

**Micah Nakonechny**

---

**From:** A A [REDACTED]  
**Sent:** Wednesday, November 27, 2024 9:42 PM  
**To:** Legislative Services  
**Subject:** Bylaw C-8568-2024

Hello,

My name is Afarin and I am reaching out in regards to the opposition of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024.

Our family is strongly opposed to this ASP amendment. The amendment is set to change the space between Calgary and RR 33 into a commercial strip. We do not want nor do we need commercial spaces popping up in our area. We live outside of the city not for the convenience factor but for the natural environment. We have farm animals such as chicken and sheep, and commercial spaces will threaten maintaining the farm life out here. This I'm strongly against!

This is my notice of objection to Amendment G(1) of the ASP to increase the commercial corridor.

Afarin Aminzadah  
101 Lariat Loop  
Calgary, AB  
T3Z1G2

--

Afarin Aminzadah

**Micah Nakonechny**

---

**From:** Aleasha Diduch [REDACTED]  
**Sent:** Wednesday, November 27, 2024 7:06 PM  
**To:** Legislative Services  
**Subject:** Thoughtful growth needed.

Hi there,

I am writing with respect to opposition of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024.

I am strongly opposed to this revised ASP amendment. Turning the corridor between Calgary and RR 33 into a commercial corridor. We moved out here for this way of life. We do not need commercial amenities neighboring us. We enjoy the farm, pasture, and nature and are trying to preserve this way of life for our children. We do not want convenience and are more than happy to drive in to the city for groceries, coffee, food, etc. It was a conscious decision made to accept the quiet living for the inconvenience of a short trip into the city.

Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor!

Aleasha Diduch  
153 Brome Bend  
Rocky View County  
T3Z 03Z

Get [Outlook for iOS](#)

**Micah Nakonechny**

---

**From:** Alicia Tisnic [REDACTED]  
**Sent:** Wednesday, November 27, 2024 9:59 AM  
**To:** Legislative Services  
**Cc:** kochandiv2@gmail.com  
**Subject:** Fwd: Bylaw C-8568-2024 - Notice of objection

Hi there,

I am writing with respect to opposition of Bylaw proposal: 1  
BYLAW C-8568-2024 set to be heard Dec 11, 2024.

I am strongly opposed to this revised ASP amendment. Turning the corridor between Calgary and RR 33 into a commercial corridor. We moved out here for this way of life. We do not need commercial amenities neighboring us. We enjoy the farm, pasture, and nature and are trying to preserve this way of life for our children. We do not want convenience and are more than happy to drive in to the city for groceries, coffee, food, etc. It was a conscious decision made to accept the quiet living for the inconvenience of a short trip into the city.

Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor!

Kind regards,

Alicia Tisnic

19 country Lane Bay  
Calgary, AB  
T3Z1J8

**Micah Nakonechny**

---

**From:** Anita Lloyd [REDACTED]  
**Sent:** Wednesday, November 27, 2024 10:45 AM  
**To:** Legislative Services  
**Subject:** RE: OPOSITION TO BYLAW C-8568-2024 TO BE HEARD DEC 11, 2024 -

Hello,

I am a resident of Harmony Community; I am writing with respect to opposition to Bylaw proposal 1 Bylaw C8568-2024 set to be heard December 11, 2024.

My husband and I are in strong opposition to this revised ASP amendment. Turning the corridor between CALgary and RR33 into a commercial corridor.. We moved out to this area for the way of life. We do not need or want commercial amenities neighbouring us. WE enjoy the farm, pasture and nature and are trying to preserve the way of life for our children and grandchildren. WE do not want the convenience and are more than happy to drive to the city for groceries, etc.

Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor.

Regards,  
Anita & David Lloyd

**Micah Nakonechny**

---

**From:** Anna Robison [REDACTED]  
**Sent:** Wednesday, November 27, 2024 9:22 AM  
**To:** Legislative Services  
**Subject:** C-8568-2024

Hi,

In reference to bylaw C-85682024, nobody in North Springbank wants another gasoline alley. We were blind-sided with the bait and switch for a Costco instead of a University District type development. The only school servicing this area is close to the highway. This is acreage country and the last thing anyone wants is more commercial development. The traffic is so bad already bc of Harmony and not proper road access this is just going to get worse. Vote "no" from 24 Villosa Ridge Dr!

If you want commercial development, place it west of highway 22 and highway 1. It isn't acreage country and there are no schools right there.

Anna  
Sent from my iPhone

**Micah Nakonechny**

---

**From:** Anne Rogers [REDACTED]  
**Sent:** Wednesday, November 27, 2024 11:32 AM  
**To:** Legislative Services  
**Subject:** Fwd: Opposition to BYLAW C-8568-2024

**Subject: Opposition to BYLAW C-8568-2024**

Hi there,

I am writing with respect to **OPPOSITION** of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024.

I am strongly opposed to this revised ASP amendment. Turning the corridor between Calgary and RR 33 into a commercial corridor. We moved out here for this way of life. We do not need commercial amenities neighboring us. We enjoy the farm, pasture, and nature and are trying to preserve this way of life for our children. We do not want convenience and are more than happy to drive in to the city for groceries, coffee, food, etc. It was a conscious decision made to accept the quiet living for the inconvenience of a short trip into the city. Furthermore, this proposal will cause an increase in crime, traffic, lights, and noise. There are WAY TOO MANY residential homes directly adjacent to this land. My family and I have been in this area for almost 40 years and remain here for all the reasons opposite of this proposal.

Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor!

Sincerely,

Anne Rogers

Currently residing at: 63 Calling Horse Estates, Calgary AB T3Z 1H4

**Micah Nakonechny**

---

**From:** Ann-Marie Lurie [REDACTED]  
**Sent:** Wednesday, November 27, 2024 6:02 PM  
**To:** Legislative Services  
**Subject:** C-8568-2024

**Follow Up Flag:** Follow up  
**Flag Status:** Completed



I have some serious concerns regarding the commercial strip all along highway 1.

The biggest concern is surrounding the road infrastructure. Can a single lane road each way with no shoulder handle the capacity?

I am already concerned about the ability to exit my neighbourhood once as Costco comes in, and any further commercial expansion would make it worse.

If this change is made it should be contingent on expanding the overpasses and the rural roads.

Ann-Marie Lurie

**Micah Nakonechny**

---

**From:** Ann-Marie Lurie [REDACTED]  
**Sent:** Thursday, November 28, 2024 1:08 PM  
**To:** Legislative Officers  
**Subject:** Re: C-8568-2024

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Of course, I live in the Villosa Ridge Area.

Ann-Marie Lurie

On Nov 28, 2024, at 9:28 AM, Legislative Officers <LegislativeOfficers@rockyview.ca> wrote:

Good morning Ann-Marie,

Thank you for submitting your comments. As per Rocky View County's *Procedure Bylaw*, we require your address, or indication as to where you live, in order to be included on the Council agenda. Could you please provide this information at your earliest convenience? **If we do not receive this information by 4:30 p.m. today, your submission will not be included on the Council agenda.**

Thank you,

**MICAH NAKONECHNY**  
He/Him/His  
Legislative Officer | Legislative Services

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520-6366  
[MNakonechny@rockyview.ca](mailto:MNakonechny@rockyview.ca) | [www.rockyview.ca](http://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:** Ann-Marie Lurie [REDACTED]  
**Sent:** Wednesday, November 27, 2024 6:02 PM  
**To:** Legislative Services <LegislativeServices@rockyview.ca>  
**Subject:** C-8568-2024

<image001.png>



I have some serious concerns regarding the commercial strip all along highway 1.

The biggest concern is surrounding the road infrastructure. Can a single lane road each way with no shoulder handle the capacity?

I am already concerned about the ability to exit my neighbourhood once as Costco comes in, and any further commercial expansion would make it worse.

If this change is made it should be contingent on expanding the overpasses and the rural roads.

Ann-Marie Lurie

**Micah Nakonechny**

---

**From:** Ashley Sinke [REDACTED]  
**Sent:** Wednesday, November 27, 2024 9:55 AM  
**To:** Legislative Officers  
**Subject:** Re: Springbank area structure plan amendments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Of course.

Ashley Sinke  
 31035 Township Rd 250  
 Calgary, AB  
 T3Z 1J9

Thank you,  
 Ashley Sinke  
 Sent from my iPhone

> On Nov 27, 2024, at 9:37 AM, Legislative Officers <LegislativeOfficers@rockyview.ca> wrote:

>

> Good morning,

>

> Thank you for submitting your comments. As per Rocky View County's Procedure Bylaw, we require your address, or indication as to where you live, in order to be included on the Council agenda. Could you please provide this information at your earliest convenience?

>

> Thank you,

>

> MICAH NAKONECHNY

> He/Him/His

> Legislative Officer | Legislative Services

>

> ROCKY VIEW COUNTY

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

> Phone: 403-520-6366

> MNakonechny@rockyview.ca | <https://protect2.fireeye.com/v1/url?k=31323334-501d2dca-313531c6-454455534531-9e77b8d97f4a602a&q=1&e=57ac1309-8e8b-4712-aae5-2047f5cb404f&u=http%3A%2F%2Fwww.rockyview.ca%2F>

>

> 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: Ashley Sinke [REDACTED]

> Sent: Wednesday, November 27, 2024 9:13 AM

> To: Legislative Services <LegislativeServices@rockyview.ca>

> Subject: Springbank area structure plan amendments

>

> Hello,

> I am deeply opposed to the amendments for the Springbank Area Structure Plan. In particular amendment G, which changes the commercial corridor to all along the highway. This is horrendous. I live in that proposed commercial corridor and I strongly oppose this change. This is something that needs full discussion with the community and the people who live in that area that is being made commercial.

> This is in regards to bylaw c-8568-2024.

>

> Regards,

> Ashley Sinke

>

>

> Sent from my iPhone

**Micah Nakonechny**

---

**From:** Bobbie Jo Clelland [REDACTED]  
**Sent:** Wednesday, November 27, 2024 12:49 PM  
**To:** Legislative Officers  
**Cc:** Legislative Services  
**Subject:** Re: C-8568-2024

Hello.  
My address is:

#11 Prairie Smoke Rise, RVC  
T3Z 0C5

Thank you,  
Bobbie Clelland

On Nov 27, 2024, at 12:45 PM, Legislative Officers <LegislativeOfficers@rockyview.ca> wrote:

Good afternoon,

Thank you for submitting your comments. As per Rocky View County's *Procedure Bylaw*, we require your address, or indication as to where you live, in order to be included on the Council agenda. Could you please provide this information at your earliest convenience? **If we do not receive this information by 4:30 p.m. on Thursday, November 28, 2024, your submission will not be included on the Council agenda.**

Thank you,

**MICAH NAKONECHNY**  
He/Him/His  
Legislative Officer | Legislative Services

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520-6366  
[MNakonechny@rockyview.ca](mailto:MNakonechny@rockyview.ca) | [www.rockyview.ca](http://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:** Bobbie Jo Clelland [REDACTED]  
**Sent:** Wednesday, November 27, 2024 10:44 AM  
**To:** Legislative Services <LegislativeServices@rockyview.ca>  
**Subject:** Re: C-8568-2024

Hello,

I am writing with respect to opposition of Bylaw proposal: 1 BYLAW  
C-8568-2024 set to be heard Dec 11, 2024.

I am strongly opposed to this revised

ASP amendment. Turning the corridor between Calgary and RR 33 into a commercial corridor. We moved out here for this way of life. We do not need commercial amenities neighboring us. We enjoy the farm, pasture, and nature and are trying to preserve this way of life for our children. We do not want convenience and are more than happy to drive in to the city for groceries, coffee, food, etc. It was a conscious decision made to accept the quiet living for the inconvenience of a short trip into the city.

Please consider this email as formal notice of my objection to Amendment  
G(1) of the ASP to increase the commercial corridor!

Respectfully,

Resident of RVC.

Bobbie Clelland

**Micah Nakonechny**

---

**From:** Cal Johnson [REDACTED]  
**Sent:** Thursday, November 28, 2024 3:09 PM  
**To:** Legislative Services  
**Subject:** Fwd:  
**Attachments:** Springbank ASP amendments submission Nov 2024(14120176.1).docx

Re: Bylaw C- 8568-2024

Please find attached my written submission for the purposes of the public hearing on December 11.

Cal Johnson  
244129 HorizonView Road, T3z 3M6

o

Legislative Services, Rocky View County (via email)

Re: By-Law C-8568-2024

From: Cal Johnson, 244129 HorizonView Road T3Z 3M6

Please accept this as my submission for the purposes of the public hearing on the above by-law scheduled for December 11, 2024

**1. Process Concerns**

In some measure, the amendments proposed are what might be expected in terms of housekeeping, clarifications, correction of clerical or inadvertent errors and better descriptions. The reasons for the change are either self-evident or an explanation is provided.

However, the amendments which I deal with below [ B(1) and G(1)] concerning wastewater servicing and additional commercialization are changes that appear to be a 180 degree about face. With no explanation or context, you create the unfortunate result that the residents will infer motives that are not very favourable to Administration or Council. The draft ASP is a vast improvement over the disastrous ASP process of the previous Council and appeared to be responsive to a number of our comments and concerns. But then I receive an email at 5:36 pm last Friday afternoon with these amendments and a deadline of less than a week to provide written comments. It has the appearance of a bait and switch that marginalizes our input over the past several years. I appreciate that audio and video presentations can be made on less constricted timelines, but my experience has been that most residents would want to put in written comments as preparing an audio or video presentations is more work and requires some level of technical proficiency that many are not comfortable with.

Surely, we could have been given better information and more reasonable deadlines. This is not a good look in terms of either sincere consultation or genuine transparency.

**2. Amendment B(1) Wastewater Servicing**

This is an area where the draft ASP had taken into account concerns with wastewater management that had been expressed by the residents for many years. Very simple. Piped wastewater servicing is required across the board. Amendment Option 1 is a major retreat. Regional servicing or Decentralized Piped Servicing are essentially equivalent in that they allow effluent to be conveyed to some sort of treatment facility. Decentralized effectively allows residential effluent to be sprayed on lands, just as is allowed at present. No idea of what standards a treatment facility must adhere to. Even the definitions are internally inconsistent. The only regional definition added in Appendix A is for "Regional Piped Wastewater Servicing. That applies to all residential development, yet it says it only applies to "sewage from large developed or developing areas". How does that fit with New Residential Areas or Infill Residential Areas? One of the very few Costco improvements made was to preclude them from spraying and they had to arrange to connect to a treatment facility. Amendment Option 2 at least has the benefit of precluding Decentralized Piped Servicing, which is a definite improvement over Amendment Option 1.

**3. Amendment C(2) and C(3)**

It would appear that these lands are not significantly impacted by the airport noise zones shown on Map 7 and could usefully be used for residential. The amendment description says they would be redesignated as Springbank Airport Interface, but then it appears C(3) would change this to Institutional and Community Uses. Given how those Institutional and Community Uses are already provided for in the ASP, and as proposed to be expanded even further by other amendments, why would C(3) make sense? Leaving it as Airport Interface would provide lands that even the Airport Authority says it doesn't need.

**4. Amendment E(1) Residential**

I would suggest that Amendment Option 1 is the preferred alternative for E(1). However, for E(2), I would recommend that neither amendment be considered, as the existing draft in Policies 8.2 and 8.20 sets forth the most appropriate use of conceptual schemes for residential development.

**5. Amendment F(1) Community Core**

Proposed Policy 13.11 allows developments that align with and support the principles of the Community Core. But what are those principles? Is this meant to refer to 13.15? That is not clear and should be made so. As identified on Map 8, it appears to not adequately allow for school expansion or for a buffer from any commercial or residential development.

**6. Amendment G(1) Commercial Corridor**

Amendment Option 1 is a massive change from the draft ASP with no explanation or justification whatsoever. Previous public hearings have rejected more commercial development in addition to the already significant commercial development in Commercial Court, Bingham Crossing, Costco, and to a lesser extent in Harmony and Calaway. By my rough calculations, this looks to be about 16 quarter sections from what was 3 before. Even previous MD sponsored studies have shown that this is not justifiable or verifiable. Why would we want to take a major part of Highway 1 and turn it into a Springbank version of Gasoline Alley in Red Deer, or the unsightly commercial development around Airdrie. This has been opposed by residents consistently for years. So, the only conclusion is that the MD is caving to commercial interests, without any evidentiary need and in the face of community opposition. Further, removing the sensible restrictions on water supply and wastewater disposal is a denigration of necessary protections in the existing plan.

Amendment Option 2 is at least more limited in scope and subject to some of the restrictions proposed for Policy 13.16. However, it still begs the question of whether there is a verifiable need, in light of other commercial options within the ASP.



**Micah Nakonechny**

---

**From:** [REDACTED]  
**Sent:** Wednesday, November 27, 2024 1:13 PM  
**To:** Legislative Services  
**Subject:** BYLAW C-8568-2024 - 1015-550

RVC,

As a homeowner in the area, I strongly oppose the proposed amendments to draft bylaw C-8568-2024. The proposed amendment would end up in a nightmare of significantly increased traffic on TWP road 250 and dramatically change my community's quiet neighborhood to a neighborhood that will have crazy noise, increased traffic, increased crime, increased collisions, basically chaos 24/7. We would end up living next to a giant gasoline alley like area. All the current homeowners that live in the area moved out of town to get away from the city and commercial and industrial areas. Families move to RVC acreages to get out of the city and live quietly in the country...not to move to RVC so a massive shopping area of gas stations, fast food, shopping, etc. can be built next to them in their community. This proposed change only benefits the commercial developers and not the homeowners who already live and have made an investment in RVC.

Please note that many homeowners likely have not received the NOTICE OF PUBLIC HEARING dated November 12, 2024, due to the mail strike. I had this information forwarded to me as I have not received the original notice in the mail.

Thank you,  
Campion Swartout  
35 Calling Horse Est.

**Micah Nakonechny**

---

**From:** Shawn Bullock [REDACTED]  
**Sent:** Wednesday, November 27, 2024 12:49 PM  
**To:** Legislative Services; Division 2, Don Kochan  
**Subject:** BYLAW C-8568-2024

Hello All,

Christina & Shawn Bullock strongly oppose any future Commercial/LT. Industrial development along RR 33 north.

Our address is 251218 Rocky Range View, Calgar, AB T3Z 1K8.

Thank you for your consideration on this matter.

Sincerely,  
Shawn & Christina Bullock

**Micah Nakonechny**

---

**From:** Christine Black [REDACTED]  
**Sent:** Wednesday, November 27, 2024 2:35 PM  
**To:** Legislative Services  
**Subject:** Public Hearing Bylaw C-8568-2024-1015-550

Good afternoon,

I am writing in response to the notice of the draft proposed amendments for the Springbank Area Structure Plan.

Firstly, I would like to express my concern regarding the readability of the maps included in the amendment. They are quite blurry, making it difficult for residents to interpret the proposed changes. Overall, the complexity and volume of the amendments and the complexity of the ASP in general make it challenging for regular residents to fully understand the implications.

Regarding Amendment G Commercial Corridor, I do not support the increase in the size of the planned business land use designation. This represents a significant departure from previous plans and affects me personally, as this area is in close proximity to my home and my family and I travel along Township Road 250 daily for work, school and daycare on the other side of the highway.

Furthermore, I noticed that an earlier draft redesignated agricultural land to "new residential." While I am not sure what the owners of this agricultural land would like to do, I would prefer this land remain agricultural, as it preserves our beautiful views of farmland and the mountains. New residential development would obstruct these views and generate significant traffic in the area.

North Springbank is a quiet area, and a substantial increase in businesses and commercial activities would significantly raise noise levels. Additionally, the introduction of more street and business lights would disrupt the currently dark, star-filled night sky. The anticipated increase in traffic would necessitate extensive new infrastructure, and pose safety concerns for children and adults who currently walk, bike to school, to visit friends or exercise. My children, whose ages range from 3 to 19, would be directly impacted by these changes. In general, this is a safe and quiet neighborhood with little crime. Making a commercial roadway will bring more traffic and travellers into the area and may risk that. We have wonderful wildlife in the area that is at risk of losing their natural habitat or being hit by vehicles.

Furthermore, I noticed that an earlier draft of the ASP has redesignated agricultural land to "new residential." While I am not sure what the owners of this agricultural land would like to do, I would prefer this land remain agricultural, as it preserves our beautiful views of farmland and the mountains. New residential development would obstruct these views and generate significant traffic in the area.

We moved to Springbank in 2011 to escape city traffic, noise and lifestyle. These proposed changes are entirely contrary to that objective and spark concerns with Infrastructure strain, noise and light pollution, preservation of agricultural land, change in the area's character, environmental impacts, aesthetic and scenic value and quality of life.

[SEP] I do understand that the City of Calgary is expanding and that changes are inevitable. I have previously not opposed smaller proposed developments that align with the character and needs of our community. [SEP]

Thank you for considering my comments.

As per the notice that I must provide name and address with my submission - here are the details below

Christine Black

Address 250196 Range Road 32, T3z 1e9

**Micah Nakonechny**

---

**From:** Cindy Dowsett [REDACTED]  
**Sent:** Wednesday, November 27, 2024 9:05 PM  
**To:** Legislative Services  
**Subject:** Opposition of ASP amendment

Hi there,

I am writing with respect to opposition of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024.

I am strongly opposed to this revised ASP amendment. Turning the corridor between Calgary and RR 33 into a commercial corridor. We moved out here for this way of life. We do not need commercial amenities neighboring us. We enjoy the farm, pasture, and nature and are trying to preserve this way of life for our children. We do not want convenience and are more than happy to drive in to the city for groceries, coffee, food, etc. It was a conscious decision made to accept the quiet living for the inconvenience of a short trip into the city.

Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor!

Cindy Dowsett  
131 Lariat Loop  
Calgary, Ab  
T3Z1G2

**Micah Nakonechny**

---

**From:** Courtney Sproule [REDACTED]  
**Sent:** Wednesday, November 27, 2024 9:53 AM  
**To:** Legislative Services  
**Subject:** opposition of BYLAW C-8568-2024

Hello,

I am a resident of Harmony.

I am writing with respect to opposition of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024.

I am strongly opposed to this revised ASP amendment. Turning the corridor between Calgary and RR 33 into a commercial corridor. We moved out here for this way of life. We do not need commercial amenities neighboring us. We enjoy the farm, pasture, and nature and are trying to preserve this way of life for our children. We do not want convenience and are more than happy to drive in to the city for groceries, coffee, food, etc. It was a conscious decision made to accept the quiet living for the inconvenience of a short trip into the city.

Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor!

Courtney

**Micah Nakonechny**

---

**From:** [REDACTED]  
**Sent:** Thursday, November 28, 2024 2:24 PM  
**To:** Legislative Services; Division 2, Don Kochan  
**Subject:** BYLAW C-8568-2024 Springbank ASP  
**Attachments:** Bylaw C-8568-2024\_ASP Comments to Amendments Dec 11 2024.doc

Attached is my submission to the Springbank ASP hearing on December 11, 2024.  
Cynthia Clarke  
251242 Rocky Range View  
North Springbank  
NE-09-25-03 W5M

Cynthia Clarke  
251242 Rocky Range Vw  
NE-09-25-3 W5M

November 28, 2024

To: Legislative Services, Rocky View County

**Response to Proposed Amendments to the Springbank ASP  
Bylaw C-8568-2024-1015-550**

Council Members:

My first use of the four corners of Range Rd 33 and Township 250 was July 1<sup>st</sup>, 1989.

As a 35-year North Springbank resident, who must use Range 33 for daily access, my comments on the proposed ASP are based my daily living in Springbank – including raising children in the schools and various activities at the Park For All Seasons, as well as Springbank 4H.

With no development at Range Rd 33 and Township 250 at the current time, Range Rd 33 residents are already at the mercy of existing development west of Range Rd 33 – being the Edge School traffic, YBW and it's commercial/industrial traffic, and, the largest bulk – Harmony traffic and that which its ever-growing construction also brings to the daily load. Once Costco-Bingham open all their doors, it will only get worse for the Range Rd 33 residents!

At certain times of the day, we cannot get out of our community, and then the reverse attempting to return home. RoundABOUTs are not the complete or perfect answer to this corner. Traffic is lined up down the highway ramp in the morning, then again, in the afternoon.

On weekends during Calaway Park's operating days, Highway 1 is backed up to the City limits in the right-hand lane. This dangerous scenario is not going away with the construction of the planned round-about on Range Rd 33. Add to this, the usual Costco weekend shopping numbers – as many as 800 vehicles per hour!

**YBW – Springbank Airport Lands**

There is no further need for any more land around the Springbank airport. This land contains 300 additional acres. Between YBW and Commercial Court on the south side of Highway 1/Range Rd 33, there are sites still available for development, let alone for the future.

**Residential**

Even though the Central SB ASP does allow 1 acre parcels, the majority of Springbank residents have stated repeatedly over several years that they prefer nothing smaller than 2 acre lots.

To date, other than Springbank Links, developments with approval for 1 acre lots have not started any construction. Springbank Creek and Pradera Springs are two approved developments with 1 acre (or less) lots and there is no movement on them. At all.



There are currently many acreage sizes around Springbank: 2, 4, 6 10, 20-acre parcels.

There is enough confusion to govern at the moment, please remove 1 acre lots from the ASP.

### **Community Core**

Over 70% of respondents want a community core on RR 33, and the majority of them do not want any commercial on this road. Local commercial is not wanted or needed.

Keep RR 33 as Institutional & Community Use, with development that supports or complements the schools and recreation, along with some residential that doesn't front onto RR 33.

### **Commercial Corridor**

I honestly thought this dinosaur idea died along with the 2021 ASP drafts rejected by the CMRB, but it's rearing its ugly head again.

Even back in 2013 the County Plan identified only the 4 corners of RR 33 and Hwy 1 as business/commercial. A full year of public engagement confirmed that most residents in Springbank do not want Hwy 1 developed into a commercial corridor. Since 2017, over 60% of involved residents have strongly opposed such development.

The Nichols Report, "Commercial Demand Analysis" for Springbank, states that no more land is required for commercial/business in this ASP. There are 394 undeveloped acres around the airport and Harmony that are already approved, though growth is only 2 ac/yr.

Because Springbank's Vision and Goals emphasize Country Residential living, Council has a chance to break from the idea that every highway leaving Calgary should have development on it.

I invite all Councillors to take a drive west on Hwy 1 on a weekend, especially in the summer. There is gridlock, miles of it, sometimes all the way back to Nose Hill Drive on Stoney Trail. The highway can barely handle the traffic as it is, and putting commercial on it for a 3-mile-stretch is absolutely **not** sound planning.

During the "open house" ASP presentation in June 2023, residents that I heard, made it quite clear that they were living in Springbank for the "country residential lifestyle" and none of them were asking for further changes to their lifestyle.

