

BYLAW 94/2002

BEING A BYLAW OF THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31 TO ADOPT AN AREA STRUCTURE PLAN

WHEREAS the Council of the Municipal District of Foothills No. 31 (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 direct the preparation of an Area Structure Plan for the the lands legally described as follows:

- *Portions of SE 20-22-1 W5, NE 20-22-1 W5 AND NW 20-22-1 W5*

WHEREAS the Area Structure Plan has been prepared under the direction of Council;

NOW THEREFORE the Council of the Municipal District of Foothills No. 31 in the Province of Alberta, hereby enacts as follows:

1. This Bylaw may be cited as the "*Spruce Meadows Area Structure Plan - Plan A*".
2. The *Spruce Meadows Area Structure Plan - Part A* being Schedule "A" attached hereto and forming part of this Bylaw.
3. That the *Spruce Meadows Area Structure Plan - Part A* may be amended by Bylaw from time to time in accordance with the Municipal Government Act, by the Municipal District of Foothills No. 31.
4. This Bylaw comes into full force and effect upon the third and final reading.

FIRST READING: June 20, 2002

Roy R. McLean
Reeve
[Signature]
Municipal Manager

SECOND READING: September 26, 2002

Roy R. McLean
Reeve
[Signature]
Municipal Manager

THIRD READING: September 26, 2002

Roy R. McLean
Reeve
[Signature]
Municipal Manager

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this 26day of September 2002.

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	SPRUCE MEADOWS VISION STATEMENT	
1.2	PURPOSE OF THE SPRUCE MEADOWS PLAN	
1.3	CONTEXT	
1.4	PLAN GOALS	
2.0	THE INTERMUNICIPAL PLANNING PROCESS	7
2.1	THE LEGISLATIVE FRAMEWORK	
2.1.1	<i>Planning and Review Policy</i>	
3.0	SPRUCE MEADOWS' CURRENT AND FUTURE LAND USE DESIGNATIONS	11
3.1	EXISTING LAND USE DESIGNATIONS	
3.1.1	<i>Direct Control (DC)</i>	
3.1.2	<i>Urban Reserve (UR)</i>	
3.1.3	<i>Land Use Designation and Public Consultation Policies</i>	
4.0	SPRUCE MEADOWS AGRICULTURAL OPERATIONS	13
4.1	HORSE TRAINING, BREEDING, AND DEVELOPMENT	
4.1.1	<i>Horse Breeding</i>	
4.1.2	<i>Horse and Rider Training</i>	
4.2	SAFE HANDLING PRACTICES AND LIVESTOCK SETBACKS	
4.2.1	<i>Agricultural Policies</i>	
5.0	SPRUCE MEADOWS GROWTH AND FUTURE DEVELOPMENT	17
5.1	PROJECTED GROWTH AND DEVELOPMENT	
5.2.1	FUTURE GROWTH AND DEVELOPMENT POLICIES	

6.0	SPECIAL EVENTS AND TOURNAMENTS	21
-----	--------------------------------	----

6.1	OFFICIAL TOURNAMENT ATTENDANCE	
6.1.1	<i>Unique Aspects of Tournaments</i>	
6.2.1	TOURNAMENT AND SPECIAL EVENT POLICIES	

7.0	ANNUAL EVENTS (NON-MAJOR TOURNAMENTS), HOSTING, AND MEDIA	27
-----	--	----

7.1	ANNUAL EVENTS AND HOSTING	
7.1.1	<i>Christmas at Spruce Meadows</i>	
7.1.2	<i>Spruce Meadows Television (SMTV)</i>	
7.1.3	<i>The World Equestrian Games (WEG)</i>	
7.2.1	ANNUAL EVENTS AND MEDIA POLICY STATEMENTS	

8.0	NATURAL ENVIRONMENT	29
-----	---------------------	----

8.1	WETLANDS, SLOUGHS, AND IDENTIFIED NATURAL AREAS	
8.1.1	<i>Parks and Pathways, Existing and Future Pedestrian Linkages</i>	
8.1.2	<i>Recreational Opportunities</i>	
8.2.1	NATURAL ENVIRONMENT POLICY STATEMENTS	

9.0	URBAN INTERFACE ISSUES	31
-----	------------------------	----

9.1	SPECIFIC CONSIDERATIONS FOR AREA DEVELOPMENT	
9.1.1	<i>Transportation and Vehicle Movement</i>	
9.1.2	<i>Agricultural Operations</i>	
9.1.3	<i>Tournaments and Events</i>	
9.1.4	<i>Natural Environment</i>	
9.1.5	<i>Facilities and Infrastructure Improvement</i>	
9.2.1	URBAN INTERFACE POLICY CONSIDERATIONS	

10.0	TRANSPORTATION	35
------	----------------	----

10.1	INTERNAL ROAD NETWORK	
10.1.1	<i>Internal Road Access from Spruce Meadows Way (14th Street)</i>	
10.1.2	<i>Internal Road Access from Tournament Lane (19th Street)</i>	
10.1.3	<i>Event Parking</i>	
10.1.4	<i>Vehicle Types and Uses of Spruce Meadows Internal Roads</i>	
10.1.5	<i>Future Internal Road Network Options (Long-term)</i>	

10.2 EXTERNAL ROAD NETWORK

10.2.1 *Spruce Meadows Trail (Highway 22X)*

10.2.2 *Sarcee Trail Extension, Highway 22X Re-alignment*

10.2.3 *Light Rail Transit South Line Extension*

10.3.1 EXTERNAL AND INTERNAL ROAD NETWORK POLICY STATEMENTS

11.0 INFRASTRUCTURE

43

11.1 WATER

11.2 SANITARY

11.3 ON-SITE NATURAL DRAINAGE

11.4 SOLID WASTE DISPOSAL

11.5 SHALLOW UTILITIES

11.6 PROTECTIVE SERVICES

12.0 PLAN IMPLEMENTATION, REVIEW, AND
AMENDMENT

46



LIST OF FIGURES

- Figure 1 Spruce Meadows Provincial Context
- Figure 2 Spruce Meadows Location
- Figure 3 Spruce Meadows Land Ownership and Leasing
- Figure 4 Current Facilities
- Figure 5 Spruce Meadows Benefits Loop
- Figure 6 Land Use Designations
- Figure 7 Future Growth Scenario
- Figure 8 Conceptual Rendering of Future Development
- Figure 9 Special Events and Tournaments Noise Impact
- Figure 10 Natural Environment
- Figure 11 Spruce Meadows Existing and Future Internal Roads
- Figure 12 Potential Transportation Improvements
- Figure 13 Infrastructure

APPENDICES

- Appendix A External Plans Impacting Spruce Meadows
- Appendix B Economic Impact of Spruce Meadows
- Appendix C Current Minimum Distance Separation under the *Agricultural Operations Practices Act*
- Appendix D Event Seating Improvements
- Appendix E Transportation and Utility Corridor Detail
- Appendix F Highway Beautification Concept
- Appendix G Comparison Air Photo – Aachen, Germany
- Appendix H Onsite and Offsite Wastewater Collection Options
- Appendix I Detailed Onsite Storm Water Drainage and Gas Line Locations

Spruce Meadows Area Structure Plan: Part A provides guidance and explains existing and future land uses occurring at Spruce Meadows on a daily, weekly, seasonal, and year round basis. The Calgary Plan and The M.D. of Foothills / The City of Calgary Intermunicipal Development Plan identify The Spruce Meadows Area Structure Plan: Part A as a tool, utilized in the planning decision-making process, which guides and directs the future of the M.D. of Foothills and the City of Calgary.

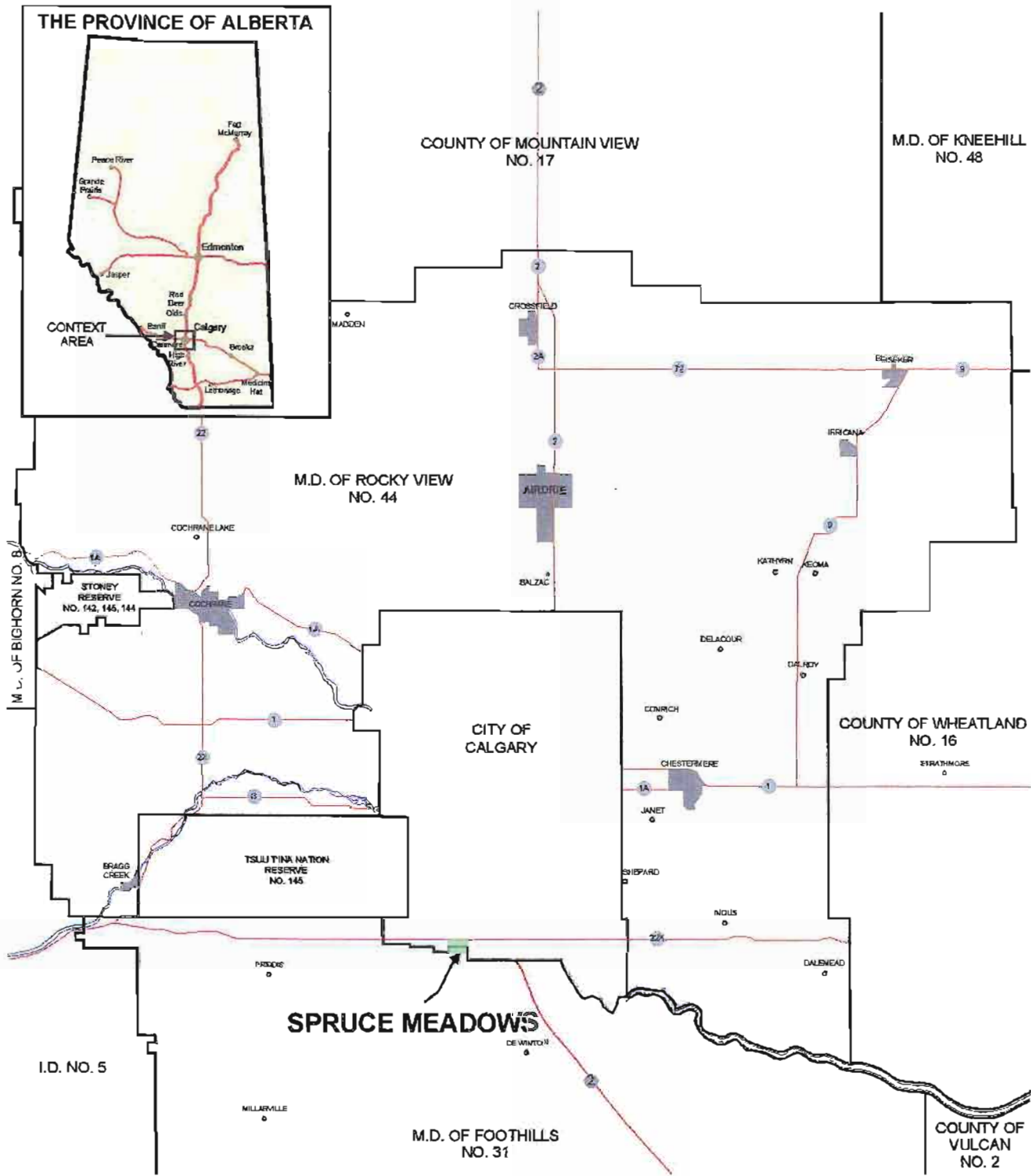
Spruce Meadows consists of lands both within the M.D. of Foothills and The City of Calgary. This Plan is intended to be The Spruce Meadows Area Structure Plan: Part A, which is applicable to land in the jurisdiction of the M.D. of Foothills No. 31. The Spruce Meadows Area Structure Plan: Part B is anticipated to address the lands within the jurisdiction of the City of Calgary. The improvements shown on this Plan within The City of Calgary corporate limits are conceptual only and shall be described in The Spruce Meadows Area Structure Plan: Part B.

1.0 INTRODUCTION

Spruce Meadows is a facility unique in the world. There are a few facilities rivaling Spruce Meadows, but they are publicly funded and located in Europe. Spruce Meadows is a privately financed facility, open 365 days-a-year to the public, and worthy of its designation as a “**special area**” in the Calgary region. Spruce Meadows consists of over five hundred and seventeen (517) acres (including owned and leased land) with many buildings, arenas, pastures, and stables to help support the operation.

Spruce Meadows is situated partly in the City of Calgary and partly in the M.D. of Foothills No. 31. The boundary line between these two jurisdictions runs through the north side of Spruce Meadows property. The site can be accessed from Spruce Meadows Trail (Highway 22X), west of its intersection with Macleod Trail. **Figure 1** depicts the facility’s general location in the Calgary Area.

Spruce Meadows’ construction began in 1973, it officially opened in 1975, and held its inaugural equestrian event on June 3, 1976. The dozen people who attended that day witnessed the awakening of show jumping in Canada. To the surprise of many – including Spruce Meadows founders Ron and Marg Southern – Spruce Meadows has become arguably the best show jumping venue in the world. Spruce Meadows is a living thing, constantly developing, changing, and fine-tuning. Today, annual tournament attendance totals at Spruce Meadows can reach over three hundred and fifty thousand (350,000) spectators. As Spruce Meadows transformed into a world-class venue, Calgary grew into one of Canada’s premier cities.



The Spruce Meadows Plan

Issue: September 2002



Drawing Title:

Spruce Meadows Provincial Context

Figure No. 1

Scale: NTS

1.1 **SPRUCE MEADOWS VISION STATEMENT**

The Spruce Meadows Vision Statement:

“Spruce Meadows is a very special place for people of all ages, from every walk of life, from the world over, to come together in the spirit of Good Friendship and Good Sport and Good Commerce to learn about, to experience and to Celebrate The Horse.

Spruce Meadows is committed to being the leading venue in the world in the international horse sports via breeding and training of quality sport horses, the development and teaching of young riders (athletes), and the organizing and hosting of show jumping tournaments of unmatched quality for junior, amateur, and professional athletes.”

The Spruce Meadows Area Structure Plan: Part A outlines a land use strategy and guiding principles supporting the Spruce Meadows vision statement.

1.2 **PURPOSE OF THE SPRUCE MEADOWS AREA STRUCTURE PLAN: PART A**

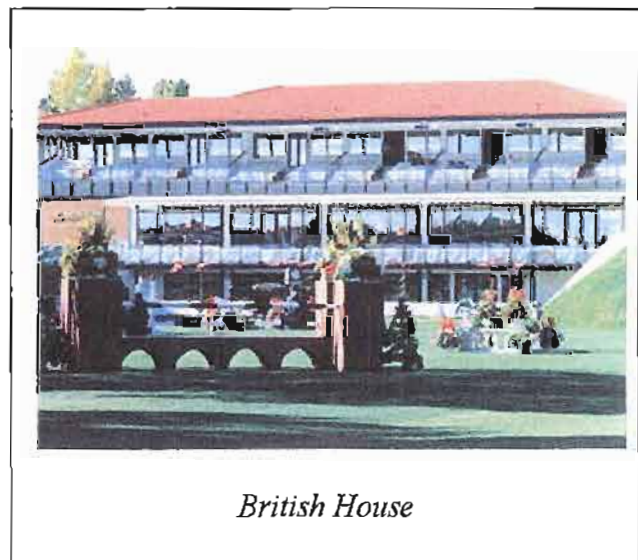
Spruce Meadows is in transition, as the City of Calgary now includes the facility’s pastures within its boundaries and Spruce Meadows feels every move southward by the City. The City of Calgary projects it will eventually accommodate two hundred twenty two thousand (222,000) new residents in the southern portion of the City, including twenty two thousand (22,000) in Cranston, a new subdivision south of Highway 22X. New developments are either underway or proposed within the vicinity of Spruce Meadows that could conflict with municipal plans, new residents’ expectations, and Spruce Meadows’ future plans. To help reduce future conflicts, (i.e.: similar to Stampede grounds expansion, Edmonton Municipal Airport closure, and McMahon Stadium noise issues) Spruce Meadows is taking a proactive role in the planning process by identifying aspects of the operation – now and in the future – that should be considered in future planning decisions in and around Spruce Meadows.

The Spruce Meadows Area Structure Plan: Part A is a direct result of the changing municipal planning framework initiated by changes to the provincial Municipal Government Act (MGA) in the fall of 1995. The MGA changes resulted in municipal governments negotiating Intermunicipal Development Plans (IDP) with neighboring jurisdictions. As Spruce Meadows lies within two municipal jurisdictions (Calgary and Foothills) it is addressed within the Intermunicipal Development Plan negotiated by both municipalities.

The M.D. of Foothills / City of Calgary Intermunicipal Development Plan recognizes Spruce Meadows as a “special area,” worthy of recognition in the planning process. The IDP states, “both municipalities will co-operate to encourage the continuation of Spruce Meadows.”ⁱ The document directs that:

“when reviewing applications for land use redesignation, subdivision or development in the vicinity of Spruce Meadows, both municipalities will consider the possible impacts that approval of such applications may have on both the current and future operations of the equestrian facility.”ⁱⁱ

In order to provide Spruce Meadows’ expansion in the future and evaluate potential development impacts on its operations, the *Intermunicipal Development Plan* also anticipates that a “land use study will be completed for the lands under the control of Spruce Meadows. Provided that such a study is accepted and approved by both municipalities, it will be considered when making planning decisions in the area.”ⁱⁱⁱ *The Spruce Meadows Area Structure Plan: Part A* is intended to be Part A of the land use study. Part B will address lands within The City of Calgary and will be jointly developed and implemented by Spruce Meadows and The City of Calgary.



1.3 **CONTEXT**

Figure 2 indicates Spruce Meadows’ location within the jurisdictions of Calgary and Foothills and delineates the lands addressed in *The Spruce Meadows Area Structure Plan: Part A*. **Figure 3** delineates Spruce Meadows’ land under ownership or lease. The lands within the Municipal District of Foothills Number Thirty-one (31) are to be considered as part of the bylaw adopting *The Spruce Meadows Area Structure Plan: Part A*. Land partly within, or completely within, the City of Calgary is denoted by an asterisk (*). The legal description and acreage of these lands are as follows:

Ownership		
Ptn NW 20-22-1-W5M	123.1 acres	Plan 944 L.K. (40 acres in MD)
Ptn. NE 20-22-1 W5M	80 acres	Plan 911203
Ptn. NE 20-22-1 W5M	44 acres	Ptn. Block H Plan 5514 L.K. (*)
Ptn. SE 20-22-1 W5M	35 acres	Plan 2231 JK Block 3
Ptn. SE 20-22-1 W5M	4.04 acres	Plan 9111220 Block 1
Ptn. NW 21-22-1 W5M	8.9 acres	Area H Plan 851 0369 (*)
Ptn. NE 21-22-1 W5M	32.56 acres	Area H Plan 851 0369 (*)
TOTAL	327.6 acres	

Under Lease		
Ptn NW 20-22-1 W5M	23.31 acres	Plan 931 J (*)
Ptn. SE 29-22-1 W5M	86.9 acres	Lease 905U Area A (*)
Ptn. SW 29 -22-1 W5M		Lease 905U Area B & C (*)
Ptn. NE 20-22-1 W5M		Lease 905U Area D (*)
Ptn. NW 20-22-1 W5M		Lease 905U Area E (*)
Ptn. SW 28-22-1 W5M	79.43 acres	Lease 921K-01 Area A (*)
Ptn. SE 28-22-1 W5M		Lease 921K-01 Area B (*)
Ptn. SE 29-22-1 W5M		Lease 921K-01 Area C (*)
Ptn. SW 28-22-1 W5M		Lease 921K-01 Area D (*)
TOTAL	189.64 acres	

In summary, Spruce Meadows retains one hundred and fifty nine (159.04) acres of land under ownership within the Municipal District of Foothills No. 31 and one hundred and sixty eight (168.56) acres of land under ownership, with an additional one hundred eighty nine (189.64) acres under lease, within The City of Calgary.



