

PLANNING POLICY

TO: Council
DATE: February 16, 2021 **DIVISION:** 2 and 3
TIME: Morning Appointment
FILE: 1015-550 **APPLICATION:** N/A
SUBJECT: Adoption of proposed Bylaw C-8064-2020 (South Springbank Area Structure Plan)

POLICY DIRECTION:

Direction for preparation of this Area Structure Plan (ASP) came from the Terms of Reference adopted by Council on October 11, 2016. The Plan has been prepared in accordance with Section 633 (1) of the Municipal Government Act (MGA). The Rocky View County / City of Calgary Intermunicipal Development Plan (IDP) and the County Plan (2013) also provide policy support for this proposed ASP.

EXECUTIVE SUMMARY:

The draft South Springbank Area Structure Plan (the Plan) is being proposed to guide future redesignation, subdivision, and development proposals within the Plan area. Council gave first reading to Bylaw C-8064-2020 on July 28, 2020. This ASP is the result of a review of the existing ASPs in the area: the Central, North, and Middle ASPs. The goal of the Springbank ASP review was to assess the current land use strategy in light of revised technical studies, community consultation, and growth projections. The result is two proposed ASPs: the South Springbank ASP, which consists of approximately 5,336 hectares (13,187 acres) of land, and the North Springbank ASP, which applies to approximately 5,260 hectares (13,000 acres) of land (Map 1, p. 6 of the proposed ASP).

In support of the ASP process, the County prepared five technical studies to comprehensively examine transportation, stormwater, environment considerations, water and wastewater feasibility, strategies and infrastructure requirements for both planning areas (both ASP areas). The technical policies of the Plan provide guidance for technical and infrastructure requirements as local plans, redesignations, and subdivisions are prepared.

The proposed ASP:

- Modernizes the vision, goals and land use strategy for the South Springbank community to align with current conditions, values and desired outcomes;
- Proposes a range of residential, institutional, and interface use development within the Plan area that would be complementary to existing and approved uses in the area;
- Provides for the continued development of the Springbank area as a unique residential community where acreages continue to be the main housing option with opportunities for cluster forms that promote the establishment of open space and pathway connections. Institutional uses would be carefully managed and predominantly centred on the Range Road 33 Community Core;
- Is consistent with the goals and policies of the Interim Growth Plan, Municipal Development Plan and the Rocky View County / City of Calgary IDP;
- Is feasible from a technical perspective; servicing options are available and would be further explored and solidified as development occurs;
- Provides strong policies to ensure appropriate interfaces and transitions between land uses both within, and external to the Plan area to mitigate potential land use conflicts between different land use types; and

Administration Resources

Jessica Anderson, Planning Policy

- Would not require a financial commitment from the County at this time; developers would fund necessary infrastructure costs, as per current County practice;

ADMINISTRATION RECOMMENDATION:

Administration recommends approval in accordance with Option #1.

BACKGROUND:

It has been over 15 years since Springbank's area structure plans were adopted. In that time, Springbank and neighbouring areas have continued to grow, and conditions have changed. In addition:

- The Rocky View County / City of Calgary Intermunicipal Development Plan was adopted on February 28, 2012;
- The Municipal Development Plan (County Plan) was adopted on October 1, 2013;
- The Terms of Reference for the Springbank ASP review were adopted on October 11, 2016
- The Terms of Reference were revised on May 23, 2017, to address impacts of the newly created Calgary Metropolitan Growth Board; and
- The Calgary Metropolitan Region Board adopted the Interim Growth Plan and the Interim Regional Evaluation Framework on October 4, 2018.

Currently, Springbank contains three area structure plans:

- The Middle ASP (adopted in 1998): addresses development in a quarter section surrounded by the Central Springbank ASP, located adjacent to and South of Lower Springbank Road, and east of Range Road 31.
- The South Springbank ASP (adopted in 1999): boundaries extend as far as Range Road 32 to the east, Range Road 35 to the west, Township Road 251 A to the South, and Township Road 245 to the south.
- The Central Springbank ASP (adopted in 2001): boundaries extend to the Bow River in the south, the Elbow River to the south, Calgary to the east and one mile west of Range Road 33. The TransCanada Highway bisects the plan area and Highway 8 touches its southeastern corner.

The goal of the review process was to develop an up-to-date plan(s) that respects the values of the community; accounts for current conditions; and aligns with related plans, policies, and studies that have been adopted since the original Springbank plans were completed.

During the review process, many important issues were considered, such as community identity, conservation, land use, housing options, economic development, local services, amenities, and infrastructure. As well, Administration considered whether to combine the three current Springbank Area Structure Plans into one.