Good and thorough planning is needed before any shovels are put into the ground around the four corners.

*Cynthia Clarke*

Cynthia Clarke  
35-Year North Springbank Resident

**Micah Nakonechny**

---

**From:** Daniel Maylan [REDACTED]  
**Sent:** Thursday, November 28, 2024 4:02 PM  
**To:** Legislative Services  
**Subject:** Fwd: comments for environmental reserve and lot size  
**Attachments:** Video.mov

I echo the comment herein from my neighbor....the kill was illegal and I we are pushing for court action with Qualico and Fish and Wildlife.

As a side....the shooter is said to be a Rockyview employee which makes the kill even more disturbing as he would have stalked the animal as it moved between our yards and shot it at first chance.

Dan Maylan  
238 Artist View Way  
[REDACTED]

Sent from my iPhone

Begin forwarded message:

**From:** Moire [REDACTED]  
**Date:** November 28, 2024 at 3:46:11 PM MST  
**To:** Dan Maylan [REDACTED]  
**Subject:** comments for environmental reserve and lot size

Hi Dan,  
I'm not sure if you comment on RV papers, but just in case you want to in the next hour, sorry deadline is today at 4:30. I'm sending you what I sent. It wasn't what I was going to send but this week made me change. Perhaps you can add your comments re keeping the environmental corridor protected and yet also informing more people of what happened.

comments go to  
[legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)

My email

Thank-you for encouraging residents comments re the upcoming Springbank ASP.

I would like to comment on 2 issues only.

**1 Wildlife: Please change map 11 to follow map 10.**

The wildlife corridor and environmental reserve at Artists View & Coach Creek need to be protected in perpetuity. Humans should be able to enjoy it without destroying it.

There is a great amount of varied wildlife around Artists View, perhaps due to the environmental reserve that leads down into the Coach Creek coulee, which drains into the Bow river. The Hwy 1 expansion buried the water into pipes to run under the highway but without animal access. This has served to force more animals to remain south of the highway & I'm sure some get run over.

**Map 10** shows the wildlife corridors stretching as described above, **map 11** shows the environmental reserve stopping at Artists View Way which is should not. **Please change map 11 to follow map 10.**

The maps now have eliminated Coach Creek & the environmental reserve from Artists View down to the creek. We have a number of large animals that make this area home including multiple moose. Their constant predictable presence here has been clearly proven this week in a **horrific** way ! A man calling himself a hunter has just walked through, shot & killed a young healthy bull moose from our neighbours lot. We have watched this moose from his birth year, he was not fearful of us. This man shot him. He died in the residential yard. His head was cut off & body left in the yard until fish and wildlife pulled him only a little ways down into the coulee. That is not the behaviour of a respectful hunter, wasteful & not what we expect our kids to see from our windows. We enjoy our long existing wildlife corridors & celebrate the animals in this beautiful countryside, enjoying their presence in our communities & sharing pictures on media. **We somehow feel we are the intelligent caring race.**

**Map 11 Please bring the environmental reserve land down the hill west following the coulee to Coach Creek where it actually is.**

**2 Lot size: Please keep the Artists View area out of the infill category.**

In the land use strategy our area (Artists View) and much of our surroundings have without logical consideration been re-designated as Infill residential, pg 13/19 Amendment Option 2 & Map 6.

**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.**

We are all on septic systems that need more than 1 acre. There is discussion of pipes from Harmony but Harmony is a long way away, downhill., therefore water would have to be pumped up. Sewage always has pumps, all at huge cost. I am told their water license expressly stipulates it is for Harmony use only & is almost at capacity now.

Moire Dunn  
213 Artists View Way

**Micah Nakonechny**

---

**From:** Darren Fairman [REDACTED]  
**Sent:** Thursday, November 28, 2024 10:25 AM  
**To:** Legislative Officers  
**Cc:** Legislative Services  
**Subject:** Re: Springbank ASP C-8568-2024

Hello, sorry for missing that.  
 We live in Crocus Ridge Estates  
 93 Crocus Ridge Drive  
 Thanks  
 Sent from my iPhone

> On Nov 28, 2024, at 9:42 AM, Legislative Officers <LegislativeOfficers@rockyview.ca> wrote:

>  
 > Good morning,  
 >  
 > Thank you for submitting your comments. As per Rocky View County's Procedure Bylaw, we require your address, or indication as to where you live, in order to be included on the Council agenda. Could you please provide this information at your earliest convenience? If we do not receive this information by 4:30 p.m. today, your submission will not be included on the Council agenda.

>  
 > Thank you,  
 >  
 > MICAH NAKONECHNY  
 > He/Him/His  
 > Legislative Officer | Legislative Services  
 >  
 > ROCKY VIEW COUNTY  
 > 262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
 > Phone: 403-520-6366  
 > MNakonechny@rockyview.ca | <https://protect2.fireeye.com/v1/url?k=31323334-501d2dca-313531c6-454455534531-9e77b8d97f4a602a&q=1&e=ff74bf8b-1b55-4205-ac3b-d798c02b7d62&u=http%3A%2F%2Fwww.rockyview.ca%2F>

>  
 > 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: Darren Fairman [REDACTED]  
 > Sent: Wednesday, November 27, 2024 8:08 PM  
 > To: Legislative Services <LegislativeServices@rockyview.ca>  
 > Subject: Springbank ASP C-8568-2024

>  
 > In reference to the ASP, section G(1) regarding the Commercial Corridor south of Township 250, my wife and I are opposed and do not support this proposal/development.

>  
 > Regards  
 > Darren Fairman  
 > Gwen Pauls  
 > Sent from my iPhone

**Micah Nakonechny**

---

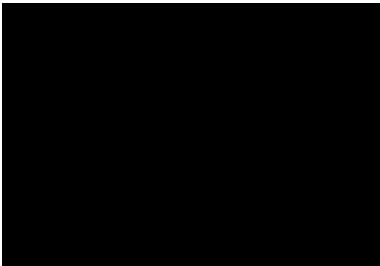
**From:** David Rebbitt [REDACTED]  
**Sent:** Wednesday, November 27, 2024 10:09 AM  
**To:** Legislative Services  
**Subject:** Springbank ASP  
**Attachments:** D Rebbitt Letter on Springbank ASP.pdf

Good day,

Please find attached a letter commenting on the Springbank ASP proposed amendments (Bylaw c-8568-2024).

Warm regards

Dave Rebbitt



27 November 2024

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

**Re: Springbank Area Structure Plan Amendments (Bylaw c-8568-2024)**

I would like to raise some issues with the proposed amendments to the Springbank area structure plan.

**G1 - Commercial corridor**

This proposed amendment is both inappropriate and untimely.

The proposed commercial corridor actually encompasses existing residential properties between the county boundary near the old Banff Coach Road and Copithorne Trail in North Springbank and Range Road 34 in South Springbank. This is not a small or middling change. The Springbank area structure plan published in October 2024 designated three sections as business, and these were in the immediate vicinity of Highway One and Range Road 33. The new amendment designates 16 sections. That is more than five times the area.

It is entirely unclear how this new land use designation would affect those residential properties that exist in the proposed designated area.

There has been no consultation and no studies conducted with regard to designating a commercial corridor. This makes the intent of the county and the future unclear.

It is also not clear what benefit this would provide to any County residents.

The proposed amendment is a surprise to all residents in the area, and there has been no communication other than the proposed amendment on any intent for this area or how that would affect the use of the existing residential parcels in the area where adjacent to this area. While it is understandable that current undeveloped areas may be designated as commercial after some consultation with residents, none of this has occurred.

It is not clear how either the G2 amendments would serve the interests of residents of Rocky View County. It certainly isn't possible to know how this would serve anyone's interest since there has been no planning outline for these areas and no consultation undertaken for these areas. No rationale is offered for this large shift in thinking, and proposing such a sweeping amendment at this time is an affront to residents. This approach is both inappropriate and ill-considered.

## **F1 – Community core**

This amendment proposes to create an area for future development. However, the amendment clearly states that “*Development in this area would be limited until a County-led conceptual scheme is adopted.*”

There is no mention of a community core in the area structure plan circulated in October 2024. It is most inappropriate to change the land use without a clear plan to present to residents. It is impossible to divine what the future may bring or what the ramifications of such an amendment would hold for residents of the area. While the intentions around the development of this area and even redesignated this area may be well-meaning. There is an assumption here that residents should simply accept this and hope for the best.

This is an uninformed approach for both the county and its residents. Without a clear plan, it is inappropriate to move forward with the amendment. There has been no public consultation on this amendment, and there is no clear plan at this time. Such a sweeping move demands study, thought, and public consultation to enable the public to understand the rationale for such a move and the plan for this area before the land use is redesignated.

## **General comments**

Throughout the production of the new Springbank Area Structure Plan, the county has failed to provide a rationale for its decisions and has seemingly ignored the strong wishes of residents.

While it is true that there have been consultation sessions, the sessions are often scheduled on days when it is rather difficult for residents to attend, and there are usually only one or two such sessions.

Despite the long process of producing a revised area structure plan, proposing these amendments at such a late stage without any consultation or study is inappropriate. More distressing is the lack of rationale for these amendments. This gives them the appearance of being ad hoc or haphazard. While I'm sure this is not the case, it is difficult to understand the rationale for many of these changes, and so the lack of information demands a pause.

## **Summary**

While there was consultation on the area structure plan. It bears repeating that there was no consultation, no studies, and no rationale provided for the proposed amendments. There has been limited time to research these changes and to respond to them. While some changes are administrative in nature, others are far-reaching and demand public consultation to allow residents to clearly understand the intentions of the county in these cases.

I am personally strongly opposed to the proposed amendments G2 – Community corridor and F1 – Community core. Both of these amendments are being made with no clear plan and without any consultation with the residents that they are going to affect.

If there is to be any accountability and a clear plan for the future, it should involve the residents of Springbank. The county owes the residents careful consideration in the development and planning of their community. I believe that is a reasonable request. There may be a time for such amendments, but it should be after careful consideration and consultation. The county should be able to provide its rationale for such amendments and decisions rather than simply pushing them forward at the 11<sup>th</sup> hour without meeting its responsibilities to give voice to Springbank residents.

Sincerely



Dave Rebbitt  
Crocus Ridge Estates



**Micah Nakonechny**

---

**From:** D [REDACTED]  
**Sent:** Thursday, November 28, 2024 4:46 PM  
**To:** Legislative Officers  
**Subject:** Re: SPRINGBANK ASP CHANGES

Thanks Micah,  
I am a resident and live at 206 Artist View Way.  
Debbie  
Sent from my iPhone

On Nov 28, 2024, at 4:32 PM, Legislative Officers <LegislativeOfficers@rockyview.ca> wrote:

Good afternoon Debbie,

Thanks for submitting your comments. As per Rocky View County's *Procedure Bylaw*, we require your address, or indication as to where you live, in order to be included on the Council agenda. Could you please provide this information or confirm you are a resident of the Artists View area? **If we do not receive this information by 11:59 p.m. today, your submission will not be included on the Council agenda.**

Thank you,

**MICAH NAKONECHNY**  
He/Him/His  
Legislative Officer | Legislative Services

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520-6366  
[MNakonechny@rockyview.ca](mailto:MNakonechny@rockyview.ca) | [www.rockyview.ca](http://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:** DEBBIE M [REDACTED]  
**Sent:** Thursday, November 28, 2024 4:10 PM  
**To:** Legislative Services <LegislativeServices@rockyview.ca>  
**Subject:** SPRINGBANK ASP CHANGES

Good afternoon,  
I would like to offer some brief comments regarding the proposed new Springbank ASP.

1. In Artist View, the lot size is 2 acre and therefore the septic system in place would not support less than that lot size. There is currently no piping system in place to handle wastewater.

2. The wildlife corridor and the environmental stream that is in the field behind Artist view would be destroyed completely with one acre lots and all that would come from that kind of development. In all of the literature that I have read, maintaining environmental integrity appears to be a goal, and intense development would not align with that goal.

Thank you for considering all comments from Springbank residents.

Debbie McKenzie

**Micah Nakonechny**

---

**From:** Devon Maillot [REDACTED]  
**Sent:** Wednesday, November 27, 2024 10:45 AM  
**To:** Legislative Services  
**Subject:** Opposition to BYLAW C-8568-2024

Hi there,

I am writing with respect to **OPPOSITION** of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024.

I am strongly opposed to this revised ASP amendment. Turning the corridor between Calgary and RR 33 into a commercial corridor. We moved out here for this way of life. We do not need commercial amenities neighboring us. We enjoy the farm, pasture, and nature and are trying to preserve this way of life for our children. We do not want convenience and are more than happy to drive in to the city for groceries, coffee, food, etc. It was a conscious decision made to accept the quiet living for the inconvenience of a short trip into the city. Furthermore, this proposal will cause an increase in crime, traffic, lights, and noise. There are WAY TOO MANY residential homes directly adjacent to this land. My family and I have been in this area for almost 40 years and remain here for all the reasons opposite of this proposal.

Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor!

Sincerely,

Devon Lea Maillot

Currently residing at: 63 Calling Horse Estates, Calgary AB T3Z 1H4  
Currently building at: 43 Springbank Heights Loop, Calgary AB T3Z 1C4

**Micah Nakonechny**

---

**From:** Dinah Gowans [REDACTED]  
**Sent:** Wednesday, November 27, 2024 10:56 AM  
**To:** Legislative Officers  
**Cc:** Legislative Services  
**Subject:** Re: Opposition to : BYLAW C-8568-2024

Apologies, here it is:

435 Whispering Water Trail, T3Z-3V1 (Elbow Valley, Rocky View County)

Dinah and Andy King

Sent from my iPhone

> On 27 Nov 2024, at 09:39, Legislative Officers <LegislativeOfficers@rockyview.ca> wrote:

>

> Good morning,

>

> Thank you for submitting your comments. As per Rocky View County's Procedure Bylaw, we require your address, or indication as to where you live, in order to be included on the Council agenda. Could you please provide this information at your earliest convenience?

>

> Thank you,

>

> MICAH NAKONECHNY

> He/Him/His

> Legislative Officer | Legislative Services

>

> ROCKY VIEW COUNTY

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

> Phone: 403-520-6366

> MNakonechny@rockyview.ca | <https://protect2.fireeye.com/v1/url?k=31323334-501cfaeb-313531c6-454455535732-869761acb6a071ea&q=1&e=6f472fff-8f22-431a-867e-243088fed9e1&u=http%3A%2F%2Fwww.rockyview.ca%2F>

>

> 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: Dinah Gowans [REDACTED]

> Sent: Wednesday, November 27, 2024 9:19 AM

> To: Legislative Services <LegislativeServices@rockyview.ca>

> Subject: Opposition to : BYLAW C-8568-2024

>

> Hi there,

>

> I am writing with respect to opposition of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024.

>

> I am strongly opposed to this revised ASP amendment. Turning the corridor between Calgary and RR 33 into a commercial corridor. We moved out here for this way of life. We do not need commercial amenities neighboring us. We

enjoy the farm, pasture, and nature and are trying to preserve this way of life for our children. We do not want convenience and are more than happy to drive in to the city for groceries, coffee, food, etc. It was a conscious decision made to accept the quiet living for the inconvenience of a short trip into the city.

>

> Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor!

>

> Dinah and Andy King

>

> Sent from my iPhone

**Micah Nakonechny**

---

**From:** Millie Hartviksen [REDACTED]  
**Sent:** Tuesday, November 26, 2024 7:13 PM  
**To:** Legislative Services  
**Subject:** Opposition to Bylaw C- 8568-2024 Amendments C(1), C(2), C(3)

Don, Millie & Erik Hartviksen  
204 Country Lane Drive  
Calgary, AB T3Z 1J4  
November 26, 2024

Legislative Services  
Rockyview County

Dear Council Members,

Re: Concerns Regarding Proposed Commercialization Near Springbank Airport

I am writing to express my opposition to the proposed plan to increase commercialization in the area surrounding Springbank Airport. As a resident of this rural community, I believe this plan poses significant risks to the character, environment, and livability of our region.

Rural communities like ours are valued for their quiet, open spaces, and agricultural or natural landscapes. Introducing increased commercialization around the airport would likely result in:

1. **Increased Noise and Traffic:** More businesses will attract additional vehicle and air traffic, disrupting the peace and quiet that residents and wildlife rely on.
2. **Environmental Impact:** Commercial developments often lead to deforestation, habitat loss, and increased pollution, which can have long-term effects on local ecosystems.
3. **Erosion of Rural Character:** The charm of rural living lies in its simplicity and connection to nature. Expanding commercial zones risks turning our unique community into an extension of urban sprawl.
4. **Strain on Infrastructure:** Rural roads and utilities are often not equipped to handle the demands of large-scale commercial operations, leading to costly upgrades that could burden taxpayers.

While I understand the need for economic development, I believe this should be done in ways that respect the existing community and its values. Enhancing support for local agriculture, eco-tourism, and small-scale rural enterprises would align better with the area’s character and long-term sustainability.

I urge you and the council to reconsider this proposal and prioritize the preservation of our rural environment and way of life. Please consider hosting more community consultations to gather feedback from residents directly impacted by these decisions.

Thank you for your attention to this matter. I trust that you will represent the interests of your constituents when making decisions about the future of our community.

Sincerely,  
Don, Millie & Erik Hartviksen

\*\*\*\*\*

This communication is intended only for the use of the recipient to whom it is addressed and may contain

confidential, personal and/or privileged information. If the reader of this communication is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, do not read, copy, distribute, or take action relying on it. If you have received this communication in error, please delete or destroy it and notify the sender immediately by email or telephone. Thank you.

**Micah Nakonechny**

---

**From:** Duska sinclair [REDACTED]  
**Sent:** Wednesday, November 27, 2024 1:56 PM  
**To:** Legislative Services  
**Subject:** 1 BYLAW C-8568-2024

To whom it may concern,

I am writing with respect to opposition of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024.

I am strongly opposed to this revised ASP amendment. Turning the corridor between Calgary and RR 33 into a commercial corridor. We moved out here for this way of life. We do not need commercial amenities neighboring us. We enjoy the farm, pasture, and nature and are trying to preserve this way of life for our children. We do not want convenience and are more than happy to drive in to the city for groceries, coffee, food, etc. It was a conscious decision made to accept the quiet living for the inconvenience of a short trip into the city.

Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor.

Sincerely,

Duska Sinclair  
53 Emerald Bay Drive  
Calgary AB T3Z 1E3

Sent from my iPhone



**Micah Nakonechny**

---

**From:** Ena Spalding [REDACTED]  
**Sent:** Wednesday, November 27, 2024 5:48 PM  
**To:** Legislative Services  
**Subject:** Bylaw C-8568-2024 – 1015-550  
**Attachments:** SBASPamendreply271124es.pdf

Bylaw C-8568-2024-1015-550

please find attached my response to the Springbank ASP amendments for the Dec 11 public hearing.

thanks

Email to: Rocky View County Legislative Services  
[legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)

**Bylaw C-8568-2024-1015-550**  
**Response to Proposed Amendments to the Springbank ASP**

To: RVC Councillors and Administration

Thanks for the opportunity to submit these comments on the Dec 11 proposed amendments to the draft Springbank ASP:

**B-1 Servicing – I choose Option 2**

There is now a regional system in Harmony (adjacent to Springbank), therefore “decentralized” wastewater systems should no longer be a recommended alternative. The treated effluent from these systems may be discharged onto the land, polluting the soil, environment and water table. That discharge all ends up in the rivers from which Calgary and the rest of the region draw their drinking water. So, RV County should not allow this type of discharge in Springbank but instead ensure that any new developments must connect to the regional wastewater servicing available from Harmony.

**C-1, C-2, C-3 Airport Interface Mapping Changes**

This section is not clear and should be rewritten. It’s unclear which lands of the 38 acres and 75 acres will be Airport Interface (AI), and which will be Institutional and Community Uses (ICU) if these amendments are approved.

**D-1 Agriculture - I choose Option 2**

**E-1 Residential - I choose a DIFFERENT Option**

Which is to **remove 1 acre lots from the Springbank ASP**. I and many other Springbank residents have been asking for no less than 2-acre lots for many years. Most existing 2-acre lots have septic tanks so 2-acre lots should be a minimum size. The 1-acre lots allowed in the Central Springbank ASP was **ONLY** for the proposal to build affordable seniors’ residences.

## **E-2 Residential - I choose Option 2**

### **F-1 Community Core**

Springbank residents want a community core on RR 33, but they **don't want** commercial development added. More commercial is not needed, with Bingham Crossing mall being developed on RR 33 already. Any additions adjacent to the core should support the schools and recreation, e.g. Institutional & Community Use.

### **G-1 Commercial Corridor along Hwy 1 – NO!**

This proposal did **NOT** come from residents. It's NOT in the September draft Springbank ASP nor in the existing ASPs. I and most residents in Springbank do not want the lands along Hwy 1 turned into a commercial corridor. We residents have expressed our opposition to this bad idea for many years.

Also, the Nichols Report, "Commercial Demand Analysis" for Springbank states that **no more land is required for commercial/business purposes** within the Springbank ASP. There are still hundreds of acres around the airport and Harmony, already approved but not yet developed, so there is no need to add more.

Springbank's Vision and Goals (Section 6 of the ASP) talk about Country Residential living, "viewsapes" and the unique natural and cultural qualities of our area; and state that "Existing and future business uses will be carefully managed". Turning Hwy 1 west from Calgary through Springbank into another Macleod Trail would be a disastrous choice. I hope that Councillors have higher aspirations for one of the most beautiful areas in RV County. Soon the Costco gas station will cause painful delays on Hwy 1 west past Bingham, making travel worse for residents and visitors. No more commercial, please.

### **H-1 Removal of Provincial Lands**

There is no point in keeping provincial lands inside an ASP managed by the municipality. For what purpose were these lands purchased by the province? Perhaps for a flood mitigation dam? If so, these lands are likely no longer needed for that purpose. Would RVC have any influence over the fate of these provincial lands if they remain inside the Springbank ASP?

To conclude ... for decades I and many Springbank residents have responded to RVC requests to participate in surveys, open houses, meetings and public hearings. But I often wonder if we are being listened to? Some of these amendments to the draft ASP propose to instate policies that have been rejected by residents many times. I believe that I and other Springbank residents are well informed to guide the future of our home and local lands, so please listen to our perspectives.

Ena Spalding  
178 Artists View Way  
Springbank  
T3Z 3N1

**Micah Nakonechny**

---

**From:** Erica Jo Sharp [REDACTED]  
**Sent:** Thursday, November 28, 2024 6:47 AM  
**To:** Legislative Officers  
**Subject:** Preposed amendments to Springbank area plan

To Rocky View Council,

As a resident of north Spring for the last fifteen years, I am very saddened and alarmed with the plans that Rocky View County has proposed to our beloved community.

We chose to live in this community because of the quiet, peaceful way of life. I understand that the MD needs tax revenue, and our high taxes and lack of services seemed like the balance. As it is not the residents wish for this development, I can only assume that the MD is using our community as a cash cow to line its coffers.

I am strongly opposed to the proposed business corridor (section G). Your proposed business corridor will not only alter the character of north Springbank, burden an already taxed infrastructure, impact the families that live there and disrupt a very active wildlife corridor.

We do not need another Balzac. Driving through that community (if you can even call it a community anymore) makes me despair for what we will lose too.

I hope you will reconsider, listen to the resistance, and allow our community to keep its essential character.

Thanks

Erica Sharp

51 Livingstone Estates

Rocky View County

**Micah Nakonechny**

---

**From:** Erika Kubik [REDACTED]  
**Sent:** Wednesday, November 27, 2024 9:53 AM  
**To:** Legislative Officers  
**Cc:** Don Kochan; Jamie Kubik Desjardins; [REDACTED] Legislative Services  
**Subject:** Re: Bylaw C-8568-2024 - Notice of objection

Erika Kubik  
8 Crocus Ridge Crt  
Sent from my iPhone

On Nov 27, 2024, at 9:35 AM, Legislative Officers <LegislativeOfficers@rockyview.ca> wrote:

Good morning,

Thank you for submitting your comments. As per Rocky View County's *Procedure Bylaw*, we require your address, or indication as to where you live, in order to be included on the Council agenda. Could you please provide this information at your earliest convenience?

Thank you,

**MICAH NAKONECHNY**

He/Him/His

Legislative Officer | Legislative Services

**ROCKY VIEW COUNTY**

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

Phone: 403-520-6366

[MNakonechny@rockyview.ca](mailto:MNakonechny@rockyview.ca) | [www.rockyview.ca](http://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:** Erika Kubik [REDACTED]  
**Sent:** Wednesday, November 27, 2024 9:07 AM  
**To:** Legislative Services <LegislativeServices@rockyview.ca>  
**Cc:** Don Kochan <kochandiv2@gmail.com>; Jamie Kubik Desjardins [REDACTED]  
[REDACTED]  
**Subject:** Bylaw C-8568-2024 - Notice of objection

Hi there,

I am writing with respect to opposition of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024.

I am strongly opposed to this revised ASP amendment. Turning the corridor between Calgary and RR 33 into a commercial corridor. We moved out here for this way of life. We do not need commercial amenities neighboring us. We enjoy the farm, pasture, and nature and are trying to preserve this way of life for our children. We do not want convenience and are more than happy to drive in to the city for groceries, coffee, food, etc. It was a conscious decision made to accept the quiet living for the inconvenience of a short trip into the city.

Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor!

Kind regards,  
Erika Kubik

**Kirin Wrzosek**

---

**From:** Colt Maddock  
**Sent:** Monday, November 25, 2024 9:28 PM  
**To:** Legislative Officers  
**Subject:** FW: New Amendments

Good Morning,

Can you kindly add the following email to the Springbank ASP Council Package.

Thank you!

COLT MADDOCK, MCP  
Planner 1 | Planning & Development  
ROCKY VIEW COUNTY  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520-6375  
cmaddock@rockyview.ca | www.rockyview.ca

This email, 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 strictly prohibited and unlawful. If you received this communication in error, please reply immediately to let me know about the error and then delete this email. Thank you.

> On Nov 23, 2024, at 7:39 AM, Gail Mullens [REDACTED] wrote:

>

> I am writing to you regarding the new proposed amendments. I am not in favour of further commercialization along Highway 1 and Range Road 33.

>

> It is not clear about the ramifications of changing the land-use around country Lane Estates from the provincial designation. If that allows for further property development, then I am totally against this.

>

> I also would prefer the 2 acre designation versus 1 acre. We need to keep the rural residential aspect going in this community.

