans for an approximate population of 17,890 with an average density of gross 1.18 upa; this target was determined through planning and engineering reviews, as well as stakeholder consultation and feedback.” p. 14

Very few residents want more than .5 UPA or less than 2 acre lots, unless it is designated as seniors' housing.

During the Coffee Chats in 2019, RVC staff noted that only “a few” people want expansion of the ASP to the west.

Suggestion: Do not erode public trust. Springbank residents took an extraordinary amount of time to consider how they want their community to grow. Please listen.

3. Replacing all Agricultural land uses in the ASP's isn't warranted.

It is presumptuous to decide all agricultural land in the ASP as either residential or business/commercial.

There are traditional agricultural pursuits in Springbank that remain active.

Not everyone wants to live in an “urbanized” area, which is why Springbank even exists. To pre-determine that all agricultural land should be classified as cluster, cluster live work, or business is definitely pre-judging what the community of Springbank wants and does not give a landowner an option as to how to develop his/her lands. You are picking winners and losers.

Suggestion: Remove all the proposed land designations until someone makes an application to change it.

4. The projected/proposed increase in **population/density** of Springbank will cause new environmental problems and exacerbate existing ones.

As Council knows, all acreages in Springbank have septic systems of some type, with the majority being septic fields. Adding density requires the land to just “deal with” excess water of any type (be it septic, lawn watering, gardening, etc) and Springbank has for years had a high water table intensified by its growth. Many areas in Springbank that are fully built out experience a high water table and flooding.

As well, the Springbank Creek Catchment Drainage Plan (p. 5, MPE, 2015) clearly states that RR33 is a “Problem Area” because of existing springs, some of which are new. The estimated cost of all upgrades to this catchment area is \$2,070,000 (in 2015 dollars).

Suggestion: a) Until ground water levels/water tables are clearly understood in Springbank, do not approve any higher density per quarter section than .5 UPA. Ground water mapping is being done throughout Alberta, and could be done in Springbank.

b) Ask that permeable pavement is used so that rainwater and snowmelt is not all funnelled into one place, but can seep through a larger surface area.

c) Water In = Water Out. If more development is coming, make sure that it is connected to wastewater systems that take that grey water out of Springbank.

d) Do not build on or place fill in any of this and other areas noted in this MPE Plan.

5. The servicing strategies are expensive, unnecessary and ill-conceived.

When we see that it will cost in the range of \$160,000,000 to \$500,000,000.00 to provide water and wastewater servicing to only small part of Springbank, one must admit this is **not** financially feasible. The costs of upgrading water and wastewater treatment plants are exorbitant. The cost of extending lines to present and new developments is also excessive.

Springbank residents may or may not want/need servicing, which increases the cost to the few who may want servicing.

It appears that new residential development in the clusters will not be connected to water and wastewater, either. Rather, they will have on-site communal septic systems, which is absurd. More septic fields. Even treated wastewater has to go somewhere!

Servicing was not discussed in any of the Engagement Sessions or Open Houses to my knowledge, so to spring it on residents after the fact is both unfair and unreasonable. It's highly unlikely that residents will actually read the additional reports provided online and so will know nothing about this proposal. Present Off Site Levies in RVC remain insufficient and taxpayers do not need another another water/wastewater system to prop up.

Suggestion: a) Scale back all servicing from Harmony to include only those lands that are adjacent to it and be sure that the levies are sufficient for paying down the cost.

b) In no way should any debt or interest on debt for new water/wastewater lines or expansions be paid for with Rocky View's Reserve Fund.

6. The demand for commercial/business commercial/industrial is overstated.

The Springbank Industrial Needs Addendum from 2016 notes that Springbank's total net developable industrial land supply is 1% of 2529 acres in RVC. ***That equals **25 acres**.***

Additionally, "Based on forecast employment density trends, industrial land demand (absorption) within Rocky View County is expected to total approximately 2,482 net acres over the 2014-2034 period, of which 48% would be in Balzac, 25% in Shepard/Janet, 21% in Conrich and 6% in other areas of the County." (p. iv Watson Report).

6% of 2482 acres is *****148 acres*****, less than a quarter section of land, so why does this proposed ASP envision 2080 acres for business/industrial/commercial?

In that same report on Industrial Land, "*4. Springbank Demand Not Quantified*" the forecast is "there could be 5 – 10 acres absorbed per year."

There is also 155 acres of land within the Springbank airport that was not included in the Watson Report.

Industrial development was another topic that did not come up during Coffee Chats and Open Houses.

Suggestion: a) **Significantly** scale back the number of acres dedicated to business, commercial, and industrial development. Creating a second Balzac in this rural country residential community will completely destroy its unique character.

b) Build out what has been approved – Bingham Crossing and Harmony before creating or dedicating more land to non-residential uses. Once these are built out, based on market demand, we will see how and when more non-residential is required.

7. Overall public engagement results did not contemplate parcels less than 2 acres.

It was only when the 3 (three) options for a new ASP were revealed in June 2018 at the Open House at the C3 Church that residents saw the excess of cluster housing, business, commercial and industrial land uses. The only people present who applauded this were developers.

The current ASP says that at full buildout, Springbank could have 19,000 lots. That is true - if you cover every single acre with a 2 acres lot, but that will never happen.

The present ASP calls for a maximum of 64 lots per quarter section because two acre lots is the **minimum** size that has sufficient lot size for a septic system. Increasing the density to 80 lots/quarter completely changes the integrity and ability of the land to handle the excess water brought in by development.

Suggestion: Remove all pre-determined land uses, particularly cluster housing, as the majority of Springbank residents did not move to this semi-rural area for that type of housing everywhere. There is still demand for 2 and 4 acre parcels, and that choice should be the top priority in the ASP. Again, if someone chooses to build a cluster development, he/she can apply for re-designation of the land of their preference.

8. Cluster Housing in Springbank

Cluster style development *may* have a place in Springbank, but it should be very limited in scope. This draft ASP has dedicated over 3000 acres to cluster housing, which is enormously out of step with the current ASP and the expectations of Springbank residents.

Suggestion: Create cluster housing for seniors only, near approved amenities like Harmony and Bingham Crossing. Fortunately, this has been accomplished, so we need no more clustering.

9. Cluster Live-Work doesn't take into consideration where people actually want to live.

As a new form of live-work, this draft ASP has again dedicated far too much area (145 acres) to cluster live-work. The density at 2 UPA is too high and the projected population of 1122 residents on 145 acres is unreasonable.

This could create a small village, a village that could be completely self-reliant depending upon what the businesses are. Even this 145 acres of land will have the potential to generate an enormous amount of traffic and resultant noise. Who came up with this idea anyway?

Suggestion: Drop the Cluster Live-Work designation in this draft.

Instead, continue the status quo of allowing residents to apply for a development permit for a home-based business.

10. Expansion Areas

The addition of 16 empty quarter sections of land west of Calaway Park and south of Harmony on both sides of Highway 1 has no place in this ASP.

There were councillors who stated during a council meeting in 2020 that the present Springbank ASP is

too large, yet they want to add another four sections of land to it?
Even if one of the landowners has a water licence, that is not a licence to build.
There is far too much emphasis placed on water licences. Those with water licences should be responsible for getting the wastewater/stormwater out of the community.

Suggestion: Drop these lands from the new ASP and add them in the future if and when they are needed by amending the ASP.

11. There is **no viable solution** for cluster residential or 2 acre residential **sewage**.

I am not opposed to one or two cluster residential areas in Springbank, but not all over 3000 to 4000 acres, with 60-80 houses per quarter section. Each one is an island of its own to deal with their own communal sewage treatment? No.

It is absurd that the Servicing Strategy for the ASP considers connecting only business, commercial, industrial and very high density residential properties. Springbank has a high water table problem, and while it may be impractical to connect existing residential properties, it is imperative that any new residential development with more than .5 UPA be connected to the water and wastewater systems under consideration.

Suggestion: Limit cluster housing to 2 or 3 quarter sections, close to the proposed water and wastewater lines so that they can be connected to these services.

12. The **amount of land** dedicated to cluster residential and business/commercial/industrial is out of line with a well-known rural residential area.

10,000+ acres of vacant land (minus the 4000 acres of infilling existing country residential) is far too much to dedicate to **new** clustering, business, commercial and industrial growth.

Suggestion: Build out what has already been approved before actually reserving greenfields for future development. We are not urban nor should we be, as we are virtually on Calgary's doorstep and do not need a duplication in their style of development.

13. Encourages **Leap-frog development**.

In place-holding land for pre-determined uses, this ASP has absolutely no guidelines or rules about how or where new development should begin, so the gate is wide open to develop anywhere at any time.

Suggestion: All new growth should begin with infilling where possible, then gradually adding in new areas where there is logical demand.

14. The 2016 **Residential Land Inventory Report**

This 2016 Report states that there are 70+ years of residential lots already approved, with 2227 lots being policy-approved in Springbank. Has that been considered?

Suggestion: Before committing new undeveloped lands to clustering, business, commercial or

industrial, build out what has already been approved.

15. River Accesses

Springbank sits between two beautiful rivers, great opportunities for recreation and yet river access is not addressed in the ASP. I hope this is an oversight.

Suggestion: Create park-like areas where possible so that residents can access the Bow and Elbow rivers.

16. Harmony is not within the ASP but is in Springbank

This is perhaps the greatest oversight of all – not mentioning the impact that Harmony will have with respect to population in the Springbank area. Expected to grow to over 10,000 residents on 1800 acres, Harmony could almost literally take all the future population forecast in the ASP (17,890).

Why is Harmony not being considered when we talk about population growth? It has a range of housing styles, will have amenities, recreation, a future village with shopping and services.

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - South Springbank ASP
Date: February 1, 2021 4:27:50 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

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This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Linda Kisio
Sent: February 1, 2021 4:01 PM
To: Michelle Mitton
Subject: Re: [EXTERNAL] - South Springbank ASP

Hello Michelle

I was going through my paperwork and noticed I was addressing the North Springbank ASP and it should read the South Springbank ASP. Could you please make sure my objection pertains to the the South Springbank ASP.

Thank You,

Linda Kisio

96 Springland Manor Crescent

Calgary, Alberta T3Z 3K1

On Thursday, January 28, 2021, 05:30:56 p.m. MST, MMitton@rockyview.ca <mmitton@rockyview.ca> wrote:

Good evening Linda,

Thank you for submitting comments on this proposed bylaw. They will be included in the agenda package for Council's consideration at the February 16, 2021 public hearing.

Thank you,
Michelle

MICHELLE MITTON, M.SC
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Linda Kisio [REDACTED]
Sent: January 28, 2021 2:20 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>

Subject: [EXTERNAL] - North Springbank ASP

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

Hello

I am strongly opposed to the North Springbank ASP that is being presented.

As, written the proposal would allow for the development of land that we back on to.

I DO NOT want an auto development or any other commercial development behind us.

This would greatly affect the value of our property!

We moved to Springbank in Rocky View County, to live in a country atmosphere.

There is no precedent set for commercial development in this location. We do not need to start now.

Thank you,

Kelly and Linda Kisio

96 Springland Manor Crescent

Calgary, Alberta T3Z 3K1

January 29, 2021

Ms Jessica Anderson

Janderson@rockyview.ca

legislativeservices@rockyview.ca

Submitted by Kim Magnuson, Springbank.

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There are traditional agricultural pursuits in Springbank that remain active.

Not everyone wants to live in an “urbanized” area, which is why Springbank even exists. To pre-determine that all agricultural land should be classified as cluster, cluster live work, or business is definitely pre-judging what the community of Springbank wants and does not give a landowner an option as to how to develop his/her lands. You are picking winners and losers.

Suggestion: Remove all the proposed land designations until someone makes an application to change it.

4. The projected/proposed increase in **population/density** of Springbank will cause new environmental problems and exacerbate existing ones.

As Council knows, all acreages in Springbank have septic systems of some type, with the majority being septic fields. Adding density requires the land to just “deal with” excess water of any type (be it septic, lawn watering, gardening, etc) and Springbank has for years had a high water table intensified by its growth. Many areas in Springbank that are fully built out experience a high water table and flooding.

As well, the Springbank Creek Catchment Drainage Plan (p. 5, MPE, 2015) clearly states that RR33 is a “Problem Area” because of existing springs, some of which are new. The estimated cost of all upgrades to this catchment area is \$2,070,000 (in 2015 dollars).

Suggestion: a) Until ground water levels/water tables are clearly understood in Springbank, do not approve any higher density per quarter section than .5 UPA. Ground water mapping is being done throughout Alberta, and could be done in Springbank.

b) Ask that permeable pavement is used so that rainwater and snowmelt is not all funnelled into one place, but can seep through a larger surface area.

c) Water In = Water Out. If more development is coming, make sure that it is connected to wastewater systems that take that grey water out of Springbank.

d) Do not build on or place fill in any of this and other areas noted in this MPE Plan.

5. The servicing strategies are expensive, unnecessary and ill-conceived.

When we see that it will cost in the range of \$160,000,000 to \$500,000,000.00 to provide water and wastewater servicing to only small part of Springbank, one must admit this is **not** financially feasible. The costs of upgrading water and wastewater treatment plants are exorbitant. The cost of extending lines to present and new developments is also excessive.

Springbank residents may or may not want/need servicing, which increases the cost to the few who may want servicing.

It appears that new residential development in the clusters will not be connected to water and wastewater, either. Rather, they will have on-site communal septic systems, which is absurd. More septic fields. Even treated wastewater has to go somewhere!

Servicing was not discussed in any of the Engagement Sessions or Open Houses to my knowledge, so to spring it on residents after the fact is both unfair and unreasonable. It's highly unlikely that residents will actually read the additional reports provided online and so will know nothing about this proposal. Present Off Site Levies in RVC remain insufficient and taxpayers do not need another another water/wastewater system to prop up.

Suggestion: a) Scale back all servicing from Harmony to include only those lands that are adjacent to it and be sure that the levies are sufficient for paying down the cost.

b) In no way should any debt or interest on debt for new water/wastewater lines or expansions be paid for with Rocky View's Reserve Fund.

6. The demand for commercial/business commercial/industrial is overstated.

The Springbank Industrial Needs Addendum from 2016 notes that Springbank's total net developable industrial land supply is 1% of 2529 acres in RVC. ***That equals **25 acres**.***

Additionally, "Based on forecast employment density trends, industrial land demand (absorption) within Rocky View County is expected to total approximately 2,482 net acres over the 2014-2034 period, of which 48% would be in Balzac, 25% in Shepard/Janet, 21% in Conrich and 6% in other areas of the County." (p. iv Watson Report).

6% of 2482 acres is *****148 acres*****, less than a quarter section of land, so why does this proposed ASP envision 2080 acres for business/industrial/commercial?

In that same report on Industrial Land, "*4. Springbank Demand Not Quantified*" the forecast is "there could be 5 – 10 acres absorbed per year."

There is also 155 acres of land within the Springbank airport that was not included in the Watson Report.

Industrial development was another topic that did not come up during Coffee Chats and Open Houses.

Suggestion: a) **Significantly** scale back the number of acres dedicated to business, commercial, and industrial development. Creating a second Balzac in this rural country residential community will completely destroy its unique character.

b) Build out what has been approved – Bingham Crossing and Harmony before creating or dedicating more land to non-residential uses. Once these are built out, based on market demand, we will see how and when more non-residential is required.

7. Overall public engagement results did not contemplate parcels less than 2 acres.

It was only when the 3 (three) options for a new ASP were revealed in June 2018 at the Open House at the C3 Church that residents saw the excess of cluster housing, business, commercial and industrial land uses. The only people present who applauded this were developers.

The current ASP says that at full buildout, Springbank could have 19,000 lots. That is true - if you cover every single acre with a 2 acres lot, but that will never happen.

The present ASP calls for a maximum of 64 lots per quarter section because two acre lots is the **minimum** size that has sufficient lot size for a septic system. Increasing the density to 80 lots/quarter completely changes the integrity and ability of the land to handle the excess water brought in by development.

Suggestion: Remove all pre-determined land uses, particularly cluster housing, as the majority of Springbank residents did not move to this semi-rural area for that type of housing everywhere. There is still demand for 2 and 4 acre parcels, and that choice should be the top priority in the ASP. Again, if someone chooses to build a cluster development, he/she can apply for re-designation of the land of their preference.

8. Cluster Housing in Springbank

Cluster style development *may* have a place in Springbank, but it should be very limited in scope. This draft ASP has dedicated over 3000 acres to cluster housing, which is enormously out of step with the current ASP and the expectations of Springbank residents.

Suggestion: Create cluster housing for seniors only, near approved amenities like Harmony and Bingham Crossing. Fortunately, this has been accomplished, so we need no more clustering.

9. Cluster Live-Work doesn't take into consideration where people actually want to live.

As a new form of live-work, this draft ASP has again dedicated far too much area (145 acres) to cluster live-work. The density at 2 UPA is too high and the projected population of 1122 residents on 145 acres is unreasonable.

This could create a small village, a village that could be completely self-reliant depending upon what the businesses are. Even this 145 acres of land will has the potential to generate an enormous amount of traffic and resultant noise. Who came up with this idea anyway?

Suggestion: Drop the Cluster Live-Work designation in this draft.

Instead, continue the status quo of allowing residents to apply for a development permit for a home-based business.

10. Expansion Areas

The addition of 16 empty quarter sections of land west of Calaway Park and south of Harmony on both sides of Highway 1 has no place in this ASP.

There were councillors who stated during a council meeting in 2020 that the present Springbank ASP is

too large, yet they want to add another four sections of land to it?
Even if one of the landowners has a water licence, that is not a licence to build.
There is far too much emphasis placed on water licences. Those with water licences should be responsible for getting the wastewater/stormwater out of the community.

Suggestion: Drop these lands from the new ASP and add them in the future if and when they are needed by amending the ASP.

11. There is **no viable solution** for cluster residential or 2 acre residential **sewage**.

I am not opposed to one or two cluster residential areas in Springbank, but not all over 3000 to 4000 acres, with 60-80 houses per quarter section. Each one is an island of its own to deal with their own communal sewage treatment? No.

It is absurd that the Servicing Strategy for the ASP considers connecting only business, commercial, industrial and very high density residential properties. Springbank has a high water table problem, and while it may be impractical to connect existing residential properties, it is imperative that any new residential development with more that .5 UPA be connected to the water and wastewater systems under consideration.

Suggestion: Limit cluster housing to 2 or 3 quarter sections, close to the proposed water and wastewater lines so that they can be connected to these services.

12. The **amount of land** dedicated to cluster residential and business/commercial/industrial is out of line with a well-known rural residential area.

10,000+ acres of vacant land (minus the 4000 acres of infilling existing country residential) is far too much to dedicate to **new** clustering, business, commercial and industrial growth.

Suggestion: Build out what has already been approved before actually reserving greenfields for future development. We are not urban nor should we be, as we are virtually on Calgary's doorstep and do not need a duplication in their style of development.

13. Encourages **Leap-frog development**.

In place-holding land for pre-determined uses, this ASP has absolutely no guidelines or rules about how or where new development should begin, so the gate is wide open to develop anywhere at any time.

Suggestion: All new growth should begin with infilling where possible, then gradually adding in new areas where there is logical demand.

14. The 2016 **Residential Land Inventory Report**

This 2016 Report states that there are 70+ years of residential lots already approved, with 2227 lots being policy-approved in Springbank. Has that been considered?

Suggestion: Before committing new undeveloped lands to clustering, business, commercial or

industrial, build out what has already been approved.

15. River Accesses

Springbank sits between two beautiful rivers, great opportunities for recreation and yet river access is not addressed in the ASP. I hope this is an oversight.

Suggestion: Create park-like areas where possible so that residents can access the Bow and Elbow rivers.

16. Harmony is not within the ASP but is in Springbank

This is perhaps the greatest oversight of all – not mentioning the impact that Harmony will have with respect to population in the Springbank area. Expected to grow to over 10,000 residents on 1800 acres, Harmony could almost literally take all the future population forecast in the ASP (17,890).

Why is Harmony not being considered when we talk about population growth? It has a range of housing styles, will have amenities, recreation, a future village with shopping and services.

Attention: Legislative Services Office

BYLAW C-8031-2020

With regards of the Public Hearing on February 16, 2020. I, Pedro Aleman oppose to the proposed bylaw to adopt the North Springbank Area Structure Plan.

We moved to and area considered for residential land use, not Industrial. The increment of noise and traffic will decrease the quality of life of us who decided to live in a neighborhood that is safely isolated from denser areas.

It will also decrease the peacefulness of the area and the habitat we currently have for wildlife.

Regards,

Pedro Aleman
25 Artists View Gate, Calgary, AB, T3Z 3N4



February 2nd, 2021

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

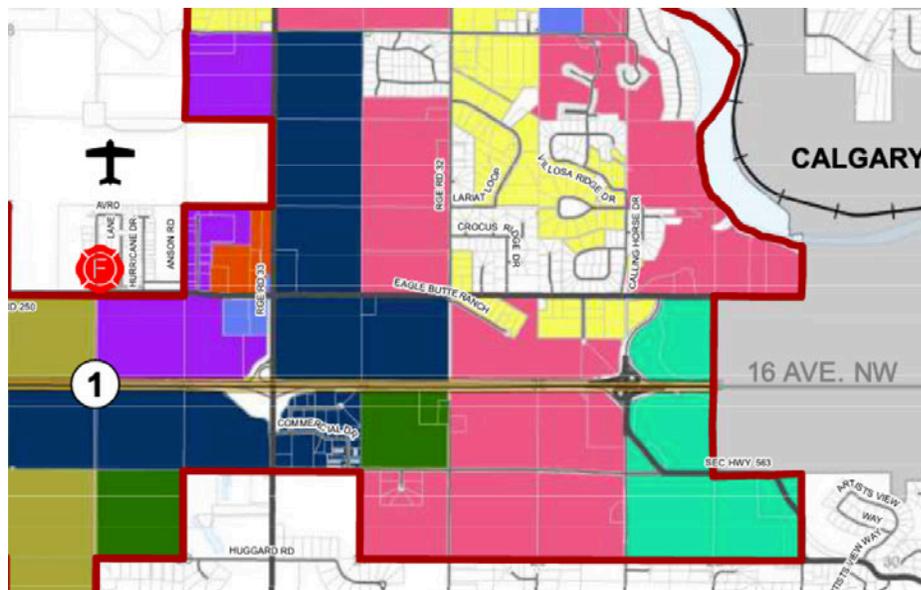
Attention: Planning and Development Services Department

Sent by e-mail to legislativeservices@rockyview.ca

Re: **BYLAW C-8031-2020 North Springbank Area Structure Plan**

Thank you for the opportunity to provide feedback on the draft South Springbank Area Structure Plan (North ASP). There has clearly been a great deal of work go into this. Some of the concepts such as Cluster Residential, Villa Condo Developments and specified Transition areas between adjacent land uses hold great merit. These parts of the draft North ASP will further the development of our unique rural area that is located adjacent to a major urban centre. My family has lived in Springbank for 45 years - we love the *“tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage”* as the Vision statement eloquently describes it.

There are, however, aspects of the plan that I believe warrant revision and **I would like to register objection to the Urban Interface designation at the Highway 1 and Old Banff Coach Road interchange** shown in bright green on Map 5 from the draft North ASP.

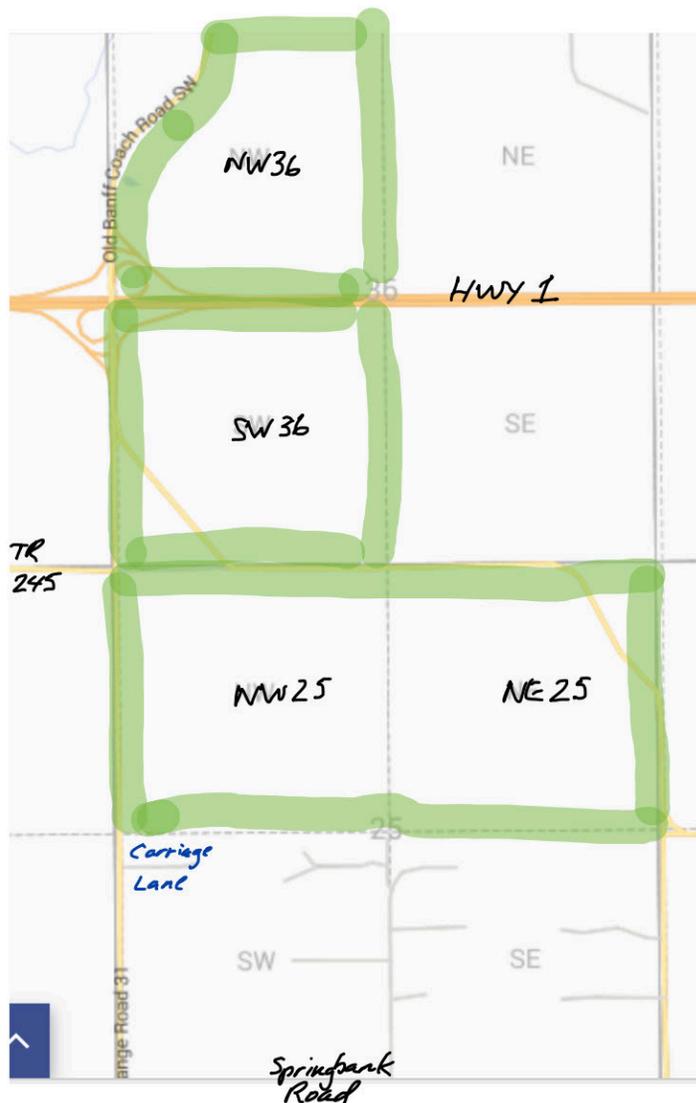


For clarity I have referred to these areas described by their legal descriptions in the draft North ASP by abbreviations based on the diagram below.

NW36 = **NW-36-24-03-W05M** → zoned for up to 30% commercial and 6-10 residential units per acre

SW36 = **SW-36-24-03-W05M** → zoned for up to **80%** commercial and 6-10 residential units per acre

NW 25 & NE25 = **N-1/2-25-24-03-W05M** → zoned for up to 30% commercial and 6-10 residential units per acre



Please note that these concerns are shared by the undersigned residents of Springbank.

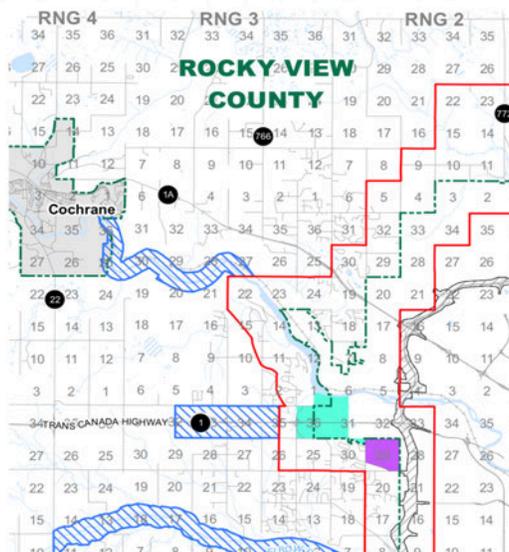
Lack of Consistency with other Planning Documents

The area designated as Urban Interface in the draft North ASP lies at an important transportation hub. I certainly agree that this needs to be taken into consideration in future planning. This is recognized in other planning documents. The draft North ASP, however, is not consistent with these other documents. The Urban Interface zone should be removed in the draft North ASP.

1. In the **2012 Rocky View County/City of Calgary Intermunicipal Development Plan** only the two quarters of the Urban Interface are noted to be a **Key Focus Area** on page 8 <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/IDP/IDP-Calgary-RockyView.pdf>

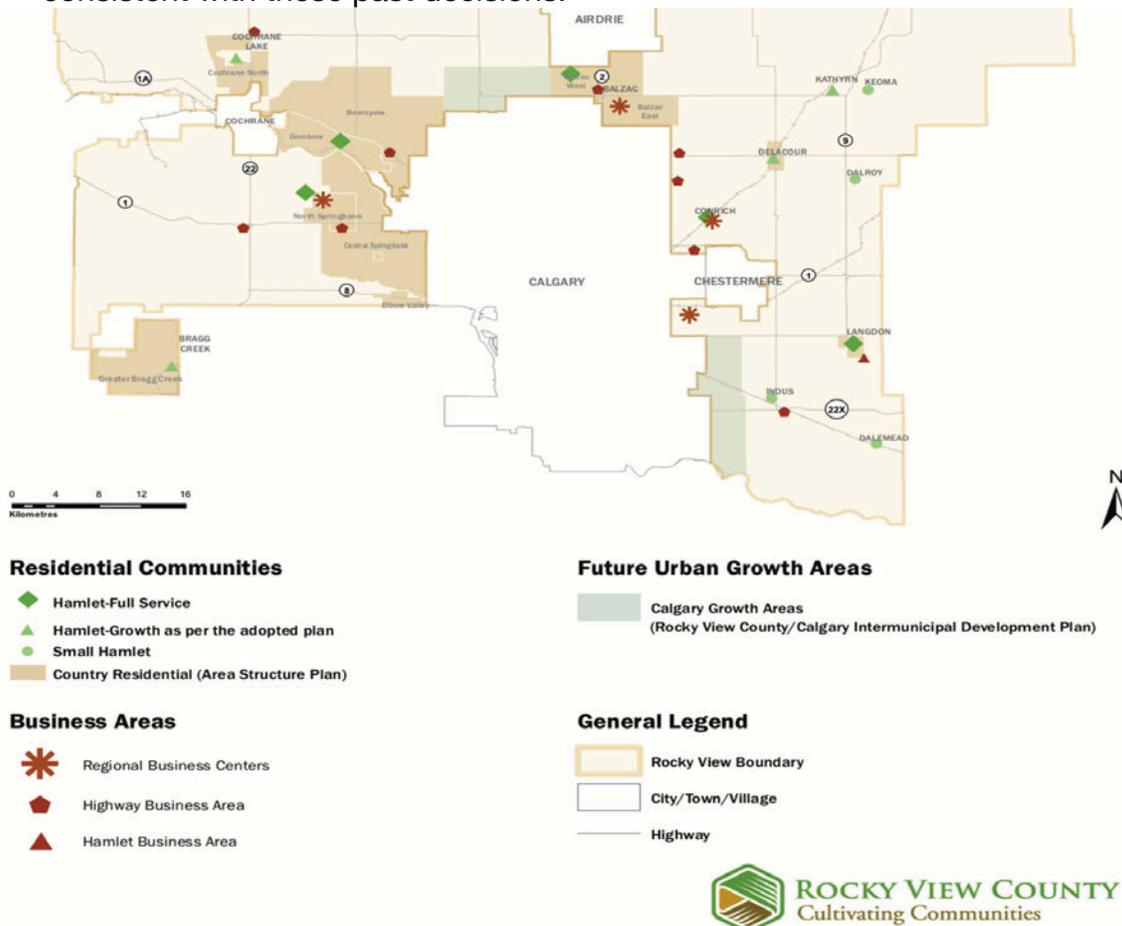
- A key objective is to “*collaborate in creating attractive entranceways that showcase each municipality for the benefit of residents and the traveling public.*” Yes ... let’s showcase one of the loveliest areas in Springbank!
- I do not believe that the draft North ASP does this by having up to **80% commercial development** and **6-10 residential lots per acre**. It’s not an entranceway - it’s the City in Springbank.
- Please note also that the Intermunicipal Development Plan the Highway 1 West Corridor Key Focus Area does **not** include **NW25 and NE25** - the 1/2 Section south of Township Road 245. See the map below where the teal blue Highway 1 West Corridor includes Section 36, but no land in Section 25 south of the teal blue area. The land in Section 25 is not adjacent to the interchange and its addition to the Urban Interface is not consistent with the Intermunicipal Development Plan.

MAP 2



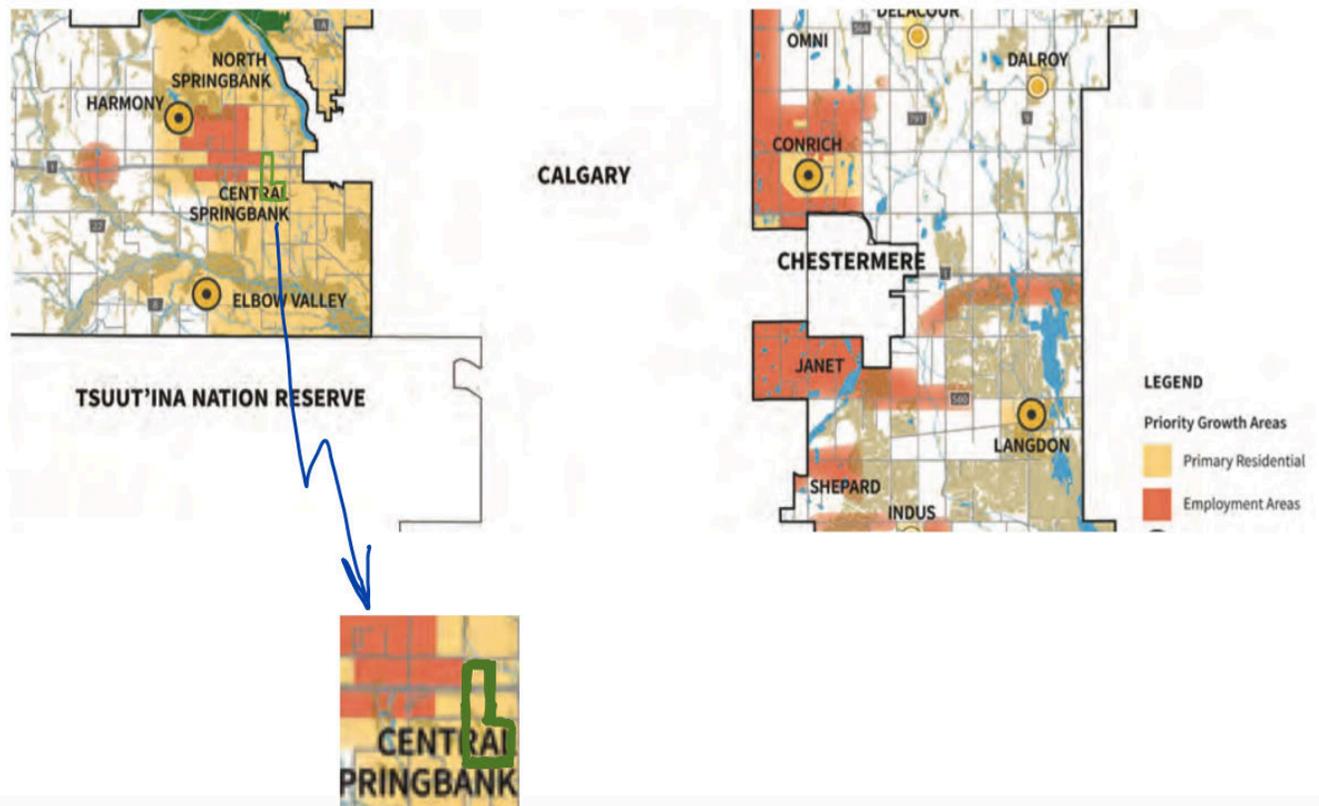
2. The **Rocky View County Plan** as amended in 2018 and accessible at <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/CountyPlan/RVC-County-Plan.pdf> lists **Highway Business Areas**.

- Map 1 on page 26 shows these and notes that these “*are of limited size and should be located in proximity to highway intersections and interchanges.*” The Urban Interface in the draft North ASP is four quarters which I believe is not of limited size. It also includes the two quarters NW25 and NE25 which are not adjacent to the interchange.
- In fact, if you look carefully at the map the County Plan does **not** include a Highway Business Area on the Old Banff Coach Road interchange. There is one at the Range Road 33 turnoff, but not along the Old Banff Coach Road (a.k.a. Range Road 31) turnoff.
- The current Rocky View County Plan does not have commercial development at the Old Banff Coach Road interchange. Why does the draft North ASP have up to 80% commercial development here?
- This Rocky View County Plan has been through the community engagement process and council consideration, and I ask that the proposed ASP remains consistent with these past decisions.



