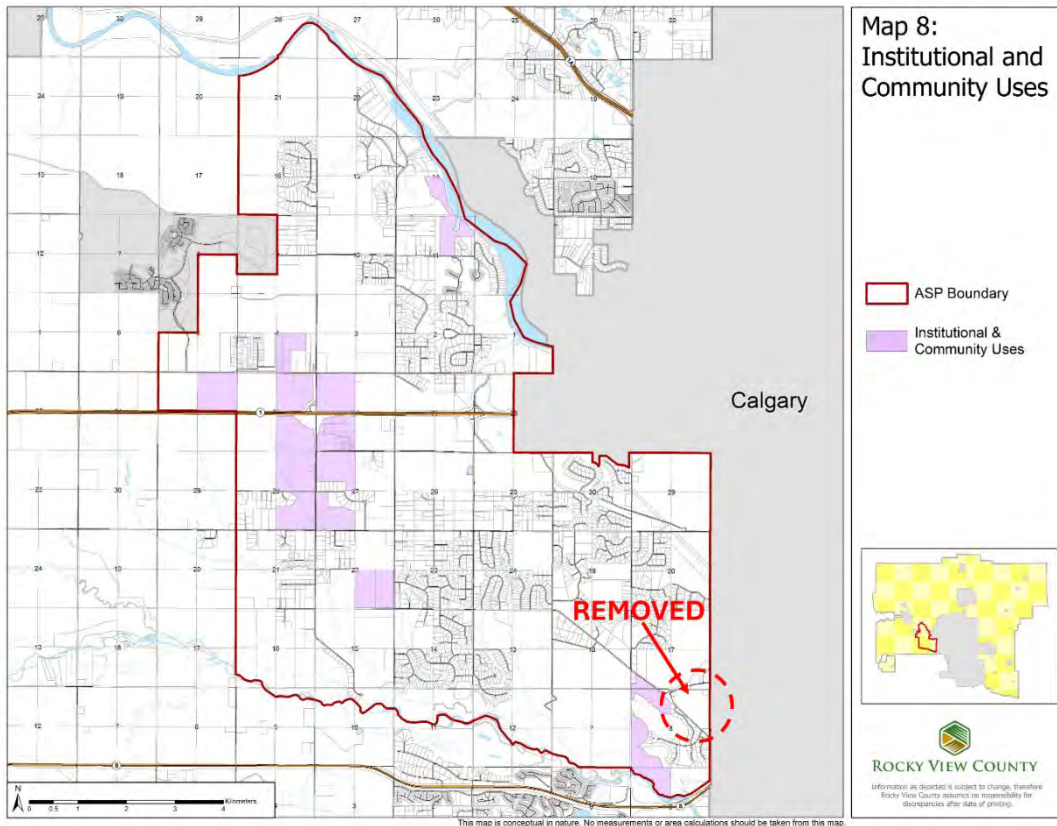


A. Housekeeping & Clarification

Motion # and Description	Proposed By	Proposed Motion
Motion A(1) Mapping Error	Deputy Reeve Kochan	THAT Map 8: Institutional and Community Uses be amended to remove the 116-acre portion of NE-08-24-02-W05M.

Analysis: This is to correct a map error to remove Institutional Use and Community Uses from the stated land location along 101st Street. Administration has no concerns.

MOTION A(1)



Motion A(2) Landowner List Exclusions (Appendix E)	Deputy Reeve Kochan	<p>THAT Appendix E: List of Homesteaders and Early Landowners be amended to add the following:</p> <ul style="list-style-type: none"> • Arthur Jacob Longeway SE-34-24-3-5 1910 SW-34-24-3-5 1910 • Howard Henry Longeway NW-26-24-3-5 1912 • Evan Stuart Longeway NW-27-24-03-5 1939
Motion A(3) Landowner List Errors (Appendix E)	Administration	<p>THAT Appendix E: List of Homesteaders and Early Landowners be amended to remove all duplicate entries in the list and to reformat accordingly.</p>
<p>Analysis: These amendments are to add landowners that were excluded from the 2001 Central Springbank ASP list of early landowners, and to remove duplicate entries of landowners that were added in error.</p>		

Motion A(4) Special Planning Area Requirements	Administration	<p>THAT Policy 27.07 be amended to read:</p> <p>In addition to other requirements of this Plan, All local plans within any of the Special Planning Areas identified on Map 16 shall consider all applicable Special Planning requirements in accordance with Appendix B.</p>
<p>Analysis: This amendment is to clarify that for lands within the Special Planning Areas in the ASP, the Special Planning Area requirements for local plans are required alongside all other local plan requirements set out in the ASP.</p>		

Motion A(5A) Arbor Memorial Lands	Councillor Hanson	<p>OPTION 1 – TO ADD CEMETERIES TO THE LIST OF SUPPORTED INSTITUTIONAL AND COMMUNITY USES</p> <p>THAT “cemeteries and funeral services” be added as Policy 13.04(j) and Policy 13.04 be reformatted as required.</p> <p>OPTION 2 – TO ADD CEMETERY USE ONLY TO THE LANDS CURRENTLY OCCUPIED BY THE EXISTING BUSINESS</p> <p>THAT a new policy be added as Policy 13.04 to read:</p> <p>“The entire 51 acres of Lot:1, Block: 11, Plan: 1213545 and the 23-acre portion of SW-17-24-02-W05M that lies southeast of Lower Springbank Road shall be permitted to continue operating as a cemetery and funeral service.”</p>
Motion A(5B) Arbor Memorial Lands	Councillor Hanson	<p>TO BE CONSIDERED IF MOTION 5A IS PASSED</p> <p>THAT Appendix A be amended to add a definition of “Cemeteries and Funeral Services” to read:</p> <p>“means a use where the development for the preparation of the deceased for interment, the provision of funeral or memorial services for the public, the sale of funeral supplies, or the entombment of the deceased occurs and may include such facilities as funeral home, crematories, columbaria, mausoleums, memorial parks, burial grounds, cemeteries, and gardens of remembrance.”</p>

Analysis: These amendments relate to the continued operation of an existing cemetery and funeral business (Arbor Memorial) in the ASP area.

- **5A OPTION 1** would add cemetery and funeral services to the list of allowed institutional uses in the designated areas on Map 8 of the ASP. This would explicitly identify that continued operation of the existing business is supported by the ASP, while also allowing cemetery and funeral services elsewhere in the areas identified on Map 8.
- **5A OPTION 2** would specifically refer to the lands owned by Arbor Memorial and would confirm that the business could continue the existing use on the land. However, new Cemetery and Funeral Services uses would not be supported elsewhere within the ASP area without a minor ASP amendment.

As the Arbor Memorial lands already hold the Special, Public Services district and the landowner has relevant permits for the uses on the site, Administration considers that operations would be able to continue regardless of the proposed amendments. However, to provide additional reassurance to the landowner that they are in alignment with all statutory requirements, Administration would recommend Option 2.

- If 5A OPTION 1 or 2 are passed by Council, Administration would recommend adding a definition of Cemetery and Funeral Care Services to the Plan as outlined in Motion 5B.

Motion A(6) Clerical Error	Administration	THAT Appendix B, "Special Planning Area Requirements", "Special Planning Area #3" be renumbered to correct clerical errors.
Motion A(7) Clerical Error	Councillor Hanson	THAT the wording "limited vegetation cover" in Appendix B, "Special Planning Area Requirements", "Special Planning Area #3", be amended to read: "preservation of limited vegetation cover and significant environmental areas;"
Motion A(8) Clerical Error	Administration	THAT Policy 8.03(a) be amended to read: in accordance with Policies 26.18 26.19 and 26.19 26.20, the County will review the defined boundaries of the above residential categories and amend the areas as necessary.

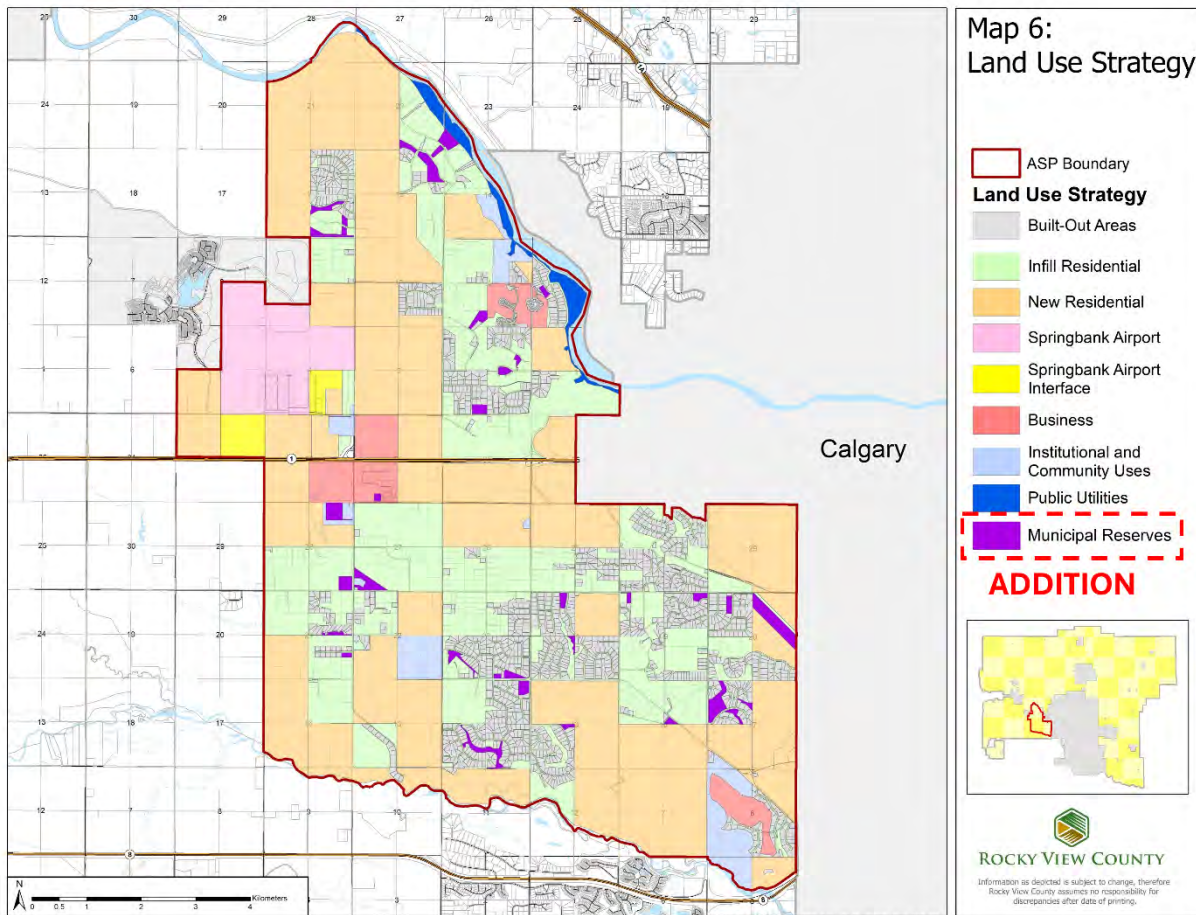
Analysis: These amendments are to correct minor clerical errors.