>

> Thank you

>

> Gail Mullens

>

>

> Sent from my iPhone



**Micah Nakonechny**

---

**From:** Gonne Mulder [REDACTED]  
**Sent:** Wednesday, November 27, 2024 5:09 PM  
**To:** Legislative Services  
**Cc:** Colt Maddock; Dominic Kazmierczak; Division 1, Kevin Hanson; Division 2, Don Kochan; Division 3, Crystal Kissel; Division 4, Samantha Wright; Division 5, Greg Boehlke; Division 6, Sunny Samra; Division 7, Al Schule  
**Subject:** Bylaw C-8568-2024- 1015-550  
**Attachments:** RVC.pdf

Please find attached our input on the proposed amendment C3 to Bylaw C- 8568-2024- 1015-550. We would appreciate acknowledgement of receipt as well as any comments you may have. Thank you for your attention to this matter.

Gonne Mulder

November 24, 2024,

Related to Bylaw C-8568-2024- 1015-550

Dear Councillors,

Thank you for making time to listen to Springbank Resident's concerns re. the proposed ASP, most recently presented to council in October 2, 2024.

It has come to our attention that Council has yet again decided to change the parameters for this ASP. The lands in question are currently included in the Airport Interface Lands under Amendment C2. This area is located from the intersection of RR. 33 and Twp. Road 250 all the way to the Springbank Airport. A further Amendment C3 is now invoked that restricts the land use to those designated under Policy 13.04.

Policy 13.04 addresses Public and Non-Public Institutional and Community uses, which imposes limits to the developments to the following 8 uses.

1. Arts and Cultural Centre
2. Athletic and Recreational services
3. Libraries
4. Museums
5. Private Schools and Public Schools
6. Public Parks, open space or environmental services
7. Religious assembly
8. Senior Care facilities

The afore mentioned items are currently already addressed in RVC, Springbank as follows:

1. The Kiyooki Ohe Arts Centre was established in 2014, on lands donated by a family. Funding requests have been made to RV County over the years, to improve and grow this unique facility. However to the best of my knowledge no funds were approved to date. It is doubtful that there would ever be a need for another Arts and Cultural Centre
2. Springbank has an outstanding Athletic and Recreational Facility, The Springbank Park for All Seasons. (SPFS). Lands to expand this facility has already been purchased and plans are underway to meet the growing needs of the Greater Springbank Area. This area includes the growing community of Harmony where many families reside.
3. The Marigold Library System serves Cochrane and the Greater Springbank Area from the charming Cochrane Public Library building. Should there be a

need to expand a physical building, a better option would be to include it in the further growth of Harmony.

4. Museums, what may I ask would be the content and purpose of a Museum in this area ? Historical displays exist both at the Heritage Club and the SPFS.
5. Private Schools and Public Schools are already abundant in the area. They are either already there or proposed. Harmony has a build ready designated school site, and is a much better choice for the growing community.
6. Public Parks and open spaces already are in the planning as RVC has purchased lands directly north of SPFS. Why try to force another park out of bare prairie grasslands?
7. Religious Assembly, there are currently 8 Churches in the limited geographical Area of Springbank. An earlier application to create a Facility adjacent to the Muslim Cemetery in Bearspaw, established in 1983, has been rejected by RVC.
8. A Senior's Care Facility is already approved in Bingham Crossing and will be built in the next few years. Further more in the original Vision and Planning of Harmony Senior's Residences will be realized in the future.

May I further remind Rocky View County that Residents of Harmony are part of your tax paying base and your voter base.

Restricting the lands in question to this extremely limiting Policy 13.04 will further render these lands unusable for further commercial development. Commercial, light industrial development would complement and be compatible with existing development in Commercial Court as well as Airport Lands. Even though RVC has no jurisdiction over Airport Lands, both partners could benefit.

We urge RVC to remove Amendment C3 and stay with the previous draft proposal for the Springbank ASP, Bylaw C-8568-2024- 1015-550, including Amendment C2.

Respectfully Submitted,

Gonne en Jan Mulder  
Springbank Residents in Harmony.  
29 Cattail Run  
Rocky View County  
T3Z 0C9

**Micah Nakonechny**

---

**From:** Gretchen Castronuovo [REDACTED]  
**Sent:** Wednesday, November 27, 2024 9:55 AM  
**To:** Legislative Services  
**Cc:** Gretchen Castronuovo; Frank Castronuovo  
**Subject:** bylaw c-8568-2024

Hello

On behalf of myself and Frank Castronuovo we are against this proposal. We live in Crocus Ridge and will be directly affected by this.

Sincerely,

Gretchen and Frank Castronuovo

Get [Outlook for iOS](#)

**Micah Nakonechny**

---

**From:** Jackie Glen [REDACTED]  
**Sent:** Thursday, November 28, 2024 12:34 PM  
**To:** Legislative Services  
**Subject:** Comments regarding BYLAW C-8568-2024 - for submission on the Springbank ASP  
**Attachments:** Jackie\_Glen\_ASP\_Bylaw\_C\_8568\_2024\_1015\_550.pdf

Nov. 28th 2024 - 12:31 p.m.

Legislative Services:

Please find attached my comments to be considered by Council at the Dec. 11th Public Hearing of the Springbank Area Structure Plan.

I live at 19 Idlewild Estates in Springbank.

My phone number is [REDACTED]

Please see attached the PDF with my comments for submission.

Thank you,  
Jackie Glen

To: Legislative Services – Rocky View County

Dear Rocky View Councillors:

Below are my concerns in response to the proposed amendments to the Sept. 2024 draft of the Springbank ASP.

Thank you in advance for reading.

**Amendment A 5- Cemeteries**

**A5A:** (pg. 2)

Please choose Option 2 - To add cemetery use only to the lands currently occupied by the existing business.

**A5B:** (pg. 3)

Cemeteries are NOT an Institutional or a Community Use nor should they be changed to be one!

Therefore do NOT add cemeteries to Appendix A – pg. 74 of the Sept. ASP draft.  
Cemeteries are NOT in Institutional and Community Use – 13.04 of the draft ASP,  
and should not be added.

**Amendment B – Servicing** pg. 7

Please choose Option 2.

- Option 1 - Decentralized wastewater treatments are known to dump the effluent onto the land. There have been issues with regular testing needed to ensure the effluent is not getting into water wells.  
These systems can fail and can need a LOT of money to fix - and the onus is on the resident of that development to pay for the fix – not the developer.
- Option 2 – requires all development to connect to a Regional Wastewater System which is much better environmentally for the land. Harmony can provide regional wastewater servicing.

*See next page.....*

**Amendment C**

Amendments C1, C2 and C3 are very confusing.

**Since it is well documented there is no need for any more commercial/light industrial in Springbank, there is no need to change C1 or C2 lands to Springbank Airport Interface.**

Both C1 and C2 are currently New or Infill residential.

C1 pg. 9 - is within the airport noise zone, so can be changed to Institutional/Community Use.

C2 pg. 10 is NOT in the noise zone so should remain residential.

Increasing the Airport Interface area raises huge traffic concerns.

The intersection at RR 33 and Twp. 250 will already be a terrible bottleneck with the onslaught of Costco, Bingham Crossing, Harmony residential and commercial growth, the airport - and residents only have one lane to get in and out of our area!

Institutional and Community Use has a large tract of land already South on RR 33 by the three Springbank schools. There is no need for institutional and community use outside of the very large tract of land in the "Community Core" area.

**Amendment E1** pg. 13 – Residential

Option 1 – Council recognizes residents have stated they do not want 2 acre lots.

Please say no to 1 acre lots.

**Amendment F1 – Community Core** - pg.15

In the September 2024 Draft ASP the lands on RR 33 South near the three SB schools are designated Infill and New Residential on Map 6 and Institutional/Community Use on Map 8.

Now RV wants to redesignate these lands to "Community Core" – which paves the way in the wording for commercial uses! Keep these lands as Institutional/Community Use or residential. We do NOT need any more commercial in Springbank (see G1 next pg.)



**Amendment G-1 – Commercial Corridor** pg. 18G 1 - Option 1:

The September 2024 draft ASP did not have any mention whatsoever of 16 quarter sections of a massive Commercial Corridor (larger than Balzac!!)

**NOW – This amendment is trying once again to resurrect commercial in Springbank!  
Why is this amendment even being considered??**

It is an insult to the residents who have repeatedly written letters, had meetings with staff, attended public meetings and public hearings - only to have to keep going back to something that is a dead horse and writing more and more letters and attending more meetings !

## History:

In 2023 14 quarter sections of Commercial/light Industrial land use was added to the Springbank ASP. Planners told residents it was needed to support the airport. This claim was proven false. Planning had never even spoken to the airport about this matter and the airport did not need any more land to support them. The airport is leasing out 300+ acres in the future, and after 54 years of leasing out less than 1 quarter section there are still 8 vacant lots.

The CMRB did not specify Springbank as a preferred growth area.

The Tate Study, 2016 and again the Nichols study, 2023 done specifically for this ASP – paid for by Rocky View – stated no more commercial was needed in Springbank and **Council acknowledged this.**

There is a huge overabundance of commercial/light Industrial with Bingham/Costco (the size of Beacon Hill, Westhills, or Buffalo Run), Commercial Court, the Springbank airport, and Harmony.

At a January 2024 Council meeting, Council turned down the 14 quarters for the reasons above and the fact this is a country residential area. Council acknowledged also the overwhelming majority of residents did not want commercial.

There was no mention of any more commercial in the existing Sept. draft Springbank ASP.

**Please stop once and for all with the Commercial/Industrial ” Business” in Springbank!  
It is proven to be not even remotely needed nor wanted!  
Say NO to the commercialization of the Commercial Corridor G1 and leave the lands as residential.**

Another note – the City of Calgary has indicated this corridor is the gateway to the Rockies and another McLeod Trail or Gasoline Alley would be unsightly.



G1 – Option 2 – (pg. 18) “permit local commercial uses in the Commercial Corridor”.

Residents were presented with Option 1 – commercialize the highway (discussed above) or Option 2 – add commercial to the Community Core. Neither is acceptable. Both need to be refused.

**Council – Please say NO to the wording of the Community Core Option 2.**

**Amendment H** – pg. 19 *Removal of Provincial Lands West and North of Country Lane/Idlewild.*

**Please say NO to the removal of the Provincial Lands.**

**There was never mention of removing these lands in the Sept. 2024 draft ASP – why now??**

The speculation is the Province purchased these lands for Flood Mitigation or a Gravel Pit. Since Ghost Lake was chosen as the site for Flood Mitigation – this leaves Gravel Pit.

By RV taking these lands out can mean several things – (1) RV does not see any potential for these lands, – paving the way for the province to easily create a gravel pit in the future, or (2) someone within RV wants the lands out of the ASP so they can become a gravel pit , (3) by taking these lands out residents will not have a say in a gravel pit and (4) It will be much easier for the province to approve a gravel pit.

One of the existing ASP Objectives on Pg, 13 of the current Sept. draft ASP is :

*“No new aggregate resource extraction operations shall be undertaken within the Plan area.”*

Council – I fear a lot of residents in the affected area may not be aware of the real potential for these lands to be a gravel pit. These lands border Country Lane, Idlewild and Rocky Range View communities at present – and in no way are these Provincial lands a good site for a gravel pit because of environmental hazards so close to established and future residential areas.

In addition – these Provincial lands would make a natural extension of the Special Planning designation along the Bow River – an environmentally sound decision for RV to make.



In closing, I wonder if the comments emailed by the deadline will be fewer this time because of the unusually short deadline to send in comments after the amendments were finally released.

Thank you in advance for your support and thank you for reading this rather long response

Jackie Glen

Idlewild

**From:** [James Kubik](#)  
**To:** [Legislative Officers](#)  
**Subject:** Re: Springbank ASP Opposition - Commercial Corridor  
**Date:** Tuesday, November 26, 2024 3:10:49 PM

---

Hi thanks - yes please only include email 2. I live in North Springbank.

On Tue, Nov 26, 2024 at 8:45 AM Legislative Officers <[LegislativeOfficers@rockyview.ca](mailto:LegislativeOfficers@rockyview.ca)> wrote:

Good morning James,

Thank you for submitting your comments. As per Rocky View County's *Procedure Bylaw*, we require your address, or indication as to where you live, in order to be included on the Council agenda. Could you please provide this information at your earliest convenience?

Can you also please confirm that you would only like the second email to be included in the agenda, once your address is received?

Thank you,

**KIRIN WRZOSEK**  
Legislative Officer | Legislative Services

**ROCKY VIEW COUNTY**

[262075 Rocky View Point](#) | [Rocky View County](#) | AB | T4A 0X2

Phone: 403-520-6312

[KWrzosek@rockyview.ca](mailto:KWrzosek@rockyview.ca) | [www.rockyview.ca](http://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:** James Kubik [REDACTED]  
**Sent:** Tuesday, November 26, 2024 8:36 AM  
**To:** Planning Policy <[planning\\_policy@rockyview.ca](mailto:planning_policy@rockyview.ca)>; Legislative Services <[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)>  
**Subject:** Re: Springbank ASP Opposition - Commercial Corridor

Correction, Amendment option 2 is "unwelcome". Amended message below:

Good morning,

I am writing to vehemently oppose "Amendment G" in the attached, which is proposing to have land redesignated into a Commercial Corridor along Highway 1 in Springbank.

Amendment Option 1 is a very significant change to our nice community that is not welcome. There has already been significant opposition towards further business development within Springbank and this Amendment is excessive and unnecessary. There is no need to convert such a nice piece of residential land into warehouses and shopping malls. It would be a disgrace to the history of this area and the residents that are located here to do so. 99% of Springbank residents don't even want Bingham Crossing to proceed (outside of the developers, I have yet to meet one that actually wants it). It is shocking that Rockyview County would propose this, please listen to your residents!

Amendment Option 2 is also unwelcome. Why have an area that is called the "Community Core" then densify it with commercial development? Doesn't this contradict the very meaning of "Community"? The area is heavily concentrated with excellent schools. There is no reason to turn this into shopping malls, warehouses and gas stations. Residents have been able to do just fine without these services in the past as Calgary is 5 minutes away. Please stop listening to the wishes of developers that suggest these are required services for our area. Please limit business development in this region as it is unwelcome.

Please listen!

Respectfully

**Micah Nakonechny**

---

**From:** Jamie Trinier [REDACTED]  
**Sent:** Wednesday, November 27, 2024 10:34 AM  
**To:** Legislative Services  
**Subject:** Opposition to Bylaw C-8568-2024

Good Morning,

I am writing to respectfully oppose the Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024.

I am strongly opposed to this revised ASP amendment, turning the corridor between Calgary and RR 33 into a commercial corridor.

We moved out to Springbank for this way of life, we do not need commercial amenities neighboring us. We enjoy the farm, pasture, and nature and are trying to preserve this way of life for our children. We do not want or need convenience and are more than happy to drive into the city for groceries, coffee, food, etc. It was a conscious decision made to accept the quiet living for the inconvenience of a short trip into the city.

Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor.

Sincerely,  
Jamie Kayle Trinier  
7 Aventerra Way  
Calgary, AB T3Z0A9

**Micah Nakonechny**

---

**From:** Jana Prete [REDACTED]  
**Sent:** Wednesday, November 27, 2024 11:55 AM  
**To:** Legislative Services  
**Cc:** Chris Christopher  
**Subject:** Bylaw C-8568-2024

Hi there,

I am writing with respect to opposition of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024.

I am strongly opposed to this revised ASP amendment. Turning the corridor between Calgary and RR 33 into a commercial corridor. We moved out here for this way of life. We do not need commercial amenities neighboring us. We enjoy the farm, pasture, and nature and are trying to preserve this way of life for our children. We do not want convenience and are more than happy to drive in to the city for groceries, coffee, food, etc. It was a conscious decision made to accept the quiet living for the inconvenience of a short trip into the city.

Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor.

Legal home owner names: Chris and Jana Christopher  
Address: 243 Mountain River Estates

Thanks,  
Jana

**Micah Nakonechny**

---

**From:** Jeff Wang [REDACTED]  
**Sent:** Thursday, November 28, 2024 9:41 AM  
**To:** Legislative Officers  
**Cc:** Legislative Services  
**Subject:** Re: BYLAW C-8568-2024 -- Opposition to Proposed Rezoning and Commercial Development along Highway 1

My address is 16 crocus ridge Crt, T3z 1g7, Calgary

On Nov 28, 2024, at 9:38 AM, Legislative Officers <LegislativeOfficers@rockyview.ca> wrote:

Good morning Jeff,

Thank you for submitting your comments. As per Rocky View County's *Procedure Bylaw*, we require your address, or indication as to where you live, in order to be included on the Council agenda. Could you please provide this information at your earliest convenience? **If we do not receive this information by 4:30 p.m. today, your submission will not be included on the Council agenda.**

Thank you,

**MICAH NAKONECHNY**

He/Him/His

Legislative Officer | Legislative Services

**ROCKY VIEW COUNTY**

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

Phone: 403-520-6366

[MNakonechny@rockyview.ca](mailto:MNakonechny@rockyview.ca) | [www.rockyview.ca](http://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:** Jeff Wang [REDACTED]  
**Sent:** Wednesday, November 27, 2024 6:44 PM  
**To:** Legislative Services <LegislativeServices@rockyview.ca>  
**Subject:** BYLAW C-8568-2024 -- Opposition to Proposed Rezoning and Commercial Development along Highway 1

Dear Rockyview County Councillors,

I am writing to formally express my opposition to the proposed amendments to the Area Structure Plan (ASP), particularly the rezoning of land along Highway 1 into a commercial corridor, as well as the other proposed changes to the North Springbank area.

As a resident of this community, I strongly believe that this change would have detrimental effects on our neighborhood. The commercial development along Highway 1 would drastically alter the rural, residential character of the area, increase traffic congestion, and potentially reduce the quality of life for those who have chosen to live here for its peaceful and natural surroundings.

Furthermore, the proposal to increase commercialization near the North Springbank airport and the changes to residential lot sizes would also negatively impact the integrity of our community. These developments are not aligned with the needs or desires of current residents and would create long-term consequences that are difficult to reverse.

I ask that you carefully consider the views of those of us who live in this area, and I urge you to reject these proposed changes. Our community is built on preserving the residential character and natural beauty that make it unique, and I believe it is important to protect these qualities for future generations.

Thank you for considering my concerns.

Sincerely,

Jeff



**Micah Nakonechny**

---

**From:** Jennifer Cavanagh Main [REDACTED]  
**Sent:** Wednesday, November 27, 2024 10:37 AM  
**To:** Legislative Services  
**Subject:** Opposed to Bylaw proposal: 1 BYLAW C-8568-2024

Good afternoon,

I am writing with respect to opposition of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024.

I am strongly opposed to this revised ASP amendment, that turns the corridor between Calgary and RR 33 into a commercial corridor. We moved out here for this more rural, slower, way of life. We do not need more commercial amenities neighbouring us. Especially with the Bingham Crossing development all ready going in. Living in Harmony we found a balance that works for us, between more community and living completely rural. We enjoy the farms, pastures, and nature and are trying to preserve this way of life for our children. We are happy to drive in to the city for groceries, and other amenities as well as our chosen activities. It was a conscious decision made to accept this quiet, more simple life, for the inconvenience of a short trip into Calgary or Cochrane.

Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor.

Thank you for your time,  
Jennifer Cavanagh  
882 Sailfin Drive  
Rocky View County  
[REDACTED]

Joy does not simply happen to us. We have to choose joy and keep choosing it every day.  
-HENRI NOUWEN

**Kirin Wrzosek**

---

**From:** John Neudorf [REDACTED]  
**Sent:** Monday, November 25, 2024 9:22 PM  
**To:** Legislative Services  
**Cc:** Division 1, Kevin Hanson; Division 2, Don Kochan; Division 3, Crystal Kissel; Division 4, Samantha Wright; Division 5, Greg Boehlke; Division 6, Sunny Samra; Division 7, Al Schule  
**Subject:** Bylaw C-8568-2024 - 1015-550

Dear Councillors,

I am John Neudorf at 69 Junegrass Terrace, Rocky View County, where my wife and I have resided since December 13th, 2019. It has been interesting to watch and experience what has happened here since that time. I feel that what has been proposed in Bylaw C-8568-2024 would not be in the best interest of that area.

I am writing concerning the proposed Amendments to the draft Bylaw C-8568-2024 to adopt the Springbank Area Structure Plan to guide future land use, subdivision, and development proposals within the plan area.

Policy 13.04 states:

Public and non-public institutional and community uses shall be restricted to the following within the Plan area:

a. arts and cultural centre;

A - Springbank is already the home of an Arts Centre, which was started with lands/building donated by a family

b. athletic and recreation services;

B - Springbank is served by the Springbank Park for All, with additional lands already purchased and planning an expansion to the existing facility

c. libraries;

C - Springbank is served by Marigold Library - should there be a need for a physical building, it would likely be built in Harmony, where the future population base will support it.

d. museums;

D - Museums - in the last 30 years, there has been no demand for a museum beyond the Springbank for All Seasons and the Heritage Centre.

e. private schools;

E - Springbank has several private schools that are either built or proposed. Any additional schools would most likely be built in Harmony as the demographics make it more suitable, and there is a plan for a private school.

f. public parks, open space or environmental reserves;

F - The county has already purchased land north of Springbank Park for All Seasons for recreation, there is, therefore, no need for parkland.

g. public schools;

G - Any future public schools will be built in Harmony, as a site has been allocated. There would be no need to purchase new property.

h. religious assembly;

H - There are currently eight churches in Springbank within a small geographical area.

i. senior care facilities;

I - Senior Care Facilities have already been Approved at Bingham Crossing and will be built in the next few years.

The above shows that being in the airport interface lands with a limited policy (13.04) sterilizes the lands covered by Bylaw C-8568-2024.

Any business type that is currently allowed in Harmony, the Springbank Airport, Mountain View Trail and Commercial Court should be allowed in this area. Low-rise structures like in Commercial Court would be compatible with airport operators. There are also a multitude of business types on the Springbank Airport Lands. Those would include light industrial, mechanical repair, storage yards, veterinarians, etc. All of these and more are compatible with the area, including the area covered by Bylaw C-8568-2024.

Considering the above, I feel that removing the limited scope Amendment of C3 and returning these lands to business transition as designated in a previous draft of the proposed ASP allows for consideration of a business type that is compatible and already in the area.

Sincerely,

John Neudorf

**Micah Nakonechny**

---

**From:** Justin Meisser [REDACTED]  
**Sent:** Wednesday, November 27, 2024 9:58 AM  
**To:** Legislative Services  
**Subject:** Bylaw C-8568-2024

I am writing with respect to opposition of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024. I am strongly opposed to this revised ASP amendment. Turning the corridor between Calgary and RR 33 into a commercial corridor. We moved out here for this way of life. We do not need commercial amenities neighboring us. We enjoy the farm, pasture, and nature and are trying to preserve this way of life for our children. We do not want convenience and are more than happy to drive in to the city for groceries, coffee, food, etc. It was a conscious decision made to accept the quiet living for the inconvenience of a short trip into the city. Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor!

Justin Meisser  
26 Juneberry Heights, Calgary, AB T3Z 0E6  
[REDACTED]

**Micah Nakonechny**

---

**From:** K C [REDACTED]  
**Sent:** Wednesday, November 27, 2024 4:39 PM  
**To:** Legislative Officers  
**Cc:** Legislative Services  
**Subject:** Re: Objection!

Hello,

Noted in my original email, I am a Springbank resident (Springside Street)

Thankyou,  
Kait

On Nov 27, 2024, at 4:30 PM, Legislative Officers <LegislativeOfficers@rockyview.ca> wrote:

Good afternoon,

Thank you for submitting your comments. As per Rocky View County's *Procedure Bylaw*, we require your address, or indication as to where you live, in order to be included on the Council agenda. Could you please provide this information at your earliest convenience? **If we do not receive this information by 4:30 p.m. on Thursday, November 28, 2024, your submission will not be included on the Council agenda.**

Thank you,

**MICAH NAKONECHNY**  
He/Him/His  
Legislative Officer | Legislative Services

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520-6366  
[MNakonechny@rockyview.ca](mailto:MNakonechny@rockyview.ca) | [www.rockyview.ca](http://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:** K C [REDACTED]  
**Sent:** Wednesday, November 27, 2024 4:19 PM  
**To:** Legislative Services <LegislativeServices@rockyview.ca>  
**Subject:** Objection!

Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor. Bylaw: C-8568-2024

Kait Cey (Springbank resident)

**Micah Nakonechny**

---

**From:** Kara Hamill [REDACTED]  
**Sent:** Wednesday, November 27, 2024 5:34 PM  
**To:** Legislative Services  
**Subject:** Oppose! Quote bylaw c-8568-2024

Hi there,

I am writing with respect to opposition of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024.

I am strongly opposed to this revised ASP amendment. Turning the corridor between Calgary and RR 33 into a commercial corridor. We moved out here for this way of life. We do not need commercial amenities neighboring us. We enjoy the farm, pasture, and nature and are trying to preserve this way of life for our children. We do not want convenience and are more than happy to drive in to the city for groceries, coffee, food, etc. It was a conscious decision made to accept the quiet living for the inconvenience of a short trip into the city.

Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor!

Kind regards,  
Kara Hamill  
100 Westview Estates

Get [Outlook for iOS](#)

**Micah Nakonechny**

---

**From:** Kasey Klatt [REDACTED]  
**Sent:** Wednesday, November 27, 2024 3:52 PM  
**To:** Legislative Services  
**Subject:** Land Use Objection

Dear Rockyview Legislative Services Department,

Please consider this email a formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor in Springbank.

My address is:  
23 Vantage Ridge Estate, Calgary Ab T3Z 2S7 Regards,

Kasey Klatt  
Sent from my iPhone



**Micah Nakonechny**

---

**From:** Katelynne [REDACTED]  
**Sent:** Wednesday, November 27, 2024 11:39 PM  
**To:** Legislative Services  
**Subject:** Opposed to Bylaw proposal: 1 BYLAW C-8568-2024

To Whom it May Concern,

I am writing with respect to opposition of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024.

I am strongly opposed to this revised ASP amendment, that turns the corridor between Calgary and RR 33 into a commercial corridor. My family and I moved out here to enjoy the peace that comes with less development, and we don't think that there needs to be more commercial areas put into Springbank; especially with the Bingham Crossing development that will be going into the area soon. Living in Harmony we found a balance that works for us, between a community similar to those in the city and living completely rural. We enjoy the farms, pastures, and nature that comes with living out here. We are happy to drive in to the city for anything we might need that Harmony doesn't currently have.

Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor.