SPRUCE MEADOWS

Project Title
Spruce Meadows Plan

Drawing Title
Spruce Meadows Location

Location
(Township 22 - Range 1- W5M)

- Legend
- Spruce Meadows Property
 - Spruce Meadows Area Structure Plan: Part A Boundary (shown as green line)

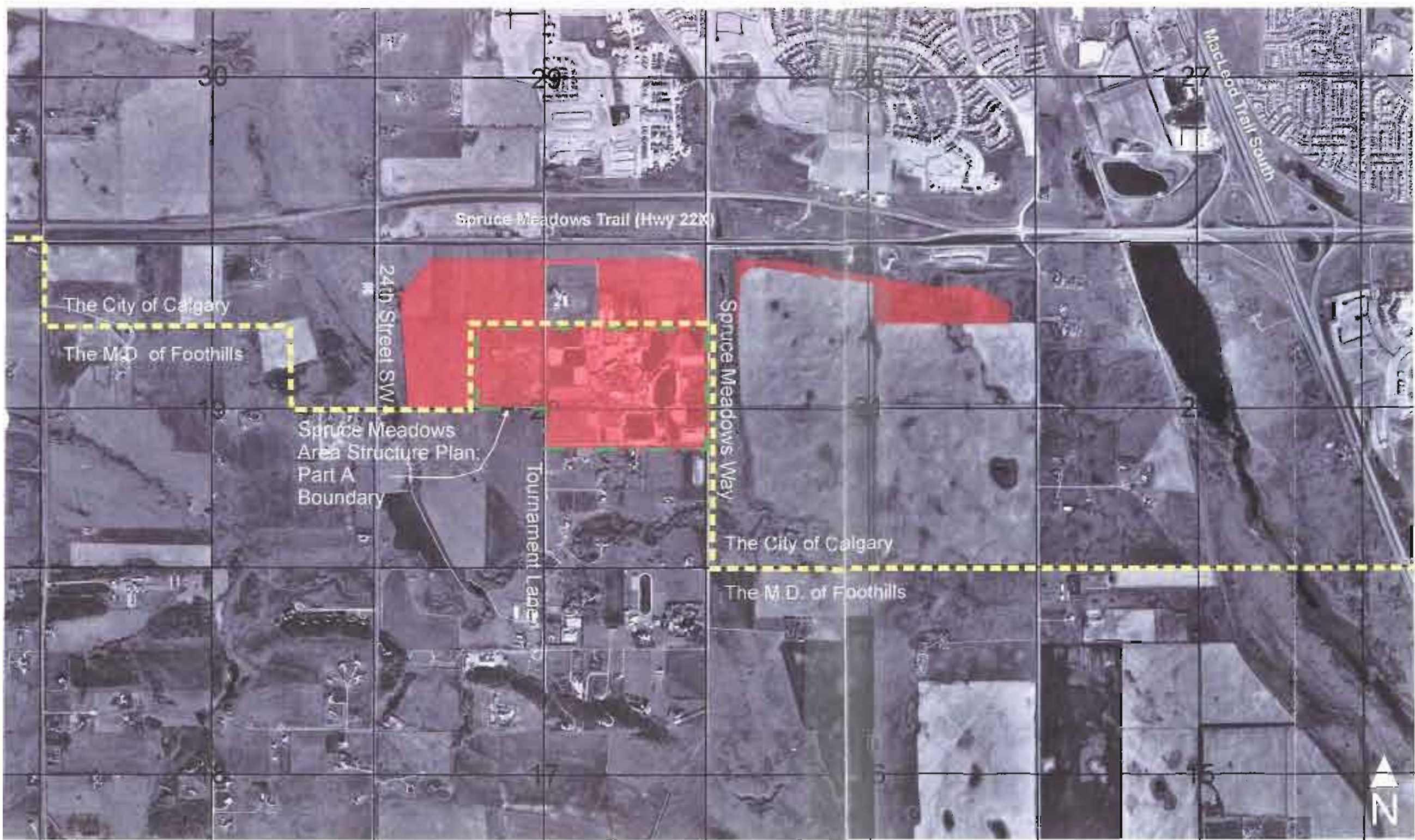


Figure Number: **2**

Date: July 2002



1.4 **PLAN GOALS**

Preamble

Spruce Meadows' analysis of guiding principles "*Spruce Meadows is...*" describes Spruce Meadows as "Green," "Clean," "Family," "International," "Adventure," "Camelot," "Basic Values," "Healthy," and "Compassionate." All describe the goals and atmosphere surrounding Spruce Meadows every day of the year.

The Spruce Meadows Area Structure Plan: Part A attempts to integrate and continue "*Spruce Meadows is...*" moving forward into the new millennium.

Goals

There are eight (8) main goals of *The Spruce Meadows Area Structure Plan: Part A*:

- a. Identify and address a diverse range of annual on-site activities at Spruce Meadows;
- b. Identify existing and future on-site land uses, during both event and non-event times, allowing for potential diversification and growth;
- c. Establish design themes and develop guidelines to harmonize development with the natural and built environment;
- d. Develop a land use planning framework that implements and sustains Spruce Meadows' long-term vision;
- e. Identify, protect, conserve and/or enhance the valued natural features at Spruce Meadows;
- f. Identify aspects of Spruce Meadows that require consideration in the planning of lands in the very near vicinity of the facility;
- g. Encourage the continuation of many different activities at Spruce Meadows; and,
- h. Promote and sustain the international reputation of Spruce Meadows.



SPRUCE MEADOWS

Project Title
Spruce Meadows Plan

Drawing Title
**Spruce Meadows Land
Ownership & Leasing**

Location
(Township 22 - Range 1- W5M)

- Legend
- Land Owned by Spruce Meadows
 - Land Leased by Spruce Meadows
 - Transportation Utility Corridor

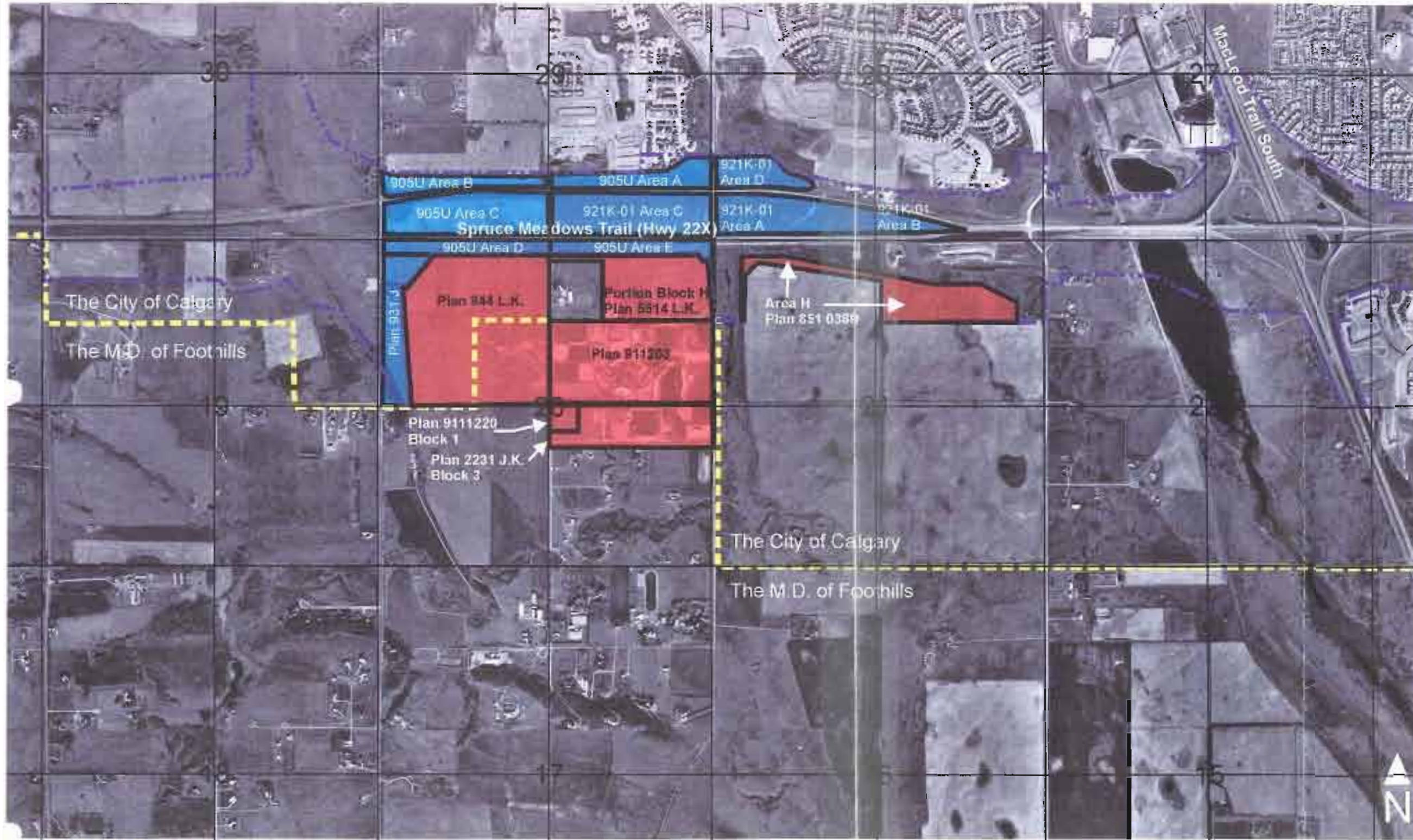


Figure Number: **3**

Date: October 2001



2.0 THE INTERMUNICIPAL PLANNING PROCESS

The *Spruce Meadows Area Structure Plan: Part A* has been prepared as a result of the policy direction and content of *The M.D. of Foothills / City of Calgary Intermunicipal Development Plan*.

2.1 THE LEGISLATIVE FRAMEWORK

Preamble

The City of Calgary experiences an average annual population growth rate of 2.09%, the fourth highest in Canada. The population increase places significant pressure on the City of Calgary to grow and accommodate additional housing and employment opportunities. The City's growth efforts focus along its north-south axis, being the easiest directions to provide services. With a focus on future growth, there are seventeen (17) known existing plans, policies, and studies that will, or may have, an impact on Spruce Meadows. Refer to *Appendix A* for a list of the external plans affecting Spruce Meadows. They consist of both statutory and non-statutory planning documents. These documents have a cumulative impact on Spruce Meadows, placing the facility in a significant transitional period. *The Spruce Meadows Area Structure Plan: Part A* attempts to entrench a rural land use, based in agriculture and tradition, and balance it with a changing City that is growing ever closer.

It is a matter of policy within the *Intermunicipal Development Plan* that development applications within the vicinity of Spruce Meadows, and within the *Intermunicipal Development Plan* boundary, will be referred to each municipality for review. Due consideration of all applicable statutory plans shall be given in reviewing development applications in the vicinity of Spruce Meadows.

The Spruce Meadows Area Structure Plan: Part A has been prepared in accordance with provincial requirements outlined in Section 633 of the *Municipal Government Act (MGA)* (*Statutes of Alberta, 1994, Chapter M-26.1*).

633(1) *For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan.*

(2) *An area structure plan*

(a) *must describe*

- (i) *the sequence of development proposed for the area,*
- (ii) *the land uses proposed for the area, either generally or with respect to specific parts of the area,*
- (iii) *the density of population proposed for the area either generally or with respect to specific parts of the area, and*

2.1.1 Planning and Review Policy

- 2.1.1.a The policies in this Plan only apply to Spruce Meadows' lands within the M.D. of Foothills No. 31 and shall be determined to be Part A of a comprehensive plan which shall address all of Spruce Meadows' lands both in the M.D. of Foothills and the City of Calgary as anticipated by *The M.D. of Foothills / City of Calgary Intermunicipal Development Plan*.
- 2.1.1.b The Spruce Meadows' lands within the City of Calgary shall be addressed in Part B of this Plan to be jointly developed and implemented by Spruce Meadows and The City of Calgary in accordance with the policies contained in *The M.D. of Foothills / City of Calgary Intermunicipal Development Plan*.
- 2.1.1.c Those improvements shown within The City of Calgary corporate limits are conceptual only and shall be described in more detail in Part B of this Plan.
- 2.1.1.d M.D. of Foothills long-range and/or short-range statutory or community plans within the vicinity of Spruce Meadows shall be evaluated for their potential impacts upon Spruce Meadows agricultural and event operations and the policies contained within *The Spruce Meadows Area Structure Plan: Part A*.
- 2.1.1.e *The Spruce Meadows Area Structure Plan: Part A*, as a statutory plan adopted by bylaw and contained within an area also described in *The Municipal District of Foothills/City of Calgary IDP*, shall be consulted and potential impacts of the development of adjacent lands evaluated by M.D. planning staff as part of the land use planning process.



Lapallo



SPRUGE MEADOWS

Project Title
Spruce Meadows Plan

Drawing Title
Current Facilities

Location
(Township 22 - Range 1- W5M)

- Legend
- ① A Barn
 - ② B Barn
 - ③ C Barn
 - ④ D Barn
 - ⑤ Meadow Lodge - North
 - ⑥ Meadow Lodge - South
 - ⑦ Jump Barn
 - ⑧ Auxiliary Barn
 - ⑨ Maintenance
 - ⑩ Garden Court Restaurant
 - ⑪ East Meadows Stables
 - ⑫ Riding Hall
 - ⑬ West Meadows Stables
 - ⑭ Equi-Plex
 - ⑮ Registration Building
 - ⑯ Straw Barn
 - ⑰ Exhibits Office
 - ⑱ Meadowcourt Building
 - ⑲ Meadowview Building
 - ⑳ British House
 - ㉑ Skyboxes (reserved seats)
 - ㉒ South Pavilion
 - ㉓ Re/Max Family Centre
 - ㉔ Warm-Up Café
 - ㉕ Shipping & Receiving
 - ㉖ Congress Hall
 - ㉗ Transportation Office
 - ㉘ Food Services
 - ㉙ Time Faults Restaurant
 - ♿ Physically Challenged Seats
 - ♿ Public Restrooms
 - ❓ Information
 - ☎ Public Telephones
 - ⊕ First Aid

Figure Number: **4**

Date: November 2001



3.0 SPRUCE MEADOWS' CURRENT AND FUTURE LAND USE DESIGNATIONS

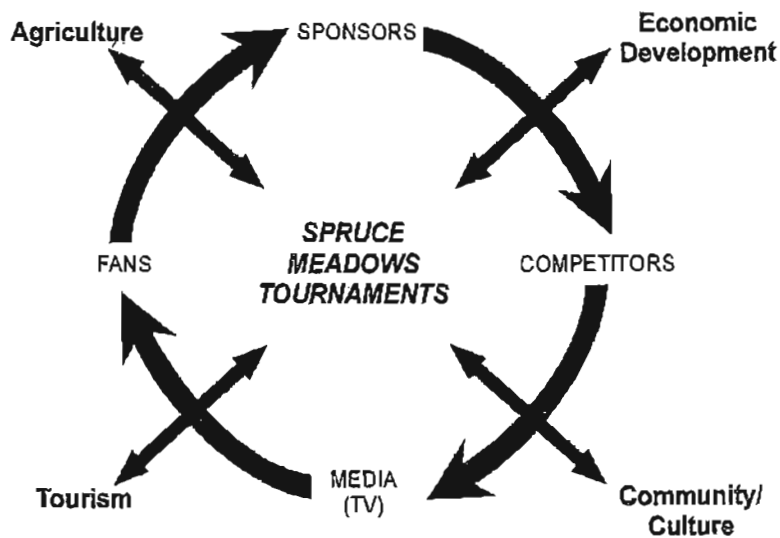
The Spruce Meadows Area Structure Plan: Part A addresses land use and operations on land under the control (either by ownership or lease) of Spruce Meadows in the M.D. of Foothills No. 31. The Spruce Meadows Area Structure Plan: Part A identifies all aspects of Spruce Meadows' current and future operations that may impact upon transportation, municipal objectives, and new residents' expectations. The land use strategy in the Plan intends to avoid potential conflicts in land use by divulging the everyday activities at Spruce Meadows. A detailed description of Spruce Meadows' future growth objectives can be found in Section 5 below.

This site is unique, as facilities and land uses change during different event times. Figure 4 illustrates active facilities and parking areas during major events. On a year round basis, Spruce Meadows actively utilizes all of the five hundred seventeen (517.24) acres it currently owns and leases.

The Land Use Strategy supports and maintains vital the economics of the "Spruce Meadows Benefits Loop"^{iv} (Figure 5 below). The Benefits Loop illustrates Spruce Meadows' positive economic, community / cultural, agricultural, and tourism impacts on the City of Calgary and the M.D. of Foothills. Appendix B contains a detailed evaluation of the economic impact of Spruce Meadows Tournaments.

Figure 5

The Spruce Meadows Benefits Loop



3.1 EXISTING LAND USE DESIGNATIONS

Preamble

Spruce Meadows consists of two land use designations, Direct Control (M.D. of Foothills) and Urban Reserve (City of Calgary), as identified on **Figure 6**.

2.1.1 Direct Control (DC)

Those lands contained within the M.D. of Foothills are designated as **Direct Control** in the Foothills Land Use Bylaw. The purpose and intent of the Direct Control District for Spruce Meadows is to allow for the Municipal District of Foothills Council to have the approving authority over development on the site. DC does not require a public hearing for any land use change or on-site developments that may occur. Nevertheless, MD of Foothills Council has requested that Spruce Meadows go through a public process to allow for adjacent landowner input on proposed developments. *The Spruce Meadows Area Structure Plan: Part A* supports this process. There are about a dozen residents living adjacent to Spruce Meadows. Spruce Meadows makes an effort to consult with area residents and mitigate problems they may experience during tournament times. It is important to Spruce Meadows that neighbours can express their concerns.

3.1.3 Public Consultation Policies

- 3.1.3.a. Spruce Meadows shall continue to consult with area residents to address any concerns they may have.



