



## PLANNING AND DEVELOPMENT SERVICES

**TO:** Council  
**DATE:** March 9, 2021 **DIVISION:** 2  
**TIME:** Afternoon Appointment  
**FILE:** 04722001 **APPLICATION:** PL20200105  
**SUBJECT:** Redesignation Item – Direct Control District Amendment  
*Note: To be considered in conjunction with Conceptual Scheme Amendment PL20200130 (agenda E-5).*

**APPLICATION:** To amend a portion of Direct Control District 116 to allow for the development of a private school and associated recreational facilities.

**GENERAL LOCATION:** Located approximately 0.81 km (1/2 mile) south of Springbank Road, 0.41 km (1/4 mile) west of Range Road 32 and 4.5 miles west of the city of Calgary.

**LAND USE DESIGNATION:** Direct Control District 116 (DC 116)

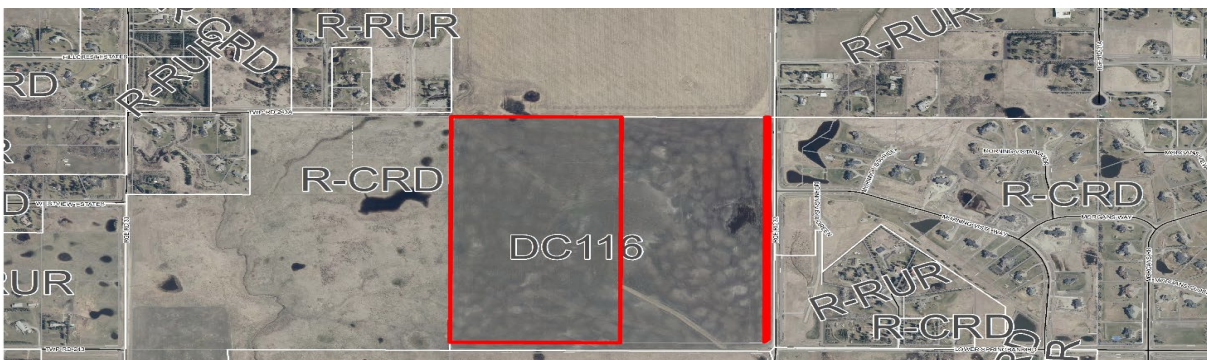
**EXECUTIVE SUMMARY:** Council gave first reading to Bylaw C-8091-2020 on October 6, 2020. The bylaw has been amended to reflect clerical changes. The application is consistent with the vision and goals of the Central Springbank Area Structure Plan (CSASP) and the proposed amendments to the Springbank Creek Conceptual Scheme (SCCS). Technical aspects are sufficiently addressed at this stage and would be further implemented through the Development Permit process.

**ADMINISTRATION RECOMMENDATION:** Administration recommends approval in accordance with Option #1.

### OPTIONS:

Option #1: Motion #1 THAT Bylaw C-8091-2020 be amended as shown in Attachment 'C'.  
               Motion #2 THAT Bylaw C-8091-2020 be given second reading, as amended.  
               Motion #3 THAT Bylaw C-8091-2020 be given third and final reading, as amended.  
 Option #2: THAT application PL20200105 be refused.

### AIR PHOTO & DEVELOPMENT CONTEXT:



### APPLICATION EVALUATION:

#### Administration Resources

Jessica Anderson, Planning Policy



The application was evaluated based on the technical reports submitted with the application and the applicable policies and regulations.

