


**PUBLIC HEARINGS AND MEETINGS  
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL  
 AREA STRUCTURE PLAN  
 September 11, 2019  
 To be heard at: 10:00AM**

<b>APPLICATION INFORMATION</b>		FILE NO. 19R030 & 19R 031
	<b>DATE APPL. COMPLETE:</b> June 6, 2019	
	<b>LEGAL DESCRIPTION:</b> Multiple Legals in S ½ 20-22-1 W5 and N ½ 17-22-1 W5 (see Property Description, next page)	
	<b>LANDOWNER:</b> Spruce Meadows Ltd. and Chaparo Tree Farm	
	<b>AGENT:</b> Kristi Beunder – Township Planning + Design Inc.	
<b>PROPOSALS:</b>		
#1: Adoption of new Area Structure Plan for Spruce Meadows Equestrian Facility #2 Amendments to the Land Use Bylaw <ul style="list-style-type: none"> <li>a) Amendments to DC #1 District</li> <li>b) Redesignation of 8 existing parcels from A, C/R and DC #29 to the amended DC #1 District</li> </ul>		
<b>DIVISION NO:</b> 5	<b>COUNCILLOR:</b> Alan Alger	
<b>FILE MANAGER:</b> Julie McLean		

**EXECUTIVE SUMMARY:**

**Summary of Proposal**

Proposed new ASP presents a framework for the long-term (30 years) growth and diversification of the Spruce Meadows venue. The accompanying Land Use Amendment will enable the implementation of the ASP. The proposed future development includes a 12,000-seat soccer stadium, sport / soccer field house, boutique hotel and conference center and commercial area.

**Pertinent Site Considerations**

The Spruce Meadows Facility is located adjacent to the City of Calgary and the South West Calgary Ring Road. The new ASP incorporates additional lands that are not contiguous with the present facility. The predominant land uses in the County in the vicinity of the proposed plan area are Country Residential and Agricultural. Water and Wastewater servicing for much of the new development contemplated in the ASP is proposed through a Master Servicing Agreement with the City of Calgary.

**Policy Evaluation**

The Plan area is within the City of Calgary and M.D. of Foothills IDP area. The proposed ASP is in alignment with the South Saskatchewan Regional Plan. Under the Calgary Metropolitan Region Board’s (CMRB) Interim Regional Evaluation Framework (IREF) this plan will require approval by the CMRB prior to 3<sup>rd</sup> Reading of the bylaw adopting the plan.

**Referral Considerations**

The City of Calgary has requested some minor amendment to policy in the ASP. Alberta Transportation, ATCO Pipelines and Enmax provided comments but no concerns with the applications.

## PROPERTY DESCRIPTION

### LEGAL LAND DESCRIPTIONS: (10 Parcels)

- Ptn. SE 20-22-1 W5M and Ptn N. 20-22-1 W5M; Plan 1011285, Block 2, Lot 1
- Ptn. SE 20-22-1 W5M; Plan 9810485, Block C, Lot 1
- Ptn. SE 20-22-1 W5M; Plan 0312600, Block A, Lot 7
- Ptn. SE 20-22-1 W5M; Plan 9011302, Block F, Lot 6
- Ptn. NE 17-22-1 W5M; North of Roadway Plan 1577JK, east of Block 6 on Plan 205LK, west of the east 660 feet of Quarter Section
- Ptn NE 17-22-1 W5M; Plan 205LK, Block 6
- Ptn SW 20-22-1 W5M; Plan 1011927, Block 2, Lot 1
- Ptn SE 20-22-1 W5M; Plan 2231JK, South half of Block E
- Ptn NW 17-22-1 W5M; Legal Subdivision 12
- Ptn NW 17-22-1 W5M; Legal Subdivision 11

**LOCATION:** South of Highway 22X between 64<sup>th</sup> Street West and 80<sup>th</sup> Street West

**POLICY AREA:** City of Calgary and M.D. of Foothills Intermunicipal Development Plan

**CURRENT LAND USE:** Direct Control #1, Agricultural, Country Residential and Direct Control #29

**PROPOSED LAND USE:** Amended Direct Control #1

**AREA OF SUBJECT LANDS:** +/- 505.86 acres

**NUMBER AND SIZE OF PROPOSED NEW PARCELS:** There are 10 individual titles included in the proposal (as listed above). 2 are currently zoned DC#1 the remaining 8 are proposed to be redesignated to the DC#1 District. No subdivision is contemplated as part of these applications.

## PURPOSE OF APPLICATION:

The purpose of the application is threefold:

- To adopt a new Area Structure Plan for the Spruce Meadows Facility that will provide a framework for development of the facility over the next 30 years;
- To amend the existing DC #1 land use district to accommodate the new uses contemplated in the new Spruce Meadows - ASP as part of a long range plan for venue diversification and expansion;
- To bring 8 additional parcels into the Spruce Meadows - ASP plan area and DC #1 land use district.

### **Background:**

The current Spruce Meadows ASP was adopted by bylaw 94/2002 in September of 2002. At that time, Spruce Meadows straddled the boundary between the City and the County with lands in both jurisdictions. The 2002 ASP describes the uses as they existed at that time as well as a plan for the future growth and development for the lands within Foothills. It outlines

the agricultural uses existing on the site at that time (horse breeding, horse training and rider development) and the vision for the growth and development of the site as a major exhibition center and equestrian event venue. The ASP also discusses servicing; describing how the facility utilizes ground water from on-site wells in combination with a seasonal 4” trickle line of potable water from the City of Calgary, and that Wastewater is stored in pump-out tanks and removed from the site by truck.

Since 2002, the site and surrounding area have seen a number of changes such as:

- Changes in jurisdiction – in 2011 Foothills County annexed lands from the City of Calgary to bring the entire Spruce Meadows - ASP area into one jurisdiction;
- Development of lands within the City of Calgary to the east;
- Construction of the Ring Road commencing and resulting changes to access;
- Availability of year-round utility servicing from the City of Calgary through a Master Servicing Agreement.
- Numerous activities and events occur throughout the year at the venue that were not contemplated in the 2002 ASP.

In July, 2017 the City of Calgary Council approved a request from Foothills County to provide wastewater servicing to Spruce Meadows. Wastewater servicing and water servicing are to be provided through a Master Servicing Agreement between the two municipalities. This agreement will replace the existing water servicing agreement between the City and Spruce Meadows.

The provision of piped services creates a significant opportunity for the Spruce Meadows venue. The engineering for of these services necessitates an orderly plan for expansion of the facility. In addition, the current ASP is now over 18 years old and requires an update to articulate the current and future vision of the world class sport and entertainment facility.

### **Brief Overview of Proposed ASP:**

Staff provided Council with bound copies of the proposed ASP on August 17<sup>th</sup>, 2019.

The ASP provides a long-range vision (approximately 30 years) for the diversification and expansion of the Spruce Meadows facility. It contemplates the addition of professional soccer to the primary activities with the potential for a 12,000 seat stadium and indoor field house in the mid to long term. It also proposes expanding the commercial and event venue spaces with a 5 bay commercial building and new restaurant off Spruce Meadows Way, and a boutique hotel and conference centre on the west side of the existing Congress Hall building.

To provide an overall organizational structure to the site, the ASP divides the plan area into five different “districts”, it should be noted these are not proposed new districts under the County’s Land Use Bylaw, rather they are a means of achieving spatial organization of the site. The five districts are based on the type of activity that is envisioned for different portions of the site and are as follows (See Figure 5.1.1 Plan Area Districts on p. 27 of the ASP document):

- Equestrian and Agricultural / Animal Support District
- Agricultural Education District
- Sports and Entertainment District
- Good Friends and Good Commerce District and
- Parking and Operations Support District

The areas identified as *Equestrian and Agricultural / Animal Support District* primarily support equestrian activity. This includes such uses as stabling and pasturing of horses, veterinary services, mare and foal facility, farrier shop, tournament offices, rider training facilities and private residences and outbuildings that support the day-to-day operations of Spruce Meadows.

The *Agricultural Education District* supports hands-on and technical learning experiences, it will host farmer's markets, special installations or activities that promote agriculture and provide opportunities to teach about farm to table initiatives, food production and the importance of natural areas.

The *Sports and Entertainment District* identifies the areas where most of the activity surrounding major equestrian events, soccer and other sport events occurs. Lands in this district contain the sport venues themselves as well as food, shopping, conference, exhibition, hosting and training facilities.

The *Good Friends and Good Commerce District* is located on the eastern edge of the site along Spruce Meadows Way. It supports family oriented activities with commercial, retail and restaurant spaces and is home to winter programming and expanded activities year-round. Facilities to support the use of transit and bicycles to access the site are also contemplated for this district.

Finally, the Parking and Operations Support District will include all the parking lots on the site as well as uses such as shipping and receiving and storage and maintenance facilities.

The ASP outlines how site access will be accomplished, and the internal circulation of the site, describes the transportation infrastructure that services the area, and addresses servicing in general terms. The technical details of the water and wastewater servicing as well as the stormwater management for the ASP area are laid out in a supporting servicing study which has been reviewed by Foothills County and City of Calgary staff.

The ASP provides a phasing concept for the development of all areas of the site in Section 7 of the document (See Figure 7.0.1 Plan Area Phasing on page 63 of the ASP). The phasing is closely tied to the planned utility servicing improvements (water and wastewater connections.)

It should be noted that there will be some changes required to the ASP prior to second and third readings. Some of these are a result of comments from the City of Calgary, some are to address comments from other County departments and some are to correct minor errors. For example, the ASP speaks to Spruce Meadows being served by the City of Calgary Police and Fire Services, while they are in fact served by the RCMP and Foothills Fire Department. All revisions to the circulation version of the ASP will be brought to Council for acceptance prior to the plan being sent to the CMRB for approval.

### **Brief Overview of Proposed Land Use Bylaw Amendments:**

There are two components to the Land Use Bylaw Amendments, first is proposed amendments to the existing DC# 1 District and second is to redesignate 8 additional parcels to the amended DC #1 District.

There are significant amendments proposed to the existing DC#1 District (see the red line version of proposed amendments to the DC #1 District in Appendix B of this report) with the addition of a number of both permitted and discretionary uses to enable the implementation of the Spruce Meadows Area Structure Plan. Changes are also proposed to the Purpose and

Intent, and the Procedure with new sections being added to address Development Requirements, and Special Provisions of the District.

## **SITE CONSIDERATIONS:**

### **Access and Transportation Infrastructure:**

With the construction of the South West Calgary Ring Road (SWCRR), the access to Spruce Meadows will be significantly different. There will no longer be direct access to Tournament Lane from the SWCRR. All venue Access west of Spruce Meadows Way will be via a service road (Spruce Meadows Green) which will connect Spruce Meadows Way to Tournament Lane, 80<sup>th</sup> Street West and other streets beyond (See *Figure 6.1.1 Plan Area Transportation Network* on page 53 of the ASP).

As a result, the main entrance to the Spruce Meadows venue will be relocated to the east side of the venue off Spruce Meadows Way onto an internal road (Ron Southern Drive). Spruce Meadows have been in discussions with Alberta Transportation as this access point is within the SWCRR right of way, and have recently agreed on a design for a roundabout that will provide access to Ron Southern Way.

There will still be access to the main portion of the venue from Tournament Lane at several locations and other portions of the venue will be accessed from Spruce Meadows Way and 80<sup>th</sup> Street. To provide additional options for access and egress from the venue an extension of the private road, South Meadows Road, is proposed. For additional detail with respect to access and transportation infrastructure see Section 6.1 of the ASP document.