SPRUCE MEADOWS

Project Title
Spruce Meadows Plan

Drawing Title
Land Use Designations

Location
(Township 22 - Range 1- W5M)

- Legend
- A Agricultural District
 - DC Direct Control District
 - CR Country Residential District
 - Transportation Utility Corridor (TUC)
 - UR Urban Reserve District

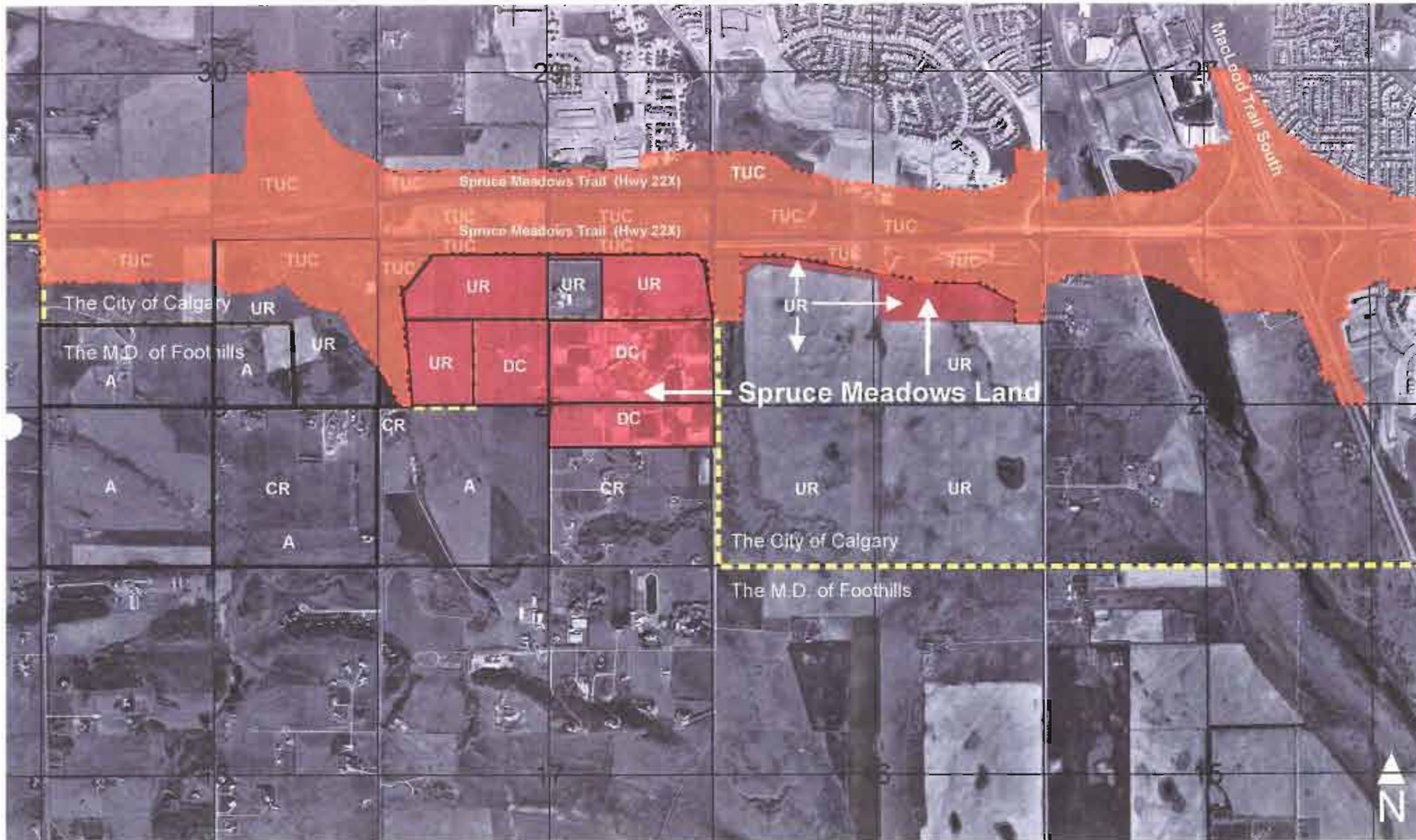


Figure Number: **6**

Date: May 2002





SPRUGE MEADOWS

Project Title
Spruce Meadows Plan

Drawing Title
Future Growth Scenario

Location
(Township 22 - Range 1 - W5M)

Legend

Improvements shown on Figure 7, within the City of Calgary
corporate limits, are conceptual only

The Spruce Meadows Area Structure Plan :Part A
within the Municipal District of Foothills No. 31

The City of Calgary

The M.D. of Foothills No. 31

Figure Number: **7**

Date: September 2002

Part A Boundary Overlay

4.0 SPRUCE MEADOWS AGRICULTURAL OPERATIONS

Preamble

Spruce Meadows has earned accolades for major show jumping events, but it is an agricultural operation, running a full time horse breeding and training facility outside of tournaments. “When Spruce Meadows was first introduced to the public in 1975, it was described as an equestrian facility committed to three distinctive pursuits: as a training centre for young horses and riders, as a breeding centre for reasonably-priced show jumping horses, and as a centre for world class show jumping competitions.”^v Since then the breeding program at Spruce Meadows has achieved impressive success.

Appendix C depicts the location of horse breeding, training, stabling, and the pastures used to support the operation. **Appendix C** also describes the minimum required setback distances established by *The Agricultural Operation Practices Act*, for a confined feeding operation (discussed in more detail in **Section 4.2**). This legislation provides a regulatory framework for confined feeding operations. Special consideration should be given to Spruce Meadows under this legislation so as not to impede its expansion desires in the future. Conversely, this legislation does not restrict development or land use on lands that may be adjacent to the proposed confined feeding operation.

4.1 HORSE TRAINING, BREEDING, AND DEVELOPMENT

Spruce Meadows currently maintains one hundred (100) to one hundred and twenty (120) horses year-round, so at least one hundred and sixty (160) acres of land is reserved for horse grazing and pasture. When horse numbers increase during event times, nine hundred (900) permanent and temporary stalls are available.

To sustain the current level of the agricultural operation, twenty six thousand (26,000) hay bales, thirty thousand (30,000) straw bales, and sixty thousand (60,000) bed shaving bales are trucked on site annually.

Up to forty (40) horses will be pastured or grazing outside at any given time each day.

It is anticipated that Spruce Meadows can effectively sustain one thousand eight hundred (1800) horses on site in accordance with the future growth and development of the facility (outlined on **Figure 7**). Growth of the agricultural operation shall be consistent with the overall growth of Spruce Meadows’ facilities and activities.

4.1.1 Horse Breeding

Spruce Meadows is the leading approved Hanoverian breeding stable in Canada. The facility currently has three (3) German Hanoverian stallions (Foxhunter –

1987 Grey Hanoverian Stallion, Lapallo – 1997 Liver Chestnut Hanoverian Stallion, and Simply SM – 1996 Bay Hanoverian Stallion) and a total of ten (10) Thoroughbred and Hanoverian Mares on-site. The resulting horse is finer than a purebred Hanoverian but heavier than a Thoroughbred, which makes for a highly sought-after sport horse.

4.1.2 Horse and Rider Training

The number of horses in training varies, but usually there are six (6) yearlings, ten (10) two year olds, three (3) three year olds, fifteen (15) school horses, and thirty-two (32) competitive horses. Riding lessons run five (5) days/week with three (3) sets of lessons per day. Spruce Meadows trains junior to international level riders. Lesson times are Monday to Thursday during the days and into the evenings, and Saturday afternoons. Special clinics with outside trainers occur approximately twice a month.

Spruce Meadows Executive Vice-President, Linda Southern-Heathcott, her family, the Riding Master, and nineteen (19) to twenty (20) grooms and trainers live and train on-site.

4.2 SAFE HANDLING PRACTICES AND LIVESTOCK SETBACKS

The Provincial *Agricultural Operation Practices Act (January 2002)*, administered by the Natural Resources Conservation Board, recommends a setback or buffer be established between confined feeding operations and adjacent land uses.

During the course of the year Spruce Meadows can be considered as an intensive livestock facility – exceeding one (1) animal unit for every three (3) acres in title – as defined by the Municipal District of Foothills Land Use Bylaw.

The number of horses on-site throughout the summer, specifically during tournament times, far exceeds what is considered intensive. Currently, there are as many as nine hundred (900) horses on-site during events. It is anticipated that this number could grow to one thousand eight hundred (1800) in the coming years. The *Agricultural Operation Practices Act* suggests that sustaining animals by means other than grazing qualifies an agricultural operation as a confined feeding operation under the *Act*. The Natural Resources Conservation Board advises that the Livestock Siting Unit (LSU compares the odour potential of livestock facilities based on livestock types, manure production and manure handling system) is the base unit for determining siting and setback distances.

The Natural Resources Conservation Board advises that special circumstances require amendment to the standard setback distances found in the following table and delineated within **Appendix C**. Spruce Meadows will be considered as a special area and the NRCB

80
125
handling
season
winter

will assign a specific setback distance to Spruce Meadows based on the nature of the operation (i.e.: non-typical confined feeding operation, not a feedlot) and the method of manure management occurring on site.

The following table was generated using the Minimum Distance Separation method established in the *Agricultural Operation and Practices Act – Standards and Administrative Regulations* and considers a typical confined feeding operation.

The table is shown here as an illustration of how the Minimum Distance Separation is calculated within the *Agricultural Operation and Practices Act*, it is not an accurate reflection of the setbacks that would specifically apply to Spruce Meadows.

Number of Horses	LSU	Minimum Distance Separation *
100	45.5	440 meters
900	409.5	983 meters
1000	455	1021 meters
1800	819	1266 meters

*Calculated in accordance with Schedule 1 of the *Agricultural Operation Practices Act – Standards and Administrative regulations*, for example:

$$\begin{aligned} \text{LSU Factor} &= \text{Factor A (0.65)} \times \text{Factor B (0.700)} \times \text{MU Reciprocal (1.000)} = 0.455 \\ \text{LSU} &= \text{LSU Factor (0.455)} \times \text{Number of Animals (900)} = 409.5 \\ \text{MDS} &= (\text{odour production})^k \times (\text{odour objective}) \times \text{dispersion factor} \\ \text{MDS for 900 horses} &= (409.5)^{0.365} \times (\text{Category 4} = 109.44) \times 1.0 = 983 \text{ meters} \end{aligned}$$

The Natural Resources Conservation Board recommends separation distances be measured from the nearest barn to the nearest neighbour. **Appendix C** delineates the Minimum Distance Separation from the principal areas of livestock confinement for a traditional confined feeding operation. **Appendix C** is illustrative of typical confined feeding operations and reflective of distances calculated in the above table. The Natural Resources Conservation Board will establish setbacks specifically for Spruce Meadows. In the future, this section of the plan, and **Appendix C**, will be amended to reflect Spruce Meadows specific setback as determined by the Natural Resources Conservation Board.

Spruce Meadows sustains the health and safety of animals, grooms, and trainers through daily maintenance. Box stalls are situated on top of asphalt in the stables. Stalls are cleaned regularly and all straw and manure is kept in containers and trucked to mushroom farms north of Calgary. All wood shavings and manure are collected by a private company and prepared for fertilizer. All other waste is hauled to waste disposal sites. Stock watering facilities are on groundwater wells separate from the domestic supply sources. Animal waste from the stables does not drain overland into any open channels.

4.2.1 Agricultural Policies

- 4.2.1.a Spruce Meadows can be considered a confined feeding operation requiring careful consideration in the municipal planning process. Future development within Spruce Meadows shall be evaluated in accordance with both minimum separation distances and safe handling practices established by *The Agricultural Operation Practices Act*.
- 4.2.1.b Spruce Meadows' breeding operations shall continue in the future. The municipal planning process should consider that stallions, brood mares, and foals are on-site that may require special consideration and care.
- 4.2.1.c The training of young riders and horses shall continue at Spruce Meadows, requiring on-site boarding, additional vehicle trips, horse hauling, and special events that attract crowds (i.e. – equine treatment and veterinary care clinics, hunter/jumper tournaments).
- 4.2.1.d The agricultural operation at Spruce Meadows requires twenty-four (24) hour a day vehicle trips. Large trucks and trailers hauling in feed, trucking out waste, or moving livestock, operate around the clock. Large vehicles shall continue to access the site for the purpose of sustaining the agricultural operation. When evaluating planning applications in, and around, Spruce Meadows, due consideration will be given to the requirement for ingress/egress of large vehicles to the site.
- 4.2.1.e Spruce Meadows shall continue to utilize safe handling practices in day-to-day livestock activities. During event times animal levels shall exceed intensive levels and the amount of noise, dust, and smell associated with activity will increase.
- 4.2.1.f Any expansion to Spruce Meadows agricultural operation (*above the nine hundred (900) permanent and temporary stalls available for horses on site*) will require approval by the Natural Resources Conservation Board. The Minimum Distance Separation relevant to Spruce Meadows agricultural operation will be determined at such time an application for expansion is made. Spruce Meadows will be subject to all Minimum Distance Separations imposed by the Natural Resources Conservation Board at that time.

5.0 **SPRUCE MEADOWS GROWTH AND FUTURE DEVELOPMENT**

Preamble

The Spruce Meadows Area Structure Plan: Part A outlines the operations of Spruce Meadows and possible additions to the facility as it grows and develops. Spruce Meadows' future intends to be similar to its past, with horse related activities central to its mandate.

In order to fully evaluate Spruce Meadows and its impact, all the dimensions of the operation must be understood. **Section 6** and **Section 7** of the Plan, following, contain information relative to special events, tournaments, non-major events, and hosting, which are a vital part of Spruce Meadows. In **Section 5** we outline the future expansion of the site required accommodating all of the activities described in **Section 6** and **Section 7** of this Plan. **Figure 7** outlines new and expanded facilities to be developed in accordance with Spruce Meadows' long-term objectives. **Figure 8** is an artist's rendering of what Spruce Meadows might look like twenty years from now. This painting attempts to capture aspects of Spruce Meadows' continued growth and development over time. The growth plan attempts to combine plan goals with aspects such as highway re-routing and on-site facility growth and development.

5.1 **PROJECTED GROWTH AND DEVELOPMENT**

Spruce Meadows proposes to ultimately develop seventy two thousand square feet (72,000 ft²) of meeting space and one hundred and twenty five thousand square feet (125,000 ft²) of exhibition space, making it a major exhibition centre.

It is difficult to determine if the improvements illustrated on **Figure 7** and **Figure 8** can be achieved in the medium (5 to 10 year) or long (10 to 15 year) term. Implementation of the following list of developments depends ultimately on the continued viability of Spruce Meadows.

Proposed components of Spruce Meadows' continued growth, as illustrated on **Figure 7**, include:

- Improved event seating on all major competition rings to accommodate larger event crowds, specifically (*refer to Appendix D*);

- Reconstruction of existing seating areas on the International Ring to a total of two (2) storeys in height (two (2) storeys of stadium seating, plus one skybox level in some cases).
- Construction of two new stadium seating areas (white roof) on the north end of the All Canada Ring.
- Construction of two (2) new two (2) storey viewing areas with a +15 connection on the southwest side of the All Canada Ring.

- Construction of seating/viewing areas on both the All Alberta Ring and the Rocky Mountain Ring
 - Construction of two (2) new competition and warm up rings on Spruce Meadow's west quarter section.
- Formalized pasture/paddock systems that enhance green spaces and landscaping, specifically;
-
- Incorporating dedicated bridle paths and fenced pastures on the west side of Spruce Meadows.
 - Undertaking additional tree planting between paddock areas and on park spaces within Spruce Meadows.
 - Beautifying the property through a tree planting and landscaping project, with the exception of those properties that are under lease.
- New stables and broodmare facilities, specifically;
-
- The construction of four (4) new barns to replace temporary stables located to the north of existing Barns A to D.
 - The construction of two (2) additional single storey barns at the very south end of the property on the east side of Tournament Lane (19th Street).
 - The construction of two (2) additional barns on Spruce Meadows' west quarter section.
 - The construction of two (2) additional temporary stables on Spruce Meadows' west quarter section.
- Improved traffic circulation and parking, specifically;
-
- Creating a new north main entrance with pedestrian linkage features.
 - Expanding and enhancing parking areas.
 - Utilizing improved interchange locations along Spruce Meadows Trail (Highway 22X) at Spruce Meadows Way (14th Street).
 - Undertaking a highway beautification program for Spruce Meadows on lands paralleling Spruce Meadows Trail (Highway 22X) under Spruce Meadows' ownership. (*refer to Appendix F*).

- Expansion of the Congress Hall, Equi-plex, and other hosting facilities as necessary, specifically;

 - The construction of “Congress Hall II” directly west of the existing hall with an at-grade connection.
 - The construction of “Equi-plex II” east of the existing Equi-plex and north of the Riding Hall.
 - The development of the existing warehouse into meeting space.
- New maintenance and storage facilities, specifically;

 - The construction of new maintenance and storage buildings on the very south end of the property on the west side of Tournament Lane (19th Street).
- Expanded exhibitions and related activities, specifically;

 - Establishment of a new Plaza area with +/- sixteen (16) single storey pavilions for display and food service.
 - Increase of Exhibition space to potential of twenty five (25) acres.
- Construction of the World Equestrian Games facilities, should Spruce Meadows win the right to host the games. Specifics of improvements required to host the WEG would be supplied at the appropriate time.

5.2.1 Future Growth and Development Policies

- 5.2.1.a In order to continue to meet the demand for seating due to ever-increasing attendance (additional 15,000 persons/year), Spruce Meadows shall endeavor to improve infrastructure and facilities when necessary.
- 5.2.1.b Growth, expansion, and capital improvements at Spruce Meadows shall occur gradually over time provided that Spruce Meadows remains viable (i.e. – agricultural operations and event operations continue in the future and adjacent lands develop in a manner respectful of these operations) and can continue both event and agricultural operations on-site.
- 5.2.1.c All development at Spruce Meadows shall be subject to review and approval of the Municipal District of Foothills or the City of Calgary or both, as required.
- 5.2.1.d Development Permits for expansion submitted to the M.D. of Foothills shall identify requirements for infrastructure and/or transportation improvements and the mechanisms for the provision thereof in consultation with The City of Calgary.