Several of the key points outlined in the Terms of Reference were:

- Enhancing Springbank as a distinct residential growth area for the County with appropriate infilling of existing areas;
- Supporting development of a thriving regional business center and highway business development areas in accordance with the County Plan;
- Developing attractive gateways for major corridors and key entrances;
- Appropriately managing transitions between land use areas and city of Calgary development forms;
- Determining transportation corridors, including major and minor road connections in the Plan area; and

- Assessing available major infrastructure and utility systems including water, wastewater, and stormwater management systems.

The proposed South Springbank ASP aims to address each of these key points and provide appropriate policy to address them. If approved, the South Springbank ASP would provide policy guidance for the preparation of *local plans* (conceptual schemes and master site development plans) and subsequent applications for redesignation, subdivision, and development within the Plan area.

PLAN PREPARATION:

The Plan was prepared through a collaborative planning process that began early in 2016 and resulted in a draft Plan in May 2019. Landowners within the study area, stakeholders, and agencies such as Alberta Transportation were involved throughout Plan's development to provide feedback and input into the plan vision, goals, and policies.

A critical component of Plan preparation included the preparation of the technical studies to examine available servicing capacity, transportation requirements, and stormwater infrastructure. These studies were also made available for review and comment by landowners, residents, and stakeholders as part of the process.

PUBLIC ENGAGEMENT:

The County undertook public engagement over five phases; the focus of each phase is identified below:

- Phase 1 Project Launch: From November 2016 to February 2017, the project webpage was launched, a mail-out was sent to all Springbank addresses and an open house was held at the Heritage Club.
- Phase 2 Setting ASP Direction: From February to June 2017, the County held coffee-chat sessions to discuss areas for growth and preservation, boundary considerations and preferred engagement techniques. A workshop was held to examine priorities for transportation, conservation and servicing. The County scheduled a second round of coffee-chats due to positive feedback and community desire.
- Phase 3 Draft Vision, Objectives, and Land Use Scenarios: In June 2018, an open house was held to gain input on the vision, goals, and objectives together with three land use scenarios. Landowners were notified of the event and asked for input through a second mail-out along with the webpage and press releases. Feedback was requested through an online mapping tool and a survey.
- Phase 4 Draft Plan: In May 2019, a pre-release of the first draft was published on the County webpage. This was to ascertain initial feedback on the Plan's policies, while technical reports on servicing, transportation, and the environment were still being completed. Comments were invited in writing and through individual and group meetings. Appropriate feedback was incorporated into the draft alongside the subsequent technical analysis.
- Phase 5 Final Draft and Council: Finally, between May and December 2020, the final draft of the Plan and supporting technical studies were presented to the public. The final draft of the Plan was released publicly through the County webpage prior to taking the document forward for Council consideration. A public hearing was advertised for presentation of the Plan to Council, allowing public comment on the document.

PLAN CONTENT:

The planning process resulted in two complimentary ASPs that coordinate with each other, but are not dependent on one another. The proposed South Springbank ASP proposes a mix of residential development with institutional and complimentary commercial within the community core on Range Road 33, while the North Springbank ASP proposes a mix of business, residential, mixed use, and urban-

interface forms of development. This report focuses on the policies and uses of the South Springbank ASP.

Land Use Strategy

The Plan proposes a range of residential, institutional and interface forms of development, and appropriate interface and transitional policies to mitigate potential land use conflicts between different land use types. High quality design considerations, as well as appropriate gateway provisions, have also been incorporated into the policies of the Plan.

Residential

Approximately 4,551 hectares (11,246 acres) of land is proposed for residential development. These areas include existing country residential development, country residential infilling, and new areas for cluster and/or country residential development with increased open spaces, pathways, and centralized servicing.

Institutional

Approximately 292 hectares (722 acres) of land is proposed for institutional development, comprising the Community Core, south of the Highway 1/Range Road 33 corridor. The area already features a number of educational, community, and religious assembly uses, so future development in this area would be complimentary and supportive of a growing community core. Accompanying business and residential uses may be appropriate and considered with an emphasis on design, transitions, and active transportation.

Interface Area

Approximately 24 hectares (60 acres) of land is proposed for Urban Interface areas. These lands, by virtue of location, servicing potential, and adjacency to existing or planned developments, are expected to develop in the near future. These lands may be a mix of both Residential and Commercial, with detailed land use proposals, density, and form to be determined at the local plan stage. Residential density and form should be compatible with adjacent forms, creating transition areas to higher density where appropriate.

Appropriate implementation of the interface and design policies of the Plan would be important for the interface lands to minimize potential land use conflicts, and to ensure a desirable transition between adjacent City and country residential lands.