3. Moreover, the draft **Rocky View draft Municipal Development Plan** visible at <https://www.rockyview.ca/portals/0/Files/BuildingPlanning/Planning/UnderReview/MDP/RVCMDDP-Draft4-Redline-December2020.pdf> describes Priority Growth Areas for Employment in Figure 2 on p. 14.

- The map below is small, but when zooming in you'll see that the Priority Employment areas in dark orange are outside the proposed Urban Interface in the draft North ASP. I have drawn the Urban Interface area in green.
- Again, I would urge the removal of commercial zoning in the areas draft North ASP zone as Urban Interface so that these documents are consistent.

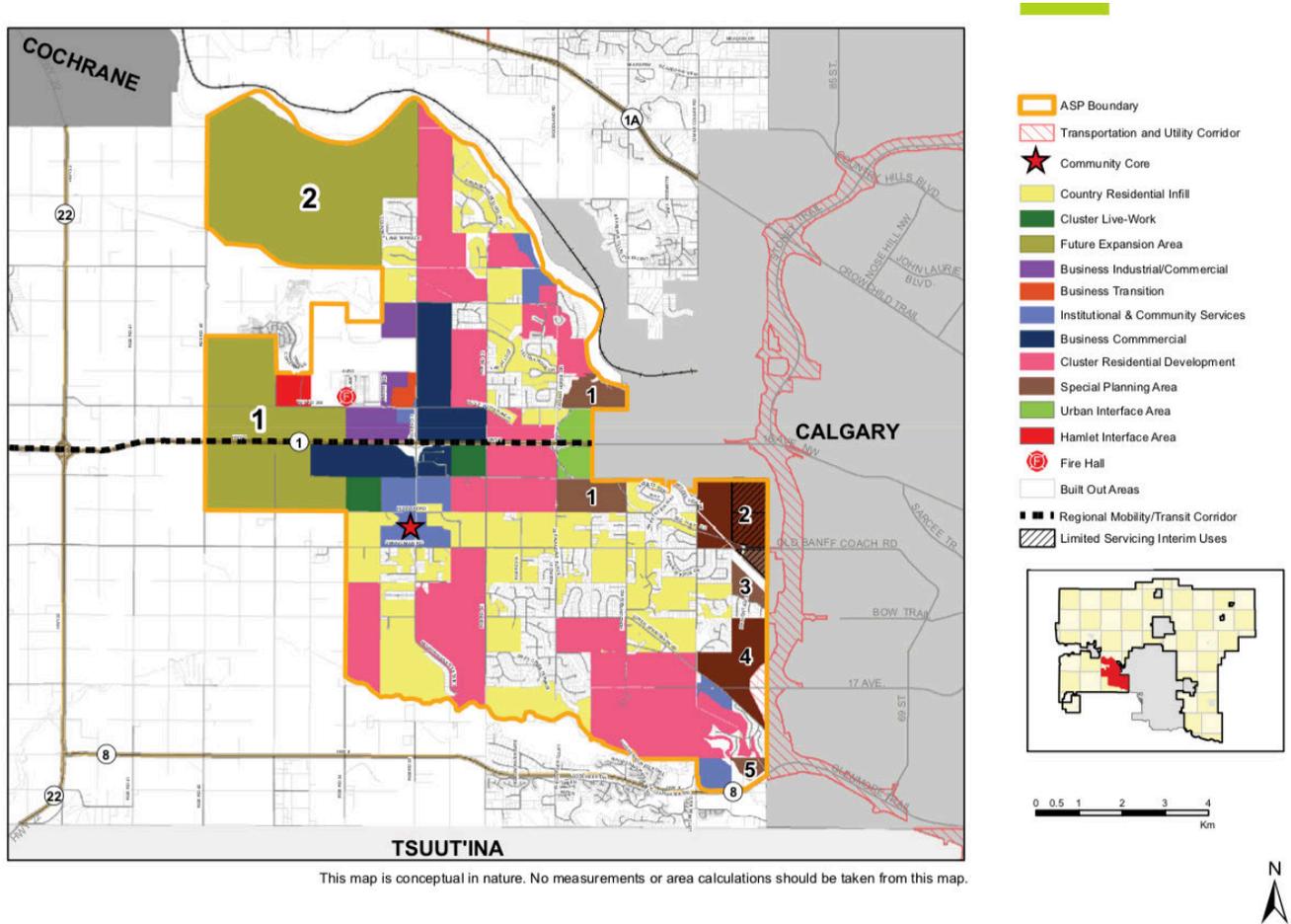


4. The term Urban Interface was not used in initial drafts of the **unified Springbank ASP**.

- The category Urban Interface was introduced in the Spring 2020 draft. Prior to that the areas were termed Special Planning Areas.
- This Spring 2020 draft did not include **NW25 and NE25** - the 1/2 Section south of Township Road 245 - with the two quarters adjacent to the interchange as shown in the map below. This again recognized that NW25 and NE25 should not be lumped in with the two quarters that are adjacent to the Old Banff Coach Road interchange.
- The NW25 and NE25 half section was zoned as Special Planning Area 1 prior to the Spring 2020 draft and the document also included a recognition of the

challenges of adequate levels of potable water and waste water servicing.

- The Urban Interface zone is defined differently in the draft South ASP – one of many inconsistencies between the two ASPs.



Map 05: Land Use Strategy

Effect on the Rural Character of Springbank

The Vision on p. 4 wonderfully describes the Springbank we love: *“Springbank will principally offer a tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage. Further development will safeguard Springbank’s precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management.”*

I believe that the Urban Interface fundamentally contradicts this Vision.

The quarter **SW36** is zoned to be up to **80% commercial** under the draft North ASP. Residential densities of **6-10 units per acre** would be mandated - this is city levels of housing density.

Areas **NW25** and **NE25** south of this and **NW36** to the north of Highway 1 do not escape a move of the city into Springbank. They are zoned to have **6-10 units per acre and up to 30% commercial**.

The draft **South** ASP identifies Old Banff Coach Road as a **Scenic Corridor** on Map 10. I wholeheartedly support this concept. Many cities around the world are using green buffers around their urban areas. The beauty to the west of Calgary is amazing. Nearly every visual representation of the Calgary area looks to the West over Springbank. This represents the transition between the city and the mountain skyline. Anyone who lives, works or visits Calgary passes through this area. **Let’s cherish and protect this point of transition between the city and nature.** Let’s keep our wonderful Springbank topography and the mountains vistas. Lines of big box stores or auto malls or warehouses will destroy this.

There is already significant commercial activity at the near-by Range Road 33. Between the North and South ASPs there are **37 quarter sections that are proposed for high intensity zoning** such as Commercial, Industrial, Business or Urban Interface zoning. I certainly recognize the importance of having some land zoned for these, but this excess is striking. What is the benefit of commercial properties at the Old Banff Coach Road interchange? In discussion with my neighbours it is not something that we wish for. RVC risks turning the beautiful Highway 1 corridor into something more akin to Macleod Trail.

The importance of **wildlife** is noted in the Section 14 Natural and Historic Environment. This section rightly places emphasis on the protection of major wildlife corridors, however it fails to adequately note the importance of existing natural habitats. The birds, mammals and chirping frogs we love mingle around us. We see the coyotes, deer and thousands of geese approach us through the half section of land that is south of Township Road 245 - NW25 and NE25. City density housing with 30% commercial

development will eliminate that as area for them. **This will fundamentally change our community and our rural experience due to the detrimental effects on wildlife in the area.** I recognize that there will be pressure to change this half section from its current agricultural use, but is there a compelling reason that it needs to become city? Cluster Residential in this area would provide 30% open space. This would allow some room for our beloved fauna to continue to move among us.

It strikes me disingenuous to describe this as an “interface” when the reality of the draft North ASP is that it is simply a spread of the city into Springbank. The traffic. The signage and lighting. The loss of wildlife. The impact on our wonderful vistas. Could Rocky View County instead be bold and conceive of a **Scenic Corridor at the Old Banff Coach Road interchange** with green space, pathways and unique features that highlight its remarkable location and provides an attractive gateway?

Broader Economic & Environmental Considerations

I would argue that there is a broader long-term **economic benefit** to Rocky View if we thoughtfully preserve the beauty of our land. It makes the surrounding area more desirable and simultaneously helps attract and retain bright, creative and energetic individuals that will foster a breadth of economic activity in the Calgary area. Long term thinking about the placemaking we wish to create in the area will contribute more to economic prosperity than an emphasis on developing as many commercial spaces as is possible. A thoughtful approach to preserve the beauty and landscapes of the area will do more to improve Alberta’s long term economic prospects than commercial development. We will all benefit from this longer-term thinking.

The provision of **services** to the draft Urban Interface areas will be very challenging and this will be made worse by having such intense development. Potable water and waste watering servicing are especially problematic and will entail significant costs. What are the resources required to fight a major fire in a commercial complex?

Expanding the city density housing and commercial development into Springbank is definitely **urban sprawl**. The City of Calgary has been examining how best to mitigate this sprawl. The City recently rejected applications for 11 new communities on Calgary’s outskirts as it tries to manage unbridled expansion and control the costs associated with servicing these areas. Why recreate sprawl level density in Springbank that will cover four quarters of the Urban Interface land?

Recommendations

In conclusion I strongly recommend the following.



1. **Use this Springbank ASP to further our shared vision of Springbank as a unique community with a “tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage.”**
 - The concepts of Cluster Residential, Villa Condo Developments and specified Transition areas between adjacent land uses hold great merit.
 - The integration of a variety of interests and expectations is difficult. The detail in this plan will help all understand and achieve a balance as Rocky View County preserves its unique character while accommodating new ideas.
 - I believe that integrating the draft North and South ASPs together again would provide better coordination in future planning. I have discussed this at greater length in my letter submitted regarding the draft South ASP.

2. **Remove the category of Urban Interface from the draft North ASP.**
 - It is not consistent with other important Rocky View County planning documents.
 - It does not provide an “interface,” but simply turns four of the most beautiful quarters of land in Springbank into city type development.

3. **The half section of land NW25 and NE25 in the diagram above that are currently classified as Urban Interface should be zoned as Cluster Residential.**
 - City density housing and 30% commercial development as proposed in the draft North ASP will have significant impact on the surrounding community and the scenic Old Banff Coach Road corridor.
 - It is not adjacent to Highway 1 and should not be seen as part of highway interchange development.

4. **The two quarters SW36 and NW36 that are adjacent to the Highway 1 & Old Banff Coach Road interchange should be re-designated as Special Planning Areas as they were zoned in prior iterations of the draft Springbank ASP.**
 - The Highway 1 corridor is of crucial importance for many reasons including as a transportation hub, location adjacent to City communities and as a scenic corridor.
 - The two quarters are not designated as a Priority Growth Area for Employment in the draft Municipal Development Plan.
 - The Rocky View County Plan does not have a Business Area at this interchange.
 - The draft North ASP and other corresponding planning documents offer a significant amount of other land for high intensity development in Springbank.
 - I recommend that there be **no commercial development on these lands** in keeping with the draft Municipal Development Plan.
 - If there is to be any commercial development on these two quarters it should be restricted to a maximum of 30% - areas zoned as up to 80% commercial are

not fitting with this location.

- Creative solutions for residential development using open space such as the Cluster Residential zoning should be specified rather than city level density.

Thank you the opportunity to share my views. I appreciate that you have many factors to consider. I hope that you appreciate that examining the myriad documents has been a very difficult task, but that I have done this to ensure I did not offer a knee-jerk reaction. I also hope that you appreciate that discussing this with neighbours has been very difficult as most (if not all) of us were not aware that this process was occurring and the Covid-19 pandemic has prohibited the type of in-person meetings we would have liked to have.

I hope that my recommendations will contribute to better planning for Springbank.

Respectfully submitted,

Roger Galbraith

244062 Range Road 31

Calgary, AB T3Z 3L8

Phone: [REDACTED]

Email: [REDACTED]

ADDITIONAL SIGNATORIES ENDORSING THIS LETTER

Elaine Lehto

244062 Range Road 31

Calgary, AB T3Z3L8

John & Kathy Paulsen

244064 Range Road 31

Calgary, AB T3Z3L8

Richard & Heather Clark

244090 Range Rd 31

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8 Carriage Lane

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Ryan Ganske	12 Carriage Lane Calgary, AB T3Z 3L8
Gavin Burgess	31093 Morgans View Calgary, AB T3Z 0A5
Joan and Gary Laviolette	31066 Morgans View SW Calgary, AB T3Z 0A5
Larry Benke	23 Westbluff Court Calgary, AB T3Z 3N9
Elizabeth Virgo	244062 Range Road 31 Calgary, AB T3Z3L8
Evan Galbraith	244062 Range Road 31 Calgary, AB T3Z3L8
Robert Doherty	61 Springshire Place Calgary, AB T3Z3L2

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - BYLAW C-8064-2020
Date: February 3, 2021 1:58:09 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Scott Hornung
Sent: Wednesday, February 3, 2021 1:53 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8064-2020

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

On Behalf of the Board of Sterling Springs Estates Residents Association (SSERA), I am writing you to advise that we are 100% ***Opposed*** to the proposed bylaw. Your cluster residential area that you propose is too massive for the idyllic rural setting in Springbank. The public school system is already bursting at the seams and would be unable to support the massive number of families moving into the area.

Cluster residential area will also be unsustainable in terms of water and sewage. Area structure studies support minimum 2 acre lots.

The amount of traffic would also increase exponentially making it difficult to enjoy the natural preserve that we have in Springbank. More traffic would translate into a higher frequency of accidents in the area, further endangering our children, cyclists and pedestrians.

This would also increase the light pollution as we continually add in lights and traffic lights as well as noise pollution due to the volume of traffic.

Scott Hornung

President

Sterling Springs Estates Residents Association

[Scott Hornung, P. Eng.](#)



To: legislativeservices@rockyview.ca

CC: J Anderson, Planning janderson@rockyview.ca

Subject: **BYLAW C-8031-2020 North Springbank Area Structure Plan**

- Original Springbank ASP split into North and South ASPs

Regarding the RVC document **“UPDATES SINCE FIRST READING”**:

Splitting of the draft Springbank ASP into two plans

July 28, 2020 – *“In response to first reading discussion and feedback, Administration split the draft (Springbank) ASP into two plans **to better capture the distinct character and goals** for the north and south areas of Springbank.”*

What was reported from the July 28, 2020 Council meeting was that **Div. 2 Councillor Kim McKylor asked for the ASP to be split because “it is just too big”**.

Her request was contrary to what Springbank residents had asked for, which is **to treat Springbank as one community with one ASP**. However, in the Updates Since First Reading, the justification given is **“to better capture the distinct character and goals for the north and south areas of Springbank”**. Furthermore, the borders of the split ASPs have NOT been drawn in a logical way (e.g., along TransCanada Hwy) but have been very carefully drawn to include most undeveloped land and existing commercial land into the North ASP; and mostly existing residential areas in the South ASP.

What is the purpose of this obvious manipulation of developed versus undeveloped lands?

I suggest that RVC should take out *Future Expansion Areas 1 and 2* from the North ASP, then both ASPs could be returned to one ASP.

- **Withdraw both ASPs due to GROSS ERRORS and MISLEADING REFERENCES in a POLICY document**

These ASPs fall far below the standard that qualifies for public engagement or for policy documents. The North ASP is riddled throughout with many errors (noted in the questions and comments below). I consider it to be an insult to Springbank residents that RVC has published these ASPs without having them edited, proof-read or references checked. I believe that the broad extent of these errors renders the ASPs invalid for RVC residents to review (since so many references are wrong). It also gives RVC residents very low expectation of the accuracy of the contents.

The ASP document authors and their project manager should be embarrassed to have published this for residents without basic document checks having been done. The wrong references make it impossible for the reader to follow up. The document speaks loudly about how little the RVC administration respects residents with the information it provides to them. There is NO care or accuracy in the presentation this ASP document.

There is also serious inconsistency in both plans, sometimes referring to “Springbank”, sometimes “North Springbank”, sometimes “South Springbank” in contexts where it is obvious that a specific area is being referred to. It is very different to make statements about the whole of Springbank vs. North or South.

As such I demand that these ASPs be withdrawn and thoroughly revised before being published again. At that time, Springbank residents will be able to fully evaluate them. Currently, these misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

RVC needs to provide online links to external documents referenced and add a separate page of all the external document links. It is not enough just to provide the document name – readers want to be able to look at them to verify the reference and get more information.

- Notification of affected residents

The current process that RVC uses to notify “area stakeholders” is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified.**

North Springbank ASP (fall 2020 draft) - comments

The most important enabler of development is the **availability of potable water**. Without water, there can be no development on the scale proposed in the ASPs. There appears to be no or insufficient sources of drinking water to provide the scale of development proposed in the ASPs.

SECTION 20 UTILITY SERVICES

Pg 80 “Map 11: Water Servicing and Map 12: Waste Water Servicing depict ***the most feasible utility system at the time of Plan writing***. The final utility system will be determined as part of the local plan preparation.”

The proposals for utility services are part of a “***technical assessment***” (by ISL engineering) and simply represent “***the most feasible utility system at the time of Plan writing***”.

“The final utility system will be determined as part of the local plan preparation.”

This is a **NON SEQUITUR** – if it’s not the **BEST** choice after the technical assessment, rather than just “***the most feasible***”, it is not magically going to become the best solution at the local plan stage. Will there be a further assessment by ISL Engineering (or others) prior to the North (and South) ASPs being finalized? To be paid for by developers, not taxpayers.

20.11 “All water systems serving developments within the Springbank Plan area” – should that not refer to the North ASP?

20.12 “Residential lots less than 1.98 acres in size shall be serviced through a piped or regional waste water treatment system.”

This confirms that the utility services system must be solved and infrastructure provided before any new higher density residential can be proposed, which has not been done in this ASP or technical documents.

20.13 “Where a regional waste water treatment system is not available, *interim methods of sewage disposal* may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment.”

“Interim methods” likely include trucking out sewage and/or sewage ponds and/or surface spraying of sewage, none of which are acceptable for the health and safety of surrounding Springbank residents.

20.14 What is “PSTS”? – no definition provided

20.17 “Future piped systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point.”

This appears to be an open invitation to developers to build whatever system they choose and RVC taxpayers will pick up the ongoing costs later.

20.20 “The *Municipality reserves the right to provide or assist with the provision of a waste water collection, treatment, and disposal system within the North Springbank area.*”

As above, it would appear that RVC is willing to use public money to pay for water systems for private developments. I and other Springbank taxpayers do not agree with this approach.

Map 11 shows “Proposed Water Lines” and “Harmony Water Lines” – there are no existing Harmony water lines in this area, so why are the water lines not shown as PROPOSED? Misleading omission.

Why does this map show Calalta Service Areas but NO Harmony service areas?

Does Harmony have ANY service areas within the North ASP (outside Harmony)?

The *Springbank ASP Servicing Strategy* report by ISL Engineering states:

3.1.3 “the **full build-out** of the focused service area requires a potable water volume of 26,340 m³ /day ..., equivalent to **9,613,925 m³ /year**, to make the development viable. The **near-term service** area requires a potable water volume of 11,065 m³ /day, equivalent to **4,038,801 m³ /yr.** ... It is important to note that the annual surface volume within the overall Study Area accounts for larger water users such as the Rocky View Water Co-Op Ltd. and Harmony Development Inc; **therefore, availability of water licenses would need to be confirmed to accommodate the volumetric demand.** The required volume would be the largest annual volume in the Springbank area.

It should also be noted that the volumes above are for total diversion quantity allowable for each license compared to the volume currently being diverted under each license.

4.1.1 Harmony Water Treatment Plant Stage 1 of the Harmony WTP has been **constructed to accommodate a population of 6,768** with an average day demand (ADD) of 2.3 ML and a maximum day demand (MDD) of 5.1 ML. Based on 2018 census information, the population is currently 249 people (Rocky View County, 2018). Therefore, there is significant capacity available within Stage 1. That being said, **the Ultimate stage of the WTP is intended to accommodate 15,726 people** with an ADD of 5.7 ML and an MDD of 13.6 ML (USL, 2016). **This population is significantly smaller than the intended population of the Springbank ASP area. As such, major upgrades would be required to accommodate the ultimate Harmony and Springbank ASP populations.** There may be opportunity to stage these upgrades based on development within the Springbank ASP area in conjunction with growth in Harmony. However, only one expansion step was intended from Stage 1 to Ultimate for the WTP (USL, 2016).

However, Harmony Advanced Water System Corporation's Licence to Divert Water (#00414326-00-00 effective June 25, 2018) **states:** *"a licence is issued to the Licensee to: operate a works and to divert up to 917,221 cubic metres of water annually at a maximum rate of diversion of 0.09 cubic metres per second (being the combined diversion rate in licence No. 00231686-00-00 plus this licence) from the source of water for the purposes of Storage, Commercial, and Municipal (Subdivision Water Supply).*

Therefore, (as in 3.1.3 above) **there is a HUGE GAP** between what Harmony's water licence is allowed to supply annually, i.e., **917,221 cubic metres, compared to Springbank ASPs' full build-out requirement of 9,613,925 m³ /year; even the near-term service area requirement, i.e., 4,038,801 m³ /yr is clearly unattainable within the Harmony licence.** Also, the Harmony licence is restricted to certain lands as detailed in 3.4 following:

3.4 "The Licensee shall divert the water only to the following points of use: (a) NW 05-025-03-W5M, N1/2 08-25-03-W5M, SW 08-25-03-W5M, Portions of SW 09-25-03-W5M, NW 09-25-03-W5M, 07-025-03-W5M, Portions of SW 18-025- 03-W5M, Portions of SE 1 8-025-03-W5M, Portions of NW 1 8-025-03-W5M, and Portions of SW 17-025-03-W5M."

These above-mentioned lands are within Harmony (not up to 12 km east of there, as indicated to supply areas in the South ASP).

3.7 "The Licensee shall not divert more than 917,221 cubic metres of water per calendar year."

Therefore, Harmony CANNOT supply sufficient potable water to the North ASP (or South ASP).

Section 21 STORM WATER

How does RVC verify that water originally sourced from the Bow River (e.g., Harmony) and the Elbow River (e.g., CalAlta) is returned as wastewater to their original catchment area? Especially when both catchment areas occur in the North ASP (and South ASP).

21.13 *"The County will support proposals for storm water re-use through **purple pipe system** in accordance with provincial requirements."*

What is a "**purple pipe system**" – define or explain.

Section 2 Plan Purpose

"It is important that the vision, goals, and policies contained in the Plan address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County."

After reviewing both Springbank ASPs, it appears that the interests of residents, as well as all their feedback to RVC over the last few years, have been largely ignored.

Section 3 Springbank Vision and Goals

Vision With the exception of *"but with Cluster Residential development offering a further choice that promotes the establishment of communal spaces"* (see comments below), the first paragraph contains statements that most Springbank residents would agree with and have promoted as their reasons for living here. **However, most of the policies in these draft ASPs do not reflect these vision statements.**

Goals Most Springbank residents would agree with these goals, e.g., Goal #1 *"Continue to develop North Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed in appropriate locations."*

However, RVC has engaged with landowners/taxpayers over the last few years but most of that feedback has been ignored in these ASPs, therefore, directly contrary to Goals 6,13 and 17 (below):

Goal #6. *"Collaborate and engage with landowners and adjoining jurisdictions throughout the planning process to build consensus on new development."*

Goal #13. *Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.*

Most Springbank residents support agricultural uses but would NOT agree with

“until alternative forms of development are determined” – that intention is NOT *“supporting”* agriculture but merely viewing it as a convenient land use temporarily.

Goal #17. *“Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife corridors, the existing groundwater resource, and drainage patterns within the watersheds of the Bow and Elbow River watersheds.”*

Most of these values have been ignored in these draft ASPs.

SECTION 4 PLAN AREA

Pg 6 “The North Springbank Plan Area boundary is generally defined by the Bow River to the north, **the Highway 1 to the south**”

NO, Hwy 1 is NOT the south boundary because RVC has chosen to deviate from this logical boundary and instead manipulated the boundary to include undeveloped areas (that presumably their owners are anxious to develop), which should logically be in the South ASP. These inconsistencies throughout would have been avoided by NOT splitting the ASPs

Map 01 Key shows “Crude Oil” and “Other” but **neither of these appear on the map.** Should they? Also, it would be useful to highlight the Bow River which is a dominant feature with the north and northeast boundaries of this North ASP running along the Bow River and Bears paw Reservoir.

Section 5 Springbank Context

History (pg 10) After explaining that 2 acre lots were allowed by the 1990s, there is **NO explanation of why 2 acre lots became the standard lot size**, i.e., that was the smallest lot that could safely be serviced by septic system, because there is no wastewater infrastructure. Please add that information so that everyone understands why 2 acres lots are appropriate for unserviced lands. Therefore, higher density residential developments must provide alternative servicing infrastructure or solutions for wastewater (stormwater and drinking water).

Existing Land Use

Pg 10 *“Agricultural lands have been fragmented by residential and business development, and the viability of larger agricultural operations continues to be impeded by competing business and residential development.”*

The draft ASP policies propose to continue this **negative trend of agricultural fragmentation and development pressure**, rather than supporting the agricultural industry.

Existing Land Use Pg 10

“Map 05: Existing Land Use shows the land uses present within the Springbank ASP

area at the time of adoption of the ASP.”

WRONG map number referenced (Map 04: Existing Land Use)

Table 01: Springbank Population Density at Full Build-Out Pg 15

Are these data for all of Springbank or just North Springbank?

Section 6 Land Use Strategy

Purpose p.14 *“the residential areas of Springbank will continue to develop in the traditional country residential and new Cluster Residential forms, providing a range of opportunities for rural living”.*

Springbank residents previously gave RVC the feedback that there **was virtually no support for “Cluster Residential Development”, except for special purposes**, e.g., seniors’ housing.

Pg 14 *“The North Springbank ASP plans for an approximate population of 17,890 with an average density of gross 1.18 upa”* – the 1.18 upa proposal is double or triple the current 0.25-0.50 upa density for residential. This is **NOT rural density** and cannot be achieved without city-like servicing and infrastructure.

Maps 4 Existing Land Use compared to Map 5 Land Use Strategy

Map 4 shows more than 50% of the lands zoned Agriculture.

Map 5 shows 0% of the lands zoned Agriculture – with most of the existing agricultural land proposed to be converted into *“Cluster Residential Development”*, 1,628.05 ha (4,023.00 ac) according to Table 2. Also more agricultural land converted to Infill Country Residential amounting to 525.69 ha (1,299.00 ac) and 122.62 ha (303.00 ac) to Cluster Live-Work. That does not include additional lands removed from agriculture for business/commercial/industrial.

This is NOT a strategy, it’s a proposed elimination of Springbank’s historical farming and ranching industry, to be replaced by higher density residential development and commercial/industrial. This is **unacceptable for a rural municipality**. Again, this is completely **contrary to the feedback that Springbank residents gave to RVC**. This would represent a huge waste of productive agricultural land, which will be in high demand in the future to grow food to feed the local population.

Section 7 Residential

“Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of North Springbank.”

Most Springbank residents would agree to this statement. However, the ASP lays out higher density, suburban/urban scenarios rather than rural.

BUILT-OUT COUNTRY RESIDENTIAL pg 18

7.7 “Notwithstanding 7.7, where existing lots hold a land use designation that permits further subdivision, proposals may be considered to create lots meeting the purpose and intent of that land use district”.

Wrong section # referred to. More errors.

Pg 21 “7.15 **For larger infill parcels** referred to within Policy 7.14 and on Map 05A of this Plan, **parcel sizes below 0.80 hectares (1.98 acres), and to a minimum of 0.40 (1.00 acres), may be supported**”

Infill country residential development should NOT permit 1-acre parcels rather than the 2-acre minimum for existing country residential properties. The reason for minimum 2-acre lots is that there is no wastewater servicing (and septic systems require 2 acres min.). The lands designated for infill country residential in Map 05 are unlikely to receive wastewater utility infrastructure any time soon.

Cluster Residential pg 24

“Cluster Residential design sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while **permanently preserving** a significant amount of open space for conservation, recreation, or small-scale agriculture uses.”

How will permanent preservation be guaranteed? In past discussions, RVC appeared to be promoting Cluster Residential to achieve higher density, so that in the future, the rest of the land could be developed to similar or greater density.

Pg 24 “Principles of cluster development suggest **half or more of the buildable land area is designated as permanent open space.**”

pg 25 “Characteristics - **30% open space.**”

On pg 24, the suggestion is that 50% or more of the buildable land area should be designated as permanent open space. But on pg 25, the open space is characterized as 30%, and on pg 30, it’s 40%. These are hugely different scenarios – is the plan proposing 30%, 40%, 50% or more?

Pg 24 “**Further residential development will safeguard Springbank’s precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management.**”

These statements (or claims) make no sense. At the very least, refer to reports/information that describe how this would be achieved or is even possible with the extent of development proposed in this ASP.

7.30 “Cluster Residential development shall provide for well-designed **public gathering places** such as parks, open spaces, and community facilities.”

So the general public could use these places for parties? I don’t think Cluster Residents would agree to that.

7.34 *“Homeowner Associations, Community Associations, or similar organizations shall be established to assume responsibility for common amenities and to enforce agreements”...*

I believe it would be necessary for Peace Officers to “enforce” not residents? Has RVC calculated these additional enforcement costs?

7.38 *Open space shall constitute a minimum of 30% of gross acreage” pg 29*

What guarantees can you provide to Springbank residents that at least 30% of gross acreage will be set aside and will be preserved permanently? How will this be done? By designating it Municipal Reserve? Otherwise, why would Cluster Residents have to share their open space with everyone else?

7.38 c) *“Open space shall constitute a minimum of 30% of gross acreage ... When identifying open space to be preserved:*

c) water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space;”

Please explain if this means that the additional areas would be designated ER (Environmental Reserve)?

7.40 *“The minimum lot size for the Cluster Residential areas shall be 0.50 acres.”*
This amounts to 4 times the current minimum density across most of Springbank. Current residents did NOT ask for this type of density in the ASP.

7.41 *Notwithstanding policies 7.39 and 7.40, higher residential densities with smaller lots may be achieved to a maximum of 2.0 units per acre through additional dedication of open space to a maximum of 40% of net developable area...”*

As above, **current residents did NOT ask for this type of density in the ASP, even with extra open space.**

Pg 31 INSTITUTIONAL AND COMMUNITY SERVICES?

This should be a separate section (as in the South ASP) which has erroneously ended up in the middle of Section 7 Residential. Did anyone do basic checks on these documents? These gross errors give Springbank residents a very low expectation that any of the content is accurate.

7.45 *“and Where the proposed location interfaces with residential development, transition policies 10 shall apply.”*

What does that mean? Section 10 is Future Expansion Areas?

Villa Condo Developments pg 33

The stated aim “to situate accessible, low-maintenance housing in areas near local shops and services as they develop” is NOT met by 7.48:

7.48 *“Where determined to be compatible and appropriate, Villa Condo developments may be considered in the following areas: a) Cluster Residential; b) Cluster Live-Work;”*

Because neither a) or b) would have shops and services, so that leaves just c) *Institutional and Community Services; and d) Commercial.*

7.51 *“Villa Condo developments within the Plan area should: a) have an approved local plan meeting the requirements of **Section 28.**”*

There is no Section 28 in the North Springbank ASP. Another error showing the inadequate effort put into this ASP and lack of professionalism.

Section 8 CLUSTER LIVE-WORK DEVELOPMENT?

This is supposed to be part of the Section 7 Residential. This section should be **INSTITUTIONAL AND COMMUNITY SERVICES**. Another huge error adding to the dog's breakfast of a document which is an insult to Springbank residents.

Section 9 BUSINESS

Pg 37 *“the County is expected to capture an increased share of the region's business development due to a **growing market and labour force, competitive land values,**”*

This describes an outdated scenario. The oil boom is over for the foreseeable future, perhaps forever. Markets are shrinking and people are moving away from Calgary and Alberta. Land values will likely continue to go down and recently planned residential/commercial communities (e.g., Harmony) and retail/commercial sites (e.g., Bingham Crossing) will continue to lack clients and investors or just sit empty. Just as Commercial Court has struggled for decades. The last thing RVC should be proposing in this economic climate is to densify its attractive rural areas. RVC should be offering current taxpayers quality rather than quantity. These ASPs propose turning Springbank into more Calgary suburbs or Balzac-like malls, which will NOT attract new clients nor satisfy existing residents.

Pg 37 *“The Plan area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor”*

As above, these existing business developments are have not exhibited much success. Why add more, why not support those that are there already?

These proposals also contradict the stated intent in Section 19 Scenic and Community Corridors. It would be more logical to consolidate more businesses around the airport, in areas not suited to residential, and to keep them out of the Scenic and Community Corridors.

Objectives

*“Provide for the growth of local and regional **commercial development that celebrates***

and preserves the character and heritage of North Springbank.”

Again, how is this intent possible by placing **more commercial development along Hwy 1 and Rge Rd 33, which degrades scenic and community corridors.**

9.8 *“Commercial development shall be attractively designed, fit with existing development, and address the Commercial, Office, and Industrial **Design Guidelines** in Rocky View County and the design requirements of **Section 27...**”*

There is no mention of any Design Guidelines in Section 27. Another error.

Industrial Pg 39

*“New and existing **industrial** uses surrounding the Springbank Airport that benefit from close proximity to Highway 1 and the Airport”*

Springbank residents would be accepting of **COMMERCIAL** uses in areas around the airport that are not suited to residential. **But they do not want INDUSTRIAL.**

9.20 *“Industrial development shall be attractively designed, complement existing development, and address the Commercial, Office, and Industrial **Design Guidelines** in Rocky View County and the **design requirements of Section 26 ...**”*

There is no mention of design requirements in Section 26 (or 27) except for an action to develop these guidelines:

Table 04 Section 26 *“**Develop architectural and community design guidelines that promote consideration of rural character, views, and landscape in new development.**”*

This ASP cannot cite or align with design requirements that don't yet exist. If these exist in another document, the ASP needs to reference it by name and provide a link.

SECTION 10 FUTURE EXPANSION AREAS

Pg 44 *“the **lands straddling the Highway 1 corridor are considered to be appropriate principally for commercial uses and a natural expansion of the Regional Business Area defined around Springbank Airport within the Municipal Development Plan (County Plan)**”*

Whatever happened to the intent to provide a scenic corridor for the millions who use Hwy 1 every year? See also: 10.3 f) *appropriate interface and **scenic corridor policies shall be established, consistent with Sections 11 and 12 of this Plan.***

Pg 44 **“Provide criteria for amendment of the Springbank ASP”**

Is this the North ASP or South ASP or both? The references in the ASPs are completely inconsistent.

10.3 a) *a **public engagement process involving area stakeholders shall be undertaken, and an overall Land Use Strategy and supporting policies for the Future Expansion Area(s) shall be developed;***

Without public engagement RVC appears to have already decided that the Future Expansion Areas will be for commercial and business uses. This is putting the

cart before the horse. RVC should consult Springbank residents first. The process for notification of affected residents for public engagement is inadequate. The current process that RVC uses to notify “area stakeholders” within 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL** residents within the ASP should be notified.

SECTION 11 URBAN AND HAMLET INTERFACE AREA

The following interface areas need to be individually identified on Map 05 and described in the ASP. Otherwise, how would Springbank residents be able to identify these locations by legal land description?