Motion A(9) Keeping of Livestock	Deputy Reeve Kochan and Councillor Wright	THAT Policy 8.06 be removed.
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Analysis: This amendment would remove the currently proposed policy which prohibits the keeping of livestock on parcels less than four acres in size. This would defer guidance on livestock to the Land Use Bylaw which prohibits livestock on parcels less than 3.46 acres in size and allows up to 10 chickens on any residential parcel less than the stated size. Administration has no concerns.

<p>Motion A(10) Identification of reserve land</p>	<p>Administration</p>	<p>THAT Map 6: Land Use Strategy be amended to add and show all municipal reserve land and add the “Municipal Reserves” designation to the map legend.</p>
<p>Analysis: Previous drafts of the Springbank ASP included municipal reserve lands on the land use strategy to identify these public lands and offer additional reassurance that if the County sought to remove the reserve designation, a minor ASP amendment would be required to establish an alternative use. Administration is recommending that this amendment be brought back for consideration following public feedback on this matter.</p>		

Motion A(10)

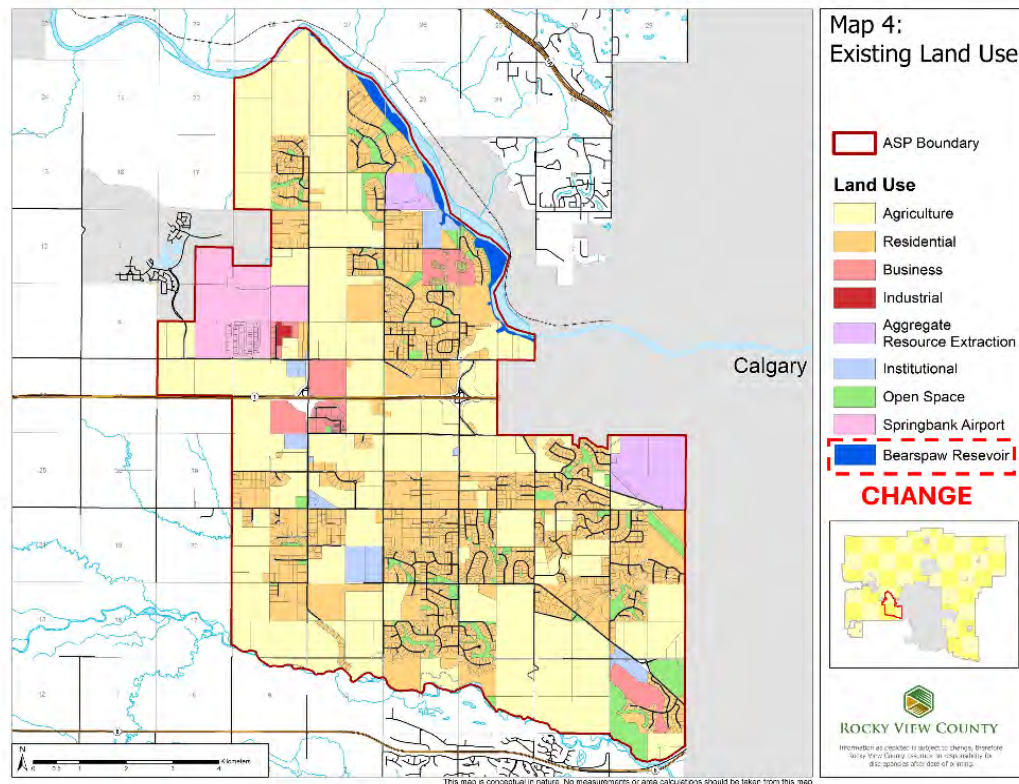
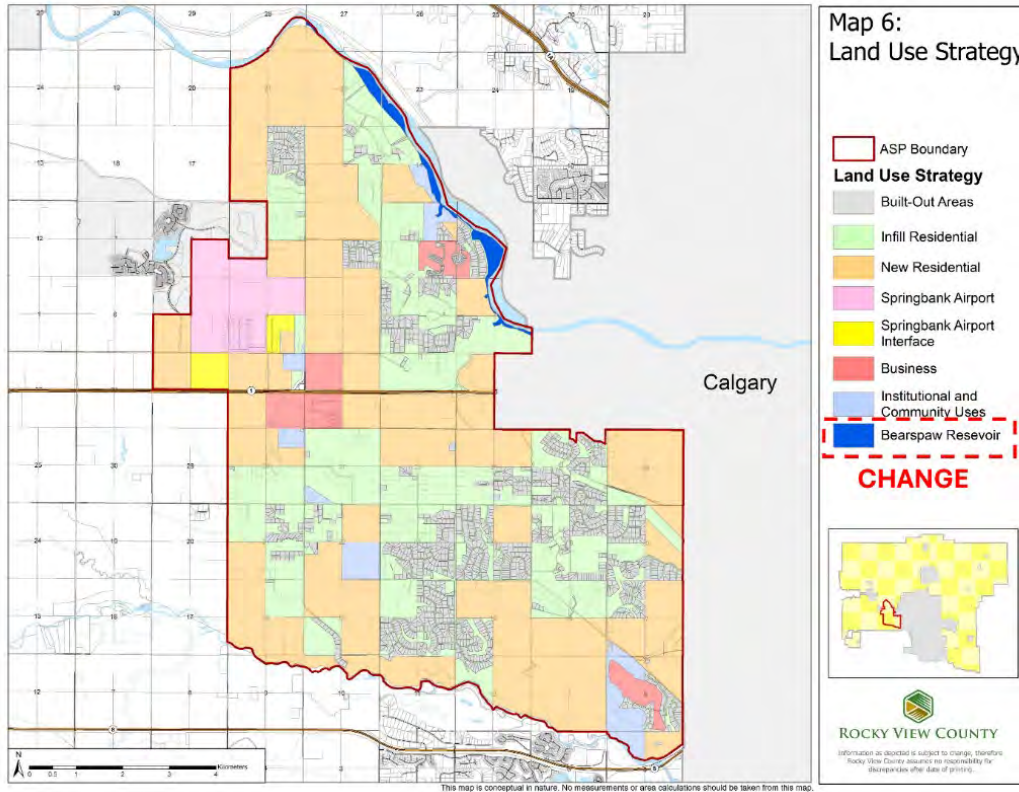


Motion A(11) Clarification	Administration	<p>THAT Policy 9.04 be removed and replaced with the following:</p> <p>Redesignation or Subdivision of lands identified as Agriculture on Map 4: Existing Land Use shall not be supported outside of the following:</p> <ul style="list-style-type: none"> a) first parcel out proposals; b) proposals that provide an agricultural use that aligns with Municipal Development Plan policies; and c) proposals that require a local plan be submitted.
Motion A(12) Clarification	Administration	<p>THAT Policy 16.03 be amended to read:</p> <p>“The County shall support consider the development of recreation facilities and services in accordance with the Recreation and Parks Master Plan, through grant funding programs/appropriate funding mechanisms.”</p>
Motion A(13) Clarification	Administration	<p>THAT Appendix A be amended to add a definition of “Crime Prevention Through Environmental Design (CPTED)” to read:</p> <p>“means a multi-disciplinary approach to crime prevention that uses urban and architectural design and the management of built and natural environments.”</p>
Motion A(14) Clarification	Administration	<p>THAT Appendix B “Institutional and Community Uses Master Site Development Plan” be amended to read:</p> <p>“Institutional and Community Uses / Agricultural Master Site Development Plan”</p>
<p>Analysis: Proposed motions A11-A14 provide improved wording to better reflect the intent of the original policy or offers a definition for a term used in the draft.</p>		

Motion A(15)	Administration	<p>THAT Appendix B, “Country Residential Conceptual Schemes”, “Technical Requirements and Supporting Information”, “Environment” be amended to add the following:</p> <p>“maintenance of drinking water quality and supply in the Bow and Elbow River;”</p>
<p>Analysis: This amendment seeks to ensure that local plans for country residential development consider the wider impacts of the proposal on the watersheds of the Bow and Elbow Rivers, rather than just local environmental impacts.</p>		