APPLICABLE POLICY AND REGULATIONS:	TECHNICAL REPORTS SUBMITTED:
<ul style="list-style-type: none"> <li>• <i>Municipal Government Act</i>;</li> <li>• Municipal Development Plan;</li> <li>• Interim Growth Plan (IGP);</li> <li>• Central Springbank Area Structure Plan (CSASP);</li> <li>• Springbank Creek Conceptual Scheme (SCCS);</li> <li>• Land Use Bylaw; and</li> <li>• County Servicing Standards.</li> </ul>	<ul style="list-style-type: none"> <li>• Deep Fills Report prepared by Almor Testing Services Ltd dated October 2, 2020;</li> <li>• Preliminary Asphaltic Structural Pavement Design prepared by Almor Testing Services Ltd dated July 23, 2020;</li> <li>• Revised Asphaltic Structural Pavement Design prepared by Almor Testing Services Ltd. dated September 11, 2020;</li> <li>• Transportation Impact Assessment prepared by Bunt and Associates dated July 23, 2020;</li> <li>• Stormwater Management Report prepared by Richview Engineering Inc. dated September 25, 2020;</li> <li>• Biophysical Impact Assessment prepared by Solstice dated August 12, 2020;</li> <li>• Conceptual water and wastewater servicing strategy prepared by Watertech Engineering Research &amp; Health Inc. dated February 10, 2021;</li> <li>• Phase I Groundwater Assessment Report prepared by Groundwater Resources Information Technologies Ltd. dated February 9, 2021.</li> </ul>

## BACKGROUND:

The subject lands include two separate parts (contained within one title). Namely, the western portion which is approximately 80 acres in size and the eastern 10.0 metre wide strip of land which is intended as a future linear Municipal Reserve (MR) parcel for development as a regional trail.

## POLICY ANALYSIS:

### Central Springbank Area Structure Plan (Bylaw C-5354-2001)

The subject lands are identified in Map 12 – New Residential Areas as supported for residential development with the adopted of a concept plan; the SCCS was adopted in 2013 and provides a framework for further redesignation and subdivision of the lands.

Further, section 2.1.2.2 of the CASP sets out policy direction for new or expanded institutional uses. Generally, the Plan states that future institutional development such as schools and other community institutions, should benefit the local community by adding community amenities and open space for area residents, and such benefits should be outlined in future conceptual schemes. School facilities should be developed as multi-disciplined joint use facilities, offering access to a wide composition of the community to satisfy a variety of needs and opportunities, including the provision of open space and daycare. Community awareness and participation in recreational activities should be promoted by offering a wide range of recreational and cultural programs, which would include but not be limited to agricultural, athletic, social and educational events and programs.



The proposed development appears to be consistent with these policies.

Springbank Creek Conceptual Scheme (Bylaw C-7298-2013)

The vision for Springbank Creek states that: *Springbank Creek will be a comprehensively planned community. Through more efficient residential design, over 25 percent of the area will be conserved in naturalized open spaces. Springbank Creek will feature approximately 20 kilometres of interconnected pathways within this extensive open space network connecting residential development to the Springbank Creek valley and a private school site.* The private school site had been envisioned on the east 80 acres of the subject quarter; however, since adoption of the Direct Control District providing for this, no development has occurred. Instead, the proposed development would implement the vision for the institutional aspect of the community on the west 80 acres with opportunity for further consideration of the east lands as the community, and the greater Springbank community, develop.

Application PL20200130 was submitted to amend the Springbank Creek Conceptual Scheme mapping and policies to reflect the new location of the proposed school site. The amendments further clarify the intent for these lands and how the proposed development would be incorporated into proposed and existing development in the area.

Direct Control District 116 (Bylaw C-6475-2007)

The proposed amendments to the Direct Control District are consistent with the overall intent of the district to provide for both residential, institutional and recreation uses within the Springbank Creek community. Since first reading, Administration has worked with the Applicant to further revise the District to better align with the newly adopted Land Use Bylaw including definitions and setbacks.

**ADDITIONAL CONSIDERATIONS:**

The technical aspects of the proposal are assessed in the related Conceptual Scheme Amendment PL20200130 (agenda E-5). There are no concerns at this time. Detailed technical studies would be required at the future development permit stage.

Respectfully submitted,

Concurrence,

"Theresa Cochran"

"Al Hoggan"

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Executive Director  
Community Development Services

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Chief Administrative Officer

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**ATTACHMENTS:**

ATTACHMENT 'A': Application Information  
 ATTACHMENT 'B': Application Referrals  
 ATTACHMENT 'C': Bylaw C-8091-2020 and Schedule A & B  
 ATTACHMENT 'D': Map Set  
 ATTACHMENT 'E': Public Submissions