### **Current Land Use:**

#### **Subject Parcel:**

The lands that have traditionally been part of the Spruce Meadows Venue are zoned DC #1 District, which was created specifically for this facility. As part of this application, the DC #1 District is proposed to be amended to allow for future growth and diversification. Lands that are being added to the ASP area are proposed to be zoned to this amended DC #1 District.

These additional lands are currently zoned Agriculture District, Country Residential District and DC #29 (Arena) District (See *Figure 3.1.1 Existing Plan Area Land Uses (2018)* on page 20 of the ASP document).

#### **Adjacent Lands:**

The plan area is bound on the north by the SWCRR, and on the east by the City of Calgary. To the south and west and between the different parts of the plan area there are lands zoned Agriculture District and Country Residential District.

### **Servicing Considerations:**

As mentioned in the Background Section of this report, the Spruce Meadows site has traditionally received water from ground wells and a seasonal 4" trickle line from the City of Calgary.

In 2017, the City of Calgary agreed to provide wastewater servicing and upgraded water servicing to Spruce Meadows under a Master Servicing Agreement with Foothills County.

## **Predicted Potential Off-Site Impacts:**

### **Traffic:**

The subject lands are adjacent to the South West Calgary Ring Road, there will be a grade-separated access to the SWCRR at James McKeivitt Road (Spruce Meadows Way becomes James McKeivitt north of the SWCRR).

The main access to the venue is proposed from a traffic circle in the SWCRR right of way at the north end of Spruce Meadows Way. However, there will be other accesses to the site from Spruce Meadows Way within the City's jurisdiction, for the bus lay-by and to South Meadows Road (See *Figure 6.1.1 Plan Area Transportation Network* on page 53 of the ASP). The ASP includes a policy designed to mitigate impacts to this City road, Policy 6.1.4 indicates that accesses from Spruce Meadows Way will be designed to the City of Calgary standards at the sole cost of Spruce Meadows to the satisfaction of Foothills County and the City of Calgary.

In addition, Policy 6.1.3 of the ASP indicates that any expansion of Spruce Meadows that may significantly increase traffic volumes may require the submission of a Transportation Study at the discretion of Foothills County and the City of Calgary.

### **Noise:**

It has long been recognized that the type and size of events hosted at Spruce Meadows will result in the creation of noise. As per Section 20(e) of Foothills County's Community Standards Bylaw, Spruce Meadows is exempted from adherence to that bylaw with regard to noise.

### **Light:**

As per Policy 3.1.3 of the ASP, Spruce Meadows is required to comply with the Dark Sky Bylaw. However, there are specific aspects of the venue that will not be able to comply including scoreboards, seasonal Christmas light displays and some safety and security lighting. Spruce Meadows intends to seek special exemptions for these items at the discretion of Foothills County.

## **Area Character:**

The Spruce Meadows lands are bordered on two sides by lands in the City of Calgary; however, the area retains a somewhat rural or "pastoral" character. Urban development is separated from the Spruce Meadows lands by the South West Ring Road to the north and Spruce Meadows Way and Radio Tower Creek to the east. Lands in Foothills County in proximity to the subject lands are either country residential or agricultural parcels and there is significant tree canopy in the area. In Section 1.2 of the proposed ASP retention of "*both a rural and traditional feel of Spruce Meadows which celebrates agriculture, maintains the iconic green and pastoral entrance while simultaneously enhancing the easterly urban edge where servicing is available*" is listed as one of the objectives of the ASP.

## **POLICY EVALUATION:**

### **South Saskatchewan Regional Plan:**

This proposal is generally aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP). The most relevant policy sections of the SSRP are related to Economy and Community Development.

## **Calgary Metropolitan Region Interim Growth Plan (IGP) and Interim Regional Evaluation Framework (IREF):**

Under Section 4.1 of the IREF:

A municipality shall refer to the Board new ASPs or amendments to ASPs that propose employment areas. As such, the Spruce Meadows ASP will need to be approved by the CMRB prior to Council granting 3<sup>rd</sup> reading.

The proposed ASP was reviewed with respect to it's alignment with the IGP and staff believe that it is in alignment in light of the following:

- The proposed ASP is in alignment with the Principles and Objectives in Section 2 of the IGP.
- As required under Section 3.2.2 of the IGP, Spruce Meadows and Foothills County collaborated with the City of Calgary to ensure that The City's concerns were addressed through the planning process, this was done using an engagement process that included presentations at the Intermunicipal Committee, circulation and review of the draft and circulation versions of the plan and the supporting servicing study and inclusion of a number of policies in the plan specifically to address concerns brought forward by City staff. The City of Calgary has agreed to provide water and wastewater servicing to Spruce Meadows through a Master Servicing Agreement.
- The ASP is also aligned with policies in Section 3.4.5 of the IGP regarding employment areas as well as Section 3.5 regarding Regional Corridors.

## **Intermunicipal Development Plan:**

Spruce Meadows is located in the plan area of the City of Calgary and Foothills County Intermunicipal Development Plan (IDP). In Section 2.3 of the IDP, Spruce Meadows is identified as an important regional asset "worthy of continued support from the two municipalities as it continues to grow and evolve into the future".

Spruce Meadows is also located in the Interface Area, which is a policy area within the IDP. The Interface Area is an area where it is recognized that cross boundary land use impact must be considered.

## **Municipal Development Plan:**

This application complies with the objectives and policy contained in Foothills County's Municipal Development Plan (MDP2010). There is significant relevant policy in the MDP with respect to this application, in particular:

- Objective 3 and Policy 3 in the Agriculture section,
- Objective 3 in the Environmental Conservation and Open Space section,
- Objectives 3 and 5 and Policies 1, 2, 3, 4, 5, and 7 of the Recreation section,
- Objectives 1, 2 and 4, and Policies 1, 2, and 15 of the Economy section, and
- Objective 4 and Policy 1 in the Transportation section and Objectives 1, 5 and 6, and Policies 4 and 18 of the Utilities section.

## **Land Use Bylaw:**

In addition to the new ASP, this application proposes amendments to the existing DC#1 District in the County's Land Use Bylaw.

## **Growth Management Strategy:**

The Spruce Meadows ASP area is located in the Central District of Foothills County's Growth Management Strategy (GMS) and the facility is referenced in the Central District description in Section 2.5. The Central District has been identified as the portion of the municipality that will accommodate the majority of the County's future growth and development. Section 4.5 of the GMS speaks to undertaking growth bearing in mind the aspirations of our municipal neighbours and that joint initiatives will play a key role in providing effective, efficient and affordable services for the area.

<b>CIRCULATION REFERRALS</b>	
<b>REFEREE</b>	<b>COMMENTS</b>
<b>INTERNAL</b>	
Engineering / Public Works	The County's public works department has been actively engaged in the planning process together with the City of Calgary during the development of this ASP. The only comment received on circulation was a request for a copy of the finalized servicing study once complete.
Emergency Services, Protective Services and Fire Department	All three departments were involved in a review of the Spruce Meadows Emergency Response Plan and are satisfied with the final document. An updated emergency addressing scheme for the entire site has been requested.
<b>EXTERNAL</b>	
City of Calgary	Response letter attached in Appendix D of this report
Alberta Energy Regulator	<i>"The AER does not provide comments on ASP- at this time there is no associated setbacks with this application. When there is proposed development please circulate the application at that time."</i>
Alberta Transportation	Response letter attached in Appendix D of this report
Atco Pipelines	Response letter attached in Appendix D of this report
Enmax	Response letter attached in Appendix D of this report
<b>PUBLIC</b>	
Western Wheel	Notice of this hearing was advertised in the August 28 <sup>th</sup> and September 4 <sup>th</sup> issues of the Western Wheel.
Land Owners 1 Mile	Notice of this hearing was direct mailed to landowners within one mile of the ASP area. No written responses had been received at the time of finalizing this report.



## **SUMMARY**

Council is being asked to consider the following three items:

- To adopt a new Area Structure Plan (ASP) for the Spruce Meadows Facility that will provide a framework for development of the facility over the next 30 years (The 2002 bylaw adopting the current ASP will be rescinded as part of the same bylaw). The ASP will comprise the following parcels:
  - Ptn. SE 20-22-1 W5M and Ptn N. 20-22-1 W5M; Plan 1011285, Block 2, Lot 1
  - Ptn. SE 20-22-1 W5M; Plan 9810485, Block C, Lot 1
  - Ptn. SE 20-22-1 W5M; Plan 0312600, Block A, Lot 7
  - Ptn. SE 20-22-1 W5M; Plan 9011302, Block F, Lot 6
  - Ptn. NE 17-22-1 W5M; North of Roadway Plan 1577JK, east of Block 6 on Plan 205LK, west of the east 660 feet of Quarter Section
  - Ptn NE 17-22-1 W5M; Plan 205LK, Block 6
  - Ptn SW 20-22-1 W5M; Plan 1011927, Block 2, Lot 1
  - Ptn SE 20-22-1 W5M; Plan 2231JK, South half of Block E
  - Ptn NW 17-22-1 W5M; Legal Subdivision 12
  - Ptn NW 17-22-1 W5M; Legal Subdivision 11
- To amend the existing DC #1 land use district to accommodate the new uses contemplated in the ASP as part of a long range plan for venue diversification and expansion.
- To bring the following 8 additional parcels into the ASP plan area and redesignate these lands to DC #1 land use district. The following parcels are proposed to be redesignated to DC #1:
  - Ptn. SE 20-22-1 W5M; Plan 0312600, Block A, Lot 7
  - Ptn. SE 20-22-1 W5M; Plan 9011302, Block F, Lot 6
  - Ptn. NE 17-22-1 W5M; North of Roadway Plan 1577JK, east of Block 6 on Plan 205LK, west of the east 660 feet of Quarter Section
  - Ptn NE 17-22-1 W5M; Plan 205LK, Block 6
  - Ptn SW 20-22-1 W5M; Plan 1011927, Block 2, Lot 1
  - Ptn SE 20-22-1 W5M; Plan 2231JK, South half of Block E
  - Ptn NW 17-22-1 W5M; Legal Subdivision 12
  - Ptn NW 17-22-1 W5M; Legal Subdivision 11

## **OPTIONS FOR COUNCIL CONSIDERATION:**

### **PROPOSAL #1: ADOPTION OF NEW AREA STRUCTURE PLAN FOR SPRUCE MEADOWS EQUESTRIAN FACILITY**

#### **OPTION #1 – APPROVAL**

Should Council feel that the proposed ASP has merit, is consistent with the existing regional and municipal policy frameworks and no significant planning considerations have been brought forward through the public hearing that cannot be resolved through the planning process; Council may wish to grant first reading to Bylaw \_\_\_/2019 adopting the new Spruce Meadows ASP and rescinding the current ASP which was approved by bylaw 94/2002.

### **Recommended Conditions for Option #1:**

1. Council acceptance of required changes to the circulation version of the ASP.
2. Approval of the ASP by the Calgary Metropolitan Region Board.
3. Execution of the Master Servicing Agreement with the City of Calgary

### **OPTION #2 POSTPONE APPLICATION**

Should Council feel that they require additional information or deem more discussion of the application at the intermunicipal level to be required prior to rendering a decision; Council may wish to postpone the application for adoption of the Spruce Meadows ASP.

### **OPTION #3 REFUSE APPLICATION**

Should Council feel that the application does not have sufficient merit, is not consistent with the existing regional and municipal policy framework or significant planning considerations have been brought forward which Council does not feel can be resolved through the planning process, Council may wish to refuse the application for adoption of the Spruce Meadows ASP.