Motion A(16)	Administration	<p>THAT Map 6: Land Use Strategy be amended to change “Public Utilities” to “Bears paw Reservoir”,</p> <p>and</p> <p>THAT Map 4: Existing Land Use be amended to change “Public Utilities” to “Bears paw Reservoir”</p> <p>and</p> <p>THAT a new section be added as Section 14 of the ASP titled ‘Bears paw Reservoir’, to read as follows:</p> <p>SECTION 14 BEARSPAW RESERVOIR</p> <p>Overview</p> <p>The lands identified as Bears paw Reservoir on Map 4 and Map 6 are owned by TransAlta for the operation of the Bears paw Reservoir. With the Bow River providing over half of The City of Calgary’s drinking water, the protection of the shoreline adjacent to the Bears paw Reservoir is critical to preserving water quality. To identify risks and management options for lands along the reservoir, the Bears paw Reservoir Trilateral Task Force was established between TransAlta, The City of Calgary, and Rocky View County. Development within these lands is restricted, unless identified as a requirement from the Task Force or TransAlta as an individual landowner.</p> <p>Objectives</p> <ul style="list-style-type: none"> • Restrict development outside of the recommendations of the Bears paw Reservoir Trilateral Task Force or TransAlta as an individual landowner. <p>Policies</p> <p>14.01 No redesignation, subdivision, or development shall be permitted on the lands identified as Bears paw Reservoir on Map 6 unless deemed necessary as an outcome from the Bears paw Reservoir Trilateral Task Force or if required by TransAlta as an individual landowner.</p>
<p>Analysis: Following further review of the draft ASP mapping and policies, Administration is recommending that the TransAlta owned lands along the shoreline of the Bow River should have further commentary and guidance that clarifies the importance of protecting the Bears paw Reservoir and the integrity of the dam infrastructure. The proposed additional section clarifies that collaboration is required between the County, City of Calgary and TransAlta for any development along the shoreline of the reservoir.</p>		

MOTION A(16)



B. Servicing

Motion # and Description	Proposed By	Proposed Motion
<p>Motion B(1) Wastewater Servicing Requirements</p>	<p>Deputy Reeve Kochan and Councillor Hanson</p>	<p>OPTION 1 - REGIONAL OR DECENTRALIZED WASTEWATER SERVICING (DEPUTY REEVE KOCHAN)</p> <p>(i) THAT Policy 20.05 be amended to read:</p> <p>All new business and institutional development shall connect to piped water servicing for water and either regional or decentralized piped servicing for wastewater at the time of subdivision or development permit approval. Deferrals of pipd water and wastewater servicing connections shall not be considered in subdivision or development approvals.</p> <p>and</p> <p>(ii) THAT Policy 20.06 be amended to read:</p> <p>All residential development proposed within the New Residential Areas shown on Map 6 of this Plan shall connect to piped water servicing for water and either regional or decentralized piped servicing for wastewater at the time of subdivision.</p> <p>and</p> <p>(iii) THAT Policy 20.07 be amended to read:</p> <p>All new residential parcels less than 0.8 ha (± 1.98 acres) in size located within either the Infill Residential Areas or the New Residential Areas shown on Map 6 of this Plan shall connect to piped water servicing and either regional or decentralized piped servicing for wastewater at the time of subdivision. On-site servicing via water well PSTS shall not be supported for new residential parcels less than 0.8 ha (± 1.98 acres) in size.</p> <p>and</p> <p>(iv) THAT Policy 8.25(b) be amended to read:</p> <p>(b) new residential parcels less than ± 0.8 ha (± 1.98 acres) shall connect to piped water servicing and either regional or decentralized piped servicing for wastewater, in accordance with Section 20 and County policy.</p> <p>and</p> <p>(v) THAT Appendix A be amended to add a definition of “Decentralized Piped Servicing” to read:</p> <p>“means a system that collects typical wastewater strength effluent from multiple lots, conveys effluent to a wastewater treatment plant for treatment and discharges to an approved discharge location.”</p> <p>and</p> <p>(vi) THAT Appendix A be amended to add a definition of “Regional Piped Wastewater Servicing” to read:</p> <p>“means a system that collects sewage from large developed or developing areas and conveys the sewage to a regional treatment facility.”</p>

		<p>and</p> <p>(vii) THAT Appendix A be amended to add a definition of “Piped Water Servicing” to read: “means the supply and distribution of water via water co-ops or other local utility providers.”</p> <p>OPTION 2 – ONLY REGIONAL WASTEWATER SERVICING (COUNCILLOR HANSON)</p> <p>(i) THAT Policy 20.05 be amended to read: All new business and institutional development shall connect to piped water servicing for water and regional servicing for wastewater at the time of subdivision or development permit approval. Deferrals of piped water and wastewater servicing connections shall not be considered in subdivision or development approvals.</p> <p>and</p> <p>(ii) THAT Policy 20.06 be amended to read: All residential development proposed within the New Residential Areas shown on Map 6 of this Plan shall connect to piped water servicing for water and regional servicing for wastewater at the time of subdivision.</p> <p>and</p> <p>(iii) THAT Policy 20.07 be amended to read: All new residential parcels less than 0.8 ha (± 1.98 acres) in size located within either the Infill Residential Areas or the New Residential Areas shown on Map 6 of this Plan shall connect to piped water servicing and regional piped wastewater servicing at the time of subdivision. On-site servicing via water well PSTS shall not be supported for new residential parcels less than 0.8 ha (± 1.98 acres) in size.</p> <p>and</p> <p>(iv) THAT Policy 8.25(b) be amended to read: (b) new residential parcels less than ± 0.8 ha (± 1.98 acres) shall connect to piped water servicing and regional piped wastewater servicing in accordance with Section 20 and County policy.</p> <p>and</p> <p>(v) THAT Appendix A be amended to add a definition of “regional piped servicing” to read “means a system that collects sewage from large developed or developing areas and conveys the sewage to a regional treatment facility.”</p> <p>and</p> <p>(vi) THAT Appendix A be amended to add a definition of “Piped Water Servicing” to read: “means the supply and distribution of water via water co-ops or other local utility providers.”</p>
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Analysis: The current proposed policies in the draft plan require that development of all new development within lands identified for Business, Institutional and New Residential areas of Map 6 connect to “piped” water and wastewater servicing. For potable water servicing, this means connection to either a regional system or a local water cooperative, both of which are considered acceptable forms of servicing.

However, Administration recognizes that for wastewater servicing “piped” connections could be interpreted to also include decentralized systems which service a specific subdivision and involve primary on-lot treatment prior to secondary treatment taking place on a communal lot within the development. Administration recommends that this ambiguity is resolved through amendments to sections of the ASP which refer to piped wastewater servicing.

Administration notes that there are different motions from Councillors on this item:

- Option 1 seeks to allow for the consideration of decentralized wastewater systems as an alternative to the preferred method of regional servicing.
- Option 2 would require that New Residential Areas, Business and Institutional lands can only be serviced by regional piped wastewater servicing.

Administration recommends Council support Option 2 and require regional piped servicing for the following reasons:

- Requiring regional servicing connections would encourage the orderly phasing of development outwards from existing servicing lines according to the cost of system expansions, and would create a more efficient wastewater system.
- Connection to a regional wastewater system would have environmental, groundwater and source water protection benefits over decentralized systems.
- Council Policy 449 supports regional systems as the preferred wastewater treatment option for development within the County.