11.1 *“To ensure a balanced development form, the proportions of Residential to Commercial development shall be managed through local plan approvals, with the following criteria applied:*

- a) *Lands in the NW-36-24-03-W05M shall be developed for residential uses with pockets of commercial;*
- b) *Lands in the SW-36-24-03-W05M shall be developed for commercial uses, with pockets of residential creating a buffer to adjacent lands.*
- c) *Lands in the N-1/2-25-24-03-W05M shall be developed for residential uses, with pockets of commercial.”*

11.2 *“Density and composition shall apply as follows:*

- a) *For lands in the NW-36-24-03-W05M, Residential densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan. i) Commercial development shall account for a maximum of 30% of the gross developable area of the proposed local plan.*
- b) *For lands in the SW-36-24-03-W05M, Residential densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan. i) Commercial development shall account for a maximum of 80% of the gross developable area of the proposed local plan.*
- c) *For lands in the N-1/2-25-24-03-W05M densities shall be between 6.0 and 10.0 units per acre, calculated on the gross development area identified for Residential in the local plan. i) Commercial development shall account for a maximum of 30% of the gross developable area of the proposed local plan.”*

11.5 a) a **public engagement process involving area stakeholders shall be undertaken**, and an overall Land Use Strategy and supporting policies for the lands shall be developed;

Again, **this section prescribes both density and land use** of these areas, then states there will be a **public engagement process – cart before the horse. RVC should consult Springbank residents before deciding on land use and density. These urban-type developments are inappropriate in a rural municipality, even where it interfaces with an urban municipality.**

Hamlet Interface Area

11.3 *“a) Lands in the SW-05-25-03-W05M shall be developed for mix of commercial and*

47 | Rocky View County | Springbank Area Structure Plan residential uses; commercial uses should straddle Copithorne Trail, with Residential only being located to the west of Copithorne Trail, as determined through local plan preparation. 11.4 Density and composition shall apply as follows: a) For lands in the SW-05-25-03-W05M, Residential densities shall be between 4.0 and 6.0 units per acre, calculated on the gross development area identified for Residential in the local plan”

Likewise, RVC should consult Springbank residents before deciding on land use and density.

11.5 “c) it shall be demonstrated that there is a satisfactory potable water and waste water servicing solution with the capacity to service the anticipated development form and densities in that area;”

There are currently NO existing servicing utilities to these interface areas.

The **section of the Hwy 1 corridor immediately adjoining the Calgary** municipal boundary is identified within the Rocky View/Calgary Intermunicipal Development Plan (IDP) as a “**key focus area**” requiring particular attention and coordination on development interfaces. Please provide information in the ASP or reference/provide a link to an external document for RVC residents – that should include the outcome of collaborative discussions of this IDP area with the City of Calgary.

Section 12 Transitions

“Agriculture is still a significant land use within and immediately outside of the Plan area and will continue **until the envisioned development occurs**. It is important that agricultural uses are allowed to continue unimpeded until the land transitions to an alternate land use.”

As mentioned earlier, Map 05 shows NO agricultural land use, therefore it would appear that the ASP is not a “plan” but a decision already made to develop (commercially/residentially) 100% of the current agricultural land. Springbank residents do NOT want all agricultural land in North Springbank to be developed. It is unacceptable for RVC as a rural municipality to propose this.

Objectives

- “In accordance with the **County’s Agricultural Boundary Design Guidelines**,” **Need to provide an online link to this external document and add a page of external document links.**

Business-Residential Transition pg 49

12.5 “Where commercial or industrial buildings are on lands adjacent to a residential area, the commercial or industrial building shall be **set back a minimum of 50 metres from the commercial or industrial property line.**”

The setback should be at least 100 metres from a rural residential property.

12.19 a) “Where non-agricultural buildings are on lands adjacent to the agricultural lands, the non-agricultural building should be **set back a minimum of 25 metres** from

the non-agricultural property line;”

Since Map 05 shows NO agricultural lands surviving, provision should be made to increase this setback to 100 metres from residential land.

Section 13 Agriculture

pg 54 *“The continued use of land for agriculture, until such time as the land is developed for other uses, is appropriate and desirable. The **Springbank ASP policies support the retention and development of agricultural uses ...”***

This North Springbank ASP does NOT support agricultural land use, e.g., Map 05 shows the ASP strategy is that NO agricultural land use continues, but rather that these lands are developed, border to border.

13.9 *“Applications for Confined Feeding Operations shall not be supported.”*
Need definition and example(s) of what Confined Feeding Operations are.

Section 14 NATURAL AND HISTORIC ENVIRONMENT

Map 06 shows Environmental Areas and Map 07 shows Wildlife Corridors but Map 05 shows that the land use strategy for most of these areas is to be developed. This is unacceptable. There **MUST** be Environmental Areas and Wildlife Corridors that are exempt from development.

14.13 ***Building and development in the riparian protection area shall be in accordance with the County’s Land Use Bylaw and the County’s Riparian Land Conservation and Management Policy.***

Building and development in the riparian protection area SHOULD NOT be allowed, as per 14.16 “The riparian protection area should remain in its natural state.”

14.17 ***“Public roads and private access roads may be allowed in the riparian protection area.”***

Public roads and private access roads SHOULD NOT be allowed in the riparian protection area, as per 14.16 “The riparian protection area should remain in its natural state.”

14.20 *“Until a Cultural Heritage Landscape Assessment of the Plan area is completed” and Actions 1.*

When will a Cultural Heritage Landscape Assessment be done, given the extent of development that is being planned for North Springbank, these need to be completed as soon as possible?

14.22 *“Names of new developments and/or roads should incorporate the names of local settlement families, historical events, topographical features or locations.”*

Note that Qualico planned to erroneously name their commercial/residential

development on the Rudiger Ranch lands as “Coach Creek” which is the name of the creek several kilometres east of there, adjacent to Artists View. So the ASP just stating that these names be used is obviously not going to address the issue of the wrong names being applied.

NOTE: the naming issue can be high risk when it comes to Emergency Response, as has been experienced with the confusion between Springbank Hill in Calgary (with all its “Springbank” street names), and Springbank in Rocky View. Wasted time (finding out which Springbank?) can have serious outcomes for emergency response situations.

Section 17 Transportation

Map 09 should show the whole extent of Old Banff Coach Rd/Provincial Hwy 563, just as Hwy 1 and Hwy 1A are shown entirely even though both continue outside the ASP. Why only showing part of OBCR/Hwy 563? (The rest of it is inside the South ASP but it is not shown in the South ASP either.)

Why is Hwy 563 not named on Map 09, when even much smaller local roads are named. Hwy 1A is not even inside this ASP but it is boldly named!

Why is this ASP avoiding mention of Old Banff Coach Rd/Provincial Hwy 563?

Likewise, pg 72-74 do not mention Old Banff Coach Rd/Provincial Hwy 563. This plan needs to include a discussion on how this highway fits in and will play a part in the North ASP, especially with all the development that is being proposed along both sides of OBC Rd. This should include engagement with residents along OBC Rd/ Hwy 563 and other Rocky View users of this road.

18.7 *“The County shall collaborate with The City of Calgary and Alberta Transportation to identify future east/west collectors (corridors) through the Plan area (both north and south of Highway 1).”*

Also, RVC needs to collaborate with The City of Calgary and Alberta Transportation to decide the future of Old Banff Coach Rd/Provincial Hwy 563.

Section 19 Scenic and Community Corridors

Pg 78 Map 10 - With just one Scenic and one Community Corridor shown on Map 10, it is unclear what parameters are used to designate a “corridor” – only where there is new development? Needs explanation here or reference/link to an external document.

Map 10 and 19.5 *Rocky View County shall collaborate with Alberta Transportation and The City of Calgary to identify opportunities to create attractive scenic and community corridors, including a **scenic corridor along Highway 1.***

and 19.6 “Planning and development within the **Highway 1 West Corridor Key Focus Area (see Map 10: Scenic and Community Corridors) shall be subject to the policies of**

the Rocky View County/City of Calgary Intermunicipal Development Plan.”

Re the Highway 1 Corridor Key Focus Area, the RVC and the City collaboration will have to be a lot more productive than in the past, e.g., the stretch along the Hwy 1 (immediately to the east) is more like a tunnel to drive through (walls on both sides) than a “scenic corridor”. What was promised (when that previous stretch of Hwy 1 was developed) to keep it scenic was NOT delivered. Ugly walls were built instead.

“*Scenic Corridor Views*” figure (no number or reference in this ASP) and photos: Ironically, the #2 view (on the north side) is at the bulldozed field that is Bingham Crossing, with a huge “Coming Soon” billboard and piles of topsoil that were pushed up years ago. On the south side of Hwy 1 are RV storage lots and empty buildings in Commercial Court. Immediately to the west, along the south side, the fence is lined with Harmony marketing gimmicks. Any view(s) that existed are now compromised or absent.

The #5 view used to be of Paskapoo Slopes but now is almost entirely (views of) construction sites for various city developments.

RVC needs to update these Scenic Corridor Views and photos and integrate them into the ASP.

“*Community Corridor Views*” figure (no number or reference in this ASP):

This figure and photos need explanation – they appear to show both South and North ASPs. Need a description of how this fits in Section 19 and what the numbered pink view symbols represent.

The **section of the Hwy 1 corridor immediately adjoining the Calgary** municipal boundary is identified within the Rocky View/Calgary Intermunicipal Development Plan (IDP) as a “**key focus area**” requiring particular attention and coordination on development interfaces. Please provide information in the ASP or reference/provide a link to an external document for RVC residents – that should include the outcome of discussions of this IDP issue with the City of Calgary.

How does a Key Focus Area of the IDP become an Urban Interface Area in the ASP?

SECTION 26 IMPLEMENTATION

Objectives

- “*Implement the Land Use Strategy and policies of the **Springbank** Area Structure Plan.*”

NO, as mentioned above in Section 6, implementing these Land Use Strategies would result in the elimination of all Agricultural land use and completely cover the North ASP with residential and commercial/industrial. This is unacceptable

for a rural municipality to propose in a rural area. Also, shouldn't this refer to the North ASP?

Pg 94 Plan Review and Amendment

*"The **future development** outlined in the **Springbank** Area Structure Plan will principally be driven by market demand and availability of servicing."*

That servicing does not yet exist and according to the current technical assessments, may never be possible. Do RVC or developers intend to commission further technical assessments to generate a workable utility servicing plan? These reports would be paid for by developers, not taxpayers. Also, shouldn't this refer to the NORTH ASP?

26.8 *"The principal consideration in the phasing of all development within the **Springbank** ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities."*

Based on the discussion of Utility Services above (Section 20), this North ASP cannot proceed. Shouldn't this refer to the NORTH ASP?

Table 04: Implementation Actions Pg 95

Action 1 should refer to Section 7, not 9.

Action 2 should refer to Section 7 (once Cluster Live-Work is restored to Residential), not 8.

Action 6 "Develop access management and road design requirements for 101st Street in collaboration with The City of Calgary."

101 St is in the South ASP NOT the North ASP. More shoddy work in presenting this ASP. These misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

SECTION 27 INTERMUNICIPAL COORDINATION AND COOPERATION

27.2 "Development proposals adjacent to the city of Calgary shall ensure that transition and interface tools are used in alignment with Sections 21 (Scenic and Community Corridors), 14 (Transitions);"

These sections are both WRONGLY referenced and thus misdirect the readers – more errors.

Appendices

Why is the North ASP missing "Design Guidelines" that the South ASP has in Appendix D of that ASP?

APPENDIX C: INFILL DEVELOPMENT CRITERIA

Pg 111 Infill Opportunities for NW-36-24-3-W5M

Key shows Special Planning Areas and a Special Planning Area north of Twp 250. However, no Special Planning Areas are shown on Map 05 and there this land is shown as Cluster Residential Development.

Why this difference between this figure and Map 05?

Likewise Special Planning Areas are shown in:

Pg 108 Infill Opportunities for NE-35-24-3-W5M – same location.

Pg 112 Infill Opportunities for SE-2-25-3-W5M – nearby; and

Pg 113 Infill Opportunities for SW-1-25-3-W5M – nearby

APPENDIX D: PLANNING NORTH SPRINGBANK

Pg 116 *“It is important that the vision, goals, and policies contained in the ASP address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.”*

However, it would appear from the North (and South) ASP that the interests of residents have been largely ignored, while the interests of non-resident landowners have been listened to.

Table 06: Principles and Objectives of the IGP Pg 120

With the exception of Section 7 (Residential) and Section 9 (Business), ALL of these sections are wrongly referenced in Table 06. More misleading errors.

pg 121 *“Where further collaboration and coordination of land use and infrastructure planning is seen to be required to achieve suitable development forms along the municipal boundary, these areas have been designated as Special Planning Areas (see Section 11).”*

There is NO mention of Special Planning Areas in Section 11. SPAs are only mentioned in Appendix C in the figure keys. More misleading errors.

Pg 121 Rocky View Municipal Development Plan (County Plan)

“A key direction of the Municipal Development Plan (County Plan) is to use land efficiently by directing growth to defined areas, thus conserving the remaining large blocks of land for agricultural use. North Springbank is identified as a Country Residential Area in the Municipal Development Plan (County Plan).”

However, the wall-to-wall Cluster Residential, Infill Residential, Business & Industrial etc. that the North ASP proposes, leaves no space/lands for agriculture.

Pg 121 *“The Municipal Development Plan (County Plan) emphasizes the importance of retaining rural character through the use of adjacent open space, community design, and reducing the development footprint.”*

This would indicate that the ASP should propose lower not higher density.

Pg 122 Public Engagement Process

*“The County’s engagement strategy provided opportunities for **much-valued input from landowners, stakeholders**, adjacent municipalities, and the general public, all of which has, in part, informed the overall vision and policies of the ASP.”*

As above, it would appear that the “much-valued input from landowners, stakeholders”, who are also residents, has been largely ignored.

The current process that RVC uses to notify “area stakeholders” for public engagement is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified.**

APPENDIX E: LOCAL PLANS IN THE NORTH SPRINGBANK PLAN AREA**Pg 126 Table 09: Local Plans in the North Springbank Plan Area**

Many of these plans are NOT in the North ASP. Is this supposed to be for all of Springbank? Both ASPs?

Comments from: Ena Spalding
178 Artists View Way T3Z 3N1

Springbank ASP, North and South, Draft Prepared for First Reading

Feedback prior to Feb. 2021 deadline:

1. Technical Support documents**ISL Springbank Servicing Report, 86 pages, 2020**

Makes two *assumptions* for favorable water supply options:

1. Calgary from the reservoir at Artists View East:
 - but it does not consider the relevant possibility of such a solution, since RVC has hired a third party to try to eliminate the CRMB. Calgary will not be amenable to cooperate. If Calgary should sign an agreement, what would be the annual taxpayer cost?
2. Harmony:
 - but their licenses allow supply only on their own lands, clearly described in each license, and for the volumes required by that development. I do not see a system of negotiation referenced in the ISL report, nor any application to amend their licenses. I note that to even supply the Harmony development, itself, at full build-out an investment in the range of \$570 Million more capital is required. If RVC anticipates use from Harmony how much will that cost us, the current taxpayers?
 - ** Specifically, in the South ASP, there is a Harmony water line running east to the Rudiger lands. Again, there is no water available and no license to do this so why is something incorrect in a bylaw Document?**

No responsibility for costs were stated for taxpayers to consider! Is it fully developer cost; or is it a cost-recovery system demonstrating the same cost to us as “Balzac East” continues to be?

Therefore, it must be concluded that **neither ASP CAN proceed at this time.**

MPE Report on Springbank Creek, 55 pages, 2015

Key points from this report:

1. Clearly states, in 2015 dollars, that \$2M was required to remedy existing problems in just that one sub-basin
2. Mapping shows large areas of land that are too wet for development within the ASP boundaries, yet this report indicates even smaller parcels on less than 1 acre using private sewage. This is directly opposite the recommendation regarding pollution via wastewater drainage in both the Elbow and Bow River Watershed Reports. (see below)
3. The map on p. 9 clearly shows all the areas that will be negatively impacted by SR1 – but this report does not include that analysis

MPE Master Drainage Report, 138 pages, 2016

This appears to be a paper exercise to try to update the thorough Westhoff Report of 2004.

1. No stream gauge program has been implemented, as per the Westhoff Report, therefore RVC has no idea of TSS loads - as only one example. Without this program there is also no way to gauge outcomes from the SR1 impacts.

It also references the requirements of both the Elbow and Bow Watershed Reports.

The Watershed Reports require:

2. a limit to phosphorus loading and currently Calgary has difficulties meeting their required reduced load. How then can this massive plan meet those same conditions, as they add to the issue vs. help it?
3. Maintaining pre-development hydrology which apparently is not even done currently, since there is a need of \$2M to correct current issues

Picking up on only these three points (of the 6 in the MPE reports) it therefore must be concluded that these ASPs **CANNOT proceed at this time.**

2. Draft Springbank ASP, both North and South

Residential:

The cluster development idea received minimal agreement by the residents to be included:

- to make sure our seniors could remain in the central part of our Springbank Community, and
- to be placed where it made topographic and access sense for them.

Instead, the ASP is proposed to cover massive areas of Springbank which is against the community feedback of only 53% even saying yes to a variety of some higher density; and of that 53% only 1/3 (18% of 53% = miniscule) wanted cluster development. Besides what wildlife corridor could exist within cluster development?

Remember that Springbank already has a 100-year supply of approved developments in a closed river basin.

Therefore, the reports' conclusions are wrong making the reports and mapping wrong.

Industry:

The concept of industrial development in the North ASP:

The clear community feedback was to allow ONLY light industry and that should be ONLY where the Springbank Airport requires residential restrictions. The feedback went on to say that only commercial development be allowed beyond those boundaries.

It is recognized that the number of industrial-acres is reduced from 946 to 469 (unless of course that is simply a conversion of the numbers).

Instead - what did the Springbank Community get? INDUSTRY!!

Therefore, the report conclusions are wrong making the report and the mapping wrong.

Thinking of access for developers of industry: why would they choose Springbank?

- No international airport.
- No railroad.
- Tougher and longer access to the industrial corridor in Calgary.
- Tougher and longer access to the north/south corridor of the province.

Agriculture, in both ASPs:

Why is it protected only “until”? Are we all going to stop eating when we live in those dastardly cluster houses covering all the agricultural land?

Additionally, without agriculture, who will be the stewards of the land in order to continue to deliver the current “full basket of environmental goods”? This stewardship situation provided by all our agriculturists also benefits all those downstream of Springbank. Isn't that called regional planning for servicing?

Transportation:

The South ASP boundaries cut off Highway 1, yet Goal 8 requires attention to both Highway 1 and to RR33.

The North ASP, Goal 9, does not have specific treatments listed for intersections from the County to Highway 1. RR33 is the community centre of Springbank.

Correct the wording and mapping of both ASPs.

In particular, Highway 563 is cut off from recognition in both documents. Both maps show this provincial highway as a non-continuous entity. Wrong. It is an historical highway and should continue as such (as a matter of fact, in other documents in front of RVC – 563 being provincial – what is Qualico doing proposing multiple accesses from both Calgary and RVC, without the required distancing under provincial standards?)

Please confirm that all “notions” of a provincial highway, #563, being taken over by RVC and turned into a four-lane feeder road ARE DELETED!

Servicing:

The goals of both ASPs state “provide” --- “in a safe, cost effective, and sustainable manner”.

The wastewater line is incorrectly shown to tie into Pinebrook. They are connected to Calgary. There is no new agreement.

There is no Regional Plan.

The South Saskatchewan River basin has been closed since 2006.

Both the Bow and Elbow Watershed Plans prohibit runoff.

Could you please thoroughly explain how this statement can legally exist?

If it should become legal -at whose costs?

Open Spaces:

Both documents claim that some of the open spaces left over from cluster development would be Municipal Reserves.

Those homeowners would assume that is their space. How likely is it they would let me drive into the middle of their group to walk my dog and leave it's business behind?

So - How many more tax dollars would have to be spent to mow those MRs to control fire hazard?

Unreasonable assumption!

Communication:

Acton 5 in the South ASP talks about communication between RVC and developers. Developer don't pay the taxes. Where is the communication with the taxpayers – and show me when and where that communication is thoughtfully considered.

Even taking the side of a developer – tell me how dividing the franchise area for the Calalta Water service into two ASPs, with different conditions is listening to developers?

Have both ASPs been circulated to the City? What are their comments on this new divided direction? I don't see that communication on RVC website.

Conclusion:

All this time, energy, and money spent by the residents, the administration, the consultants, and Council has become a colossal waste by everyone. Not only is our feedback ignored but one Councillor went on to split our ONE COMMUNITY into two parts.

DEFEAT AND START AGAIN. (Or do NOTHING, as we already exist under more than one Springbank ASP.)

Respectfully,

Gloria Wilkinson

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Bylaw C-8064-2020
Date: February 1, 2021 1:16:29 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
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From: Pam Janzen [REDACTED]
Sent: January 31, 2021 3:25 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8064-2020

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Pam Janzen [REDACTED]

3:23 PM (0 minutes ago)



to legislativeservices



To RockyView Council,

I do not agree with splitting the Springbank ASP into North and South. This is contrary to the input from the existing residents.
The water servicing strategy as proposed appears to be designed for the TransCanada corridor, which primarily has commercial and industrial uses. There does not appear to be a piped strategy for the proposed residential areas, while at the same time, these residential areas are forecast to grow enormously. I believe it is negligent to not provide a piped water/wastewater solution for any future development in this area.

Pam Janzen
34199 Township Rd 240A

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Support for Springbank ASP Amendment
Date: February 1, 2021 1:47:41 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

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From: Don Stephan [REDACTED]
Sent: February 1, 2021 1:40 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Support for Springbank ASP Amendment

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February 1, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: Support for Springbank ASP Amendment

As a landowner with Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County.

WLC owns 135 acres (55 hectares) within SE 9-25-3-W5M bordering the Springbank Airport and the Hamlet of Harmon. We feel this location provides an excellent location for airport-related business and employment growth.

WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development.

The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,

Don Stephan



CC.

Reeve Daniel Henn, Rocky View County

Councillor Mark Kamachi, Rocky View County

Councillor Kim McKylor, Rocky View County

Councillor Kevin Hanson, Rocky View County

Councillor Al Schule, Rocky View County

Councillor Jerry Gautreau, Rocky View County

Councillor Greg Boehlke, Rocky View County

Councillor Daniel Henn, Rocky View County

Councillor Samantha Wright, Rocky View County

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Avion Support Letter
Date: February 1, 2021 3:05:12 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

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From: abida khan [REDACTED]
Sent: February 1, 2021 2:57 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Avion Support Letter

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To Whom It May Concern:

Re:Support for Springbank ASP Amendment

As a landowner with Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County.

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As such, we are in full support of the plan as presented.

Sincerely,

CC.

Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samantha Wright, Rocky View County

Regards

ABIDA KHAN, Sent from my iPhone.

NAME: Steve Allan

ADDRESS:
3045-2nd Street SW

Via email: legislativeservices@rockyview.ca

DATE: December 20, 2020

SUBJECT: Letter of Support for The North Springbank Area Structure Plan,
Rocky View County

To Rocky View County,

This is a letter written in support of The North Springbank Area Structure Plan.

I am on the Board of Directors for Bow Water & Land, a project located in Springbank and directly impacted by the approval of the North Springbank Area Structure Plan.

Through the Project Team, our Board has supported the Rocky View County process leading to an approved Area Structure Plan for Springbank. Council's approval for the North Springbank ASP would be a positive choice, supporting growth and investment in the area.

Representing both business and residents in the region, and collectively as a Board, I understand the need for cooperation and collaboration between municipalities. I also appreciate that Rocky View has demonstrated a thorough process spanning four years and several disciplines, including engagement from stakeholders and its municipal neighbour, in creating the NSASP. And it is time to take next steps.

I encourage Rocky View Council to follow through on their work and vision and approve the NSASP. Approval is an essential step to unlock the potential for growth in Springbank which will include increasing Rocky View County's economic development opportunities, their ability to benefit directly from the growth and travel in Springbank, and their contribution to sustained economic prosperity in Alberta.

Thank you for your consideration of our interests.

Sincerely,

PHONE NUMBER: 

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Support for Springbank ASP Amendment
Date: February 3, 2021 11:30:50 AM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Bev Schultz

Sent: Monday, February 1, 2021 6:59 PM

To: Legislative Services Shared

Subject: [EXTERNAL] - Support for Springbank ASP Amendment

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Feb1 2021

To Whom It May Concern:

Re:Support for Springbank ASP Amendment

As a landowner with Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County.

WLC owns 135 acres (55 hectares) within SE 9-25-3-W5M bordering the Springbank Airport and the Hamlet of Harmon. We feel this location provides an excellent location for airport-related business and employment growth.

WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development.

The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,

Stanley Schultz

CC.

Reeve Daniel Henn, Rocky View County

Councillor Mark Kamachi, Rocky View County

Councillor Kim McKylor, Rocky View County

Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samantha Wright, Rocky View County



BOW WATER & LAND

500, 1414 - 8th Street SW
Calgary, AB
T2R 1J6

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

legislativeservices@rockyview.ca

3 February 2021

**SUBJECT: Letter of Support for The Draft North Springbank Area Structure Plan,
Rocky View County**

This is a letter written in support of The Draft North Springbank Area Structure Plan (NSASP), with a request to review one area of the plan for amendment.

Bow Water & Land owns approximately 300 acres of undeveloped land located along the Trans-Canada highway just west of Calaway Park.

Bow Water & Land also owns a significant water license for the region.

Our team has been engaged in the entire process of creating both North and South Draft Area Structure Plans and we appreciate that Rocky View has demonstrated a thorough process spanning four years and several disciplines, including engagement from stakeholders and its municipal neighbour, in creating the Draft NSASP.

One area requires further attention from our perspective: While the Draft North Springbank ASP, provides the framework for greater choice in residential homes, we request your consideration for amendment within the Draft NSASP regarding the *Villa Condo Land Use*.

In order to keep Springbank thriving, we need to keep and attract a diversity of people to the region to live and work. The *Villa Condo Land Use* described in the current Draft North Springbank ASP limits choice and affordability and will result in reducing the number and type of potential buyers, failing to invite a full diversity to the region.



BOW WATER & LAND

An amended mixed use Land Use is provided for consideration and inclusion in this letter.

In order to provide greater potential for people to choose to remain in Springbank, grow older in Springbank, and also to attract younger people and families to Springbank, the Villa Condo Land Use could be amended to allow for multi-storey buildings within commercial areas.

This amended mixed use opportunity would create greater flexibility for housing and appeal to a broader range of age groups and incomes, while continuing to meet the stated goals within the North Springbank ASP.

We encourage Rocky View Council to follow through on their dedicated work and vision and approve the Draft North Springbank ASP. Approval is an essential step to unlock the potential for growth in Springbank which will include increasing Rock View County's economic development opportunities, their ability to serve community, benefit directly from the growth and travel in Springbank, and their contribution to sustained economic prosperity in Alberta.

Sincerely,

Karin Finley

On behalf of Bow Water & Land and Durum Capital Inc.

C [REDACTED]

E karin@durum.ca

Cc: Dominic Kazmierczak
Jessica Anderson



BOW WATER & LAND

Villa Condo Land Use Proposed:**Amendment #1 - Revise Section 7.51 as follows:**

7.51 Villa Condo developments within the Plan area should:

- a) have an approved local plan meeting the requirements of Section 28 and Appendix B of this Plan;
- b) ~~predominantly be~~ **accommodate a variety of building forms including** stairless, single-storey bungalows, ~~or~~ attached **two story** units (~~two units~~), **(duplex/semi or rowhouse) or multiple unit buildings (not exceeding four stories)**;
- c) contain common lands;
- d) provide open space opportunities including pathways, garden plots, a park system, visual open space, and other visual and physical connections to open space;
- e) be located within walking distance to community meeting places or joint use facilities; and
- f) be compatible with adjacent uses.

Amendment #2 - Revise Section 7.52 as follows:

7.52 The maximum density for Villa Condo developments shall be ~~4.0~~ **20.0** units per acre, calculated on the gross development area identified for the Villa Condo.

Amendment #3 - Revise Section 7.56 as follows:

7.56 To ensure a balanced development form in Commercial areas, the phasing of a Villa Condo development shall be managed through local plans and subdivision approvals, with the following criteria applied:

- a) **Up to** 75% of the Villa Condo units proposed within a local plan ~~shall not may~~ receive subdivision approval ~~until 50%~~ **provided that 25%** of the Commercial uses identified within the local plan area have been constructed;
- b) **The remaining** 25% of the Villa Condo units proposed within a local plan ~~shall not may~~ receive subdivision approval ~~until 75%~~ **provided that 50%** of the Commercial uses identified within the local plan area have been constructed.
- c) If Villa Condo units are proposed within Commercial areas, the Commercial area shall, at least in part, propose commercial uses that provide services complementary to the residential component of the development.

Note: Black bolded italicized text with strikethrough to be deleted, red bolded text to be added

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Letter of Support Springbank ASP
Date: February 2, 2021 11:22:12 AM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

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

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Bruce Christensen

Sent: Monday, February 1, 2021 4:45 PM

To: Legislative Services Shared

Subject: [EXTERNAL] - Letter of Support Springbank ASP

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

As a landowner with Westside Land Corporation, I am attaching a letter of support for the Springbank ASP. Thank you for your consideration.
Bruce Christensen, Taber, Ab.

Rocky View County
egislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: **Support for Springbank ASP Amendment**

As a landowner with Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County.

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The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,

CC.

Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samanntha Wright, Rocky View County

February 3, 2021

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

Attn: Rocky View Council
c.c Planning & Development Services
publichearings@rockyview.ca; legislativeservices@rockyview.ca



Re: Springbank ASP

To whom it may concern,

Calaway Park (Calalta Amusements Ltd.) and Calalta Waterworks Ltd. have been established and active in the Springbank Community for the past 40 years. Calaway Park being one of Alberta's top family tourism destinations, leads Rocky View County as its #1 tourism attraction. Calalta Waterworks Ltd. has serviced the community (schools, businesses and residents) with safe potable drinking water for the past 40 years.

Having participated in the North and Central plans (1996-2000), Calaway Park and Calalta Waterworks Ltd. are in support of the North (Bylaw C-8031-2020) and South (Bylaw C-8064-2020). We see them as an evolution and extension of the North/Central plans that exist today. We believe the comments/observations included below are important for Council members and the County Planning & Development Services department to consider.

North ASP (Bylaw C-8031-2020):

Calaway Park and Calalta Waterworks Ltd support the North ASP Plan. Our comments are:

- In coffee chats and open houses, we and others stated that the commercial corridor was from the Springbank High School/Park for all Seasons to the ASP borderline being Harmony. The commercial corridor potential will be on Range Road 33 Northbound; therefore, we feel that Range Road 33 to the High School should be in the North Plan.
- In the riparian set back noted on page 62/63, the size of waterway in our property is out of context and incorrect in size.
- It is understood that the transportation network identified on page 68, map 8, is at a higher level and for future consideration, yet we would want the reader to know that Calalta Amusements will only build 440 metres of Township Road 245 as per the CastleGlen Functional Transportation Plans (1,2,3). This road will be built as per county standards, same specs as Eastbound Township Road 245 was built to.
- Calalta Waterworks Ltd. Franchise Area with the County is established in the ASP. For the reader, please note that the intake system and Water Treatment Plan have been built for the next 100 years. Note, infrastructure exists and is functional for this area of the ASP.

South ASP (Bylaw C-8064-2020):

Calaway Park and Calalta Waterworks Ltd support the South ASP Plan. Our comments are:

- We believe through all community input that we have participated in indicated the Business/Commercial corridor is from the Springbank High School/Park for all Seasons to the ASP borderline being Harmony. The commercial corridor potential will be on Range Road 33 Northbound;

therefore, we feel that Range Road 33 to the High School should be in the North Plan, not the South ASP. This was discussed with the County Planning & Development Services department during public consultation.

- Calalta Waterworks Ltd. has been providing safe potable drinking water for the last 40 years. We would want it noted for the reader that the new Water Treatment Plant commissioned in 2015 and the Calalta Waterworks Ltd. intake system off the Elbow River has been built for the next 100 years. We have the capacity to service the South ASP area.

Network Analysis; Watt Consulting Group:

For the most part Calaway Park and Calalta Waterworks Ltd are in agreement with the Watt Report except in the below two areas:

- The Watt report makes mention of 'Traffic Signals' in the future for Township Road 245 and Range Road 33 (page 36). This would be a significant error. Separate from the traffic of Calaway Park, this intersection would be backed up in the morning on a daily basis, as this intersection is the main traffic corridor for the Springbank Schools. In addition to the Functional Plans that exist, the entrance way to Commercial Court will be closed, forcing southbound traffic to go to Township Road 245 and turnaround. This will only create more vehicle access to this area. The only option would be a roundabout.
- It is also noted that this network analysis is higher level and for future consideration, yet we would want the reader to know that Calalta Amusements will only build 440 metres of Township Road 245 as per the CastleGlen Functional Transportation Plans (1,2,3). This road will be built as per county standards, same specs as Eastbound Township Road 245 was built to.
 - A turnaround cul-de-sac will be built at the end of the 440m as the road does not extend to our property line West bound as it has not been purchased/expropriated by any Government party.

Servicing Strategy; ISL Engineering:

For the most part Calaway Park and Calalta Waterworks Ltd are in agreement with the ISL Report except in the below areas:

- Section 3.2 Existing Water Infrastructure
 - Calalta Waterworks Ltd. is referred to as a private water utility, we request consideration to be called a public/private regional water utility
- Figure 3.2 – Existing Water System
 - Calalta Waterworks Ltd. Water Treatment Plant is not indicated
 - Why have the Calalta Waterworks Ltd. waterlines not been included?
- Section 10
 - There was no communication between ISL and Calalta Waterworks Ltd. with respect to future cost analysis especially when it relates to existing infrastructure in place. We are aware this is a higher-level report, but would like it noted for the reader. Calalta Waterworks Ltd. has borne the cost of the infrastructure and the Springbank Community has been a recipient for the last 40 years.
 - Figures 10.2-10.5 do not appear to include existing Calalta Waterworks Ltd. waterlines in place.

- Wastewater Treatment
 - ISL has made references to Calalta's Franchise Agreement inclusive of Wastewater, this is incorrect. Would like the reader to note the Calalta Franchise Agreement is water only not wastewater.
 - It would be advisable to know if this has any impacted on the cost calculations performed.

We appreciate all of the public consultations and hard work of the County Planning & Development Services department in the development of the Springbank Plans. Calaway Park and Calalta Waterworks Ltd. are in support of the North (Bylaw C-8031-2020) and South (Bylaw C-8064-2020) and as previously stated we see them as an evolution and extension of the North/Central plans that exist today. We believe the comments/observations we have included are important to be considered and noted for the reader.

Respectfully,



Bob Williams
General Manager
Calaway Park
Calalta Waterworks Ltd.

c.c Gordon Dixon; President, Calalta Amusements Ltd.; Calaway Park; Calalta Waterworks Ltd.
c.c Dena Dixon; Vice President, Calalta Amusements Ltd.; Calaway Park; Calalta Waterworks Ltd.
c.c Paul Seo; Director of Finance, Calalta Amusements Ltd.; Calaway Park; Calalta Waterworks Ltd.

/sb

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - From : Donald Beattie
Date: February 2, 2021 2:33:20 PM
Attachments: [ATT00001.txt](#)

MICHELLE MITTON, M.SC
Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

-----Original Message-----

From: Connie [REDACTED]
Sent: Tuesday, February 2, 2021 2:30 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - From : Donald Beattie

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

NAME: Simon D'Amours

ADDRESS: 9057-93 STREET NW, EDMONTON, AB T6C 3T3

Via email: legislativeservices@rockyview.ca

DATE: JAN 5/2021

SUBJECT: Letter of Support for The North Springbank Area Structure Plan,
Rocky View County

To Rocky View County,

This is a letter written in support of The North Springbank Area Structure Plan.

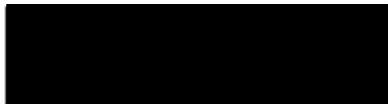
As a landowner in Rocky View County, I am invested in the community's future and support the ASP for increased certainty surrounding growth in Springbank. Approval of the North Springbank ASP will provide residents and landowners with certainty for the land uses we will build into the future.

With the intended land uses as described in the North Springbank ASP, we look forward to having a greater choice in residential homes, providing greater potential to both remain in Springbank and to attract young people – or keep our young people - in Springbank. In addition, we believe that Council approval of the North Springbank ASP now will lead to more available jobs, goods, and services and attract other opportunities that may include schools, recreation and other activities; all of which create a thriving economy and community.

By approving the North Springbank ASP, we feel that our agricultural past and future are supported because we will have certainty for areas of residential and non-agricultural growth.

Thank you for considering the merits of this letter and we look forward to further engagement on the subject.