Special Planning Areas

There are four Special Planning Areas identified within the Plan area totaling 519 hectares (1,283 acres). These areas require special consideration given their location - adjoining the municipal boundary with the city of Calgary, and adjacent to the transportation corridors of Stoney Trail, or Highway 8. Taking into account their location within the Plan area, it is recognized that these areas may have the potential for a higher intensity of development compared to the country residential designation they previously held under the Central Springbank ASP. A mix of Commercial and Residential development is envisioned for the Special Planning Areas. Timelines for the planning and development of the Special Planning Areas will be dependent on several technical considerations and the ongoing coordination and collaboration with the City of Calgary.

Technical Support

Five technical studies were prepared to determine the feasibility of both ASPs:

- Springbank Area Structure Plan Servicing Strategy (water and wastewater);
- Environmental Constraints Review (environmental and wildlife);
- Springbank Master Drainage Plan (stormwater);
- Springbank Creek Catchment Drainage Plan (sub-catchment stormwater); and,



- Springbank Area Structure Plan Transportation Network Analysis (transportation).

The studies identify future infrastructure needs and the required upgrades to support the proposed land uses. As local plans are prepared by development proponents, detailed technical studies would be required to align with the above master studies. The studies were prepared for the entire study area to ensure comprehensive consideration of infrastructure, particularly for transportation and stormwater.

For this ASP, development of the area, as envisioned, is technically feasible. The transportation, servicing, and stormwater policies have been written to ensure appropriate, comprehensive implementation of infrastructure as development proceeds. Required infrastructure and servicing acquisition, construction, and upgrades would be the responsibility of the development proponent, who would also be required to pay all applicable County infrastructure levies. A general description of proposed infrastructure for the Plan area is provided below.

Transportation

The future transportation network for the Plan area is depicted on Map 09: Transportation Network of the Plan. The map and associated policies identify the ultimate road configuration to support full build, as well as the timing of future road upgrades and connectivity with the city of Calgary. As part of any local plan submission, a transportation impact assessment would be required to determine potential off-site road improvements required to facilitate the proposed development.

Given the Plan area's proximity to the provincial highway network, connectivity to the provincial highway system is an important component of the transportation policies. Future interchanges are identified along the Stoney Trail Corridor for development by Alberta Transportation. All local plan submissions would be required to accommodate any proposed changes to the provincial highway network.

Stormwater

The Springbank area is made up of several stormwater catchment areas, with four flowing South to the Bow River, and five flowing south towards the Elbow River. Both the Elbow and Bow Rivers are important water courses that support many uses; notably, the Elbow River is one of the most significant raw water supplies for the city of Calgary via the Glenmore Reservoir. The protection of important natural resources is imperative for the sustainable growth and development of not only of Springbank, but all downstream municipalities. The Springbank Master Drainage Plan was prepared to provide guidance for future development within the Plan area and details necessary infrastructure required to facilitate development in the Plan area. As part of local plan submissions, further sub-catchment plans that conforms to the MDP would be required.

The Plan's stormwater policies direct the development of stormwater management systems for the entire Plan's area, to ensure stormwater management would be undertaken in a comprehensive method that avoids the use of individual lot stormwater ponds or volume control measures. Low Impact Development and re-use of stormwater at the local plan level is also encouraged.

Utility Servicing

In support of the North and South Springbank ASPs, a technical assessment of water and waste water servicing options was completed. The key objective of the assessment was to determine if a cost effective servicing system(s) that provides efficient, economic, and sustainable municipal services to residents is feasible for the Plan area. The "Springbank Servicing Strategy" evaluated multiple servicing solutions and determined that there are cost effective and sustainable options available.

Potable water service would be provided through a combination of individual groundwater wells, existing and expanded water coop service areas, and expansion of the Calalta Waterworks service area. The study recommends a County-controlled water system, including reservoirs, distribution system infrastructure, and upgrades to Harmony's existing WTP to service lands in the northern portions of the Plan area.

Wastewater servicing would be accommodated through a combination of private septic systems, centralized systems serving new local plan areas, and a connection to Harmony's Wastewater Treatment Plant for some lands along the Highway 1 corridor and south into the Special Planning Areas. The study recommends a County-controlled wastewater system including gravity sewers, force mains, lift stations, and upgrades to the existing Harmony Wastewater Treatment Plant.

The proposed strategy is the most feasible utility system at the time of Plan writing; it demonstrates that cost effective servicing opportunities do exist in the Plan area to support the proposed land uses, and can be further explored by development proponents at subsequent development stages. The final utility system would be determined as part of the local plan preparation and would be funded by development proponents.