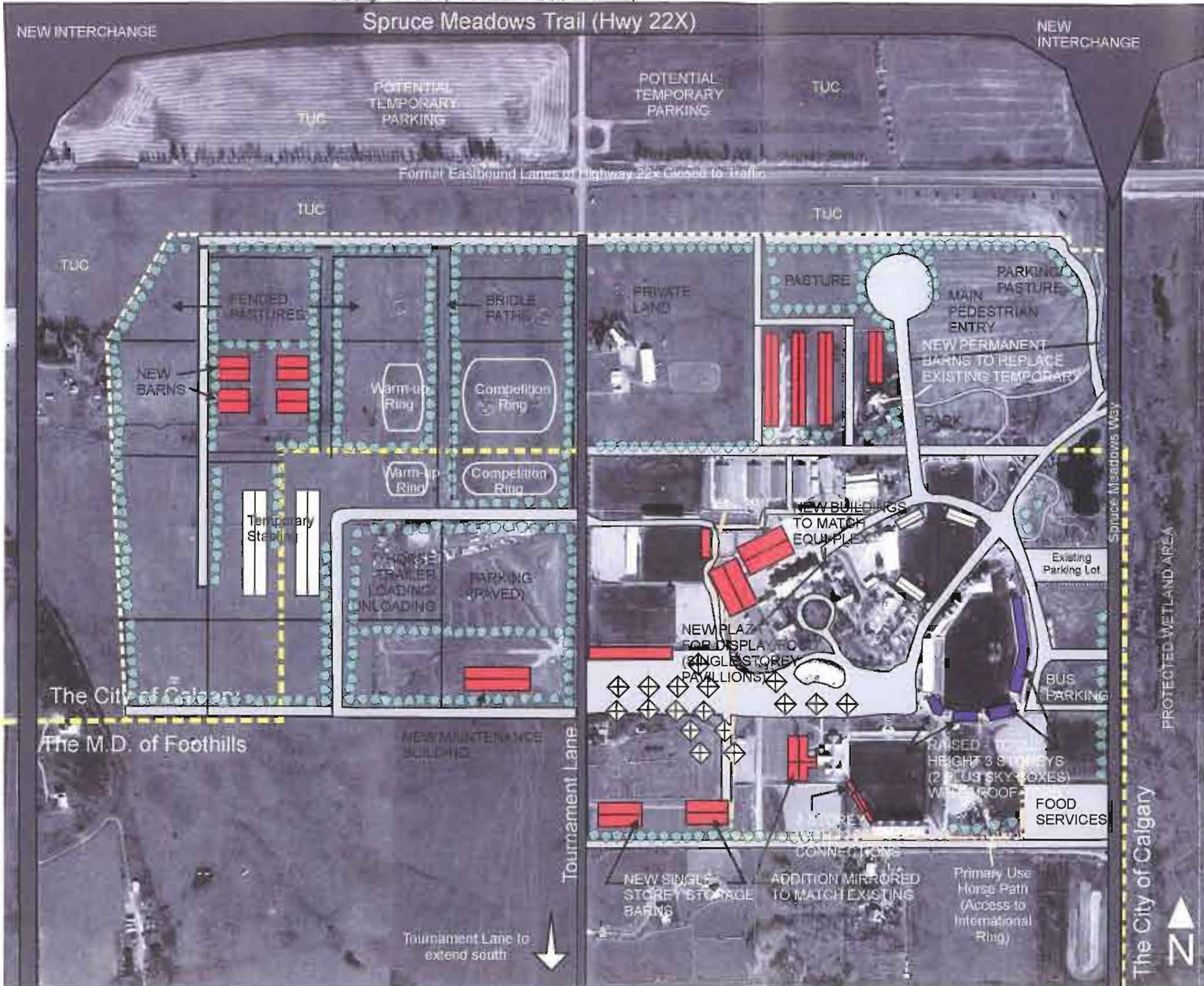


Congress Hall



Riding Hall

UPGRADED HWY 22X (POSSIBLY 8 LANE DIVIDED)



SPRUGE MEADOWS

Project Title
Spruce Meadows Plan

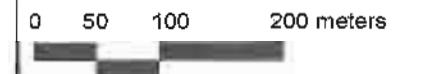
Drawing Title
Future Growth Scenario

Location
(Township 22 - Range 1 - W5M)

- Legend
- New Building (will have red roof)
 - New Building (will have white roof)
 - Reconstructed New Building; 2 storey plus Sky boxes
 - Paved Surfaces and Internal Road Network
 - Transportation and Utility Corridor Boundary
 - Tree Planting/Landscaping

Figure Number: **7**

Date: May 2002





SPRUCE MEADOWS

Project Title
Spruce Meadows Plan

Drawing Title
**Conceptual Rendering
of Future Development**

Location
(Township 22 - Range 1 - W5M)

Legend



Figure Number: **8**

Date: October 2001

Drawn by Rafael De Jesus
R. De Jesus Design and Illustration Ltd.



6.0 SPECIAL EVENTS AND TOURNAMENTS

Preamble

The better-known aspects of Spruce Meadows are the annual show jumping events held during the summer months. The site becomes very active, pastures are utilized as parking areas and all facilities have a designated function (refer to **Figure 4**). Spruce Meadows holds four (4) major outdoor tournaments with special events a year:

- The “National”** - usually held the first week in June and runs Wednesday to Sunday;
- The “Canada One”** - usually held the last week of June and runs Thursday to Sunday;
- The “North American”** - usually held the first full week in July and runs Wednesday to Sunday; and
- The “Masters”** - usually held the first full week in September and runs Wednesday to Sunday.

As well, two (2) major indoor tournaments and events are held in the year:

- The Spring Tournament - usually held mid-March and runs Wednesday to Sunday;
- The Harvest Classic - usually held mid-October and runs Wednesday to Saturday;

In addition, five (5) to six (6) regional training tournaments for young horses and riders are held throughout the year.

Prize money for the tournaments totaled over three million seven hundred and fifty thousand dollars (\$3,750,000) in 2001. This attracts the very best riders, horses, and thousands of fans from all over the world to the site every year.

In addition to the major outdoor and indoor tournaments, Spruce Meadows has events every day at one or more of the facilities on the grounds.

6.1 OFFICIAL TOURNAMENT ATTENDANCE

Year	National	Special Competitions	Canada One	North American	Masters	Annual Tournament Attendance
2001	84,443	11,578 ⁽¹⁾	21,738	101,317	166,968	386,044
2000	85,752		15,484	98,456	156,127	355,819
1999	82,776		6,130	96,753	169,577	355,236
1998	86,153		4,274	63,230	172,897	326,554
1997	84,554		2,733	113,751	141,167	342,205
1996	75,054	26,087 ⁽²⁾		86,403	140,394	327,938
1995	66,387			86,173	152,210	304,770
1994	74,157			94,699	142,151	311,007
1993	84,988			77,449	133,159	295,596
1992	70,550			83,072	89,322	242,944
1991	66,322			50,232	111,873	228,427
1990	65,000	25,000 ⁽³⁾		62,000	124,000	276,000
1989	57,000	14,700 ⁽³⁾		53,000	90,600	215,300
1988	60,000			53,000	102,000	215,000
1987	55,000			48,000	85,000	188,000

(1) Canada One Special (2) Chrysler Olympic Challenge (3) Queen Elizabeth II Cup

Attendance at Spruce Meadows is likely to increase at the pace of an additional fifteen thousand (15,000) spectators per year. To accommodate such growth, there are plans to add more stadium seating around the International Ring and All Canada Ring. Annual attendance is anticipated to reach four hundred and twenty five thousand (425,000) by the year 2005.

6.1.1 Unique Aspects of the Tournaments

Highlights of the tournaments include:

- **An increased number of riders, grooms, trainers, and horses.**

The one hundred (100) to one hundred and twenty (120) Spruce Meadows resident horses plus:

- The “**National**” Tournament brings an average of six hundred (600) horses total.
- The “**Canada One**” Tournament brings an average of eight hundred (800) horses total.
- The “**North American**” Tournament brings an average of eight hundred (800) horses total.

- The “**Masters**” Tournament brings an average of three hundred and fifty (350) horses total.

Over three hundred and fifty (350) horses brought for tournaments reside at Spruce Meadows during the two-month period (May 30 to July 10) from the “National” through the “Canada One” and the “North American.”

Each horse has a minimum of three (3) to five (5) people handling it: this includes rider, groom, family, and owner. Grooms and others responsible for daily horse care reside in area hotels or recreational vehicles (R.V.’s) parked on-site during tournament times. Depending on the tournament, there could be two hundred (200) to five hundred (500) RV units parked on the site.

- **Exhibit Programs – Equi-Fair, Plaza Themes**

Not everyone visits Spruce Meadows exclusively for show jumping. Diverse ranges of activities provide Spruce Meadows with a family atmosphere. Furthermore, events allow local and international agricultural and horse-related products to be marketed to a wide variety of horse fans.

Exhibit programs, such as Equi-Fair, attract three hundred (300) exhibiting companies with about sixty-eight thousand (68,000) square feet of indoor exhibition space. In addition, outdoor displays cover approximately three acres. This trade fair is internationally recognized and has the potential to grow significantly.

Spruce Meadows has also developed theme exhibit programs, such as the Festival of Nations, at each major tournament. These programs, which are developed on the International Plaza, involve six (6) entertainment stages and ten (10) to fifteen (15) major pavilions. In the future the Plaza’s size and scope will increase with exhibition space potential reaching twenty five (25) acres.

- **Noise Level – Figure 10 (Music, Bands, Fireworks, and Traditional Gun Salutes)**

Spruce Meadows plays music on the grounds every day. During the tournaments the noise levels increase. The International Ring runs at a sound pressure level of eighty-eight (88) decibels (dB), about six (6) dB higher than McMahon Stadium’s level, and the sound system can achieve ninety-two (92) dB. With the Plaza and other competition rings active, Spruce Meadows ambient noise levels can reach ninety (90) dB. The edge level is about eighty-five (85) dB because of Plaza activities and bands, which perform and practice outside of the competition rings. This is similar to the Stampede’s edge level.^{vi} The impact of an eighty-five (85)

dB ambient noise level on adjacent properties is illustrated on **Figure 9**. Bands, fireworks, speakers, and crowd noise all contribute to a high ambient noise level.

- **Food Service**

Spruce Meadows has a new on-site food services facility, which allows for hot meals to be prepared and served on the grounds. The food services facility is one of the largest in Western Canada and allows for catering of functions during event and non-event times. The food service facility meets all Public Health Act requirements and is regularly inspected by the Headwaters Health Authority.

- **Security**

Spruce Meadows has experienced increasing acts of vandalism and theft in recent years. As new housing developments approach Spruce Meadows, the incidents of vandalism have increased proportionately every year. Spruce Meadows did not experience vandalism or theft of any kind in the past. However, security is now a major concern of Spruce Meadows as property damage and theft occurs regularly on-site. Despite security concerns, Spruce Meadows continues to maintain an open door policy throughout the year to anyone who wishes to visit. During tournament times a private security firm is contracted to ensure that the venue is safe and people receive assistance.

6.2.1 *Tournament and Special Event Policies*

- 6.2.1.a Tournaments result in an increased number of people and horses residing at Spruce Meadows. Additional vehicle trips, noise, dust, and smell can be anticipated during tournament times. When evaluating planning and development of land in, and around, Spruce Meadows these aspects of tournaments will be given due consideration.
- 6.2.1.b Spruce Meadows shall continue to work with the M.D. of Foothills and the City of Calgary to provide safe and efficient vehicle ingress/egress at Spruce Meadows during tournament times. Spruce Meadows shall continue to provide on-site parking and charter buses to the nearest LRT stations.
- 6.2.1.c Future exhibit spaces and plaza activities are anticipated to grow and develop four (4) to five (5) times their present size, in accordance with the future growth scenario (**Figure 7**). Increases in exhibits and plaza activities shall correspondingly increase associated attendance, parking, food services, and noise at Spruce Meadows. When evaluating planning and development of land in, and around, Spruce Meadows these aspects of exhibit spaces and plaza activities will be given due consideration.
- 6.2.1.d During tournaments noise levels increase and activity occurs twenty-four (24) hours a day. Spruce Meadows has an edge condition similar to McMahon Stadium and the Stampede Grounds. While attempting to accommodate growth and increased demand for seating, Spruce Meadows shall attempt to not exceed the decibel level acceptable for our immediate area.



Simply SM



Foxhunter

7.0 ANNUAL EVENTS (NON-MAJOR TOURNAMENTS), HOSTING, AND MEDIA

Preamble

Facility rentals are a growing part of Spruce Meadows' operations and revenue streams. Spruce Meadows added the Congress Hall, the Equi-Plex, and British House (shown on **Figure 4**) in recent years. These facilities are used heavily during the events, but also attract non-event activity. Spruce Meadows anticipates even more activity in the future as they have the ability to host special events for large city-wide conventions (i.e. World Police and Fire Games, Dutch Oranjefest, and the World Petroleum Congress).

7.1 ANNUAL EVENTS AND HOSTING

Non-tournament activities at Spruce Meadows include (but are not limited to) the following:

- Indoor Hunter/Jumper Tournaments
- Horse Industry Functions (i.e. – Breed Shows)
- Corporate Meetings and Receptions
- Trade Shows
- Economic Round Tables
- Government Functions (i.e. – Pacific Armies Management Seminar)
- Auctions
- Weddings
- Pony Club, 4H Club
- Dog Industry Competitions (i.e. – Breed Shows)
- Youth Retreats
- Christmas Parties
- Sunday Brunches

Two hundred and fifteen (215) events were scheduled for facility usage in 2001: an average of eighteen (18) non-tournament events per month. This could increase to thirty (30) to fifty (50) events per month, with a riding-related clinic or event every weekend.

7.1.1 Christmas at Spruce Meadows

Presently, "Christmas at Spruce Meadows" consists of lights and music on the grounds. Spruce Meadows facilities host corporate Christmas parties through the months of November and December on Friday, Saturday, and Sunday evenings. Christmas at Spruce Meadows will become an event in its own right, as plans include streetscape displays of lights, musicians, and, of course, sleigh rides. The Spruce Meadows International Christmas Market will begin in 2001 to be held at the Equi-plex building.

7.1.2 Spruce Meadows Television (SMTV)

Spruce Meadows has its own television and media facility that produces “*Spruce Meadows Events*” and “*Spruce Meadows Horse Diaries*” – as well as special non-horse related programs – for Canadian and International markets. CBC, TSN, Fox Sports Network (U.S.A), and Sky Sports (U.K.) televise events and Spruce Meadows programs. “*Spruce Meadows Horse Diaries*” is seen around the world and televised tournaments can reach ninety (90) countries and seven hundred million (700,000,000) viewers worldwide.

Spruce Meadows Television introduced Calgary, the M.D. of Foothills, and show jumping to the rest of Canada and the world. It is important to keep Spruce Meadows, with its history in agriculture and tradition, in the spotlight as it benefits all Calgarians.

7.1.3 The World Equestrian Games (WEG)

Spruce Meadows has been asked to consider bringing the World Equestrian Games to Alberta. The WEG would involve an event much larger than the existing “Masters” Tournament and would include a diverse range of activities including show jumping, dressage, three-day event, and driving competitions. If Spruce Meadows brings the WEG to the facility, it must expand beyond its existing boundaries. The WEG requires new courses and facilities such as new competition rings, courses and quarantine barns for international horses. The “Equine Olympic Games” are prestigious and would have positive tourism and development impacts on Alberta.

7.2.1 Annual Events and Media Policy Statements

7.2.1.a Facilities rental and event hosting is a growing operational and revenue stream for Spruce Meadows. Spruce Meadows shall continue to accommodate event activities (*i.e. – construct new buildings as demand increases, improve parking and vehicle/pedestrian linkages*) on site in accordance with the future growth scenario (**Figure 7**).

7.1.2.b Traffic movements, facility usage, access, and noise from event activities will be given due consideration when evaluating planning and development of land in, and around, Spruce Meadows.

7.2.1.c Spruce Meadows Television shall continue to operate on-site and bring Calgary and the M.D. of Foothills to a worldwide audience.

7.2.1.d Should Spruce Meadows win the right to host the WEG, it may result in larger than anticipated growth with facilities developed exclusively for the hosting of the WEG. Should the WEG occur on-site the City of Calgary and the M.D. of Foothills will be notified immediately.

8.0 NATURAL ENVIRONMENT (Figure 10)

Preamble

Part of the attractiveness of Spruce Meadows is its rural setting and tranquil atmosphere. Spruce Meadows visitor surveys indicate that, next to the competitions, the clean and green setting is one of the best aspects of the site.

In comparison, Spruce Meadows' only rival facility, located in Aachen, Germany, is situated on a total of only fifty-five (55) acres. Low density, light industrial development and recreation/sports fields surround it. A very low-density residential subdivision exists adjacent to Aachen but it was developed prior to the venue. The low-density development and buffer of sports fields around the venue gives a visitor to Aachen the impression that it is much larger and more rural than it actually is (*refer to Appendix G for comparison air photo*). Due to its size and "clean and green" setting, Spruce Meadows has the ability to become the world's premier equestrian facility, however, future development in the area needs to carefully address, and help maintain, the natural environment in, and around, the site.

Spruce Meadows incorporated landscape architecture throughout the facility, maintaining a wetland, commemorative gardens, a fountain, and a pathway system. The venue's beauty is a key to its success, and Spruce Meadows will maintain its pastoral features in the future. To encourage this, *The Spruce Meadows Area Structure Plan: Part A* promotes potential links to the facility by a pathway system, and maintenance of area wetlands, in support of the City of Calgary's *Urban Parks Master Plan* and the *IDP*.

8.1 WETLANDS, SLOUGHS, AND IDENTIFIED NATURAL AREAS

The M.D. of Foothills/City of Calgary IDP identified natural areas that should be considered in the planning process. Map 2 "Natural Areas and Habitat Types" in the *IDP* delineates these important areas (shown here in relation to Spruce Meadows on **Figure 10**). An identified wetland area on the east side of Spruce Meadows Way (14th Street) (14th Street) is an important part of the headwaters of the Pine Creek drainage system. This wetland conveys water to the south along a drainage channel that eventually reaches Pine Creek. This contiguous drainage course, and the ridge on the west side of Spruce Meadows, is identified as "potential wildlife corridors"^{vii} which may facilitate the movement of animals utilizing the existing natural habitat.

8.1.1 Parks and Pathways, Existing and Future Pedestrian Linkages

Spruce Meadows encourages public transportation to events. Spruce Meadows provides a shuttle bus to and from the Anderson LRT station for tournament times. It is anticipated a southern extension of the LRT will cross Spruce Meadows Trail (Highway 22X), with a station at 4th Street, about one mile east of the central facilities. There is opportunity to

design the LRT facility as a link to Spruce Meadows. A Spruce Meadows or horse-related motif may be used in the design of the structure; a direct pathway link from the facility to the LRT is encouraged. The pathway could incorporate the landscape architecture and themes utilized on the main grounds. The pathway must be wide enough to support a small shuttle bus for seniors and families with children.

Spruce Meadows encourages development of pedestrian links to the grounds. These links could connect the site with suburban communities to the north of Spruce Meadows Trail (Highway 22X). These pathway extensions could form part of a more established pathway system leading into Fish Creek Park. In addition Spruce Meadows has an on-site pedestrian pathway system, which will be extended in the future (**Figure 7**).

8.1.2 Recreational Opportunities

There are ample opportunities for horse-related recreation on the grounds. In addition, visitors are always welcome at Spruce Meadows to walk, fish, or picnic on the grounds. As the facility continues to grow, there will be more people and sport-related activities on-site.

8.2.1 Natural Environment Policy Statements

- 8.2.1.a Spruce Meadows supports the maintenance of the natural areas identified in *The City of Calgary / Municipal District of Foothills Intermunicipal Development Plan* situated in, and around, Spruce Meadows. When evaluating planning and development of land in, and around, Spruce Meadows due consideration will be given to any impact that development may have on these natural areas.
- 8.2.1.b In accordance with Spruce Meadows' future growth scenario and Municipal policy, post-development flows will not exceed pre-development flows. All increases in storm water run-off as a result of development on the site will be contained within an existing pond on the property.
- 8.2.1.c Spruce Meadows supports the development of pathway linkages from suburban and Country Residential communities and future LRT stations to the east to the grounds. Spruce Meadows encourages public pathway development with horse-related themes and landscaping similar to those pathways existing on-site.
- 8.2.1.d Spruce Meadows shall continue to support recreational opportunities on the grounds and maintain the ambience of the natural environment with an active tree planting and landscaping program.



SPRUCE MEADOWS

Project Title
Spruce Meadows Plan

Drawing Title
**Special Events and,
Tournaments
Noise Impact**

Location
(Township 22 - Range 1- W5M)

- Legend
- High Activity Area
 - Increased Activity Area
 - Ambient Noise Boundary



Figure Number: **9**

Date: October 2001





SPRUGE MEADOWS

Project Title
Spruce Meadows Plan

Drawing Title
Natural Environment

Location
(Township 22 - Range 1- W5M)

- Legend
- Wetland*
 - Grassland*
 - Green Spaces
 - Pasture/
Open Green Spaces
 - Rings

*Source: City of Calgary Planning & Building Department and the M.D. of Foothills Administration, M.D. of Foothills/City of Calgary Intermunicipal Development Plan, 1998, Map 2.



Figure Number: **10**

Date: October 2001

0 50 100 200 meters



9.0 URBAN INTERFACE ISSUES

Preamble

In 1975, at Spruce Meadows' inception, the facility was well south of the city and miles away from any urban development. Today, a mere twenty-six (26) years later, the City of Calgary has annexed portions of Spruce Meadows (northern pastures) and there are urban density residential dwellings (i.e. – Community of Bridlewood) immediately north of the facility. Fortunately, the Bridlewood development is situated north of Spruce Meadows Trail (Highway 22X) (a four lane divided highway) that provides a buffer to Spruce Meadows. It can be assumed, however, that urban development will continue at a hectic pace and eventually reach the south side of Spruce Meadows Trail (Highway 22X).