Sincerely,

PHONE NUMBER: 

From: leg@rockyview.ca
 To: leg@rockyview.ca
 Date: February 2, 2021, 3:58:46 PM
 Rocky View County
 Legislative Services
 262075 Rocky View Point | Rocky View County | AB T4A 0X2
 Phone: (403) 261-2301
www.rockyview.ca

From: Dawn Criddle
 Sent: Tuesday, February 2, 2021 3:53 PM
 To: leg@rockyview.ca
 Subject: [EXTERNAL] Letter of support

Do not open links or attachments unless you know and trust the sender.

January 29, 2021

Rocky View County
leg@rockyview.ca
 Legislative Services
 262075 Rocky View Point
 Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: Support for Springbank ASP Amendment

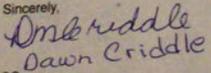
As a landowner with Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County.

WLC owns 135 acres (55 hectares) within SE 9-25-3-W5M bordering the Springbank Airport and the Hamlet of Harmon. We feel this location provides an excellent location for airport-related business and employment growth.

WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development.

The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,

 Dawn Criddle

CC:
 Reeve Daniel Henn, Rocky View County
 Councillor Mark Kamachi, Rocky View County
 Councillor Kim McKylor, Rocky View County
 Councillor Kevin Hanson, Rocky View County
 Councillor Al Schule, Rocky View County
 Councillor Jerry Gautreau, Rocky View County
 Councillor Greg Boehlke, Rocky View County
 Councillor Daniel Henn, Rocky View County
 Councillor Samantha Wright, Rocky View County

See item my iPad

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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As such, we are in full support of the plan as presented.

Sincerely,

Denine Thingvold

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

Michelle Murray, M.A.
Legislative Services | Legislative Services

Rocky View County
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403.520.2000
<http://www.rockyview.ca>

For more information on this document, contact the person listed below. If you are the intended recipient, you may also wish to contact the person listed below. For more information on this document, contact the person listed below. For more information on this document, contact the person listed below.

From: Cheryl [REDACTED]
Sent: February 1, 2017 10:02 AM
To: legislative.services@rockyview.ca
Subject: [EXTERNAL] - Support letter

Do not open links or attachments unless you are expecting them.

Rocky View County
legislative.services@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

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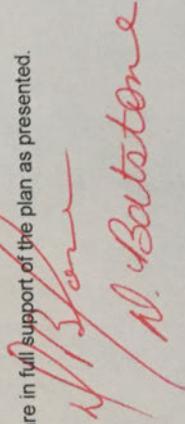
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As such, we are in full support of the plan as presented.

Sincerely,



CC.

- Reeve Daniel Henn, Rocky View County
- Councillor Mark Kamachi, Rocky View County
- Councillor Kim McKylor, Rocky View County
- Councillor Kevin Hanson, Rocky View County
- Councillor Al Schulte, Rocky View County
- Councillor Jerry Gautreau, Rocky View County
- Councillor Greg Boethke, Rocky View County

NAME: David Donnelly

ADDRESS: 18737-62B Avenue, Edmonton, Alberta, T5T 5T3

Via email: legislativeservices@rockyview.ca

DATE: January 5, 2021

SUBJECT: Letter of Support for The North Springbank Area Structure Plan,
Rocky View County

To Rocky View County,

This is a letter written in support of The North Springbank Area Structure Plan.

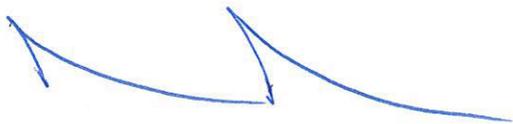
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By approving the North Springbank ASP, we feel that our agricultural past and future are supported because we will have certainty for areas of residential and non-agricultural growth.

Thank you for considering the merits of this letter and we look forward to further engagement on the subject.

Sincerely,



PHONE NUMBER: [REDACTED]

From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - ASP 1 (24129 Old Banff Coach Road) File # 1015-550
Date: February 3, 2021 8:55:33 AM

North plan

Jessica Anderson
Senior Planner | Planning Policy

From: Planta Landscape - Frank [REDACTED]
Sent: February 2, 2021 7:54 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Jessica Anderson <JAnderson@rockyview.ca>; Elisa [REDACTED] Pancho Galdon
[REDACTED] Planta Landscape - Maria [REDACTED]
Subject: [EXTERNAL] - ASP 1 (24129 Old Banff Coach Road) File # 1015-550

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

Good afternoon, we are owners of the above mentioned parcel. I have cc'd the other owners.

We would like to make the following comments.

- we support the proposed bylaws, we believe that expanding available uses of the lands in the area would be beneficial to the local community, and provide a more integrated community for the residents.
- we would also request that permitted land uses be more open, and more inclusive, and allow for a larger range of uses. More like the uses in ASP 2.

Regards
Frank Galdon

--

Frank Galdón
[REDACTED]

[REDACTED]

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

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As such, we are in full support of the plan as presented.

Sincerely,

CC.
Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samantha Wright, Rocky View County

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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Sincerely,

Jeremy Issel

CC.

Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samantha Wright, Rocky View County



*Joan C. Snyder
3615 – 9th Street S.W.
Calgary, Alberta
T2T 3C8*

Municipal Clerk's Office
Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

January 14, 2021

RE: North Springbank Area Structure Plan, Fall 2020 Draft

Dear Sir or Madam:

As the owner of the 'J. Snyder' lands in Springbank, I wish to register my support for the Fall 2020 Draft of the North Springbank Area Structure Plan (ASP).

The Snyder lands consist of about 300 acres and are located immediately adjacent to the Calgary city boundary and one-half mile south of the TransCanada Highway. They are bounded on the north and east by the Old Banff Coach Road and on the west by Range Road 31 and are legally described as N½ 25–24–03 W5M.

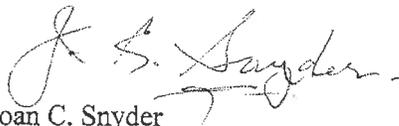
My planning team and I wish to thank Rocky View County for the open and collaborative approach they have taken in addressing our needs and concerns and arriving at a plan that serves to the benefit of all stakeholders. Senior members of the County administration met on several occasions with our planning team, despite the rigours imposed by the Covid-19 crisis. All meetings, whether virtual or in-person, were conducted according to prevailing Covid protocols and proved to be both informative and productive.

We are particularly pleased that the Draft NSASP assigns a land-use and density to the Snyder lands which corresponds with neighboring landholdings and allows for development that is economically viable and sensitive to adjacent land uses, both inside and outside Calgary. Although I am not a developer, I am hopeful that the County is approaching the servicing needs of my property in a way that will be planned for in adjacent development, will contribute to the scale economies of regional servicing and will optimize the future development potential that my land represents.

On a personal note, I am pleased that the Draft ASP proposes a type of seniors development that will accommodate the needs of long time Springbank residents who wish to retire in the community and live out their days in the company of life-long friends.

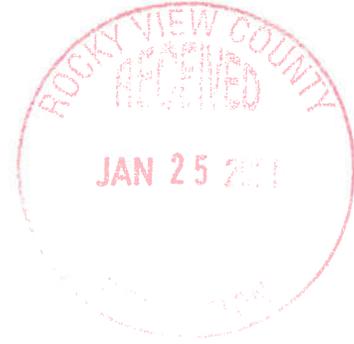
Sound economic development and made in Rocky View solutions are important objectives of the County, objectives that we believe will be well served by the proposed North Springbank ASP.

Yours sincerely,

A handwritten signature in cursive script that reads "Joan C. Snyder". The signature is written in dark ink and is positioned above the printed name.

Joan C. Snyder

cc: Al Hoggan, CAO
Dominic Kazmierczak, Manager, Policy Planning



*Joan C. Snyder
3615 – 9th Street S.W.
Calgary, Alberta
T2T 3C8*

Municipal Clerk's Office
Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

January 14, 2021

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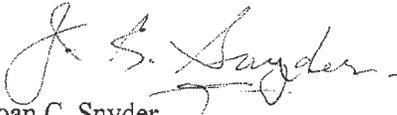
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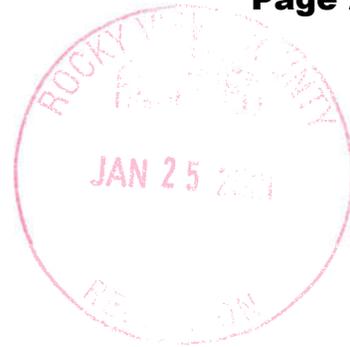
Yours sincerely,


Joan C. Snyder

cc: Al Hoggan, CAO
Dominic Kazmierczak, Manager, Policy Planning

Vivian Pharis
[REDACTED]

Cochrane, AB, T4C 1A7
January 18, 2021



Reeve Daniel Henn
Rocky View Council
262075 Rocky View Point
Rocky View County, T4Z 0X2

Dear Reeve Henn:

Re: Municipal Implementation of Alberta Wetlands Policy Especially in Light of Mt. Ash Gravel Proposal

As I prepare my submission to RVC re Mt. Ash's proposal for approval of its expanded Summit gravel mine, I would like to know where the county stands on implementation of the provincial Wetlands Policy? I see that the policy is designed to include Government of Alberta and "its partners" in plan implementation. It is also designed to encourage people like me to be proactive in protecting and increasing wetland area. I'd like to know what specific directives, guidances, initiatives that RVC has produced to incorporate the Alberta Wetlands Policy into land use decisions.

Has RVC developed a "wetland avoidance strategy" as recommended by the Policy? And, has it developed a set of "relative wetland values" as promoted by the Policy in order to avoid and minimize wetlands loss?

I would appreciate knowing RVC's responses to these specifics within Alberta's Wetlands Policy.

Thank you for making them available to me at your earliest convenience.

Sincerely

A handwritten signature in blue ink that reads "Vivian Pharis".

Vivian Pharis

cc Crystal Kissel

Vivian Pharis

[REDACTED]
Cochrane, AB, T4C 1A7
January 18, 2021

Reeve Daniel Henn
Rocky View Council
262075 Rocky View Point
Rocky View County, T4A 0X2

Dear Reeve Henn
Re: Aggregate Resource Plan

Since I have had no reply to my January 5 e-mail to you on this matter, I will try for an answer again through the mail system.

I see that the Rocky View County Municipal Plan was amended April 10, 2018, so that its last review was quite recent. That reviewed plan still calls for the development of an Aggregate Resource Plan. On Page 121 it even lays out what the county expects to be addressed in submissions to this plan. From correspondence with AEP water officials, I am led to believe that municipalities are all encouraged to develop these plans.

Is RVC prepared to initiate another Aggregate Resource Plan, or will it resurrect all the work that was put into the development of the 2016 draft plan? Many of us in the county are aware of the benefits of having such a plan in place and would like to get on with adopting such a plan.

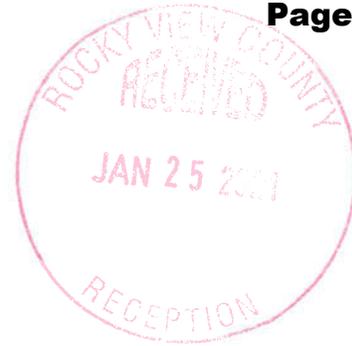
I look forward to your positive reply and call for submissions to a plan for managing aggregates, especially as Calgary's demand on the county for gravel appears to be increasing.

Sincerely



Vivian Pharis

cc Crystal Kissel



January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

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As such, we are in full support of the plan as presented.

Sincerely,



Joe Williment

CC.

Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samantha Wright, Rocky View County

January 29, 2021

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The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,



Katharine Weston

CC.
Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samantha Wright, Rocky View County

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: Support for Springbank ASP Amendment

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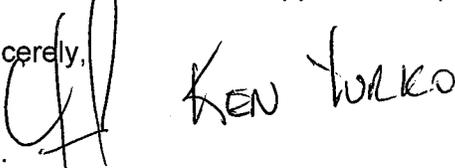
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KEN WILKO

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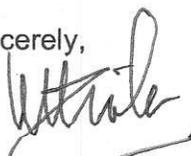
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Sincerely,



Kim Ziola

Kim Ziola

CC.

Reeve Daniel Henn, Rocky View County
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Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samantha Wright, Rocky View County

NAME: Jean-Francois Laurin

ADDRESS: 316 De L'Obier, Rosemere, Qc, J7V 4H5

Via email: legislativeservices@rockyview.ca

DATE: Dec 28th, 2020

SUBJECT: Letter of Support for The North Springbank Area Structure Plan,
Rocky View County

To Rocky View County,

This is a letter written in support of The North Springbank Area Structure Plan.

As a landowner in Rocky View County, I am invested in the community's future and support the ASP for increased certainty surrounding growth in Springbank. Approval of the North Springbank ASP will provide residents and landowners with certainty for the land uses we will build into the future.

With the intended land uses as described in the North Springbank ASP, we look forward to having a greater choice in residential homes, providing greater potential to both remain in Springbank and to attract young people – or keep our young people - in Springbank. In addition, we believe that Council approval of the North Springbank ASP now will lead to more available jobs, goods, and services and attract other opportunities that may include schools, recreation and other activities; all of which create a thriving economy and community.

By approving the North Springbank ASP, we feel that our agricultural past and future are supported because we will have certainty for areas of residential and non-agricultural growth.

Thank you for considering the merits of this letter and we look forward to further engagement on the subject.

Sincerely,

PHONE NUMB



January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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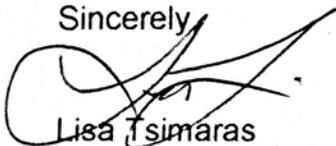
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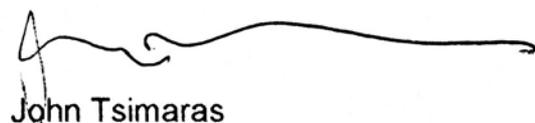
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Sincerely,



Lisa Tsimaras



John Tsimaras

CC.

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January 29, 2021

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Sincerely,

Lorraine McCrimmon

CC.

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Sincerely,

Matthew Weening

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Janice M. Bruni

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Councillor Samantha Wright, Rocky View County



Serving a world in motion
Au service d'un
monde en mouvement
navcanada.ca

January 26, 2021

1015-550 Bylaw C-8031-2020 - A Bylaw of Rocky View County - North Springbank Area Structure Plan
Your file
Our file
21-0343

Ms. Jessica Anderson
Rocky View County

**RE: Development Proposal/Plans: Bylaw Amendment - Rocky View County, AB
(N51° 4' 41.17" W114° 19' 55.55" / 0' AGL / 3906' AMSL - Radius 5.24 NM / MN)**

Ms. Anderson,

We have evaluated the captioned proposal and NAV CANADA has no objection to the project as submitted. As the proposal provided lacks specific development details, we cannot provide a comprehensive assessment at this time.

For planning purposes we suggest reviewing and adhering to Transport Canada's TP1247E, Land Use in the Vicinity of Aerodromes and ICAO EUR DOC 015, building restricted areas. These documents are Land Use guidelines outlining specific protection requirements and restrictions. When more specific development plans become available, please submit a NAV CANADA Land Use proposal be submitted for our assessment.

To assist us in ensuring that future development projects do not adversely affect Air Navigation and related facilities, we ask that a Land Use Submission Proposal be submitted to NAV CANADA for assessment, allowing at least 30 working days for evaluation. An explanation of the Land Use Process and submission forms can be obtained from the following website link: <https://www.navcanada.ca/en/products-and-services/Pages/land-use-program.aspx>

NAV CANADA's land use evaluation is based on information known as of the date of this letter and is valid for a period of 18 months, subject to any legislative changes impacting land use submissions. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Innovation, Science and Economic Development Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA Engineering as deemed necessary.

This document contains information proprietary to NAV CANADA. Any disclosure or use of this information or any reproduction of this document for other than the specific purpose for which it is intended is expressly prohibited except as NAV CANADA may otherwise agree in writing.

Regards,

Land Use Office
NAV CANADA

cc NOPR - Northern and Prairie Region, Transport Canada

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

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Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samantha Wright, Rocky View County

January 29, 2021

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legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
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Sincerely,

Patricia Hyatt
#107, 15368 17a Ave.
Surrey, B.C.

CC.
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Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samantha Wright, Rocky View County

From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - ASP 1 (24129 Old Banff Coach Road) File # 1015-550
Date: February 3, 2021 8:55:33 AM

North plan

Jessica Anderson
Senior Planner | Planning Policy

From: Planta Landscape - Frank [REDACTED]
Sent: February 2, 2021 7:54 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Jessica Anderson <JAnderson@rockyview.ca>; Elisa [REDACTED]; Pancho Galdon [REDACTED]; Planta Landscape - Maria [REDACTED]
Subject: [EXTERNAL] - ASP 1 (24129 Old Banff Coach Road) File # 1015-550

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

Good afternoon, we are owners of the above mentioned parcel. I have cc'd the other owners.

We would like to make the following comments.

- we support the proposed bylaws, we believe that expanding available uses of the lands in the area would be beneficial to the local community, and provide a more integrated community for the residents.
- we would also request that permitted land uses be more open, and more inclusive, and allow for a larger range of uses. More like the uses in ASP 2.

Regards
Frank Galdon

--

Frank Galdón

[REDACTED]

[REDACTED]

[REDACTED]

February 3, 2021

Via: E-Mail

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

Attention: Municipal Clerk's Office

Reference: North Springbank Area Structure Plan (Bylaw C-8031-2020)

Dear Sir or Madam:

As a landowner in Springbank, Qualico supports the proposed North Springbank Area Structure Plan (ASP). Our land holdings in the plan area are located on Old Banff Coach Road, adjacent to Highway 1.

Since the review process began in 2016 the County has been very thorough with the plan preparation, including considerable technical work and public engagement. We participated in the 'Coffee Chats' that were conducted in mid 2017 and attended the Open Houses that were held in 2018. We appreciate the opportunity to provide input in those sessions.

We believe that the proposed North Springbank ASP is a solid planning framework for the future growth of a vibrant part of the County. It strikes a balance of providing for future development opportunities in strategic locations, while maintaining compatibility with existing development forms and the rural context that defines Springbank.

Sincerely,

Coach Creek Developments Inc.
By its managing partner,
Qualico Developments West Ltd.

DocuSigned by:

Ben Mercer

140D3EF4D7BF4B5...

Ben Mercer
Senior Planning Manager

NAME: Dale Rabbie

ADDRESS: 45 Borland Drive Carleton Place Ontario K7C 0K8

Via email: legislativeservices@rockyview.ca

DATE: January 7, 2021

SUBJECT: Letter of Support for The North Springbank Area Structure Plan,
Rocky View County

To Rocky View County,

This is a letter written in support of The North Springbank Area Structure Plan.

As a landowner in Rocky View County, I am invested in the community's future and support the ASP for increased certainty surrounding growth in Springbank. Approval of the North Springbank ASP will provide residents and landowners with certainty for the land uses we will build into the future.

With the intended land uses as described in the North Springbank ASP, we look forward to having a greater choice in residential homes, providing greater potential to both remain in Springbank and to attract young people – or keep our young people - in Springbank. In addition, we believe that Council approval of the North Springbank ASP now will lead to more available jobs, goods, and services and attract other opportunities that may include schools, recreation and other activities; all of which create a thriving economy and community.

By approving the North Springbank ASP, we feel that our agricultural past and future are supported because we will have certainty for areas of residential and non-agricultural growth.

Thank you for considering the merits of this letter and we look forward to further engagement on the subject.

Sincerely,



PHONE NUMBER: [REDACTED]

NAME: Rudi Radke

ADDRESS: 241 Galland Close NW, Edmonton, AB T5T 6P7

Via email: legislativeservices@rockyview.ca

DATE: January 8, 2021

SUBJECT: Letter of Support for The North Springbank Area Structure Plan,
Rocky View County

To Rocky View County,

This is a letter written in support of The North Springbank Area Structure Plan.

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PHONE NUMBER: [REDACTED]

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

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Sincerely,



Katharine Weston

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Robert Consedine

CC.

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Sincerely, Pico Group

CC.

Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samantha Wright, Rocky View County

NAME:

ADDRESS:

Via email: legislativeservices@rockyview.ca

DATE:

SUBJECT: Letter of Support for The North Springbank Area Structure Plan,
Rocky View County

To Rocky View County,

This is a letter written in support of The North Springbank Area Structure Plan.

As a landowner in Rocky View County, I am invested in the community's future and support the ASP for increased certainty surrounding growth in Springbank. Approval of the North Springbank ASP will provide residents and landowners with certainty for the land uses we will build into the future.

With the intended land uses as described in the North Springbank ASP, we look forward to having a greater choice in residential homes, providing greater potential to both remain in Springbank and to attract young people – or keep our young people - in Springbank. In addition, we believe that Council approval of the North Springbank ASP now will lead to more available jobs, goods, and services and attract other opportunities that may include schools, recreation and other activities; all of which create a thriving economy and community.

By approving the North Springbank ASP, we feel that our agricultural past and future are supported because we will have certainty for areas of residential and non-agricultural growth.

Thank you for considering the merits of this letter and we look forward to further engagement on the subject.

Sincerely,

PHONE NUMBER



January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: Support for Springbank ASP Amendment

As a landowner with Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County.

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WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development.

The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

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Councillor Samantha Wright, Rocky View County

Joan C. Snyder
3615 – 9th Street S.W.
Calgary, Alberta
T2T 3C8



Municipal Clerk's Office
Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

January 14, 2021

RE: North Springbank Area Structure Plan, Fall 2020 Draft

Dear Sir or Madam:

As the owner of the 'J. Snyder' lands in Springbank, I wish to register my support for the Fall 2020 Draft of the North Springbank Area Structure Plan (ASP).

The Snyder lands consist of about 300 acres and are located immediately adjacent to the Calgary city boundary and one-half mile south of the TransCanada Highway. They are bounded on the north and east by the Old Banff Coach Road and on the west by Range Road 31 and are legally described as N½ 25-24-03 W5M.

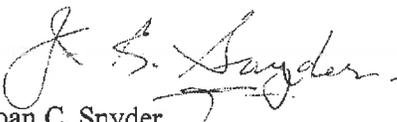
My planning team and I wish to thank Rocky View County for the open and collaborative approach they have taken in addressing our needs and concerns and arriving at a plan that serves to the benefit of all stakeholders. Senior members of the County administration met on several occasions with our planning team, despite the rigours imposed by the Covid-19 crisis. All meetings, whether virtual or in-person, were conducted according to prevailing Covid protocols and proved to be both informative and productive.

We are particularly pleased that the Draft NSASP assigns a land-use and density to the Snyder lands which corresponds with neighboring landholdings and allows for development that is economically viable and sensitive to adjacent land uses, both inside and outside Calgary. Although I am not a developer, I am hopeful that the County is approaching the servicing needs of my property in a way that will be planned for in adjacent development, will contribute to the scale economies of regional servicing and will optimize the future development potential that my land represents.

On a personal note, I am pleased that the Draft ASP proposes a type of seniors development that will accommodate the needs of long time Springbank residents who wish to retire in the community and live out their days in the company of life-long friends.

Sound economic development and made in Rocky View solutions are important objectives of the County, objectives that we believe will be well served by the proposed North Springbank ASP.

Yours sincerely,



Joan C. Snyder

cc: Al Hoggan, CAO
Dominic Kazmierczak, Manager, Policy Planning

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: Support for Springbank ASP Amendment

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WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development.

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January 29, 2021

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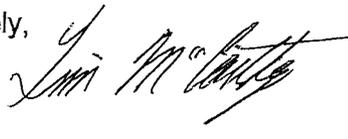
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 TIM MCCARTHY

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January 29, 2021

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To Whom It May Concern:

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Sincerely,

WESTSIDE LAND CORPORATION



David Brezsnyak
President

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Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samantha Wright, Rocky View County

NAME: Barry Watson

ADDRESS: 187 Strathmore Lakes Bend, Strathmore AB T1P 1Y8

Via email: legislativeservices@rockyview.ca

DATE: January 6, 2021

SUBJECT: Letter of Support for The North Springbank Area Structure Plan,
Rocky View County

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Thank you for considering the merits of this letter and we look forward to further engagement on the subject.

Sincerely,



PHONE NUMBER: [REDACTED]

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

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Councillor Samantha Wright, Rocky View County

Michelle Mitton

From: Allan MacKenzie [REDACTED]
Sent: February 3, 2021 7:43 PM
To: Michelle Mitton; Legislative Services Shared; Division 2, Kim McKylor; Ravi Siddhartha; Dominic Kazmierczak
Cc: Arlene Vermey; Housman, Rob
Subject: Re: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Follow Up Flag: Follow up
Flag Status: Completed

Hi,

We are the owners of 126 Emerald Bay and we would like to express very aligned concerns with those expressed by Rob Housman. Specifically, we are very concerned about increased crime and night time noise with an unmonitored pathway on the backside of our lots. We are concerned that the community has a wonderful feel without fences and gates and that the community's culture will change dramatically if everyone needs to fence off property as a result of partying adjacent to the reservoir.

Thank you so much for considering our opinions,

Allan and Tara MacKenzie

On Feb 3, 2021, at 5:01 PM, Housman, Rob [REDACTED] wrote:

Thanks, Michelle. I am copying Kim McKylor, our Councilor, as well as Ravi and Dominic in planning at the County with whom I have been corresponding, as well as the residents of Emerald Bay. I have also added below, the balance of the email chain with Ravi and Dominic that due to a computer glitch somehow got cut off on my earlier email.

Kind regards,
<image002.gif>
Rob Housman
Partner

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

From: MMitton@rockyview.ca <MMitton@rockyview.ca>

Sent: Wednesday, February 3, 2021 4:49 PM

To: Housman, Rob [REDACTED] LegislativeServices@rockyview.ca

Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Good afternoon Rob,

Thank you for submitting your comments on this proposed Bylaw, they will be included in the agenda for Council's Consideration at the public hearing February 16, 2021.

Thank you,
Michelle

Michelle Mitton, M.Sc
Legislative Coordinator | Legislative Services

Rocky View County
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
| www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Housman, Rob [REDACTED]
Sent: February 3, 2021 4:31 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

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

Dear Rocky View County Council Members

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

1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
 - b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bearspaw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
 - c. Repeat of "The Cove" Issues – Illegal Parking, Partying, Camp Fires and Severe Safety and Liability Issues: In the July 29, 2020 meeting with Emerald Bay residents, the County and IBI respecting the Riverside Estates Conceptual Plan, it was also raised and

discussed that there should be no parking on Emerald Bay Drive as a result of the new pathways in Riverside Estates, and IBI indicated that such parking would be prohibited as interests would be aligned in that respect, however this is not addressed at all in the Riverside Estates Conceptual Plan and must be. This is of critical importance, as it is not legal for cars to park on the shoulder of any municipal road and creates a major safety hazard. As discussed in that meeting, during this past summer of 2020, we witnessed the overwhelming problem of excessive parking by the public along the road opposite Springbank Links, and in Springbank Links parking lot, for pedestrian access to the City of Calgary's land (the former boy scout camp) and the upper portion of the Bearspaw Reservoir (clearly visible on a map) well known on social media as "The Cove". This parking caused serious safety risks, and with hundreds of teens daily accessing the Bearspaw Reservoir and "The Cove", partying, drinking and leaving empty alcohol bottles and cans, garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing "Authorized Access Only" and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly "Cove" (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of "The Cove" north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of "The Cove" this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of "The Cove" situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn't enough, being blown on inflatable toys and anything else that floats toward the spillway - that is what will happen, lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the

dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

2. Protection of Wildlife Corridors/Public Safety: Section 7.22 of the North Springbank Area Structure Plan provides that “Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural features.” In the case of Riverside Estates, it is entirely possible to have pathways away from the Environmental Reserve/wildlife corridor along the Bearspaw reservoir. The Riverside Estates Conceptual Plan boasts about the significant amount of open space and publicly dedicated land, and indeed there are ample high-quality alternative pathway locations on this site with stunning views that are far less disruptive to wildlife corridors and pose far less safety and liability issues. On a related point, the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the “Environmental Report”) that is referenced in the NSASP, shows the wildlife corridors along the Bearspaw Reservoir and thus supports making the 30 metre strip along same Environmental Reserve without pathways. While indicative and quite accurate, the Environmental Report is based on a computer model, not actual, observed wildlife behavior in all cases, and as a result shows the portion of the wildlife corridor along the Bearspaw Reservoir, but does not adequately reflect that it continues from the reservoir along the boundary of Emerald Bay and Riverside Estates to the golf course, then northerly through the golf course ravines and treed areas, and continuing north through the Municipal Reserve behind 87 Emerald Bay and continuing to the municipal gravel pit and the treed municipal reserve to the east below it and sloping to the Bearspaw Reservoir, and thenceforth northwesterly along the trees and cover along the Bearspaw Reservoir/Bow River. I have sent photos to Ravi Siddhartha and Dominic Kazmierczak in the County’s planning department demonstrating these well-worn wildlife corridors and can send more if you wish (photographs and resident sightings of wildlife using the corridors are more reliable than a computer model). I have also confirmed same with the author of the Environmental Report, that the reason parts of this wildlife corridor may not be shown on the golf course is that for the purposes of the report they assumed the golf course and gravel pit were not passable, however the author is satisfied that the photo evidence I have provided shows that these wildlife corridors exist. As mentioned, these are critical wildlife corridors, so that, as indicated in the NSASP and the Environmental Report, deer, moose, bear, cougar and bobcat, which are very commonly seen travelling through the golf course and that corridor, have a corridor to move through, and don’t end up trapped on the City/south side of the golf course with no way to get to the north side, or vice versa, and end up travelling through residents yards and causing dangerous encounters.
3. Remnant Structure Removal. As noted in the Bearspaw Reservoir Trilateral Task Force Report, there is an unsanctioned boat launch and patio structure at the mini-cove on the reservoir side of this Riverside Estates site, likely constructed by a previous owner of the Riverside Estate site, however still used and maintained by current land owners or invitees of the Riverside Estate site, which should be removed as it will also be a magnet for partying teens and cause issues similar to those experienced with both “the Cove” and the northeast side of the Bearspaw Reservoir by the spillway, and is a huge liability risk to the County and TransAlta with no indemnities or insurance structure in place as, again, it is unsanctioned.
4. Environmental Reserve/Wildlife Corridor along Reservoir minimum 30 metres Wide. The existing plans for Riverside Estates, which dovetail with the proposed NSASP, have along the reservoir the typical 30 metres, except for one notable exception opposite the unsanctioned boat launch and “summer patio” structure noted above. The ER should be made 30 metres

wide in that location as well. The wildlife corridor has to be that wide to be effective. Wildlife need the space. The location of the ER is shown in my mark-up below in blue. Emerald Bay Drive should not be extended, as noted in point #1 of my January 28, 2021 email, and hence is crossed out in purple below. The developer and IBI will need to reconfigure the road design to comply with RVC design guidelines and address the concerns as set out in this email chain. Also, the pathway represented by a dotted green line shown below along the reservoir should be moved off the reservoir for the reasons set out in this email – notably the dotted green path at the bottom southeast corner of the plan below heads straight toward the cliffs and south cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.

<image001.png>

5. Pathways Connection to Active Transportation Network. Section 16.2 of the NSASP provides that: “Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may be considered.” The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City’s water source at risk, and also would result in the same issues outlined above as illustrated by “The Cove” experience. On Map 08 in the NSASP, the “Future Shared Use Pathways” are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.

I am forwarding further comments below on the Riverside Estates Conceptual Plan, which tie into the NSASP, for context and as further part of this submission.

Kind regards,

Rob and Cris Housman – [REDACTED]

<image002.gif>

Rob Housman

Partner

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

From: Housman, Rob

Sent: Monday, February 1, 2021 3:27 PM

To: RSiddhartha@rockyview.ca; DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Ravi

With respect to point #3 in my January 28, 2021 email, please see attached photographs taken on January 12, 2021 of the north boundary of Riverside Estates, which illustrate my points, namely that a 30 metre strip along the Bearspaw Reservoir and a 30 metre strip along the north boundary of Riverside Estates should be designated as Environmental Reserve in order to protect a critical wildlife corridor (instead of permanently blocking and interfering with it as shown in the latest Riverside Estate Conceptual Scheme) from south of the Riverside Estates side, through the Riverside Estates site, then

through the golf course and into municipal reserve and the heavily treed south bank of the Bow River beyond it, which is heavily used by deer, moose, bear, cougar and bobcat (which we see often using this corridor, just ask Springbank Links and us local residents).

This also relates to point #1 – the ravine along the north boundary of the Riverside Estates site is a critical wildlife corridor, and should not be blocked by an extension of Emerald Bay Drive southwards, which would block the steep ravine/corridor and be expensive to build. Rather, the public access to Riverside Estates should be from the south/Calling Horse Drive side.

You will note that the Wildlife Corridor referenced in the North Springbank Area Structure Plan was based on data entry and computer models, not actual physical verification or observation in most cases. It is surprisingly accurate, but not as accurate as field observations, like these photographs, and knowledge of local residents.

I have videos taken on my iPhone which show and narrate the location of the wildlife corridors in relation to the Riverside Estates site, proposed extension of Emerald Bay Drive, Springbank Links golf course, and Municipal Reserve and wildlife corridors to the north. Do you have an iPhone or android mobile number that I could send same to you?

Thanks again,
Rob

<image002.gif>
Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Monday, February 01, 2021 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

<image002.gif>

Rob Housman

Partner

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

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Monday, February 01, 2021 9:27 AM
To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, shall go through and revert. Have a wonderful day.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: February 1, 2021 9:15 AM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Domenic

Attached is the Bearspaw Reservoir Trilateral Task Force Consensus Report referenced in my email below. If you look at the feature photo on the cover, you will see that the Riverside Estates site is in the background!

Can you find out who at RVC lead its involvement in this Report, and put me in touch? Also, who at the City of Calgary and TransAlta? Thanks very much.

<image002.gif>

Rob Housman
Partner

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

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From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Friday, January 29, 2021 12:54 PM
To: Housman, Rob [REDACTED] <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,
I hope you are doing well.

Thank you for your comments and bringing us up to date with things. I do apologize for being new to this file and would be happy to have a conversation with you.

I'll try and reach out to you today afternoon.

Thanks and take care.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 11:44 PM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Dominic

Thanks again for getting back to me. Among other comments are the following:

1. In the Riverside Estates Conceptual Scheme, the 12 lots along the Bears paw Reservoir should be accessed by a road through Riverside Estates from the Calling Horse side, and not through an extension of Emerald Bay Drive as set out in the proposed Conceptual Scheme – that design will save money and increase profits for the developer, but contravenes RVC's mandatory development requirements and poses an unacceptable safety risk because it increases traffic and danger on the blind hairpin turn on Emerald Bay Drive. RVC's design guidelines (which follow the City of Calgary's) require 2 road accesses for roads over 200 metres, so the latest design with only one access through Emerald Bay Drive fails to comply with the City's development requirements. I can send you a copy of the requirements but I assume you already have them, correct? The access to Emerald Bay Drive should be restricted to emergency vehicles only, to satisfy the requirement to have two access points for fire and emergency vehicles, and designed to restrict access through Emerald Bay Drive to emergency vehicles

through gates or other design features which discourage and prohibit public use and provide access only to emergency vehicles, to mitigate the significantly increased danger of increased traffic on the blind hairpin on Emerald Bay Drive. The primary access should also be through the Calling Horse side, so that fire and emergency vehicles from the Springbank fire hall and Calgary fire halls can most quickly access the 12 lots along the Bearspaw Reservoir, as opposed to having to go all the way around to Emerald Bay Drive which takes significantly longer and could be fatal. In our meeting in the summer, IBI said it would send me materials respecting the road design to continue the dialogue however we never received anything. Riverside Estates would save significant costs and increase profits by extended Emerald Bay Drive as set out in the proposed Conceptual Scheme, however RVC should not approve same as it violates RVC's own requirements, and poses increased risk of injury or death on the hairpin turn, of which RVC has been warned and made abundantly aware. Late this fall, an attempt at a centre line was painted on the blind hair pin however it is not centred properly, there is no road shoulder and the road edge is irregular and it has not alleviated the danger inherent in the blind hairpin.