### **PROPOSAL #2: AMENDMENTS TO THE LAND USE BYLAW - IN TWO PARTS**

#### **A. AMENDMENTS TO DC #1 DISTRICT**

#### **B. REDESIGNATION OF 8 EXISTING PARCELS FROM A, C/R AND DC #29 TO THE AMENDED DC #1 DISTRICT**

### **OPTION #1 – APPROVAL**

Should Council feel that the proposed Land Use Bylaw amendments are consistent with the existing regional and municipal policy frameworks and no significant planning considerations have been brought forward through the public hearing that cannot be resolved through the planning process, Council may wish to grant first reading to Bylaw \_\_\_/2019 amending the existing DC#1 District and first reading to Bylaw \_\_\_/2019 which would redesignate 8 parcels to the amended DC #1 District.

### **Recommended Conditions for Option #1:**

1. Payment of final redesignation fees.

### **OPTION #2 POSTPONE APPLICATION**

Should Council feel that they require additional information prior to rendering a decision; Council may wish to postpone the application for amendments to the Land Use Bylaw.

### **OPTION #3 REFUSE APPLICATION**

Should Council feel that the application does not have sufficient merit, is not consistent with the existing regional and municipal policy framework or if significant planning considerations have been brought forward which Council does not feel can be resolved through the planning process, Council may wish to refuse the application for amendments to the Land Use Bylaw.

## **APPENDICES**

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### **APPENDIX A: MAP SET:**

REGIONAL CONTEXT MAP

CURRENT LAND USE MAP

PROPOSED LAND USE MAP

PLAN AREA LOCATION IN CITY OF CALGARY AND FOOTHILLS COUNTY IDP

PLAN AREA DISTRICTS

PLAN AREA TRANSPORTATION NETWORK

### **APPENDIX B: PROPOSED AMENDMENTS TO DIRECT CONTROL DISTRICT #1**

### **APPENDIX C: PROPOSED BYLAWS:**

BYLAW \_\_\_/2019 ADOPTING THE SPRUCE MEADOWS AREA STRUCTURE PLAN  
AND RESCINDING BYLAW 94/2002 (THE EXISTING ASP)

BYLAW \_\_\_/2019 AMENDING THE DC#1 DISTRICT IN THE FOOTHILLS COUNTY LAND  
USE BYLAW

BYLAW \_\_\_/2019 REDESIGNATING 8 EXISTING PARCELS TO THE AMENDED DC#1  
DISTRICT

### **APPENDIX D: REFERRAL RESPONSE SUBMISSIONS:**

CITY OF CALGARY RESPONSE

ALBERTA TRANSPORTATION RESPONSE

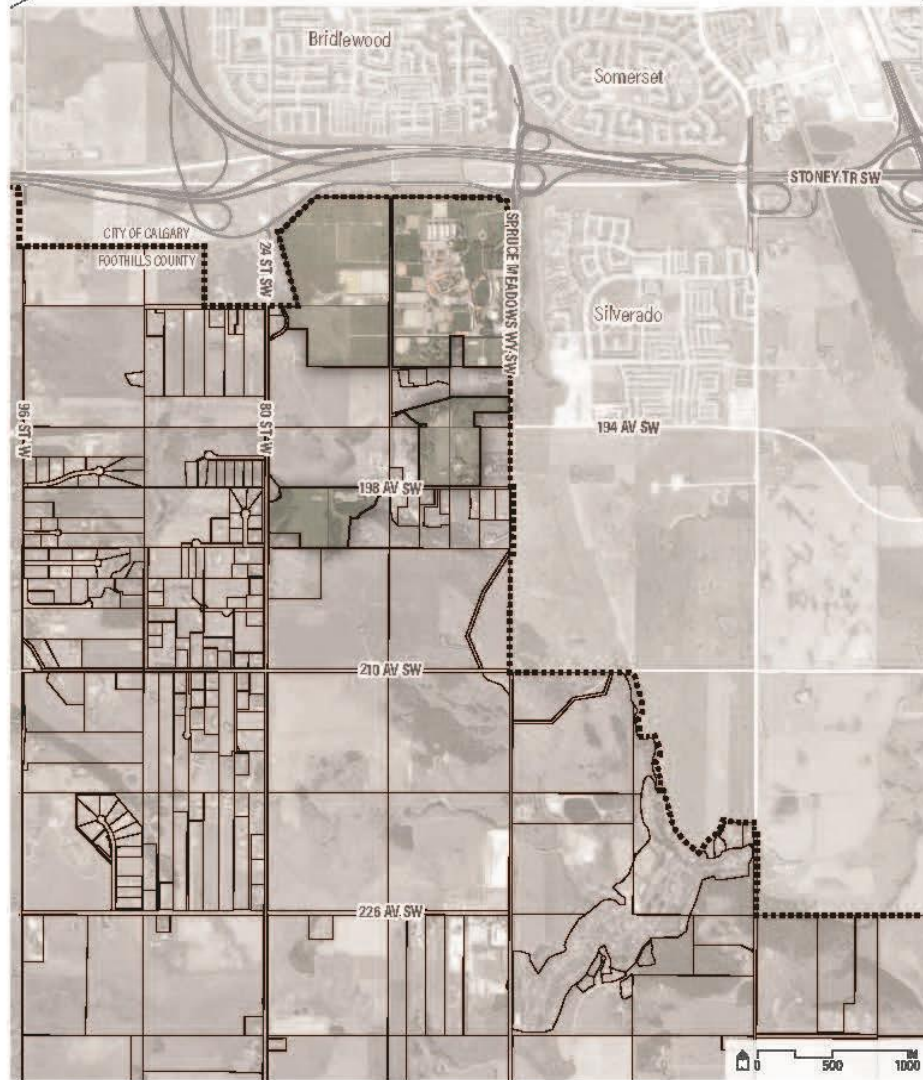
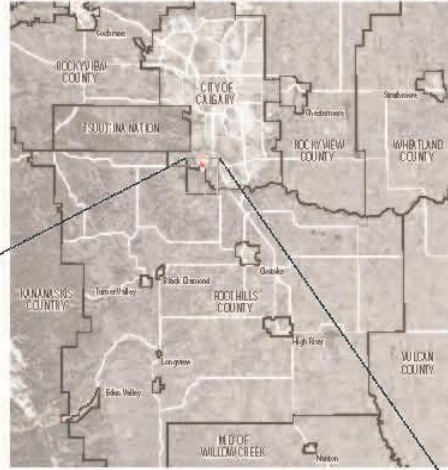
ATCO PIPELINES RESPONSE

ENMAX RESPONSE

# APPENDIX A: MAP SET: REGIONAL CONTEXT MAP

**FIGURE 1.0.1** Regional Context

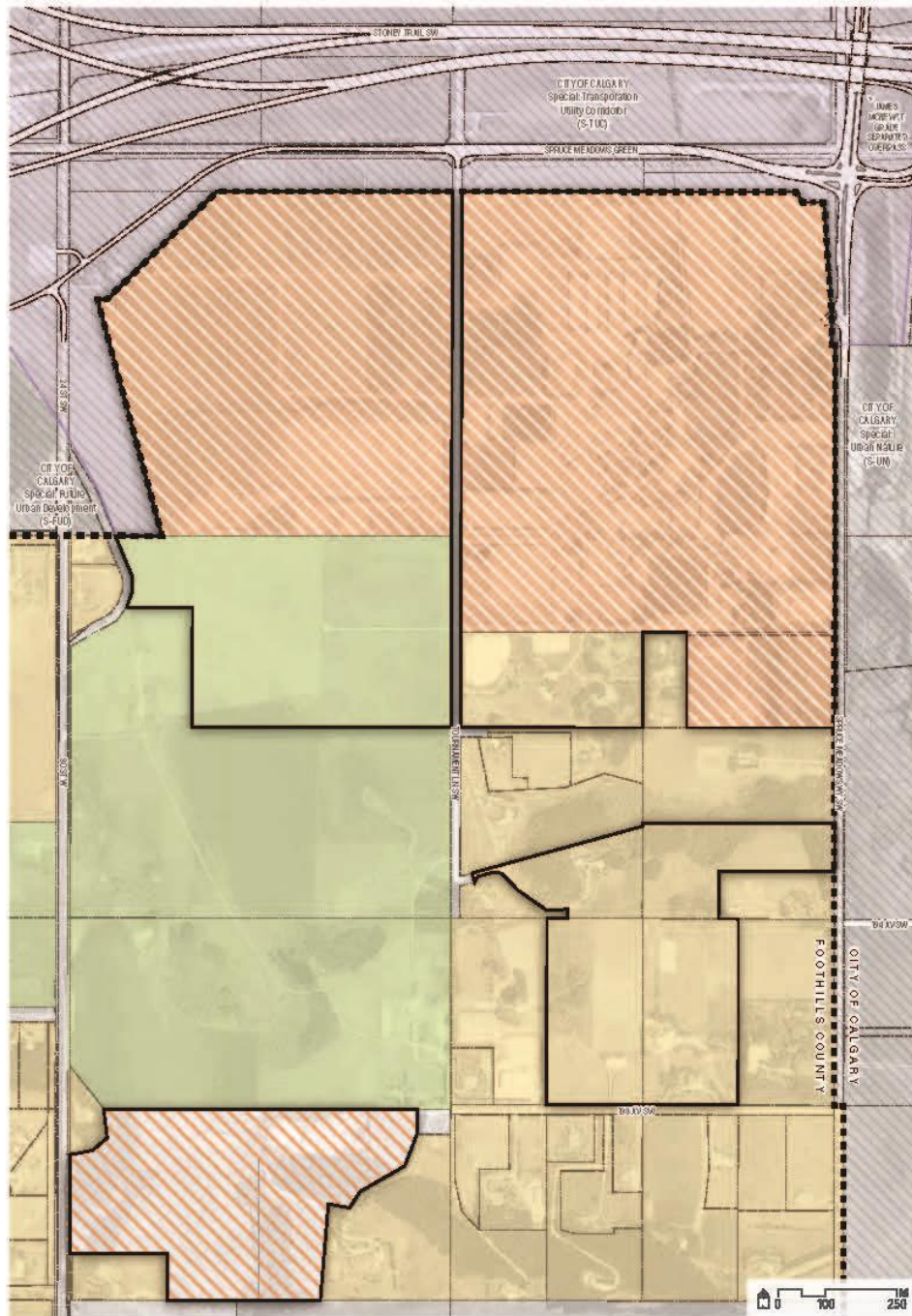
- ASP Boundary
- Future Stoney Trail / SWCRR Alignment