Thank you for your time,  
Katelynne Cavanagh  
882 Sailfin Drive  
Rocky View County  
[REDACTED]

**Micah Nakonechny**

---

**From:** Kerri [REDACTED]  
**Sent:** Wednesday, November 27, 2024 2:18 PM  
**To:** Legislative Officers  
**Subject:** Bylaw C-8568-2024 - Notice of objection

Hi there, I am writing with respect to opposition of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024. I am strongly opposed to this revised ASP amendment. Turning the corridor between Calgary and RR 33 into a commercial corridor. We moved out here for this way of life. We do not need commercial amenities neighboring us. We enjoy the farm, pasture, and nature and are trying to preserve this way of life for our children. We do not want convenience and are more than happy to drive in to the city for groceries, coffee, food, etc. It was a conscious decision made to accept the quiet living for the inconvenience of a short trip into the city. Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor! Kind regards, Kerri Beuk  
21 swift creek Green

**From:** [K W](#)  
**To:** [Reegan McCullough](#); [Division 2, Don Kochan](#); [Legislative Services](#)  
**Subject:** Springbank ASP  
**Date:** Monday, November 25, 2024 1:04:38 PM  
**Attachments:** [Springbank ASP comments for Dec 2 hearing.pdf](#)

---

Please see the attached.

Thanks

Kevin

November 25, 2024

Don Kochan, Division 2  
Reegan McCullough, CAO  
[legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)

Re: Springbank ASP Bylaw C- 8568-2024

The persistence of the County to commercialize Springbank could be vaunted if not for this bent that feels personal in nature. There is no existing referenced documentation to support this subterfuge by the County.

Springbank ratepayers feedback in the ASP [Engagement Summary](#) October 2023 made it clear that respondents did not support additional commercial development. The majority (60.4%) of general survey responses were opposed to location/scale of business uses. The targeted surveys of residents who live north on RR33 provided stronger opposition where 67.5% of respondents were opposed to additional commercial development.

Economic studies ([Tate 2016](#), [Nichols 2023](#)) commissioned by the County concluded “there will not be a requirement for additional commercial lands” and “the presence of 300 acres of supply at the airport limits the need for planned commercial land by RVC”, respectively.

There is no direction by Council, i.e. May 28, 2024, October 2, 2024, to Administration to continue to add in commercial uses (November 2024) in the Springbank ASP after removing those same uses (September 2024).

As example, the Community Core (Amendment F1) and the HWY1 business corridor (Amendment G1) land uses are non-responsive to the above noted. Perhaps worse than non-responsive the inclusion of the land uses by Administration are in direct opposition to ratepayers and Council (including direction from Council to CAO to Administration).

There is no rationale for Administration to continue promoting these commercial/industrial land uses given resident feedback, RVC commissioned studies, RVC studies and documents, existing approved commercial/industrial development (Bingham, YBW, Harmony, Commercial Court), and direction by Council. Perhaps the new CAO should look deeper in the department beyond the recently released Executive Director and release some of the defiant Planners working on the Springbank ASP.

Respectfully,



Kevin Wilkinson  
Idlewild Estates

**From:** [Kim Magnuson](#)  
**To:** [Legislative Services](#)  
**Cc:** [Don Kochan](#)  
**Subject:** Submission for Springbank ASP Amendments Dec 11  
**Date:** Monday, November 25, 2024 9:47:14 AM  
**Attachments:** [ASP Comments to Amendments Dec 2024.doc](#)

---

Good Morning,

Please find attached my submission for the Public Hearing on December 11 for Bylaw C-8568-2024, Springbank Area Structure Plan.

Thank you,  
Kim Magnuson  
Springbank

November 25, 2024

To: Legislative Services  
Rocky View County

**Response to Proposed Amendments to the Springbank ASP  
Bylaw C-8568-2024-1015-550**

Dear Council:

Thank you again for an opportunity to comment on this ASP; my concerns are below.

**1. A-5 Cemeteries**

Add the cemetery use to the lands they currently occupy.  
Do not open this up to new cemeteries.

**2. B-1 Servicing**

There is really no reason anymore in Springbank for new development to have “decentralized” wastewater systems because we now have a regional system in Harmony. There are many drawbacks to decentralized wastewater systems. They are expensive to build and maintain, and the treated effluent doesn’t have a reasonable discharge. (Silverhorn in Bearspaw has a system like this, and it discharges onto the land.) In Springbank, this type of discharge is not environmentally-sound, and protects neither the watershed nor the rivers that are water sources for Calgary. Springbank’s water table is quite high and impacts many residences. Rocky View should not allow this type of discharge in Springbank. Ideally, all new development – residential and non-residential – will connect to the regional wastewater servicing available from Harmony.

**3. C-1, C-2, C-3 Airport Interface Mapping Changes**

The text is confusing to me. The lands that will be called Airport Interface (AI) in C-1 and C-2 will change to Institutional & Community Uses (ICU) if the two amendments are approved.

Will the 38 acres and the 75 acres be identified as AI or ICU? There is a big difference.

**4. E-1 Residential**

Even though the Central SB ASP does allow 1 acre parcels, the majority of Springbank residents have stated repeatedly over several years that they prefer nothing smaller than 2 acre lots.

To date, other than Springbank Links, developments with approval for 1 acre lots have not started any construction. Springbank Creek and Pradera Springs are two approved developments with 1 acre (or less) lots and there is no movement on them. At all.

Why add more 1 acre lots?

Recommend my own Option 3 – remove 1 acre lots from the ASP.

### 5. F-1 Community Core

Over 70% of respondents want a community core on RR 33, and the majority of them do not want any commercial on this road. Local commercial is not wanted or needed. Keep RR 33 as Institutional & Community Use, with development that supports or complements the schools and recreation, along with some residential that doesn't front onto RR 33.

### 6. G-1 Commercial Corridor

I honestly thought this dinosaur idea died along with the 2021 ASP drafts rejected by the CMRB, but it's rearing its ugly head again.

Even back in 2013 the County Plan identified only the 4 corners of RR 33 and Hwy 1 as business/commercial. A full year of public engagement confirmed that most residents in Springbank do not want Hwy 1 developed into a commercial corridor.

Since 2017, over 60% of involved residents have strongly opposed such development. The Nichols Report, "Commercial Demand Analysis" for Springbank, states that no more land is required for commercial/business in this ASP. There are 394 undeveloped acres around the airport and Harmony that are already approved, though growth is only 2 ac/yr.

Because Springbank's Vision and Goals emphasize Country Residential living, Council has a chance to break from the idea that every highway leaving Calgary should have development on it.

I invite all Councillors to take a drive west on Hwy 1 on a weekend, especially in the summer. There is gridlock, miles of it, sometimes all the way back to Nose Hill Drive on Stoney Trail. The highway can barely handle the traffic as it is, and putting commercial on it for a 3-mile-stretch is absolutely **not** sound planning.

\*One final note to those who don't think enough residents have participated in this ASP update exercise. We are all feeling the fatigue of engaging on this ASP, but the responses over the past 7-8 years remain the same.

Very recently, Calgary tried to blanket zone the entire city to increase density. When 700 residents showed up for the public hearing, City Hall was amazed that so many responded. 700 out of 1.3 million is less than 1%, but Council listened.

On the other hand, Springbank residents have responded since 2017 to surveys, emails, open houses and meetings with anywhere from 200 to 400 per ASP draft. Out of 43,000 residents in RVC, and 5,000 residents in the ASP area alone, this is indeed an impressive number of engaged community members.

There will always be people who don't vote, who have simply tuned out, and you will never get these people to participate.

I say be happy with the numbers of residents who have responded, and vote on these amendments with the majority in mind.

Kim Magnuson  
3 Longeway Place  
Calgary T3Z 2C7

**Micah Nakonechny**

---

**From:** Leanne Kudrna [REDACTED]  
**Sent:** Wednesday, November 27, 2024 10:16 AM  
**To:** Legislative Services  
**Subject:** Opposition to Bylaw Proposal 1 BYLAW C-8568-2024

Good Morning,

I am writing to formally express my opposition to the proposed amendment of Bylaw 1 BYLAW C-8568-2024, scheduled for review on December 11, 2024.

I strongly oppose the revised ASP amendment, which seeks to transform the corridor between Calgary and RR 33 into a commercial zone. My family and I moved to this area specifically for the peaceful, rural lifestyle it offers. We value the surrounding farmland, pastures, and natural spaces and are committed to preserving this way of life for our children.

We do not see a need for commercial amenities in this area, as we are more than willing to make the short trip into the city for groceries, coffee, dining, and other conveniences. Our decision to live here was deliberate, prioritizing the tranquility of rural living over the proximity of commercial services.

Please accept this email as my formal objection to Amendment G(1) of the ASP, which proposes an increase in the commercial corridor. I urge you to reconsider this proposal and its impact on the community.

Thank you for your time and consideration.

Sincerely,  
Leanne Kudrna  
41 cattail run, Rockyview county, Alberta T3Z 0C9  
[REDACTED]





**Micah Nakonechny**

---

**From:** Leanne Northwood [REDACTED]  
**Sent:** Wednesday, November 27, 2024 2:05 PM  
**To:** Legislative Officers  
**Cc:** Bengt Northwood  
**Subject:** Bylaw C-8568-2024 - Notice of objection

Hello,

I am writing with respect to opposition of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024. My name is Leanne Northwood and my address is 4 Crocus Ridge Court, Calgary, Alberta T3Z 1G7.

I am strongly opposed to this revised ASP amendment which suggests turning the corridor between Calgary and RR 33 into a space for commercial use. Our quality of life will be greatly impacted by the noise, traffic and light pollution that will come from this development. There is ample commercial development that has already been completed by COP which provides services for NW and Sprinbank residents. On any given weekday, we already stare out at gridlocked traffic on hwy 1 with people attempting to exit the city and adding this commercial development will only make things worse.

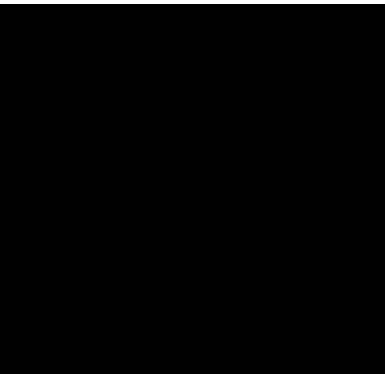
Please consider this email as formal notice of my strong objection to Amendment G(1) of the ASP to increase the commercial corridor!

Kind regards,

Leanne Northwood

---

**Leanne Northwood** she/her



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Micah Nakonechny**

---

**From:** Lynn Robb [REDACTED]  
**Sent:** Thursday, November 28, 2024 3:20 PM  
**To:** Legislative Services  
**Subject:** Springbank ASP Concerns, Rockyview Country  
**Attachments:** Springbank Planning.docx

Please read the attached letter Regarding Bylaw C-8568-2024

Lynn Donnelly Robb  
2254 Springbank Heights Way,  
Rockyviw County, AB, T3Z 1C7  
[REDACTED]

To whom it may concern  
Re: Bylaw C 8568-2024,

Thank you for your time and interest in the community and listening to our voice for ongoing development in Springbank, Rockyview County. Please consider the many concerns and challenges to the above bylaw. As a resident of Springbank for over 35 years I/we have seen many changes, and growth in the area, sadly most of which is haphazard and unnecessary. We are primarily a rural residential and agricultural community that safeguards our natural environment, watershed, wildlife and natural habitats. This is written in the ARP and should be noted whenever new plans are initiated.

For years Springbank residents have been continually disappointed with the approval of increased commercial /industrial development including Bingham Crossing - Costco, and Commercial Court. The majority of these developments have been approved by a vocal minority, out of district councilors and developers. It is important to remember that all councilors represent the interests of the majority.

It is my understanding that in the January 2024 Area Structure Plan Public Hearing, there is no need for further commercial development beyond what is already planned with Harmony, Bingham Crossing - Costco, Commercial Court and Calaway Park. It was also recently determined by studies initiated by Rocky View (by Tate and Nichols) that there is no need for more commercial, employment development in Springbank.

In addition, there are inconsistencies with the 2023 draft of the SB ASP. Planners presented an additional 14 quarter sections of commercial/light industrial to the Springbank Area Structure Plan, leading residents to believe these lands were needed by the airport beyond their 6-7 existing sections. Although the airport does have plans to expand, it is imperative to have a buffer around these airport lands to ensure a safe and noise free residential area, not further commercial development.

According to the airport authority they are going to release approximately 300 acres of land in the future – for new commercial development – which will take many years to fill up. This is inconsistent with the above mentioned 14 quarter sections needed. At the January 2024 ASP Public Hearing the public voted against the proposed 14 quarter sections of Commercial land and Council said no. This was the 14 quarter sections of SB Airport Employment Area and a further 7 quarter sections of “Future Development” along Twp 250 West of RR 33 (aka Commercial/Lt. Industrial). There is no mention of more commercial development in the September 2024 ASP draft, and we do not want the proposed amendments added yet again. Please know that the area residents want to keep Springbank country residential, not commercial and industrial. Please do not consider further expansion as it infringes on the community, which already offers a wide array of recreational facilities, meeting venues, special events centers, schools, daycares, churches and business opportunities. If further lands were required, we would need to redesignate land use, change development densities, increase supportive services and transportation infrastructure, all of which are counter initiative and unconstitutional to the needs and values of this residential community. This is where our friends and neighbors live, and where families grow, its personal and in our backyard. Please consider the residents’ concerns before voting.

Thank you for hearing our thoughts, respectfully, Lynn D Robb

**Micah Nakonechny**

---

**From:** Michelle Byers [REDACTED]  
**Sent:** Wednesday, November 27, 2024 9:47 PM  
**To:** Legislative Services  
**Cc:** Danilo Sena; Mom; Cindy Dowsett; Terry Dowsett; gglen jackie  
**Subject:** BYLAW C-8568-2024

To whom it may concern,

I live at 178 Lariat Loop with my family in North Springbank and we're currently building a new home at 152 Lariat Loop.

I'm getting extremely frustrated with Rocky View County's planners constantly attempting to expand commercial development in Springbank. I have not spoken to ONE neighbour who wishes for it!

Consider:

1. Commercial court is not even fully developed,
2. And Bingham Crossing has already been approved and
3. that it has been proven in two studies by Tate and Nichols that Springbank does not need anymore commercial development or employment opportunities, in fact, it has enough for the next 100 years, and
4. The airport already has 300 acres to be released to development in the future,

The way the planners are still pushing for more commercial development along the highway and at the airport despite enormous opposition to it is extremely disrespectful to the residents of Springbank. WE DON'T WANT ANY MORE COMMERCIAL DEVELOPMENT! Period!

We oppose amendments G1, C1, C2, C3, F1, H, and E.

Thank you, Council, for continuing to support your constituents in ensuring their wishes are reflected in your votes.

Michelle Byers and Danilo Sena

**Michelle Mitton**

---

**From:** Millie Hartviksen [REDACTED]  
**Sent:** November 25, 2024 3:47 PM  
**To:** Legislative Officers  
**Subject:** Re: Amendment G

My apologies. There wasn't a Bylaw number on the papers that I received.

Yes, that is correct.

Millie



\*\*\*\*\*

This communication is intended only for the use of the recipient to whom it is addressed and may contain confidential, personal and/or privileged information. If the reader of this communication is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, do not read, copy, distribute, or take action relying on it. If you have received this communication in error, please delete or destroy it and notify the sender immediately by email or telephone. Thank you.

On Nov 25, 2024, at 3:44 PM, Legislative Officers <LegislativeOfficers@rockyview.ca> wrote:

Good afternoon Millie,

Thank you for your email. Can you please confirm that your letter is in response to Bylaw C- 8568-2024, coming forward on Dec 11, 2024.

Sincerely,

**Legislative Officer**  
Legislative Services

**Rocky View County**

262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca) | [www.rockyview.ca](http://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:** Millie Hartviksen [REDACTED]  
**Sent:** Monday, November 25, 2024 3:40 PM  
**To:** Legislative Services <[LegislativeServices@rockyview.ca](mailto:LegislativeServices@rockyview.ca)>  
**Subject:** Re: Amendment G

Don, Millie & Erik Hartviksen]  
204 Country Lane Drive  
Calgary, AB T3Z 1J4  
November 25, 2024

Legislative Services  
Rockyview Country

Re: Opposition to Amendment Allowing Commercial Development Along Highway 1

Dear Council Members,

We am writing to express our concern regarding the proposed amendment to the area plan that would permit commercial businesses along Highway 1 particularly in the Springbank of Rockyview area currently designated as agricultural/acreage. I believe this change would have significant negative impacts on our community and urge you to reconsider this proposal.

1. Preservation of Community Character

The current zoning reflects the rural and residential nature of our area, which is a key reason many of us chose to live here. Allowing commercial businesses along the highway would alter the peaceful, open character of the community and detract from the country setting we value.

2. Traffic and Safety Concerns

Increased commercial activity will inevitably bring more traffic to the highway, leading to congestion and safety hazards for residents, especially children, pedestrians, and cyclists. The current infrastructure may not be sufficient to handle this increased load without significant and costly upgrades. As well, the Edge School is located in this area.

3. Impact on Property Values

Introducing commercial zoning into a predominantly residential or acreage area risks diminishing property values. Many of us have invested in this community for its quiet, rural appeal, and this amendment would undermine those investments.

4. Environmental and Aesthetic Considerations

Commercial development often results in increased noise, light pollution, and loss of green spaces. These changes would harm the environment and the natural beauty of the area, which residents and visitors alike appreciate.

5. Alternative Solutions



If the goal is to encourage commercial growth, I strongly encourage the council to focus on areas already designated for such purposes. There are likely underutilized commercial zones elsewhere that could accommodate businesses without encroaching on residential or acreage neighborhoods.

I respectfully ask that you prioritize the needs and desires of the residents who call this community home over the interests of commercial developers. Please ignore whatever money they are offering to put into your pockets to vote the way that they want. **Preserving the rural character of our area is vital to maintaining the quality of life that makes it unique.**

Thank you for considering this perspective. I hope that you will take these concerns into account as you deliberate on the proposed amendment.

Sincerely,  
Don, Millie & Erik Hartviksen

\*\*\*\*\*

This communication is intended only for the use of the recipient to whom it is addressed and may contain confidential, personal and/or privileged information. If the reader of this communication is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, do not read, copy, distribute, or take action relying on it. If you have received this communication in error, please delete or destroy it and notify the sender immediately by email or telephone. Thank you.

**Micah Nakonechny**

---

**From:** Moire [REDACTED]  
**Sent:** Thursday, November 28, 2024 3:50 PM  
**To:** Legislative Services  
**Subject:** Springbank ASP amendments

Thank-you for encouraging residents comments re the upcoming amendments for the Springbank ASP.

I would like to comment on 2 issues only.

**1 Wildlife: Please change map 11 to follow map 10.**

The wildlife corridor and environmental reserve at Artists View & Coach Creek need to be protected in perpetuity. Humans should be able to enjoy it without destroying it.

There is hugely varied wildlife around Artists View, perhaps due to the environmental reserve that leads down into the Coach Creek coulee, which drains into the Bow river. The Hwy 1 expansion buried the water into pipes to run under the highway but without animal access. This has served to force more animals to remain south of the highway & I'm sure some get run over.

**Map 10** shows the wildlife corridors stretching as described above, **map 11** shows the environmental reserve stopping at Artists View Way which is should not. **Please change map 11 to follow map 10.**

The maps now have eliminated Coach Creek & the environmental reserve from Artists View down to the creek. We have a number of large animals that make this area home including multiple moose.

Their constant predictable presence here has been clearly proven this week in a **horrific** way ! A man calling himself a hunter has just walked through, shot & killed a young healthy bull moose from our neighbours lot. We have watched this moose from his birth year, he was not fearful of us. This man shot him. He died in the residential yard. His head was cut off & body left in the yard until fish and wildlife pulled him only a little ways down into the coulee. That is not the behaviour of a respectful hunter, wasteful & not what we expect our kids to see from our windows. We enjoy our long existing wildlife corridors & celebrate the animals in this beautiful countryside, enjoying their presence in our communities & sharing pictures on media. **We somehow feel we are the intelligent caring race.**

**Map 11 Please bring the environmental reserve land down the hill west following the coulee to Coach Creek where it actually is.**

**2 Lot size: Please keep the Artists View area out of the infill category.**

In the land use strategy our area (Artists View) and much of our surroundings have without logical consideration been re-designated as Infill residential, pg 13/19 Amendment Option 2 & Map 6.

**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  $\pm 0.4$  ha ( $\pm 0.99$  acres) when located in a Special Planning Area as identified on Map 16: Special Planning Area.**

We are all on septic systems that need more than 1 acre. There is discussion of pipes from Harmony but Harmony is a long way away, downhill., therefore water would have to be pumped up. Sewage always has pumps, all at huge cost. I am told their water license expressly stipulates it is for Harmony use only & is almost at capacity now.

Moire Dunn  
213 Artists View Way

**Micah Nakonechny**

---

**From:** Family Tuffs [REDACTED]  
**Sent:** Wednesday, November 27, 2024 3:41 PM  
**To:** Legislative Services  
**Subject:** Bylaw C-8568-2024-1015-550

To whom it may concern,

I have looked over your Amendment options for Springbank ASP and as a resident I am very concerned about your proposed amendments on page 18 - G Commercial Corridor. The draft ASP is absolutely my first choice with Amendment Option 2 being the only thing that should be considered. I feel it would be a huge mistake and would be detrimental to the community of Springbank to make a long strip of commercial zoning along highway 1 rather than compact districts. Compact district zoning such as Option 2 would have far less negative impact on the community - it is far more visually appealing and has a better sense of community. A long commercial corridor is extremely unappealing visually and quite frankly unnecessary. We do not want to become part of the city and a long commercial strip would make it feel like we are exactly that. Furthermore, the deletion of policies 20.12 and 20.25 really make it sound like the county would be allowing development without proper infrastructure put in place - which is incredibly irresponsible!!

Sincerely,

Monique Tuffs  
30200 Township Road 250

Sent from my iPad

**Micah Nakonechny**

---

**From:** Shawn Munro [REDACTED]  
**Sent:** Wednesday, November 27, 2024 10:36 AM  
**To:** Legislative Services  
**Cc:** Colt Maddock; Lynn Munro  
**Subject:** BYLAW C-8568-2024 - Munro Submission on Amendments  
**Attachments:** Munro Submission - ASP Amendments.PDF

Please see the attached submission on behalf of the Munro Family with respect to the proposed amendments to BYLAW C-8568-2024 to adopt the Springbank Area Structure Plan.

Thank you in advance for your consideration. Kindly confirm receipt and please let me know if you require any further information.

Regards,

Shawn Munro  
[REDACTED]

**Milo Munro and Munro Ranching Ltd.  
250090 Munro Road, Calgary AB  
T3Z 2G7**

November 27, 2024

**To: Dominic Kazmierczak  
County of Rocky View Planning Staff**

Dear Mr. Kazmierczak:

**Re: DRAFT Springbank Area Structure Plan (ASP), September, 2024  
Comments on Proposed Amendments**

Thank you to Rocky View County Council and Staff for hearing our concerns about the subject lands, of SW 5-25-3-W5, in particular, the 38 acres east of Copithorne Trail, bordering the Springbank Airport.

As we have previously discussed, Milo Munro is the principal of Munro Ranching Ltd. Milo Munro and Munro Ranching Ltd. own the two parcels comprising the SW 5-25-3-W5, immediately west of the Springbank Airport along Township Road 250.

We wish to express our support for the proposed option for Amendment C (1) which designates the 38 acres east of Copithorne Trail of the SW 5-25-3-W5 as Springbank Airport Interface which would allow lands to be developed in an appropriate form. We continue to support the remaining 122 acres to the west of Copithorne Trail as New Residential.

Subsequently, with the passing of amendment C (1), we also support the passing of Amendment C (3), which supports the development of uses identified in Policy 13.04.

We further wish to express our support for the creation of a Commercial Corridor in Amendment G (1), Option 1, for lands immediately adjacent to Highway 1 where New Residential development is less appropriate.

Milo is supported by his sons Shawn and Corbin in making this submission.

**Yours truly,**

  
**Milo Munro**

**Shawn Munro**

**Corbin Munro**

**Micah Nakonechny**

---

**From:** Norlaine Thomas [REDACTED]  
**Sent:** Wednesday, November 27, 2024 6:42 PM  
**To:** Legislative Services  
**Subject:** Bylaw c-8568-2024

I am writing to express our opposition to the proposed amendment G(1) which would designate the land between township road 250 and the highway as a commercial corridor. There is already as much traffic as Township Road 250 can manage at certain times of day. Commercial development on this stretch of road will adversely affect the residential areas adjacent and is something no one has asked for. There will be increased traffic, light and sound pollution, as well as the more conventional kind of pollution. This will bring a lot of people into our area who would not otherwise be around and this can lead to increased risks to people and property. You can't just go imposing this kind of thing on people who moved out of the city specifically to get away from commercial development. We strongly encourage Rocky View Council to reconsider and not pass this amendment.

Thank you.

Jeff and Norlaine Thomas  
137 Crocus Ridge Drive

**Micah Nakonechny**

---

**From:** Patricia Ac [REDACTED]  
**Sent:** Thursday, November 28, 2024 9:51 AM  
**To:** Legislative Services  
**Subject:** Bylaw: C-8568-2024-1015-550

I am writing in response to the proposed amendments to the Springbank ASP. Of particular concern is the proposed amendment G(1), regarding Option 1. Springbank does not need a construction corridor of that magnitude!.

Already, there are tie-ups on Hwy #1 where the lanes go down to 2 at Old Banff Coach Rd. This is happening already, even without the Costco in.

The option that people will use to avoid this (which some large trucks are already doing), is to use Twp Rd 250. They come barreling down Twp. Rd. 250 and connect back to the highway (and past the tie-ups) via Range Rd 33. This road is not set up for so much extra traffic. Anyone living in the area that needs to access Twp. Rd 250 to get to Calgary, will be impacted greatly with the increased traffic. This is also a school bus route, and excess traffic would be dangerous for students having to cross the road.

Additionally, the map area does not show the topography of the area. There are deep gullies along this area to the east, and there is a riparian area leading through these gullies and emptying in the Bow River. There are also natural springs in there, and it is a wildlife corridor because of this. It was my understanding that where the Old Banff Coach used to go (which is along the top of one of the gullies), that it was supposed to become a park/trail area.

Having a construction corridor along both sides of the highway would definitely impact the country lifestyle that we have bought into. There would be light, air, and noise pollution along with possible ground contamination from spills, etc. Considering, some homes to the north of this area are on wells, this is a major consideration.

In regards to the Option #2 - I would support local development within the Community Core where there currently are businesses as long as it does not entail big box stores, but rather smaller community services that are needed.

It is interesting to note, that council listened to the Bearspaw residents regarding the proposed mall development along Hwy 1A and 12 mile Coulee Road, and it was tabled. I am hoping that the residents of Springbank will get the same consideration regarding this amendment. Some of us do not want to see another case like Costco somehow getting approved even though there was a lot of dissent against it.

