



COUNCIL REPORT

Springbank Area Structure Plan: City of Calgary Response to Draft

Electoral Division: 1 & 2

File: 1015-550

Date:	March 25, 2025
Presenter:	Colt Maddock, Planner I
Department:	Planning

REPORT SUMMARY

The purpose of this report is to provide Council with an update on the Springbank Area Structure Plan (ASP). At the December 11, 2024 public hearing, Council made several motions to amend the draft document. Following the public hearing, Council gave first and second reading to Bylaw C-8568-2024, as amended.

Administration was also directed to circulate the amended draft ASP to The City of Calgary (The City) for review and report back to Council no later than the end of Q1 2025.

Through a collaborative process, Administration worked with The City to draft proposed policies that address previously identified concerns over source water protection and The City's ability to comment on such issues at future planning stages. The draft amendments supported by The City are set out within Attachment A of this report, while recent correspondence between the County and The City is appended as Attachment B.

Administration considers that the proposed amendments to the Springbank ASP draft will ensure strong collaboration between the County and City on future development proposals within Springbank, and that they reinforce the County's intent to appropriately manage wastewater and stormwater impacts to protect source water. If Council does have concerns with the wording of the proposed amendments, Administration has provided an alternate direction to work further with The City.

Separately on January 15, 2025, Alberta Transportation and Economic Corridors (ATEC) provided a late response (Attachment C) to the original circulation request made in July 2024. Point six of the response states that if the County addresses the comments provided, ATEC would be able to formally endorse the Springbank ASP. Proposed minor amendments to address the comments are provided in Attachment A for Council's approval.

ADMINISTRATION'S RECOMMENDATION

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

THAT Bylaw C-8568-2024 be given third and final reading, as amended.

BACKGROUND

On December 11, 2024, a second public hearing was held for the proposed Springbank ASP to consider amendments to address concerns raised at the initial public hearing (October 2, 2024).

Following the public hearing, Council made several motions amending the ASP, before giving the amended bylaw first and second reading. Before considering third reading of the Bylaw, Council directed Administration seek input from The City of Calgary on the amended Bylaw:

Springbank Area Structure Plan: City of Calgary Response to Draft

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

ANALYSIS

The City of Calgary

As directed by Council after the December 11, 2024 public hearing, Administration sought input from The City of Calgary with respect to the updated draft of the Springbank ASP. After receiving initial concerns from The City, both Administrations worked to draft policies that would provide a commitment to future collaboration on development proposals within the ASP, particularly on source water impacts.

Administration has provided specific commentary alongside the draft amendments accepted by The City in Attachment A, but considers overall that the amendments would ensure a collaborative relationship in reviewing impacts on source water.

Alberta Transportation and Economic Corridors (ATEC)

ATEC's delayed response to previous circulation of the draft Springbank ASP in July 2024 includes both general comments and requests to amend specific policies. If Council approves the proposed amendments, which are considered minor in nature, ATEC would be able to formally endorse the Springbank ASP. This would mean that future subdivision applications under the ASP would not need to be referred to ATEC.

The endorsement would also exempt certain developments from requiring a permit under the *Highways and Development Protection Act*. Administration recommends approval of the amendments set out within Attachment A to satisfy ATEC's request.

Calgary Metropolitan Region Board

In February 2025, the Calgary Metropolitan Region Board (CMRB) voted to wind down operations by May 1, 2025. Therefore, submission to the CMRB is no longer required.

COMMUNICATIONS / ENGAGEMENT

No external communication / engagement completed.

IMPLICATIONS

Financial

None.

STRATEGIC ALIGNMENT

Key Performance Indicators			Strategic Alignment
Thoughtful Growth	TG1: Clearly defining land use policies and objectives for the County –including types, growth rates, locations, and servicing strategies	TG1.2: Complete Area Structure Plans (ASPs) in alignment with the Regional Growth Plan and Council priorities	The proposed Springbank ASP and amendments have been prepared as directed by Council.

Springbank Area Structure Plan: City of Calgary Response to Draft

ALTERNATE DIRECTION

THAT Council directs Administration to further collaborate with The City of Calgary on amendments to the proposed Springbank Area Structure Plan, and to return no later than the end of Q2 2025.

ATTACHMENTS

- Attachment A: Proposed Amendment List
- Attachment B: City of Calgary and Rocky View County Correspondence
- Attachment C: Alberta Transportation and Economic Corridor Response dated January 15, 2025
- Attachment D: Springbank Area Structure Plan, as amended

APPROVALS

Manager:	Dominic Kazmierczak
Executive Director:	Dominic Kazmierczak
Chief Administrative Officer:	Reegan McCullough