# CURRENT LAND USE MAP

**FIGURE 3.1.1 Existing Plan Area Land Uses (2018)**

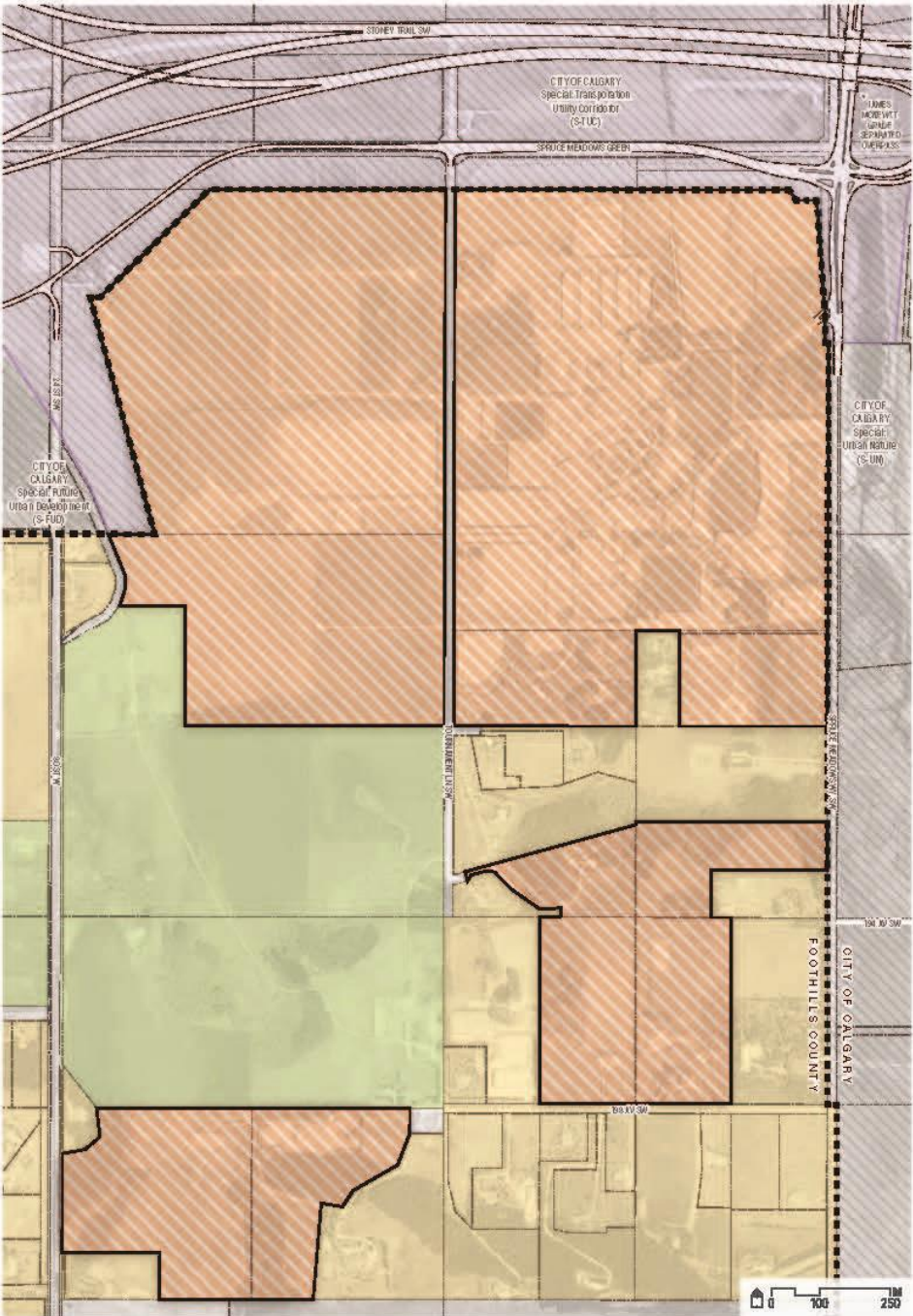
- ASP Boundary
- City of Calgary / Foothills County Municipal Boundary
- Future Stoney Trail Alignment
- A - Agricultural
- CR - Country Residential
- DC#1 - Direct Control #1
- DC#29 - Direct Control #29
- Transportation Utility Corridor (TUC)



# PROPOSED LAND USE MAP

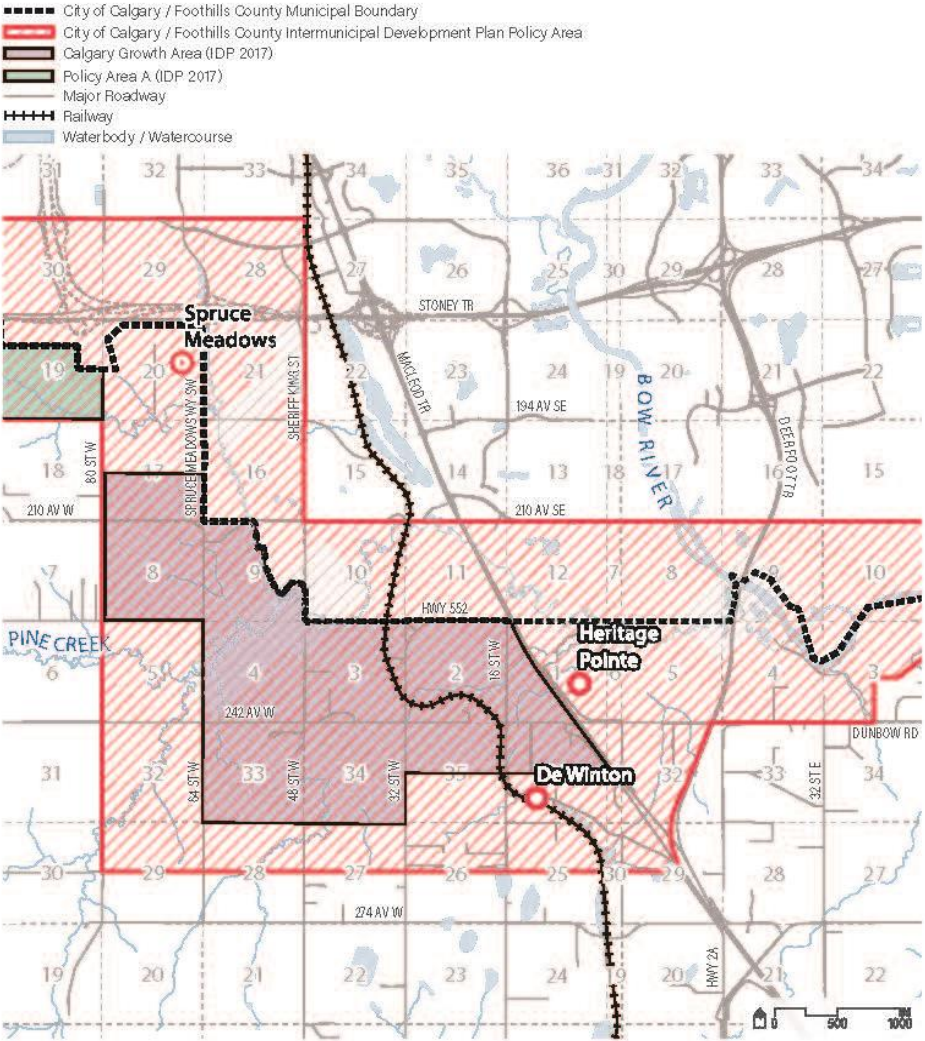
**FIGURE 3.1.2** Proposed Plan Area Land Uses

- ASP Boundary
- City of Calgary / Foothills County Municipal Boundary
- Future Stoney Trail Alignment
- A - Agricultural
- CR- Country Residential
- DC#1 - Direct Control #1
- Transportation Utility Corridor (TUC)



# PLAN AREA LOCATION IN CITY OF CALGARY AND FOOTHILLS COUNTY IDP

**FIGURE 2.0.1** Intermunicipal Development Plan Policy Context



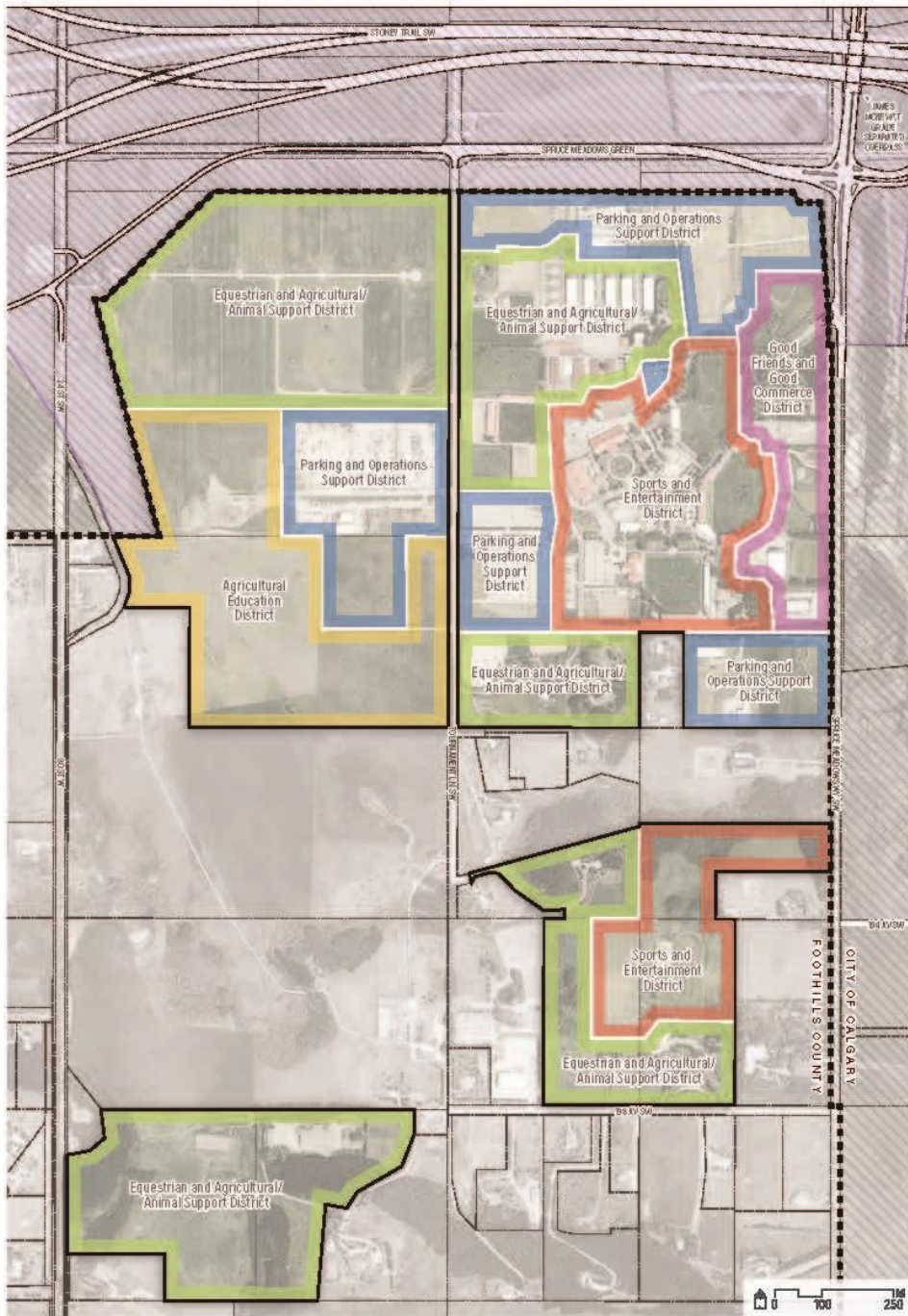
**TABLE 2.1.1** Hierarchy & Jurisdiction of Plans

JURISDICTION	PLAN
Provincial Realm	<ul style="list-style-type: none"> <li>• Municipal Government Act</li> <li>• Subdivision and Development Regulations</li> <li>• Provincial Land Use Policies and Framework</li> </ul>
Regional Realm	<ul style="list-style-type: none"> <li>• South Saskatchewan Regional Plan</li> <li>• Calgary Metropolitan Region Board Interim Growth Plan</li> </ul>
Municipal Realm	<ul style="list-style-type: none"> <li>• Intermunicipal Development Plans</li> <li>• Municipal Development Plan</li> <li>• Growth Management Strategy</li> <li>• District Plans</li> <li>• Area Structure Plans, Outline Plans, Area Redevelopment Plans</li> <li>• Land Use Bylaw</li> <li>• Subdivision</li> <li>• Development Permits</li> </ul>

# PLAN AREA DISTRICTS

**FIGURE 5.0.1 Plan Area Districts**

- ASP Boundary
- City of Calgary / Foothills County Municipal Boundary
- Future Stoney Trail Alignment
- Transportation Utility Corridor (TUC)
- Equestrian and Agricultural / Animal Support District
- Agricultural Education District
- Sports and Entertainment District
- Good Friends and Good Commerce District
- Parking and Operations Support District







