

PLANNING

TO:	Council	
DATE:	September 13, 2022	DIVISIONS: 1 & 2
FILE:	1015-550	APPLICATION: N/A
SUBJECT:	Update: Springbank Area Structure Plans Review	

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council an update on the status of the Springbank Area Structure Plan review project (ASP), including next steps and a brief analysis of the implications of the Regional Growth Plan (RGP).

Development of a new ASP for the Springbank area has been ongoing for the past several years. As per recent direction from Council in December 2021, Administration has been working with the community and other stakeholders, including The City of Calgary, to explore revision to previous drafts of the plan.

With respect to the RGP, Springbank is not identified as a Preferred Growth Area; however, it is recognized as an existing statutory plan. The RGP provides for development of the Rural and Country Cluster Placetype and consideration of an Employment Area around the Springbank Airport. These policies, along with the overall direction of the RGP, are being incorporated into the revised land use strategy for Springbank (as defined in the current draft ASPs). These revisions are generally consistent with the feedback received from the community, and in part, may address the concerns previously raised by The City.

Therefore, Administration recommends that the project proceed in accordance with the approved Terms of Reference, and that the revised ASP(s) be presented for Council's consideration at a public hearing in the coming months.

ADMINISTRATION RECOMMENDATION:

Administration recommends that the update report on the Springbank Area Structure Plans be received for information in accordance with Option #1.

BACKGROUND:

The Springbank community currently contains a mix of residential, commercial, agricultural, and institutional uses. There are three adopted area structure plans that provide a framework for land use and development within Springbank: Central Springbank ASP (2001), North Springbank ASP (1999), and Moddle ASP (1998).

Council approved a Terms of Reference on October 11, 2016, (revised May 23, 2017) to review and update those plans to provide an updated vision for the community and plan for future development. Since that time, the project team has worked with the community and other stakeholders to plan future development in Springbank.

Two new plans were developed, and on March 1, 2021, Council granted second reading to the proposed ASPs and directed that they be referred to the Calgary Metropolitan Region Board (CMRB). However, the County's vision for future growth in Springbank was ultimately rejected by the CMRB on July 23, 2021.

Administration Resources

Jessica Anderson, Planning Policy



On December 14, 2021, Council further revised the Terms of Reference, and gave direction to revisit the draft Springbank plans and undertake further community engagement to help inform revisions to the plans. The following were identified to guide revisions:

- ensuring that the draft Plan(s) are in alignment with regional and municipal statutory and non-statutory plans;
- reverting to a single proposed area structure plan, replacing the two draft ASPs currently proposed;
- reviewing the amendments made by Council previously following closure of the public hearings held on February 16, 2021, against statutory plan requirements and community input; and
- inserting policies and land use strategy amendments that could reduce intermunicipal conflict and address landowner concerns.

In March 2022, Administration began a series of engagement opportunities to provide updates on the project overall, to confirm the general land use strategy, and to gather feedback on areas for improvement. As well, intermunicipal discussions with The City were reinitiated to explore the concerns previously raised by The City and ways to manage or mitigate these concerns.

Administration is currently finalizing the Engagement Summary Report, which will inform amendments to the draft ASP(s) along with the outcomes of intermunicipal work and the final policies of the RGP.

DISCUSSION:

With respect to the RGP, the Springbank area is not identified as a Preferred Growth Area; however, it is recognized as an existing statutory plan (Schedule 1 Regional Growth Structure). Policy in section 3.1.10 provides that amendments to ASPs outside Preferred Growth Areas shall not increase the overall projected population within the plan area, but the RGP does provide for development of the Rural and Country Cluster Placetype and consideration of an Employment Area around the Springbank Airport. These policies, along with the overall direction of the RGP, are being incorporated into the revised land use strategy for Springbank (as defined in the current draft ASPs).

These revisions are generally consistent with the feedback received from the community, and in part, may address the concerns previously raised by The City. Therefore, Administration recommends that the project proceed in accordance with the approved Terms of Reference, and that a draft Plan be presented for Council's consideration at a public hearing in the coming months.

Next steps for the project include release of the Engagement Summary Report and presentation of the draft ASP(s) to the public, agencies, and stakeholders for review and feedback. Following further feedback, final adjustments would be made to the draft ASP; following which, the draft ASP will be scheduled for Council's consideration at a public hearing. See Attachment 'A' for further details on forthcoming project milestones, engagement, and deliverables.

OPTIONS:

Option #1: THAT the update report on the Springbank Area Structure Plans be received for information.

Option #2: THAT alternate direction be provided.



Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

Acting Executive Director
Community Services

Chief Administrative Officer

JA/rp

ATTACHMENTS

ATTACHMENT ‘A’: Forthcoming project milestones, engagement, and deliverables.