C. Springbank Airport Interface Mapping Changes

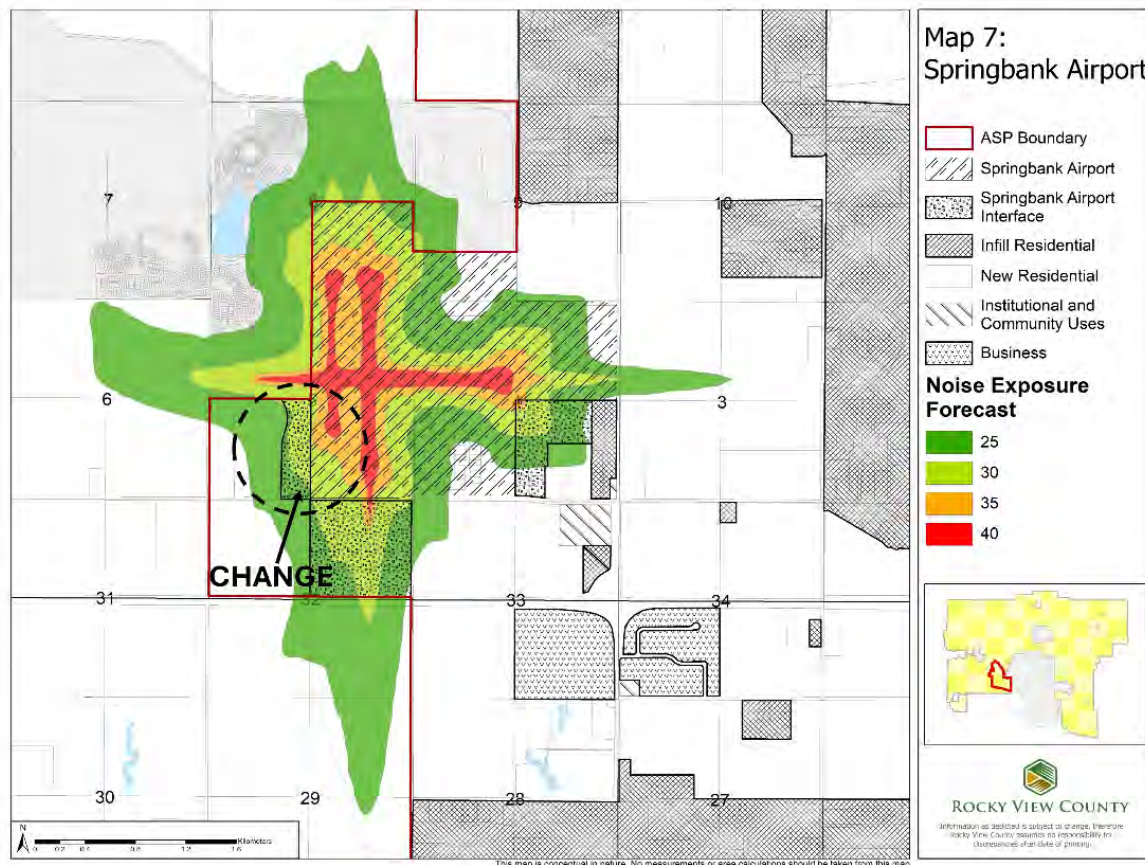
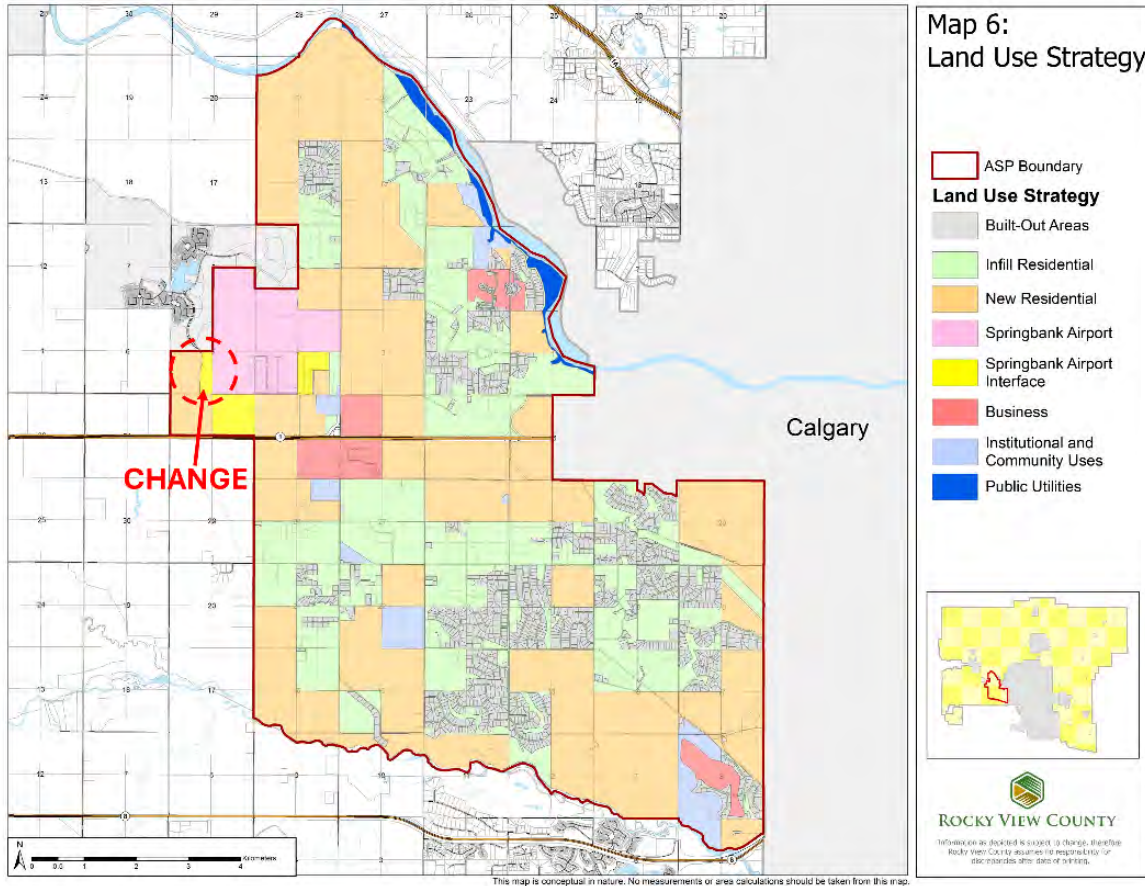
Motion # and Description	Proposed By	Proposed Motion
Motion C(1) Lands east of Copithorne Trail	Deputy Reeve Kochan	THAT Map 6: Land Use Strategy and Map 7: Springbank Airport be amended to change the 38-acre portion of SW-05-25-03-W05M east of Copithorne Trail from New Residential to Springbank Airport Interface.
Motion C(2) Lands adjacent to NW corner of Twp Rd 250 and Rge Rd 33	Deputy Reeve Kochan	THAT Map 6 and Map 7 be amended to change the entire SE-04-25-03-W05M, excluding the southerly 547 feet of the easterly 175 of SE-04-25-03-W05M, from New Residential and Infill Residential to Springbank Airport Interface.
Motion C(3) Accommodating Institutional Uses in new Airport Interface areas	Administration	TO BE CONSIDERED IF MOTIONS C(1) AND/OR C(2) ARE PASSED THAT Map 8: Institutional and Community Uses be amended to show the following lands as having potential for Institutional and Community Uses: <ul style="list-style-type: none"> • The 38-acre portion of SW-05-25-03-W05M that lies east of Copithorne Trail • SE-04-25-03-W05M, excluding the southerly 547 feet of the easterly 175 feet of the southeast quarter.

Analysis: Motions C(1) and C(2) propose that two further areas within the ASP be identified as Springbank Airport Interface lands to allow for business uses around the Springbank Airport. This includes a 38 acre portion immediately east of Copithorne Trail and west of Springbank Airport (Motion C(1)) and existing agricultural lands and country residential properties north-west of the junction of Township Road 250 and Range Road 33 (not including the Springbank United Church), totaling approximately 75 acres.

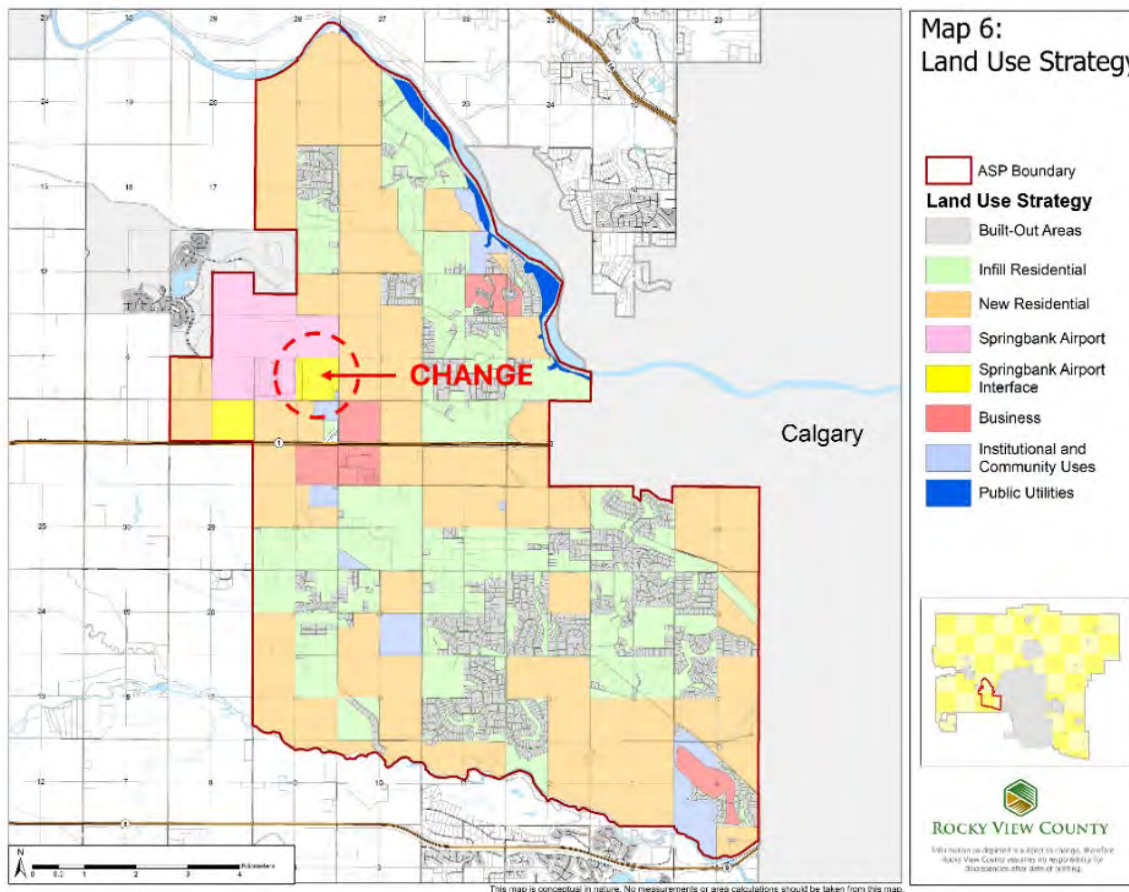
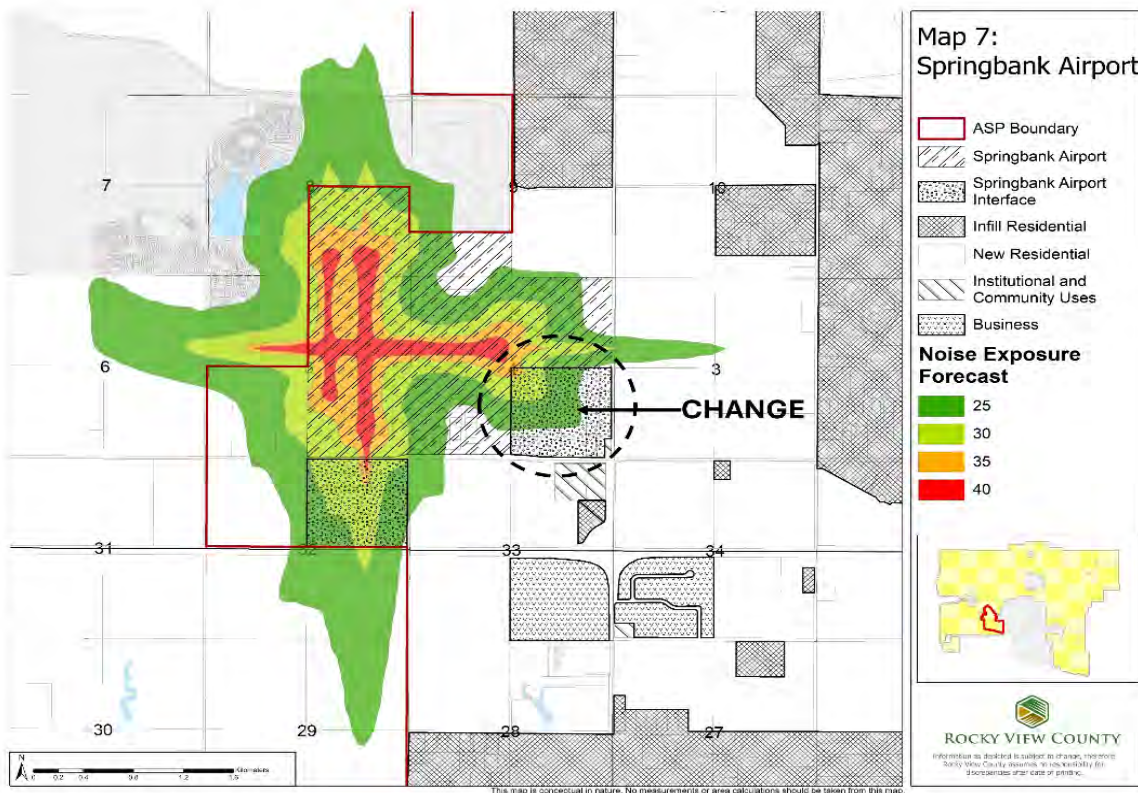
Administration recommends Council supports these motions for the following reasons:

- The additional business area identified (113 acres) is considered to be limited when taken in context of the overall ASP area.
- The Commercial Demand Analysis undertaken in support of the draft ASP identifies a maximum potential need of 270 acres for commercial uses over the next 30-years, and the 113 acres proposed is well within that forecast.
- The two areas are in close proximity to Epcor's existing regional piped water and wastewater systems allowing for efficient servicing connections.
- The development would have limited impact upon the County's Long-Range Transportation Plan and traffic impact assessments would be required at the statutory conceptual scheme stage to guide any required improvements to the surround road network.
- Identification of these two areas would be in alignment with existing growth policies set out within the Calgary Metropolitan Region Growth Plan and County's Municipal Development Plan.
- Existing residential properties adjacent to the Springbank United Church will continue to experience some of the greatest impacts from growth within the Harmony and Springbank area, being directly north of the Edge School, north-west of the forthcoming Bingham Crossing and Costco development, and seeing traffic increases along Township Road 250 from Airport and Harmony developments. Transition of these residential lots to appropriate commercial and institutional uses over time would help to reduce conflicts between business and residential uses in this area.

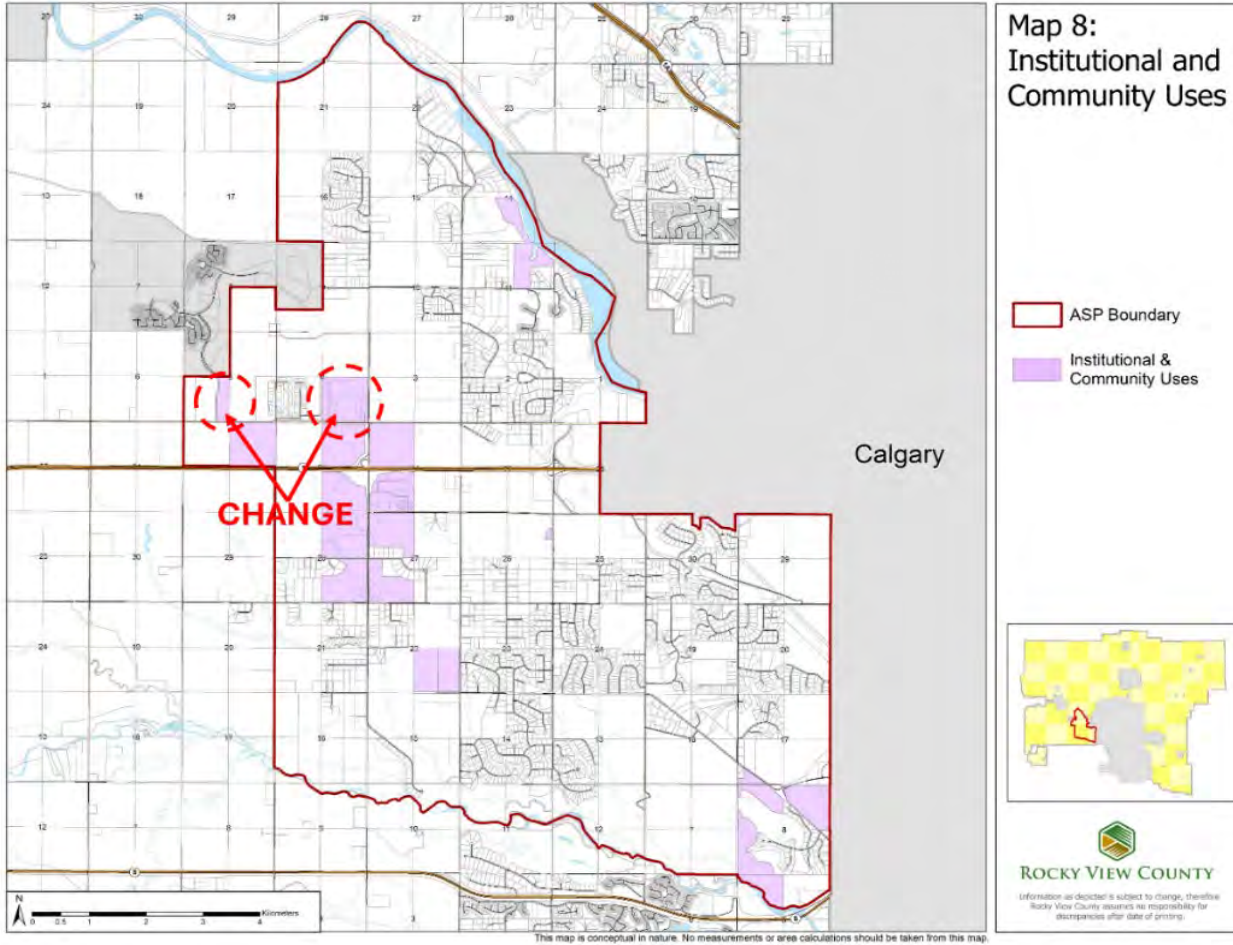
MOTION C(1)



MOTION C(2)



MOTION C(3)



D. Agriculture

Motion # and Description	Proposed By	Proposed Motion
<p>Motion D(1) Agri-Business and Contemporary Agriculture</p>	<p>Deputy Reeve Kochan, Councillor Hanson, and Administration</p>	<p>OPTION 1 – REMOVE REFERENCE TO AGRI-BUSINESS AND REPLACE WITH PREVIOUS CONTEMPORARY AGRICULTURE DEFINITION (DEPUTY REEVE KOCHAN)</p> <p>(i) THAT Appendix A be amended to remove the definition of “Agricultural Business” and add a definition for “Contemporary Agriculture” to read “means small-scale agricultural pursuits that are specifically designed to integrate into a residential community.”</p> <p>and</p> <p>(ii) THAT Policy 7.04 be amended to read: Notwithstanding agricultural businesses, Business uses shall be directed to the Business and Springbank Airport Interface areas as identified on Map 6.</p> <p>and</p> <p>(iii) THAT Policy 9.05 be amended to read: Redesignation, subdivision, or development permit applications facilitating agricultural / agricultural business contemporary agriculture uses and development shall demonstrate consider:</p> <p>a) compatibility with the surrounding character of the area;</p> <p>b) if the site can sustain the proposal as it relates to the type, scale, size, and function of the use;</p> <p>c) the compatibility of the proposed use with the adjacent existing land uses;</p> <p>d) alignment with the provisions of the Municipal Development Plan and the Land Use Bylaw;</p> <p>e) minimal impact on the environment, including air quality, and surface and groundwater hydrology;</p> <p>f) compatibility with the safe operation of the Springbank Airport; and</p> <p>g) compliance with any other matter the County deems appropriate.</p> <p>and</p> <p>(iv) THAT Policy 9.06 be amended to read the following: A master site development plan may should be required for proposals facilitating contemporary agricultural development or any other agricultural development that is not ancillary to the principal agricultural operations being undertaken on a parcel.</p>

		<p>and</p> <p>(v) THAT Policy 10.02 be removed, and Section 10 be reformatted and renumbered as required.</p> <p>OPTION 2 – REMOVE REFERENCE TO AGRI-BUSINESS AND LIMIT AGRICULTURAL INTENSITY THROUGH MASTER SITE DEVELOPMENT PLAN REQUIREMENTS (ADMINISTRATION)</p> <p>(i) THAT Appendix A be amended to remove the definition of “Agricultural Business”</p> <p>and</p> <p>(ii) THAT Policy 7.04 be amended to read: Notwithstanding agricultural businesses, Business uses shall be directed to the Business and Springbank Airport Interface areas as identified on Map 6.</p> <p>and</p> <p>(iii) THAT Policy 9.05 be amended to read: Redesignation, subdivision, or development permit applications facilitating agricultural agricultural business uses and development shall demonstrate consider:</p> <p>a) compatibility with the surrounding character of the area;</p> <p>b) if the site can sustain the proposal as it relates to the type, scale, size, and function of the use;</p> <p>c) the compatibility of the proposed use with the adjacent existing land uses;</p> <p>d) alignment with the provisions of the Municipal Development Plan and the Land Use Bylaw;</p> <p>e) minimal impact on the environment, including air quality, and surface and groundwater hydrology;</p> <p>f) compatibility with the safe operation of the Springbank Airport; and</p> <p>g) compliance with any other matter the County deems appropriate.</p> <p>and</p> <p>(iv) THAT Policy 9.06 be amended to read: To ensure that new agricultural pursuits are of an appropriate scale and design to integrate into a residential community, a master site development plan shall may be required to guide proposals for more intensive discretionary uses allowed within the agricultural districts of the County’s Land Use Bylaw. for proposals facilitating agricultural development that is not ancillary to the principal agricultural operations being undertaken on a parcel.</p>
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		<p>and</p> <p>(v) THAT Policy 10.02 be removed, and Section 10 be reformatted and renumbered as required.</p>
<p>Analysis: Concern was raised by several participants in the October 2 public hearing on the agricultural policies set out within the draft ASP, particularly over the definition of agricultural business uses and removal of previous definitions relating to contemporary agriculture.</p> <p>Administration has sought to address these concerns in accordance with Councillors' requested amendments and presents two potential options for Council's consideration:</p> <ul style="list-style-type: none"> • Option 1 removes agricultural business as a term and brings back the definition of contemporary agriculture that was presented in Administration's 2023 draft to reflect the desire for new agricultural uses to be of an appropriate scale and intensity to integrate with the surrounding residential properties in Springbank. • Option 2 reflects that same sentiment, but removes the definition of both agricultural business and contemporary agriculture. Revised policies under this option would require that for any discretionary agricultural uses allowed in agricultural districts within the Land Use Bylaw that are deemed to be potentially more intrusive, such as Agriculture (Processing) or Agriculture (Intensive), a Master Site Development Plan would be required to demonstrate compatibility. <p>Administration recommends that Council supports Option 2, as the overall concept of contemporary agriculture could be misleading despite the proposed definition. By the proposed definition of contemporary agriculture, there should not be a need to guide this through the ASP or a master site development plan (MSDP), as it is small-scale development that can be adequately addressed through a development permit process and the County's Land Use Bylaw.</p> <p>Option 2 seeks to manage both traditional and modern forms of agriculture that could have wider impacts on the community, thereby reviewing proposals by their intensity rather than the type of development. In both options presented, Administration has sought to strengthen the requirements for considering compatibility of agricultural uses and for an MSDP.</p>		