## APPENDIX B: PROPOSED AMENDMENTS TO DIRECT CONTROL DISTRICT #1

### Municipal District of Foothills No. 31 - Land Use Bylaw

## SECTION 18 DIRECT CONTROL DISTRICT

### 18.1 DIRECT CONTROL DISTRICT #1 (DC1)

**DC#1**

#### 18.1.1 PURPOSE AND INTENT

The purpose and intent of this district is to enable development in accordance with the Spruce Meadows Area Structure Plan and to allow direct control by the Council over development on the following ~~lots~~ lands which together comprise the Spruce Meadows Equestrian Centre:

- Plan 2231JK, Block D, S.E. 20-22-01-W5

That portion of the N.E. 20-22-01-W5 not annexed by the City of Calgary LSD 11 in N.W. 20-22-01-W5

Plan 2231JK, Block E, North 2, Ptn. S.E. 20-22-01-W5

<u>Legal Description</u>	<u>Area (ac)</u>	<u>Lot, Block, Plan</u>	<u>Registered Owner</u>
<u>Ptn. SE 20-22-1 W5M and Ptn. N 20- 22- 1 W5M</u>	<u>295.50</u>	<u>Lot 1, Block 2, Plan 1011285</u>	<u>Spruce Meadows</u>
<u>Ptn. SE 20-22-1 W5M</u>	<u>15.00</u>	<u>Lot 1, Block C, Plan 9810485</u>	<u>Spruce Meadows</u>
<u>Ptn. SE 20-22-1 W5M</u>	<u>13.98</u>	<u>Lot 7, Block A, Plan 0312600</u>	<u>Spruce Meadows</u>
<u>Ptn. SE 20-22-1 W5M</u>	<u>10.01</u>	<u>Lot 6, Block F, Plan 9011302</u>	<u>Spruce Meadows Executive (Charparo Tree Farm Ltd.)</u>
<u>Ptn. NE 17-22-1 W5M</u>	<u>19.46</u>	<u>North of Roadway Plan 1577JK, East of Block 6 on Plan 205LK, West of the East 660 feet of Quarter Section</u>	<u>Spruce Meadows</u>
<u>Ptn. NE 17-22-1 W5M</u>	<u>19.48</u>	<u>Block 6, Plan 205LK</u>	<u>Spruce Meadows</u>
<u>Ptn. SW 20-22-1 W5M</u>	<u>59.20</u>	<u>Lot 1, Block 2, Plan 1011927</u>	<u>Spruce Meadows Executive (Charparo Tree Farm Ltd.)</u>
<u>Ptn. SE 20-22-1 W5M</u>	<u>19.03</u>	<u>South Half of Block E, Plan 2231JK</u>	<u>Spruce Meadows Executive</u>
<u>Ptn. NW 17-22-1 W5M</u>	<u>32.89</u>	<u>Legal Subdivision 12</u>	<u>Spruce Meadows Executive (Charparo Tree Farm Ltd.)</u>
<u>Ptn. NW 17-22-1 W5M</u>	<u>21.31</u>	<u>Legal Subdivision 11</u>	<u>SM Executive (Charparo Tree Farm Ltd.)</u>
<u>TOTAL ACREAGE</u>	<u>505.86</u>		

### 18.1.2 PERMITTED USES

Nil

Accessory Building, Detached Accessory Use  
Administration Office  
Agricultural (Intensive Use)  
Agricultural, General  
Animal Care Services  
Apiary  
Arena, Private  
Arena, Limited Public  
Boarding Services  
Business Offices  
Club House  
Commercial Business, accessory to the equestrian and sport facility  
Day Care Facility  
Drinking Establishment, accessory to the equestrian and sport facility  
Dwellings, Detached Single Family  
Education Centre  
Educational and Interpretive Use  
Event  
Event, Private  
Food Truck  
Food Service, Accessory  
Heli-pad  
Interpretive Pathway  
Liquor Sales, accessory to the equestrian and sport facility  
Mobile Sales Vehicle  
Museum/Art Gallery  
Natural Science Exhibits  
Neighbourhood Pub, accessory to the equestrian and sport facility  
Open Air Performance and Art Space, accessory to the equestrian and sport facility  
Outdoor Café  
Outdoor Display Area  
Outdoor Storage, accessory to the equestrian and sport facility  
Public Market  
Public Works  
Recreation, Passive  
Recreational Services, Indoor  
Recreational Services, Outdoor  
Restaurant, accessory to the equestrian and sport facility  
Retail Store, accessory to the equestrian and sport facility  
Signs requiring a Development Permit  
Special Event  
Temporary (short-term) Manure Storage  
Utility Services (Minor)

### 18.1.3 DISCRETIONARY USES

~~Accessory Uses~~

~~Country Recreational Centers and Lodges~~

~~Dwellings~~

~~Extensive Agricultural Uses~~

~~Intensive Agricultural Uses~~

Additional uses at the discretion of Council

Additional Dwellings

Amusement and Entertainment Services

Arena, Commercial

Campground, Minor, accessory to the equestrian facility

Commercial Business, Not accessory to the equestrian and sport facility

Commercial Storage

Conference Centre

Cultural Facilities

Dog Park

Drinking Establishment, Not accessory to the equestrian and sport facility

Dwellings, Duplex

Dwelling, Temporary

Hotel

Intensive Vegetation Operation

Kennels, Private

Liquor Sales, Not accessory to the equestrian and sport facility

Neighbourhood Pub, Not accessory to the equestrian and sport facility

Open Air Performance and Art Spaces, Not accessory to the equestrian and sport facility

Religious Assembly

Recreational Vehicle – Park Model

Restaurant, Not accessory to the equestrian and sport facility

Retail Store, Not accessory to the equestrian and sport facility

Secondary Suite, Accessory

Secondary Suite, Principal

Temporary Farm Help Accommodation

### 18.1.4 LAND USE REQUIREMENTS

18.1.4.1 Standards of development shall be at the discretion of Council.

### 18.1.5 DEVELOPMENT REQUIREMENTS

18.1.5.1 The maximum height of principal and accessory structures shall be at the discretion of Council.

18.1.5.2 The Minimum Yard Setback Requirements shall be as follows:

- a. 40m from a Primary Highway;
- b. 10m from any other public roadway;
- c. Or as determined by Council.

## 18.1.6 SPECIAL PROVISIONS

### 18.1.6.1 Landscaping and Screening:

- a. Landscaping shall be completed as determined by Council
- b. Levels and methods of screening of the site shall be determined by Council.

### 18.1.6.2 The Approving Authority may, as a condition of issuing a Development Permit impose any condition that addresses a relevant planning and development matter, including but not limited to:

- a. Location and maximum size of facilities to be constructed;
- b. Development setbacks;
- c. Hours of operation;
- d. Number of guest rooms;
- e. Maximum number of days of stay.
- f. Number of employees;
- g. Number of vehicle visits per day;
- h. Number, duration and size of events permitted;
- i. Noise;
- j. Buffering;
- k. Lighting;
- l. Outdoor storage;
- m. Parking requirements;
- n. Screening of facilities;
- o. Any other condition that Council deems necessary.

### 18.1.6.3 Noise:

- a. Spruce Meadows is exempted from adherence to the Community Standards Bylaw with regard to noise.

### 18.1.6.4 Lot Drainage:

- a. Lot grading and drainage shall be in accordance with Section 9.17 of the Land Use Bylaw and Section 6.2.3 of the Spruce Meadows Area Structure Plan or modified at the discretion of Council.

### 18.1.6.5 Water and Wastewater Servicing:

- a. Water and wastewater servicing shall be in accordance with Section 6.2.1 and 6.2.2 of the Spruce Meadows Area Structure Plan or modified at the discretion of Council.
- b. \_\_\_\_\_

## PROCEDURE

~~18.1.5.1 Notwithstanding the procedure established for development permit applications in Section 4 and Section 5, an application for a development permit in respect of the lands referred to in Section 18.1.1 shall be referred by the Development Officer to the Council for its approval or refusal.~~

18.1.5.1 Notwithstanding the procedure established for Development Permit applications in Section 4, an application for Development Permit in respect of lands referred to in Section 18.1.1 may be referred by the Development Officer to the Council for its approval or refusal.

~~18.1.5.2~~ Notwithstanding the procedure established for the issuance of development permits in Section 5, the Council shall decide on all applications for development permits for lands referred to in Section 18.1.1. The Council may approve a development permit application with or without conditions, or may refuse an application for development permit.

~~18.1.5.3~~ 18.1.5.2 There is no appeal to the Development Appeal Board from a decision of the Council on an application for a development permit in respect of the lands referred to in Section 18.1.1.

18.1.8. DEFINITIONS - The following definitions shall be added to the definitions in Section 2.5.

EVENT, PRIVATE: an exclusive event that is intended for friends, family and people known to the hosts, and which may be attended by invitation only. This includes corporate events, family reunions and weddings.

HELIPAD: a designated area, usually with a prepared surface, used for the takeoff, landing or parking of helicopters. This does not include private or public Aerodromes or Airports.

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**BYLAW XX/2019**

**BEING A BYLAW OF FOOTHILLS COUNTY TO ADOPT AN AREA  
STRUCTURE PLAN**

**WHEREAS** the Council of Foothills County (hereinafter called the "Council") is empowered by Section 633(1) of the Municipal Government Act, being Chapter M-26.1, to adopt an Area Structure Plan which provides a framework for subsequent subdivision and development of an area of land within the Municipality's boundaries;

**AND WHEREAS** the Council did receive an application for an Area Structure Plan for the properties legally described as Plan 1011285, Block 2, Lot 1, Ptn. N. 20-22-01-W5M, and Ptn. SE 20-22-01 W5M; Plan 9810485, Block C, Lot 1, Ptn. SE 20-22-01 W5M; Plan 0312600, Block A, Lot 7, Ptn. SE 20-22-01 W5M; Plan 9011302, Block F, Lot 6, Ptn. SE 20-22-01 W5M; North of Roadway Plan 1577 JK, east of Block 6 on Plan 205LK, west of the east 660 feet of Quarter section, Ptn. NE 17-22-01 W5M; Plan 205LK, Block 6, Ptn. NE 17-22-01 W5M; Plan 1011927, Block 2, Lot 1, Ptn. SW 20-22-01 W5M; Plan 2231JK, South Half of Block E, Ptn. SE 20-22-01 W5M; Legal Subdivision 12, Ptn. NW 17-22-01 W5M and Legal Subdivision 11, Ptn. NW 17-22-01 W5M.; and

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

**NOW THEREFORE** the Council of Foothills County in the Province of Alberta, hereby adopts the Spruce Meadows Area Structure Plan as follows:

1. This Bylaw may be cited as the "Spruce Meadows - Area Structure Plan".
2. The Spruce Meadows - Area Structure Plan being Schedule "A" attached hereto and forming part of this Bylaw.
3. That the Spruce Meadows - Area Structure Plan may be amended by Bylaw from time to time in accordance with the Municipal Government Act, by Foothills County.
4. Bylaw 94/2002 and all amendments hereto are hereby rescinded upon this Bylaw coming into effect.
5. This Bylaw comes into full force and effect at such time as it has received third reading and has been signed in accordance with the Municipal Government Act.

FIRST READING:

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Municipal Manager

SECOND READING:

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Municipal Manager

THIRD READING:

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Municipal Manager

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this      day of      , 20      .





