



Amendments to the Draft Springbank Area Structure Plan

Electoral Division: 1 & 2

File: 1015-550

Table with 2 columns: Field (Date, Presenter, Department) and Value (December 11, 2024, Colt Maddock, Planner I, Planning)

REPORT SUMMARY

The purpose of this report is to provide options for Council’s consideration to amend the Springbank Area Structure Plan (ASP). The draft Springbank ASP was presented at a public hearing held on October 2, 2024; following the hearing, the ASP was referred back to Administration to compile amendments from both Councillors and Administration.

Attachment A of this report presents 26 proposed amendments, together with Administration’s description and commentary on each amendment. The amendments broadly fall into eight categories:

- A. Housekeeping & Clarification
B. Springbank Airport Interface Mapping Changes
C. Residential
D. Commercial Corridor
E. Servicing
F. Agriculture
G. Community Core
H. Removal of Provincial Lands

Additional motions have also been prepared in response to some Councillor proposed amendments to either provide alternative options or to assist with implementation of the proposed amendment.

At time of writing the report, The City of Calgary (The City) has raised concerns relating to the potential impact of the proposed amendments on the Bow and Elbow Rivers, with associated potential effects on the City’s source water. The City is requesting a further opportunity to review the outcome of any amendments made by Council to the draft ASP, prior to granting first reading to the draft ASP bylaw. Depending on which amendments are approved by Council, Council may consider the alternative direction within this report to seek input from The City on the amended draft ASP.

Administration will continue to collaborate with The City to better define the specific amendments that are raising concern and will provide an update on discussions at the public hearing.

ADMINISTRATION’S RECOMMENDATION

Prior to considering readings of Bylaw C-8568-2024, Administration recommends that Council consider the amendments compiled in Attachment A of this report.

THAT Bylaw C-8568-2024 be given first reading, as amended.

THAT Bylaw C-8568-2024 be given second reading as amended.

THAT Bylaw C-8568-2024, as amended, be referred to the Calgary Metropolitan Region Board for approval.

## Amendments to the Draft Springbank Area Structure Plan

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### BACKGROUND

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#### Project Context

On October 2, 2024, Administration presented the draft Springbank ASP (Attachment E) for Council's consideration at a public hearing. The draft Springbank ASP was created in accordance with Council's previous direction to retain the existing land use, while bringing the Plan into alignment with the *Municipal Government Act*, the Calgary Metropolitan Region Growth Plan (RGP), the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), and the Municipal Development Plan (County Plan).

Following the Public Hearing, Council directed Administration to compile amendments and collaborate further with the City of Calgary:

*Moved by Deputy Reeve Kochan that Bylaw C-8569 (Springbank Area Structure Plan) be referred to Administration to allow Administration to compile amendments received from Council, Administration, and further discuss with the City of Calgary proposed amendments;*

Council also directed Administration return to Council no later than November 30, 2024, for consideration of the proposed amendments. Due to the significance of some of the amendments being proposed, including those which would change the ASP land use and servicing strategies, an additional public hearing was determined to be required.

While Council directed that the draft Bylaw should return to Council for consideration by November 30, 2024, Administration required more time to ensure that County departments and The City of Calgary were consulted on the amendment options, and to accommodate scheduling around Council's budget deliberations.

#### Intermunicipal Circulation (Attachment B)

The proposed amendments to the Springbank ASP were circulated to The City of Calgary on November 8, 2024.

The City provided a letter detailing their position on the proposed amendments. This letter is set out within Attachment B.

#### Landowner Circulation (Attachment C)

Notification of the public hearing was circulated to 2,785 properties located within the ASP boundary was circulated on November 12, 2024, in accordance with the MGA and Council Policy C-327. However, due to the Canada Post strike, Administration also circulated the Notice of Hearing through email to 446 individuals who have communicated by email with Administration on the application.

Administration received 17 letters in support of one or multiple proposed amendments, while 81 letters were received either raising concerns or opposing one or multiple proposed amendments. In total, 72 letters were received from within the circulation area, while 26 letters were received outside the circulation area.

### ANALYSIS

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#### Proposed Amendments Analysis

Analysis of each proposed amendment and their accompanying motions are included within Attachment A: Proposed Amendment List.

### COMMUNICATIONS / ENGAGEMENT

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No additional public engagement was conducted following the October 2, 2024 Public Hearing.

The December 11, 2024 public hearing was advertised in accordance with the requirements of the MGA.

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### IMPLICATIONS

#### Financial

No financial implications have been identified at this time.

### STRATEGIC ALIGNMENT

Key Performance Indicators		Strategic Alignment
Thoughtful Growth	TG1: Clearly defining land use policies and objectives for the County –including types, growth rates, locations, and servicing strategies	TG1.2: Complete Area Structure Plans (ASPs) in alignment with the Regional Growth Plan and Council priorities
Thoughtful Growth	TG2: Defined land use policies and objectives are being met and communicated	TG2.3: Statutory plans that align with the Regional Growth Plan and receive an approval recommendation from Calgary Metropolitan Regional Board (CMRB) Administration

### ALTERNATE DIRECTION

Prior to considering referring Bylaw C-8568-2024 to the City of Calgary for further review, Administration recommends that Council consider the amendments compiled in Attachment A of this report.

THAT Bylaw C-8568-2024 be referred to Administration to circulate the draft Springbank Area Structure Plan to the City of Calgary for further review, with a report back to Council before the end of Q1 2025.

### ATTACHMENTS

- Attachment A: Proposed Amendment List
- Attachment B: City of Calgary Letter
- Attachment C: Landowner Circulation Map
- Attachment D: Public Submissions
- Attachment E: Bylaw C-8568-2024
- Attachment F: [October 2, 2024 Special Council Report](#)

### APPROVALS

Manager:	Dominic Kazmierczak
Executive Director/Director:	Dominic Kazmierczak (Acting)
Chief Administrative Officer:	Reegan McCullough