2. With respect to the water and wastewater proposed in the Riverside Conceptual Scheme:
 - a. Riverside Estates have not followed up on discussions with Emerald Bay Sewer and Gas Coop, which has capacity and availability to service Riverside Estates. In the meeting, Riverside Estates indicated they would follow up but have not.
 - b. It would be deeply concerning for the County to allow Riverside Estates to have septic fields on a steep slope with significant ground water flow straight into the Bearspaw Reservoir, the City's source of drinking water (see the Bearspaw Tri-lateral Task Force Report), and to drill 32 separate wells putting existing aquifers at risk, when there is available capacity from the Emerald Bay Water and Sewer Coop, as well as other new facilities coming on-line of which the County is very well aware.
 - i. Have the authors of the Bearspaw Tri-lateral Task Force (in particular the representatives from the City that contributed to such report) been notified of the Riverside Estates Conceptual Scheme? If not, they should be before RVC administration provides comments back to the applicant.
 - ii. Has the City administration taken into account that if and when it annexes this area, the City will inherit this system?
 - iii. Affected parties should be given the opportunity to obtain and present independent studies and reports to assess the risk to the Bearspaw reservoir drinking water and the existing aquifers.
 - c. All other residents and developments in the Central and North Springbank area pay for their own water and wastewater facilities, it would be fundamentally unfair to the taxpayers in the County and residents in the area, and poor cost and liability management, for the County to allow Riverside Estates to get special treatment and build a one-off facility, and have the County and thus taxpayers gratuitously assume 100% of the costs and liability of operation, maintenance, repair and replacement of the Riverside Estates wastewater facilities, as proposed in the Riverside Conceptual Scheme, when again all other residents in the Central and North Springbank area pay for their own water and wastewater facilities and do not burden the County and the taxpayers by off-loading it on them. Riverside Estates should be held to the same standards and should not have their water and wastewater subsidized 100% by the tax

payers and surrounding residents that pay for their own. It would also not fit in the overall utility plan and strategy for the County.

- The layout in the proposed Conceptual Scheme interferes with critical wildlife corridors along the Bearspaw Reservoir, as shown in the proposed North Springbank Area Structure Plan (the "NASAP") and the studies underlying same. The wildlife corridor on the subject side goes from the treed area along the southeast banks and slopes of the Bearspaw, along the Bearspaw Reservoir, up the ravine and the north boundary of the Riverside Estates site bordering Emerald Bay Estates, and to the golf course which has heavy tree cover, through the golf course, and to the north end of the golf course back into treed municipal reserve and treed banks and slopes again along the Bearspaw Reservoir. The layout of the Riverside Estates lots will interrupt these critical wildlife corridors. The County should require Environmental Reserve (the latest Conceptual Schemes are deficient because they fail to designate Environmental Reserve and should do so) along the Bearspaw Reservoir as well as along the north side of the Riverside Estates site up to the golf course, to protect this wildlife corridor. Under the latest Conceptual Scheme for Riverside Estates, there is only a narrow green strip from the south treed areas to the golf course which is too narrow, and between houses and will be heavily travelled by vehicle and pedestrian traffic, so therefore will not be an adequate wildlife corridor, instead the pedestrian pathway should be moved from along the Bearspaw Reservoir to that strip, again to protect the wildlife corridor. The NASAP provides that pedestrian pathways should not be on wildlife corridors or environmental reserves where it interferes with wildlife.

Again, now that we have a contact point following Andrea's departure, I would like to re-establish dialogue and have an opportunity to provide full comments before RVC Administration responds to the applicant. Can we discuss tomorrow? I am available at 403 836 2779 and will ensure no undue delay.

Thanks again

Rob

<image002.gif>

Rob Housman

Partner

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Thursday, January 28, 2021 4:54 PM

To: Housman, Rob <rhousman@osler.com>; DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,

I hope you are doing well.

Thank you for your email. I shall discuss with Dominic and revert. I've recently joined RVC and will be able to provide more information as soon as its with me.

Thanks again and you take care.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 4:39 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Ravi Siddhartha <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Among other things discussed at our meeting this summer, IBI undertook to email and contact me respecting the road plan and the issues discussed at the meeting, however that has not occurred.

Our comments should not fall through the cracks, due to Andrea's departure from the County, we should be given the opportunity to provide comments on the updated proposed Conceptual Scheme, before Administration sends comments back to the applicant.

I look forward to hearing from you.

Thanks again

Rob

<image002.gif>

Rob Housman
Partner

[REDACTED]
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From: Housman, Rob
Sent: Thursday, January 28, 2021 4:24 PM
To: 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Dominic and Ravi

I was dealing with Andrea Bryden respecting comments on the Riverside Estates Conceptual Scheme, we met at the County offices with a number of Emerald Bay residents this summer, and I understood that the County would be taking into account our comments. Has that occurred?

Can we discuss before you send in your comments to the applicant? I am at 403 836 2779.

Thank you
Rob

<image002.gif>

Rob Housman
Partner

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Calgary, Alberta, Canada T2P 1N2

From: Van Mierlo, Lynn [REDACTED]
Sent: Thursday, January 28, 2021 3:02 PM
To: Housman, Rob [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Rob – see email below for update.

From: DKazmierczak@rockyview.ca <DKazmierczak@rockyview.ca>
Sent: Thursday, January 28, 2021 2:58 PM
To: Van Mierlo, Lynn [REDACTED]
Cc: RSiddhartha@rockyview.ca
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Lynn,

Sorry I missed your call yesterday. Please contact myself and my colleague Ravi Siddhartha on matters relating to this file. Both Ravi and I will be working on this application following Andrea's departure from the County.

No date has been set and we will be sending updated comments on the Conceptual Scheme, together with intermunicipal comments from The City of Calgary to the applicant by the end of this week for their review.

Thanks,

Dominic Kazmierczak
Manager | Planning Policy

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From: Van Mierlo, Lynn [REDACTED]
Sent: January 28, 2021 2:27 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Housman, Rob [REDACTED]
Subject: [EXTERNAL] - Riverside Estates Conceptual Scheme

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Good afternoon, I am following up on my voicemail message of yesterday. We are looking for the name of the RVC Planner and their contact information respecting the above matter Andrea Bryden is no longer involved. We are wondering when the Riverside Estates CS will be heard by Council and do not see it listed for February 2nd or February 16th Special Council Meetings.

Thank you.

<image002.gif>
Lynn Van Mierlo
Practice Assistant / Law Clerk, Real Estate
D [REDACTED] C [REDACTED]
Osler, Hoskin & Harcourt LLP | osler.com

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403.260.7024 facsimile

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Michelle Mitton

From: Duska sinclair <[REDACTED]>
Sent: February 3, 2021 7:26 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Andre and Duska Sinclair 53 Emerald Bay Drive

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Rocky View County Council Members

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

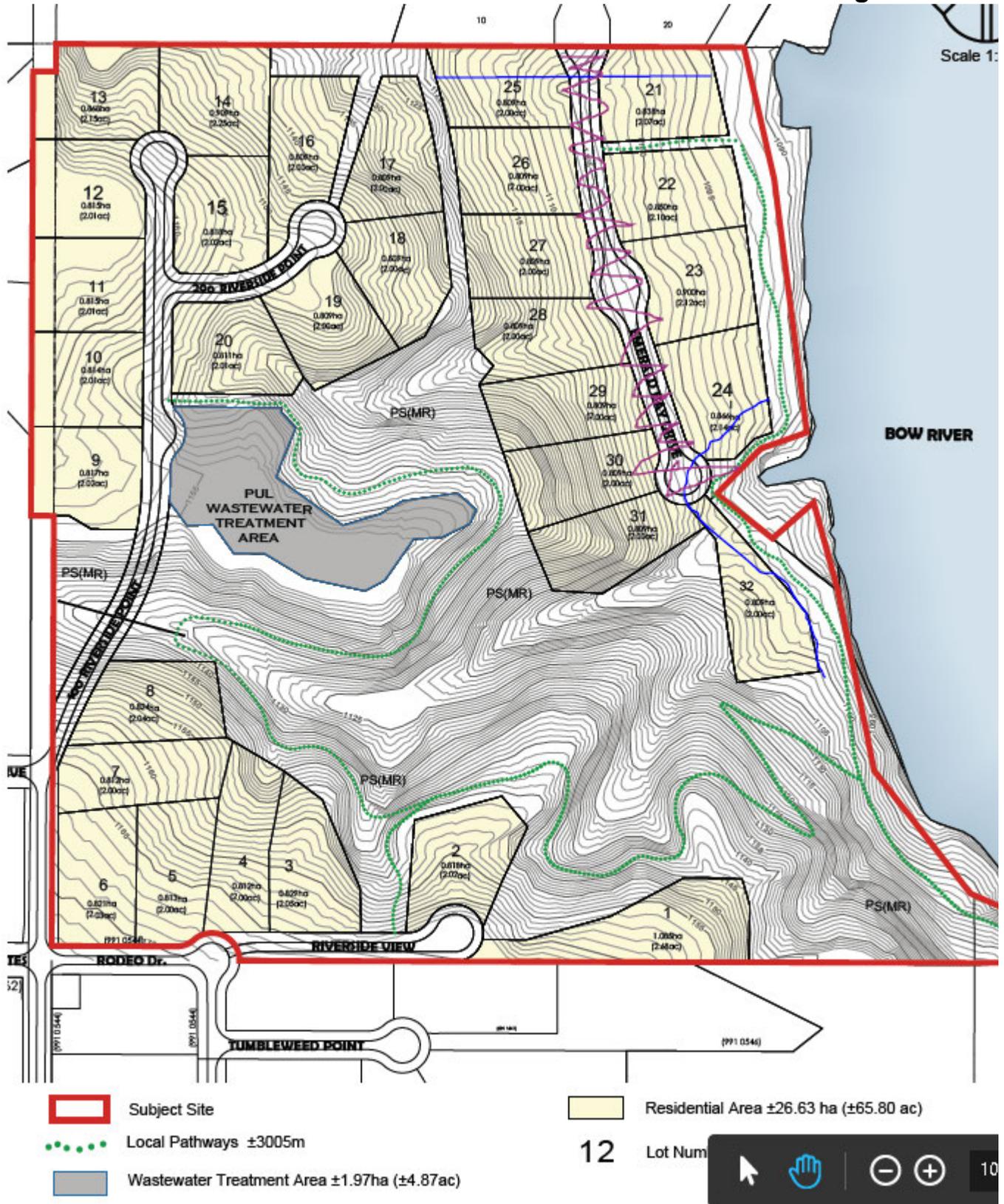
1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
 - b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bearspaw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
 - c. Repeat of "The Cove" Issues – Illegal Parking, Partying, Camp Fires and Severe Safety and Liability Issues: In the July 29, 2020 meeting with Emerald Bay residents, the County and IBI respecting the Riverside Estates Conceptual Plan, it was also raised and discussed that there should be no parking on Emerald Bay Drive as a result of the new pathways in Riverside Estates, and IBI indicated that such parking would be prohibited as interests would be aligned in that respect, however this is not addressed at all in the Riverside Estates Conceptual Plan and must be. This is of critical importance, as it is not legal for cars to park on the shoulder of any municipal road and creates a major safety hazard. As discussed in that meeting, during this past summer of 2020, we witnessed the overwhelming problem of excessive parking by the public along the road opposite Springbank Links, and in Springbank Links parking lot, for pedestrian access to the City of Calgary's land (the former boy scout camp) and the upper portion of the Bearspaw Reservoir (clearly visible on a map) well known on social media as "The Cove". This parking caused serious safety risks, and with hundreds of teens daily accessing the Bearspaw Reservoir and "The Cove", partying, drinking and leaving empty alcohol bottles and cans, garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing "Authorized Access Only" and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway

along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly "Cove" (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of "The Cove" north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of "The Cove" this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of "The Cove" situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn't enough, being blown on inflatable toys and anything else that floats toward the spillway - that is what will happen, lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

2. Protection of Wildlife Corridors/Public Safety: Section 7.22 of the North Springbank Area Structure Plan provides that "Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural features." In the case of Riverside Estates, it is entirely possible to have pathways away from the Environmental Reserve/wildlife corridor along the Bearspaw reservoir. The Riverside Estates Conceptual Plan boasts about the significant amount of open space and publicly dedicated land, and indeed there are ample high-quality alternative pathway locations on this site with stunning views that are far less disruptive to wildlife corridors and pose far less safety and liability issues. On a related point, the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the "Environmental Report") that is referenced in the NSASP, shows the wildlife corridors along the Bearspaw Reservoir and thus supports making the 30 metre strip along same Environmental Reserve without pathways. While indicative and quite accurate, the Environmental Report is based on a computer model, not actual, observed wildlife behavior in all cases, and as a result shows the portion of the wildlife corridor along the Bearspaw Reservoir, but does not adequately reflect that it continues from the reservoir along the boundary of Emerald Bay and Riverside Estates to the golf course, then northerly through the golf course ravines and treed areas, and continuing north through the Municipal Reserve behind 87 Emerald Bay and continuing to the municipal gravel pit and the treed municipal reserve to the east below it and sloping to the Bearspaw Reservoir, and thenceforth northwesterly along the

trees and cover along the Bearspaw Reservoir/Bow River. I have sent photos to Ravi Siddhartha and Dominic Kazmierczak in the County's planning department demonstrating these well-worn wildlife corridors and can send more if you wish (photographs and resident sightings of wildlife using the corridors are more reliable than a computer model). I have also confirmed same with the author of the Environmental Report, that the reason parts of this wildlife corridor may not be shown on the golf course is that for the purposes of the report they assumed the golf course and gravel pit were not passable, however the author is satisfied that the photo evidence I have provided shows that these wildlife corridors exist. As mentioned, these are critical wildlife corridors, so that, as indicated in the NSASP and the Environmental Report, deer, moose, bear, cougar and bobcat, which are very commonly seen travelling through the golf course and that corridor, have a corridor to move through, and don't end up trapped on the City/south side of the golf course with no way to get to the north side, or vice versa, and end up travelling through residents yards and causing dangerous encounters.

3. Remnant Structure Removal. As noted in the Bearspaw Reservoir Trilateral Task Force Report, there is an unsanctioned boat launch and patio structure at the mini-cove on the reservoir side of this Riverside Estates site, likely constructed by a previous owner of the Riverside Estate site, however still used and maintained by current land owners or invitees of the Riverside Estate site, which should be removed as it will also be a magnet for partying teens and cause issues similar to those experienced with both "the Cove" and the northeast side of the Bearspaw Reservoir by the spillway, and is a huge liability risk to the County and TransAlta with no indemnities or insurance structure in place as, again, it is unsanctioned.
4. Environmental Reserve/Wildlife Corridor along Reservoir minimum 30 metres Wide. The existing plans for Riverside Estates, which dovetail with the proposed NSASP, have along the reservoir the typical 30 metres, except for one notable exception opposite the unsanctioned boat launch and "summer patio" structure noted above. The ER should be made 30 metres wide in that location as well. The wildlife corridor has to be that wide to be effective. Wildlife need the space. The location of the ER is shown in my mark-up below in blue. Emerald Bay Drive should not be extended, as noted in point #1 of my January 28, 2021 email, and hence is crossed out in purple below. The developer and IBI will need to reconfigure the road design to comply with RVC design guidelines and address the concerns as set out in this email chain. Also, the pathway represented by a dotted green line shown below along the reservoir should be moved off the reservoir for the reasons set out in this email – notably the dotted green path at the bottom southeast corner of the plan below heads straight toward the cliffs and south cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.



5. Pathways Connection to Active Transportation Network. Section 16.2 of the NSASP provides that: “Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may

be considered.” The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City’s water source at risk, and also would result in the same issues outlined above as illustrated by “The Cove” experience. On Map 08 in the NSASP, the “Future Shared Use Pathways” are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.

I am forwarding further comments below on the Riverside Estates Conceptual Plan, which tie into the NSASP, for context and as further part of this submission.

Sincerely,

Andre and Duska Sinclair 

Michelle Mitton

From: [REDACTED]
Sent: February 3, 2021 5:51 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8031-2020

Follow Up Flag: Follow up
Flag Status: Completed

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

Good afternoon,

We oppose this proposed Bylaw.

We are writing with concern over the intentions and implications of the proposed new North Springbank Area Structure plan, issued as a draft in the fall of 2020. Uplifting language notwithstanding, we are not excited about the County's vision for North Springbank as depicted.

It is also not clear what level of community engagement has occurred to create the building blocks for this vision.

As Springbank residents, we highly value the semi-agricultural, rural residential character and lifestyle of North Springbank and we are not aligned with many elements of the County's proposal. We can confidently convey that we are not looking for additional services from the County, we do not have a desire for communal spaces or Villa Condos in our rural residential area, and we have no desire for a thriving business sector in North Springbank.

We do understand and support the existing land use limitations that generally restricts rural residential developments to be no less than 2 acre parcels in our area. We were shocked and dismayed at the extent of lands the County intends to allocate to higher density "Cluster Residential" and the range of negative implications to our rural lifestyle, values, security, water systems, local ecology and traffic intensity. It also wasn't clear on what areas would be restricted from or considered for Villa Condos, which intensify our concerns.

We respect that the County has tried to confine Business commercial to be in the general proximity of the Springbank Airport but are concerned with the substantial creep up Range Road 33.

We do not support this vision.

Thank you for the opportunity to comment.

Bob Lock & Erica Sharp
51 Livingstone Estates, Calgary, AB

Michelle Mitton

From: Carol Elliott [REDACTED]
Sent: February 3, 2021 7:07 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8031-2020 and C-8064-2020

Follow Up Flag: Follow up
Flag Status: Completed

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Please accept this email as a submission in regards to the proposed Bylaw C-8031-2020 and C-8064-2020 which refers to the new Municipal Development Plan (MDP) for the Springbank area.

- > We have been residents of Springbank for 20 years. We appreciate our large, yet cohesive community that is connected and spans over the TransCanada highway.
- >
- > We are opposed to the proposed MDP on the following grounds:
- >
- > 1). Splitting the Springbank area into two development plans would divide our community. By this plan, the North side of Springbank would become the industrial/commercial area, and as a result existing properties would depreciate in value. This is unacceptable to us as our quality of life, the diversity of future development and the balance between both agriculture and commercial interests must abide by the same expectations.
- >
- > 2). Proper due diligence has not been followed by the County. The residents have not been given proper time and notice to consider these significant proposed changes.
- >
- > 3). The County appears, though its Plan to promote significantly higher density in Springbank. This is unacceptable without extensive consultation with existing developments that contain greater than 2 acre parcels. To randomly identify these lands, within existing developments as sites for further higher density is disappointing to the community that these smaller parcels may exist. No public consultation has been done to inform or consult with these communities.
- >
- > 4). Any proposed, higher development needs to have a significantly larger setback than what is proposed in both the Springbank ASP Servicing Strategy and the ASP's for both North and South Springbank. Fifty (50m) meters is an unacceptable buffer, and a minimum of 200m should be considered. The priority, job and responsibility of the County is to PROTECT the existing stakeholders (primarily country residential) and balance the desire for increased tax revenue from higher density residential or commercial development.
- >
- > In summary, we are opposed to both Area Structure Plans as proposed.

Best regards
Carol and Pete Elliott
7 windmill way
Calgary Ab
[REDACTED]

Michelle Mitton

From: [REDACTED]
Sent: February 3, 2021 8:39 PM
To: Legislative Services Shared; Division 2, Kim McKylor; Jessica Anderson
Subject: [EXTERNAL] - Fwd: BYLAW C-8031-2020 North Springbank Area Structure Plan

Follow Up Flag: Follow up
Flag Status: Completed

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

Dear Springbank Community Planning Association and Councillor McKylor

My name is Carol Meibock located at SW/12/2503/05 Lot/Block/Plan 18/1/9310786 and I agree with the comments from Tony.

Sent from my iPhone

Begin forwarded message:

From: Tony Meibock [REDACTED]
Date: February 3, 2021 at 8:35:04 PM MST
To: Carol Meibock [REDACTED]
Subject: BYLAW C-8031-2020 North Springbank Area Structure Plan

Tony Meibock
[REDACTED]

Sent from my mobile

Begin forwarded message:

From: Tony Meibock [REDACTED]
Date: February 3, 2021 at 6:40:27 PM MST
To: legislativeservices@rockyview.ca, KMckylor@rockyview.ca
Subject: janderson@rockyview.ca

Subject: BYLAW C-8031-2020 North Springbank Area Structure Plan

Dear Springbank Community Planning Association and Councillor McKylor

My name is Tony Meibock located at SW/12/2503/05 Lot/Block/Plan 18/1/9310786. I am writing to you as a resident of Rockyview and a steward of the bow river reservoir. I am opposed to the proposed pathway on the environmental reserve next to the bow river reservoir for various reasons.

Wildlife Corridor

This is an important wildlife corridor for animals to move from one forest to another. I've attached a photo taken this morning of a mother moose and her baby. This mother comes every year at this time with her baby and throughout the spring when the willows come up. Having a path with lots of foot traffic and dogs will disrupt the natural wildlife corridor for Moose, Deer, Coyotes, Bobcats and other animals we regularly see.

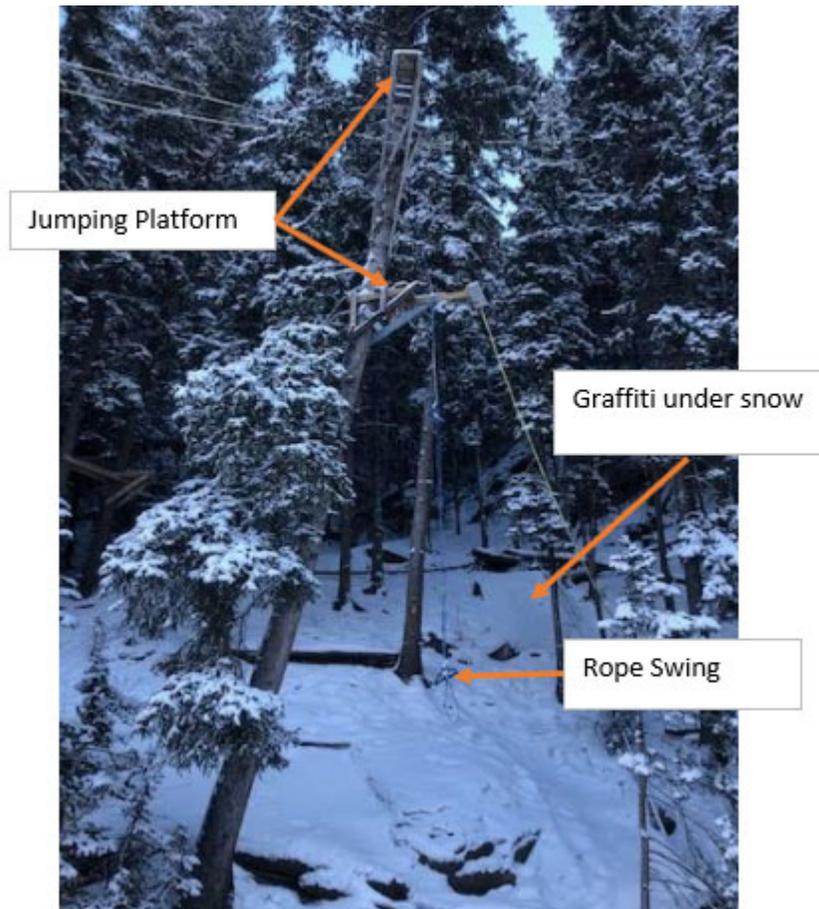
**Un-managed excessive and illegal parking on the roads.**

Adding a pathway will draw attention to the cove north of Springbank links golf course as well as the south cove by the dam. These areas have been quiet coves for decades until this summer, when kids discovered this north cove as a part of Calgary parks. Cars were parked along the road making it very dangerous for other vehicles and cyclists. As a cyclist myself, I was in a dangerous situation trying to navigate the parked cars and flowing traffic passing me. Had one of the parked cars opened their door at the point of passing, I would not have had the opportunity to navigate around. By allowing a pathway along the reservoir, there will be a significant amount of increased illegal parking on Emerald Bay Drive and accessing the reservoir.

Dangerous unsupervised activities

There are severe safety and liability issues with uncontrolled access to the coves. One of our neighbors' children was involved in helping an injured youth out of the reservoir to be picked up by EMS. Emergency services have no easy access to both reservoirs by land. There is an old rope swing in the area and the water is fairly shallow. When young adults come there, they are not aware of the terrain and injuries can easily happen, even death. There is a rock formation by the north cove that has separated from the main cliffs, if young adults climb on these rock outcroppings, there is potential for serious injury if those rocks collapse.

The south Dam has an extremely dangerous rope swing and jumping platform. This was created by young adults who hiked in from Valley Ridge. Adding a pathway for people to gain easy access to the north and south dam will only exacerbate an already dangerous situation.

**Damage to the natural surroundings and litter.**

Adding a pathway giving access to more people will invariably attract people who are not respectful of the natural surrounding areas will create an excessive amount of destruction and litter. This summer, I routinely visited both the north and south cove to clean up beer, pop and cider cans along with non-biodegradable chip bags.

Young Adults have created unreparable destruction to the amazing rocks in the south cove by the dam. They spray painted graffiti on the rocks for no apparent reason, other than for self gratification.



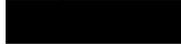
I am devastated by the damage, litter and blatant disrespect for our beautiful environment that took millions of years to form.

I dont believe the planning committee have had the opportunity to consider the adverse effects of putting a path into the area. There will be increased foot traffic, dog traffic, reckless treatment of the environment, uncontrolled campfires potentially destroying natural habitat and possible residences, and increased possibility of property damage and theft.

A pathway would be much better suited on the North side of the reservoir where the interpretive center is planned. They will have the appropriate parking and oversight of people using the pathway and entering the reservoir. This would eliminate the above mentioned issues and help provide appropriate oversight and stewardship of the reservoir.

I am open to any comments or questions you may have.
Respectfully.

Tony Meibock



Michelle Mitton

From: [REDACTED]
Sent: February 3, 2021 7:46 PM
To: Michelle Mitton; Legislative Services Shared; Division 2, Kim McKylor; Ravi Siddhartha; Dominic Kazmierczak
Cc: 'Brian Mckersie'
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Brian Mckersie & Campion Swartout, 130 Emerald Bay Dr.

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

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

Dear Rocky View County Council Members,

We agree with and support the submissions set out below:

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

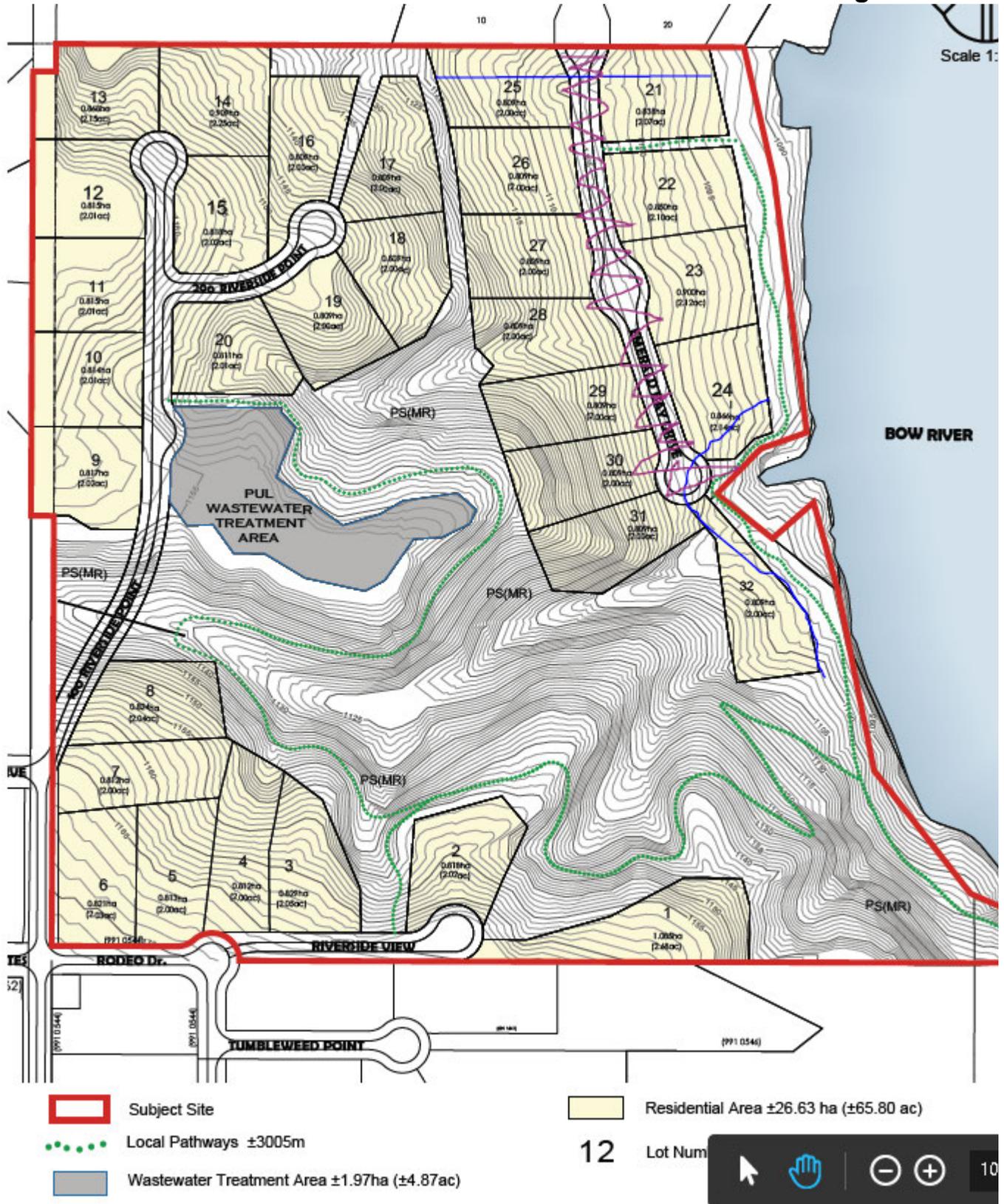
1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
 - b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bearspaw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
 - c. Repeat of "The Cove" Issues – Illegal Parking, Partying, Camp Fires and Severe Safety and Liability Issues: In the July 29, 2020 meeting with Emerald Bay residents, the County and IBI respecting the Riverside Estates Conceptual Plan, it was also raised and discussed that there should be no parking on Emerald Bay Drive as a result of the new pathways in Riverside Estates, and IBI indicated that such parking would be prohibited as interests would be aligned in that respect, however this is not addressed at all in the Riverside Estates Conceptual Plan and must be. This is of critical importance, as it is not legal for cars to park on the shoulder of any municipal road and creates a major safety hazard. As discussed in that meeting, during this past summer of 2020, we witnessed the overwhelming problem

of excessive parking by the public along the road opposite Springbank Links, and in Springbank Links parking lot, for pedestrian access to the City of Calgary's land (the former boy scout camp) and the upper portion of the Bearspaw Reservoir (clearly visible on a map) well known on social media as "The Cove". This parking caused serious safety risks, and with hundreds of teens daily accessing the Bearspaw Reservoir and "The Cove", partying, drinking and leaving empty alcohol bottles and cans, garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing "Authorized Access Only" and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly "Cove" (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of "The Cove" north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of "The Cove" this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of "The Cove" situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn't enough, being blown on inflatable toys and anything else that floats toward the spillway - that is what will happen, lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

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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.



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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 Bears paw Reservoir and a 30 metre strip along the north boundary of Riverside Estates should be designated as Environmental Reserve in order to protect a critical wildlife corridor (instead of permanently blocking and interfering with it as shown in the latest Riverside Estate Conceptual Scheme) from south of the Riverside Estates side, through the Riverside Estates site, then through the golf course and into municipal reserve and the heavily treed south bank of the Bow River beyond it, which is heavily used by deer, moose, bear, cougar and bobcat (which we see often using this corridor, just ask Springbank Links and us local residents).

This also relates to point #1 – the ravine along the north boundary of the Riverside Estates site is a critical wildlife corridor, and should not be blocked by an extension of Emerald Bay Drive southwards, which would block the steep ravine/corridor and be expensive to build. Rather, the public access to Riverside Estates should be from the south/Calling Horse Drive side.

You will note that the Wildlife Corridor referenced in the North Springbank Area Structure Plan was based on data entry and computer models, not actual physical verification or observation in most cases. It is surprisingly accurate, but not as accurate as field observations, like these photographs, and knowledge of local residents.

I have videos taken on my iPhone which show and narrate the location of the wildlife corridors in relation to the Riverside Estates site, proposed extension of Emerald Bay Drive, Springbank Links golf course, and Municipal Reserve and wildlife corridors to the north. Do you have an iPhone or android mobile number that I could send same to you?

Thanks again,
Rob

OSLER

Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

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Suite 2700, Brookfield Place
225 – 6th Avenue S.W.
Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Monday, February 01, 2021 1:13 PM
To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, will go through.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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ROCKY VIEW COUNTY

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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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Suite 2700, Brookfield Place
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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Monday, February 01, 2021 9:27 AM

To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, shall go through and revert. Have a wonderful day.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: February 1, 2021 9:15 AM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Domenic

Attached is the Bearspaw Reservoir Trilateral Task Force Consensus Report referenced in my email below. If you look at the feature photo on the cover, you will see that the Riverside Estates site is in the background!

Can you find out who at RVC lead its involvement in this Report, and put me in touch? Also, who at the City of Calgary and TransAlta? Thanks very much.

OSLER

Rob Housman
Partner

[REDACTED]
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: 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 403 836 2779 and will ensure no undue delay.

Thanks again
Rob

OSLER

Rob Housman
Partner

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225 – 6th Avenue S.W.
Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: 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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Suite 2700, Brookfield Place
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Calgary, Alberta, Canada T2P 1N2

From: Housman, Rob
Sent: Thursday, January 28, 2021 4:24 PM
To: 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Dominic and Ravi

I was dealing with Andrea Bryden respecting comments on the Riverside Estates Conceptual Scheme, we met at the County offices with a number of Emerald Bay residents this summer, and I understood that the County would be taking into account our comments. Has that occurred?

Can we discuss before you send in your comments to the applicant? I am at 403 836 2779.

Thank you
Rob



Rob Housman
Partner

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Calgary, Alberta, Canada T2P 1N2

From: Van Mierlo, Lynn [REDACTED]
Sent: Thursday, January 28, 2021 3:02 PM
To: Housman, Rob [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Rob – see email below for update.

From: DKazmierczak@rockyview.ca <DKazmierczak@rockyview.ca>
Sent: Thursday, January 28, 2021 2:58 PM
To: Van Mierlo, Lynn [REDACTED]
Cc: RSiddhartha@rockyview.ca
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Lynn,

Sorry I missed your call yesterday. Please contact myself and my colleague Ravi Siddhartha on matters relating to this file. Both Ravi and I will be working on this application following Andrea's departure from the County.

No date has been set and we will be sending updated comments on the Conceptual Scheme, together with intermunicipal comments from The City of Calgary to the applicant by the end of this week for their review.

Thanks,

DOMINIC KAZMIERCZAK
Manager | Planning Policy

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DKazmierczak@rockyview.ca | www.rockyview.ca

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From: Van Mierlo, Lynn [REDACTED]
Sent: January 28, 2021 2:27 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Housman, Rob [REDACTED]
Subject: [EXTERNAL] - Riverside Estates Conceptual Scheme

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Good afternoon, I am following up on my voicemail message of yesterday. We are looking for the name of the RVC Planner and their contact information respecting the above matter Andrea Bryden is no longer involved. We are wondering when the Riverside Estates CS will be heard by Council and do not see it listed for February 2nd or February 16th Special Council Meetings.

Thank you.