E. Residential

Motion # and Description	Proposed By	Proposed Motion
<p>Motion E(1)</p> <p>Consideration of 1 acre lots in New Residential Areas</p>	<p>Deputy Reeve Kochan and Cllr. Samra</p>	<p>OPTION 1 – REMOVE THE ABILITY TO CONSIDER APPROVAL OF 1 ACRE LOTS WITHIN THE NEW RESIDENTIAL AREAS (DEPUTY REEVE KOCHAN)</p> <p>THAT Policy 8.25 be removed.</p> <p>OPTION 2 – RETAIN THE ALLOWANCE FOR 1 ACRE LOTS IN NEW RESIDENTIAL AREAS AND ALLOW 1 ACRE LOTS IN INFILL RESIDENTIAL AREAS WITHIN SPECIAL PLANNING AREAS (COUNCILLOR SAMRA)</p> <p>THAT a new policy be added as Policy 8.22 to read:</p> <p>Notwithstanding Policy 8.21, the minimum parcel size of future residential lots within Infill Residential Areas as identified on Map 6: Land Use Strategy may be reduced down to ± 0.4 ha (± 0.99 acres) when located in a Special Planning Area as identified on Map 16: Special Planning Area.</p> <p>a) new residential parcels less than ± 0.8 ha (± 1.98 acres) shall connect to piped water and regional wastewater servicing in accordance with Section 20 and County policy.</p>

Analysis: The existing draft ASP and adopted Central Springbank ASP (2001) allow for the consideration of 1 acre lots subject to criteria. Two different motions have been proposed by Councillors in Motion E(1):

- Option 1 seeks to remove the allowance for 1 acre lots and set the minimum residential parcel size as 2 acres across the ASP area.
- Option 2 seeks to retain the potential for 1 acres lots in the identified New Residential Areas, and also allow consideration of 1 acre lots in Infill Residential Areas that are located within the Special Planning Areas of the ASP (SPA1 – Highway 1 corridor, SPA2 – 101st Street, and SPA3 – adjacent to the Bow and Elbow Rivers).

Administration recommends that Council supports Option 1 for the following reasons:

- Throughout the ASP process, many residents expressed a concern over proposed residential lot sizes being less than 2 acres in size.
- As there is no policy to guide how the remaining balance lands would be used within a quarter section after the maximum of 64 lots had been created, this would create sizeable areas of fragmented agricultural land following subdivision of the 1 acre lots, as opposed to a comprehensively designed 2 acre development across the quarter section.
- Supporting 1 acre lots within Infill Development Areas may create compatibility issues especially as proposed within the Special Planning Areas.

It is noted that the continuation of 1 acre lots at a maximum of 64 lots per quarter section would be in alignment with the requirements of the Growth Plan.

<p>Motion E(2) Local Plan Applicability</p>	<p>Councillor Wright and Administration</p>	<p>OPTION 1 – TO EXEMPT RESIDENTIAL DEVELOPMENT PROPOSALS THAT SUPPORT LESS THAN FOUR LOTS AND WHERE THE EXISTING LOT IS UNDER 20 ACRES FROM REQUIRING A LOCAL PLAN (COUNCILLOR WRIGHT)</p> <p>THAT Policy 8.14 be amended to read the following:</p> <p>Notwithstanding Policies 8.12 and 8.20, a conceptual scheme is not required for agricultural development or residential development when all of the following conditions are met:</p> <p>a) direct road access is available, without the use of a panhandle;</p> <p>b) proposal creates no more than four (4) new parcels one (1) lot is being created from the parent parcel in place at time of adoption of this Plan;</p> <p>c) the parcel being redesignated or subdivided is no larger than 20 acres in size;</p> <p>d) e) the proposed lots are ± 0.8 ha (± 1.98 acres) or greater in size; and</p> <p>e) d) the creation of the new lots will not adversely affect or impede future subdivision of the balance lands.”</p> <p>OPTION 2 – TO RETAIN EXEMPTION FROM REQUIRING A LOCAL PLAN FOR SINGLE LOT SUBDIVISION IN NEW RESIDENTIAL AREAS AND TO EXEMPT OTHERS ACCORDING TO CRITERIA WITHIN INFILL RESIDENTIAL AREA (ADMINISTRATION)</p> <p>(i) THAT Policy 8.14 be amended to read the following:</p> <p>Notwithstanding Policies 8.12 and 8.20, a conceptual scheme is not required for agricultural development or residential development within the New Residential Area as identified on Map 6: Land Use Strategy when all of the following conditions are met:</p> <p>a) direct road access is available, without the use of a panhandle;</p> <p>b) one (1) lot is being created from the parent parcel in place at time of adoption of this Plan;</p> <p>c) the proposed lot is ± 0.8 ha (± 1.98 acres) or greater in size; and</p> <p>d) the creation of the new lots will not adversely affect or impede future subdivision of the balance lands.</p> <p>and</p> <p>(ii) THAT a new policy be added as Policy 8.15 to read the following:</p> <p>A conceptual scheme should be required for residential development within the Infill Residential Area as Identified on Map 6: Land Use Strategy unless the following conditions are met:</p> <p>a) No more than four (4) new residential lots are being created;</p> <p>b) There is limited potential for further subdivision both within and adjoining the subject lands;</p> <p>c) There are no subdivision matters that would benefit from being directed by conceptual scheme policies, including, but not limited to:</p>
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		<ul style="list-style-type: none"> i. homeowners' association requirements; ii. landscape and architectural controls; iii. environmental or municipal reserve requirements; iv. water, wastewater, stormwater infrastructure; v. lot layout, emergency access and road layout. <p>and</p> <p>(iii) THAT Policies 8.12 and 8.20 be removed, and that Section 8 be reformatted and renumbered as required.</p>
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Analysis: The adopted Central Springbank ASP (2001) generally requires a conceptual scheme for all new residential development, with the exception of those proposals that only facilitate the creation of a single lot, and which meet other criteria. Administration notes that even with this existing exception, the requirement for a conceptual scheme can be onerous on a landowner that is only seeking to create two or three lots with no real impacts on the surrounding area.

Option 1 presents a Councillor's amendment to the existing draft policy to relax the conceptual scheme requirements to allow up to four new lots to be created across a maximum existing parcel size of 20 acres, with the intent to provide a more reasonable approach to conceptual scheme requirements.

Administration has provided a further option (Option 2) for Council's consideration which expands upon the Councillor's proposed amendments. Option 2 creates a distinction between the New Residential and Infill Residential areas in exempting applicants from submitting a conceptual scheme. It is recommended that fragmentation of the New Residential areas without a conceptual scheme is limited as far as possible, as these areas are intended to accommodate more comprehensive country residential development that connected to piped servicing. It is therefore proposed that the maximum 1 lot conceptual scheme exemption is maintained for these areas.

For Infill Residential areas, Administration has included the exemption for 4 lots or less, but also added additional criteria to assess the need for a conceptual scheme. The proposed criteria assess the need according to potential impacts on the wider area and whether statutory policy direction is required to guide different design and technical aspects of the future subdivision.

F. Community Core

Motion # and Description	Proposed By	Proposed Motion
<p>Motion F(1)</p> <p>Requirement for a Community Core Conceptual Scheme</p>	<p>Deputy Reeve Kochan</p>	<p>THAT a new subsection header be added within Section 13 reading “Community Core” following Policy 13.08.</p> <p>Community Core</p> <p>13.09 The Community Core shall cover those lands identified as such on Map 6: Land Use Strategy and Map 8: Institutional and Community Uses.</p> <p>13.10 Redesignation or subdivision shall not be supported within the Community Core until a Conceptual Scheme providing a comprehensive plan aligning with the principles and policies of this ASP has been adopted by Council and appended to this Plan by bylaw, with Table 6 (Appendix D) and Map 3 of this Plan updated accordingly.</p> <p>13.11 Notwithstanding Policy 13.10, developments of a limited scope may be considered prior to adoption of a County-led Conceptual Scheme, only where the applicant can demonstrate that proposal aligns with and supports the policies and principles applicable to the Community Core.</p> <p>13.12 Institutional and community services shall be the predominant development form within the Community Core and shall be the most prominent development form interfacing with Range Road 33, other roads (Township Road 245, Huggard Road, and Springbank Road), and public spaces.</p> <p>13.13 Institutional and community service uses within the Community Core shall be restricted to those identified within Section 13 of this Plan and shall align with all other the relevant Policies set out within this section.</p> <p>13.14 Residential development may be supported within the Community Core, subject to the development meeting the policies set out within Section 7 of this Plan and the following criteria:</p> <ul style="list-style-type: none"> a) the residential development proposals shall incorporate institutional and community services that are complementary to the residential uses and that also serve the broader public; b) residential uses should be setback from Range Road 33, with institutional and community uses fronting public roads and spaces; and c) subdivision should be phased such that proposed institutional and community uses are secured concurrently with, or prior to, the completion of all proposed residential lots. <p>13.15 Key principles guiding development of the Community Core shall be to:</p> <ul style="list-style-type: none"> a) safeguard the amenity of existing adjacent residents through appropriate placement of more intensive activities and development forms away from these residential areas;