Spruce Meadows is not fundamentally opposed to development within the near vicinity provided it is proposed in a manner that addresses Spruce Meadows' long-standing history, agricultural operations, transportation requirements, and year-round event schedule. *The Spruce Meadows Area Structure Plan: Part A* will be given due consideration when evaluating adjacent land uses and assessing their compatibility with Spruce Meadows' existing operations.

9.1 SPECIFIC CONSIDERATIONS FOR AREA DEVELOPMENT

Spruce Meadows respectfully requests that the following issues be considered when evaluating proposals for development in the near vicinity, these issues are identified for information and consideration in the Municipal District of Foothills No. 31 planning process:

9.1.1 Transportation and Vehicle Movement (Section 10.0)

- a. Spruce Meadows is located south of Spruce Meadows Trail (Highway 22x) and gains access via Spruce Meadows Way (14th Street) and Tournament Lane (14th Street) and Tournament Lane (19th Street). It is anticipated that Spruce Meadows Way (14th Street) will continue to provide the main access to Spruce Meadows in the future.
- b. Spruce Meadows Way (14th Street) will be upgraded in the future. However, detailed transportation planning and road design have not been established.
- c. Spruce Meadows requests that in the future planning of Spruce Meadows Way (14th Street), consideration be given to realignment to the east.
- d. Due to already existing traffic volumes and flow problems during tournaments, both new and existing accesses or approaches are conceptual

and should be evaluated and considered as detailed transportation studies are prepared for the area.

- e. Any planning or development in the area should ensure that emergency access to Spruce Meadows and any adjacent uses is maintained at all times.

9.1.2 Agricultural Operations (Section 4.0)

- a. Spruce Meadows is an intensive livestock facility, the number of animals exceeds intensive levels during the summer months. Area development needs to consider noise, dust, and smell of the agricultural operation. In addition, large trucks and trailers are accessing the site around the clock to haul livestock, waste, food, hay, straw, or shavings in and out of the facility. Truck movements need to be accommodated in the planning process.
- b. Large numbers of animals require careful consideration for their own safety and the safety of others. Spruce Meadows would request that the Minimum Distance Separation, established for confined feeding operations by *The Agricultural Operation Practices Act (January 2002)*, be supported by Municipal and Intermunicipal policy.
- c. On a day-to-day basis a minimum of one hundred and twenty (120) horses are stabled at Spruce Meadows. This number increases to over nine hundred (900) for an extended period during the tournament season. It is anticipated that this number could grow to one thousand eight hundred (1800) in the coming years.

Over the past twenty-six (26) years a tradition has been established that allows visitors to wander through the barns to see horses up-close. Concentrated area development could threaten this tradition.

These horses are “competitive athletes” and, while visitors are appreciated, a great number of visitors or uncontrolled visits that come with intensive development around Spruce Meadows can impact the ability of these animals to be in top competitive form.

Further, there is an increased liability that comes with an increased population surrounding Spruce Meadows. The possibility of people, in particular young people, being kicked or bitten by a horse could force Spruce Meadows into a situation where the open environment could not continue. Spruce Meadows wishes to continue the open environment on the grounds and would encourage area development to be considerate of

the fact that increased numbers in the near vicinity threaten the “open barn” aspect of Spruce Meadows.

9.1.3 Tournaments and Events (Sections 6.0 and 7.0)

- a. In addition to compounding already existing traffic volumes, tournaments and events result in Spruce Meadows having an edge condition similar to that of the Stampede Grounds and McMahon Stadium. These aspects have proven in the past to cause friction between the operator of the event and the nearby property owners. In order to avoid, or reduce, these conflicts in the future, attention should be paid to the existing edge condition of Spruce Meadows and the noise, traffic, and general activity factor these have on certain potential land uses.

9.1.4 Natural Environment (Section 8.0)

- a. It may be difficult to understand for those who are unable to see other equestrian venues in the world, but Spruce Meadows is unique in the world of equestrian facilities. The only other facility that comes even close to rivaling Spruce Meadows is Aachen in Germany. However, Aachen is situated on only fifty-five (55) acres of land and cannot achieve the “clean” and “green” image of Spruce Meadows. Spruce Meadows has incorporated a great deal of the natural environment on the site. However, it is important for the continued success of Spruce Meadows that the general ambience of the area is maintained. When evaluating planning and development of land in, and around, Spruce Meadows, due consideration should be given to the preservation of area wetlands and the possible development of a buffer area around Spruce Meadows.
- b. The ditch drainage system along Spruce Meadows Way (14th Street) and the wetlands on the east side of Spruce Meadows Way (14th Street) are both vitally important to the Pine Creek Watershed. Due consideration should be given to the preservation of such when evaluating planning and development of land in, and around, Spruce Meadows.

9.1.5 Facilities and Infrastructure Improvement (Section 5.0)

- a. *The Spruce Meadows Area Structure Plan: Part A* details the future growth and development of facilities and venues on-site. Spruce Meadows needs to accommodate a five (5%) percent annual growth rate and continue to attract visitors from around the world. Spruce Meadows has detailed its future growth in this Plan to assist adjacent landowners and municipal planners in evaluating nearby development objectives with the future growth of Spruce Meadows.

9.2.1 Urban Interface Policy Considerations

- 9.2.1.a Municipal planners and administrators will give due consideration to *The Spruce Meadows Area Structure Plan: Part A* as a tool when evaluating adjacent land uses and assessing their compatibility with Spruce Meadows' existing operations.
- 9.2.1.b The viability of Spruce Meadows depends on the continuation of agricultural operations, events, tournaments, facility rentals, effective transportation systems, horse breeding, and young rider training. When evaluating planning and development of land in, and around, Spruce Meadows, due consideration should be given to all of the ongoing activities on the site.
- 9.2.1.c The Municipal District of Foothills No. 31 shall endeavour to provide the optimum urban interface surrounding Spruce Meadows.

10.0 TRANSPORTATION (Figure 11 – Internal / Figure 12 - External)

Preamble

The transportation section of *The Spruce Meadows Area Structure Plan: Part A* is broken down into two sub-sections:

- (1) Internal Road Network, and
- (2) External Road Network.

Internal Roads refer to all existing and future roads that may be utilized in the day-to-day operations of Spruce Meadows. Internal roads are critical to getting goods and people into and out of the site.

External Roads are those roads including both Municipal and Provincial roads, secondary highways, and highways.

10.1 INTERNAL ROAD NETWORK (FIGURE 11)

Spruce Meadows has an existing internal road network that allows for the movement of goods, services, livestock, and people through the site. Spruce Meadows' internal roads are all paved and built to a consistent standard. Speed bumps are utilized throughout the internal road system to prevent speeding on the grounds. The existing and proposed internal road system is delineated on **Figure 11**.

10.1.1 Internal Road Access from Spruce Meadows Way (14th Street)

Outside of Tournament Lane (19th Street) and Spruce Meadows Way (14th Street), no direct access from Spruce Meadows Trail (Highway 22X) to the site is permitted. The main entrance to Spruce Meadows is on the east side of the facility, on the west side of Spruce Meadows Way (14th Street). The main entrance is clearly identified by sculptures and an information/guard house. Parking lots #1,2,4,5,and 6 have direct access to Spruce Meadows Way (14th Street). There is also an east entrance from Spruce Meadows Way (14th Street) at the southern-most edge of the property to allow for access to the Catering Kitchen and Shipping and Receiving.

In total Spruce Meadows utilizes seven (7) points of access to/from Spruce Meadows Way (14th Street) for parking lots or access to buildings and facilities.

10.1.2 Internal Road Access from Tournament Lane (19th Street)

Tournament Lane (19th Street) is also heavily used in the day-to-day operations of Spruce Meadows. There are three (3) points of access to Spruce Meadows on the east side of Tournament Lane (19th Street) and two (2) points of access on the west side. On the east side of Tournament Lane (19th Street) access points to internal roads provide direct access to barns and stables, parking lot #7 and the west entrance, which accesses a road that runs the length of the property. The access from Tournament Lane (19th Street) to the west provides access for RV parking and horse trailers during tournaments with year-round hay and feed storage in the general area.

10.1.3 Event Parking

For the past ten (10) years, during events, pastures and spaces between the west bound and eastbound lanes of Spruce Meadows Trail (Highway 22X) become parking areas. Spruce Meadows accommodates the following number of vehicles for on-site parking during event times, (*lot locations are identified on Figure 4*):

Parking Lot #	Car Capacity	Bus Capacity	RV Capacity
1	800		
2	4,000		
3	700		
4	300	30	
5	200		
6	100		
7	700	30	
8	1,000		
9	100		
10	1,400		
11	400		
15	500		400
22X East	1,800		
22X West	2,400		
TOTAL	14400	60	400

Spruce Meadows provides the use of a private LRT Shuttle Bus for event patrons, which minimizes traffic impacts on Spruce Meadows Trail (Highway 22X) and Macleod Trail. There is additional land east of Tournament Lane (19th Street) that could facilitate additional parking, but Spruce Meadows would like to restrict parking areas to promote car-pooling and public transit.

10.1.4 Vehicle Types and Uses of Spruce Meadows Internal Roads

The internal roads at Spruce Meadows accommodate the following types of vehicle movements:

- Septic Trucks (service existing pump out tanks)
- Animal Waste Hauling
- Recycling
- Garbage Removal
- Shipping and Hauling Horses (trailers can be for single or multiple animals)
- Feed and Bedding Hauling
- Private Fertilizer Trucks
- Recreational Vehicles
- Emergency Vehicles
- Staff Access and Parking
- Private Buses (i.e. – Spruce Meadows Commuter)
- Trucks/Vans for Catering Kitchen
- General Delivery and Service Vehicles
- Supply Trucks for Tournaments/Event Facilities
- Facility Users at Non-tournament Times

In addition, Spruce Meadows has a helicopter pad on the west side of the Congress Hall. The helicopter pad is available for use by invited guests and emergency services (i.e. – HAWCS and STARS).

10.1.5 Future Internal Road Network Options (Long-term)

It is anticipated that, in the long-term, the existing eastbound lane of Spruce Meadows Trail (Highway 22X) will be closed to Spruce Meadows (refer to **Figure 7**). Plans to upgrade Spruce Meadows Trail (Highway 22X) include options that result in the existing eastbound lane to be closed to commuters. If this occurs, Spruce Meadows would not be permitted to utilize the eastbound lanes as part of the existing internal road system.

In order to encourage an orderly internal road system, Spruce Meadows would utilize a portion of Spruce Meadows Way (14th Street) to access an internal service road system.

Spruce Meadows has suggested an alternate alignment for a new road east of the existing Spruce Meadows Way (14th Street) to be constructed at the time a grade-separated interchange is constructed at James McKeivitt Road and Spruce Meadows Trail (Highway 22X). Further study is required to determine if the shifting of the Spruce Meadows Way (14th Street) alignment eastward after leaving the interchange area southbound is feasible.

Should the preferred alignment option not be feasible in the long-term, Spruce Meadows anticipates the widening and upgrade of Spruce Meadows Way (14th Street) as part of future transportation planning. Should the widening of Spruce Meadows Way (14th Street) be required, additional right-of-way should be obtained along the east side of Spruce Meadows Way (14th Street) where it can be accommodated. As mentioned above, the main point of entry to Spruce Meadows is on the west side of Spruce Meadows Way (14th Street) and is identified by sculptures, a guardhouse, and a pond. Additional road right-of-way taken from the west side of Spruce Meadows Way (14th Street) would negatively impact these entrance features.

10.2 EXTERNAL ROAD NETWORK (FIGURE 12)

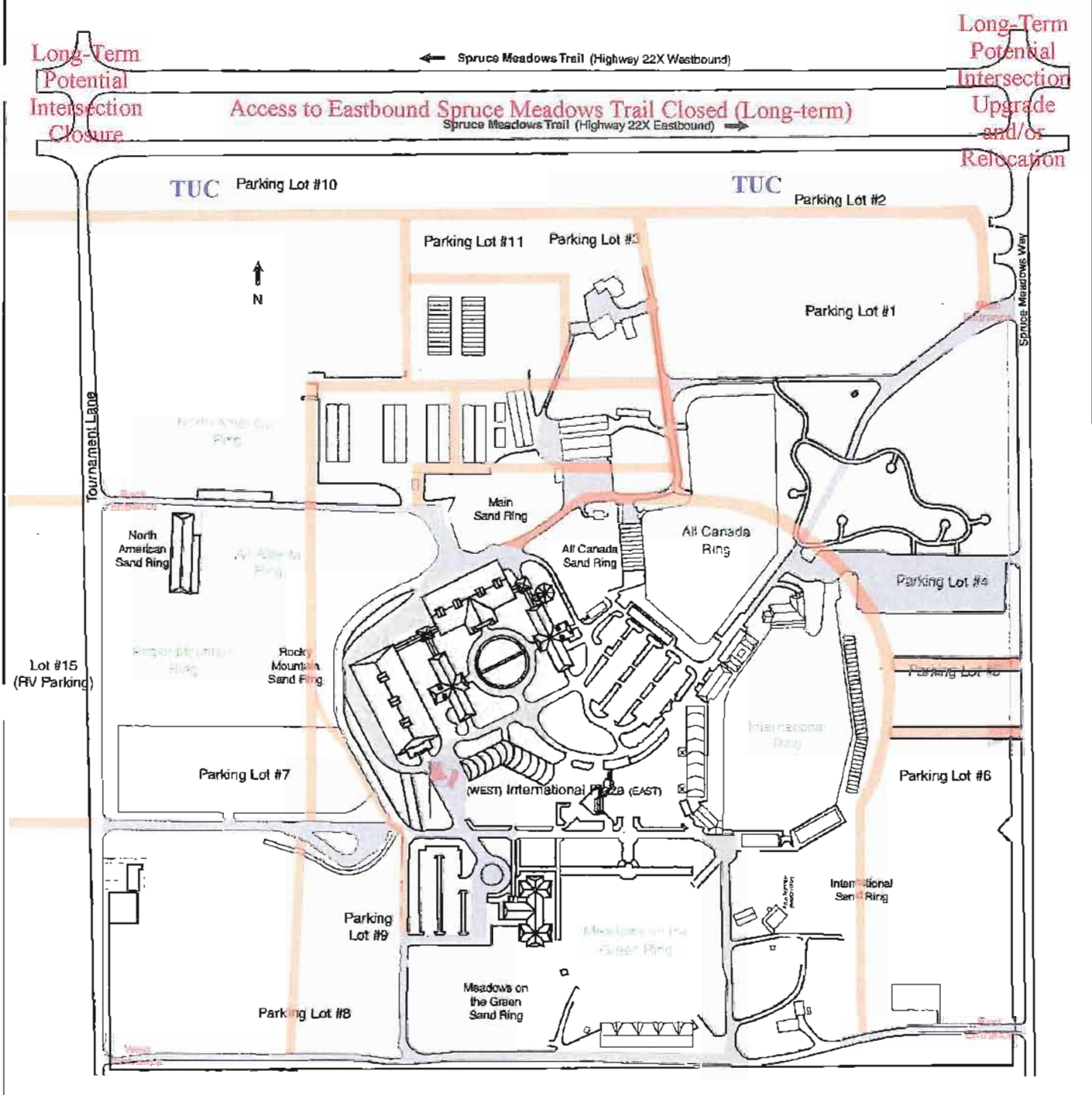
Preamble

Spruce Meadows has direct access to a major highway, potential access to a new Light Rail Transit Line, and potential access to the Sarcee Trail Extension. Spruce Meadows leases a good portion of the Transportation and Utility Corridor (TUC) north of the facility (refer to **Figure 12**). The existing and proposed land uses shown within *The Spruce Meadows Area Structure Plan: Part A* on TUC lands are considered interim or secondary land uses. Ministerial Consent will be required prior to The City of Calgary issuing a development permit for any of the proposed uses. **Appendix E** contains a detailed map of the TUC lands north of Spruce Meadows.



10.2.1 SPRUCE MEADOWS TRAIL (HIGHWAY 22X)

Spruce Meadows Trail (Highway 22X) is within the City of Calgary's jurisdiction. Spruce Meadows currently gains access from Spruce Meadows Trail (Highway 22X) with Spruce Meadows Way (14th Street) as the main point of access to the facility. At this location, a double turn exists from the westbound lane of Spruce Meadows Trail (Highway 22X) onto southbound Spruce Meadows Way (14th Street). A turning lane from westbound Spruce Meadows Trail (Highway 22X) to southbound Spruce Meadows Way (14th Street) also exists. These turning lanes help alleviate congestion and facilitate parking between westbound and eastbound lanes during event times. However, Spruce Meadows Trail (Highway 22X) westbound is congested at certain times during events. Travelers may expect congestion from the Spruce Meadows Trail (Highway 22X) / Highway 2 overpass west to Spruce Meadows Way (14th Street). Waits of up to one and one half (1 ½) hours are now a regular occurrence at major tournaments.

Spruce Meadows continues to work closely with Alberta Transportation, The City of Calgary, and the Municipal District of Foothills to improve traffic flows following major tournaments and provide feedback on proposed infrastructure changes.



Legend

-  Existing Internal Roads and Points of Access to Parking
-  Potential Future Internal Roads (based on potential closure of Eastbound Spruce Meadows Trail (Highway 22X) and upgrade of Spruce Meadows Way (14th Street Intersection))

The Spruce Meadows Plan

Date: September 2002



Drawing Title:

Spruce Meadows Existing and Future Internal Roads

Figure No. **11**

Scale: NTS

10.2.1.a Spruce Meadows Trail (Highway 22X) Beautification Program

Spruce Meadows is actively pursuing a Spruce Meadows Trail (Highway 22X) beautification program. This program involves improved landscaping and tree planting to provide a sense of arrival at Spruce Meadows as one travels along Spruce Meadows Trail (Highway 22X). Illustrative concepts of the beautification program can be found in *Appendix F*. Highway beautification will be undertaken with the consultation and approval of affected municipalities and the provincial government departments. None of the proposed improvements will be constructed upon the TUC. All beautification will occur upon land owned by Spruce Meadows.

It is anticipated that the beautification program could result in the creation of a greenbelt/buffer strip around Spruce Meadows. The greenbelt would result as a direct result of beautification efforts along Spruce Meadows Trail (Highway 22X), the future Sarcee Trail Extension on the west side of Spruce Meadows, and the interchange improvements, and resulting road, created on the east side of Spruce Meadows.

10.2.2 SARCEE TRAIL EXTENSION, HIGHWAY 22X RE-ALIGNMENT

Alberta Transportation acquired a significant amount of land on the west side of the NW 20-22-1 W5M for the Sarcee Trail Extension. The Sarcee Trail Extension would run in a northwesterly direction from Spruce Meadows and eventually tie into 37th Street and run parallel to the City on the west side. The construction of the Sarcee Trail Extension would result in some changes in access and movement in, and around, Spruce Meadows. The Sarcee Trail Extension is a long-term transportation project and is not anticipated within the five (5) to ten (10) year horizons. Once constructed, however, it will result in a re-alignment of Spruce Meadows Trail (Highway 22X) eastbound at Spruce Meadows. **Figure 12** depicts how the construction of the Sarcee Trail Extension and Spruce Meadows Trail (Highway 22X) re-alignment might look. As mentioned above, the current Spruce Meadows Trail (Highway 22X) eastbound lane would be closed. In the long-term, access to Spruce Meadows Way (14th Street) would be from a service road rather than the highway. The re-alignment of Spruce Meadows Trail (Highway 22X) will permit some new areas of land to potentially be available for parking.