## BYLAW XX/2019

### **BEING A BYLAW OF FOOTHILLS COUNTY TO AUTHORIZE AN AMENDMENT TO THE LAND USE BYLAW NO. 60/2014 AS AMENDED**

**WHEREAS** pursuant to the provisions of the Municipal Government Act, Chapter M-26 Revised Statutes of Alberta 2000, and amendments thereto, the Council of Foothills County in the Province of Alberta, has adopted Land Use Bylaw No. 60/2014 and amendments thereto;

**AND WHEREAS** the Council has received an application to further amend the Land Use Bylaw by authorizing the redesignation of Plan 0312600, Block A, Lot 7, Ptn, SE 20-22-01 W5M; Plan 9011302, Block F, Lot 6, Ptn. SE 20-22-01 W5M; North of Roadway Plan 1577 JK, east of Block 6 on Plan 205LK, west of the east 660 feet of Quarter Section, Ptn. NE 17-22-01 W5M; Plan 2231JK, South Half of Block E, Ptn. SE 20-22-01 W5M and Plan 205LK, Block 6, Ptn. NE 17-22-01 W5M from Country Residential District to Direct Control District #1 to allow for the accommodation of new uses in the Spruce Meadows - Area Structure Plan as part of a long range plan for venue diversification and expansion;

**AND WHEREAS** the Council has received an application to further amend the Land Use Bylaw by authorizing the redesignation of Plan 1011927, Block 2, Lot 1, Ptn. SW 20-22-01 W5M; from Agricultural District to Direct Control District #1 to allow for the accommodation of new uses in the Spruce Meadows - Area Structure Plan as part of a long range plan for venue diversification and expansion;

**AND WHEREAS** the Council has received an application to further amend the Land Use Bylaw by authorizing the redesignation of Legal Subdivision 12, Ptn. NW 17-22-01 W5M and Legal Subdivision 11, Ptn. NW 17-22-01 W5M from Direct Control District #29 to Direct Control District #1 to allow for the accommodation of new uses in the Spruce Meadows - Area Structure Plan as part of a long range plan for venue diversification and expansion;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26, as amended:

#### **NOW THEREFORE THE COUNCIL ENACTS AS FOLLOWS:**

1. Land Use Map No. 2201 is amended by *redesignating Plan 0312600, Block A, Lot 7, Ptn, SE 20-22-01 W5M; Plan 9011302, Block F, Lot 6, Ptn. SE 20-22-01 W5M; North of Roadway Plan 1577 JK, east of Block 6 on Plan 205LK, west of the east 660 feet of Quarter Section, Ptn. NE 17-22-01 W5M; Plan 2231JK, South Half of Block E, Ptn. SE 20-22-01 W5M and Plan 205LK, Block 6, Ptn. NE 17-22-01 W5M from Country Residential District to Direct Control District #1 to allow for the accommodation of new uses in the Spruce Meadows - area structure plan as part of a long range plan for venue diversification and expansion.*
2. Land Use Map No. 2201 is amended by *redesignating Plan 1011927, Block 2, Lot 1, Ptn. SW 20-22-01 W5M; from Agricultural District to Direct Control District #1 to allow for the accommodation of new uses in the Spruce Meadows - area structure plan as part of a long range plan for venue diversification and expansion.*
3. Land Use Map No. 2201 is amended by redesignating Legal Subdivision 12, Ptn. NW 17-22-01 W5M and Legal Subdivision 11, Ptn. NW 17-22-01 W5M *from Direct Control District #29 to Direct Control District #1 to allow for the accommodation of new uses in the Spruce Meadows - area structure plan as part of a long range plan for venue diversification and expansion.*
4. This Bylaw comes into full force and effect at such time as it has received third reading and has been signed in accordance with the Municipal Government Act.

FIRST READING:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Manager

SECOND READING:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Manager

THIRD READING:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Manager

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of  
Alberta this            day of                            201 .



August 08, 2019

**City File: FH19-02**

Foothills County  
Box 5605, 309 Macleod Trail  
High River, AB  
T1V 1M7

Attention: Julie McLean, Foothills County, Senior Planner

**SUBJECT: Spruce Meadows Area Structure Plan and Land Use Amendment for lands including portions of : SE 20-22-1 W5M; SW 20-22-1 W5M; NE 17-22-1 W5M; and NW 17-22-1 W5M**

Dear Julie McLean,

The City of Calgary recognizes the Spruce Meadows facility as an important regional asset that merits a high degree of coordination between our municipalities. We would like to thank Foothills staff for extending the circulation period and supporting the extensive collaboration between our two municipalities and the project proponent.

The proposed Spruce Meadows ASP presents an exciting opportunity for the Calgary region as it anticipates expanded capacity to accommodate venue growth and diversification. Calgary staff have reviewed the proposed ASP in reference to *Foothills-Calgary Intermunicipal Development Plan (IDP)* and note a few outstanding plan amendments that would address City of Calgary concerns raised during the circulation period. We anticipate mutually beneficial outcomes as the Plan moves forward in the approvals process and offer the following comments for your consideration.

### **Summary of Proposed ASP Amendments**

The City of Calgary requests the following key amendments to the proposed ASP which are further expanded upon in the comment sections that follow:

- **That ASP section 6.2 and policy 6.2.1 be amended to reflect that the Master Servicing Agreement either has yet to be finalized or has not been executed. It is not appropriate to describe the Master Servicing Agreement as being complete when it is not yet finalized.**

- That a new policy should be added to Transportation Policies (6.1) to recognize the importance of Spruce Meadows Way SW (City of Calgary roadway) to the successful operation of the Spruce Meadows facility. Foothills County and The City of Calgary should work towards a mutually beneficial maintenance agreement for necessary construction, maintenance and repair of Spruce Meadows Way SW.
- That ASP section Transportation 6.1 and Figure 6.1.1 should be amended. The stated egress option to utilize 194<sup>th</sup> Avenue SW (City of Calgary roadway) to accommodate peak period travel has yet to be explored with the City of Calgary. Until peak period travel patterns are further explored Figure 6.1.1 should not include the arrow pointing east along the 194<sup>th</sup> Avenue SW road right of way.
- That ASP section Emergency Response Plan 8.0 should be amended to reflect that service does not come from Calgary Fire, and that Policy 8.0.2 should be removed as it is premature to suggest committing The City “to determine regional solutions for fire”. The Facility is serviced from Foothills County.
- That ASP policy and appropriate Figures should be strengthened to identify pedestrian and cycling connections to Calgary communities. Enhanced planning for alternative modes of transportation at the ASP stage will only serve to benefit the operation of Spruce Meadows. It is encouraged that enhanced supportive policy and a map showing key links to the regional pathway at 194 Avenue SW within West Macleod ASP be included in the ASP.

### Background and Supporting Information

Calgary Parks applauds the natural area strategy and the intention to retain the natural landscapes to the greatest extent possible, and provides the following comments for your consideration:

1. Ensure that Field House Road takes into account appropriate setbacks to the adjacent intermittent drainage course that drains into Radio Tower Creek, in order to minimize impacts to the riparian environment (tree stands).

### **Water Resources**

#### General Comments

2. Calgary requests that Foothills confirm that the Spruce Meadows Servicing Study has been updated to address the comments previously provided by The City of Calgary. The City appreciates being circulated the new edition when available and that any ASP reference be updated appropriately.

#### Water & Sanitary

Page 56, Section 6.2. Please note this section is written as though the Master Servicing Agreement (MSA) between The City and Foothills County for Spruce Meadows water and wastewater servicing is already finalized and in place; this is not yet the case. Certain technical details need to be updated and

agreed to before the agreement can be executed. For example, while the connections to The City's infrastructure are generally correct in the ASP, the service area and the engineering of the connections require updating and agreement.

- 3. As mentioned in the summary section of this letter, The City requests that section 6.2 and policy 6.2.1 of the ASP be amended to reflect that the Master Servicing Agreement either has yet to be finalized or has not been executed.**
- 4. The City supports the plan for sanitary servicing and its approach to meeting the capacity restriction.**

#### Stormwater

Water Resources appreciates the stewardship shown in the proposed post-development drainage plan (Spruce Meadows Servicing Study, February 2019), which demonstrates that the average annual volume target in the Pine Creek Drainage Study (17mm) can be achieved on the Spruce Meadows lands. This is especially appreciated given the recent erosion concerns from downstream landowners on Pine Creek, such as the Heritage Point Golf Course within Foothills County.

#### **Calgary Fire Department**

Page 66, Section 8.0 Emergency Response Plan states that fire service is provided from Calgary Fire. This is not correct because the facility is within Foothills County and served by the County Fire Hall. Calgary Fire currently has no agreement to provide service for either Foothills County or Spruce Meadows. In addition, it is premature to commit Calgary Fire "to determine regional solutions for Fire" as suggested in Policy 8.0.2.

- 5. As mentioned in the summary section of this letter, The City requests that section 8.0 should be amended as previously stated in Calgary's response letter of February 7, 2019, and that Policy 8.0.2 should be removed as it is inappropriate to commit The City's services.**

The City is concerned that there will be an increase in motor vehicle collisions in the area and therefore increase cost to The City. The main road to access the Spruce Meadows facility is within The City of Calgary Fire Department response area and the Fire Department provides emergency support for motor vehicle collisions.

- 6. The City requests that Foothills County consider a joint project with The City of Calgary focused on transportation and emergency services to address the increase in motor vehicle activity in the vicinity of the Spruce Meadows facility.**

#### **Interface Planning**

The proposed plan is located within the IDP Interface Area (Map 2: Interface Area) where off-site impacts of sensitive uses should be addressed. The expansion of the facility is anticipated to increase traffic impacts on the adjacent Calgary communities due to "a great deal of large vehicle and truck traffic" movements on a 24-hour basis.

- 7. The City would like to note the Spruce Meadows ASP is considered a sensitive use due to the generation of heavy vehicle traffic, and that the impacts of noise and vehicle movements may pose a concern for adjacent Calgary communities.**

## **Public Transit & Active Transport**

Page 55, Section 6.1.3.

- 8. The City would like to note a few language preferences for this statement in Section 6.1.3, 2<sup>nd</sup> paragraph:**

“Spruce Meadows will work with Calgary Transit in the future to determine bus zones station locations should service a line be extended down Spruce Meadows Way SW.”

The following is suggested to support opportunities for future bus transit.

- 9. Foothills County is encouraged to identify and protect potential areas where Calgary Transit bus zones could be established on Spruce Meadows Way adjacent to the facility.**

Page 55, Section 6.1.3, 2<sup>nd</sup> paragraph. “Spruce Meadows... has increased the opportunity for multi-modal choice in arriving at the destination via improved pedestrian and bicycle routes.” This statement could be further supported in policy and on a mobility map to clarify how pedestrian and bicycle routes would operate in this area.

- 10. The City encourages that the ASP identify pedestrian and cycling connections to Calgary communities through 194 Avenue SW within [West Macleod ASP](#).**

## **Transportation Planning**

### General Comments

Although transportation impacts have not been fully evaluated, upgrades are anticipated to be required to The City of Calgary network. We are committed to continued discussions and wish to ensure that negative impacts to adjacent communities and roadways are mitigated. Additional concerns may be identified at consecutive development stages.

Page 52, Section 6.1. This section identifies 194 Ave SW as a “potential egress option from the venue during peak periods”. Directing vehicles onto a 194 Avenue, as shown in Figure 6.1.1., will need to be further evaluated with Calgary Transportation.

- 11. As stated in the summary section of this letter, The City requests that ASP section 6.1 and Figure 6.1.1 be amended to reflect that the County and City further explore egress options to accommodate peak period travel and to coordinate travel demands.**

Page 54, Section 6.1.1. Spruce Meadows Way, a City asset, is the primary access to the County development. It is unclear how will Foothills County will address any necessary construction, repairs, and maintenance from the facility generated traffic.