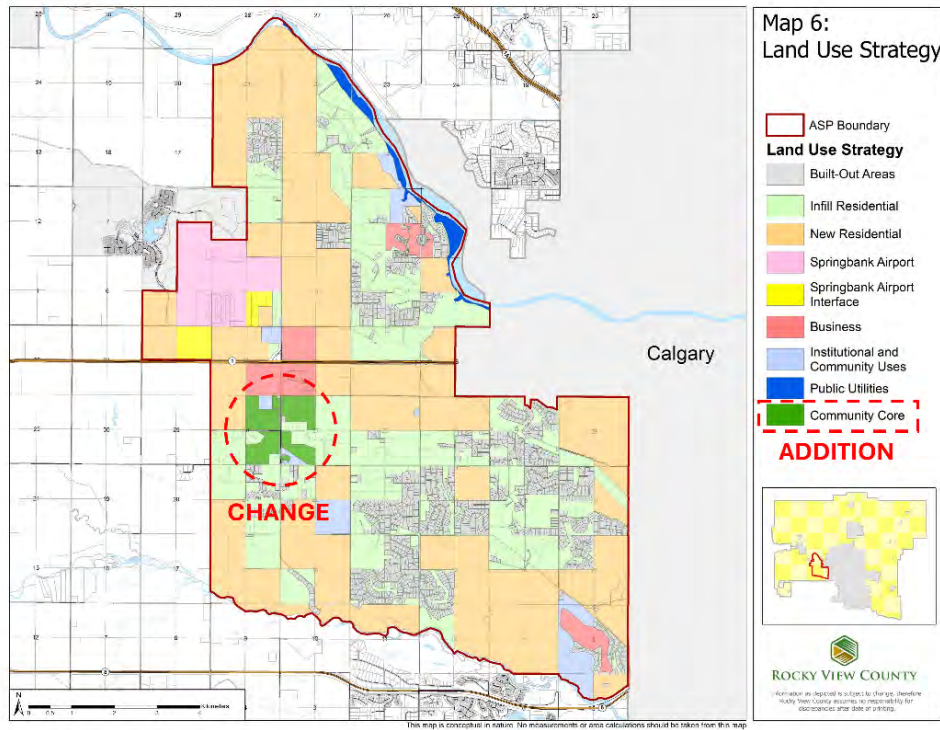
		<p>b) allocate sufficient lands for the future development or expansion of schools and municipal services through appropriate phasing and dedication of municipal reserve lands;</p> <p>c) recognise the role of the County to lead planning of the Community Core and to secure improvements to the public realm through a variety of mechanisms, including where appropriate financial contribution and/or cost recovery agreements;</p> <p>d) ensure that new development within the Community Core is serviced by piped water and regional piped wastewater servicing; and</p> <p>e) require high quality design practices in accordance with the County’s Commercial, Office, and Industrial Design Guidelines and through the creation of new design criteria for both public and private spaces within the Community Core.</p> <p>and</p> <p>THAT Map 6: Land Use Strategy and Map 8: Institutional and Community Uses be amended to identify the following parcels as “Community Core” and add the “Community Core” designation to the map legends:</p> <ul style="list-style-type: none"> • Lot: 8 Plan: 7710490 • Block: PCL A Plan: 6740 HL • Block: PCL C Plan: 5990 JK • Lot: 2 Block: 1 Plan: 0711359 • Lot 1: Block: 1 Plan: 0111284 • Lot 3 Block: 1 Plan: 0711359 • SE-28-24-03-W05M containing 109.53 acres • SW-27-34-3-W05M containing 73.96 acres • Lot: 1 SR Plan: 0010813 • SW-28-24-3-W05M containing 0.77 acres
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Analysis: Motion F(1) accommodates a Councillor’s proposal for Range Road 33 corridor to be planned comprehensively as a community core through a conceptual scheme. In response, Administration is presenting previous policy from the 2023 ASP draft which identified the corridor south of Calaway Park and Commercial Court as a Community Core to be planned for institutional and community uses. The proposed policies set out the scope of a Community Core and principles to guide a future conceptual scheme.

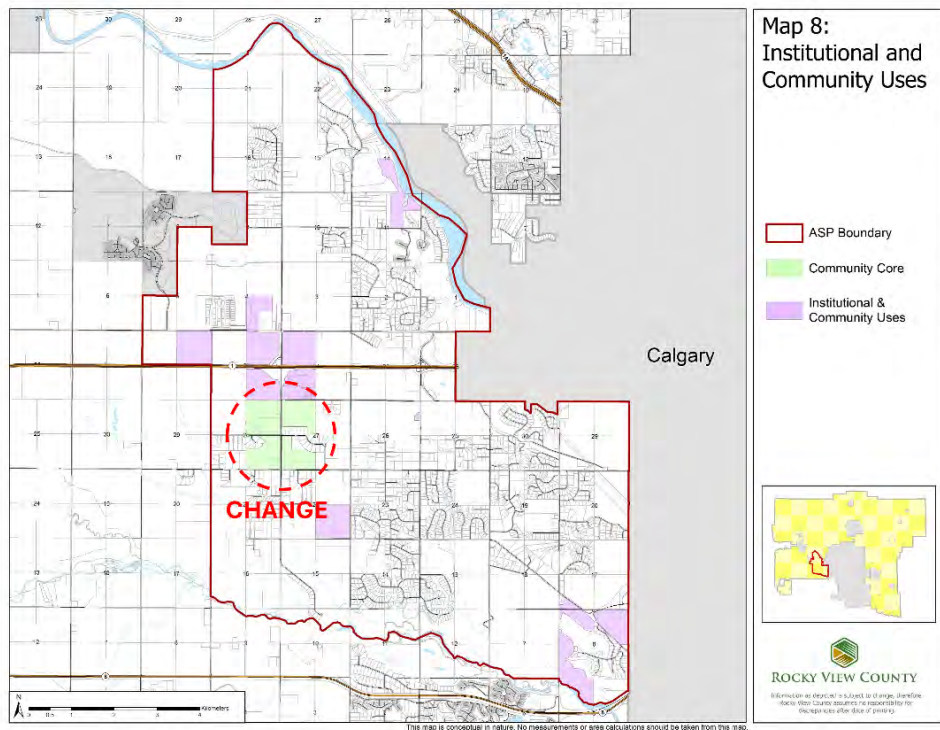
Administration notes that although some concern has been raised at the types of uses that may occur within a Community Core, a significant portion of the community supported the idea of the core being located along this section of Range Road 33. This motion does not include accommodation of any local commercial uses within the potential community core, but Motion G1 does discuss this item below.

Administration recommends Council supports Motion F(1), as there was consistent feedback from many throughout the ASP process around the Range Road 33 area being the core of the community and generally supporting small-scale uses in the area. The proposed amendments would focus future institutional and community uses on this area, building on similar existing development. The types of institutional development would also be restricted to those set out within the draft ASP document to provide some certainty to residents.

MOTION F(1)



MOTION F(1)



G. Commercial Corridor

Motion # and Description	Proposed By	Proposed Motion
<p>Motion G(1) Consideration of additional business areas</p>	<p>Councillor Boehlke, Councillor Samra, and Administration</p>	<p>OPTION 1 – IDENTIFICATION OF BUSINESS AREA ALONG HIGHWAY 1 CORRIDOR WITH POTENTIAL FOR INTERIM SERVICING OF BUSINESS AREAS (COUNCILLOR BOEHLKE)</p> <p>(i) THAT Map 6: Land Use Strategy be amended to show the lands identified as Special Planning Area #1 (Highway 1 corridor) on Map 16: Special Planning Areas as Business.</p> <p>and</p> <p>(ii) THAT a new policy be added as Policy 20.06 reading: Notwithstanding Policy 20.05, new business or institutional uses may be permitted to utilize interim servicing solutions until such time that connection to piped servicing is possible.</p> <p>and</p> <p>(iii) THAT Policies 20.12 and 20.25 be removed from the Plan.</p> <p>OPTION 2 – FOCUS LOCAL COMMERCIAL USES IN THE IDENTIFIED COMMUNITY CORE AREA (ADMINISTRATION)</p> <p>CONSIDERATION OF THIS OPTION IS CONTINGENT ON COUNCIL PASSING MOTION F(1) TO IDENTIFY A COMMUNITY CORE IN THE ASP AREA</p> <p>THAT Policy 13.16 be added under the Community Core header to read:</p> <p>Local commercial development may be supported within the Community Core, subject to the development meeting the policies set out within Section 10 of this Plan and the following criteria:</p> <p>a) local commercial development shall be focused on complementing existing or planned institutional and community services, through the specific uses proposed and integration of features such as building design, parking areas, pathways and open spaces;</p> <p>b) local commercial services shall be located and oriented to interface with public roads and spaces and provide a consistent and high quality design that contributes to the appearance of the Community Core;</p> <p>c) local commercial uses shall be limited in scope and clearly secondary to existing and planned institutional and community uses within the Community Core. In all cases the overall Community Core shall be in full alignment with Rural Employment Area policies set out within the Calgary Metropolitan Region Growth Plan and County Municipal Development Plan; and</p> <p>d) subdivision and development permits should be phased such that proposed institutional and community uses are secured concurrently with, or prior to, the completion of all proposed residential lots.</p>