OSLER

Lynn Van Mierlo

Practice Assistant / Law Clerk, Real Estate

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

Thank you,
Brian & Campion

Michelle Mitton

From: Dwayne Rowland [REDACTED]
Sent: February 3, 2021 7:11 PM
To: Michelle Mitton; Legislative Services Shared; Division 2, Kim McKylor; Ravi Siddhartha; Dominic Kazmierczak
Cc: 'Cory Rowland'; Dwayne Rowland
Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Dwayne and Corinne Rowland 4 Emerald Bay Drive

Follow Up Flag: Follow up
Flag Status: Completed

We, Dwayne and Corinne Rowland echo and support all of the listed concerns by Mr. Housman in the attached email

A few comments on some points already listed but worth emphasizing:

Road Safety:

We can not emphasize enough, the concerns we have about the excess traffic on an already unsafe road in which we have either witnessed or been part of near miss accidents with vehicles, cyclists and pedestrians. Another added danger to the hairpin turn is the constant obstruction of wildlife on this corner. As noted the attempt to paint a center line on the hairpin turn is invisible for a for a large percentage of the winter driving season and is of minimal help when visible.

Wildlife:

Also as noted the immense amounts of Wildlife in and around Emerald Bay and the proposed development. Our property borders the South end of Emerald Bay and the North end of proposed development. I believe Mr. Houseman had taken photos of wildlife tracks through out the area and specifically the area bordering our property that shows it is an extremely active wildlife area. Deer, Moose, Coyote, rabbits, porcupine, Weasel, Cougar, Bear, Bald Eagles, Owls and many species of birds can be seen regularly on any given day.

Water, Sewage & Reservoir Integrity:

With out further explanation I can not imagine how any form of septic field could be feasible so close to the Bearspaw reservoir. There are many active springs in the area including the North end of the proposed Riverside Estates (south end of our property) which would potentially provide communication within wells, septic fields and the Bearspaw Reservoir.

Public Access:

Already with no public access to the river through Emerald Bay community we were forced to put up a gate on our property this year as we regularly were having people drive, walk and bike into our yard for River Access. Vehicles would routinely park in the cul-de-sac above our property and cross private property to get to the river.

As stated above we fully support and agree with Mr. Housman's detailed list of concerns and comments.

Dwayne & Corinne Rowland

Dwayne Rowland
VP Business Development & Technical Services
[REDACTED]

e: [REDACTED]
a: 2500 – 635 8th Avenue SW, Calgary, AB T2P 3M3
24hr Operations: [403-444-7595](tel:403-444-7595)
www.pacesetterdirectional.ca

From: Housman, Rob [REDACTED]
Sent: February 3, 2021 5:01 PM
To: 'MMitton@rockyview.ca' <MMitton@rockyview.ca>; 'LegislativeServices@rockyview.ca' <LegislativeServices@rockyview.ca>; KMckylor@rockyview.ca; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>; 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>

Subject: FW: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Thanks, Michelle. I am copying Kim McKylor, our Councilor, as well as Ravi and Dominic in planning at the County with whom I have been corresponding, as well as the residents of Emerald Bay. I have also added below, the balance of the email chain with Ravi and Dominic that due to a computer glitch somehow got cut off on my earlier email.

Kind regards,

OSLER

Rob Housman
Partner

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

From: MMitton@rockyview.ca <MMitton@rockyview.ca>
Sent: Wednesday, February 3, 2021 4:49 PM
To: Housman, Rob [REDACTED]; LegislativeServices@rockyview.ca
Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Good afternoon Rob,

Thank you for submitting your comments on this proposed Bylaw, they will be included in the agenda for Council's Consideration at the public hearing February 16, 2021.

Thank you,
Michelle

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

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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:

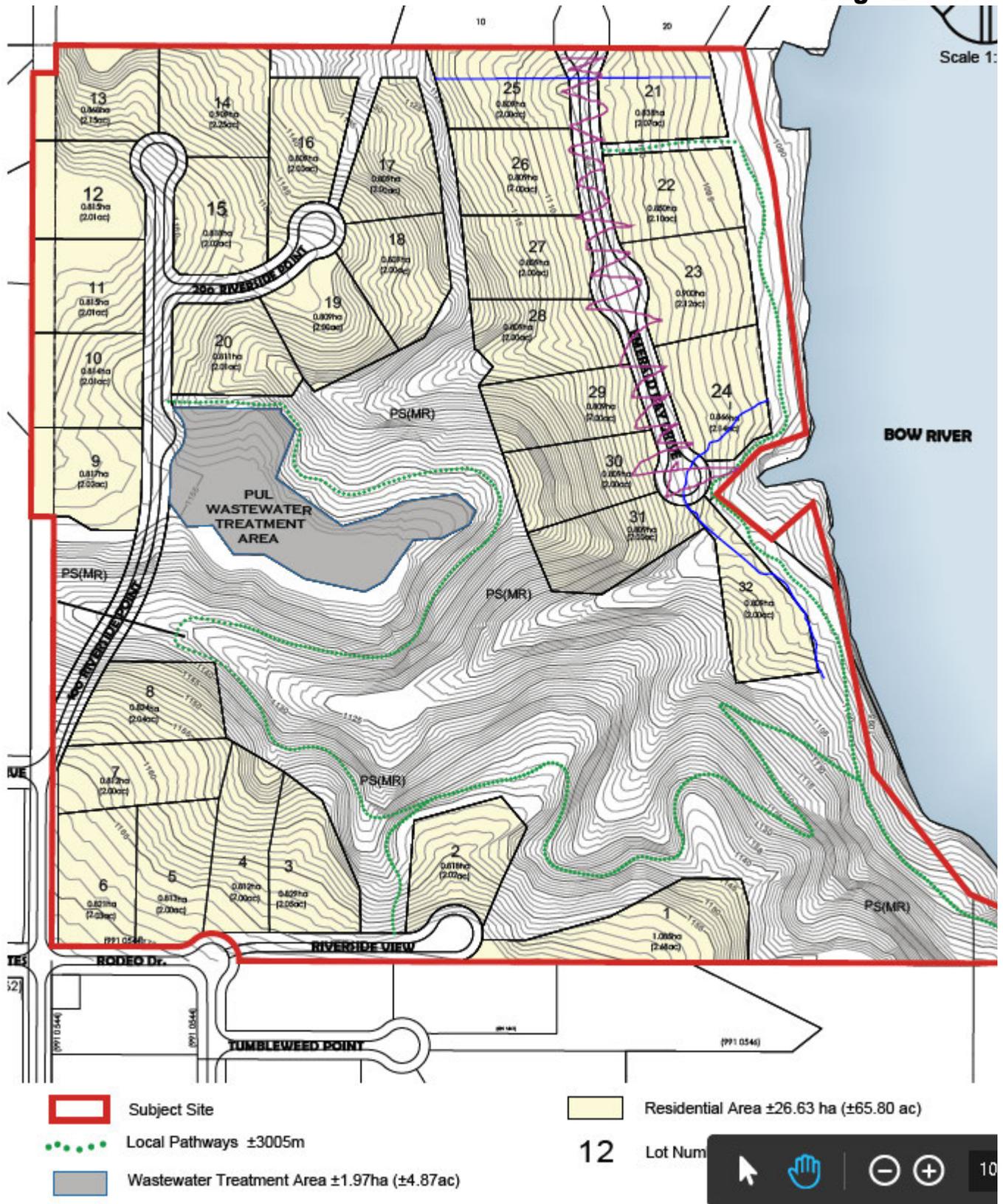
1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental 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 Bears paw Reservoir and a 30 metre strip along the north boundary of Riverside Estates should be designated as Environmental Reserve in order to protect a critical wildlife corridor (instead of permanently blocking and interfering with it as shown in the latest Riverside Estate Conceptual Scheme) from south of the Riverside Estates side, through the Riverside Estates site, then through the golf course and into municipal reserve and the heavily treed south bank of the Bow River beyond it, which is heavily used by deer, moose, bear, cougar and bobcat (which we see often using this corridor, just ask Springbank Links and us local residents).

This also relates to point #1 – the ravine along the north boundary of the Riverside Estates site is a critical wildlife corridor, and should not be blocked by an extension of Emerald Bay Drive southwards, which would block the steep ravine/corridor and be expensive to build. Rather, the public access to Riverside Estates should be from the south/Calling Horse Drive side.

You will note that the Wildlife Corridor referenced in the North Springbank Area Structure Plan was based on data entry and computer models, not actual physical verification or observation in most cases. It is surprisingly accurate, but not as accurate as field observations, like these photographs, and knowledge of local residents.

I have videos taken on my iPhone which show and narrate the location of the wildlife corridors in relation to the Riverside Estates site, proposed extension of Emerald Bay Drive, Springbank Links golf course, and Municipal Reserve and wildlife corridors to the north. Do you have an iPhone or android mobile number that I could send same to you?

Thanks again,
Rob

OSLER

Rob Housman
Partner

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From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Monday, February 01, 2021 1:13 PM
To: Housman, Rob <rhouman@osler.com>; DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, will go through.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: February 1, 2021 12:01 PM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thanks, Ravi. Hope you're having a great day too.

With respect to point #1 in my email January 28, 2021, noting that a second emergency access is required, as you know, fire requires a secondary access after 200m (max length of a single access road as per City of Calgary Design Guidelines which Rocky View County uses):

Roads – A. General Information

3) Dead Ends and “P” Loops Any public roadway that comes to a dead end in a proposed subdivision must have a cul-de-sac with sufficient turning space for vehicles. See diagrams on pages 23, 24 and 25.

If the cul-de-sac is required for buses turning around, a minimum radius of 15.5 m shall be provided. When a post and cable fence is ROADS - 22 - required, such as with a temporary turnaround, a radius of 18.5 m is required.

The maximum allowable length of a cul-de-sac is 200 m measured from the centreline of the intersection to the start of the bulb. Alternate emergency vehicle access is required for a cul-de-sac that exceeds 200 m in length.

The maximum length of the stem portion of a “P” Loop shall be 200 m. Alternative vehicle access is required within the stem if the length of the stem exceeds 200 m. It is recommended that a median be constructed in the stem portion of “P” Loops wherever possible.

Refer to Design Guidelines for Development Site Servicing Plans for additional requirements for emergency access through a P-Loop to private multi-family, commercial and industrial sites.

On a separate but related topic, the requirement of this emergency access (and the related utility right of way or easement for same) to the current cul-de-sac at the south end of Emerald Bay Drive provides the perfect opportunity to extend a connection from Riverside Estates to Emerald Bay Estates for the Fibre Optic high speed internet that will no doubt be installed in Riverside Estates. We discussed with Andrea Bryden and the County at our meeting on July 29, 2020 and IBI gave us the impression it would not be difficult or an issue for those fibre optic lines to be run to at least the border of Emerald Bay and we could talk to service providers about how to then distribute to residences in Emerald Bay. We need to continue that dialogue with Riverside Estates and ensure that appropriate arrangements are coordinated with Riverside Estates and the service provider(s). Good planning on this front will cost Riverside Estates little or nothing and make a huge difference, and will be aligned with RVC’s mandate to provide better highspeed internet to the County and its residents.

Kind regards,
Rob

OSLER

Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

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From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Monday, February 01, 2021 9:27 AM

To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, shall go through and revert. Have a wonderful day.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: February 1, 2021 9:15 AM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Domenic

Attached is the Bearspaw Reservoir Trilateral Task Force Consensus Report referenced in my email below. If you look at the feature photo on the cover, you will see that the Riverside Estates site is in the background!

Can you find out who at RVC lead its involvement in this Report, and put me in touch? Also, who at the City of Calgary and TransAlta? Thanks very much.

OSLER

Rob Housman
Partner

[REDACTED]
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From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Friday, January 29, 2021 12:54 PM
To: Housman, Rob [REDACTED] <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,
I hope you are doing well.

Thank you for your comments and bringing us up to date with things. I do apologize for being new to this file and would be happy to have a conversation with you.

I'll try and reach out to you today afternoon.

Thanks and take care.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 11:44 PM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Dominic

Thanks again for getting back to me. Among other comments are the following:

1. In the Riverside Estates Conceptual Scheme, the 12 lots along the 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

OSLER

Rob Housman
Partner

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Thursday, January 28, 2021 4:54 PM

To: Housman, Rob [REDACTED]; DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,
I hope you are doing well.

Thank you for your email. I shall discuss with Dominic and revert. I've recently joined RVC and will be able to provide more information as soon as its with me.

Thanks again and you take care.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 4:39 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Ravi Siddhartha <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Among other things discussed at our meeting this summer, IBI undertook to email and contact me respecting the road plan and the issues discussed at the meeting, however that has not occurred.

Our comments should not fall through the cracks, due to Andrea's departure from the County, we should be given the opportunity to provide comments on the updated proposed Conceptual Scheme, before Administration sends comments back to the applicant.

I look forward to hearing from you.

Thanks again
Rob

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Rob Housman
Partner

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From: Housman, Rob
Sent: Thursday, January 28, 2021 4:24 PM
To: 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Dominic and Ravi

I was dealing with Andrea Bryden respecting comments on the Riverside Estates Conceptual Scheme, we met at the County offices with a number of Emerald Bay residents this summer, and I understood that the County would be taking into account our comments. Has that occurred?

Can we discuss before you send in your comments to the applicant? I am at 403 836 2779.

Thank you
Rob



Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

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From: Van Mierlo, Lynn [REDACTED]
Sent: Thursday, January 28, 2021 3:02 PM
To: Housman, Rob [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Rob – see email below for update.

From: DKazmierczak@rockyview.ca <DKazmierczak@rockyview.ca>
Sent: Thursday, January 28, 2021 2:58 PM
To: Van Mierlo, Lynn [REDACTED]
Cc: RSiddhartha@rockyview.ca
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Lynn,

Sorry I missed your call yesterday. Please contact myself and my colleague Ravi Siddhartha on matters relating to this file. Both Ravi and I will be working on this application following Andrea's departure from the County.

No date has been set and we will be sending updated comments on the Conceptual Scheme, together with intermunicipal comments from The City of Calgary to the applicant by the end of this week for their review.

Thanks,

DOMINIC KAZMIERCZAK
Manager | Planning Policy

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From: Van Mierlo, Lynn [REDACTED]
Sent: January 28, 2021 2:27 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Housman, Rob [REDACTED]
Subject: [EXTERNAL] - Riverside Estates Conceptual Scheme

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Good afternoon, I am following up on my voicemail message of yesterday. We are looking for the name of the RVC Planner and their contact information respecting the above matter Andrea Bryden is no longer involved. We are wondering when the Riverside Estates CS will be heard by Council and do not see it listed for February 2nd or February 16th Special Council Meetings.

Thank you.



Lynn Van Mierlo
Practice Assistant / Law Clerk, Real Estate

[Redacted contact information]

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As of December 14th, 2020, our new Calgary office is located at:
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225 – 6th Avenue S.W.
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Michelle Mitton

From: Glenn German [REDACTED]
Sent: February 3, 2021 7:45 PM
Cc: Dominic Kazmierczak; Michelle Mitton; Legislative Services Shared; Ravi Siddhartha; Division 2, Kim McKylor
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Glenn & Lisa German 60 Emerald Bay Drive
Attachments: image001.png; image002.gif
Follow Up Flag: Follow up
Flag Status: Completed

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We are in agreement with the following comments f

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Dear Rocky View County Council Members

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

1. Pathway relocation away from the Reservoir:

- a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.

- b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a “dog park”, particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bearspaw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
- c. Repeat of “The Cove” Issues – Illegal Parking, Partying, Camp Fires and Severe Safety and Liability Issues: In the July 29, 2020 meeting with Emerald Bay residents, the County and IBI respecting the Riverside Estates Conceptual Plan, it was also raised and discussed that there should be no parking on Emerald Bay Drive as a result of the new pathways in Riverside Estates, and IBI indicated that such parking would be prohibited as interests would be aligned in that respect, however this is not addressed at all in the Riverside Estates Conceptual Plan and must be. This is of critical importance, as it is not legal for cars to park on the shoulder of any municipal road and creates a major safety hazard. As discussed in that meeting, during this past summer of 2020, we witnessed the overwhelming problem of excessive parking by the public along the road opposite Springbank Links, and in Springbank Links parking lot, for pedestrian access to the City of Calgary’s land (the former boy scout camp) and the upper portion of the Bearspaw Reservoir (clearly visible on a map) well known on social media as “The Cove”. This parking caused serious safety risks, and with hundreds of teens daily accessing the Bearspaw Reservoir and “The Cove”, partying, drinking and leaving empty alcohol bottles and cans, garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing “Authorized Access Only” and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly “Cove” (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of “The Cove” north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of “The Cove” this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of “The Cove” situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn’t enough, being blown on inflatable toys and anything else that floats toward the spillway – that is what will happen,

lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bears paw Reservoir Trilateral Task Report. Instead, access to the Bears paw 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 Bears paw Reservoir are very significant during high water. The south side of Bears paw 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 Bears paw 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 Bears paw 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 Bears paw 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 Bears paw Reservoir, and thenceforth northwesterly along the trees and cover along the Bears paw 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 Bears paw Reservoir Trilateral Task Force Report, there is an unsanctioned boat launch and patio structure at the mini-cove on the reservoir side of this Riverside

Estates site, likely constructed by a previous owner of the Riverside Estate site, however still used and maintained by current land owners or invitees of the Riverside Estate site, which should be removed as it will also be a magnet for partying teens and cause issues similar to those experienced with both “the Cove” and the northeast side of the Bearspaw Reservoir by the spillway, and is a huge liability risk to the County and TransAlta with no indemnities or insurance structure in place as, again, it is unsanctioned.

4. Environmental Reserve/Wildlife Corridor along Reservoir minimum 30 metres Wide. The existing plans for Riverside Estates, which dovetail with the proposed NSASP, have along the reservoir the typical 30 metres, except for one notable exception opposite the unsanctioned boat launch and “summer patio” structure noted above. The ER should be made 30 metres wide in that location as well. The wildlife corridor has to be that wide to be effective. Wildlife need the space. The location of the ER is shown in my mark-up below in blue. Emerald Bay Drive should not be extended, as noted in point #1 of my January 28, 2021 email, and hence is crossed out in purple below. The developer and IBI will need to reconfigure the road design to comply with RVC design guidelines and address the concerns as set out in this email chain. Also, the pathway represented by a dotted green line shown below along the reservoir should be moved off the reservoir for the reasons set out in this email – notably the dotted green path at the bottom southeast corner of the plan below heads straight toward the cliffs and south cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.

5. Pathways Connection to Active Transportation Network. Section 16.2 of the NSASP provides that: “Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may be considered.” The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City’s water source at risk, and also would result in the same issues outlined above as illustrated by “The Cove” experience. On Map 08 in the NSASP, the “Future Shared Use Pathways” are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.

I am forwarding further comments below on the Riverside Estates Conceptual Plan, which tie into the NSASP, for context and as further part of this submission.

Kind regards,

Rob and Cris Housman – [REDACTED]

Rob Housman
Partner

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

From: Housman, Rob
Sent: Monday, February 1, 2021 3:27 PM
To: RSiddhartha@rockyview.ca; DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Ravi

With respect to point #3 in my January 28, 2021 email, please see attached photographs taken on January 12, 2021 of the north boundary of Riverside Estates, which illustrate my points, namely that a 30 metre strip along the Bears paw Reservoir and a 30 metre strip along the north boundary of Riverside Estates should be designated as Environmental Reserve in order to protect a critical wildlife corridor (instead of permanently blocking and interfering with it as shown in the latest Riverside Estate Conceptual Scheme) from south of the Riverside Estates side, through the Riverside Estates site, then through the golf course and into municipal reserve and the heavily treed south bank of the Bow River beyond it, which is heavily used by deer, moose, bear, cougar and bobcat (which we see often using this corridor, just ask Springbank Links and us local residents).

This also relates to point #1 – the ravine along the north boundary of the Riverside Estates site is a critical wildlife corridor, and should not be blocked by an extension of Emerald Bay Drive southwards, which would block the steep ravine/corridor and be expensive to build. Rather, the public access to Riverside Estates should be from the south/Calling Horse Drive side.

You will note that the Wildlife Corridor referenced in the North Springbank Area Structure Plan was based on data entry and computer models, not actual physical verification or observation in most cases. It is surprisingly accurate, but not as accurate as field observations, like these photographs, and knowledge of local residents.

I have videos taken on my iPhone which show and narrate the location of the wildlife corridors in relation to the Riverside Estates site, proposed extension of Emerald Bay Drive, Springbank Links golf course, and Municipal Reserve and wildlife corridors to the north. Do you have an iPhone or android mobile number that I could send same to you?

Thanks again,

Rob

Rob Housman
Partner

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

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Monday, February 01, 2021 1:13 PM
To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, will go through.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: February 1, 2021 12:01 PM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thanks, Ravi. Hope you're having a great day too.

With respect to point #1 in my email January 28, 2021, noting that a second emergency access is required, as you know, fire requires a secondary access after 200m (max length of a single access road as per City of Calgary Design Guidelines which Rocky View County uses):

Roads – A. General Information

3) Dead Ends and “P” Loops Any public roadway that comes to a dead end in a proposed subdivision must have a cul-de-sac with sufficient turning space for vehicles. See diagrams on pages 23, 24 and 25.

If the cul-de-sac is required for buses turning around, a minimum radius of 15.5 m shall be provided. When a post and cable fence is ROADS - 22 - required, such as with a temporary turnaround, a radius of 18.5 m is required.

The maximum allowable length of a cul-de-sac is 200 m measured from the centreline of the intersection to the start of the bulb. Alternate emergency vehicle access is required for a cul-de-sac that exceeds 200 m in length.

The maximum length of the stem portion of a “P” Loop shall be 200 m. Alternative vehicle access is required within the stem if the length of the stem exceeds 200 m. It is recommended that a median be constructed in the stem portion of “P” Loops wherever possible.

Refer to Design Guidelines for Development Site Servicing Plans for additional requirements for emergency access through a P-Loop to private multi-family, commercial and industrial sites.

On a separate but related topic, the requirement of this emergency access (and the related utility right of way or easement for same) to the current cul-de-sac at the south end of Emerald Bay Drive provides the perfect opportunity to extend a connection from Riverside Estates to Emerald Bay Estates for the Fibre Optic high speed internet that will no doubt be installed in Riverside Estates. We discussed with Andrea Bryden and the County at our meeting on July 29, 2020 and IBI gave us the impression it would not be difficult or an issue for those fibre optic lines to be run to at least the border of Emerald Bay and we could talk to service providers about how to then distribute to residences in Emerald Bay. We need to continue that dialogue with Riverside Estates and ensure that appropriate arrangements are coordinated with Riverside Estates and the service provider(s). Good planning on this front will cost Riverside Estates little or nothing and make a huge difference, and will be alligned with RVC's mandate to provide better highspeed interent to the County and its residents.

Kind regards,

Rob

Rob Housman
Partner

[REDACTED]
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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Monday, February 01, 2021 9:27 AM

To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, shall go through and revert. Have a wonderful day.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: February 1, 2021 9:15 AM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Ravi and Domenic

Attached is the Bearspaw Reservoir Trilateral Task Force Consensus Report referenced in my email below. If you look at the feature photo on the cover, you will see that the Riverside Estates site is in the background!

Can you find out who at RVC lead its involvement in this Report, and put me in touch? Also, who at the City of Calgary and TransAlta? Thanks very much.

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 Bearspaw Reservoir should be accessed by a road through Riverside Estates from the Calling Horse side, and not through an extension of Emerald Bay Drive as set out in the proposed Conceptual Scheme – that design will save money and increase profits for the developer, but contravenes RVC's mandatory development requirements and poses an unacceptable safety risk because it increases traffic and danger on the blind hairpin turn on Emerald Bay Drive. RVC's design guidelines (which follow the City of Calgary's) require 2 road accesses for roads over 200 metres, so the latest design with only one access through Emerald Bay Drive fails to comply with the City's development requirements. I can send you a copy of the requirements but I assume you already have them, correct? The access to Emerald Bay Drive should be restricted to emergency vehicles only, to satisfy the requirement to have two access points for fire and emergency vehicles, and designed to restrict access through Emerald Bay Drive to emergency vehicles through gates or other design features which discourage and prohibit public use and provide access only to emergency vehicles, to mitigate the significantly increased danger of increased traffic on the blind hairpin on Emerald Bay Drive. The primary access should also be through the Calling Horse side, so that fire and emergency vehicles from the Springbank fire hall and Calgary fire halls can most quickly access the 12 lots along the Bearspaw Reservoir, as opposed to having to go all the way around to Emerald Bay Drive which takes significantly longer and could be fatal. In our meeting in the summer, IBI said it would send me materials respecting the road design to continue the dialogue however we never received anything. Riverside Estates would save significant costs and increase profits by extended Emerald Bay Drive as set out in the proposed Conceptual Scheme, however RVC should not approve same as it violates RVC's own requirements, and poses increased risk of injury or death on the hairpin turn, of which RVC has been warned and made abundantly aware. Late this fall, an attempt at a centre line was painted on the blind hair pin however it is not centred properly, there is no road shoulder and the road edge is irregular and it has not alleviated the danger inherent in the blind hairpin.
2. With respect to the water and wastewater proposed in the Riverside Conceptual Scheme:

- a. Riverside Estates have not followed up on discussions with Emerald Bay Sewer and Gas Coop, which has capacity and availability to service Riverside Estates. In the meeting, Riverside Estates indicated they would follow up but have not.

 - b. It would be deeply concerning for the County to allow Riverside Estates to have septic fields on a steep slope with significant ground water flow straight into the Bearspaw Reservoir, the City's source of drinking water (see the Bearspaw Tri-lateral Task Force Report), and to drill 32 separate wells putting existing aquifers at risk, when there is available capacity from the Emerald Bay Water and Sewer Coop, as well as other new facilities coming on-line of which the County is very well aware.
 - i. Have the authors of the Bearspaw Tri-lateral Task Force (in particular the representatives from the City that contributed to such report) been notified of the Riverside Estates Conceptual Scheme? If not, they should be before RVC administration provides comments back to the applicant.

 - ii. Has the City administration taken into account that if and when it annexes this area, the City will inherit this system?

 - iii. Affected parties should be given the opportunity to obtain and present independent studies and reports to assess the risk to the Bearspaw reservoir drinking water and the existing aquifers.

 - c. All other residents and developments in the Central and North Springbank area pay for their own water and wastewater facilities, it would be fundamentally unfair to the taxpayers in the County and residents in the area, and poor cost and liability management, for the County to allow Riverside Estates to get special treatment and build a one-off facility, and have the County and thus taxpayers gratuitously assume 100% of the costs and liability of operation, maintenance, repair and replacement of the Riverside Estates wastewater facilities, as proposed in the Riverside Conceptual Scheme, when again all other residents in the Central and North Springbank area pay for their own water and wastewater facilities and do not burden the County and the taxpayers by off-loading it on them. Riverside Estates should be held to the same standards and should not have their water and wastewater subsidized 100% by the taxpayers 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

Osler, Hoskin & Harcourt LLP | osler.com

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Thursday, January 28, 2021 4:54 PM

To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,

I hope you are doing well.

Thank you for your email. I shall discuss with Dominic and revert. I've recently joined RVC and will be able to provide more information as soon as its with me.

Thanks again and you take care.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 4:39 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Ravi Siddhartha <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Among other things discussed at our meeting this summer, IBI undertook to email and contact me respecting the road plan and the issues discussed at the meeting, however that has not occurred.

Our comments should not fall through the cracks, due to Andrea's departure from the County, we should be given the opportunity to provide comments on the updated proposed Conceptual Scheme, before Administration sends comments back to the applicant.

I look forward to hearing from you.

Thanks again

Rob

Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

We have moved!

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

Suite 2700, Brookfield Place

225 – 6th Avenue S.W.

Calgary, Alberta, Canada T2P 1N2

From: Housman, Rob

Sent: Thursday, January 28, 2021 4:24 PM

To: 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>

Cc: Van Mierlo, Lynn

Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Dominic and Ravi

I was dealing with Andrea Bryden respecting comments on the Riverside Estates Conceptual Scheme, we met at the County offices with a number of Emerald Bay residents this summer, and I understood that the County would be taking into account our comments. Has that occurred?

Can we discuss before you send in your comments to the applicant? I am at [REDACTED]

Thank you

Rob

Rob Housman
Partner

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

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225 – 6th Avenue S.W.

Calgary, Alberta, Canada T2P 1N2

From: Van Mierlo, Lynn [REDACTED]
Sent: Thursday, January 28, 2021 3:02 PM
To: Housman, Rob [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Rob – see email below for update.

From: DKazmierczak@rockyview.ca <DKazmierczak@rockyview.ca>
Sent: Thursday, January 28, 2021 2:58 PM
To: Van Mierlo, Lynn [REDACTED]
Cc: RSiddhartha@rockyview.ca
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Lynn,

Sorry I missed your call yesterday. Please contact myself and my colleague Ravi Siddhartha on matters relating to this file. Both Ravi and I will be working on this application following Andrea's departure from the County.

No date has been set and we will be sending updated comments on the Conceptual Scheme, together with intermunicipal comments from The City of Calgary to the applicant by the end of this week for their review.

Thanks,

DOMINIC KAZMIERCZAK



- Subject Site
- Local Pathways ±3005m
- Wastewater Treatment Area ±1.97ha (±4.87ac)

Residential Area ±26.63 ha (±65.80 ac)

12 Lot Num

Navigation controls including a mouse cursor icon, a hand icon, zoom in (+) and zoom out (-) buttons, a 100% zoom level indicator, and a print icon.

Michelle Mitton

From: Greg Hodgson [REDACTED]
Sent: February 3, 2021 10:46 PM
To: Division 2, Kim McKylor; Michelle Mitton; Legislative Services Shared; Ravi Siddhartha; Dominic Kazmierczak
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Greg and Patti Hodgson, 86 Emerald Bay Drive

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Rocky View County Council Members

We are residents who have lived adjacent to the Bearspaw Reservoir in Emerald Bay Estates for over twenty years. We have numerous concerns with respect to the pathway in Emerald Bay along the reservoir as it is currently proposed North Springbank Area Structure Plan (the "NSASP"). We ask that pedestrian and cycle traffic be routed along Emerald Bay Drive, and away from the reservoir shoreline, for the following reasons:

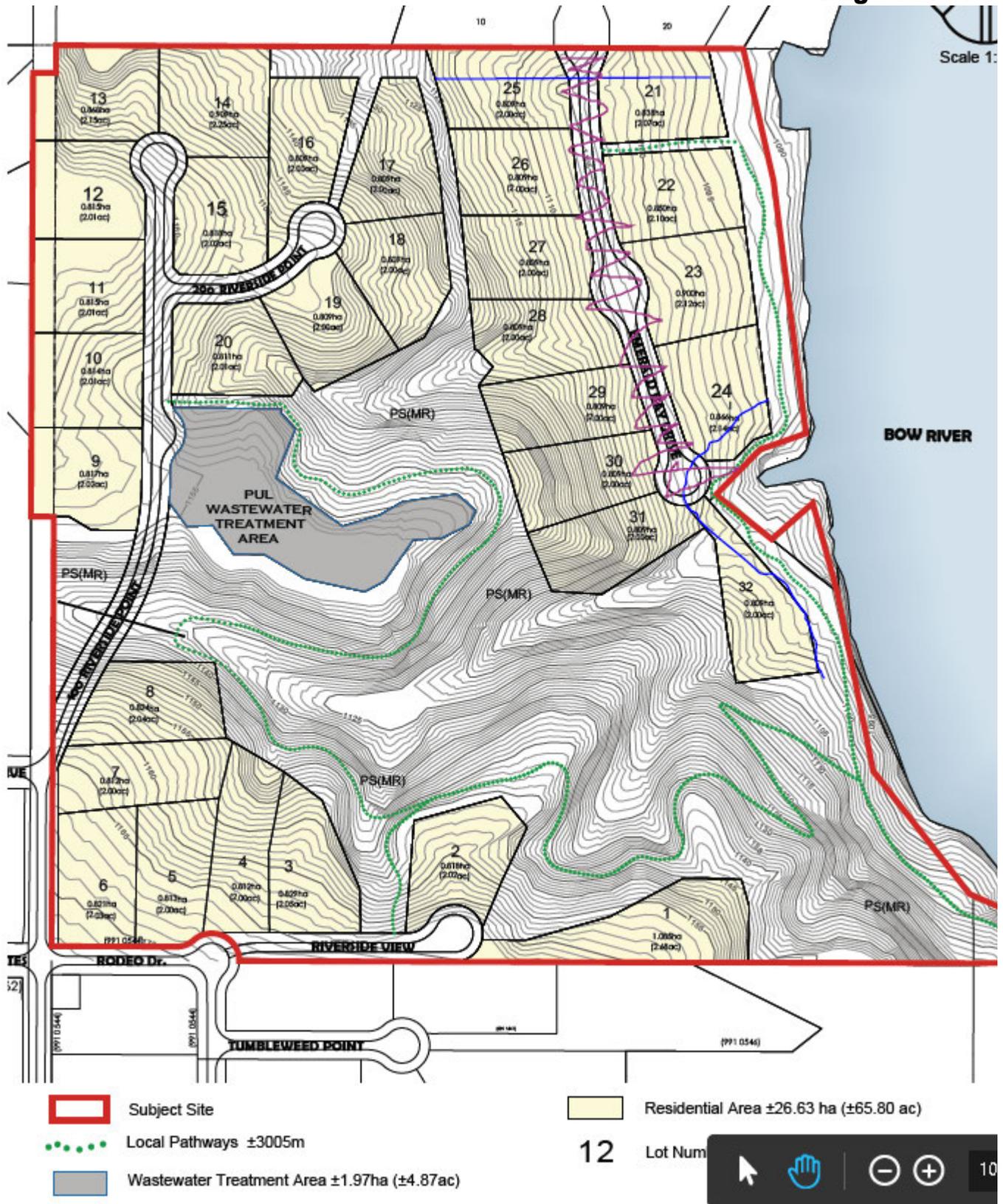
1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
 - b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bearspaw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
 - c. Repeat of "The Cove" Issues – Illegal Parking, Partying, Camp Fires and Severe Safety and Liability Issues: In the July 29, 2020 meeting with Emerald Bay residents, the County and IBI respecting the Riverside Estates Conceptual Plan, it was also raised and discussed that there should be no parking on Emerald Bay Drive as a result of the new pathways in Riverside Estates, and IBI indicated that such parking would be prohibited as interests would be aligned in that respect, however this is not addressed at all in the Riverside Estates Conceptual Plan and must be. This is of critical importance, as it is not legal for cars to park on the shoulder of any municipal road and creates a major safety hazard. As discussed in that meeting, during this past summer of 2020, we witnessed the overwhelming problem of excessive parking by the public along the road opposite Springbank Links, and in Springbank Links parking lot, for pedestrian access to the City of Calgary's land (the former boy scout camp) and the upper portion of the Bearspaw Reservoir (clearly visible on a map) well known on social media as "The Cove". This parking caused serious safety risks, and with hundreds of teens daily accessing the Bearspaw Reservoir and "The Cove", partying, drinking and leaving empty alcohol bottles and cans,

garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing "Authorized Access Only" and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly "Cove" (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of "The Cove" north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of "The Cove" this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of "The Cove" situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn't enough, being blown on inflatable toys and anything else that floats toward the spillway - that is what will happen, lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

2. Protection of Wildlife Corridors/Public Safety: Section 7.22 of the North Springbank Area Structure Plan provides that "Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural features." In the case of Riverside Estates, it is entirely possible to have pathways away from the Environmental Reserve/wildlife corridor along the Bearspaw reservoir. The Riverside Estates Conceptual Plan boasts about the significant amount of open space and publicly dedicated land, and indeed there are ample high-quality alternative pathway locations on this site with stunning views that are far less disruptive to wildlife corridors and pose far less safety and liability issues. On a related point, the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the "Environmental Report") that is referenced in the NSASP, shows the wildlife corridors along the Bearspaw Reservoir and thus supports making the 30 metre strip along same Environmental Reserve without pathways. While indicative and quite accurate, the Environmental Report is based on a computer model, not actual, observed wildlife behavior in all cases, and as a result shows the portion of the wildlife corridor along the Bearspaw Reservoir, but does not adequately reflect that it continues from the reservoir along the boundary of Emerald Bay and Riverside Estates to the golf

course, then northerly through the golf course ravines and treed areas, and continuing north through the Municipal Reserve behind 87 Emerald Bay and continuing to the municipal gravel pit and the treed municipal reserve to the east below it and sloping to the Bearspaw Reservoir, and thenceforth northwesterly along the trees and cover along the Bearspaw Reservoir/Bow River. I have sent photos to Ravi Siddhartha and Dominic Kazmierczak in the County's planning department demonstrating these well-worn wildlife corridors and can send more if you wish (photographs and resident sightings of wildlife using the corridors are more reliable than a computer model). I have also confirmed same with the author of the Environmental Report, that the reason parts of this wildlife corridor may not be shown on the golf course is that for the purposes of the report they assumed the golf course and gravel pit were not passable, however the author is satisfied that the photo evidence I have provided shows that these wildlife corridors exist. As mentioned, these are critical wildlife corridors, so that, as indicated in the NSASP and the Environmental Report, deer, moose, bear, cougar and bobcat, which are very commonly seen travelling through the golf course and that corridor, have a corridor to move through, and don't end up trapped on the City/south side of the golf course with no way to get to the north side, or vice versa, and end up travelling through residents yards and causing dangerous encounters.