10.2.3 LIGHT RAIL TRANSIT SOUTH LINE EXTENSION

The City of Calgary plans to extend the LRT system from Anderson Station to Shawnee Station at James McKeivitt Road and on to 162nd Avenue. Extensions beyond Spruce Meadows Trail (Highway 22X) are not contemplated in the short-term but are long-term options. A future LRT station may be located east of Spruce Meadows at 4th Street to serve the southern portion of the Shawnessy Centre.



SPRUCE MEADOWS

Project Title
Spruce Meadows Plan

Drawing Title
Potential Transportation Improvements

Location
(Township 22 - Range 1 - W5M)

Legend




-  Spruce Meadows
-  Potential Light Rail Transit
-  Potential Future Road Alignment



Figure Number: **12**
 Date: May 2002



10.3.1 External and Internal Road Network Policy Statements

- 10.3.1.a* The principal access for Spruce Meadows is presently and will be from Spruce Meadows Way (14th Street). Approaches on the east and west sides of Spruce Meadows Way (14th Street) are conceptual and subject to change in the future. The existing and future access to Spruce Meadows from Spruce Meadows Way (14th Street) and the future alignment of Spruce Meadows Way (14th Street) has not been resolved. The access plans shown in *The Spruce Meadows Area Structure Plan: Part A* are conceptual only and are subject to consultation with the Province, City of Calgary, M.D. of Foothills, and stakeholders.
- 10.3.1.b* Any expansion of the Spruce Meadows facility within the M.D. of Foothills requires an approval of a development permit by the M.D. of Foothills under the existing Direct Control designation. Any expansion which may significantly increase traffic volumes may require the submission of a traffic impact analysis as part of the development permit which will be circulated to the City of Calgary.
- 10.3.1.c* Spruce Meadows experiences a great deal of large vehicle and truck traffic on roads both external and internal to Spruce Meadows. These vehicles access the site on a twenty-four (24) hour basis. Spruce Meadows shall cooperate with the M.D. of Foothills, wherever possible, to ensure the municipal road system can accommodate truck traffic resulting from Spruce Meadows' operation.
- 10.3.1.d* Spruce Meadows shall implement a highway beautification program that will promote a sense of arrival at the site. The highway beautification program shall be undertaken with the consultation and approval of affected municipalities and provincial government departments. The beautification program may result in the creation of a greenbelt/buffer strip around Spruce Meadows.
- 10.3.1.e* Spruce Meadows encourages the use of public transportation and transportation demand management techniques to events to reduce traffic impacts on Spruce Meadows Trail (Highway 22X), Macleod Trail, and Highway 2 during tournament times. Spruce Meadows shall continue to work with the M.D. of Foothills, the City of Calgary, and Alberta Transportation to address and improve traffic volumes during tournaments.

- 10.3.1.f Future transportation improvements and the extension of the LRT system will improve parking and public access to the site in the long term. Spruce Meadows will work jointly with the M.D. of Foothills, the City of Calgary, and Alberta Transportation to achieve these long-term improvements.
- 10.3.1.g Spruce Meadows Way (14th Street) is a road that Spruce Meadows has identified to access the future internal road system.
- 10.3.1.h The Spruce Meadows Helicopter Pad is for the day-to-day use of invited guests. Use by emergency aircraft shall be permitted.
- 10.3.1.i Any changes to the existing land use within the Transportation and Utility Corridor (TUC) will require Ministerial Consent from Alberta Infrastructure under Section 4 of the *Government Organization Act*, prior to any Municipal approval.

11.0 INFRASTRUCTURE (Figure 13)

Preamble

As the City of Calgary grows nearer to Spruce Meadows some aspects of the current infrastructure and serving system will likely change. It can be anticipated that Spruce Meadows would tie in to City services in the near future.

11.1 WATER

Spruce Meadows utilizes both ground and surface water sources. Spruce Meadows purchases water from the city of Calgary via a 4" trickle line. This water is utilized for irrigation purposes and to offset the groundwater supply during heavy use periods. In addition, fifteen (15) groundwater wells are located around the facility (refer to **Figure 13**). Each well services domestic or stock watering facilities. Spruce Meadows' main groundwater well is situated at the pond and is licensed by Alberta Environment to draw 5.7 million gal/year.

11.2 SANITARY

During tournament times, Spruce Meadows brings potable toilets and uses septic pump-out tanks. During non-event times, septic pump-out tanks are regularly maintained and are the main means of sanitary disposal. Spruce Meadows has nine (9) areas of residence and (2) two original septic fields – installed prior to 1970 – located at the Southern-Heathcott home located near the center of Spruce Meadows, and the home near the south-east boundary.

Map 6 of the *IDP* indicates some conceptual sanitary trunk lines may run through Spruce Meadows to serve growing Calgary communities to the north and west of the facility. The location of conceptual trunk lines, identified on Map 6 in the *IDP*, may not be accommodated as they may run through the competition rings and under some existing facilities. Locations of City-owned sanitary trunk lines within the vicinity of Spruce Meadows must be negotiated between the City and Spruce Meadows.

Appendix H contains possible off-site wastewater and on-site wastewater collection options.

11.3 ON-SITE STORMWATER DRAINAGE (FIGURE 13)

Spruce Meadows has natural on-site drainage of stormwater and 1:100 year events, with some underground channeling through the show jumping rings and various places throughout the grounds. Details of the drainage system are shown on **Figure 13** and in **Appendix I**. Identified as part of the Pine Creek drainage system, the facility utilizes a ditch drainage, which runs along the east side of the main entrance on Spruce Meadows Way (14th Street). The ditch empties further south into the Pine Creek Valley and eventually into the Bow Basin.

Stormwater volumes are not increased by development at Spruce Meadows. Pre-development flows are not exceeded by post-development flows. Any additional stormwater generated as a result of development is directed to a pond located on the west side of Spruce Meadows Way (14th Street) by the north entrance.

11.4 SOLID WASTE DISPOSAL

Spruce Meadows collects all refuse in bins/containers and hauls it to the nearby BFI landfill site. Spruce Meadows privately contracts this service.

11.5 SHALLOW UTILITIES

Spruce Meadows is serviced by ATCO Gas (refer to **Appendix I** for gas service line locations) and receives power from Enmax. Spruce Meadows receives eight hundred (800), four hundred (400), two hundred (200), and one hundred (100) amp services at various locations on the grounds.

11.6 PROTECTIVE SERVICES

Spruce Meadows land within the City of Calgary, adjacent to Spruce Meadows Trail (Highway 22X), is under the jurisdiction of the Calgary Police Service. Spruce Meadows land within the M.D. of Foothills is under the jurisdiction of the Okotoks R.C.M.P detachment. The Municipalities have joint servicing agreements permitting City of Calgary Fire and EMS crews to respond to Spruce Meadows.



SPRUGE MEADOWS

Project Title
Spruce Meadows Plan

Drawing Title
Infrastructure

Location
(Township 22 - Range 1 - W5M)


- Legend
-  Power Transformers (with hundreds of amps)
 -  Groundwater Wells
 -  4 Inch Trickle Line
 -  Overland Drainage
 -  Underground Drainage
 -  Gas Services



Figure Number: **13**

Date: October 2001



11.7.1 Infrastructure Policies

- 11.7.1.a* Spruce Meadows may endeavour to tie into City of Calgary servicing in the future. Connection or expansion beyond existing approvals of City of Calgary servicing (i.e. water/sewer) is subject to negotiation and review by The City of Calgary.
- 11.7.1.b* In accordance with municipal policy, pre-development flows shall not be exceeded by post-development flows of stormwater. All stormwater in excess of that naturally occurring shall be contained on-site.
- 11.7.1.c* Future locations of City-owned sanitary trunk lines within the vicinity of Spruce Meadows shall be negotiated between the City of Calgary, the Municipal District of Foothills, and Spruce Meadows.

12.0 PLAN IMPLEMENTATION, REVIEW, AND AMENDMENT

The Spruce Meadows Area Structure Plan: Part A is a statutory plan.

The M.D. of Foothills *Municipal Development Plan* (MDP) is the guiding document for all development within the municipality. The *Land Use Bylaw* (LUB) establishes the land use rules and regulations. *The Spruce Meadows Area Structure Plan: Part A* presents a greater level of planning detail within the specific Plan Area and is required to be consistent with both the MDP and LUB.

Amendment to *The Spruce Meadows Area Structure Plan: Part A* would be subject to the approval of Spruce Meadows and the Municipal District of Foothills. It is recommended *The Spruce Meadows Area Structure Plan: Part A* be reviewed every five (5) years.

The implementation of *The Spruce Meadows Area Structure Plan: Part A* would be two-fold. First, Spruce Meadows would continue to grow and develop its operations in a manner outlined in the plan. Second, local government officials, as part of the planning and decision-making process, will consider the Plan in future decisions.

Both municipalities will co-operate to encourage the continuation of Spruce Meadows, as stated in the *IDP*:

“When reviewing applications for land use redesignation, subdivision, or development in the vicinity of Spruce Meadows, both municipalities will consider the possible impacts that approval of such applications may have on both the current and future operations of the equestrian facility.”^{viii}

ENDNOTES

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- ⁱ *M.D. of Foothills / City of Calgary Intermunicipal Development Plan*, S.2.3.2.1 p. 16
ⁱⁱ *M.D. of Foothills / City of Calgary Intermunicipal Development Plan*, S.2.3.2.2 p. 16
ⁱⁱⁱ *M.D. of Foothills / City of Calgary Intermunicipal Development Plan*, S.2.3.2.3 p. 16
^{iv} *The Spruce Meadows Story* by Ken Hull, p. 148
^v *The Spruce Meadows Story* by Ken Hull, p. 80
^{vi} Dave Ruff, Unique Communications – 01/22/99
^{vii} *M.D. of Foothills / City of Calgary Intermunicipal Development Plan*, Map 2
^{viii} *M.D. of Foothills / City of Calgary Intermunicipal Development Plan*, S.2.3.2.2 p. 16

APPENDIX A – EXTERNAL PLANS IMPACTING SPRUCE MEADOWS



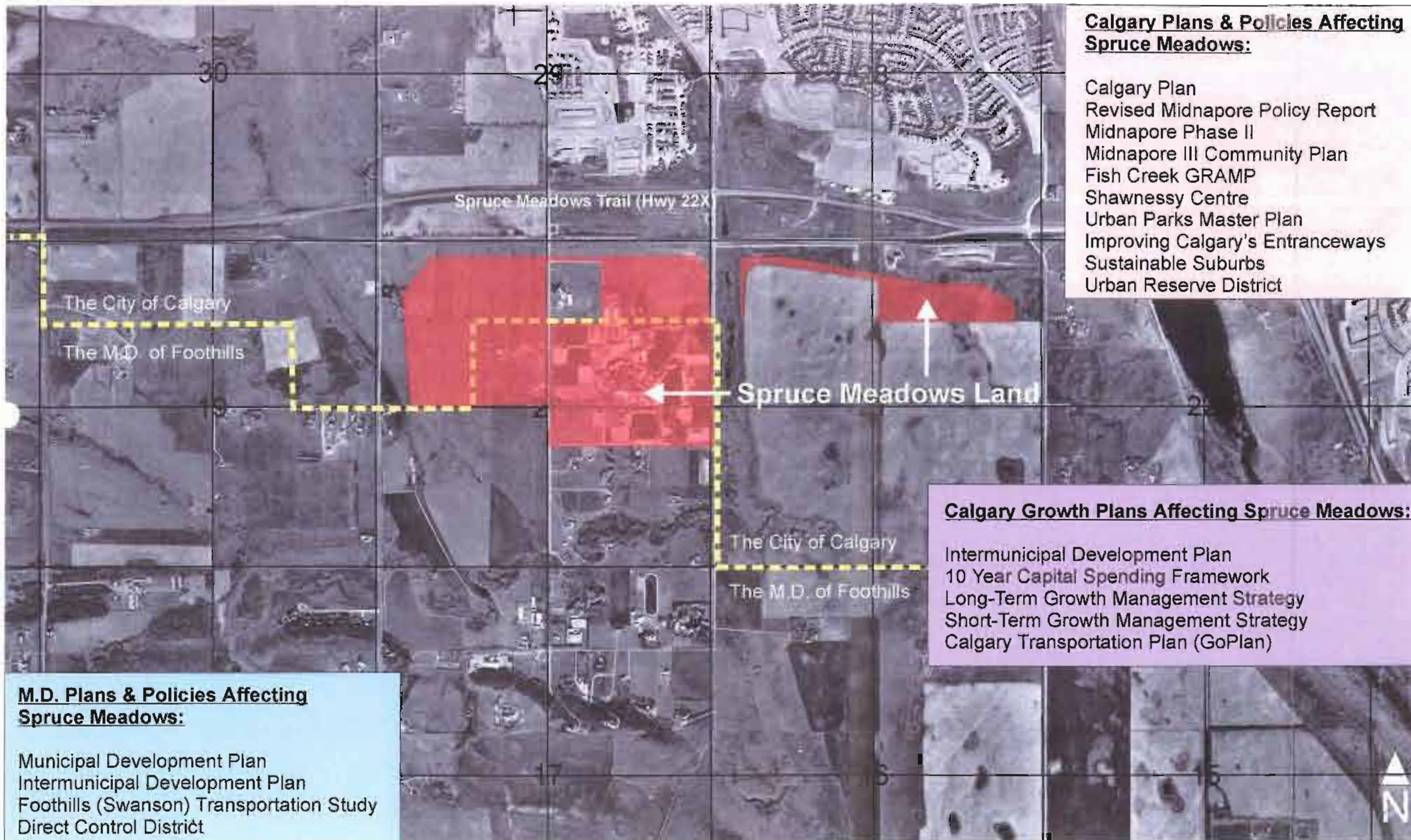
SPRUCE MEADOWS

Project Title
Spruce Meadows Plan

Drawing Title
**External Plans
Impacting
Spruce Meadows**

Location
(Township 22 - Range 1- W5M)

Legend



Calgary Plans & Policies Affecting Spruce Meadows:

- Calgary Plan
- Revised Midnapore Policy Report
- Midnapore Phase II
- Midnapore III Community Plan
- Fish Creek GRAMP
- Shawnessy Centre
- Urban Parks Master Plan
- Improving Calgary's Entraneeways
- Sustainable Suburbs
- Urban Reserve District

Calgary Growth Plans Affecting Spruce Meadows:

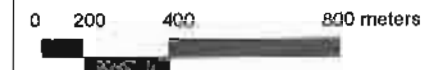
- Intermunicipal Development Plan
- 10 Year Capital Spending Framework
- Long-Term Growth Management Strategy
- Short-Term Growth Management Strategy
- Calgary Transportation Plan (GoPlan)

M.D. Plans & Policies Affecting Spruce Meadows:

- Municipal Development Plan
- Intermunicipal Development Plan
- Foothills (Swanson) Transportation Study
- Direct Control District

Appendix: **A**

Date: October 2001



APPENDIX B – TOURNAMENT ECONOMIC IMPACT ANALYSIS

TOURNAMENT ECONOMIC IMPACT ANALYSIS

In 1993 the Calgary Convention and Visitor Bureau (CCVB) undertook a study of the four major Spruce Meadows tournaments. This study was prepared to evaluate the economic impact of the facility within the industry and specifically the City of Calgary.

The Spruce Meadows Economic Impact Analysis was generated using the Tourism Economic Assessment Model (TEAM). The Canadian Tourism Research Institute of the Conference Board of Canada developed this model.

The analysis provided details of four spending profiles at the 1993 tournaments.

- 1) **“Tournaments Visitor and Resident”** spending or expenditures
- 2) **“Tournaments Full Trip”** spending or expenditures
- 3) **“Tournaments Riders and Entourage Full Trip”** spending or expenditures
- 4) **“Tournaments Grand Total Full Trip”** spending or expenditures

The detailed results of the above individual categories of spending or expenditures are available in each tournament’s report/analysis. For the purpose of this document, the following information provides the “Grand Total” summary of the economic impact of the major tournaments.

The **“Tournaments Grand Total”** full-trip spending (full trip spending of visitors/residents, and riders/entourage) totaled eighty eight million six hundred thousand dollars (\$88.6 million). This spending generated the following¹:

- Employment support of two thousand fifty four (2,054) equivalent full-year jobs including one thousand two hundred seventy seven (1,277) direct jobs, three hundred eighty (380) indirect jobs and four hundred thirty seven (437) induced jobs.
- Generation of nearly thirty million dollars (\$29.7 million) in tax support benefits. Broken down by three levels of government, they include:

Federal	\$19.5 Million
Provincial	\$6 Million
Municipal	\$4.2 Million

- Taxes resulting from the initial full-trip spending are not new tax dollars but taxes in support of existing businesses.
- Total Industry Output of two hundred eight million dollars (\$208.4 million) for the province

¹ Calgary Convention and Visitors Bureau, *Spruce Meadows 1993 Economic Impact Analysis*, p. 1-3

- Gross Domestic Product (GDP) of one hundred ten million seven hundred thousand dollars (\$110.7 million) for the province.

Spruce Meadows employs about eighty (80) people throughout the year, increasing to one hundred twenty-five (125) people during the summer months. The staff is responsible for administration, tournaments, agricultural operations, facilities rentals, and sponsors. It is anticipated that Spruce Meadows will employ more people in the future.

The “Tournaments” rely on hundreds of volunteers in addition to the round-the-clock efforts of the employees.