Thank you for your consideration,

Patricia Ac  
31097 Twp. Rd. 250  
Calgary, Alberta  
T3Z 1M2



**From:** [Andrew Chell](#)  
**To:** [Legislative Officers](#)  
**Cc:** [Colt Maddock](#)  
**Subject:** FW: Proposed Amendment to Draft Springbank ASP Hearing December 11, 2024  
**Date:** Tuesday, November 26, 2024 1:04:33 PM  
**Attachments:** [image003.png](#)  
[20241126111541.pdf](#)  
[20241126111541.pdf](#)

---

Hi Leg. team, can you please include this in the public hearing package?

Thanks!

**ANDREW CHELL, RPP/MCIP**

He/Him

Supervisor (Acting) | Planning Policy

---

**From:** Ron Renaud <renaudr@rencor.ca>  
**Sent:** November 26, 2024 11:48 AM  
**To:** Andrew Chell <AChell@rockyview.ca>  
**Cc:** Craig Dickie (cdickie@AnthemProperties.com) <cdickie@AnthemProperties.com>  
**Subject:** Proposed Amendment to Draft Springbank ASP Hearing December 11, 2024

Good morning Mr. Chell,

I represent the co-owners of Bingham Crossing at Range Rd. 33 and Highway 1 in Springbank Alberta.

Please register our opposition to the proposed amendment to the draft ASP “amendment G (1)

Ron Renaud  
President



*WE HAVE MOVED:*

Suite 703, 1015 – 4<sup>th</sup> Street SW  
Calgary, Alberta T2R 1J4  
Phone: 403.263.4449  
Cell: 403.681.8635

web: [www.rencor.ca](http://www.rencor.ca)  
email: [renaudr@rencor.ca](mailto:renaudr@rencor.ca)

## G. Commercial Corridor

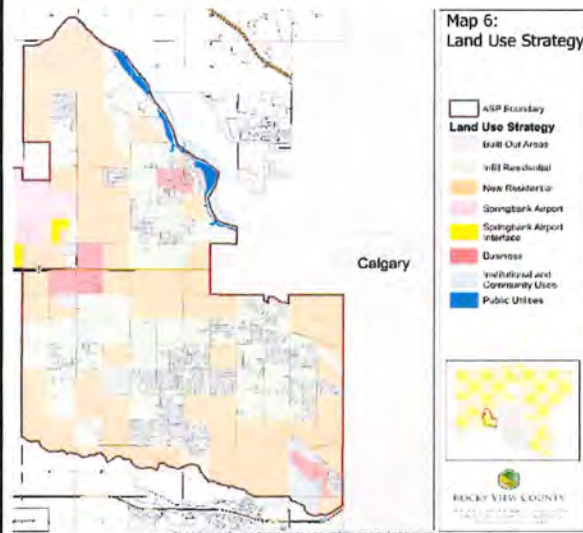
### Amendment G(1)

**Description:**

Option 1 would transition all the land along Highway 1 to the Business land use designation as shown on Map 6: Land Use Strategy. In addition, new business or institutional uses may utilize interim servicing solutions.

Option 2 would permit local commercial uses within the Community Core. The amendment would add policies relating to how local commercial should look within the Community Core. This amendment is contingent on F(1) being passed by Council.

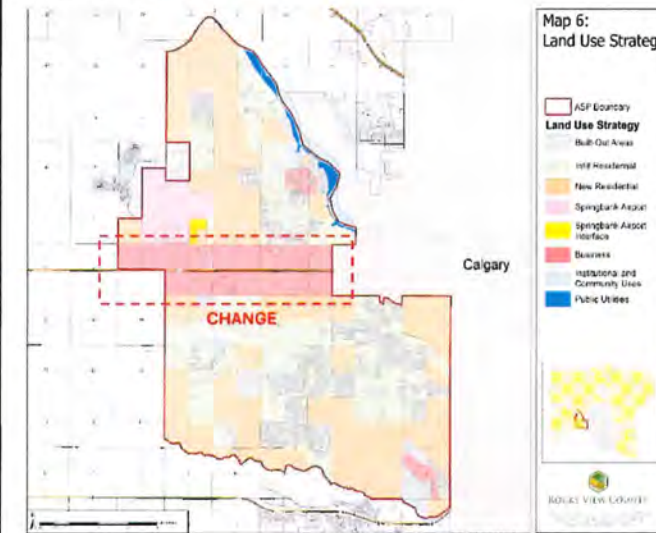
**September 2024 ASP Draft:**



Policy 20.12: Vehicle transport of bulk water is not considered an acceptable means of water supply.

Policy 20.25: The use of pump out tanks are not considered to be an acceptable means of wastewater disposal.

**Amendment Option 1:**



**A New Policy would be added:**

Policy 20.06: 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.

**Policies 20.12 and 20.25 would be deleted:**

~~Policy 20.12: Vehicle transport of bulk water is not considered an acceptable means of water supply.~~

~~Policy 20.25: The use of pump out tanks are not considered to be an acceptable means of wastewater disposal.~~

**Amendment Option 2:**

**A new Policy 13.16 be added under the Community Core header to read:**

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:

- 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;
- 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;
- 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
- 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.

## G. Commercial Corridor

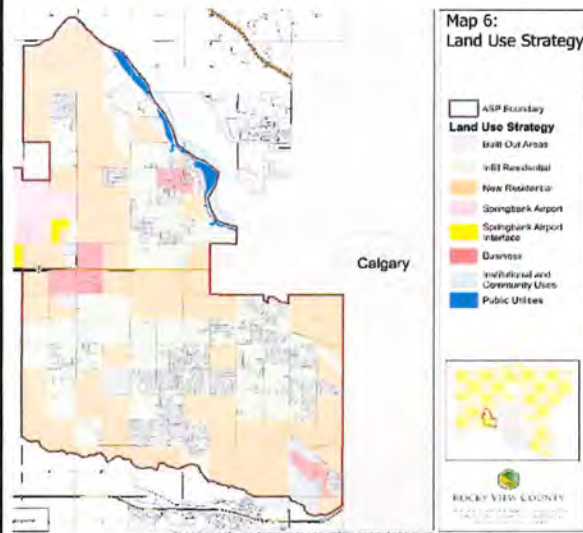
### Amendment G(1)

**Description:**

Option 1 would transition all the land along Highway 1 to the Business land use designation as shown on Map 6: Land Use Strategy. In addition, new business or institutional uses may utilize interim servicing solutions.

Option 2 would permit local commercial uses within the Community Core. The amendment would add policies relating to how local commercial should look within the Community Core. This amendment is contingent on F(1) being passed by Council.

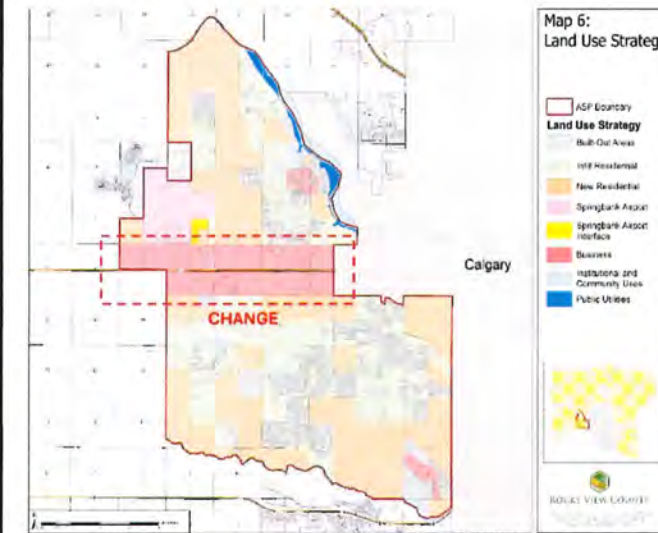
**September 2024 ASP Draft:**



Policy 20.12: Vehicle transport of bulk water is not considered an acceptable means of water supply.

Policy 20.25: The use of pump out tanks are not considered to be an acceptable means of wastewater disposal.

**Amendment Option 1:**



**A New Policy would be added:**

Policy 20.06: 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.

**Policies 20.12 and 20.25 would be deleted:**

~~Policy 20.12: Vehicle transport of bulk water is not considered an acceptable means of water supply.~~

~~Policy 20.25: The use of pump out tanks are not considered to be an acceptable means of wastewater disposal.~~

**Amendment Option 2:**

**A new Policy 13.16 be added under the Community Core header to read:**

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:

- 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;
- 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;
- 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
- 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.

**Micah Nakonechny**

---

**From:** Richard and Heather Clark [REDACTED]  
**Sent:** Wednesday, November 27, 2024 9:37 PM  
**To:** Legislative Services  
**Subject:** RE - BYLAW C-8568-2024

Amendment Options SB ASP Dec 11/24  
RE - BYLAW C-8568-2024  
Richard Clark  
244090 Range Rd 31

A. General comment – Objection to the commercialization of the Springbank area. Suggest that it be kept as a rural area in transition to the mountain landscape.

B. RE: Amendment G(1) page 18 of the proposed amendments for Dec 11/24.  
Amendment G(1) Option 1, proposes a commercial corridor along Hwy1 from Calgary to RR33.- Oppose. The community has continually opposed the commercial development along Hwy1.

- The Oct 2023 SB ASP Engagement Summary, reflects the strong desire to not have commercial development or a commercial corridor
- Springbank ASP Options Report – 2024 makes no mention of a commercial corridor
- The Springbank Area Structure Plan Draft September 2024, indicates the land to be residential (infill and new). There is no mention of a commercial corridor.

Thus, objection to the introduction of a commercial corridor along Hwy1 from Calgary to RR33.  
Thank you .....

=====

**Micah Nakonechny**

---

**From:** Terri Foster [REDACTED]  
**Sent:** Thursday, November 28, 2024 1:52 PM  
**To:** Legislative Services  
**Subject:** Twp 250 gasoline alley bylaw C-8568-2024

We at 23 calling horse estate oppose the above mentioned Gasoline alley

Rick and Marie Foster

**Micah Nakonechny**

---

**From:** Robin Somji [REDACTED]  
**Sent:** Wednesday, November 27, 2024 3:57 PM  
**To:** Legislative Officers  
**Subject:** Re: Bylaw proposal: 1 BYLAW C-8568-2024

Hello,

35 Pinnacle Ridge Drive.

Robin Somji  
C.O.O. / Logistics Coordinator  
The Somji 6.0

> On Nov 27, 2024, at 12:52 PM, Legislative Officers <LegislativeOfficers@rockyview.ca> wrote:

>

> Good afternoon,

>

> Thank you for submitting your comments. As per Rocky View County's Procedure Bylaw, we require your address, or indication as to where you live, in order to be included on the Council agenda. Could you please provide this information at your earliest convenience? If we do not receive this information by 4:30 p.m. on Thursday, November 28, 2024, your submission will not be included on the Council agenda.

>

> Thank you,

>

> MICAH NAKONECHNY

> He/Him/His

> Legislative Officer | Legislative Services

>

> ROCKY VIEW COUNTY

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

> Phone: 403-520-6366

> MNakonechny@rockyview.ca | <https://protect2.fireeye.com/v1/url?k=31323334-501d2dca-313531c6-454455534531-9e77b8d97f4a602a&q=1&e=baf2a8a3-2fce-4c60-9a25-dd8f01923e0a&u=http%3A%2F%2Fwww.rockyview.ca%2F>

>

> 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: Robin Somji [REDACTED]

> Sent: Wednesday, November 27, 2024 9:33 AM

> To: Legislative Services <LegislativeServices@rockyview.ca>

> Subject: Bylaw proposal: 1 BYLAW C-8568-2024

>

> Hi there,

>

> I am writing with respect to opposition of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024.

>

> I am strongly opposed to this revised ASP amendment. Turning the corridor between Calgary and RR 33 into a commercial corridor. We moved out here for this way of life. We do not need commercial amenities neighboring us. We enjoy the farm, pasture, and nature and are trying to preserve this way of life for our children. We do not want convenience and are more than happy to drive in to the city for groceries, coffee, food, etc. It was a conscious decision made to accept the quiet living for the inconvenience of a short trip into the city.

>

> Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor!

>

>

> Robin Somji

> C.O.O. / Logistics Coordinator

> The Somji 6.0

**Micah Nakonechny**

---

**From:** Sara Klatt [REDACTED]  
**Sent:** Wednesday, November 27, 2024 3:30 PM  
**To:** Legislative Services  
**Subject:** Bylaw: C-8568-2024

Dear Rockyview Legislative Services Department,

Please consider this email a formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor in Springbank.

My address is:

23 Vantage Ridge Estate  
Calgary, AB  
T3Z 2S7

Regards,

Sara Klatt



**Micah Nakonechny**

---

**From:** Sean Craddock [REDACTED]  
**Sent:** Wednesday, November 27, 2024 3:25 PM  
**To:** Legislative Officers  
**Cc:** Legislative Services  
**Subject:** Re: Bylaw c-8568-2024

Hi Micah

I reside at 77 Cattail Run, rocky view county, Ab, t3Z 0C9

Thank you  
Sean craddock

Get [Outlook for iOS](#)

---

**From:** Legislative Officers <LegislativeOfficers@rockyview.ca>  
**Sent:** Wednesday, November 27, 2024 3:21:05 PM  
**To:** Sean Craddock [REDACTED]  
**Cc:** Legislative Services <LegislativeServices@rockyview.ca>  
**Subject:** RE: Bylaw c-8568-2024

Good afternoon,

Thank you for submitting your comments. As per Rocky View County's *Procedure Bylaw*, we require your address, or indication as to where you live, in order to be included on the Council agenda. Could you please provide this information at your earliest convenience? **If we do not receive this information by 4:30 p.m. on Thursday, November 28, 2024, your submission will not be included on the Council agenda.**

Thank you,

**MICAH NAKONECHNY**

He/Him/His

Legislative Officer | Legislative Services

**ROCKY VIEW COUNTY**

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

Phone: 403-520-6366

[MNakonechny@rockyview.ca](mailto:MNakonechny@rockyview.ca) | [www.rockyview.ca](http://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:** Sean Craddock [REDACTED]  
**Sent:** Wednesday, November 27, 2024 10:02 AM  
**To:** Legislative Services <LegislativeServices@rockyview.ca>  
**Subject:** Bylaw c-8568-2024

Hi there,

I am writing with respect to opposition of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024.

I am strongly opposed to this revised ASP amendment. Turning the corridor between Calgary and RR 33 into a commercial corridor. We moved out here for this way of life. We do not need commercial amenities neighboring us. We enjoy the farm, pasture, and nature and are trying to preserve this way of life for our children. We do not want convenience and are more than happy to drive in to the city for groceries, coffee, food, etc. It was a conscious decision made to accept the quiet living for the inconvenience of a short trip into the city.

Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor!

Thank you

Sean Craddock  
Get [Outlook for iOS](#)

**Micah Nakonechny**

---

**From:** Shannon Ostapovich [REDACTED]  
**Sent:** Wednesday, November 27, 2024 3:50 PM  
**To:** Legislative Officers  
**Subject:** Re: Object to BYLAW C-8568-2024

Hi, sorry my address is 51 calling Horse Estates, Calgary T3Z 1H4

Thanks  
Sent from my iPhone

On Nov 27, 2024, at 3:43 PM, Legislative Officers <LegislativeOfficers@rockyview.ca> wrote:

Good afternoon,

Thank you for submitting your comments. As per Rocky View County's *Procedure Bylaw*, we require your address, or indication as to where you live, in order to be included on the Council agenda. Could you please provide this information at your earliest convenience? **If we do not receive this information by 4:30 p.m. on Thursday, November 28, 2024, your submission will not be included on the Council agenda.**

Thank you,

**MICAH NAKONECHNY**  
He/Him/His  
Legislative Officer | Legislative Services

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520-6366  
[MNakonechny@rockyview.ca](mailto:MNakonechny@rockyview.ca) | [www.rockyview.ca](http://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:** Shannon Ostapovich [REDACTED]  
**Sent:** Wednesday, November 27, 2024 3:41 PM  
**To:** Legislative Services <LegislativeServices@rockyview.ca>  
**Subject:** Object to BYLAW C-8568-2024

Hi I object to BYLAW C-8568-2024

Thanks

Sent from my iPhone

**Micah Nakonechny**

---

**From:** Simone Byers [REDACTED]  
**Sent:** Wednesday, November 27, 2024 9:28 PM  
**To:** Legislative Services  
**Subject:** BYLAW C-8568-2024  
**Attachments:** ASP Amendments, Nov 27, 2024.docx

Please find my comments attached.

Thank you,  
Simone Byers  
[REDACTED]

November 27, 2024

To: Legislative Services

Rocky View County

## **Response to Proposed Amendments to the Springbank ASP**

### **Bylaw C-8568-2024-1015-550**

Dear Council:

Thank you for the opportunity to comment on the Springbank ASP Amendments; **some** of my comments/concerns are:

#### 1. E-1 Residential

Residents have stated repeatedly over several years that they prefer nothing smaller than 2 acre lots.

***Remove 1 acre lots from the ASP.***

#### 2. F-1 Community Core

Springbankers view RR 33 as the Community Core, and the majority of them do not want any commercial on this road. Local commercial is not wanted or needed.

***Keep RR 33 as Institutional & Community Use with development that supports or complements the schools and recreation, along with some residential that doesn't front onto RR 33.***

#### 3. G-1 Commercial Corridor

A full year of public engagement confirmed that most residents in Springbank do not want Hwy 1 developed into a commercial corridor. Since 2017, over 60% of involved residents have strongly opposed such development. The Nichols Report, "Commercial Demand Analysis" for Springbank, states that no more land is required for commercial/business in this ASP. There are 394 undeveloped acres around the airport and Harmony that are already approved, though growth is only 2 ac/yr.

***Why are we forced to address this situation over and over again?***

**Springbank Area Structure Plan Vision: "a rural lifestyle blending residential uses with agricultural heritage. High-quality design, viewsheds and open space will ... ensure that the beauty and tranquility of Springbank is preserved".**

Sincerely,  
Simone Byers  
178 Lariat Loop  
Calgary, AB T3Z 1G1

**Micah Nakonechny**

---

**From:** Springbank Community Planning Association <plan.springbank@gmail.com>  
**Sent:** Thursday, November 28, 2024 11:08 AM  
**To:** Legislative Services; Plan Springbank  
**Cc:** Simone Byers; Dave Sikorski; Ena Spalding; Gloria Wilkinson; Planning Policy  
**Subject:** Bylaw C-8568-2024-1015-550  
**Attachments:** SpringbankASPamendmtresponseSCPA281124.pdf

To: Legislative Services

Thank you for the opportunity to comment on the proposed amendments to the draft Springbank ASP.

Attached is the submission from Springbank Community Planning Association (SCPA). We reserve the right to also address Council at the Public Hearing on Dec. 11

To: Legislative Services [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)  
Rocky View County

**Response to Proposed Amendments to the Springbank ASP  
Bylaw C-8568-2024-1015-550**

To: RVC Councillors

Springbank Community Planning Association (SCPA) appreciates this opportunity to comment on the amendments proposed to the draft Springbank ASP, as follows.

**B-1 Servicing – please choose Option 2**

There is a regional system in Harmony adjacent to Springbank, therefore “decentralized” wastewater systems should no longer be a recommended alternative.

Negatives of decentralized wastewater systems include that the treated effluent is often discharged onto the land, which can be pollute/damage the soil, environment and water table, and that discharge all ends up in the rivers that are water sources for Calgary and the rest of the region. Therefore, Rocky View County should not allow this type of discharge in Springbank but instead ensure that any new developments (commercial, residential, institutional) must connect to the regional wastewater servicing available from Harmony.

**C-1, C-2, C-3 Airport Interface Mapping Changes**

This section should be rewritten and clarified.

Which lands (38 acres and/or 75 acres) will be Airport Interface (AI), and which will be Institutional and Community Uses (ICU) if the two amendments are approved?

**D-1 Agriculture - please choose Option 2**

**E-1 Residential - please choose ANOTHER Option (see below)**

There should be another option, which is to **remove 1 acre lots from the Springbank ASP**. For many years, the majority of Springbank residents have repeatedly asked for no less than 2-acre lots. The majority of existing 2-acre lots have septic tanks, and there is currently no piped wastewater, so 2-acre lots should be a minimum size.

The current Central Springbank ASP was supposed to allow 1-acre lots **only** for the specific purpose of building seniors' residences.

**E-2 Residential - please choose Option 2**

**F-1 Community Core**

The majority of Springbank residents want a community core on RR 33, but they **do not want commercial** development to be added. More commercial is not



needed, when Bingham Crossing is on the east side of RR 33 already. SCPA has repeatedly heard from nearby residents that commercial in the community core is not wanted or necessary.

In keeping with Institutional & Community Use along RR 33, any development should support or add to the purposes of schools and recreation.

### **G-1 Commercial Corridor**

Where did this proposal come from? **NOT** from residents and hopefully not from Councillors. **It is NOT in the September draft Springbank ASP nor in the existing ASPs.**

**The majority of residents in Springbank do not want the lands alongside Hwy 1 developed as a commercial corridor. Residents have repeatedly expressed their opposition to this idea for many years.**

More recently the Nichols Report, "Commercial Demand Analysis" for Springbank states that **no more land is required for commercial/business purposes within the Springbank ASP**. Also, there are more than 300 acres around the airport and Harmony, which are already approved but not yet developed, so there is no need to add more.

Springbank's Vision and Goals emphasize Country Residential living, beautiful viewscapes and the unique natural and cultural aspects of the area. To turn Hwy 1 west from Calgary through Springbank into another roadside attraction like the drive from Calgary to Airdrie would be to take something truly special and make it mundane, urban and unattractive.

We hope that RVC Councillors have higher hopes and standards than that. Once the Costco gas station is operational, the drive on Hwy 1 west past Bingham will become a traffic jam. Adding more commercial will only make life a lot worse for both residents and visitors.

**WARNING:** This amendment possibly indicates that RVC Administration/ Planning staff have disregarded the law as laid out under the MGA: Council direction is given to staff through the CAO. RVC Council made very clear motions following the October 2, 2024 Public Hearing, "Council directed Administration to compile amendments for the Springbank ASP to incorporate feedback heard during the hearing"\*. The new CAO was already in place and should have received the full briefing on those motions. Therefore, who is at fault for disregarding Council's direction and reintroducing the Hwy 1 commercial proposal into the November draft of the Springbank ASP?

\*See [Springbank Area Structure Plan | Rocky View County](#)

### **H-1 Removal of Provincial Lands**

Need more information to comment. Were these lands purchased by the province for use in one of the proposed options for flood mitigation dams? Or to consider extending Glenbow Ranch Provincial Park across the Bow River?

**A-5 Cemeteries**

Add the cemetery use to the lands currently used for such. No need to apply this to new cemeteries.

**Conclusion - Please listen to Springbank residents**

Springbank residents have been responding to RVC surveys, emails, open houses, meetings and public hearings for many, many years. Thousands of Springbank residents have been engaged and are forever hopeful that they are being listened to. Unfortunately, some of these amendments contain proposals to instate measures that have been repeatedly rejected by residents. Surely Springbank residents are better positioned to help guide and steward the future of the lands where they live, rather than those sitting in offices in east RV County who may seldom set foot in Springbank.

From: Springbank Community Planning Association (SCPA) Board – Simone Byers, Dave Sikorski, Ena Spalding, Gloria Wilkinson

**Tyler Andreasen**

---

**To:** Colt Maddock; Legislative Officers  
**Subject:** RE: Springbank Area Structure Plan

---

**From:** Stefan Frick [REDACTED] **On Behalf Of** Stefan Frick  
**Sent:** Monday, November 4, 2024 12:34 PM  
**To:** Planning Policy <[planning\\_policy@rockyview.ca](mailto:planning_policy@rockyview.ca)>  
**Subject:** Springbank Area Structure Plan

Please include my comments in the review of the Springbank Area Structure Plan

Our life style in Springbank is endangered by the increasing commercial pressures on our elected officials to comply with the interests by ruthless developers.

This group as we recognize well do not appreciate the importance of the environmental location and position of our community with respect to Calgary. They do not understand the importance of maintaining a natural environment west of the City to preserve the beauty of the lay of the land facing the Canadian Rockies and how much this area contributes to the uniqueness of the quality of life for all Albertans, Canadians and visitors from the entire world. If anything we need tourist facilities that enhance the experience of visitors and locals to our community.

Just think of the gross parking facilities at the intersection of highway 1 and 22 serving people who want to make an environmental difference and which are an insult to all tax paying Albertans. All levels of government have done so far nothing that will preserve our environment for future generations and that could make us proud of our community.

Stefan Frick  
%1 Pinecone Lane SW T3Z 3K4

Sent from [Mail](#) for Windows

**Micah Nakonechny**

---

**From:** Amy Kastelic [REDACTED]  
**Sent:** Wednesday, November 27, 2024 10:24 AM  
**To:** Legislative Services  
**Subject:** Opposing Amendment G(1) of the ASP to increase the commercial corridor

Good Morning,

I am writing with respect to opposition of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024.

I am strongly opposed to this revised ASP amendment. Turning the corridor between Calgary and RR 33 into a commercial corridor. We moved out here for this way of life. We do not need commercial amenities neighboring us. We enjoy the farm, pasture, and nature and are trying to preserve this way of life for our children. We do not want convenience and are more than happy to drive in to the city for groceries, coffee, food, etc. It was a conscious decision made to accept the quiet living for the inconvenience of a short trip into the city.

Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor!

Please don't do this. We have saved for half our lives to buy this piece of land and it has always been our dream to live in peace just outside the city. There is plenty of commercial businesses in and around Winsport, we don't need this.

Steve & Amy Kastelic  
245227 Range Road 31A  
Calgary, AB T3Z 1K4

**Micah Nakonechny**

---

**From:** Susan Hall [REDACTED]  
**Sent:** Thursday, November 28, 2024 1:50 PM  
**To:** Legislative Services  
**Subject:** Re bylaw: C-8568-2024

From Susan Hall, Robert Letourneau  
252002 RR33, T3Z1K2

We are recommending the following:

5A - allow currently occupied cemeteries to remain  
5B - do not allow any new cemeteries

B - choose Option 2 - Regional Wastewater servicing

C - It is proven over and over there is no more commercial needed in Springbank (C1 and C2)  
There is plenty of institutional on RR 33 South in the Community Core - no need for any in North SBb- it will only add to traffic

E - 1 acre lots - NO!

F - No commercial in the Community Core. Keep these lands Institutional and Community Use only.

G - Highway Corridor - absolutely ridiculous - commercializing Springbank is once again being considered ??? No more Commercial. Proven not needed nor wanted.