3. Remnant Structure Removal. As noted in the Bearspaw Reservoir Trilateral Task Force Report, there is an unsanctioned boat launch and patio structure at the mini-cove on the reservoir side of this Riverside Estates site, likely constructed by a previous owner of the Riverside Estate site, however still used and maintained by current land owners or invitees of the Riverside Estate site, which should be removed as it will also be a magnet for partying teens and cause issues similar to those experienced with both "the Cove" and the northeast side of the Bearspaw Reservoir by the spillway, and is a huge liability risk to the County and TransAlta with no indemnities or insurance structure in place as, again, it is unsanctioned.
4. Environmental Reserve/Wildlife Corridor along Reservoir minimum 30 metres Wide. The existing plans for Riverside Estates, which dovetail with the proposed NSASP, have along the reservoir the typical 30 metres, except for one notable exception opposite the unsanctioned boat launch and "summer patio" structure noted above. The ER should be made 30 metres wide in that location as well. The wildlife corridor has to be that wide to be effective. Wildlife need the space. The location of the ER is shown in my mark-up below in blue. Emerald Bay Drive should not be extended, as noted in point #1 of my January 28, 2021 email, and hence is crossed out in purple below. The developer and IBI will need to reconfigure the road design to comply with RVC design guidelines and address the concerns as set out in this email chain. Also, the pathway represented by a dotted green line shown below along the reservoir should be moved off the reservoir for the reasons set out in this email – notably the dotted green path at the bottom southeast corner of the plan below heads straight toward the cliffs and south cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.



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.

We would be happy to discuss our concerns over the proposed routing of the path system and feel it is a very simple solution that will mitigate the negative impact of the path and still provide a recreational opportunity for walking and cycling in the Emerald Bay area.

Thank you.

Greg and Patti Hodgson
Owners and residents of 86 Emerald Bay Drive
Cel [REDACTED]

Michelle Mitton

From: Jason King [REDACTED]
Sent: February 3, 2021 8:12 PM
To: Michelle Mitton; Legislative Services Shared; Division 2, Kim McKylor; Ravi Siddhartha; Dominic Kazmierczak
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Jason and Sheralyn King, 70 Emerald Bay Drive

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Rocky View County Council Members

We agree with and support the submissions set out below.

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

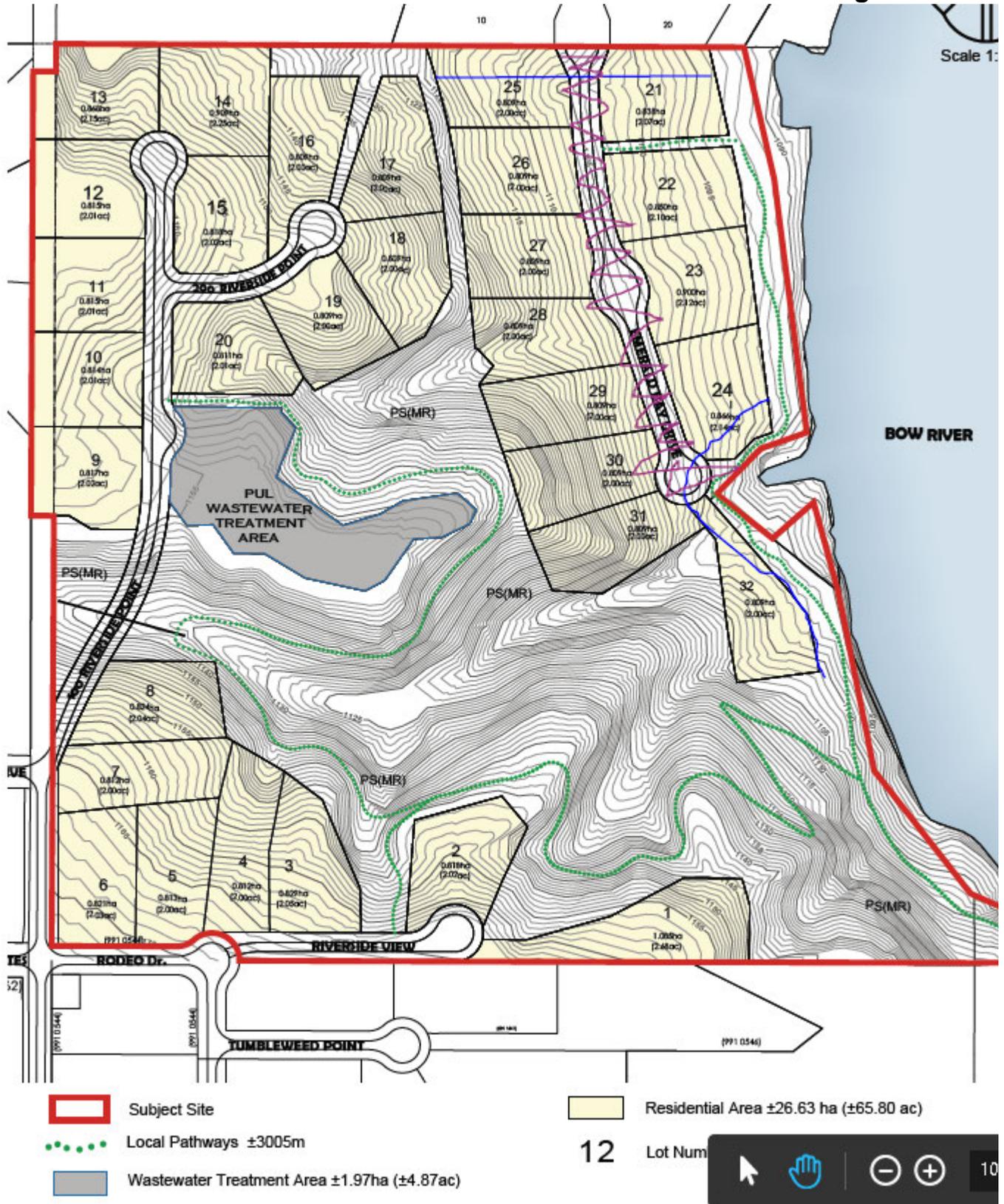
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Bearspaw Reservoir and “The Cove”, partying, drinking and leaving empty alcohol bottles and cans, garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing “Authorized Access Only” and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly “Cove” (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of “The Cove” north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of “The Cove” this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of “The Cove” situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn’t enough, being blown on inflatable toys and anything else that floats toward the spillway – that is what will happen, lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

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Jason King Chief Executive Officer

P - [REDACTED]
TF - 1.866.660.KING F - 403.347.1470 W - kingsenergy.com

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Michelle Mitton

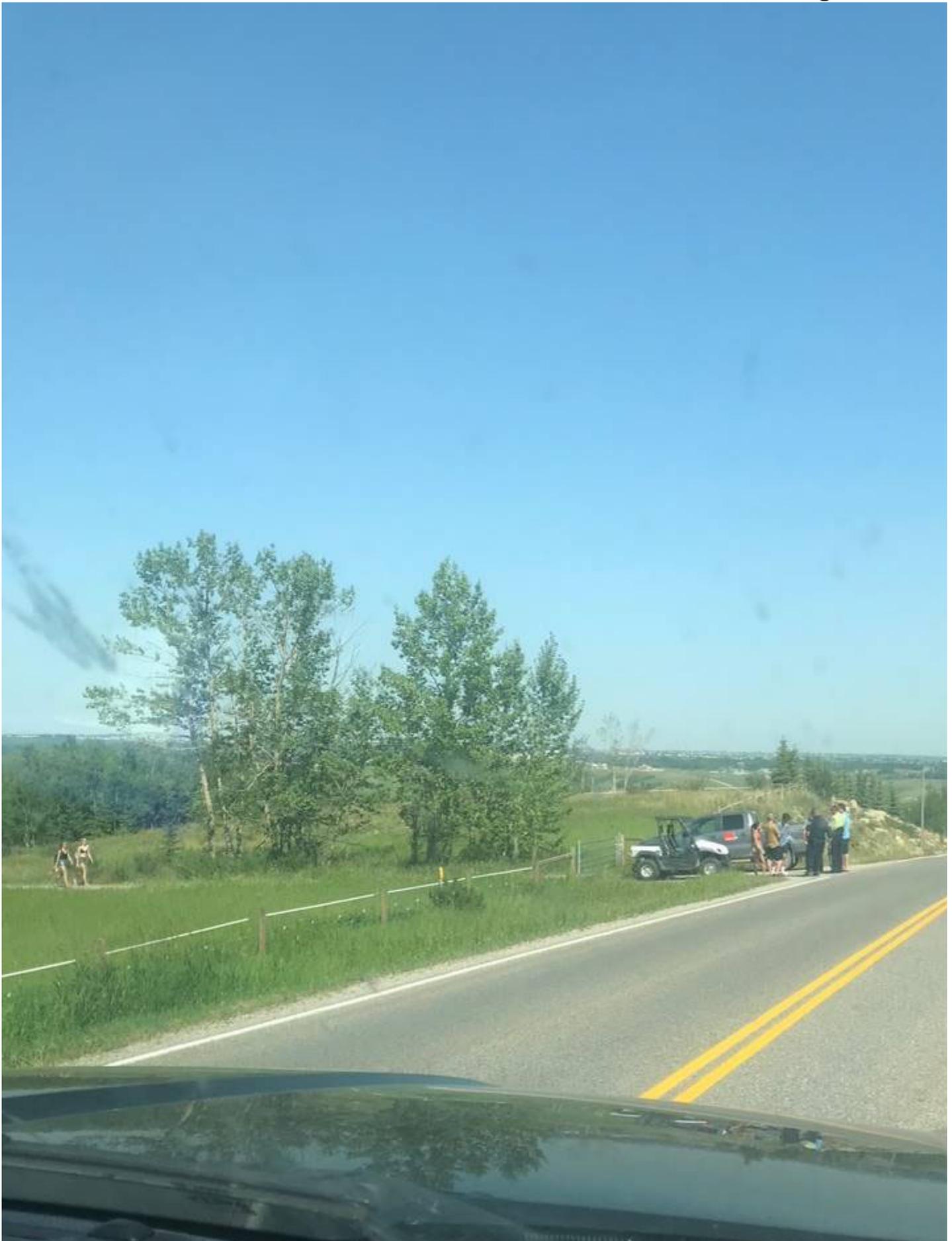
From: Housman, Rob <[REDACTED]>
Sent: February 3, 2021 10:14 PM
To: Michelle Mitton; Legislative Services Shared; Division 2, Kim McKylor; Ravi Siddhartha; Dominic Kazmierczak
Cc: 'Arlene Vermey'; 'Adeline Sterling'; 'Allan MacKenzie'; 'Andre Sinclair'; 'Angela & Russ Kimmett'; 'Blaine Palmer'; 'Bo Yang'; 'Bo Yang 2'; 'Bob Huber'; 'Brenda Bauman'; 'Brent Chopik'; 'Brian McKersie'; 'Campion Swartout'; 'Candace Ross'; 'Carol Meibock'; 'Cheryl Stevenson'; 'Constance Button'; 'Cory Rowland'; 'Cris Housman'; 'Dan & Karen Merkosky'; 'David Orr'; 'Doug Bauman'; 'Dr. Bruce Hoffman'; 'Duska Sinclair'; 'Dwayne Rowland'; 'Glenn German'; 'Grant & Sarah Wearing'; 'Grant Wearing'; 'Greg Hodgson'; 'Hal Button'; 'James Bennett'; 'Jason King'; 'Jim Wang'; 'Joe Fazakas'; 'Julie Orr'; 'Ken Thompson'; 'Klaus Bayerle'; 'Lin Fang'; 'Linda Palmer'; 'Ling Fang 2'; 'Lisa German'; 'Mark 2 Stevenson'; 'Mark Stevenson'; 'Nick & Bettina Poulos'; 'Nicole Thompson'; 'Patti Hodgson'; 'Patti Hodgson 2'; 'Sheralyn King'; 'Tara Mackenzie'; 'Tina Cheng'; 'Tony Meibock'; 'Vivian Bennett'; 'Wes Vermey'
Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive
Follow Up Flag: Follow up
Flag Status: Completed

Below are further photos of the parking problems along Springbank Links club house due to the pedestrian access to the Reservoir, before it was shut down. Note the three police vehicles, their enforcement efforts made a very small dint in the problem that day, but the crowds were back as soon as they left and overall it was completely ineffective in managing the problem, which lead to the City shutting down the access, that was the only way to solve it.









From: Housman, Rob

Sent: Wednesday, February 3, 2021 8:28 PM

To: 'MMitton@rockyview.ca' <MMitton@rockyview.ca>; 'LegislativeServices@rockyview.ca' <LegislativeServices@rockyview.ca>; 'KMckKylor@rockyview.ca' <KMckKylor@rockyview.ca>; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>; 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>

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

Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Please see attached my email chain with the Krista Bird, Ph.D, P. Biol, co-author of the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the “Environmental Report”) as referenced in the NSASP, confirming point #2 in my email below respecting wildlife corridors in Emerald Bay and Riverside Estates that need to be protected.

Also:

1. Attached aerial photos evidencing heavily travelled and critical wildlife corridors on the Riverside Estates site, from the golf course down to and along the reservoir shoreline, connecting to the wildlife corridors shown in the Environmental Report referenced in the proposed NSASP. These are the same photos that were provided to Ravi and Dominic as referenced in the email chain below. They were also provided to Krista Bird. Also, link <https://share.icloud.com/photos/0UqYVgLmPFPy38HG0ggOHSIvg#Calgary> showing heavily used wildlife corridors along the shoreline of the Riverside Estates site, including a mule deer predation site on the reservoir just off the shoreline.

2. <https://share.icloud.com/photos/0uYmHuHEKs1nII8wTLJgChCA#Calgary> – this link is to photos showing the following in relation to “The Cove” just north of Springbank Links club house, as referenced in 1(c) of my email below:

- a. The entrance gate to “The Cove” just north of Springbank Links club house, with the “No Trespassing” sign the City ended up posting in late summer 2020, when it became clear the County and police were unable to control illegal parking and activities, and the only solution was to shut down pedestrian access. Below is a photo of the parking problem further down the hill – this is just the tail end, cars were parking on both side further up on a regular basis, with throngs of teenagers and young adults mulling around.
- b. Rope swing, and tree-turned gang plank/jumping platform
- c. Diving/jumping platform in a tree, with ladder steps up the tree. Both b and c are obviously unsafe as the photos depict, and also happen to be over shallow water with no safe landing areas
- d. Graffiti defacing cliff faces. Teens and young adults often jump off the cliffs, which are crumbling and dangerous, again with no safe landing areas - they are partially fenced off, but the fence is completely ineffective.

Not shown is the garbage in the background and the campfire rings.

Note that these problems only arose in the last few years, when pedestrian access became available. Before then, these problems did not exist, this cove was pristine, with no graffiti, garbage, fire rings, or rope swings. The problems disappeared (other than these physical reminders) as soon as the City posted the No Trespassing sign at the pedestrian entrance.

3. <https://share.icloud.com/photos/0tqABoy6XTqEyPQziOtAuCdMg#Calgary> <https://share.icloud.com/photos/0dUKuoBhyJsk4Kwd3BNS5xuSA> - these links are to photos showing the following at the southerly Cove, just south of the proposed Riverside Estates site, also as referenced in 1(c) of my email below:

- Elaborate rope swing, platform and runway in the background
- Diving/jumping platform
- Cliffs and hoodoos, defaced with graffiti

Again, these problems have only arisen in the last few years. No where near as bad as “The Cove” north of Springbanks Links, since pedestrian access is discouraged by relative inaccessibility. However, if the proposed pathways through Riverside Estates as shown in the proposed NSASP are approved, it will be an absolute debacle.

Again, below is a photo of the parking problem at The Cove opposite Springbank Links club house, as referenced in point #2 above.



From: Housman, Rob
Sent: Wednesday, February 3, 2021 5:01 PM
To: 'MMitton@rockyview.ca' <MMitton@rockyview.ca>; 'LegislativeServices@rockyview.ca' <LegislativeServices@rockyview.ca>; KMckylor@rockyview.ca; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>; 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>
Cc: 'Arlene Vermey' [REDACTED]; Adeline Sterling [REDACTED]; Allan MacKenzie [REDACTED]; Andre Sinclair [REDACTED]; Angela & Russ Kimmett [REDACTED]; Blaine Palmer [REDACTED]; Bo Yang [REDACTED]; Bo Yang 2 [REDACTED]; Bob Huber [REDACTED]; Brenda Bauman [REDACTED]; Brent [REDACTED]; Chopik [REDACTED]; Brian McKersie [REDACTED]; Campion Swartout [REDACTED]; 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]; Dusk 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 [REDACTED]; 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

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
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From: Housman, Rob [REDACTED]
Sent: February 3, 2021 4:31 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

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

Dear Rocky View County Council Members

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

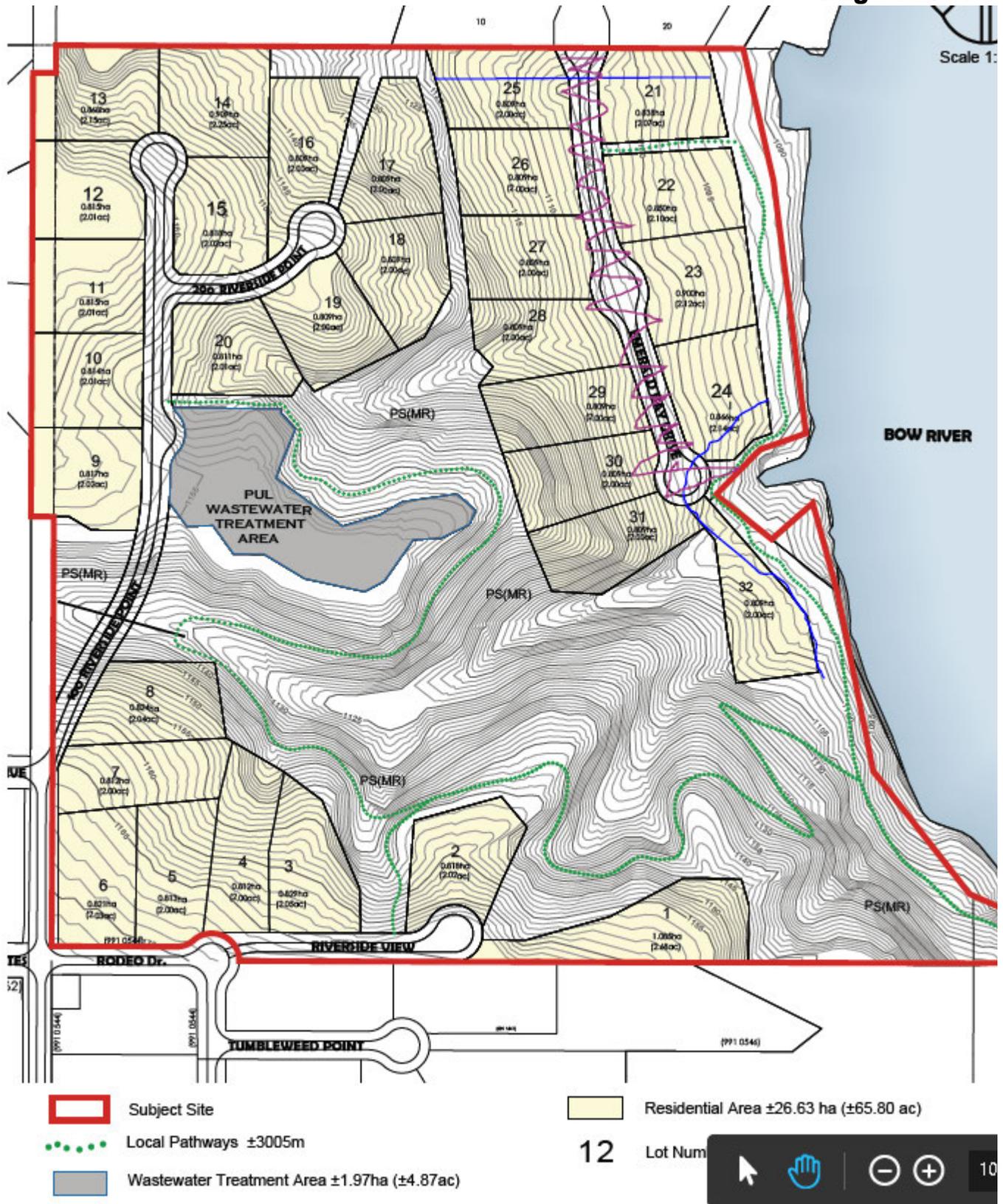
1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
 - b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bearspaw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
 - c. Repeat of "The Cove" Issues – Illegal Parking, Partying, Camp Fires and Severe Safety and Liability Issues: In the July 29, 2020 meeting with Emerald Bay residents, the County and IBI respecting the

Riverside Estates Conceptual Plan, it was also raised and discussed that there should be no parking on Emerald Bay Drive as a result of the new pathways in Riverside Estates, and IBI indicated that such parking would be prohibited as interests would be aligned in that respect, however this is not addressed at all in the Riverside Estates Conceptual Plan and must be. This is of critical importance, as it is not legal for cars to park on the shoulder of any municipal road and creates a major safety hazard. As discussed in that meeting, during this past summer of 2020, we witnessed the overwhelming problem of excessive parking by the public along the road opposite Springbank Links, and in Springbank Links parking lot, for pedestrian access to the City of Calgary's land (the former boy scout camp) and the upper portion of the Bearspaw Reservoir (clearly visible on a map) well known on social media as "The Cove". This parking caused serious safety risks, and with hundreds of teens daily accessing the Bearspaw Reservoir and "The Cove", partying, drinking and leaving empty alcohol bottles and cans, garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing "Authorized Access Only" and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly "Cove" (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of "The Cove" north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of "The Cove" this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of "The Cove" situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn't enough, being blown on inflatable toys and anything else that floats toward the spillway - that is what will happen, lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

2. Protection of Wildlife Corridors/Public Safety: Section 7.22 of the North Springbank Area Structure Plan provides that "Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural

features.” In the case of Riverside Estates, it is entirely possible to have pathways away from the Environmental Reserve/wildlife corridor along the Bearspaw reservoir. The Riverside Estates Conceptual Plan boasts about the significant amount of open space and publicly dedicated land, and indeed there are ample high-quality alternative pathway locations on this site with stunning views that are far less disruptive to wildlife corridors and pose far less safety and liability issues. On a related point, the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the “Environmental Report”) that is referenced in the NSASP, shows the wildlife corridors along the Bearspaw Reservoir and thus supports making the 30 metre strip along same Environmental Reserve without pathways. While indicative and quite accurate, the Environmental Report is based on a computer model, not actual, observed wildlife behavior in all cases, and as a result shows the portion of the wildlife corridor along the Bearspaw Reservoir, but does not adequately reflect that it continues from the reservoir along the boundary of Emerald Bay and Riverside Estates to the golf course, then northerly through the golf course ravines and treed areas, and continuing north through the Municipal Reserve behind 87 Emerald Bay and continuing to the municipal gravel pit and the treed municipal reserve to the east below it and sloping to the Bearspaw Reservoir, and thenceforth northwesterly along the trees and cover along the Bearspaw Reservoir/Bow River. I have sent photos to Ravi Siddhartha and Dominic Kazmierczak in the County’s planning department demonstrating these well-worn wildlife corridors and can send more if you wish (photographs and resident sightings of wildlife using the corridors are more reliable than a computer model). I have also confirmed same with the author of the Environmental Report, that the reason parts of this wildlife corridor may not be shown on the golf course is that for the purposes of the report they assumed the golf course and gravel pit were not passable, however the author is satisfied that the photo evidence I have provided shows that these wildlife corridors exist. As mentioned, these are critical wildlife corridors, so that, as indicated in the NSASP and the Environmental Report, deer, moose, bear, cougar and bobcat, which are very commonly seen travelling through the golf course and that corridor, have a corridor to move through, and don’t end up trapped on the City/south side of the golf course with no way to get to the north side, or vice versa, and end up travelling through residents yards and causing dangerous encounters.

3. Remnant Structure Removal. As noted in the Bearspaw Reservoir Trilateral Task Force Report, there is an unsanctioned boat launch and patio structure at the mini-cove on the reservoir side of this Riverside Estates site, likely constructed by a previous owner of the Riverside Estate site, however still used and maintained by current land owners or invitees of the Riverside Estate site, which should be removed as it will also be a magnet for partying teens and cause issues similar to those experienced with both “the Cove” and the northeast side of the Bearspaw Reservoir by the spillway, and is a huge liability risk to the County and TransAlta with no indemnities or insurance structure in place as, again, it is unsanctioned.
4. Environmental Reserve/Wildlife Corridor along Reservoir minimum 30 metres Wide. The existing plans for Riverside Estates, which dovetail with the proposed NSASP, have along the reservoir the typical 30 metres, except for one notable exception opposite the unsanctioned boat launch and “summer patio” structure noted above. The ER should be made 30 metres wide in that location as well. The wildlife corridor has to be that wide to be effective. Wildlife need the space. The location of the ER is shown in my mark-up below in blue. Emerald Bay Drive should not be extended, as noted in point #1 of my January 28, 2021 email, and hence is crossed out in purple below. The developer and IBI will need to reconfigure the road design to comply with RVC design guidelines and address the concerns as set out in this email chain. Also, the pathway represented by a dotted green line shown below along the reservoir should be moved off the reservoir for the reasons set out in this email – notably the dotted green path at the bottom southeast corner of the plan below heads straight toward the cliffs and south cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.



5. Pathways Connection to Active Transportation Network. Section 16.2 of the NSASP provides that: “Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may

be considered.” The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City’s water source at risk, and also would result in the same issues outlined above as illustrated by “The Cove” experience. On Map 08 in the NSASP, the “Future Shared Use Pathways” are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.

I am forwarding further comments below on the Riverside Estates Conceptual Plan, which tie into the NSASP, for context and as further part of this submission.

Kind regards,

Rob and Cris Housman – 403 836 2779

OSLER

Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

From: Housman, Rob
Sent: Monday, February 1, 2021 3:27 PM
To: RSiddhartha@rockyview.ca; DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Ravi

With respect to point #3 in my January 28, 2021 email, please see attached photographs taken on January 12, 2021 of the north boundary of Riverside Estates, which illustrate my points, namely that a 30 metre strip along the Bears paw Reservoir and a 30 metre strip along the north boundary of Riverside Estates should be designated as Environmental Reserve in order to protect a critical wildlife corridor (instead of permanently blocking and interfering with it as shown in the latest Riverside Estate Conceptual Scheme) from south of the Riverside Estates side, through the Riverside Estates site, then through the golf course and into municipal reserve and the heavily treed south bank of the Bow River beyond it, which is heavily used by deer, moose, bear, cougar and bobcat (which we see often using this corridor, just ask Springbank Links and us local residents).

This also relates to point #1 – the ravine along the north boundary of the Riverside Estates site is a critical wildlife corridor, and should not be blocked by an extension of Emerald Bay Drive southwards, which would block the steep ravine/corridor and be expensive to build. Rather, the public access to Riverside Estates should be from the south/Calling Horse Drive side.

You will note that the Wildlife Corridor referenced in the North Springbank Area Structure Plan was based on data entry and computer models, not actual physical verification or observation in most cases. It is surprisingly accurate, but not as accurate as field observations, like these photographs, and knowledge of local residents.

I have videos taken on my iPhone which show and narrate the location of the wildlife corridors in relation to the Riverside Estates site, proposed extension of Emerald Bay Drive, Springbank Links golf course, and Municipal Reserve and wildlife corridors to the north. Do you have an iPhone or android mobile number that I could send same to you?

Thanks again,
Rob

OSLER

Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

We have moved!

As of December 14th, 2020, our new Calgary office is:
Suite 2700, Brookfield Place
225 – 6th Avenue S.W.
Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>
Sent: Monday, February 01, 2021 1:13 PM
To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, will go through.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

Please note, our office will be closed to public access as of December 7 until further notice. Staff are working remotely. Please visit our webpage for further details: <https://www.rockyview.ca/covid19>

ROCKY VIEW COUNTY

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From: Housman, Rob [REDACTED]
Sent: February 1, 2021 12:01 PM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thanks, Ravi. Hope you're having a great day too.

With respect to point #1 in my email January 28, 2021, noting that a second emergency access is required, as you know, fire requires a secondary access after 200m (max length of a single access road as per City of Calgary Design Guidelines which Rocky View County uses):

Roads – A. General Information

3) Dead Ends and “P” Loops Any public roadway that comes to a dead end in a proposed subdivision must have a cul-de-sac with sufficient turning space for vehicles. See diagrams on pages 23, 24 and 25.

If the cul-de-sac is required for buses turning around, a minimum radius of 15.5 m shall be provided. When a post and cable fence is ROADS - 22 - required, such as with a temporary turnaround, a radius of 18.5 m is required.

The maximum allowable length of a cul-de-sac is 200 m measured from the centreline of the intersection to the start of the bulb. Alternate emergency vehicle access is required for a cul-de-sac that exceeds 200 m in length.

The maximum length of the stem portion of a “P” Loop shall be 200 m. Alternative vehicle access is required within the stem if the length of the stem exceeds 200 m. It is recommended that a median be constructed in the stem portion of “P” Loops wherever possible.

Refer to Design Guidelines for Development Site Servicing Plans for additional requirements for emergency access through a P-Loop to private multi-family, commercial and industrial sites.

On a separate but related topic, the requirement of this emergency access (and the related utility right of way or easement for same) to the current cul-de-sac at the south end of Emerald Bay Drive provides the perfect opportunity to extend a connection from Riverside Estates to Emerald Bay Estates for the Fibre Optic high speed internet that will no doubt be installed in Riverside Estates. We discussed with Andrea Bryden and the County at our meeting on July 29, 2020 and IBI gave us the impression it would not be difficult or an issue for those fibre optic lines to be run to at least the border of Emerald Bay and we could talk to service providers about how to then distribute to residences in Emerald Bay. We need to continue that dialogue with Riverside Estates and ensure that appropriate arrangements are coordinated with Riverside Estates and the service provider(s). Good planning on this front will cost Riverside Estates little or nothing and make a huge difference, and will be aligned with RVC’s mandate to provide better highspeed internet to the County and its residents.

Kind regards,
Rob

OSLER

Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

We have moved!

As of December 14th, 2020, our new Calgary office is:
Suite 2700, Brookfield Place
225 – 6th Avenue S.W.
Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Monday, February 01, 2021 9:27 AM

To: Housman, Rob [REDACTED]; DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, shall go through and revert. Have a wonderful day.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

Please note, our office will be closed to public access as of December 7 until further notice. Staff are working remotely. Please visit our webpage for further details: <https://www.rockyview.ca/covid19>

ROCKY VIEW COUNTY

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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]
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: 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

OSLER

Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

We have moved!

As of December 14th, 2020, our new Calgary office is:
Suite 2700, Brookfield Place
225 – 6th Avenue S.W.
Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Thursday, January 28, 2021 4:54 PM

To: Housman, Rob [REDACTED] DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,
I hope you are doing well.

Thank you for your email. I shall discuss with Dominic and revert. I've recently joined RVC and will be able to provide more information as soon as its with me.

Thanks again and you take care.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

Please note, our office will be closed to public access as of December 7 until further notice. Staff are working remotely. Please visit our webpage for further details: <https://www.rockyview.ca/covid19>

ROCKY VIEW COUNTY

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

Phone: 403-520-1401

rsiddhartha@rockyview.ca | www.rockyview.ca

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 4:39 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Ravi Siddhartha <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Among other things discussed at our meeting this summer, IBI undertook to email and contact me respecting the road plan and the issues discussed at the meeting, however that has not occurred.

Our comments should not fall through the cracks, due to Andrea's departure from the County, we should be given the opportunity to provide comments on the updated proposed Conceptual Scheme, before Administration sends comments back to the applicant.

I look forward to hearing from you.

Thanks again
Rob

OSLER

Rob Housman
Partner

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

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Suite 2700, Brookfield Place
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Calgary, Alberta, Canada T2P 1N2

From: Housman, Rob
Sent: Thursday, January 28, 2021 4:24 PM
To: 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Dominic and Ravi

I was dealing with Andrea Bryden respecting comments on the Riverside Estates Conceptual Scheme, we met at the County offices with a number of Emerald Bay residents this summer, and I understood that the County would be taking into account our comments. Has that occurred?

Can we discuss before you send in your comments to the applicant? I am at [REDACTED]

Thank you
Rob



Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

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Suite 2700, Brookfield Place
225 – 6th Avenue S.W.
Calgary, Alberta, Canada T2P 1N2

From: Van Mierlo, Lynn [REDACTED]
Sent: Thursday, January 28, 2021 3:02 PM
To: Housman, Rob <[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

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

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.



Lynn Van Mierlo
Practice Assistant / Law Clerk, Real Estate



Osler, Hoskin & Harcourt LLP | osler.com

We have moved!

As of December 14th, 2020, our new Calgary office is located at:
Suite 2700, Brookfield Place
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403.260.7000 main
403.260.7024 facsimile

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Michelle Mitton

From: Housman, Rob [REDACTED]
Sent: February 3, 2021 8:28 PM
To: Michelle Mitton; Legislative Services Shared; Division 2, Kim McKylor; Ravi Siddhartha; Dominic Kazmierczak
Cc: 'Arlene Vermey'; 'Adeline Sterling'; 'Allan MacKenzie'; 'Andre Sinclair'; 'Angela & Russ Kimmett'; 'Blaine Palmer'; 'Bo Yang'; 'Bo Yang 2'; 'Bob Huber'; 'Brenda Bauman'; 'Brent Chopik'; 'Brian McKersie'; 'Campion Swartout'; 'Candace Ross'; 'Carol Meibock'; 'Cheryl Stevenson'; 'Constance Button'; 'Cory Rowland'; 'Cris Housman'; 'Dan & Karen Merkosky'; 'David Orr'; 'Doug Bauman'; 'Dr. Bruce Hoffman'; 'Duska Sinclair'; 'Dwayne Rowland'; 'Glenn German'; 'Grant & Sarah Wearing'; 'Grant Wearing'; 'Greg Hodgson'; 'Hal Button'; 'James Bennett'; 'Jason King'; 'Jim Wang'; 'Joe Fazakas'; 'Julie Orr'; 'Ken Thompson'; 'Klaus Bayerle'; 'Lin Fang'; 'Linda Palmer'; 'Ling Fang 2'; 'Lisa German'; 'Mark 2 Stevenson'; 'Mark Stevenson'; 'Nick & Bettina Poulos'; 'Nicole Thompson'; 'Patti Hodgson'; 'Patti Hodgson 2'; 'Sheralyn King'; 'Tara Mackenzie'; 'Tina Cheng'; 'Tony Meibock'; 'Vivian Bennett'; 'Wes Vermey'
Subject: RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive
Attachments: Re: Wildlife Corridors; IMG_8163.JPG; IMG_8166.JPG; IMG_8169.JPG; IMG_8158.JPG; IMG_8159.JPG; IMG_8162.JPG
Follow Up Flag: Follow up
Flag Status: Completed

Please see attached my email chain with the Krista Bird, Ph.D, P. Biol, co-author of the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the “Environmental Report”) as referenced in the NSASP, confirming point #2 in my email below respecting wildlife corridors in Emerald Bay and Riverside Estates that need to be protected.