**12. As stated in the summary section of this letter, The City of Calgary requests that at an appropriate time that both municipalities work together towards a maintenance agreement for the boundary road as per IDP policies; 3.7.1.6 and 3.7.1.2.**

Page 55, Policy 6.1.4. Thank you for identifying The City's access standards for Spruce Meadows Way SW. While Policy 6.1.4 speaks to the design of accesses, policy 6.1.8 speaks to the evaluation of access. It would be helpful to consider a more streamlined approach to the crafting of these policies to ensure future readability and interpretation.

Thank you for the opportunity to review and comment on this application. Please feel free to contact me at the number below if you have any questions or concerns regarding the above comments.

Sincerely,

**Natalia Zoldak**

Planner 2, Intergovernmental & Corporate Strategy

Deputy City Manager's Office | The City of Calgary

T: 403.268.2711 | E: [Natalia.Zoldak@calgary.ca](mailto:Natalia.Zoldak@calgary.ca)

Calgary Municipal Building, 800 Macleod Tr. S.E.

P.O. Box 2100, Station M, Calgary, AB Canada T2P 2M5



Delivery Services, Transportation  
Southern Region, Calgary District  
803 Manning Road NE  
Calgary, Alberta T2E 7M8

AT Reference No.: RSDP025985  
AT File Number: 2511/N-20-22-1-5(01)  
Municipality File Number: 19R 030 & 19R 031

August 21, 2019

Julie McLean  
Foothills County

Email: julie.mclean@foothillscountyab.ca

Attention Foothills County

**Subject: Referral for the items identified below within Foothills County (“Municipality”)**

Regarding application for the following municipal approvals:

Reference / File Number	Description	Location
RSDP025985-1	Spruce Meadows Area Structure Plan Land Use Redesignation	Highway 201 in various locations south of Stoney Trail, west of Spruce Meadows Way SW and east of 24 Street SW

The department has the following additional comments on the referral:

1. When contemplating a master site development plan (MSDP) it is recommended that a traffic impact assessment be prepared by a qualified professional in support of the MSDP. It is recommended that Alberta Transportation be engaged to discuss scope of the traffic impact assessment as early as practical.



2. Alberta Transportation requires a roadside development permit for any development proposed within 300 metres of the limits of a provincial highway, measured from the Transportation and Utility Corridor boundary. The requirements for minor/accessory development that will not, in the opinion of Foothills County, impact the provincial highway network or outside of this 300 metre control distance are hereby waived, pursuant to Section 25 of the Highways Development and Protection Regulation.
3. Foothills County is advised that Highway 201 (Stoney Trail) is a designated freeway and therefore specific types of development are prescribed under the Highways Development and Protection Regulation. The road network plan contained within the Area Structure Plan satisfactorily addresses the requirements of a road network plan required in Section 5(3) of the Highways Development and Protection Regulation, provided it is endorsed by the Minister or his designate.
4. If Foothills County desires subsequent subdivision activity within the Plan Area to comply with Section 14(e) of the Subdivision and Development Regulation, the Area Structure Plan should be forwarded to Alberta Transportation at any time after Second Reading of the adopting bylaw for endorsement by the delegated representative of the Minister of Transportation. Endorsement of the Area Structure Plan by the Minister shall satisfy the requirements of Section 5 of the Regulation.

If you have any questions about the above information or requirements, please contact the undersigned Development and Planning Technologist.

Signed:

---

Trevor Richelhof  
Dev and Planning Technologist  
Trevor.Richelhof@gov.ab.ca

August 15, 2019

Our File No.: 19-2525

Your File No.: 19R030 & 19R031  
MD of Foothills No. 31  
Planning and Development

SENT: via email

**Attention: Julie McLean**

**RE: Proposed New Area Structure Plan and Amendment to the Land Use Bylaw and Redesignation – Spruce Meadows SE & SW 20-22-1-W5, NE & NW 17-22-1-W5**

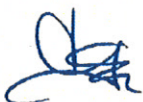
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The Engineering Department of ATCO Pipelines (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:

1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.
2. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work.
  - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter.
  - Contact ATCO Pipelines' Land Department at 1-888-420-3464 for more information.
3. Road crossings are subject to Engineering review and approval.
  - Road crossing(s) must be paved and cross at a perpendicular angle.
  - Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way.
  - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.
4. Parking and/or storage is not permitted on ATCO Pipelines' pipeline(s) and/or right(s)-of-way.
5. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.
  - If alterations are required, the cost will be borne by the developer/owner.
6. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Pipelines for further review.

If you have any questions or concerns, please contact the undersigned at 780.420.3896 or email [Isabel.Solis@atco.com](mailto:Isabel.Solis@atco.com).

Sincerely,  
ATCO Pipelines, a division of ATCO Gas and Pipelines Ltd.



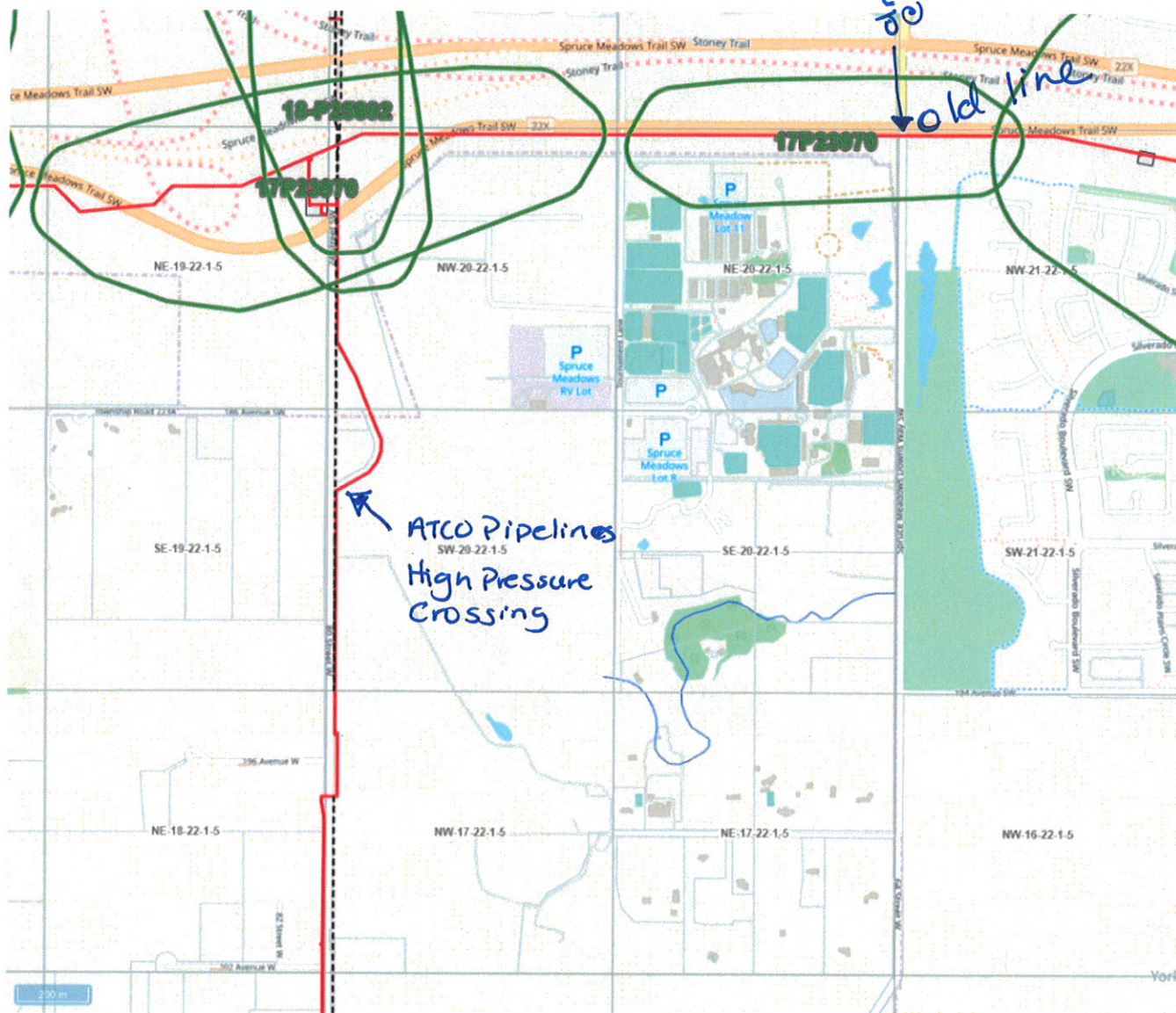
Isabel Solis-Jarek  
Sr. Administrative Coordinator, Operations Engineering



## C.1 Agricultural Education District: Proposed Changes / Improvements

TERM	PHASE	CHANGES / IMPROVEMENTS
Pre-Servicing: No Associated Timeline	Phase 0	<ol style="list-style-type: none"> <li>1 Extension of South Meadows Drive</li> <li>2 Pollinator Park, Bee Experience and Wetland Learning Centre</li> <li>3 Sam Steele Scouts and Lord Strathcona's Horse (Tournament Stabling)</li> </ol>
Medium to Long Term	Phase 5	<ol style="list-style-type: none"> <li>4 Post-secondary Satellite Veterinary Campus</li> <li>5 Farmer's Market and Agricultural Education Centre</li> </ol>





### **DISCLAIMER**

THE INFORMATION SHOWN ON THIS SHEET IS COMPILED FROM RECORDS MAINTAINED BY ATCO PIPELINES. NO WARRANTY OR GUARANTEE IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THOSE RECORDS OR OF THIS COMPILATION.

BEFORE ANY GROUND DISTURBANCE TAKES PLACE  
"DIAL BEFORE YOU DIG"  
CALL ALBERTA ONE CALL SYSTEMS 1-800-242-3447



ENMAX Power Corporation  
141 – 50 Avenue SE  
Calgary, AB T2G 4S7  
Website: [www.enmax.com](http://www.enmax.com)

July 24, 2019

Our File: 2019/19SS/01

Foothills County  
Attn: Donna Osmond  
309 Macleod Trail / Box 5605 High River  
AB, T1V 1M7

Subject: Expansion of the Spruce Meadows equestrian facility

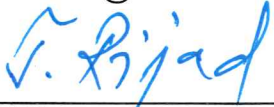
Enclosed is a copy of the above plan.

We have reviewed this plan and have the following comments.

1. **Enmax utility right-of-way plan and agreement will be required for the new electrical service, inclusive of electrical transformers. Specific utility right-of-way requirements shall be determined by the electrical design company in consultation with the Developer at the design stage of the project**
2. System capacity upgrades may be required in this area to accommodate the new development. Please contact the Key Account Managers at [BEagleson@enmax.com](mailto:BEagleson@enmax.com) or [GetConnected@enmax.com](mailto:GetConnected@enmax.com) for more information.
3. There are existing 13 kV and 8 kV power lines installed south of Spruce Meadows Trail S inside the subject area, both overhead and underground (as approximately shown on the attached plan). In addition, there are existing pad-mounted transformers and pull-boxes installed within the subject area (not shown for clarity purposes).
4. There are existing 25 kV / 13 kV three-phase double-circuit overhead power lines installed south of Spruce Meadows Trail S, just outside the north, northwest and east limits of the subject area (as approximately shown on the attached plan).
5. There are existing 25 kV underground power lines installed south of Spruce Meadows Trail S, just outside the north, northwest and east limits of the subject area (as approximately shown on the attached plan). Any relocation, removal, or alteration of the existing Enmax overhead and underground facilities will be done at the Developer's expense.
6. The Developer is responsible to maintain clearance of buildings from the above-mentioned 25 kV, 13 kV and 8 kV overhead power lines in accordance with the Enmax safety clearance criteria (i.e. no temporary or permanent structures to be built within the non-compliance zone, see attached Enmax Standard Table 9).
7. Anyone working near the above-mentioned overhead power line must maintain Safe Limits of Approach in accordance with the Alberta Electrical and Communication Utility Code, Table 2.1 (i.e. minimum 3.0 m).
8. Any exposure of Enmax facilities will be subject to inspection prior to backfilling.
9. Prior to construction, all underground utilities within the subject area must be located. Please contact Alberta One-Call at 1-800-242-3447 to locate and identify the buried utilities. If the Developer crosses any existing Enmax underground installations, the Developer should notify Enmax for inspection prior to backfilling the crossing.