Plan Implementation

The proposed Plan contains a number of policies and actions to assist with implementation of the Plan as development proposals are received. Plan implementation policies primarily include direction for evaluating applications, continuing collaboration with the City of Calgary, and clear expectations of developers for infrastructure costs and funding requirements. Policies 20.4 and 20.17 of the proposed Plan clearly outline that the responsibility for front-end costs of transportation or utility service upgrades, both internal and external to a particular development, would be funded at the developers' cost.

Section 27 of the proposed Plan includes a number of policies to direct the ongoing collaboration with the City of Calgary as development occurs within the IDP areas.

POLICY DIRECTION AND SUPPORT:

The key policy direction for the South Springbank ASP is provided in the Interim Growth Plan, County Plan and the Intermunicipal Development Plan (IDP).

Calgary Metropolitan Region Board Interim Growth Plan (IGP)

The proposed Plan was evaluated in accordance with the Calgary Metropolitan Region Board's (CMRB's) Interim Growth Plan (IGP). The IGP provides guidance for the intensification or expansion of existing settlement areas and for the designation of employment areas in the Calgary Region. The IGP provides policy guidance to plan these types of developments through the preparation of statutory plans, such as an Area Structure Plan (ASP).

The IGP was prepared by the CMRB to guide land use, growth, and infrastructure planning on an interim basis, prior to the development and approval of the long-term Growth and Servicing Plan (expected March 2021). Any amendments to statutory plans prepared after January 1, 2018, must conform to the IGP. As the proposed South Springbank ASP is a statutory document, it was evaluated in accordance with the applicable policies of the IGP.

The IGP provides policies to guide planning and development based on the following development types:

- intensification and infill development in existing settlement areas;
- expansion of settlement areas;
- new freestanding settlement areas;
- country residential development; and
- employment areas.

The IGP requires statutory plans to be prepared for the above-listed development types, which is consistent with the direction of the County Plan.

The Springbank area is an *intensification and infill development in existing settlement areas* development type; specifically, a County Residential development settlement area. This development type shall be planned and developed to:



- a. achieve an *efficient use of land*;
- b. achieve higher *density development* in central core areas;
- c. accommodate residential and/or mixed-use *development* at a higher density than currently exists;
- d. provide for a mix of uses including *community services and facilities*, where appropriate; and
- e. make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers.

The IGP provides policy direction on Intermunicipal collaboration in section 3.2.2; collaboration processes undertaken with the City of Calgary are detailed in Appendix D of the South Springbank ASP. In particular, Administration executed a structured engagement process that included notification and circulation of materials as the Plan was developed, meetings, site visits, workshop sessions, and data sharing. Administration provided all technical studies for review and comment, and revised both the draft Plan and technical studies to respond to comments received during circulation. The Intermunicipal aspect of the project and resulting Plan are consistent with the goals of the IGP to ensure coordination to collaborate on matters of regional significance.

Administration's assessment concludes that the proposed South Springbank ASP would fulfill the policy requirements of the IGP and that the proposed land use strategy aligns with the intent of the IGP direction for development types including intensification and infill areas.

County Plan

The County Plan identifies the Springbank area as a residential growth area and provides criteria for review of existing ASPs. These criteria include the consideration of alternative development forms, such as compact residential development, which retain rural character and reduce the overall development footprint on the landscape. The draft Plan considers each aspect of review and provides a modernized document that aligns the vision, goals, and land use strategy for the south Springbank community with current conditions, values, and desired outcomes.

Further, the County Plan recognizes the area around the Springbank Airport as being appropriate as a Regional Business Centre, and the area around the Highway 1/Range Road 33 as a Highway Business Area. Section 14 of the County Plan describes Regional Business Centres as areas that contain a concentration of commercial and/or industrial businesses, have efficient road connections to the provincial highway network, and have the potential to access servicing. The policies of the North Springbank ASP support the development of portions of that Plan area into a regional and highway business centre, as per the direction of the County Plan; it is complimentary to the South Springbank ASP and provides important employment opportunities. The South Springbank ASP is focused, in the short term, on residential and institutional forms of growth with opportunities for employment and increased residential densities in the longer term within the Special Planning Areas.

Rocky View County / City of Calgary Intermunicipal Development Plan

Further policy guidance for the development of the proposed ASP is also contained within the IDP. Map 4: Growth Corridors/Areas supports residential growth in Springbank being developed in accordance with the Rocky View 2060 Growth Management Plan (implemented through the County Plan) and other statutory and local plans. Map 2: Key Focus Areas identifies the lands in the proposed Special Planning Area 1 as a Key Focus Area where a concentration of employment opportunities may be appropriate over the longer term. Regional transportation, transit planning and interface planning with the City of Calgary will be essential. Special Planning Areas 2-4 will also initiate further consideration of these matters and a collaborative approach with City of Calgary.