Also:

1. Attached aerial photos evidencing heavily travelled and critical wildlife corridors on the Riverside Estates site, from the golf course down to and along the reservoir shoreline, connecting to the wildlife corridors shown in the Environmental Report referenced in the proposed NSASP. These are the same photos that were provided to Ravi and Dominic as referenced in the email chain below. They were also provided to Krista Bird. Also, link <https://share.icloud.com/photos/0UqYVgLmPFPy38HG0ggOHSIvg#Calgary> showing heavily used wildlife corridors along the shoreline of the Riverside Estates site, including a mule deer predation site on the reservoir just off the shoreline.
2. <https://share.icloud.com/photos/0uYmHuHEKs1nII8wTLJgChCA#Calgary> – this link is to photos showing the following in relation to “The Cove” just north of Springbank Links club house, as referenced in 1(c) of my email below:
 - a. The entrance gate to “The Cove” just north of Springbank Links club house, with the “No Trespassing” sign the City ended up posting in late summer 2020, when it became clear the County and police were unable to control illegal parking and activities, and the only solution was to shut down pedestrian access. Below is a photo of the parking problem further down the hill – this is just the tail end, cars were parking on both side further up on a regular basis, with throngs of teenagers and young adults mulling around.
 - b. Rope swing, and tree-turned gang plank/jumping platform

- c. Diving/jumping platform in a tree, with ladder steps up the tree. Both b and c are obviously unsafe as the photos depict, and also happen to be over shallow water with no safe landing areas
- d. Graffiti defacing cliff faces. Teens and young adults often jump off the cliffs, which are crumbling and dangerous, again with no safe landing areas - they are partially fenced off, but the fence is completely ineffective.

Not shown is the garbage in the background and the campfire rings.

Note that these problems only arose in the last few years, when pedestrian access became available. Before then, these problems did not exist, this cove was pristine, with no graffiti, garbage, fire rings, or rope swings. The problems disappeared (other than these physical reminders) as soon as the City posted the No Trespassing sign at the pedestrian entrance.

3. <https://share.icloud.com/photos/0tqABoy6XTqEyPQziOtAuCdMg#Calgary> <https://share.icloud.com/photos/0dUKuoBhyJsk4Kwd3BNS5xuSA> - these links are to photos showing the following at the southerly Cove, just south of the proposed Riverside Estates site, also as referenced in 1(c) of my email below:

- Elaborate rope swing, platform and runway in the background
- Diving/jumping platform
- Cliffs and hoodoos, defaced with graffiti

Again, these problems have only arisen in the last few years. No where near as bad as "The Cove" north of Springbanks Links, since pedestrian access is discouraged by relative inaccessibility. However, if the proposed pathways through Riverside Estates as shown in the proposed NSASP are approved, it will be an absolute debacle.

Again, below is a photo of the parking problem at The Cove opposite Springbank Links club house, as referenced in point #2 above.



From: Housman, Rob**Sent:** Wednesday, February 3, 2021 5:01 PM**To:** 'MMitton@rockyview.ca' <MMitton@rockyview.ca>; 'LegislativeServices@rockyview.ca' <LegislativeServices@rockyview.ca>; KMckylor@rockyview.ca; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>; 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>**Cc:** 'Arlene Vermey' [REDACTED]; Adeline Sterling [REDACTED]; Allan MacKenzie [REDACTED]; Andre Sinclair [REDACTED]; Angela & Russ Kimmett [REDACTED]; Blaine Palmer [REDACTED]; Bo Yang [REDACTED]; Bo Yang 2 [REDACTED]; Bob Huber [REDACTED]; Brenda Bauman [REDACTED]; Brent [REDACTED]; Chopik [REDACTED]; Brian McKersie [REDACTED]; Campion Swartout [REDACTED]; 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,

**Rob Housman**
PartnerOsler, Hoskin & Harcourt LLP | osler.com

From: MMitton@rockyview.ca <MMitton@rockyview.ca>**Sent:** Wednesday, February 3, 2021 4:49 PM**To:** Housman, Rob [REDACTED] LegislativeServices@rockyview.ca**Subject:** RE: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

Good afternoon Rob,

Thank you for submitting your comments on this proposed Bylaw, they will be included in the agenda for Council's Consideration at the public hearing February 16, 2021.

Thank you,
Michelle

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
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From: Housman, Rob [REDACTED]
Sent: February 3, 2021 4:31 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8031-2020 North Springbank Area Structure Plan - Submission from Rob and Cris Housman, 87 Emerald Bay Drive

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Dear Rocky View County Council Members

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

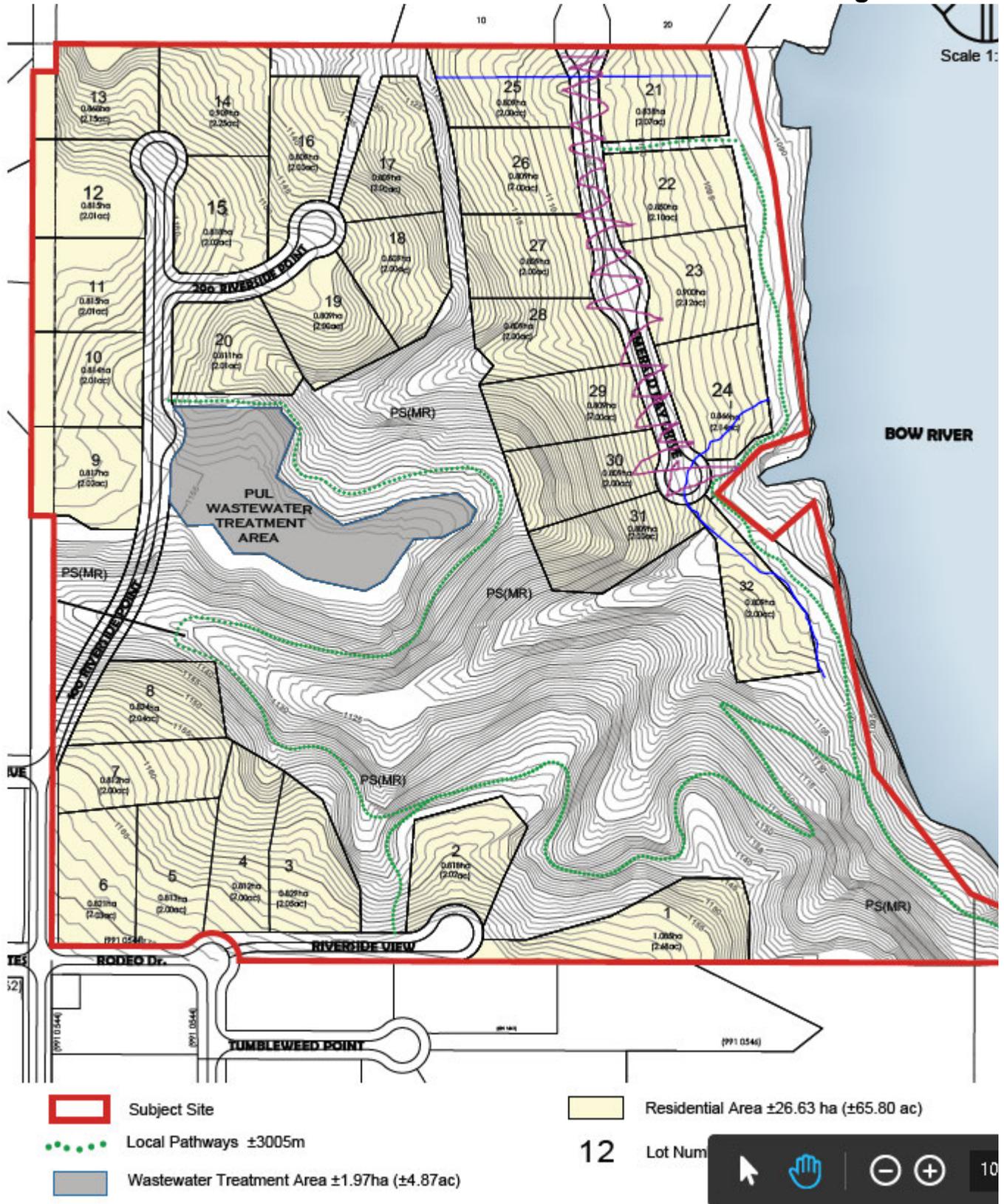
1. Pathway relocation away from the Reservoir:
 - a. Incompatible with Wildlife Corridors: The pathway located along the water in Emerald Bay and the future Riverside Estates development along the Bearspaw reservoir should be moved to be along Emerald Bay Drive, in order to protect the Environmental Reserve and the wildlife corridor and should not have pedestrian pathways (with people, dogs and other pets) located on the ER and wildlife corridors as same will interfere with the wildlife corridor. See further illustration below on this topic in relation to Section 7.22 of the North Springbank Area Structure.
 - b. Public Pathway/Dog Park along Reservoir Unacceptable Risk to Water Source: Also, the proposed publicly accessible pathway along the reservoir would essentially become a "dog park", particularly given the burgeoning population and development in the area and such close proximity to a city as large as Calgary, and fecal matter from dogs and pets is a major concern for water quality, as noted in the Bearspaw Reservoir Trilateral Task Report. This is another reason these pathways should not be along the reservoir.
 - c. Repeat of "The Cove" Issues – Illegal Parking, Partying, Camp Fires and Severe Safety and Liability Issues: In the July 29, 2020 meeting with Emerald Bay residents, the County and IBI respecting the

Riverside Estates Conceptual Plan, it was also raised and discussed that there should be no parking on Emerald Bay Drive as a result of the new pathways in Riverside Estates, and IBI indicated that such parking would be prohibited as interests would be aligned in that respect, however this is not addressed at all in the Riverside Estates Conceptual Plan and must be. This is of critical importance, as it is not legal for cars to park on the shoulder of any municipal road and creates a major safety hazard. As discussed in that meeting, during this past summer of 2020, we witnessed the overwhelming problem of excessive parking by the public along the road opposite Springbank Links, and in Springbank Links parking lot, for pedestrian access to the City of Calgary's land (the former boy scout camp) and the upper portion of the Bearspaw Reservoir (clearly visible on a map) well known on social media as "The Cove". This parking caused serious safety risks, and with hundreds of teens daily accessing the Bearspaw Reservoir and "The Cove", partying, drinking and leaving empty alcohol bottles and cans, garbage, illegal camping, rope swinging, cliff jumping, and overwhelming this City owned property, lead to the City of Calgary posting no trespassing "Authorized Access Only" and shutting down any pedestrian access. The lesson to be learned is clear. If Riverside Estates includes a public pathway along the shore of the Bearspaw reservoir, it will not only interfere with wildlife corridors and threaten the water quality of the Bearspaw reservoir, it will inevitably result in the same problems, due to social media and proximity to the City of Calgary with a population over 1.2 million, by opening up public access to not only the Bearspaw reservoir but also the southerly "Cove" (another cove clearly visible on the maps included with the Riverside Estates Conceptual Scheme) just to the south of Riverside estates, which has an even more dangerous rope swing (I will send separate photos) and cliffs in a similarly remote, treed area, and will be a magnet for these crowds. This would overrun the community of Emerald Bay Estates and the future community of Riverside Estates and cause risk of harm and injury to the public and liability for the County, TransAlta and the owner of the private land surrounding the southerly Cove. At our meeting with the County in July, the County indicated that we should rely on enforcement of parking by-laws, however that did not work at all in the case of "The Cove" north of Springbank Links club house, the County tried and completely failed to manage the situation with by-law enforcement, and very shortly thereafter, it was realized that the only solution was to shut down access all together, which quickly resolved the problems. The reality is that the County does not have adequate resources, and effective enforcement of public access is inherently impossible in these unique, peripheral and challenging areas, as learned with the debacle of "The Cove" this past summer. TransAlta knows about the risks associated with public access - public access was shut down on the northeast side of the reservoir by the spillway due to safety concerns of TransAlta and CP. It will be just as bad or worse if this Riverside Estates plan is implemented with pathways along the Bearspaw reservoir and easy access to the south Cove, which is very, very close to the dam and spillway itself. Picture a repeat of "The Cove" situation - hundreds of partying teenagers, rope swinging, cliff diving and, if the injury and death caused by that isn't enough, being blown on inflatable toys and anything else that floats toward the spillway - that is what will happen, lots and lots of rescues and almost inevitable injury and death, if public access to the reservoir at the Riverside Estates site is encouraged as shown on the Riverside Estate Conceptual Plan. This would be catastrophic bad planning on the part of the County and any Council members who would vote to approve such a plan. It will also increase risk of illegal camp fires on the shores along Riverside Estates and at the southerly Cove and beyond where it is difficult to enforce, which is another major concern noted in the Bearspaw Reservoir Trilateral Task Report. Instead, access to the Bearspaw reservoir should be on the north side, through Glenbow Ranch and the visitor centre and related facilities, where it can be properly policed and implemented, and is sufficiently upstream from the danger of the dam and spillway. The flows of the Bearspaw Reservoir are very significant during high water. The south side of Bearspaw Reservoir should be for wildlife corridors and not public access given that the Bow River valley and this treed route is a critical wildlife corridor.

2. Protection of Wildlife Corridors/Public Safety: Section 7.22 of the North Springbank Area Structure Plan provides that "Trails, pathways, and other gathering spaces should, where possible, be located away from identified wildlife corridors and be separated by appropriate visual barriers such as vegetation and other natural

features.” In the case of Riverside Estates, it is entirely possible to have pathways away from the Environmental Reserve/wildlife corridor along the Bearspaw reservoir. The Riverside Estates Conceptual Plan boasts about the significant amount of open space and publicly dedicated land, and indeed there are ample high-quality alternative pathway locations on this site with stunning views that are far less disruptive to wildlife corridors and pose far less safety and liability issues. On a related point, the Rocky View County – Springbank Area Structure Plan (ASP) Review Project, Environmental Constraints Review (the “Environmental Report”) that is referenced in the NSASP, shows the wildlife corridors along the Bearspaw Reservoir and thus supports making the 30 metre strip along same Environmental Reserve without pathways. While indicative and quite accurate, the Environmental Report is based on a computer model, not actual, observed wildlife behavior in all cases, and as a result shows the portion of the wildlife corridor along the Bearspaw Reservoir, but does not adequately reflect that it continues from the reservoir along the boundary of Emerald Bay and Riverside Estates to the golf course, then northerly through the golf course ravines and treed areas, and continuing north through the Municipal Reserve behind 87 Emerald Bay and continuing to the municipal gravel pit and the treed municipal reserve to the east below it and sloping to the Bearspaw Reservoir, and thenceforth northwesterly along the trees and cover along the Bearspaw Reservoir/Bow River. I have sent photos to Ravi Siddhartha and Dominic Kazmierczak in the County’s planning department demonstrating these well-worn wildlife corridors and can send more if you wish (photographs and resident sightings of wildlife using the corridors are more reliable than a computer model). I have also confirmed same with the author of the Environmental Report, that the reason parts of this wildlife corridor may not be shown on the golf course is that for the purposes of the report they assumed the golf course and gravel pit were not passable, however the author is satisfied that the photo evidence I have provided shows that these wildlife corridors exist. As mentioned, these are critical wildlife corridors, so that, as indicated in the NSASP and the Environmental Report, deer, moose, bear, cougar and bobcat, which are very commonly seen travelling through the golf course and that corridor, have a corridor to move through, and don’t end up trapped on the City/south side of the golf course with no way to get to the north side, or vice versa, and end up travelling through residents yards and causing dangerous encounters.

3. Remnant Structure Removal. As noted in the Bearspaw Reservoir Trilateral Task Force Report, there is an unsanctioned boat launch and patio structure at the mini-cove on the reservoir side of this Riverside Estates site, likely constructed by a previous owner of the Riverside Estate site, however still used and maintained by current land owners or invitees of the Riverside Estate site, which should be removed as it will also be a magnet for partying teens and cause issues similar to those experienced with both “the Cove” and the northeast side of the Bearspaw Reservoir by the spillway, and is a huge liability risk to the County and TransAlta with no indemnities or insurance structure in place as, again, it is unsanctioned.
4. Environmental Reserve/Wildlife Corridor along Reservoir minimum 30 metres Wide. The existing plans for Riverside Estates, which dovetail with the proposed NSASP, have along the reservoir the typical 30 metres, except for one notable exception opposite the unsanctioned boat launch and “summer patio” structure noted above. The ER should be made 30 metres wide in that location as well. The wildlife corridor has to be that wide to be effective. Wildlife need the space. The location of the ER is shown in my mark-up below in blue. Emerald Bay Drive should not be extended, as noted in point #1 of my January 28, 2021 email, and hence is crossed out in purple below. The developer and IBI will need to reconfigure the road design to comply with RVC design guidelines and address the concerns as set out in this email chain. Also, the pathway represented by a dotted green line shown below along the reservoir should be moved off the reservoir for the reasons set out in this email – notably the dotted green path at the bottom southeast corner of the plan below heads straight toward the cliffs and south cove, which is a disaster waiting to happen, and should be redirected a safe distance away from same.



5. Pathways Connection to Active Transportation Network. Section 16.2 of the NSASP provides that: “Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may

be considered.” The future pedestrian pathway connection to the active transportation network under the NSASP and the Riverside Estates Conceptual Scheme should run along Emerald Bay, and then south into Riverside and, again, not through Environmental Reserve as that is inconsistent with the principles of the NSASP that pathways, pedestrians, dogs and pets should not be on Environmental Reserve and wildlife corridors, fecal matters from pets would put the City’s water source at risk, and also would result in the same issues outlined above as illustrated by “The Cove” experience. On Map 08 in the NSASP, the “Future Shared Use Pathways” are located on Environmental Reserve in only one place, in front of Emerald Bay Lots. Those pathways should be moved to co-location along Emerald Bay Drive for the reasons set out herein.

I am forwarding further comments below on the Riverside Estates Conceptual Plan, which tie into the NSASP, for context and as further part of this submission.

Kind regards,
Rob and Cris Housman – 403 836 2779

OSLER

Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

From: Housman, Rob
Sent: Monday, February 1, 2021 3:27 PM
To: RSiddhartha@rockyview.ca; DKazmierczak@rockyview.ca
Cc: Van Mierlo, Lynn <[REDACTED]>
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Ravi

With respect to point #3 in my January 28, 2021 email, please see attached photographs taken on January 12, 2021 of the north boundary of Riverside Estates, which illustrate my points, namely that a 30 metre strip along the Bears paw Reservoir and a 30 metre strip along the north boundary of Riverside Estates should be designated as Environmental Reserve in order to protect a critical wildlife corridor (instead of permanently blocking and interfering with it as shown in the latest Riverside Estate Conceptual Scheme) from south of the Riverside Estates side, through the Riverside Estates site, then through the golf course and into municipal reserve and the heavily treed south bank of the Bow River beyond it, which is heavily used by deer, moose, bear, cougar and bobcat (which we see often using this corridor, just ask Springbank Links and us local residents).

This also relates to point #1 – the ravine along the north boundary of the Riverside Estates site is a critical wildlife corridor, and should not be blocked by an extension of Emerald Bay Drive southwards, which would block the steep ravine/corridor and be expensive to build. Rather, the public access to Riverside Estates should be from the south/Calling Horse Drive side.

You will note that the Wildlife Corridor referenced in the North Springbank Area Structure Plan was based on data entry and computer models, not actual physical verification or observation in most cases. It is surprisingly accurate, but not as accurate as field observations, like these photographs, and knowledge of local residents.

I have videos taken on my iPhone which show and narrate the location of the wildlife corridors in relation to the Riverside Estates site, proposed extension of Emerald Bay Drive, Springbank Links golf course, and Municipal Reserve and wildlife corridors to the north. Do you have an iPhone or android mobile number that I could send same to you?

Thanks again,
Rob

OSLER

Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

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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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Phone: 403-520-1401
rsiddhartha@rockyview.ca | www.rockyview.ca

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From: Housman, Rob <[REDACTED]>
Sent: February 1, 2021 12:01 PM
To: Ravi Siddhartha <RSiddhartha@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Van Mierlo, Lynn <[REDACTED]>
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thanks, Ravi. Hope you're having a great day too.

With respect to point #1 in my email January 28, 2021, noting that a second emergency access is required, as you know, fire requires a secondary access after 200m (max length of a single access road as per City of Calgary Design Guidelines which Rocky View County uses):

Roads – A. General Information

3) Dead Ends and “P” Loops Any public roadway that comes to a dead end in a proposed subdivision must have a cul-de-sac with sufficient turning space for vehicles. See diagrams on pages 23, 24 and 25.

If the cul-de-sac is required for buses turning around, a minimum radius of 15.5 m shall be provided. When a post and cable fence is ROADS - 22 - required, such as with a temporary turnaround, a radius of 18.5 m is required.

The maximum allowable length of a cul-de-sac is 200 m measured from the centreline of the intersection to the start of the bulb. Alternate emergency vehicle access is required for a cul-de-sac that exceeds 200 m in length.

The maximum length of the stem portion of a “P” Loop shall be 200 m. Alternative vehicle access is required within the stem if the length of the stem exceeds 200 m. It is recommended that a median be constructed in the stem portion of “P” Loops wherever possible.

Refer to Design Guidelines for Development Site Servicing Plans for additional requirements for emergency access through a P-Loop to private multi-family, commercial and industrial sites.

On a separate but related topic, the requirement of this emergency access (and the related utility right of way or easement for same) to the current cul-de-sac at the south end of Emerald Bay Drive provides the perfect opportunity to extend a connection from Riverside Estates to Emerald Bay Estates for the Fibre Optic high speed internet that will no doubt be installed in Riverside Estates. We discussed with Andrea Bryden and the County at our meeting on July 29, 2020 and IBI gave us the impression it would not be difficult or an issue for those fibre optic lines to be run to at least the border of Emerald Bay and we could talk to service providers about how to then distribute to residences in Emerald Bay. We need to continue that dialogue with Riverside Estates and ensure that appropriate arrangements are coordinated with Riverside Estates and the service provider(s). Good planning on this front will cost Riverside Estates little or nothing and make a huge difference, and will be aligned with RVC’s mandate to provide better highspeed internet to the County and its residents.

Kind regards,
Rob

OSLER

Rob Housman
Partner

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Monday, February 01, 2021 9:27 AM

To: Housman, Rob [REDACTED]; DKazmierczak@rockyview.ca

Cc: Van Mierlo, Lynn [REDACTED]

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Thank you Rob, shall go through and revert. Have a wonderful day.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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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]
Osler, Hoskin & Harcourt LLP | osler.com

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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

OSLER

Rob Housman
Partner

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Calgary, Alberta, Canada T2P 1N2

From: RSiddhartha@rockyview.ca <RSiddhartha@rockyview.ca>

Sent: Thursday, January 28, 2021 4:54 PM

To: Housman, Rob <rob.housman@osler.com> <DKazmierczak@rockyview.ca>

Cc: Van Mierlo, Lynn <lynn.vanmierlo@osler.com>

Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hello Rob,
I hope you are doing well.

Thank you for your email. I shall discuss with Dominic and revert. I've recently joined RVC and will be able to provide more information as soon as its with me.

Thanks again and you take care.

Regards.

Ravi Siddhartha, M.Plan, B.Arch.
Planner 2 | Planning Policy

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From: Housman, Rob [REDACTED]
Sent: January 28, 2021 4:39 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Ravi Siddhartha <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Among other things discussed at our meeting this summer, IBI undertook to email and contact me respecting the road plan and the issues discussed at the meeting, however that has not occurred.

Our comments should not fall through the cracks, due to Andrea's departure from the County, we should be given the opportunity to provide comments on the updated proposed Conceptual Scheme, before Administration sends comments back to the applicant.

I look forward to hearing from you.

Thanks again
Rob

OSLER

Rob Housman
Partner

[REDACTED]
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From: Housman, Rob
Sent: Thursday, January 28, 2021 4:24 PM
To: 'DKazmierczak@rockyview.ca' <DKazmierczak@rockyview.ca>; 'RSiddhartha@rockyview.ca' <RSiddhartha@rockyview.ca>
Cc: Van Mierlo, Lynn [REDACTED]
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Dominic and Ravi

I was dealing with Andrea Bryden respecting comments on the Riverside Estates Conceptual Scheme, we met at the County offices with a number of Emerald Bay residents this summer, and I understood that the County would be taking into account our comments. Has that occurred?

Can we discuss before you send in your comments to the applicant? I am at 403 836 2779.

Thank you
Rob



Rob Housman
Partner

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Calgary, Alberta, Canada T2P 1N2

From: Van Mierlo, Lynn [REDACTED]
Sent: Thursday, January 28, 2021 3:02 PM
To: Housman, Rob <[REDACTED]>
Subject: FW: [EXTERNAL] - Riverside Estates Conceptual Scheme

Rob – see email below for update.

From: DKazmierczak@rockyview.ca <DKazmierczak@rockyview.ca>
Sent: Thursday, January 28, 2021 2:58 PM
To: Van Mierlo, Lynn [REDACTED]
Cc: RSiddhartha@rockyview.ca
Subject: RE: [EXTERNAL] - Riverside Estates Conceptual Scheme

Hi Lynn,

Sorry I missed your call yesterday. Please contact myself and my colleague Ravi Siddhartha on matters relating to this file. Both Ravi and I will be working on this application following Andrea's departure from the County.

No date has been set and we will be sending updated comments on the Conceptual Scheme, together with intermunicipal comments from The City of Calgary to the applicant by the end of this week for their review.

Thanks,

DOMINIC KAZMIERCZAK
Manager | Planning Policy

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262075 Rocky View Point | Rocky View County | AB | T4A 0X2
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DKazmierczak@rockyview.ca | www.rockyview.ca

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From: Van Mierlo, Lynn [REDACTED]
Sent: January 28, 2021 2:27 PM
To: Dominic Kazmierczak <DKazmierczak@rockyview.ca>
Cc: Housman, Rob <[REDACTED]>
Subject: [EXTERNAL] - Riverside Estates Conceptual Scheme

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Good afternoon, I am following up on my voicemail message of yesterday. We are looking for the name of the RVC Planner and their contact information respecting the above matter Andrea Bryden is no longer involved. We are wondering when the Riverside Estates CS will be heard by Council and do not see it listed for February 2nd or February 16th Special Council Meetings.

Thank you.



Lynn Van Mierlo
Practice Assistant / Law Clerk, Real Estate



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403.260.7024 facsimile

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Michelle Mitton

From: Krissy Bird [REDACTED]
Sent: February 2, 2021 10:13 PM
To: Housman, Rob
Subject: Re: Wildlife Corridors
Attachments: Moose.jpeg

Hi Rob,

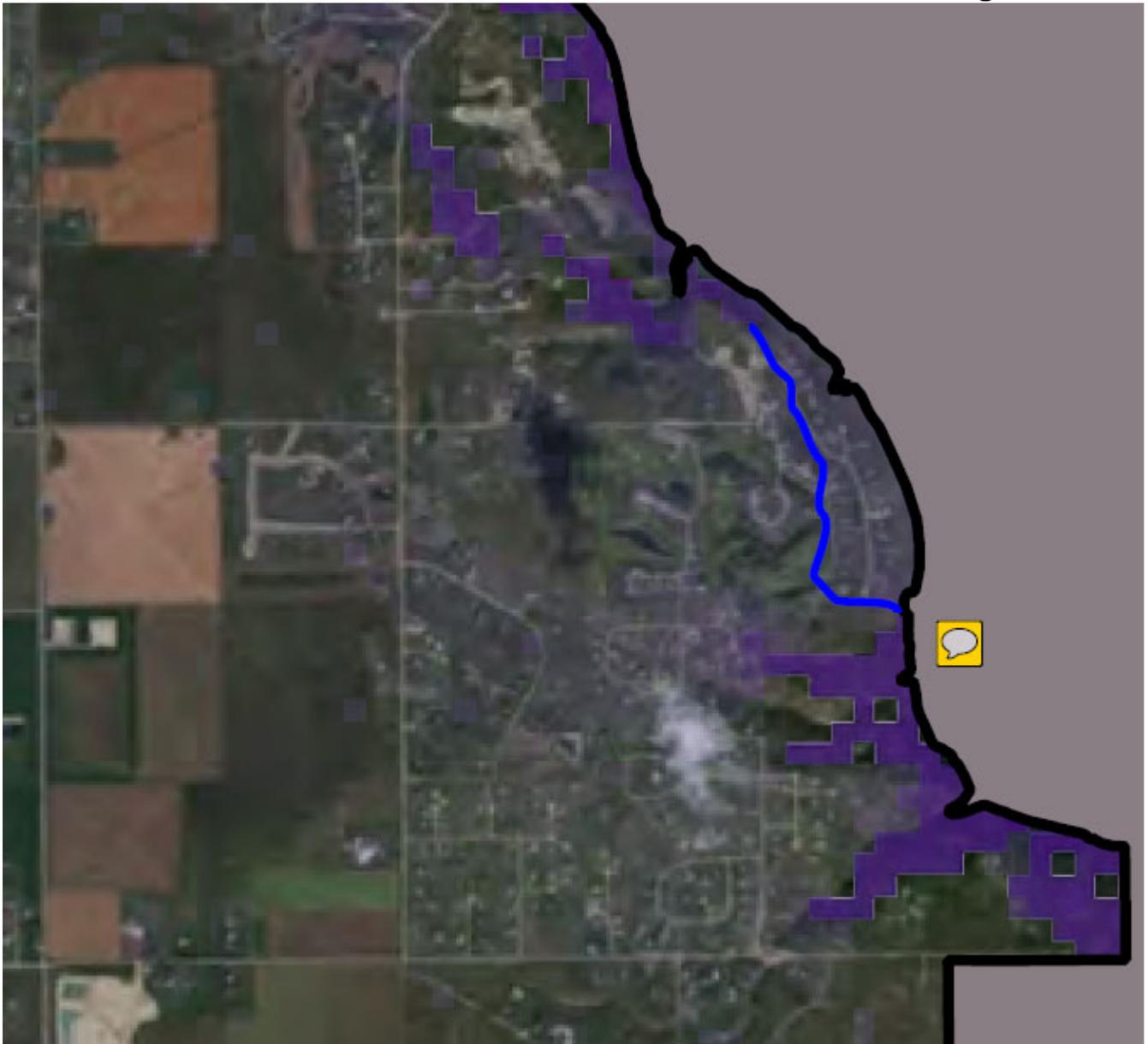
The zoomed in screen shot of the moose map (attached) shows that your area is actually light purple (not transparent) so it is considered a movement corridor to some extent in our model. The analysis that we did was a very high level habitat connectivity analysis for three target species with course scale data. All industry (the gravel pit) seen on the imagery was assumed to be active for the analysis and the golf course would have been assumed to be a barrier to some extent since many have fences and most try to deter wildlife on them. Your information would have likely impacted the results of the analysis. To what extent, I am unsure without re-running the models. Our analysis and report was not meant to be a definitive analysis of wildlife corridors. It was just meant to provide the County with a tool to identify the most valuable wildlife habitat to protect in the area. The data that you have provided me shows that the area you outlined is being used as a corridor by wildlife and should warrant some level of protection to continue linking the two larger patches of continuous habitat. I am not sure what level of evidence you need to get the County to reconsider the conceptual scheme design, but it seems like you have collected a substantial amount. The only other thing that I could suggest is to put up a few wildlife cameras (properly secured so that no one steals them) along the wildlife corridor to prove what wildlife species are using it, but that will not be helpful for tomorrow (but would be for helping inform future designs). I hope this was of some help.

Krissy

On 2021-02-02 2:02 p.m., Housman, Rob wrote:

Hi Krista

Below is a snip of Figure B2 Wildlife Habitat Connectivity Model Moose. I have hand drawn in blue the wildlife corridor that exists – we know because we often have moose travelling it through our backyard. I will send further and hopefully better illustrations. I have photos of the heavy wildlife trails, can I send them to your mobile, if so what is your mobile #?



OSLER

Rob Housman
Partner

Osler, Hoskin & Harcourt LLP | osler.com

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Calgary, Alberta, Canada T2P 1N2

From: Housman, Rob

Sent: Tuesday, February 02, 2021 1:48 PM

To: [REDACTED]

Subject: RE: Wildlife Corridors

Hi Krista

Thanks again for chatting. My address is 87 Emerald Bay Drive, Calgary, Alberta (it's really in Rockyview but that's the municipal address used). I will try to send a better plan indicating where the current wildlife corridor is.

Thanks! My cell is [REDACTED] if any questions.

Kind regards,

Rob Housman



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--

Krissy Bird, Ph.D., P. Biol.
Senior Terrestrial Biologist and Regulatory Specialist
Tannas Conservation Services Ltd.
<http://tannasenvironmental.com/>

















Michelle Mitton

From: [REDACTED]
Sent: February 3, 2021 4:35 PM
To: Legislative Services Shared
Cc: info@rockyviewforward.com; Division 2, Kim McKylor; Division 7, Daniel Henn
Subject: [EXTERNAL] - Bylaw C-8031-2020 and C-8064-2020

Follow Up Flag: Follow up
Flag Status: Completed

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Good Afternoon:

Please accept this email as a submission in regards to the proposed Bylaw C-8031-2020 and C-8064-2020 which refers to the new Municipal Development Plan (MDP) for the Springbank area.

We are fairly recent residents of Springbank for 6 years ,tThe Springbank area has long held a reputation for beautiful vistas that has balanced a diversity of development that ranges between 2 and 160+ acres. Historically, farm and country residential have lived side by side.

Our household is opposed to the proposed MDP on the following grounds:

- 1). Splitting the Springbank area into two development plans would fractionate the community. By this plan, the North side of Springbank would become the industrial/commercial area, and as a result existing properties would depreciate in value. This is unacceptable to us as our quality of life, the diversity of future development and the balance between both agriculture and commercial interests must abide by the same expectations.
- 2). The 2013 Springbank County Plan accessed many working groups and through time and diligence by all parties developed a framework for Springbank. The same due diligence has not been followed by the County and it is unacceptable.
- 3). The County appears, though its Plan to promote significantly higher density in Springbank. This is unacceptable without extensive consultation with existing developments that contain greater than 2 acre parcels. To randomly identify these lands, within existing developments as sites for further higher density is insulting to the community that these parcels exist. No public consultation has been done to inform or consult with these communities. We find this unacceptable.
- 4). Any proposed, higher development MUST have a significantly larger setback than what is proposed in both the Springbank ASP Servicing Strategy and the ASP's for both North and South Springbank. Fifty (50m) meters is an unacceptable buffer, and a minimum of 200m should be considered. The priority, job and responsibility of the County is to PROTECT the existing stakeholders (primarily country residential) and balance the desire for increased tax revenue from higher density residential or commercial development.

To close, our household is strongly opposed to both Area Structure Plans as proposed. More thorough public engagement is required.

Kind Regards

Regards
Robert and Sally Lupton.
28 Windmill Way
Calgary T3Z1H6

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: Support for Springbank ASP Amendment

As a landowner with Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County.

WLC owns 135 acres (55 hectares) within SE 9-25-3-W5M bordering the Springbank Airport and the Hamlet of Harmon. We feel this location provides an excellent location for airport-related business and employment growth.

WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development.

The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,



CC.

Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samantha Wright, Rocky View County

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
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262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: Support for Springbank ASP Amendment

As a landowner with Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County.

WLC owns 135 acres (55 hectares) within SE 9-25-3-W5M bordering the Springbank Airport and the Hamlet of Harmon. We feel this location provides an excellent location for airport-related business and employment growth.

WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development.

The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,

CC.
Reeve Daniel Henn, Rocky View County
Councillor Mark Kamachi, Rocky View County
Councillor Kim McKylor, Rocky View County
Councillor Kevin Hanson, Rocky View County
Councillor Al Schule, Rocky View County
Councillor Jerry Gautreau, Rocky View County
Councillor Greg Boehlke, Rocky View County
Councillor Daniel Henn, Rocky View County
Councillor Samantha Wright, Rocky View County