APPENDIX C – CURRENT MINIMUM DISTANCE SEPARATION UNDER *THE AGRICULTURAL OF*



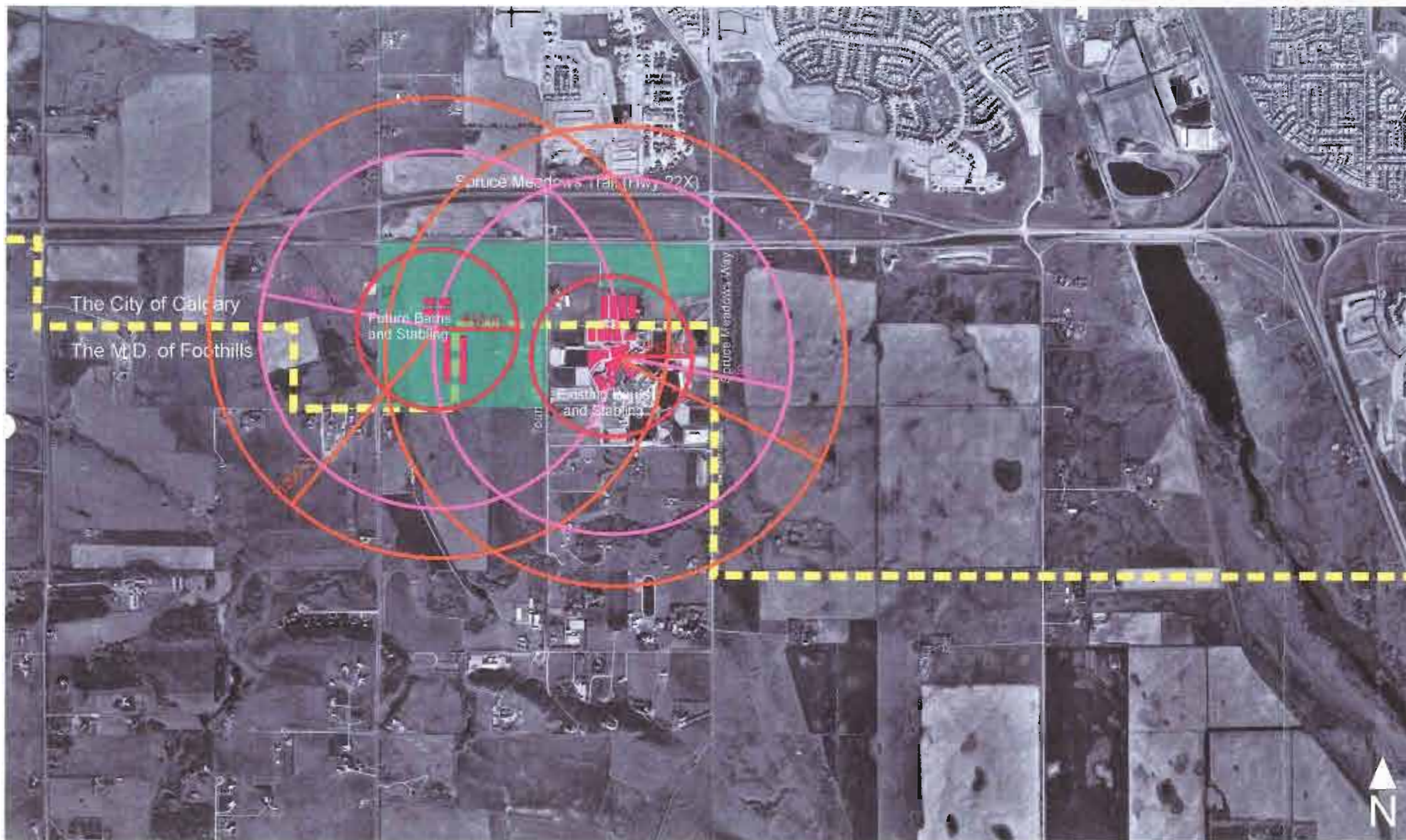
SPRUGE MEADOWS

Project Title
Spruce Meadows Plan

Drawing Title
**Agricultural Operation
Location and
Required Setbacks**

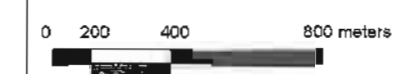
Location
(Township 22 - Range 1 - W5M)

- Legend
- Pasture
 - Training & Breeding
 - 440 meter Minimum
Distance Separation
(100 Horses)
 - 983 meter Minimum
Distance Separation
(900 Horses)
 - 1266 meter Minimum
Distance Separation
(1800 Horses)



Appendix: **C**

Date: May 2002



Note: Scale is slightly smaller than
air photo given picture distortion

APPENDIX D – EVENT SEATING IMPROVEMENTS

APPENDIX E – TRANSPORTATION AND UTILITY CORRIDOR DETAIL

9112302

LEGEND

- Fd. - FOUND
- Pl. - PLACED
- 1. - STATUTORY IRON POST
- Mo. - MARKER POST
- Ch. M. - CHECK MEASURED
- Calc. - CALCULATED
- C.S. - COUNTER SUNK
- STATUTORY IRON POSTS FOUND
- STATUTORY IRON POSTS PLACED AND MARKED
- Distances are in metres and decimals thereof.
- LANDS DEALT WITH BY THIS PLAN BOUNDED THUS: -
- ALBERTA SURVEY CONTROL MARKER
- BEARINGS ARE GRID AND ARE DERIVED FROM A.S.C.M.'S 990309 AND 41715.
- AREA FOR BALANCE OF PARCEL

I, D.R. McMillan, of the City of Calgary, Alberta Land Surveyor, MAKE OATH AND SAY:

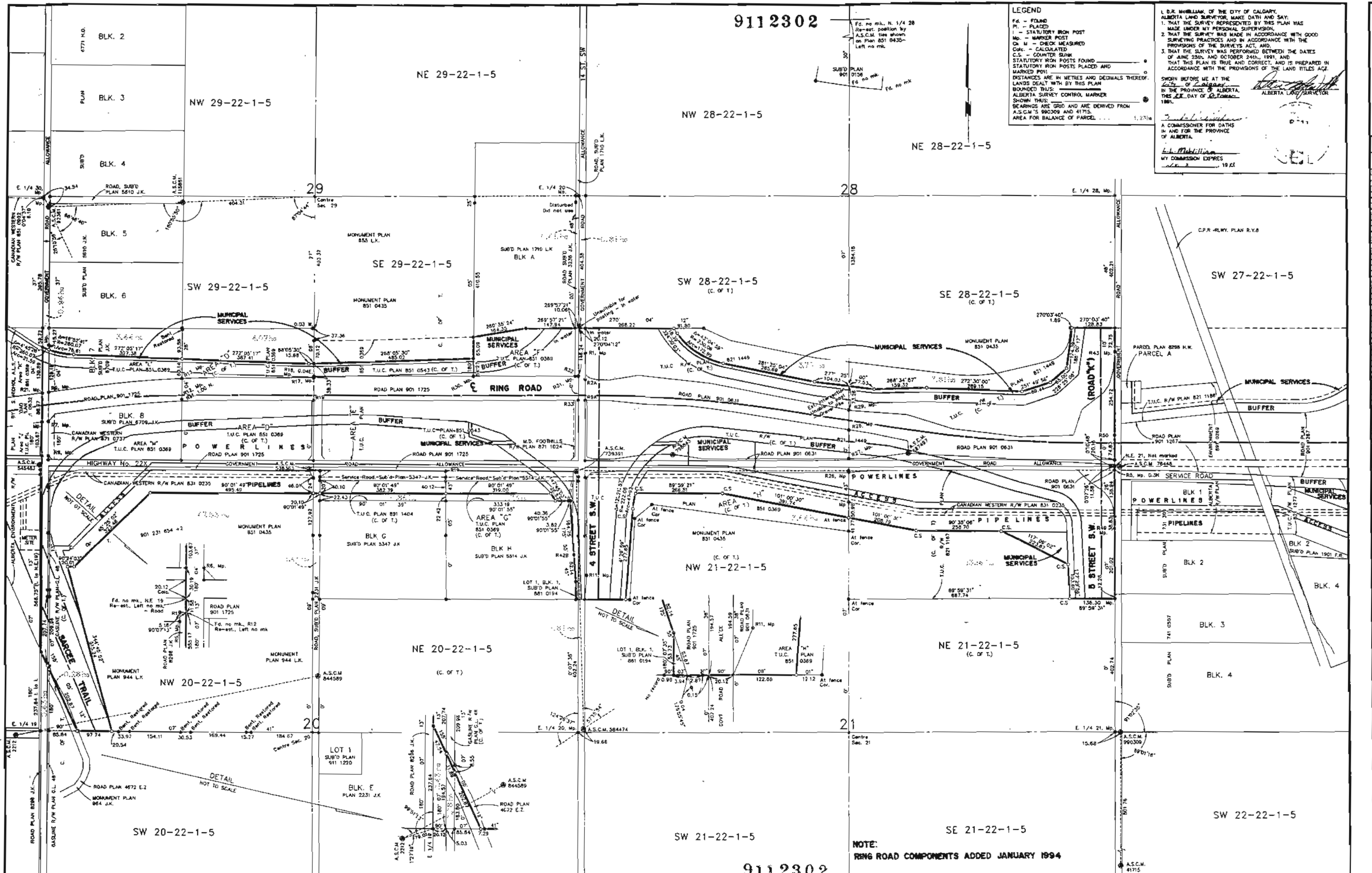
1. THAT THE SURVEY REPRESENTED BY THIS PLAN WAS MADE UNDER MY PERSONAL SUPERVISION,
2. THAT THE SURVEY WAS MADE IN ACCORDANCE WITH GOOD SURVEYING PRACTICES AND IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT, AND
3. THAT THE SURVEY WAS PERFORMED BETWEEN THE DATES OF JUNE 25th, AND OCTOBER 24th, 1991, AND THAT THIS PLAN IS TRUE AND CORRECT, AND IS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAND TITLES ACT.

SWORN BEFORE ME AT THE City of Calgary, in the Province of Alberta, this 27th DAY OF October, 1991.

[Signature]
ALBERTA LAND SURVEYOR

[Signature]
A COMMISSIONER FOR OATHS IN AND FOR THE PROVINCE OF ALBERTA.

My Commission Expires 1992

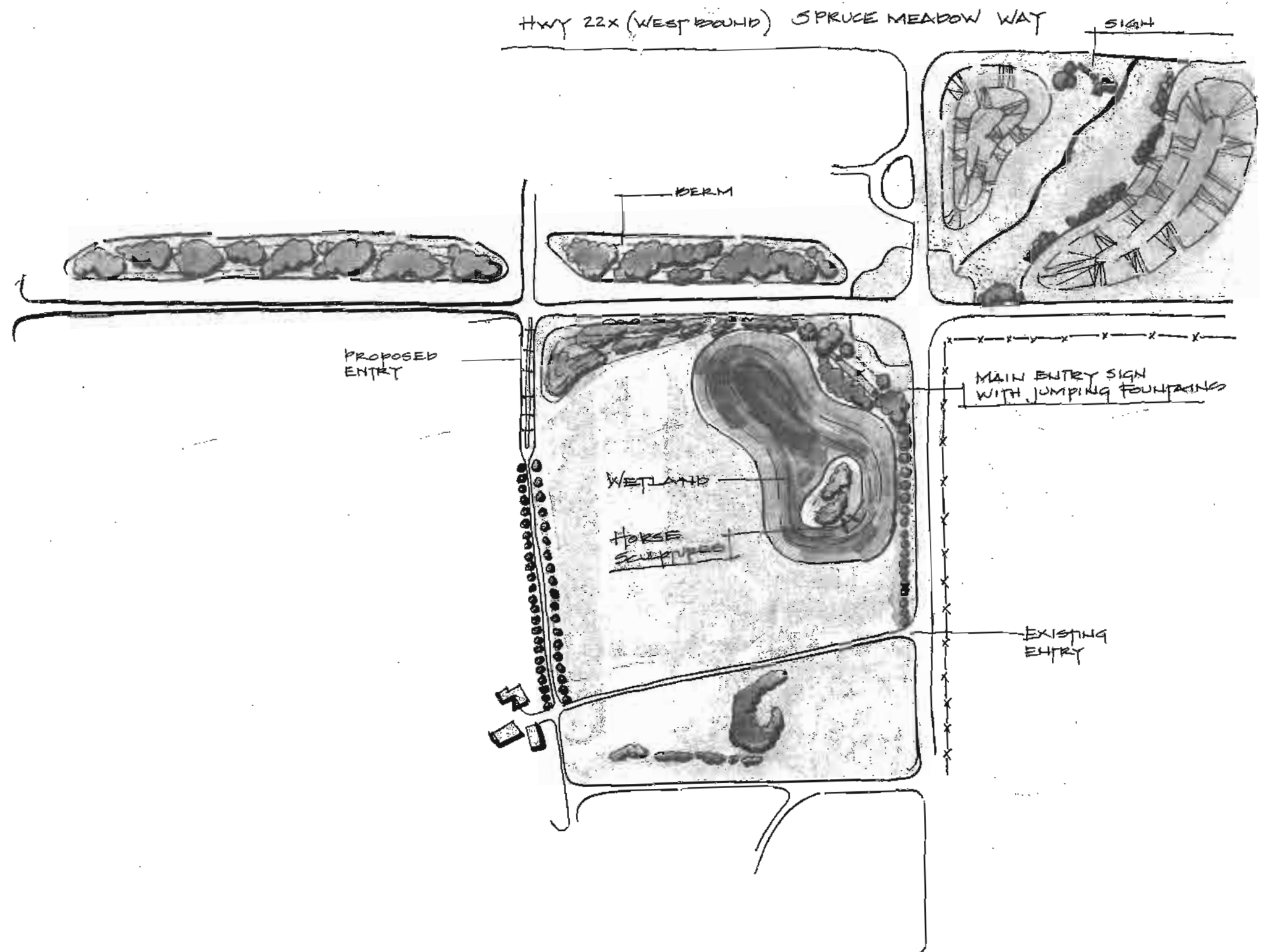


NOTE: RING ROAD COMPONENTS ADDED JANUARY 1994

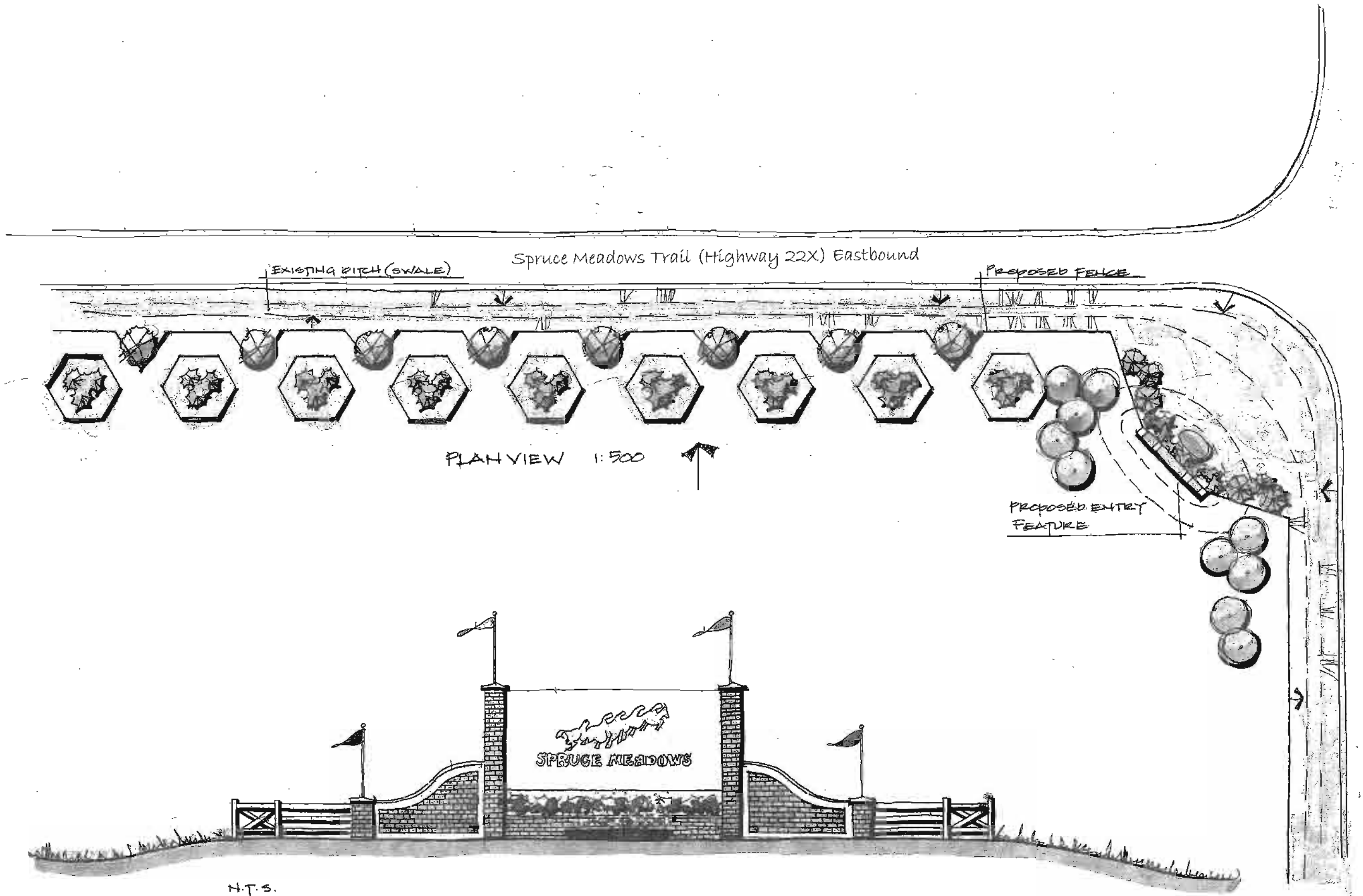
9112302

A.S.C.M. 41715

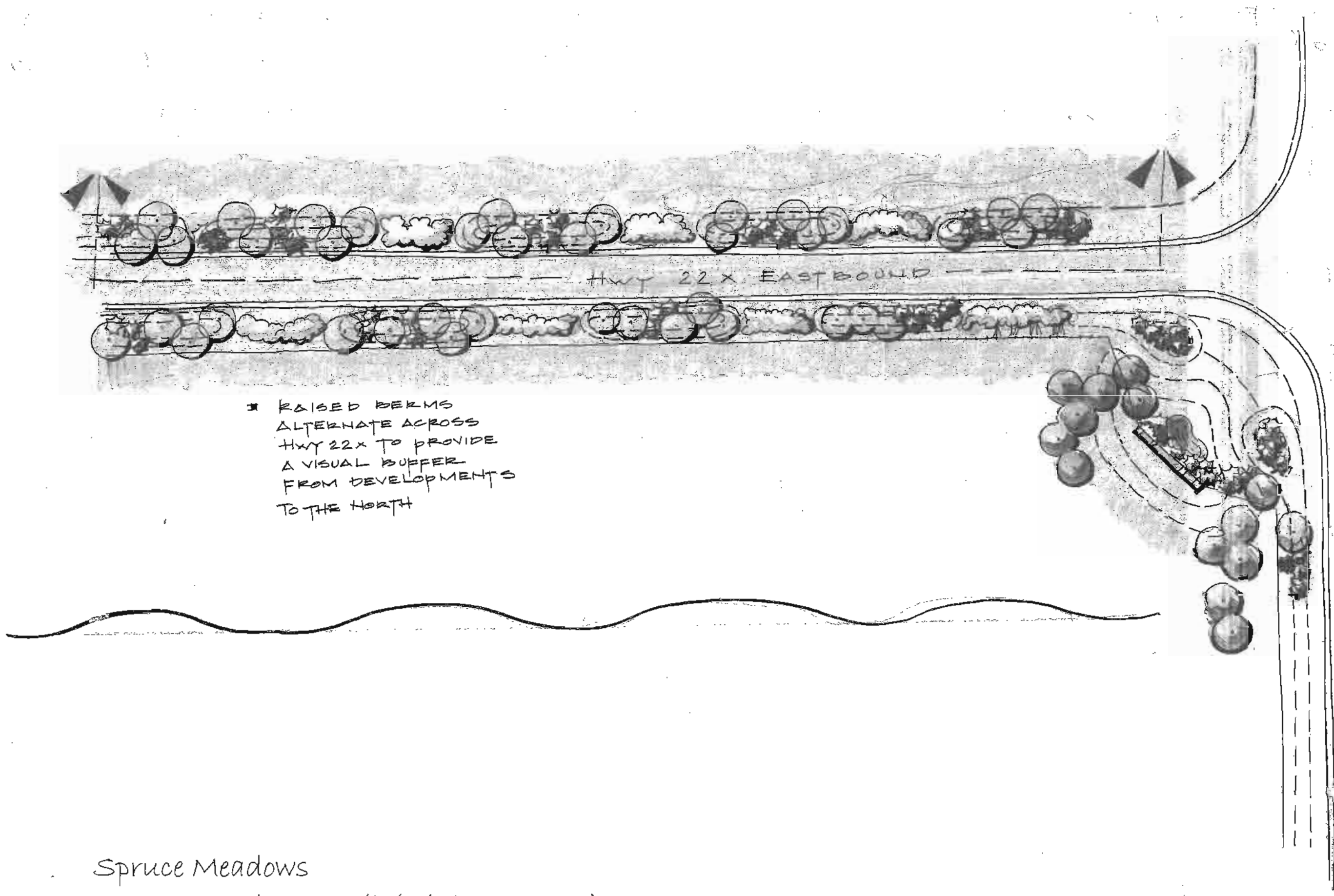
APPENDIX F – HIGHWAY BEAUTIFICATION CONCEPT



■ SPRUCE MEADOWS
 ENTRY LANDSCAPE CONCEPT ↑
 SCALE 1:2000



**SPRUCE MEADOWS
ENTRY FEATURE CONCEPT**
SCALE AS SHOWN



* RAISED BERMS
ALTERNATE ACROSS
HWY 22X TO PROVIDE
A VISUAL BUFFER
FROM DEVELOPMENTS
TO THE NORTH

Spruce Meadows Way (14th Street)