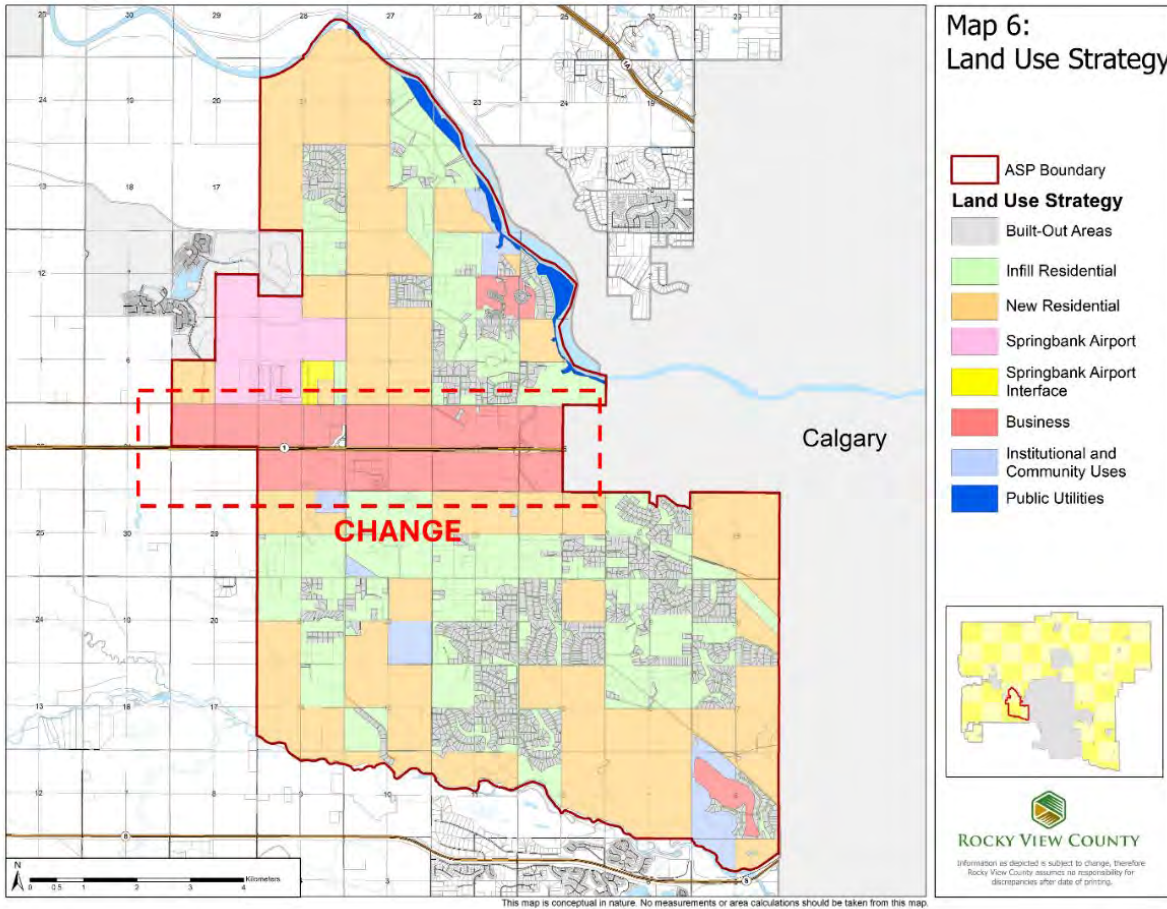
Analysis: Motion G(1) is proposed by two Councillors to identify additional business uses along the Highway 1 corridor and the potential for the County to support interim servicing solutions for all business uses in this corridor and the wider ASP area. To accommodate the latter amendment, Administration notes that Policies 20.12 and 20.25 would need to be removed as they currently prohibit the use of cisterns and wastewater holding tanks as servicing options.

Administration recommends that Council does not support these proposed amendments for the following reasons:

- The Calgary Metropolitan Region Plan and County Municipal Development Plan does not appear to support business uses in this location.
- The proposed area identified for additional business uses exceeds the noted 270 acres of business uses required in the Springbank area over the next 30 years, as forecasted in the completed Commercial Demand Analysis prepared in support of the ASP project.
- The intensity and scale of commercial uses proposed along the Highway 1 would likely require further servicing and transportation studies to assess the significant changes to the land use strategy.
- Feedback from the Springbank community identified strong concerns with the amount of business development proposed within previous drafts of the ASP document, and there may be compatibility issues with country residential properties within and adjacent to the proposed Highway 1 corridor identified.

If there is a desire from Council to accommodate potential demand for additional commercial development in Springbank, Administration has presented an alternative option (Option 2) to include policy support for consideration of local commercial uses in any community core (Range Road 33) that is proposed as Option F(1) above. Administration notes that in feedback received on the 2023 draft ASP, approximately 70% of respondents supported the possibility of local commercial uses and/or residential uses in the community core to complement existing and future institutional uses. This area is also closer to regional water and wastewater providers, and the intent of the Community Core as originally proposed in previous ASP drafts was for local commercial uses to be limited in scale, supporting the primary institutional uses along Range Road 33.

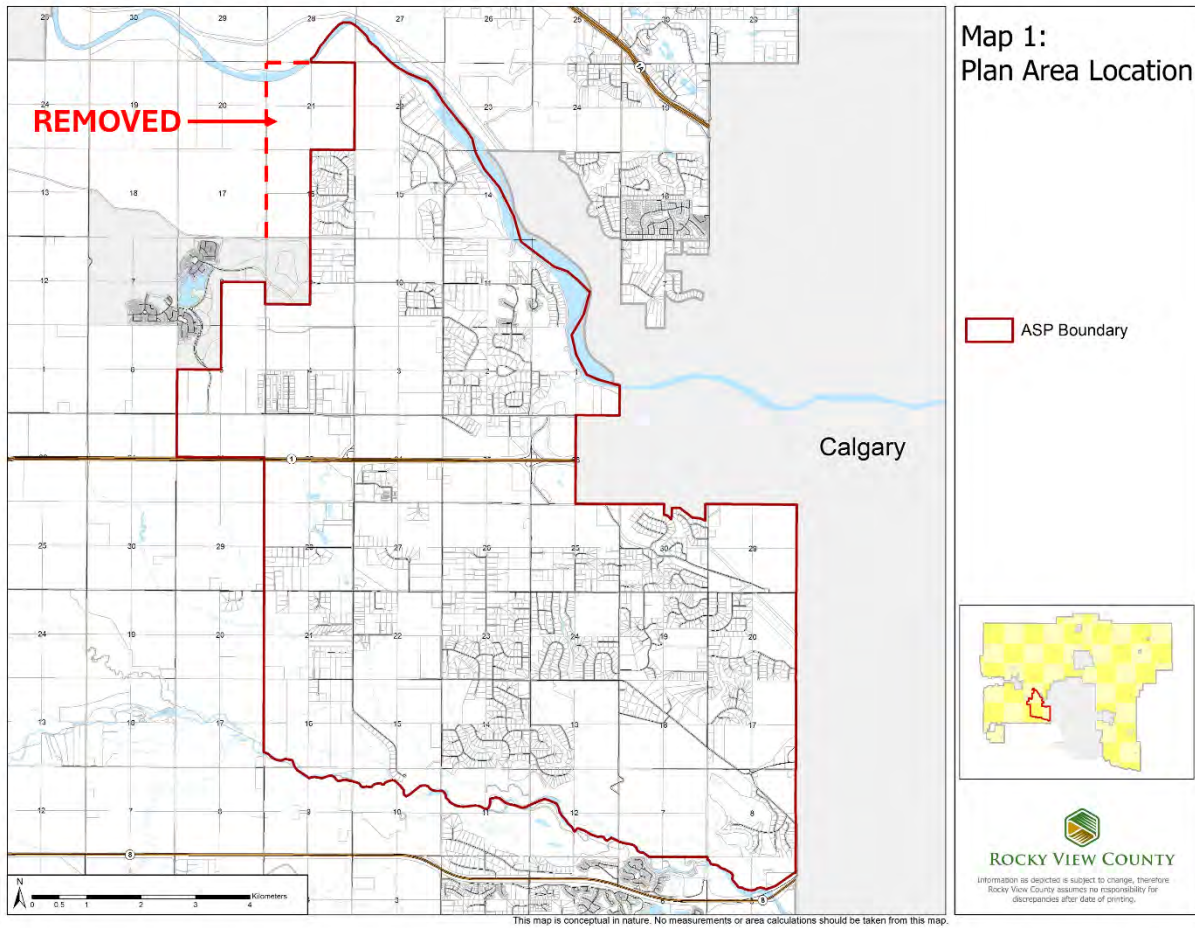
MOTION G(1) OPTION 1



H. Removal of Provincial Lands

Motion # and Description	Proposed By	Proposed Motion
Motion H(1) Removal of provincially-owned lands from Plan area	Deputy Reeve Kochan	THAT the following lands be removed from the Springbank Area Structure Plan boundary and all maps be updated accordingly: <ul style="list-style-type: none"> • NE-21-25-03-W05M • NW-21-25-03-W05M • SE-21-25-03-W05M • SW-21-25-03-W05M • NW-16-25-03-W05M • SW-16-25-03-W05M
<p>Analysis: Motion H(1) is proposed by a Councillor to remove lands from the ASP area that have been purchased by the Province. These lands form a significant portion of the ASP area, towards the northern ASP boundary. The Province has not outlined any plans to date on the potential future use of these lands; however, there is speculation over potential aggregate extraction taking place on the lands due to the known presence of aggregate deposits in this area adjacent to the Bow River.</p> <p>Administration recommends that Council does not support this amendment for the following reasons:</p> <ul style="list-style-type: none"> • Removal of the lands would create an unusual ASP boundary and would potentially create challenges in planning adjacent lands that would remain in the ASP area. • Although Administration acknowledges that the Province is not compelled to follow municipal requirements in developing Crown land, provincial agencies do often consider municipal policy in determining approaches to development approved at a provincial level. Retaining the identified lands within the ASP area may at least provide an opportunity for further discussion with the Province on addressing the impacts of any forthcoming development of these lands, recognizing the historic intent to develop the lands and surrounding area as a country residential community. 		

MOTION H(1)



I. Administrative

Motion I(1) Land Use Tables	Administration	THAT Table 1: Springbank Density at Full Built Out and Table 2: Land Use Scenario be amended to account for land use strategy area changes to Map 6: Land Use Strategy.
Motion I(2) Formatting	Administration	THAT the entirety of the Springbank Area Structure Plan be renumbered and reformatted as required.

Analysis: Motions I(1) and I(2) are proposed to ensure that the ASP land use density tables, population figures, and overall formatting of the document accommodate any amendments passed by Council through the motions set out above.