H - do NOT remove the provincial lands - it makes it easier for the Province to build a gravel pit

Susan Hall, Robert Letourneau  
252002 RR33

**Micah Nakonechny**

---

**From:** Tony Bizios [REDACTED]  
**Sent:** Thursday, November 28, 2024 4:04 PM  
**To:** Legislative Services  
**Subject:** Springbank ASP Comments

To: Springbank ASP

My name is Tony Bizios and I live at 246 Artists View Way along with my wife Anna and our daughter.

I **STRONGLY** second these comments by my neighbour Moire Dunn.

The valley/area off old banff coach road used to be designated as a "wildlife corridor" and I believe it still should be. There is a wealth of wildlife that call this area home and all efforts need to be made to preserve this life. As recent events would show, animal life is fragile. We humans, unfortunately, were what resulted in the ultimate demise of a very strong, healthy bull moose over the weekend.

I also agree with Moire's analysis of lot size and agee lots should **NOT** be designated as 1 acre lots. There are serious concerns about sanitation and sewage management if this amount of lots were to ever be crammed into that area. Not to mention that the increased flow of traffic on OBCR and Artists View Way would negatively impact these smaller/older roads.

Regards

Tony Bizios

=====

This is the email to send it to  
[legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)

Thank-you for encouraging residents comments re the upcoming Springbank ASP.

I would like to comment on 2 issues only.

**1 Wildlife: Please change map 11 to follow map 10.**

The wildlife corridor and environmental reserve at Artists View & Coach Creek need to be protected in perpetuity. Humans should be able to enjoy it without destroying it.

There is a great amount of varied wildlife around Artists View, perhaps due to the environmental reserve that leads down into the Coach Creek coulee, which drains into the Bow river. The Hwy 1 expansion buried the water into pipes to run under the highway but without animal access. This has served to force more animals to remain south of the highway & I'm sure some get run over.

**Map 10** shows the wildlife corridors stretching as described above, **map 11** shows the environmental reserve stopping at Artists View Way which is should not. **Please change map 11 to follow map 10.**

The maps now have eliminated Coach Creek & the environmental reserve from Artists View down to the creek. We have a number of large animals that make this area home including multiple moose.

Their constant predictable presence here has been clearly proven this week in a **horrific** way ! A man calling himself a hunter has just walked through, shot & killed a young healthy bull moose from our neighbours lot. We have watched this moose from his birth year, he was not fearful of us. This man shot him. He died in the residential yard. His head was cut off & body left in the yard until fish and wildlife pulled him only a little ways down into the coulee. That is not the behaviour of a respectful hunter, wasteful & not what we expect our kids to see from our windows. We enjoy our long existing wildlife corridors & celebrate the animals in this beautiful countryside, enjoying their presence in our communities & sharing pictures on media. **We somehow feel we are the intelligent caring race.**

**Map 11 Please bring the environmental reserve land down the hill west following the coulee to Coach Creek where it actually is.**

**2 Lot size: Please keep the Artists View area out of the infill category.**

In the land use strategy our area (Artists View) and much of our surroundings have without logical consideration been re-designated as Infill residential, pg 13/19 Amendment Option 2 & Map 6.

**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  $\pm 0.4$  ha ( $\pm 0.99$  acres) when located in a Special Planning Area as identified on Map 16: Special Planning Area.**

We are all on septic systems that need more than 1 acre. There is discussion of pipes from Harmony but Harmony is a long way away, downhill., therefore water would have to be pumped up. Sewage always has pumps, all at huge cost. I am told their water license expressly stipulates it is for Harmony use only & is almost at capacity now.

Moire Dunn  
213 Artists View Way

**Micah Nakonechny**

---

**From:** Trina Vanaalst [REDACTED]  
**Sent:** Wednesday, November 27, 2024 12:51 PM  
**To:** Legislative Services  
**Subject:** Opposition to Bylaw Proposal C-8568-2024

Opposition to Bylaw Proposal C-8568-2024

To whom it may concern,

I am writing to formally express my opposition to Bylaw C-8568-2024, scheduled for review on December 11, 2024.

I am strongly against the proposed amendment to the ASP that would transform the area between Calgary and RR 33 into a commercial corridor. My family and I chose to live in this area specifically for its peaceful, rural character and even though we do live in the community of Harmony, we did leave the city to escape well... the city. We value the farm, pasture, and natural surroundings that surround our small community community.

We do not need or want commercial amenities in close proximity of our homes. Our family willingly accepts the trade-off of driving into the city for groceries, coffee, or dining in exchange for the quiet and simplicity that rural living offers. It was a deliberate choice to embrace this lifestyle, and we do not wish to see it altered.

Please consider this email as my formal objection to Amendment G(1) of the ASP and the proposed expansion of the commercial corridor.

Thank you for your attention to this matter.

Sincerely,

Trina Vanaalst  
301 Grayling Manor, Rocky View County



**Micah Nakonechny**

---

**From:** Trina Warkentin [REDACTED]  
**Sent:** Wednesday, November 27, 2024 4:06 PM  
**To:** Legislative Officers  
**Cc:** Legislative Services  
**Subject:** Re: Bylaw C-8568-2024

Hi  
My address is 534 South Harmony Drive Rocky View County T3Z 0G2

Thanks  
Trina Warkentin  
Sent from my iPhone

> On Nov 27, 2024, at 15:27, Legislative Officers <LegislativeOfficers@rockyview.ca> wrote:

>  
> Good afternoon,  
>  
> Thank you for submitting your comments. As per Rocky View County's Procedure Bylaw, we require your address, or indication as to where you live, in order to be included on the Council agenda. Could you please provide this information at your earliest convenience? If we do not receive this information by 4:30 p.m. on Thursday, November 28, 2024, your submission will not be included on the Council agenda.

>  
> Thank you,  
>  
> MICAH NAKONECHNY  
> He/Him/His  
> Legislative Officer | Legislative Services  
>  
> ROCKY VIEW COUNTY  
> 262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
> Phone: 403-520-6366  
> MNakonechny@rockyview.ca | <https://protect2.fireeye.com/v1/url?k=31323334-501d2dca-313531c6-454455534531-9e77b8d97f4a602a&q=1&e=2bf93e5e-8a01-499c-b76a-886a4a27637e&u=http%3A%2F%2Fwww.rockyview.ca%2F>

> 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: Trina Warkentin [REDACTED]  
> Sent: Wednesday, November 27, 2024 11:31 AM  
> To: Legislative Services <LegislativeServices@rockyview.ca>  
> Subject: Bylaw C-8568-2024

>  
> Hi there,  
>  
> I am writing with respect to opposition of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024.  
>  
> I am strongly opposed to this revised ASP amendment. Turning the corridor between Calgary and RR 33 into a commercial corridor. We moved out here for this way of life. We do not need commercial amenities neighboring us. We enjoy the farm, pasture, and nature and are trying to preserve this way of life for our children. We do not want

convenience and are more than happy to drive in to the city for groceries, coffee, food, etc. It was a conscious decision made to accept the quiet living for the inconvenience of a short trip into the city.

>

> Please consider this email as formal notice of my objection to Amendment G(1) of the ASP to increase the commercial corridor!

>

> Thank you

> Trina Warkentin

> Sent from my iPhone

**Micah Nakonechny**

---

**From:** Brian French [REDACTED]  
**Sent:** Thursday, November 28, 2024 12:34 PM  
**To:** Legislative Services  
**Subject:** Bylaw C-8568-2024 - 1015-550  
**Attachments:** Barry French Letter.pdf

Hello

Please see attached letter with comments regarding Subject Line.

Thank you, Barry French

November 27, 2024

TO: RVC Planning and Policy

**BYLAW C-8568-2024: Amendment to Draft Springbank Area Structure Plan (SASP)**

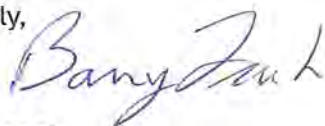
**I wholly support this amendment:**

**1. Commercial Corridor (G1): Whether to include land along Highway 1 corridor in the Business Uses Policy area.**

- Springbank residents have already supported commercial development along this corridor. During the appeal process, letters submitted to RVC in favour of the new Costco beside Bingham Crossing along Highway 1 West outnumbered those opposed.
- In other jurisdictions, the best and highest uses for lands along major highways is commercial. As highway 1 West has already expanded and will continue to extend West as 8 lanes, these lands will not be best suited for just residential.
- We have been in communication with Qualico, the landowners and Developer of the land adjacent to our land on the Old Banff Coach Road, for the past few years. We have shared our approval of their strategic plan for these lands South of the Old Banff Coach Road overpass. A solid mix of residential and commercial land use would be the best purpose for this land and we are in favour of past and current submissions by Qualico for this land.

**Yes, this amendment should pass.**

Sincerely,



Barry French

30265 Old Banff Coach Road

Calgary, AB T3Z 2C9

**Micah Nakonechny**

---

**From:** Brian French [REDACTED]  
**Sent:** Thursday, November 28, 2024 12:35 PM  
**To:** Legislative Services  
**Subject:** Bylaw C-8568-2024 - 1015-550  
**Attachments:** Brian French Letter.pdf

Hello

Please see attached letter with comments regarding Subject Line.

Thank you, Brian French

November 27, 2024

TO: RVC Planning and Policy

**BYLAW C-8568-2024: Amendment to Draft Springbank Area Structure Plan (SASP)**

**I wholly support this amendment:**

**1. Commercial Corridor (G1): Whether to include land along Highway 1 corridor in the Business Uses Policy area.**

- Springbank residents have already supported commercial development along this corridor. During the appeal process, letters submitted to RVC in favour of the new Costco beside Bingham Crossing along Highway 1 West outnumbered those opposed.
- In other jurisdictions, the best and highest uses for lands along major highways is commercial. As highway 1 West has already expanded and will continue to extend West as 8 lanes, these lands will not be best suited for just residential.
- We have been in communication with Qualico, the landowners and Developer of the land adjacent to our land on the Old Banff Coach Road, for the past few years. We have shared our approval of their strategic plan for these lands South of the Old Banff Coach Road overpass. A solid mix of residential and commercial land use would be the best purpose for this land and we are in favour of past and current submissions by Qualico for this land.

**Yes, this amendment should pass.**

Sincerely,



Brian French

30265 Old Banff Coach Road

Calgary, AB T3Z 2C9

**Micah Nakonechny**

---

**From:** ken.dixon@calaltawaterworks.com  
**Sent:** Thursday, November 28, 2024 1:24 PM  
**To:** Dominic Kazmierczak; Legislative Services  
**Cc:** Bob Williams  
**Subject:** Bylaw C-8568-2004 - 1015-550  
**Attachments:** ASP Commentary Nov 28 2024.pdf

Legislative Services and Dominic,

Please see the attached.

Regards,

**Ken Dixon**

**President, Calalta Waterworks Ltd.**

**M** 403-470-3658

**F** 403-242-3885

**E** [ken.dixon@calaltawaterworks.com](mailto:ken.dixon@calaltawaterworks.com)



November 28, 2024

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

Att: Dominic Kazmierczak  
[DKazmierczak@rockyview.ca](mailto:DKazmierczak@rockyview.ca)

Att: Legislative Services  
[legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)

Dear Council Members;

**Re: Bylaw C-8568-2024-1015-550  
Proposed Amendments to Draft Bylaw to Adopt the  
Springbank Area Structure Plan**

Calalta Amusements owns a 78.8-acre site along Range Road 33 immediately to the south of the Springbank Elementary and Middle Schools and Calalta Waterworks, owns the Potable Water Service within the Calalta Waterworks Franchise Area.

### **Range Road 33 - Community Core**

The recent changes to the Springbank Area Structure Plan will impact our land holdings in two ways by the limited north – south boundaries of the Community Core and if the use is restricted to purely Institutional.

The Community Core should extend from the north side of Range Road 250 south to the north side of Springbank Road on both sides of Range Road 33. This will allow the existing uses including the High School, the Heritage Club, the Park for All Seasons and the proposed community centre to be a part of the Community Core as opposed to isolated islands.

Part of creating a community is to provide an environment where residents want to come together and spend time working, living, learning and playing. Providing the ability to have Residential and Commercial uses within the Institutional Community Core, would provide opportunities for community members to work, talk, shop, engage and not travel into Calgary for basic services.

Providing for Residential and Commercial within the Community Core area will naturally enhance community security. Residents living and working 24/7 on the same parcel of land will be a deterrent to criminal activity benefitting the institutional component.

The vehicle traffic to and from the current Institutional uses has significant peaks and troughs. Examples of this are the three school where there is a lot of traffic at drop-off and pick-up times, while the remainder of the day there is very little traffic or any community engagement. Providing a



reason to linger in the Community Core with Commercial uses and nearby residential, will help to smooth of the arrival and departure times and therefore put less pressure on the road infrastructure.

**Potable Water Service**

We are supportive of the requirement for piped potable water service within the ASP.

Calalta Waterwork Ltd.'s Potable Water pipelines are already available along Range Road 33 from Bingham Crossing / the Edge School south to the Park for All Seasons.

Pipeline expansions are being planned for extending southward along Range Road 33 and westward on Springbank Road and Range Road 34 to service approved developments.

Providing for more development will allow for efficient use of the existing and future potable water infrastructure.

Regards,



Kenneth Dixon  
Vice President  
Calalta Amusements Ltd.



Kenneth Dixon  
President  
Calalta Waterworks Ltd.

**From:** [Darren Toews](#)  
**To:** [Legislative Services](#)  
**Cc:** [Toews Cathy](#)  
**Subject:** Bylaw C-8568-2024  
**Date:** Monday, November 25, 2024 9:57:22 AM  
**Attachments:** [SASP Letters.pdf](#)

---

Please see the attached signed letters from Cathy & Darren Toews for BYLAW C-8568-2024: Amendment to DRAFT Springbank Area Structure Plan.

Thank you,  
Darren & Cathy Toews  
3192 Springbank Heights Way  
Calgary, Alberta  
T3Z 1C7

November 21, 2024

To: RVC Planning and Policy,

**BYLAW C-8568-2024: Amendment to DRAFT Springbank Area Structure Plan (SASP)**

We are wholly in support of this amendment:

1. **Commercial Corridor:** Whether to include land along the Highway 1 corridor in the Business Uses policy area.
  - During the appeal process, letters submitted to RVC **in favour** of the new Costco beside Bingham Crossing along Highway 1 west well outnumbered those against. Therefore, a majority of Springbank residents supported commercial development along this corridor.
  - In other jurisdictions, the best and highest use for lands along major highways is commercial. It is known that this particular stretch of Highway 1 is slated to expand to 8 lanes from the current four and will be unsuitable for only residential development.

Designating the quarter sections running along Hwy 1 between the Old Banff Coach Road overpass to RR33 overpass as commercial protects:

    - Future higher tax revenue for Rocky View County (RVC)
    - Eventual annexation by the City of Calgary
    - RVC's ability to carefully plan these lands for considered and effective transition between existing commercial, existing small acreage, estate residential, the Trans-Canada highway, and interim agricultural lands
  - Currently these lands, not suitable for agricultural or residential development, have been effectively sterilized without compensation. And, no one is entitled to a view without fair compensation.
  - **So YES, this amendment should pass.**

Sincerely,



Cathy Toews

3192 Springbank Heights Way

Calgary, AB

T3Z 1C7

**From:** [Dan Legault](#)  
**To:** [Legislative Services](#)  
**Subject:** SASP - Letter of Support  
**Date:** Monday, November 25, 2024 9:33:56 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[Letter of Support to Amendment to SASP.pdf](#)

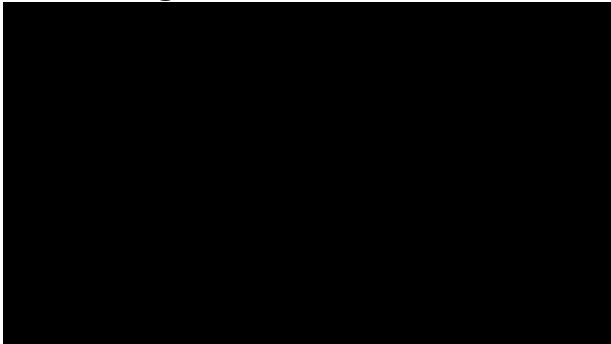
---

Good morning,

Please see attached letter of support for SASP.

Thank you,  
Dan

Dan Legault



November 25, 2024

To: RVC Planning and Policy,

**BYLAW C-8568-2024: Amendment to DRAFT Springbank Area Structure Plan (SASP)**

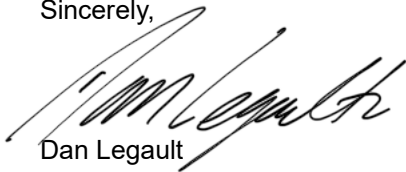
We are wholly in support of this amendment:

1. **Commercial Corridor:** Whether to include land along the Highway 1 corridor in the Business Uses policy area.
  - During the appeal process, letters submitted to RVC **in favour** of the new Costco beside Bingham Crossing along Highway 1 west well outnumbered those against. Therefore, a majority of Springbank residents supported commercial development along this corridor.
  - In other jurisdictions, the best and highest use for lands along major highways is commercial. It is known that this particular stretch of Highway 1 is slated to expand to 8 lanes from the current four and will be unsuitable for only residential development.

Designating the quarter sections running along Hwy 1 between the Old Banff Coach Road overpass to RR33 overpass as commercial protects:

    - Future higher tax revenue for Rocky View County (RVC)
    - Eventual annexation by the City of Calgary
    - RVC's ability to carefully plan these lands for considered and effective transition between existing commercial, existing small acreage, estate residential, the Trans-Canada highway, and interim agricultural lands
  - Currently these lands, not suitable for agricultural or residential development, have been effectively sterilized without compensation. And, no one is entitled to a view without fair compensation.
  - **So YES, this amendment should pass.**

Sincerely,



Dan Legault

21 Cattail Run

Rocky View County, AB

T3Z 0C9

**From:** [Dana Longeway](#)  
**To:** [Legislative Officers](#); [Legislative Services](#)  
**Cc:** [Dad](#)  
**Subject:** Re: Support Letter for Amendment to Draft Springbank Area Structure Plan  
**Date:** Tuesday, November 26, 2024 9:22:43 AM  
**Attachments:** [Letter of Support to Amendment to SASP.pdf](#)

---

Of course, thank you for letting me know. My updated letter is attached.

Just to be clear, I have a Memorandum of Understanding to represent my father, Clarence Longeway, in all matters pertaining to the his property in Springbank. If you need a copy of this document, I am happy to provide.

Sincerely, Dana

--

Dana Longeway  
p. 1 [REDACTED]

---

**From:** Legislative Officers <LegislativeOfficers@rockyview.ca>  
**Date:** Tuesday, November 26, 2024 at 8:57 AM  
**To:** Dana Longeway [REDACTED] Legislative Services <LegislativeServices@rockyview.ca>  
**Subject:** RE: Support Letter for Amendment to Draft Springbank Area Structure Plan

Good morning Dana,

Thank you for submitting your comments. As per Rocky View County's *Procedure Bylaw*, we require your address, or indication as to where you live, in order to be included on the Council agenda. Could you please provide this information prior to our written submission closure date of November 28<sup>th</sup>.

Thank you,

**KIRIN WRZOSEK**

Legislative Officer | Legislative Services

**ROCKY VIEW COUNTY**

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

Phone: 403-520-6312

[KWrzosek@rockyview.ca](mailto:KWrzosek@rockyview.ca) | [www.rockyview.ca](http://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:** Dana Longeway [REDACTED]  
**Sent:** Tuesday, November 26, 2024 8:53 AM  
**To:** Legislative Services <LegislativeServices@rockyview.ca>  
**Subject:** Support Letter for Amendment to Draft Springbank Area Structure Plan

Hello, please include the attached letter in the Springbank ASP December 11 OH parcel.

Thank you, Dana

--

Dana Longeway  
p. 1 [REDACTED]

November 25, 2024

**BYLAW C-8568-2024: Amendments to DRAFT Springbank Area Structure Plan (SASP)****Building on our previous letter submitted in August, we wholly support these amendments:**

1. **Community Core:** Whether to establish a space where institutional and community uses may be developed at the Range Road 33 and Springbank Road junction.
  - In the SASP engagement report, the majority of residents responded in favour of creation and further development of the Community Core.
  - **So YES, this amendment should pass.**
  
2. **Commercial Corridor:** Whether to include land along the Highway 1 corridor in the Business Uses policy area.
  - During the appeal process, letters submitted to Rocky View County (RVC) **in favour** of the new Costco beside Bingham Crossing along Highway 1 west well outnumbered those against. Therefore, a majority of Springbank residents supported commercial development along this corridor.
  - In other jurisdictions, the best and highest use for lands along major highways is commercial. It is known that this particular stretch of Highway 1 is slated to expand to eight lanes from the current four and will be unsuitable for residential-only development.

Designating the quarter sections running along Hwy 1 between the Old Banff Coach Road overpass to RR33 overpass as commercial protects:

- Future higher tax revenue for RVC
  - Eventual annexation by the City of Calgary
  - RVC's ability to carefully plan these lands for considered and effective transition between existing commercial, existing small acreage, estate residential, the Trans-Canada highway, and interim agricultural lands
- Currently these lands, not suitable for agricultural or only residential development, have been effectively sterilized without compensation. Furthermore, no one is entitled to a view without fair compensation to the owner of the impacted lands.
  - **So YES, this amendment should pass.**

**We do not support the below amendment:**

**Residential:** Whether to alter the minimum parcel size from 1-acre to 2-acre.

- **“Prosperity requires Density” (2022 CMRB Growth Report).** Higher density parcel sizes allow for more affordable, inclusive and prosperous communities. Canada (and Alberta) needs more housing, and Springbank should not choose to opt out of contributing.
- **So no, this amendment should rather allow for higher density.**

Sincerely,

Dana Longeway

847 Coach Side Cr SW, Calgary AB T3H1A6



**From:** [Darren Toews](#)  
**To:** [Legislative Services](#)  
**Cc:** [Toews Cathy](#)  
**Subject:** Bylaw C-8568-2024  
**Date:** Monday, November 25, 2024 9:57:22 AM  
**Attachments:** [SASP Letters.pdf](#)

---

Please see the attached signed letters from Cathy & Darren Toews for BYLAW C-8568-2024:  
Amendment to DRAFT Springbank Area Structure Plan.

Thank you,  
Darren & Cathy Toews  
3192 Springbank Heights Way  
Calgary, Alberta  
T3Z 1C7

November 21, 2024

To: RVC Planning and Policy,

**BYLAW C-8568-2024: Amendment to DRAFT Springbank Area Structure Plan (SASP)**

We are wholly in support of this amendment:

1. **Commercial Corridor:** Whether to include land along the Highway 1 corridor in the Business Uses policy area.
  - During the appeal process, letters submitted to RVC **in favour** of the new Costco beside Bingham Crossing along Highway 1 west well outnumbered those against. Therefore, a majority of Springbank residents supported commercial development along this corridor.
  - In other jurisdictions, the best and highest use for lands along major highways is commercial. It is known that this particular stretch of Highway 1 is slated to expand to 8 lanes from the current four and will be unsuitable for only residential development.

Designating the quarter sections running along Hwy 1 between the Old Banff Coach Road overpass to RR33 overpass as commercial protects:

  - Future higher tax revenue for Rocky View County (RVC)
  - Eventual annexation by the City of Calgary
  - RVC's ability to carefully plan these lands for considered and effective transition between existing commercial, existing small acreage, estate residential, the Trans-Canada highway, and interim agricultural lands
  - Currently these lands, not suitable for agricultural or residential development, have been effectively sterilized without compensation. And, no one is entitled to a view without fair compensation.
  - **So YES, this amendment should pass.**

Sincerely,

  
Darren Toews

3192 Springbank Heights Way

Calgary, AB

T3Z 1C7

**Kirin Wrzosek**

---

**From:** Diane Ryman [REDACTED]  
**Sent:** Monday, November 25, 2024 7:21 AM  
**To:** Legislative Services  
**Subject:** AMENDMENTS TO AREA STRUCTURE PLAN

November 25, 2024

To: RVC Planning and Policy,

**BYLAW C-8568-2024: Amendment to DRAFT Springbank Area Structure Plan (SASP)**

We are wholly in support of this amendment:

1. **Commercial Corridor:** Whether to include land along the Highway 1 corridor in the Business Uses policy area.

- During the appeal process, letters submitted to RVC **in favour** of the new Costco beside Bingham Crossing along Highway 1 west well outnumbered those against. Therefore, a majority of Springbank residents supported commercial development along this corridor.
- In other jurisdictions, the best and highest use for lands along major highways is commercial. It is known that this particular stretch of Highway 1 is slated to expand to 8 lanes from the current four and will be unsuitable for only residential development.

Designating the quarter sections running along Hwy 1 between the Old Banff Coach Road overpass to RR33 overpass as commercial protects:

- Future higher tax revenue for Rocky View County (RVC)
- Eventual annexation by the City of Calgary
- RVC's ability to carefully plan these lands for considered and effective transition between existing commercial, existing small acreage, estate residential, the Trans-Canada highway, and interim agricultural lands
- Currently these lands, not suitable for agricultural or residential development, have been effectively sterilized without compensation. And, no one is entitled to a view without fair compensation.
- **So YES, this amendment should pass.**

Sincerely,

Diane Ryman  
33062 Township Road 250  
Calgary, AB T3B 1L9

a

**Micah Nakonechny**

---

**From:** Frank Antolovich [REDACTED]  
**Sent:** Wednesday, November 27, 2024 4:47 PM  
**To:** Legislative Services  
**Subject:** Bylaw proposal: 1 BYLAW C-8568-2024

Hello,

I am writing with respect to support of Bylaw proposal: 1 BYLAW C-8568-2024 set to be heard Dec 11, 2024.

I strongly support this revised ASP amendment. Turning the corridor between Calgary and RR 33 into a commercial corridor. We moved out to Harmony for a quieter way of life but not to be isolated from services forever even though a small fringe minority would oppose it. We badly need commercial amenities neighbouring Harmony for convenience buy even to combat climate change through less emissions from our vehicles travelling into Calgary for the smallest of reasons. We will still be able to enjoy the farm, pasture, and nature being preserved and this way of life for our children. We do want convenience and are not happy to have to drive our gas guzzlers in to the city for groceries, coffee, food, etc. It was a great decision to bring some conveniences closer to our community as well as jobs and tax base for RVC.

Please consider this email as formal notice of my support to Amendment G(1) of the ASP to increase the commercial corridor!