Spruce Meadows
Spruce Meadows Trail (Highway 22X)
Landscape Concept



Spruce Meadows
Spruce Meadows Trail (Highway 22X) Eastbound
Landscape Elevation Concept

APPENDIX G – COMPARISON AIR PHOTO – Aachen, Germany



SPRUGE MEADOWS

Project Title
Spruce Meadows Plan

Drawing Title
**Comparison -
Aachen, Germany**

Legend



Appendix: **E**

Date: October 2001

0 200 400 800 meters





SPRUGE MEADOWS

Project Title
Spruce Meadows Plan

Drawing Title
**Comparison -
Aachen, Germany**

Legend



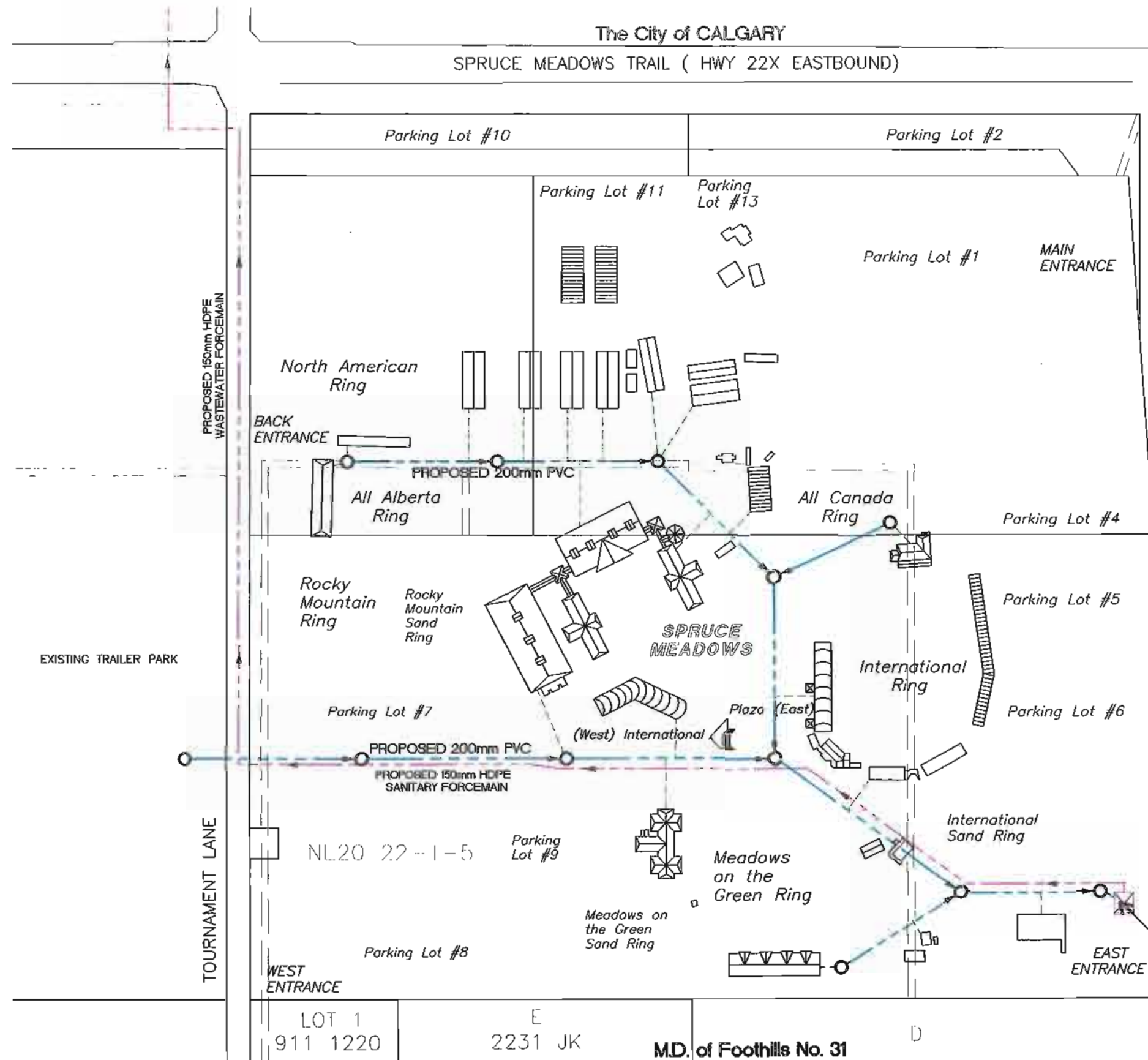
Appendix: **E**

Date: October 2001







APPENDIX H – ONSITE AND OFFSITE WASTEWATER COLLECTION OPTIONS

The City of CALGARY
 SPRUCE MEADOWS TRAIL (HWY 22X EASTBOUND)



LEGEND :

-  PROPOSED SPRUCE MEADOWS 150mm SANITARY FORCEMAIN
-  PROPOSED SPRUCE MEADOWS 200mm SANITARY SEWER
-  PROPOSED SPRUCE MEADOWS WATERWATER MANHOLE
-  PROPOSED SPRUCE MEADOWS BLDG. SERVICE CONN.

TIE TO PROPOSED WASTEWATER PUMP STATION



SPRUCE MEADOWS

BRISBIN & SENTIS
 Engineering Inc.
 Calgary · Alberta

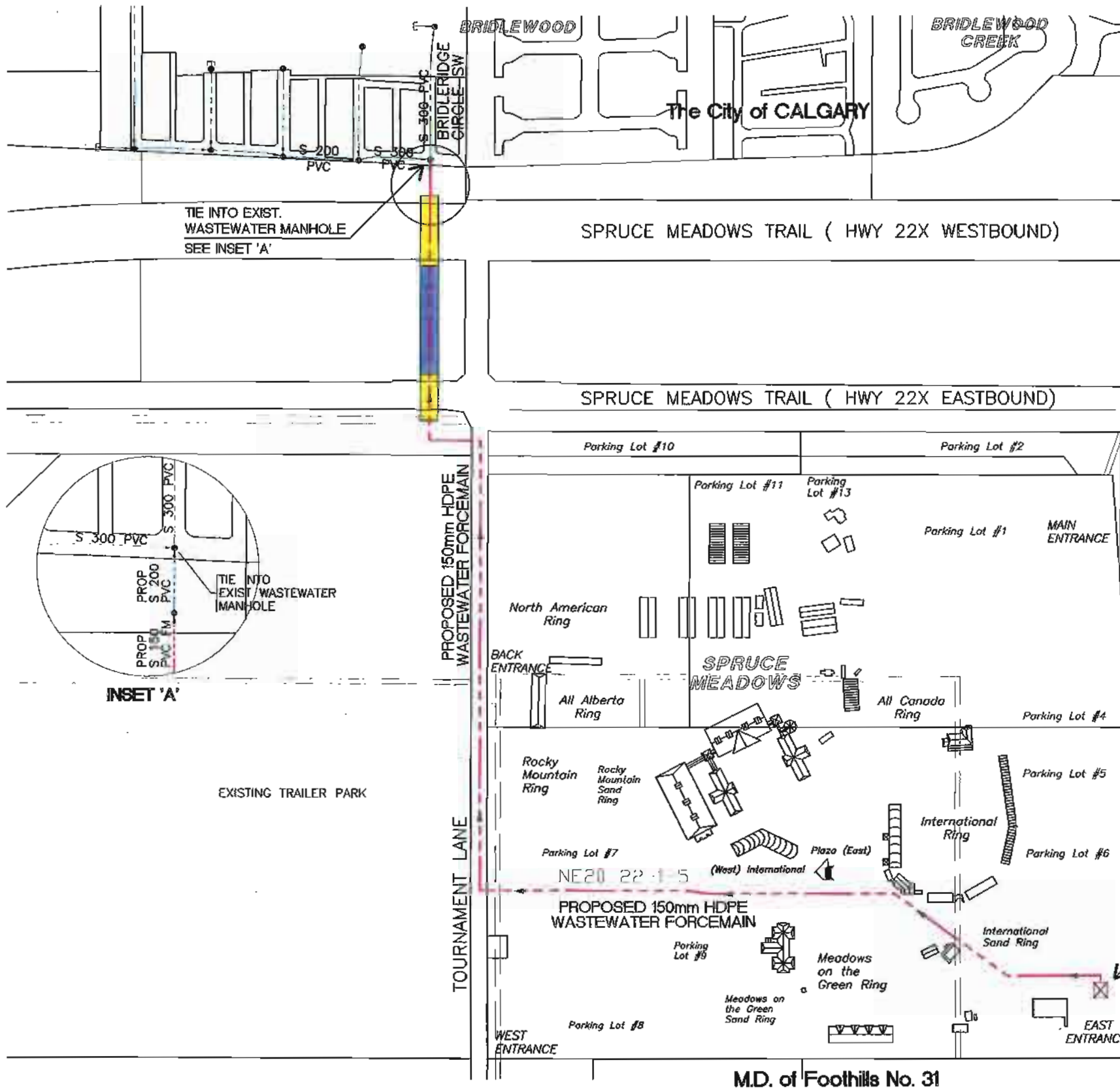
Spruce Meadows Farms Ltd.

ONSITE WASTEWATER COLLECTION OPTION

CONCEPTUAL
 FOR DISCUSSION PURPOSES ONLY

Dwg. No. 3.2

SCALE: N.T.S. PROJECT : Y005-003 DATE : July 2001



SOMERSET



14 ST SW

LEGEND :

-  EXISTING CITY OF CALGARY 200mm WASTEWATER MAIN
-  EXISTING CITY OF CALGARY 300mm WASTEWATER MAIN
-  PROPOSED SPRUCE MEADOWS 150mm WASTEWATER FORCEMAIN
-  OPEN CUT TUC CROSSING
-  AUGER TUC CROSSING (steel casing)

SPRUCE MEADOWS WAY

PROPOSED WASTEWATER PUMP STATION



SPRUCE MEADOWS

BRISBIN & SENTIS
Engineering Inc.
Calgary · Alberta

Spruce Meadows Farms Ltd.

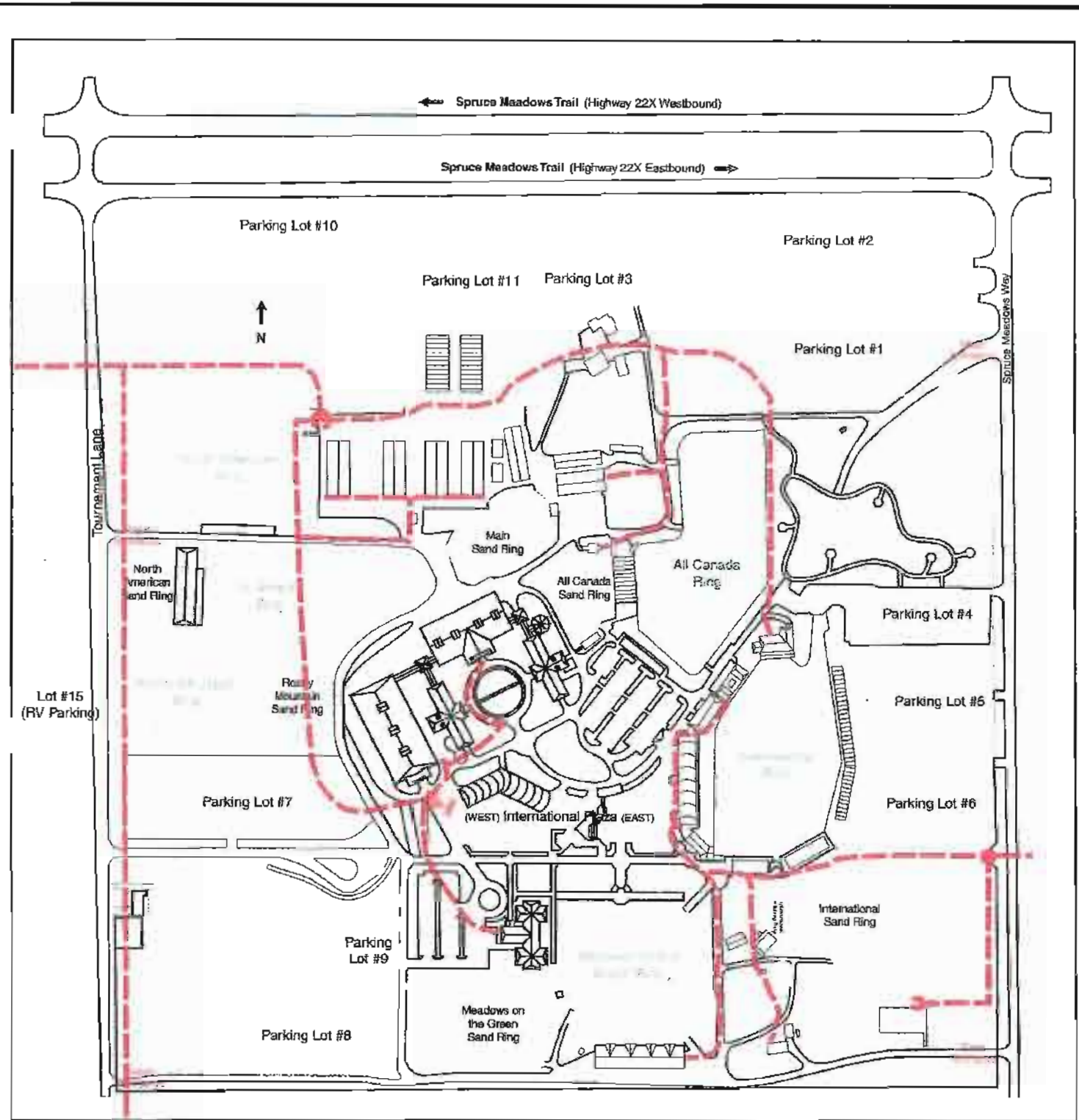
OFFSITE WASTEWATER OPTION

CONCEPTUAL
FOR DISCUSSION PURPOSES ONLY


Dwg. No. 3.1

SCALE: N.T.S. PROJECT : Y005-003 DATE : July 2001

APPENDIX I – DETAILED ONSITE STORM WATER DRAINAGE AND GAS LINE LOCATIONS



Legend

 Gas Line

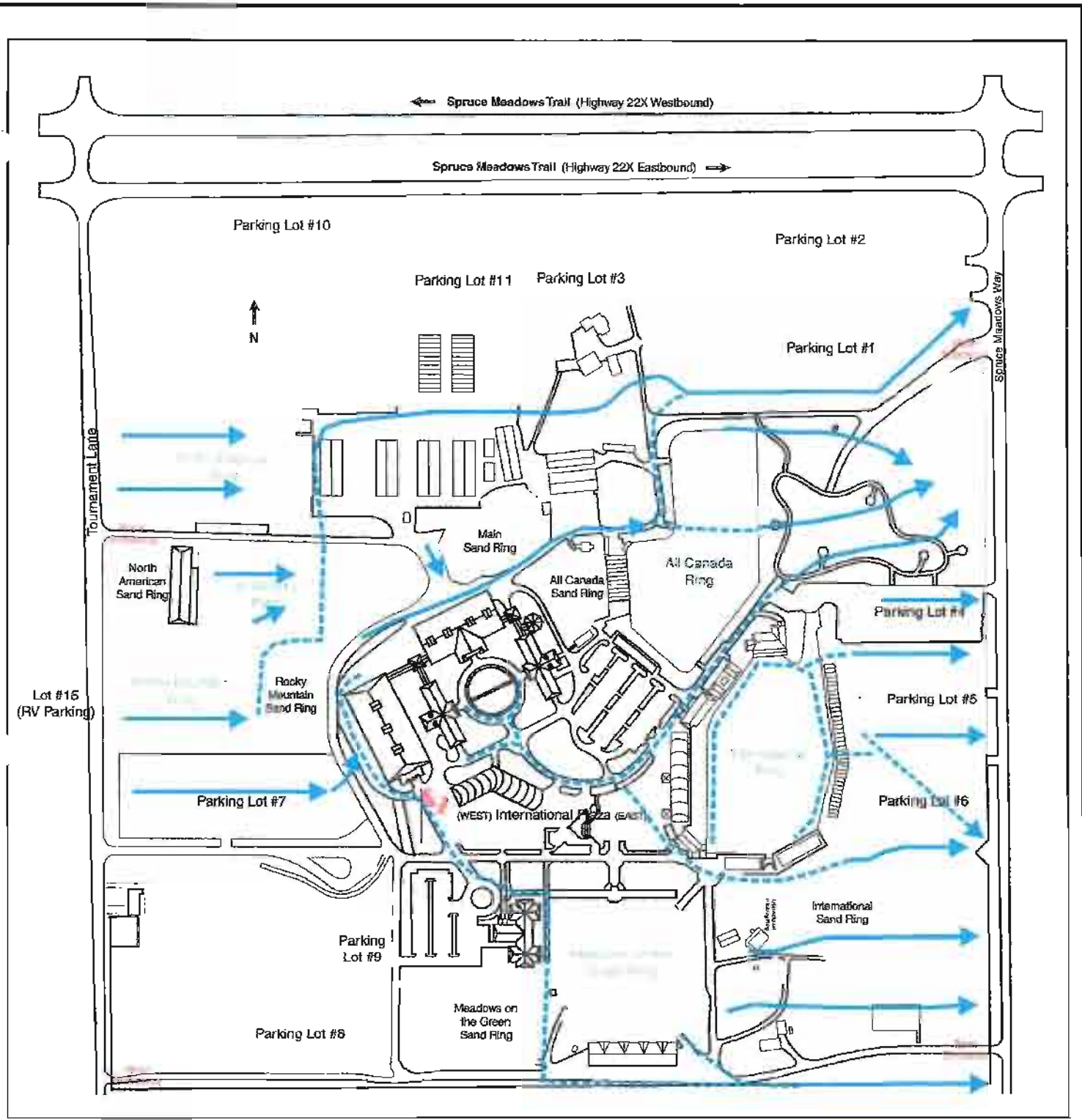
The Spruce Meadows Plan
 Date: October 2001




SPRUGE MEADOWS

Drawing Title:
Gas Line Location

Appendix G
 Scale: NTS



Legend

-  Overland Drainage
-  Underground Drainage

The Spruce Meadows Plan
 Date: October 2001



SPRUGE MEADOWS

Drawing Title:
Storm Water Drainage

Appendix G
 Scale: NTS