The proposed Plan is consistent with the IDP and seeks to maintain a collaborative approach to matters of mutual interest through actions of the Plan, local plan requirements, future amendments to the Plan and related policy work on specific matters such as source water protection.

Despite fulsome engagement and collaboration with the City on the development of the Plan, The City does not support the Plan at this time. Details of the extended collaboration efforts are detailed in Appendix D of the North Springbank ASP, and the most recent feedback received from the City is included in Attachment 'D'. Administration has sought to incorporate the City's feedback into the development of the Plan where comments were material to cross-boundary matters and necessary to ensure compliance to the guiding statutory framework; Administration considers that the resulting policy additions and amendments ensure that specified concerns are appropriately mitigated.

CHANGES SINCE FIRST READING:

- Map 5: Land Use Strategy has been updated to identify the lands within the NE 20 as Urban Interface Area rather than Special Planning Area with Interim Uses. Policy affecting these lands has been strengthened so that prior to any development occurring on these lands, a local plan must be approved by Council with particular emphasis on design guidelines, sensitive transitions, the importance of community gateways, provision of servicing, transportation improvements and meaningful collaboration with the City on access and transition aspects;
- Map 9: Transportation has been updated to reflect revised roadway classifications and stronger east/west connections than previously shown. Details of the assessment are available in the updated Springbank Area Structure Plan Transportation Network Analysis report dated October 2020;
- Map 11: Water Servicing has been updated to reflect the Calalta Exclusive and Non-Exclusive Franchise Areas, which provide an important opportunity for piped water service in Springbank. Details of the assessment are available in the updated Springbank Area Structure Plan Servicing Strategy report dated October 2020;
- Section 8: Institutional and Community Services policy has been revised to consider complimentary residential uses in the community core, where appropriate. In response to feedback from residents, the local plan for the community core will be prepared by the County (rather than a landowner/developer) with emphasis on consultation with the landowners and the broader Springbank community. The local plan shall be developed along with detailed Design Guidelines for the Range Road 33 corridor;
- Minor text amendments to improve clarity and interpretation;
- Minor wording amendments to improve clarity and alignment with the Interim Growth Plan throughout the Plan.

All changes are detailed in Schedule 'A' of the Bylaw (see Attachment 'A').

PUBLIC SUBMISSIONS:

Public Hearing notices for the draft South Springbank ASP were sent to 2,952 properties within, and adjacent to, the proposed Plan area. Given that this ASP is adjacent to the city of Calgary, the community associations for adjacent communities were notified. Twenty five (25) letters were received in response and can be viewed in Attachment 'C'.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-8064-2020 be amended in accordance with Attachment 'A'.
 Motion #2 THAT Bylaw C-8064-2020 be given a second reading, as amended.
 Motion #3 THAT Bylaw C-8064-2020, as amended, be referred to the Calgary Metropolitan Region Board for approval.
- Option #2: THAT Bylaw C-8064-2020 be refused.

Option #3: THAT alternate direction be provided.

Respectfully submitted,

Concurrence,

“Theresa Cochran”

“Al Hoggan”

Executive Director
Community Development Services

Chief Administrative Officer

JA/sl

ATTACHMENTS

ATTACHMENT ‘A’: Bylaw C-8064-2020 and Schedule “A”: South Springbank Area Structure Plan Redline

ATTACHMENT ‘B’: City of Calgary Comments February 3, 2021

ATTACHMENT ‘C’: Public Submissions



ROCKY VIEW COUNTY

Schedule 'A' - Pre-Recorded Audio/Video Submissions in Opposition Municipal Development Plan

Jackie Brezovskij

Keren Farquharson on behalf of Farquharson Farms, Don Farquharson, Cody Farquharson,
Stacy Farquharson

Ena Spalding on behalf of Springbank Community Planning Association

Martyn Griggs on behalf of Rocky View Gravel Watch

Janet Ballantyne on behalf of Rocky View Forward

Lori-ann Esser on behalf of Michael Esser, Doug and Toby Steinie, Kelly Paulson

Calvin Johnson on behalf of William Lefever, Patrick and Jen Klassen

Gary Moroz

Ann McKendrick McNabb Family on behalf of McKendrick Ranches, McNabb Developments

Joey Gill on behalf of Gill Developments



ROCKY VIEW COUNTY

Schedule 'B' - Email Submissions in Support and Opposition (MDP) **Municipal Development Plan**

Opposition

Janet Ballantyne
J.F. (Jim) Chmilar
Reg Storms and Katherine Cornish
Lori-ann Esser
Keren Farquharson (SE 36-28-4-W5) representing Farquharson Farms
Wayne Jessee
Teri Lipman
Ann McKendrick McNabb
Azid Niazi, Canopy Lands
Karen Singer
Debbie and Garth Vickery
Rob Watson
John Weatherill