Sincerely,

Frank Antolovich  
[REDACTED]

**Kirin Wrzosek**

---

**From:** Diane Ryman [REDACTED]  
**Sent:** Monday, November 25, 2024 7:22 AM  
**To:** Legislative Services  
**Subject:** AREA STRUCTURE PLAN SUPPORT

November 25, 2024

To: RVC Planning and Policy,

**BYLAW C-8568-2024: Amendment to DRAFT Springbank Area Structure Plan (SASP)**

We are wholly in support of this amendment:

1. **Commercial Corridor:** Whether to include land along the Highway 1 corridor in the Business Uses policy area.

- During the appeal process, letters submitted to RVC **in favour** of the new Costco beside Bingham Crossing along Highway 1 west well outnumbered those against. Therefore, a majority of Springbank residents supported commercial development along this corridor.
- In other jurisdictions, the best and highest use for lands along major highways is commercial. It is known that this particular stretch of Highway 1 is slated to expand to 8 lanes from the current four and will be unsuitable for only residential development.

Designating the quarter sections running along Hwy 1 between the Old Banff Coach Road overpass to RR33 overpass as commercial protects:

- Future higher tax revenue for Rocky View County (RVC)
- Eventual annexation by the City of Calgary
- RVC's ability to carefully plan these lands for considered and effective transition between existing commercial, existing small acreage, estate residential, the Trans-Canada highway, and interim agricultural lands
- Currently these lands, not suitable for agricultural or residential development, have been effectively sterilized without compensation. And, no one is entitled to a view without fair compensation.
- **So YES, this amendment should pass.**

Sincerely,

Jack Ryman

33062 Township Road 250

Calgary, AB T3B 1L9

**Micah Nakonechny**

---

**From:** M Nolan [REDACTED]  
**Sent:** Wednesday, November 27, 2024 3:51 PM  
**To:** Legislative Services  
**Subject:** BYLAW C-8568-2024: Amendment to DRAFT Springbank Area Structure Plan (SASP)  
**Attachments:** Document\_2024-11-27\_154402.pdf

Please find attached my letter of support for this amendment.

Thank you.

Marion Nolan



November 24, 2024

To: RVC Planning and Policy,

**BYLAW C-8568-2024: Amendment to DRAFT Springbank Area Structure Plan (SASP)**

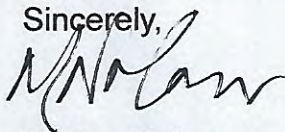
**I wholly support this amendment:**

**1. Commercial Corridor: Whether to include land along the Highway 1 corridor in the Business Uses policy area.**

- Land already acquired by Alberta Transportation on both Old Banff Coach Road and Range Road 33 overpasses, will facilitate future upgrades of these interchanges to accommodate the eight lanes of traffic that the province is planning for. In other jurisdictions, the best and highest use for lands along major highways includes commercial development.
- Springbank residents have already supported commercial development along this corridor. During the appeal process, letters submitted to RVC **in favour** of the new Costco beside Bingham Crossing along Highway 1 west outnumbered those against.
- Designating the lands adjacent to Hwy 1 between the Old Banff Coach Road overpass and RR33 overpass as commercial allows for:
  - Highest and Best usage of these lands based on sound and forward looking planning principles
  - Future higher tax revenues for Rockyview County (RVC)
  - Eventual annexation by the City of Calgary
  - RVC's ability to carefully plan these lands for considered and effective transition between existing commercial, existing small acreage, residential, the Trans-Canada highway, and interim agricultural lands

**So, YES, this amendment should pass.**

Sincerely,



Marion Nolan  
31076 Township Road 245  
Calgary, Alberta T3Z 2N8  
Legal Land Description: Lot 1, 9811662 SE35-24-3-W5

**Micah Nakonechny**

---

**From:** Michele Pankiw [REDACTED]  
**Sent:** Wednesday, November 20, 2024 10:59 AM  
**To:** Legislative Services  
**Subject:** Support Letter for Amendment to Draft of Springbank ASP  
**Attachments:** Letter of Support to Amendment to SASP.pdf

Michele Pankiw

P. [REDACTED]

November 21, 2024

To: RVC Planning and Policy,

**RE: Bylaw C-8568-2024 proposed Amendment to DRAFT Bylaw Springbank Area Structure Plan (SASP) currently under review**

We are wholly in support of this amendment:

1. **Commercial Corridor:** Whether to include land along the Highway 1 corridor in the Business Uses policy area.
  - During the appeal process, letters submitted to RVC **in favour** of the new Costco beside Bingham Crossing along Highway 1 west well outnumbered those against. Therefore, it is obvious that the majority of Springbank residents support commercial development along this corridor.
  - Landowners should be supported in achieving the highest return for and/or best use of their lands. For years, sterilization of lands in perpetuity for no other reasons than for the 'views' a minority of residents demand, with zero compensation, has been the direction of past SASPs. No one is entitled to demand a view from others without fair compensation.
  - **So YES, this amendment should pass and be included in the new Springbank Area Structure Plan.**

Sincerely,

**Name and Municipal Address(s) here**190 Huggard Rd Calgary, AB T3Z 2C3  
Michele Pankiw

**Micah Nakonechny**

---

**From:** Pat Nolan [REDACTED]  
**Sent:** Wednesday, November 27, 2024 3:59 PM  
**To:** Legislative Services  
**Subject:** BYLAW C-8568-2024: Amendment to DRAFT Springbank Area Structure Plan (SASP)  
**Attachments:** Document\_2024-11-27\_154232.pdf

To Whom It May Concern:

Attached is my letter in support of the amendment to Bylaw C-8568-2024.  
If you require any additional information I can be reached at [REDACTED]. Thanks. Pat Nolan

November 24, 2024

To: RVC Planning and Policy,

**BYLAW C-8568-2024: Amendment to DRAFT Springbank Area Structure Plan (SASP)**

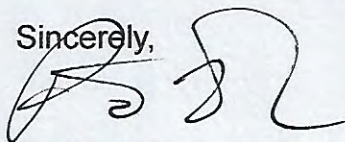
**I wholly support this amendment:**

**1. Commercial Corridor: Whether to include land along the Highway 1 corridor in the Business Uses policy area.**

- Land already acquired by Alberta Transportation on both Old Banff Coach Road and Range Road 33 overpasses, will facilitate future upgrades of these interchanges to accommodate the eight lanes of traffic that the province is planning for. In other jurisdictions, the best and highest use for lands along major highways includes commercial development.
- Springbank residents have already supported commercial development along this corridor. During the appeal process, letters submitted to RVC **in favour** of the new Costco beside Bingham Crossing along Highway 1 west outnumbered those against.
- Designating the lands adjacent to Hwy 1 between the Old Banff Coach Road overpass and RR33 overpass as commercial allows for:
  - Highest and Best usage of these lands based on sound and forward looking planning principles
  - Future higher tax revenues for Rockyview County (RVC)
  - Eventual annexation by the City of Calgary
  - RVC's ability to carefully plan these lands for considered and effective transition between existing commercial, existing small acreage, residential, the Trans-Canada highway, and interim agricultural lands

**So, YES, this amendment should pass.**

Sincerely,



Pat Nolan  
31076 Township Road 245  
Calgary, Alberta T3Z 2N8  
Legal Land Description: Lot 1, 9811662 SE35-24-3-W5

**Micah Nakonechny**

---

**From:** Brian French [REDACTED]  
**Sent:** Thursday, November 28, 2024 12:32 PM  
**To:** Legislative Services  
**Subject:** Bylaw C-8568-2024 - 1015-550  
**Attachments:** Sandra French Letter.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello

Please see attached letter with comments regarding Subject Line.

Thank you, Sandra French

November 27, 2024

TO: RVC Planning and Policy

## **BYLAW C-8568-2024: Amendment to Draft Springbank Area Structure Plan (SASP)**

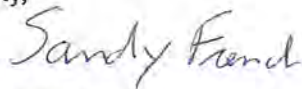
**I wholly support this amendment:**

**1. Commercial Corridor (G1): Whether to include land along Highway 1 corridor in the Business Uses Policy area.**

- Springbank residents have already supported commercial development along this corridor. During the appeal process, letters submitted to RVC in favour of the new Costco beside Bingham Crossing along Highway 1 West outnumbered those opposed.
- In other jurisdictions, the best and highest uses for lands along major highways is commercial. As highway 1 West has already expanded and will continue to extend West as 8 lanes, these lands will not be best suited for just residential.
- We have been in communication with Qualico, the landowners and Developer of the land adjacent to our land on the Old Banff Coach Road, for the past few years. We have shared our approval of their strategic plan for these lands South of the Old Banff Coach Road overpass. A solid mix of residential and commercial land use would be the best purpose for this land and we are in favour of past and current submissions by Qualico for this land.

**Yes, this amendment should pass.**

Sincerely,



Sandra French

30265 Old Banff Coach Road

Calgary, AB T3Z 2C9

**Micah Nakonechny**

---

**From:** Wayne Burwash [REDACTED]  
**Sent:** Thursday, November 28, 2024 3:21 PM  
**To:** Legislative Services  
**Subject:** Bylaw C-8568-2024

Dear Rocky View Council:

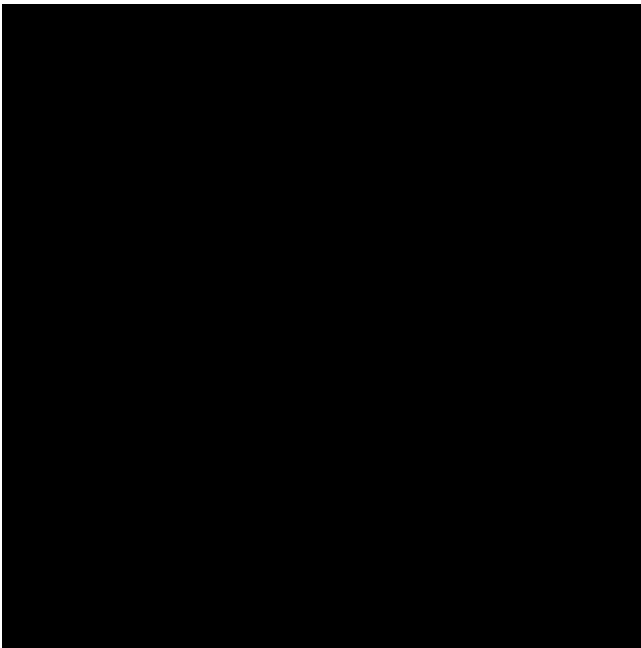
As a long-time land owner (since 1978) of multiple properties in the Springbank area and currently owner of SW-26-24-03-05 Lot 2-6-1912085 in the Springbank planning area, here are my comments on the proposed amendments to the Springbank ASP.

I am in favor of:

- Amendment D(1) Option 2
- Amendment E(1) Option 2, which effectively means I am in favor of cluster residential development, which I am strongly in favor of.
- Amendment F(1)
- Amendment G(1) Option 1 and Option 2: I am strongly in favor of all the land along both sides of Highway 1 between Old Banff Coach Road and RR 33 be designated Business with the possibility of some residential if someone wants to live adjacent to a busy, noisy highway.

I have no opinion, either in favor or opposed, on the other proposed amendments other than they appear to make sense.

Sincerely,  
Wayne Burwash





**Micah Nakonechny**

---

**From:** Kevin Bailey <kbailey@bastudios.ca>  
**Sent:** Thursday, November 28, 2024 2:48 PM  
**To:** Legislative Services  
**Cc:** Dominic Kazmierczak; cnaddock@rockyview.ca; Iris; Rachelle Starnes; Tiffany Deobald; Patrick Wetter  
**Subject:** Bylaw C-8568-2024 - 1015-550 | Proposed Amendments to Draft Springbank ASP - Community Response Letter  
**Attachments:** 2024-247\_John Piera Landowner\_RVC\_December 11 2024\_Public Hearing Letter.pdf

Hello,

My name is Kevin Bailey and I am a Community Planner with B&A. I am writing you today representing our Clients, John and Jacob Piera, who are the owners of the parcel legally described as (East ½) Subdivision 16 NE-21-24-03-05. They have asked us to prepare a written submission on their behalf for Rocky View County Council’s consideration in advance of the December 11, 2024 Public Hearing wherein Council will be considering proposed amendments to the Draft Springbank Area Structure Plan.

Please see attached a letter for Council’s consideration ahead of the December 11, 2024 Public Hearing. If you have any questions, or any issues accessing the file, please do not hesitate to reach out to me via the contact information in my signature below.

We appreciate your consideration and look forward to the discussion in just a couple short weeks.

Thanks and best regards,  
-Kevin Bailey



**Kevin Bailey**

Community Planner  
BA, BEd, MPlan

p | 403.692.5229 e | [kbailey@bastudios.ca](mailto:kbailey@bastudios.ca)



**KEVIN BAILEY**

Planner II

[kbailey@bastudios.ca](mailto:kbailey@bastudios.ca)

403.692.5229

**November 28, 2024****B&A File: #2024-247**

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

403-230-1401

[legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)CC: [dkazmierczak@rockyview.ca](mailto:dkazmierczak@rockyview.ca); [cnaddock@rockyview.ca](mailto:cnaddock@rockyview.ca)

Attn: Legislative Services  
Dominic Kazmierczak (Community Services)

Re: **Draft Springbank Area Structure Plan (Bylaw C-8568-2024 – 1015-550)**

---

Client: **John Piera**Landowners: **John Piera & Jacob Piera (East ½) Subdivision 16 NE-21-24-03-05**

Dear Mayor, Council and Legislative Services,

B&A congratulates administration, supporting consultants, and interested parties that have worked on the consolidated Draft for the Springbank Area Structure Plan (ASP). B&A is representing our client, John Piera, and his brother, Jacob Piera.

The Piera family are owners to ± 8.90 ha (20 ac) of land with the legal title of **(East ½) Subdivision 16 NE-21-24-03-05** since 1960. The land is located in Rocky View County's Springbank Community, south-west of the Range Road 33 and Township Road 244 /

Springbank Road intersection, and carries a zoning designation of Residential, Rural District (R-RUR). On our client's behalf, B&A has reviewed the Proposed Draft Springbank ASP (September 2024) and Amendment Options for the Springbank ASP, to be considered December 11, 2024. Respectfully, we wish to address certain areas of scope within the Draft ASP that we believe do not capture opportunities for the highest and best use of our client's lands, and the Springbank community overall. Conversely, we are pleased to offer the following suggested amendments that B&A believes will enhance future development possibilities to this area of the Springbank community, while also enhancing alignment with the County's vision and policies set forth in the consolidated Springbank ASP.

The lands in question are located at the intersection of two prominent roads within the Draft Springbank ASP transportation network and are located directly southwest of key institutional facilities, Springbank High School and the Springbank Park for All Seasons. We strongly believe that the development potential for uses beyond strictly residential uses would be in the best interests of both the County and the residents of Springbank.

## **Suggested Amendments: Draft ASP**

### **Change to Institutional and Community Uses**

Under the current Draft Springbank ASP, our client's land is designated as **Infill Residential**. It is our recommendation that our client's land be removed from the **Infill Residential** designation and included under the **Institutional and Community Uses** designation. Causation for this has been identified in the lands' potential to contribute to community services and amenities in an accessible location, which is supported by both future servicing alignments and adjacencies to nearby institutional uses. The principal vision the Piera family has for this space, is to accommodate the development of a Senior's Care facility in combination with community and residential uses. As longtime residents of Springbank, the Client believes strongly that this is an optimal location for local seniors to retire and continue to reside within their community, with the necessary supports.

- Policy Statement **13.02** of the Draft Springbank ASP indicate that “school facilities should be developed as multi-disciplined joint use facilities to satisfy a variety of needs and opportunities” while Policy Statement **13.03** speaks to incorporating future expansion opportunities for the Springbank Park for All Seasons. We believe the extending the **Institutional and Community Uses** designation allows for the Piera family’s land to contribute positively toward this aim. This redesignation would allow the County to locate complementary uses within an area adjacent to both Springbank High School and the Park for All Seasons, and create a hub for positive community uses that would support the needs of the wider community.
- To this end, Policy Statement **13.04** of the Draft Springbank ASP lists the uses that would be allowable within **Institutional and Community Uses** designated lands, and these are consistent with the landowner’s vision for how these lands can be developed. Specifically, the landowner has expressed a desire for senior’s care or medical facility in this space.
- **Map 11** indicates that the site is at the meeting point of future active transportation alignments, which positions the site well to host community amenities for citizens who utilize alternative modes of transportation than the automobile.
- **Map 13** of the Draft Springbank ASP identifies potential servicing capacity for this location with a water distribution line existing along Range Road 33 terminating at the landowner’s property, which supports future development requirements.
- **Map 14** of the Draft Springbank ASP indicates that a future extension of wastewater servicing is planned for Range Road 33 south of Highway 1 as well, which positions the site well for potential future extensions to site.

## Suggested Actions: December 11 Amendments

### **Inclusion within Community Core Designation**

In addition to the above request for the parcel in question to be included within the **Institutional and Community Uses** designation, the Amendment Options under consideration for the December 11, 2024 public hearing also include an option to establish a **Community Core** designation, which would be included within the current **Institutional and Community Uses** area. This proposed amendment is listed under the section **F. Community Core**, and is identified as **Amendment F(1)**, with further consideration found under section **G. Commercial Corridor**, identified as **Amendment G(1)**.

- On behalf of our client, we would stand in support of this **Amendment F(1)**, and would also request that – provided that our earlier request to redesignate the Piera family’s property to **Institutional and Community Uses** is seen favourably – that our Client’s lands also be included within the **Community Core** designation, as the intent behind this land use is aligned with the vision for this space.
- Additionally, we would also stand in support of Amendment Option 2 under **Amendment G(1)**, which would allow for local commercial services to be located within the **Community Core**, that are limited in scope, oriented to interface with public roads, and focused on complementing existing or planned institutional community services. We believe that locally focused commercial development (potentially in the form of a convenience store and/or small scale café/restaurant) would fit the vision of creating a community hub around the existing institutional uses in the area, and could complement the seniors care or medical facility/facilities envisioned for this space.

- Furthermore, a senior's housing development within walking distance of Springbank High School and the Park for All Seasons would offer not only a home for Springbank residents to retire in their community, but also offer the opportunity for seniors to be engaged in local sports and school events.

In closing, we would like to thank you for the opportunity to provide our feedback for your consideration at the upcoming December 11, 2024 Public Hearing. Via the undersigned, B&A is available to discuss the contents of this letter, and looks forward to seeing the results of this exciting step for the future of the Springbank community.

Respectfully,

A handwritten signature in black ink, appearing to read 'KpB', with a horizontal line extending to the right from the end of the signature.

**KEVIN BAILEY, BA, MPLAN**

Community Planner, B&A

[kbailey@bastudios.ca](mailto:kbailey@bastudios.ca)

403.692.5229



# Local Context

NE 21-24-3-W5M

**From:** [Cindy Turner](#)  
**To:** [Division 1, Kevin Hanson](#); [Division 2, Don Kochan](#); [Division 3, Crystal Kissel](#); [Division 4, Samantha Wright](#);  
[Division 5, Greg Boehlke](#); [Division 6, Sunny Samra](#); [Division 7, Al Schule](#)  
**Cc:** [Legislative Services](#); [Dominic Kazmierczak](#)  
**Subject:** Bylaw C-8568-2024 - 1015-550  
**Date:** Saturday, November 23, 2024 6:01:03 PM  
**Attachments:** [Bylaw C-8568-2024 - 1015-550.docx](#)

---

Please review the attached, as once again you are doing your very best to freeze all lands in Springbank with no logical rational.

Sincerely  
Cindy Turner



**Subject:** Proposed amendments on Springbank ASP –  
Bylaw C-8568-2024 – 1015-550

Dear Councillors,

Thank you for taking the time to hear our concerns about the proposed ASP as presented in September, 2024 by my late husband, Ian Galbraith who has unfortunately passed away suddenly, so I am now reaching out to you regarding the amendments that will be heard in December.

While I appreciate that our lands are proposed to be included in the Airport Interface Lands under Amendment C2, I see a further amendment C3 (should C2 pass) that restricts the land uses to uses designated under Policy 13.04.

Policy 13.04 states:

Public and non-public institutional and community uses shall be restricted to the following within the Plan area:

- a. arts and cultural centre;
- b. athletic and recreation services;
- c. libraries;
- d. museums;
- e. private schools;
- f. public parks, open space or environmental reserves;
- g. public schools;
- h. religious assembly; and
- i. senior care facilities;

A - Springbank is already the home for The Kiyooka Ohe Arts Centre, which was started with lands/building donated by a family and I know that funding requests have consistency been sought by the foundation to RV County.

B - Springbank is served by The Springbank Park for All, with additional lands already purchased, and a plan underway for an expansion to the existing facility.

C - Springbank is served by Marigold Library - should there be a need for a physical need for a building it would very likely be built in Harmony where they would have the population base to support it.

D - Museums - based on my knowledge and 30 years of living in this community there has been no demand for a museum beyond the limited displays at the Springbank Park for All Seasons and The Heritage Centre, but without an injection of cash from the County, I cannot see our lands being used for this purpose.

E - Springbank is well served by an abundance of private schools that are either built or proposed. Harmony would likely be the site of anything additional as their population/demographics makes it more suitable and I believe there is already a plan for a private school there.

F - it is doubtful that anyone would buy our land to put a park on it and since the County purchased the lands directly north of the Springbank Park for All Seasons for recreation, there is no additional need for parkland.

G - the next school (once there is budget dollars allocated) will be at the build ready site already allocated in Harmony. The school board also has interest in plenty of other plans that were previously held on reserve so there would be no need to purchase new lands.

H - Springbank has access to 8 churches within a small geographical area. The only group recently that has expressed any interest in building a facility in RVC was a Muslim group in Bears paw and that application was defeated.

I - Bingham Crossing will have a senior's facility. This is already approved and will be built in the next few years.

The above is to show that being in the airport interface lands with a limited policy (13.04) actually sterilizes our lands even further.

Any business type that is currently allowed in Harmony, the Springbank Airport, on Mountain View Trail and in Commercial Court should be allowed in this area. There are no reasons not to. Low rise structures like in Commercial Court would be totally compatible with airport operations. There are also a multitude of business types on the Springbank Airport Lands. I recognize these aren't controlled by RVC, but most certainly would be compatible with the area. Those would include light industrial, mechanical repair, storage yards, veterinarians, building supply store, RV repair, etc. All of these are compatible with the area, including our lands.

I ask that you consider removing the limited scope amendment of C3 and return these lands to business transition as they were designated in a previous draft of the proposed ASP which allows for consideration of a business type that is compatible and already in the area.

Sincerely,  
Cindy Turner  
33022 Township RD. 250

Calgary, T3Z 1L9

**From:** [Cindy Turner](#)  
**To:** [Legislative Services](#)  
**Subject:** Bylaw C-8568-2024 - 1015-550  
**Date:** Friday, November 22, 2024 2:03:09 PM  
**Attachments:** [Letter of Support to Amendment to SASP \(1\).docx](#)

---

Please see the attached

Thank you

Cindy Turner  
33022 Township RD. 250  
RVC. AB T3Z1L9

November 22, 2024

To: RVC Planning and Policy,

**BYLAW C-8568-2024: Amendment to DRAFT Springbank Area Structure Plan (SASP)**

We are wholly in support of this amendment:

1. **Commercial Corridor:** Whether to include land along the Highway 1 corridor in the Business Uses policy area.
  - During the appeal process, letters submitted to RVC **in favour** of the new Costco beside Bingham Crossing along Highway 1 west well outnumbered those against. Therefore, a majority of Springbank residents supported commercial development along this corridor.
  - In other jurisdictions, the best and highest use for lands along major highways is commercial. It is known that this particular stretch of Highway 1 is slated to expand to 8 lanes from the current four and will be unsuitable for only residential development.

Designating the quarter sections running along Hwy 1 between the Old Banff Coach Road overpass to RR33 overpass as commercial protects:

    - Future higher tax revenue for Rocky View County (RVC)
    - Eventual annexation by the City of Calgary
    - RVC's ability to carefully plan these lands for considered and effective transition between existing commercial, existing small acreage, estate residential, the Trans-Canada highway, and interim agricultural lands
  - Currently these lands, not suitable for agricultural or residential development, have been effectively sterilized without compensation. And, no one is entitled to a view without fair compensation.
  - **So YES, this amendment should pass.**

Sincerely,

Cindy Turner  
33022 Township Rd. 250  
Calgary, AB.  
T3Z 1L9

**Micah Nakonechny**

---

**From:** Landecon <landecon@cosmopolitan.ca>  
**Sent:** Thursday, November 28, 2024 12:46 PM  
**To:** Planning Policy; Legislative Services; Colt Maddock; Cosimo Casale  
**Subject:** Arbor Memorial Inc. (Eden Brook MG): Commenting on BYLAW C-8568-2024, DIVISION 1 & 2; FILE: 1015-550  
**Attachments:** EDEN BROOK SPRINGBANK ASP ARBOR COMMENTS 2024-11-27 s.pdf

Hello,

Cosmopolitan Associates Inc. (CAI) represents Arbor Memorial Inc. (Arbor) on land use planning, engineering and land economics matters. Arbor is the owner of the Eden Brook Cemetery & funeral Home located at 24200 and 24223 Township Rd 242, Calgary, AB T3Z 3K2.

We are writing to provide our comments on the proposed amendments A(5a) and A(5b) of the draft Springbank Area Structure Plan, to be considered by Council at the Devenber 11th Public Hearing. Please see our letter attached.

Please do not hesitate to contact us if you have any questions.

Thank you.

Sincerely,  
Cosimo **Casale**, P.Eng MCIP RPP PLE

**Micah Nakonechny**

---

**From:** J Tooth [REDACTED]  
**Sent:** Wednesday, November 27, 2024 4:26 PM  
**To:** Legislative Services  
**Subject:** Springbank ASP  
**Attachments:** BYLAW C-8568-2024.docx

Jeff and Julie Tooth  
SW-02-25-03-05 Plan 3-9011484

RE:BYLAW C-8568-2024

Amendment A(9): agree with removal of Policy 8.06

Amendment A(11): agree

Amendment A(12): Disagree as recreation facilities build stronger communities

Amendment A(15): strongly support

Amendment A(16): strongly support

Amendment C(2): No, strongly disagree

Amendment C(3): No, strongly disagree

Amendment D(1): agricultural business is a tax term, 'contemporary agriculture' may not qualify as a tax term, do not see the need for this amendment

Amendment E(1): support Option 2

Amendment E(2): support Option 2

Amendment H(1):Disagree, as this goes counter to the maps being made more specific to the areas, and do not see the need for removal of these lands from the map.

Comment:

Given the recent position taken by the Planning Departments legal counsel that no ASP is statutory, will this plan become statutory if passed by Council?