10. If the Developer requests any change that could affect the existing Enmax installations in the vicinity (e.g. grade changes, relocation or removal of lines, converting overhead power lines to underground, etc.), then the Developer is responsible for all the associated costs for making the changes.
11. The Developer would need approval from Enmax before proceeding with changes that could affect Enmax installations.

If you have any questions or concerns, please contact Rijad Tursunovic at [rtursunovic@enmax.com](mailto:rtursunovic@enmax.com) or 403-514-1507.



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Rijad Tursunovic  
Electrical Engineering Technologist  
Enmax Power Services Corporation

Enclosure

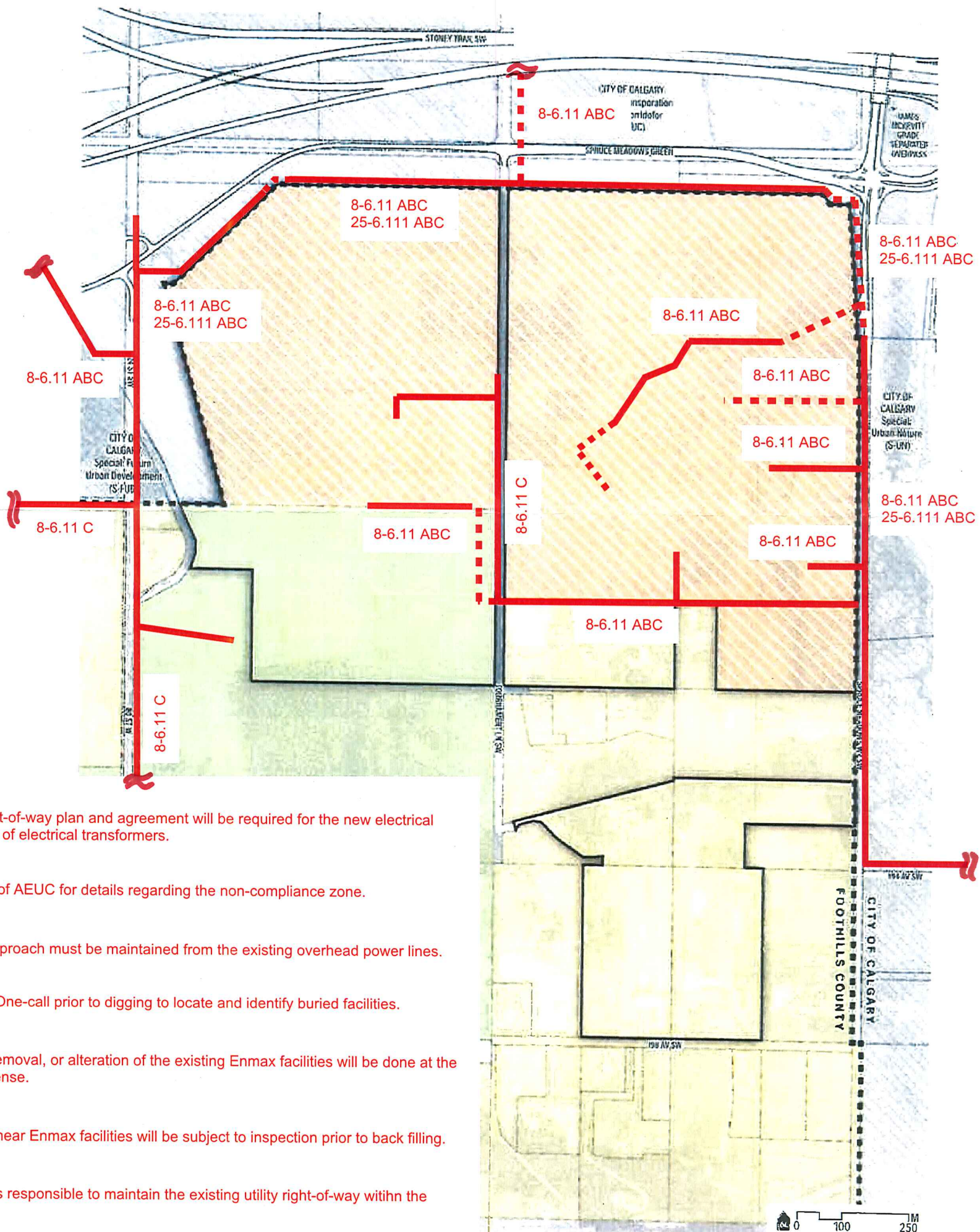
/rt

**FIGURE 3.1.1 Existing Plan Area Land Uses (2018)**

- ASP Boundary
- - - City of Calgary / Foothills County Municipal Boundary
- ▭ Future Stoney Trail Alignment
- ▭ Transportation Utility Corridor (TUC)

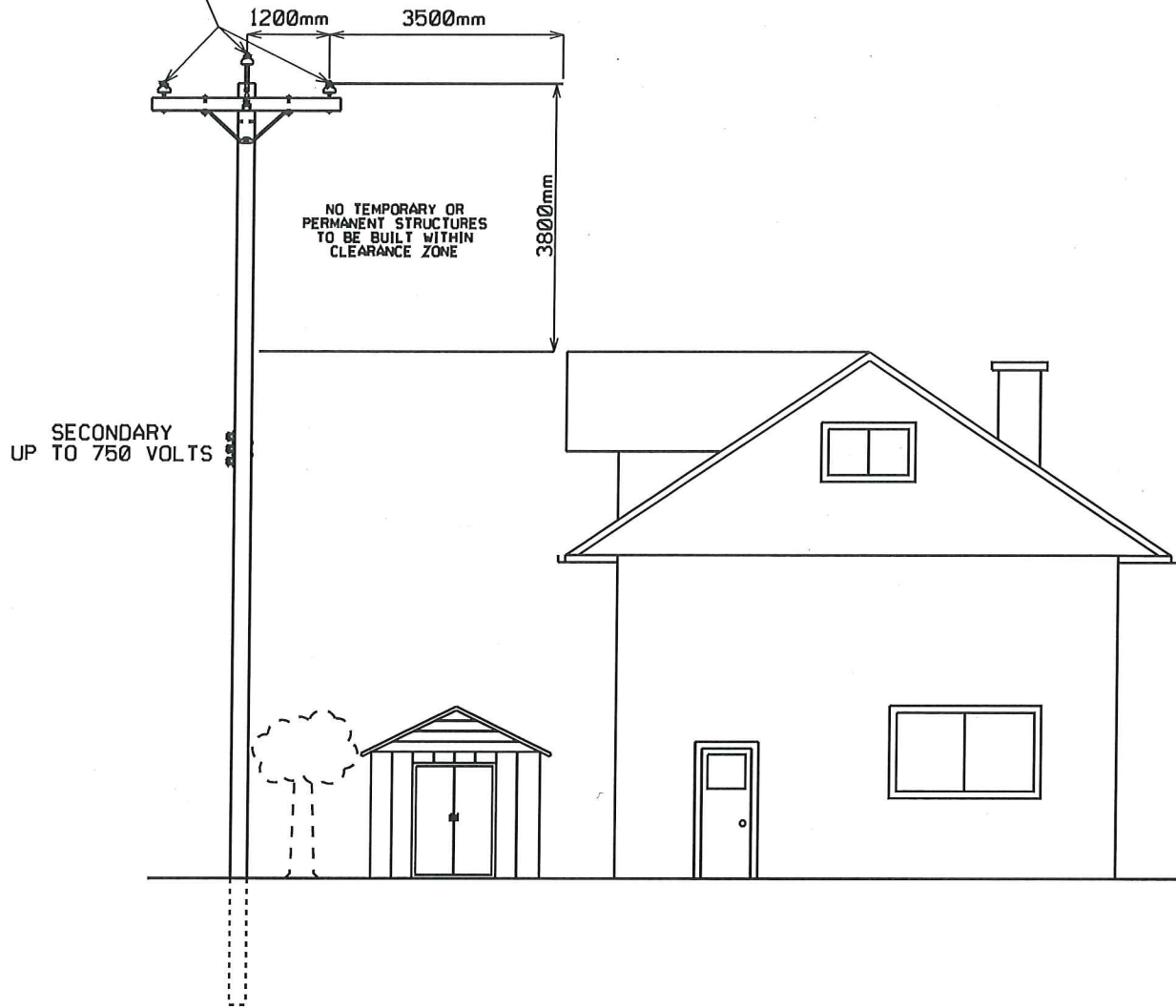
- Legend:**
- ABC Existing 25 / 13 kV overhead power line, See Note 2
  - C Existing 8 kV overhead power line, See Note 2
  - - - Existing 25 / 13 kV underground power line

All facilities are shown at approx. location



- Note 1:  
Enmax utility right-of-way plan and agreement will be required for the new electrical service, inclusive of electrical transformers.
- Note 2:  
Refer to Table 9 of AEUC for details regarding the non-compliance zone.
- Note 3:  
Safe Limits of Approach must be maintained from the existing overhead power lines.
- Note 4:  
Contact Alberta One-call prior to digging to locate and identify buried facilities.
- Note 5:  
Any relocation, removal, or alteration of the existing Enmax facilities will be done at the Developer's expense.
- Note 6:  
Any excavation near Enmax facilities will be subject to inspection prior to back filling.
- Note 6:  
The Developer is responsible to maintain the existing utility right-of-way within the subject area.

PRIMARY  
(25kV AND LESS)



**NOTES:**

1. THIS DRAWING IS TO BE USED TO DETERMINE THE REQUIRED CLEARANCES BETWEEN A **NEW OR PROPOSED BUILDING** AND AN **EXISTING POWER LINE**.
2. CLEARANCE IS TO BE MEASURED BETWEEN THE CLOSEST PRIMARY VOLTAGE CONDUCTOR AND THE OBJECT. THESE DIMENSIONS ALLOW FOR THE MAXIMUM SWING AND MAXIMUM SAG OF CONDUCTORS.
3. CLEARANCES WERE CALCULATED UNDER THE ASSUMPTION THAT SPAN IS 40M AND CONDUCTOR IS 477 ASC COSMOS. FOR LONGER SPAN LENGTHS THAN 40M USE SAG TENSION TABLES TO CALCULATE ADDITIONAL CLEARANCES.
4. ANYONE WORKING NEAR THE POWER LINE MUST MAINTAIN SAFE LIMITS OF APPROACH FROM OVERHEAD POWER LINES IN ACCORDANCE WITH ALBERTA OH&S CODE, PART 17 - OVERHEAD POWER LINES - SAFE LIMIT OF APPROACH DISTANCE (CLAUSE 225) ON PAGE 147 OF THE HANDI-GUIDE TO ALBERTA'S OH&S ACT, REGULATION AND CODE, SECOND EDITION.



DATE: NOVEMBER 17, 2008

DEVELOPMENT PERMIT  
PUBLIC SAFETY 13/25kV  
BUILDING CLEARANCE ZONE AS PER AEUC  
STANDARDS (3rd EDITION 2007) TABLE 9