ROCKY VIEW COUNTY

Schedule 'C' - Pre-Recorded Audio/Video Submissions in Opposition **South Springbank Area Structure Plan**

Julie McLean on behalf of Margaret Hoydue, James Nixon, Nancy Crosley, Roberta Nixon

Cal Johnson on behalf of Patrick Klassen and William Lafever

John Bargman

Ena Spalding on behalf of Springbank Community Planning Association

Janet Ballantyne on behalf of Rocky View Forward

Sarah Lambros

Kim Magnuson on behalf of on behalf of John Beverage, Jerry and Diane Ashinoff, Sharon and Darren Anderson, Eleanore Janz, Chris and Trish Hunt, Michael and Jennifer Dunn, Cindy Craig and Janet Trott

Larry Benke on behalf of Attila Varga, Valerie and Barry Munro

Anatasia Selimos

Rob Gray on behalf of Kathy Sieber of Deuka Film Exchange Ltd

Jeff and Moirie Dunn

Debbie Vickery on behalf of Garth Vickery, Leslie Lake

Roger Galbraith

Rob and Chris Houseman

Margaret Bahcheli on behalf of Kiyooka Ohe Arts Centre



ROCKY VIEW COUNTY

Schedule 'D' - Email Submissions in Support and Opposition South Springbank Area Structure Plan

Opposition

Janet Ballantyne
John F. Bargman
Rob Gray
Bart Hribar
Davin MacIntosh
Kim Magnuson
David McColl
Peters Dewald Company
Ena Spalding
Transalta Corporation
Debbie and Garth Vickery
Robert Weston
Gloria Wilkinson



ROCKY VIEW COUNTY

Schedule 'E' - Pre-Recorded Audio/Video Submissions in Opposition North Springbank Area Structure Plan

Richard Clark

Cal Johnson on behalf of William Lafever, Patrick and Jen Klassen

John Bargman

William Hornaday

Janet Ballentyne on behalf of Rocky View Forward

Ena Spalding on behalf of Springbank Community Planning Association

Kim Magnuson on behalf of John Beverage, Jerry and Diane Ashinoff, Sharon and Darren

Anderson, Eleanore Janz, Chris and Trish Hunt, Michael and Jennifer Dunn, Cindy Craig and