**From:** [Mark Dickey](#)  
**To:** [Legislative Services](#)  
**Subject:** Letter re: BYLAW C-8568-2024: Amendments to DRAFT Springbank Area Structure Plan  
**Date:** Tuesday, November 26, 2024 12:56:52 PM  
**Attachments:** [20241127-Longeway Letter of Support to Amendment to SASP-FINAL.pdf](#)

---

Please see attached letter regarding input to Bylaw C-8568-2024: Amendments to DRAFT Springbank Area Structure Plan.

Yours

Mark Dickey



**Mark Dickey**  
**847 Coach Side Cres. SW**  
**Calgary, AB. T3H 1A6**

November 26, 2024

**BYLAW C-8568-2024: Amendments to DRAFT Springbank Area Structure Plan (SASP)**

**Building on our previous letter submitted in August, we wholly support these amendments:**

1. **Community Core:** Whether to establish a space where institutional and community uses may be developed at the Range Road 33 and Springbank Road junction.
  - In the SASP engagement report, the majority of residents responded in favour of creation and further development of the Community Core.
  - **So YES, this amendment should pass.**
  
2. **Commercial Corridor:** Whether to include land along the Highway 1 corridor in the Business Uses policy area.
  - During the appeal process, letters submitted to Rocky View County (RVC) **in favour** of the new Costco beside Bingham Crossing along Highway 1 west well outnumbered those against. Therefore, a majority of Springbank residents supported commercial development along this corridor.
  - In other jurisdictions, the best and highest use for lands along major highways is commercial. It is known that this particular stretch of Highway 1 is slated to expand to eight lanes from the current four and will be unsuitable for residential-only development.

Designating the quarter sections running along Hwy 1 between the Old Banff Coach Road overpass to RR33 overpass as commercial protects:

- Future higher tax revenue for RVC
  - Eventual annexation by the City of Calgary
  - RVC's ability to carefully plan these lands for considered and effective transition between existing commercial, existing small acreage, estate residential, the Trans-Canada highway, and interim agricultural lands
- Currently these lands, not suitable for agricultural or residential development, have been effectively sterilized without compensation. Furthermore, no one is entitled to a view without fair compensation to the owner of the impacted lands.
  - **So YES, this amendment should pass.**

**We do not support the below amendment:**

**Residential:** Whether to alter the minimum parcel size from 1-acre to 2-acre.

- **“Prosperity requires Density” (2022 CMRB Growth Report).** Higher density parcel sizes allow for more affordable, inclusive and prosperous communities. Canada (and Alberta) needs more housing, and Springbank should not choose to opt out of contributing.
- **So no, this amendment should rather allow for higher density.**

Sincerely,  
 Mark Dickey

**From:** [Mike Longeway](#)  
**To:** [Legislative Services](#)  
**Cc:** [Mike Longeway](#)  
**Subject:** Letter for Amendment to Draft Springbank Area Structure Plan  
**Date:** Saturday, November 23, 2024 7:03:09 PM  
**Attachments:** [Longeway Letter of Support to Amendment to SASP.docx](#)

---

Please find attached my response to the Draft Springbank Area Structure Plan, please let me know if you have any questions.

**Mike Longeway**  
**245099 Rg Rd 32**  
**Calgary, AB. T3Z 2E4**

November 23, 2024

**BYLAW C-8568-2024: Amendments to DRAFT Springbank Area Structure Plan (SASP)**

**Building on our previous letter submitted in August, we wholly support these amendments:**

1. **Community Core:** Whether to establish a space where institutional and community uses may be developed at the Range Road 33 and Springbank Road junction.
  - In the SASP engagement report, the majority of residents responded in favour of creation and further development of the Community Core.
  - **So YES, this amendment should pass.**
  
2. **Commercial Corridor:** Whether to include land along the Highway 1 corridor in the Business Uses policy area.
  - During the appeal process, letters submitted to Rocky View County (RVC) **in favour** of the new Costco beside Bingham Crossing along Highway 1 west well outnumbered those against. Therefore, a majority of Springbank residents supported commercial development along this corridor.
  - In other jurisdictions, the best and highest use for lands along major highways is commercial. It is known that this particular stretch of Highway 1 is slated to expand to eight lanes from the current four and will be unsuitable for residential-only development.

Designating the quarter sections running along Hwy 1 between the Old Banff Coach Road overpass to RR33 overpass as commercial protects:

- Future higher tax revenue for RVC
  - Eventual annexation by the City of Calgary
  - RVC's ability to carefully plan these lands for considered and effective transition between existing commercial, existing small acreage, estate residential, the Trans-Canada highway, and interim agricultural lands
- Currently these lands, not suitable for agricultural or residential development, have been effectively sterilized without compensation. Furthermore, no one is entitled to a view without fair compensation to the owner of the impacted lands.
  - **So YES, this amendment should pass.**

**We do not support the below amendment:**

**Residential:** Whether to alter the minimum parcel size from 1-acre to 2-acre.

- **“Prosperity requires Density” (2022 CMRB Growth Report).** Higher density parcel sizes allow for more affordable, inclusive and prosperous communities. Canada (and Alberta) needs more housing, and Springbank should not choose to opt out of contributing.
- **So no, this amendment should rather allow for higher density.**

Sincerely,  
 Mike Longeway

**Micah Nakonechny**

---

**From:** Dominic Kazmierczak  
**Sent:** Thursday, November 28, 2024 4:17 PM  
**To:** Reny Chakkalakal  
**Cc:** Legislative Services; Andrew Chell; Colt Maddock  
**Subject:** RE: Proposed amendments on Springbank ASP & Bylaw C-8568-2024-1015-550  
**Attachments:** 28 November 2024 - 2nd Statement of Concern re RVC bylaw  
C-8568-2024-1015-550.docx

Hi Reny,

Thank you for your email. I am copying in our Legislative Services team and Planning Policy team in case you have not already submitted a separate copy to them. We will include your submission in the agenda package for Council as they consider the draft Springbank ASP on December 11.

Please let me know if you have any questions.

Thanks,

**DOMINIC KAZMIERCZAK** | MRTPI | PMP  
Manager | Planning

**ROCKY VIEW COUNTY**  
262075 Rocky View Point | Rocky View County | AB | T4A 0X2  
Phone: 403-520-6291  
[DKazmierczak@rockyview.ca](mailto:DKazmierczak@rockyview.ca) | [www.rockyview.ca](http://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:** Reny Chakkalakal [REDACTED]  
**Sent:** Thursday, November 28, 2024 3:43 PM  
**To:** Steven Altena <SAltena@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>  
**Subject:** Proposed amendments on Springbank ASP & Bylaw C-8568-2024-1015-550

Hello,

Please refer to the attached letter that I am submitting re: matter relating to the Proposed amendments on Springbank ASP & Bylaw C-8568-2024-1015-550.

Thank you,  
Reny Chakkalakal

**Via Email**

28 November 2024

Legislative Services  
2602075 Rocky View Point  
Rocky View County, AB, T4A 0X2  
Email: [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)

Steve Altena, File Manager  
Email: [saltena@rockyview.ca](mailto:saltena@rockyview.ca)

Dominic Kazmierczak  
Email: [DKazmierczak@rockyview.ca](mailto:DKazmierczak@rockyview.ca)

**Attention: Hearing Panel Members**

Dear Panel Members:

**Re: Bylaw C-8568-2024-1015-550**

Thank you for taking time to review and consider the comments in my Statement of Concern letter regarding Bylaw C-8568-2024-1015-550. As I stated in my previous letter of 18 September 2024, I have been a Springbank community member since 2017 and feel compelled to submit my issues on this matter to you today.

My concerns focus on the above-noted Bylaw, as well as proposed amendment C2, which in my understanding, would transition the lands owned by Ms. Cindy Turner, to the Springbank Airport Interface. Policy 12.07 of the draft Springbank Area Structure Plan (Springbank ASP) states that uses permitted within the Springbank Airport Interface include business uses, as identified in Policy 10.04; business uses under this section permits the development of lands for "Commercial, Highway District" as well as "Business and Recreation District" use.

Should proposed amendment C2 pass, there is a very real possibility that amendment C3 may be subject to additional revisions which will further restrict the land uses designated under Policy 13.04. This policy greatly reduces both the current and potential future use of lands owned by Ms. Turner, rendering it isolated and unproductive given its location to existing commercial businesses and community infrastructure.

Like a majority of Springbank residents, I am aware that the County is currently reviewing the development of lands parallel to Highway 1/Transcanada Highway, from the City of Calgary's city limits to approximately Range Road 33, on both the North and South sides of this highway, for commercial development opportunities. I note that sections of this corridor are already in various stages of development, such as: Bingham Crossing and Costco Canada.

Springbank residents are fully aware that the landscape around the Springbank Airport and the Highway 1/Transcanada Highway corridor are likely to be fully developed given the current level of high interest from Developers and the limited use these lands offer to residents if they are not used to their full current potential.

In thinking about the growing needs of Springbank residents and area businesses, I request that you consider removing the limiting scope of amendment C3 and restore the land designation of these lands back to commercial and business transition, as they were previously defined in an earlier draft version of the Springbank ASP.

I trust that you will genuinely contemplate my comments and proposed solution with an open and thoughtful mind. Thank you for taking time to review my concerns.

Kind regards,

A handwritten signature in black ink, appearing to be 'Reny Chakkalakal', written in a cursive style.

Reny Chakkalakal  
26 Brome Bend  
Rocky View County, AB, T3Z 0C6

**Micah Nakonechny**

---

**From:** Rocky View Forward <info@rockyviewforward.com>  
**Sent:** Thursday, November 28, 2024 3:51 PM  
**To:** Legislative Services  
**Subject:** Bylaw 8568-2024: Dec. 11th public hearing re amendments to Springbank ASP  
**Attachments:** rvf-springbankasp-amendments-submission-final.pdf

Greetings:

Please find attached Rocky View Forward's comments on the amendments to the Springbank ASP that will be considered at the December 11th public hearing.

If you have any questions about our submission, please be sure to ask.

all the best,  
Janet Ballantyne for  
Rocky View Forward

To: Legislative Services, Rocky View County  
From: Rocky View Forward

Subject: Bylaw C-8568-2024: Proposed Amendments to the Springbank ASP  
Public Hearing on December 11, 2024

Date: November 28, 2024

The following are Rocky View Forward's comments on the proposed amendments to the September 2024 draft Springbank ASP.

### **Section A – Housekeeping Amendments**

#### **A(5a) & 5(b)**

Option 2 which would add the existing cemeteries to the list of permitted uses for land identified for institutional and community uses makes sense. There is no logic to extend Policy 13.04 to permit future cemeteries.

In defining “cemeteries and funeral services” it would be more acceptable to restrict their operations to activities that are already in place to avoid possible expansion of activities that might be more invasive to the community.

### **Section B – Servicing**

The proposed amendments provide two options to clarify what is meant by “piped” services in the September draft ASP's policies.

Decentralized wastewater treatment systems are not compatible with the ASP's objective to ensure that development does not exceed the carrying capacity of the land. Permitting piped in potable water while disposing of wastewater on-site is inconsistent with that objective. It poses risks to Springbank's groundwater given the generally high water table in the area.

From our perspective, there is absolutely no rationale for permitting non-residential development to avoid connecting to a regional wastewater treatment system. All the land identified for business development in the ASP is relatively close to the HAWSCO wastewater treatment plant. As a result, it should be quite straightforward for development on those lands to connect to a regional wastewater treatment plant.

If the ASP retains the cluster residential land use with parcels that are less than 2-acres in size, it is important that any such parcels be connected to a regional wastewater treatment plant. Higher density development puts significantly greater strain on the local environment.

Regarding residential development in the “new residential areas”, the requirement to connect to a regional wastewater treatment plant may result in somewhat higher



development costs in those areas relative to the infill residential areas. This would support the ASP's objective to encourage the phasing of development.

Based on these points, Option 2 is the preferred alternative to clarify what is meant by piped wastewater servicing in all of Policies 8.25(b), 20.05, 20.06, and 20.07.

### **Section C – Changes to the Springbank Airport Interface Area**

**Amendment C(1)** proposes to add the 38-acre parcel immediately west of the Springbank Airport to the Airport Interface Area. This parcel is fully within the noise threshold area for which new residential development is not permitted under Policy 8.11 of the draft ASP. As a result, changing the land use strategy for this parcel is defensible.

**Amendment C(2)** proposes to switch the land use strategy for 75 acres at the north-west corner of Range Road 33 and Township Road 250 from residential land uses to airport interface. The September 2024 draft ASP already includes as Airport Interface the land in this quarter section that abuts the Airport. A significant fraction of what is already included as Airport Interface is beyond the noise threshold that prevents new residential development. This means that the Airport Interface Area has already been extended beyond its intended purpose. Much of the land that is now proposed to be added to the Airport Interface Area is beyond even the lowest noise threshold level identified in the noise exposure map in the draft ASP (Map 7).

As a result, there is no justification for changing the land use strategy as proposed in this amendment.

### **Section D – Agriculture**

The proposed amendments offer two options to address concerns raised regarding the implications of the September draft ASP's use of the term "agricultural businesses" to describe future agricultural uses that may be acceptable within the Springbank ASP.

While the changes proposed in Option 1 address most of our concerns, we believe that Option 2 provides greater clarity and will achieve the same objective – ensuring that future agricultural operations are compatible with country residential communities.

### **Section E – Residential**

#### **E(1) – Cluster Residential Land Use**

The proposed amendments offer two options – Option 1 simply eliminates the option, while Option 2 slightly restricts its availability.

Option 2 does not provide any controls over the use of open space – a critical omission for this land use option to be acceptable even in limited areas. As well, the restrictions on where cluster residential could be used are too broad. Permitting its use in the new residential areas without controls on the use of the open space and assurances that it can only be used with regionally piped wastewater systems is unacceptable.

As a result, Option 1 is the only viable option to honour the community's longstanding opposition to this development form and to ensure that future residential development in Springbank is environmentally sustainable.

### **E(2) – Concept Scheme Requirements for Residential Development**

The proposed amendments offer two options to address concerns that the concept scheme requirements in the September draft ASP were too onerous. Option 1 relaxes the requirements for all residential development while Option 2 maintains the September draft ASP requirements for development in the new residential area but removes any mandatory concept scheme requirements for development in the infill residential area.

The relaxation in Option 1 will still require concept schemes to be prepared for proposed developments of any magnitude but will permit small developments to proceed without the expense of a concept scheme. This is a reasonable compromise and should be supported.

The removal of any mandatory concept schemes for development in the infill residential areas does not make sense. It risks facilitating developments that may have significant impacts on existing residential properties without the detailed review that comes with a concept scheme. If the proposed wording of Policy 8.15 in Option 2 was changed from a “should” requirement to a “shall” requirement, we could support this option.

### **Section F – Community Core**

This amendment proposes to reintroduce the community core concept that had been part of earlier draft ASPs. It was removed in the September draft ASP because it was not part of the existing ASPs.

The Springbank community has been largely supportive of a community core in this area so long as it doesn't become a commercial strip (see comments on next set of amendments).

The September draft ASP identified this land for infill residential development, with the option of using it for institutional/community uses. This amendment identifies the area primarily for institutional/community uses and provides for overall planning for the area. This is a better solution than random piecemeal development along RR33 – so long as the proposed amendment in G(1) Option 2 is rejected.

### **Section G – Commercial Corridor**

This section presents two proposed amendments. They are identified as “Option 1” and “Option 2”; however, unlike other sections these options are stand-alone proposals, not alternatives to address the same issue.

**G(1) – Option 1** proposes to identify the quarter sections straddling Hwy1 through the entire ASP for business development on the land use strategy map.

There is no support for commercializing the Trans-Canada corridor in the community, other than the few landowners who would individually profit from this change. The County's economic assessment also concluded that there is no need for additional commercial development in Springbank beyond what has already been approved. As a result, this is a totally unacceptable proposal and should be rejected.

It is also inconsistent with the Regional Growth Plan. There is no logic in picking a fight with the CMRB over something the community doesn't want and the County's consultants have said is not needed.

This amendment also proposes to throw out the ASP's servicing strategy for non-residential development. This would be an enormous step backwards and, as a result, is totally unacceptable.

It is important to remember that Highway 1 through Springbank is a public asset shared not only by RVC residents, but also by Calgary residents and everyone else who drives west out of Calgary. It is a tourism asset and Rocky View's economic strategy emphasizes tourism in west RVC.

The landowners who support commercializing the Trans-Canada corridor argue that no one "owns" their view and that justifies commercializing the highway corridor. Their argument ignores the difference between public goods and private goods. Public goods are assets that are accessible to, shared by, and benefit all members of a community. As well as broadly accessible scenic views, examples of public goods include clean air and water, public parks, and public roads. Governments have a responsibility to protect public goods since their characteristics put them at risk of destruction if individuals are permitted to maximize their private interests.

With respect to who "owns" a view, even for private views (those enjoyed from an individual's own property), many municipalities impose zoning restrictions to limit one landowner's right to destroy the views enjoyed by their neighbours.

**G(1) – Option 2** proposes to allow local commercial development in the Community Core. While the community is largely supportive of a community core, that support does not extend to commercial development along Range Road 33.

As with G(1), there is no evidence supporting additional commercial space in Springbank. For this area specifically, there is empty space in Commercial Court. If there was demand for additional local commercial businesses, there wouldn't be empty space available in Commercial Court, which is immediately adjacent to the proposed Commercial Core.

### **Section H – Removal of provincial lands**

This amendment proposes to remove the 6 quarter sections of land owned by the province in the north-west corner of the ASP. It is true that, as provincially-owned land, the County has less say over what is done with the land. However, the province has

indicated that, to the extent they can, they will follow municipal land use policies when they develop land. As a result, keeping the land in the ASP provides clearer information regarding the County's preferences for how this land is development.

Keeping the land in the ASP provides better protection for the residents who live immediately adjacent to the provincially-owned land. It also may provide greater opportunities for the County to work with the province to provide public park space with river access.

As well, this proposed amendment only came up in passing at the public hearing. It was never part of any of the lengthy ASP engagement process. Removing the land with such limited public engagement would be inappropriate. There is no apparent upside to removing this land and there are significant downside risks. As a result, this proposed amendment should not be supported.

**From:** [shelle longeway](#)  
**To:** [Legislative Services](#)  
**Cc:** [shelle longeway](#)  
**Subject:** Letter for Draft Springbank Area Structure Plan  
**Date:** Saturday, November 23, 2024 7:13:46 PM  
**Attachments:** [Longeway Letter of Support to Amendment to SASP \(SL\).docx](#)

---

Please find attached my response to the Draft SASP, let me know if you have any questions.

**Shelle Longeway**  
**245099 Rg Rd 32**  
**Calgary, AB. T3Z 2E4**

November 23, 2024

**BYLAW C-8568-2024: Amendments to DRAFT Springbank Area Structure Plan (SASP)**

**Building on our previous letter submitted in August, we wholly support these amendments:**

1. **Community Core:** Whether to establish a space where institutional and community uses may be developed at the Range Road 33 and Springbank Road junction.
  - In the SASP engagement report, the majority of residents responded in favour of creation and further development of the Community Core.
  - **So YES, this amendment should pass.**
  
2. **Commercial Corridor:** Whether to include land along the Highway 1 corridor in the Business Uses policy area.
  - During the appeal process, letters submitted to Rocky View County (RVC) **in favour** of the new Costco beside Bingham Crossing along Highway 1 west well outnumbered those against. Therefore, a majority of Springbank residents supported commercial development along this corridor.
  
  - In other jurisdictions, the best and highest use for lands along major highways is commercial. It is known that this particular stretch of Highway 1 is slated to expand to eight lanes from the current four and will be unsuitable for residential-only development.

Designating the quarter sections running along Hwy 1 between the Old Banff Coach Road overpass to RR33 overpass as commercial protects:

- Future higher tax revenue for RVC
  - Eventual annexation by the City of Calgary
  - RVC's ability to carefully plan these lands for considered and effective transition between existing commercial, existing small acreage, estate residential, the Trans-Canada highway, and interim agricultural lands
- Currently these lands, not suitable for agricultural or residential development, have been effectively sterilized without compensation. Furthermore, no one is entitled to a view without fair compensation to the owner of the impacted lands.
  
  - **So YES, this amendment should pass.**

**We do not support the below amendment:**

**Residential:** Whether to alter the minimum parcel size from 1-acre to 2-acre.

- **“Prosperity requires Density” (2022 CMRB Growth Report).** Higher density parcel sizes allow for more affordable, inclusive and prosperous communities. Canada (and Alberta) needs more housing, and Springbank should not choose to opt out of contributing.
  
- **So no, this amendment should rather allow for higher density.**

Sincerely,  
 Shelle Longeway

To: [clarence@rockyview.ca](mailto:clarence@rockyview.ca)  
 From: [joan@rockyview.ca](mailto:joan@rockyview.ca)  
 Date: Monday, November 26, 2024 10:52 AM

PT

From: [joan@rockyview.ca](mailto:joan@rockyview.ca)

Rocky View County  
 21220, Rocky View Park | Rocky View County | AB | T4A 0G2  
 Phone: 403.240.5555  
[www.rockyview.ca](http://www.rockyview.ca)

From: [joan@rockyview.ca](mailto:joan@rockyview.ca)  
 To: [clarence@rockyview.ca](mailto:clarence@rockyview.ca)  
 Subject: View C-8568-2024

**Clarence and Joan Longeway**  
**264072, Hwy 40, County of Rocky View**  
**Box 1297,**  
**Cochrane, AB T4C 1B3**

November 26, 2024

**BYLAW C-8568-2024: Amendments to DRAFT Springbank Area Structure Plan (SASP)**

**Building on our previous letter submitted in August, we wholly support these amendments:**

1. **Community Core:** Whether to establish a space where institutional and community uses may be developed at the Range Road 33 and Springbank Road junction.
  - In the SASP engagement report, the majority of residents responded in favour of creation and further development of the Community Core.
  - **So YES, this amendment should pass.**
2. **Commercial Corridor:** Whether to include land along the Highway 1 corridor in the Business Uses policy area.
  - During the appeal process, letters submitted to Rocky View County (RVC) **in favour** of the new Costco beside Bingham Crossing along Highway 1 west well outnumbered those against. Therefore, a majority of Springbank residents supported commercial development along this corridor.
  - In other jurisdictions, the best and highest use for lands along major highways is commercial. It is known that this particular stretch of Highway 1 is slated to expand to eight lanes from the current four and will be unsuitable for residential-only development.

Designating the quarter sections running along Hwy 1 between the Old Banff Coach Road overpass to RR33 overpass as commercial protects:

- Future higher tax revenue for RVC
- Eventual annexation by the City of Calgary
- RVC's ability to carefully plan these lands for considered and effective transition between existing commercial, existing small acreage, estate residential, the Trans-Canada highway, and interim agricultural lands
- Currently these lands, not suitable for agricultural or residential development, have been effectively sterilized without compensation. Furthermore, no one is entitled to a view without fair compensation to the owner of the impacted lands.
- **So YES, this amendment should pass.**

**We do not support the below amendment:**

**Residential:** Whether to alter the minimum parcel size from 1-acre to 2-acre. sizes allow for more affordable, inclusive and prosperous communities. Canada (and Alberta) needs more housing, and Springbank should not choose to opt out of contributing.

- **So no, this amendment should rather allow for higher density.**

Sincerely,

Clarence and Joan Longeway





**From:** [Dominic Kazmierczak](#)  
**To:** [Andrew Chell](#); [Colt Maddock](#)  
**Subject:** Fw: Bylaw C-8568-2024-1015-550  
**Date:** Wednesday, November 13, 2024 6:00:52 PM

---

**From:** Mike Gilchrist [REDACTED]  
**Sent:** Wednesday, November 13, 2024 5:48 PM  
**To:** Dominic Kazmierczak <DKazmierczak@rockyview.ca>  
**Subject:** Bylaw C-8568-2024-1015-550

Dominic-

I've looked over the bylaw in question, and on one of the maps, I saw a label for "Special Planning Area 3". This area is along the Elbow River, due south of

the Grand View and Swift Creek subdivisions. However, I can't find any other reference to it in the plan. Can you tell me where I can find material on Special Planning Area 3?

Thanks.

Mike

**Mike Gilchrist**  
[REDACTED]

**From:** [Dominic Kazmierczak](#)  
**To:** [Colt Maddock](#); [Andrew Chell](#)  
**Subject:** Fw: Question; Open Space/Environmental Reserve Bylaw C-8568-2024  
**Date:** Wednesday, November 20, 2024 9:16:45 AM  
**Attachments:** [Fig 1.png](#)  
[Fig 2.png](#)

---

Sent from [Outlook for iOS](#)

---

**From:** Ted Nash [REDACTED]  
**Sent:** Wednesday, November 20, 2024 11:04:12 AM  
**To:** Dominic Kazmierczak <DKazmierczak@rockyview.ca>  
**Subject:** Question; Open Space/Environmental Reserve Bylaw C-8568-2024

Hey Dominic,

Hoping you can help me out with this, if not - please feel free to forward to someone who can.

I own/live at 55 Artist View Pointe, T3Z 3N3

In figure 1 (page 21 of ASP PDF), you will see I have labeled where we are, and where the proposed rezoning of 'infill residential' is, at least that's what I am reading.

However, this space today is an Environmental Reserve (Open Space), which is also called out on figure 2 (page 47 of PDF).

I am having a hard time figuring out if this plan is saying that the current Environmental Reserve's will remain as they are, or will they all be changed into 'infill residential', as noted above...

I think I am understanding that as they are called out later in the PDF, they will remain as ER's, but I wanted to confirm and clarify with you.

Can you help me understand this?

All the best

Ted

**From:** [Planning Policy](#)  
**To:** [Colt Maddock](#)  
**Subject:** FW: Updated SPRINGBANK ASP Comments  
**Date:** Thursday, November 21, 2024 8:34:07 AM

---

FYI

**BETTY SIMIC**

Administrative Assistant | Planning

---

**From:** Bill Rafih [REDACTED]  
**Sent:** Wednesday, November 20, 2024 9:30 AM  
**To:** Planning Policy <planning\_policy@rockyview.ca>  
**Subject:** Updated SPRINGBANK ASP Comments

Good day,

I'd like to thank administration and council on the progress being made on simplifying and consolidating the Springbank area ASPs.

In particular, I'd like to voice my support for ***including land along the Highway 1 corridor in the Business Uses policy area.***

As a landowner in the area, concerned with the fiscal sustainability of our County, I support the introduction of Business Areas where it makes sense and does not impact Springbank's country residential character, i.e. thoughtful traffic control to reduce impact on residential areas/roads. The Highway 1 corridor is a great example of an area that is well suited for a wide range of commercial and business uses.

Thanks

Billal Rafih