Janet Trott

Jeff and Morie Dunn

Debbie Vickery on behalf of Garth Vickery, Leslie Lake

Roger Galbraith

Margaret Bahcheli on behalf of Kiyooka Ohe Arts Centre

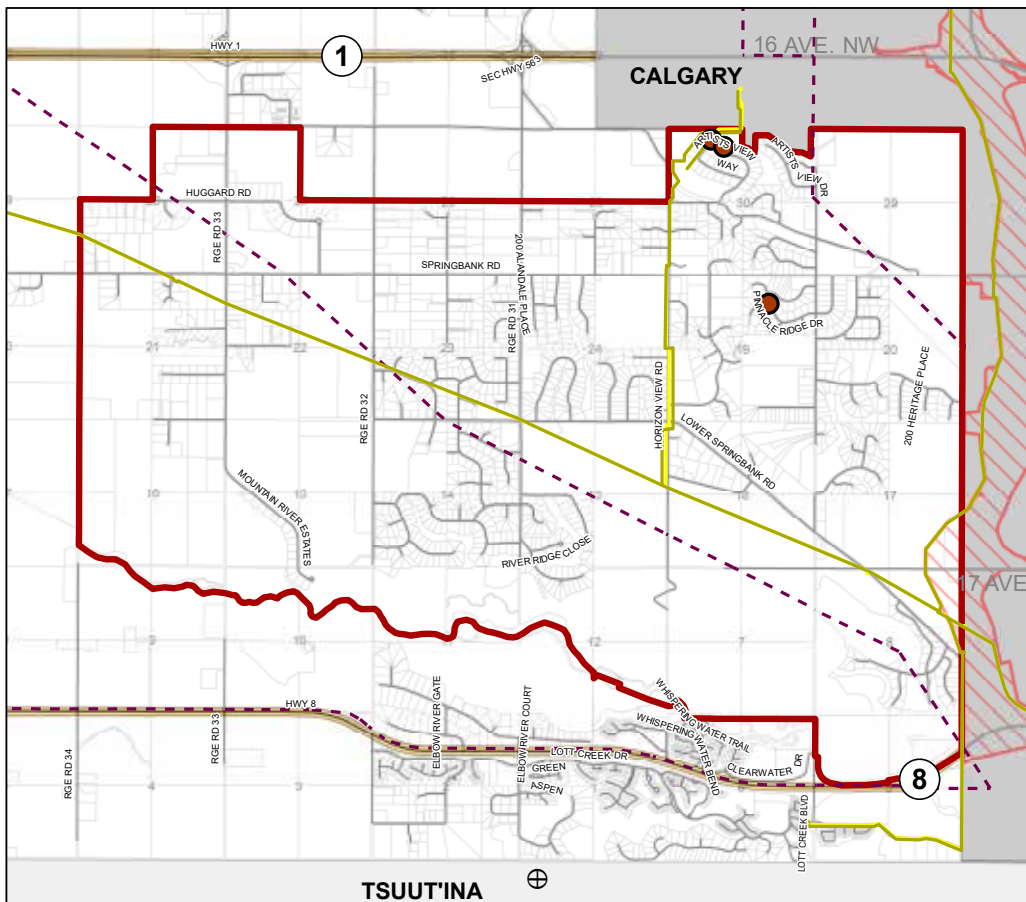


ROCKY VIEW COUNTY

Schedule 'F' - Email Submissions in Support and Opposition North Springbank Area Structure Plan

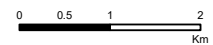
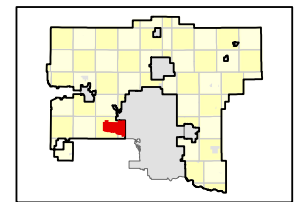
Opposition

Jerry Arshinoff
Shannon Bailey
Janet Ballantyne
John F. Bargman
Simone Byers
Simone Byers on behalf of the Springbank Community Association
Simone Byers on behalf of NSWC
Carol Meibock
Jim and Tina Cheng
Richard Clark
Jan Erisman
Karin Finley
Roger Galbraith
Karin Hunter on behalf of the Springbank Community Association
Cal Johnson
Dana Longeway
Kim Magnuson
David McColl
Brian Mckersie & Campion Swartout
Tony Meibock
Janet Ballantyne on behalf of Rocky View Forward
Anastasia Selimos
Ena Spalding
Deborah Teale
Transalta Corporation
Debbie and Garth Vickery
Ron Zazelenchuk

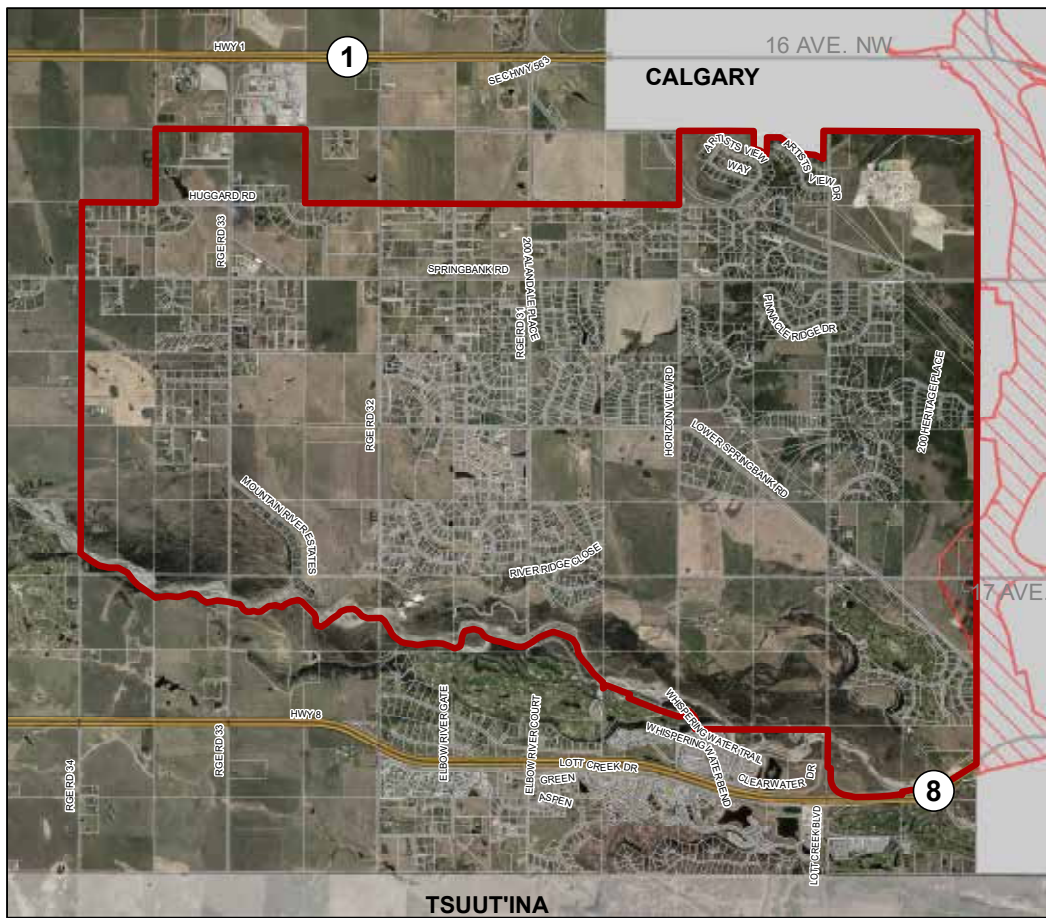


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

- ASP Boundary
- Railway Lines
- Proposed Transportation and Utility Corridor
- Crude Oil
- Natural Gas
- Sour Natural Gas
- Other
- Wells
- Abandoned Wells
- Electrical Transmission Lines

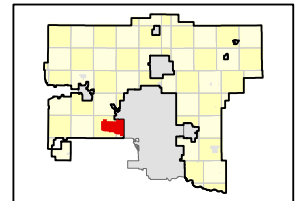


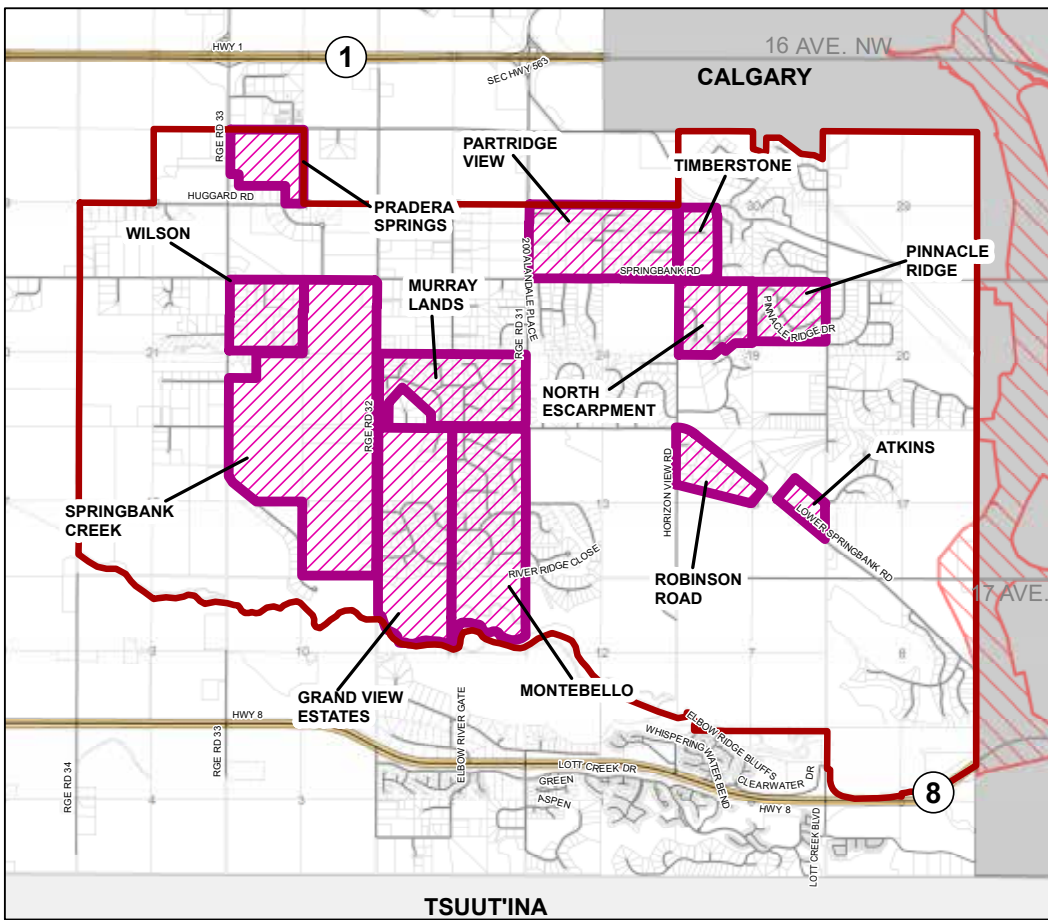
Map 01: Plan Area Location







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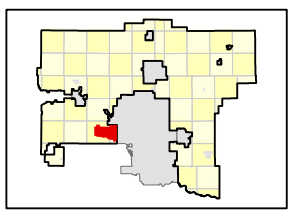
-  ASP Boundary
-  Railway Lines
-  Proposed Transportation and Utility Corridor

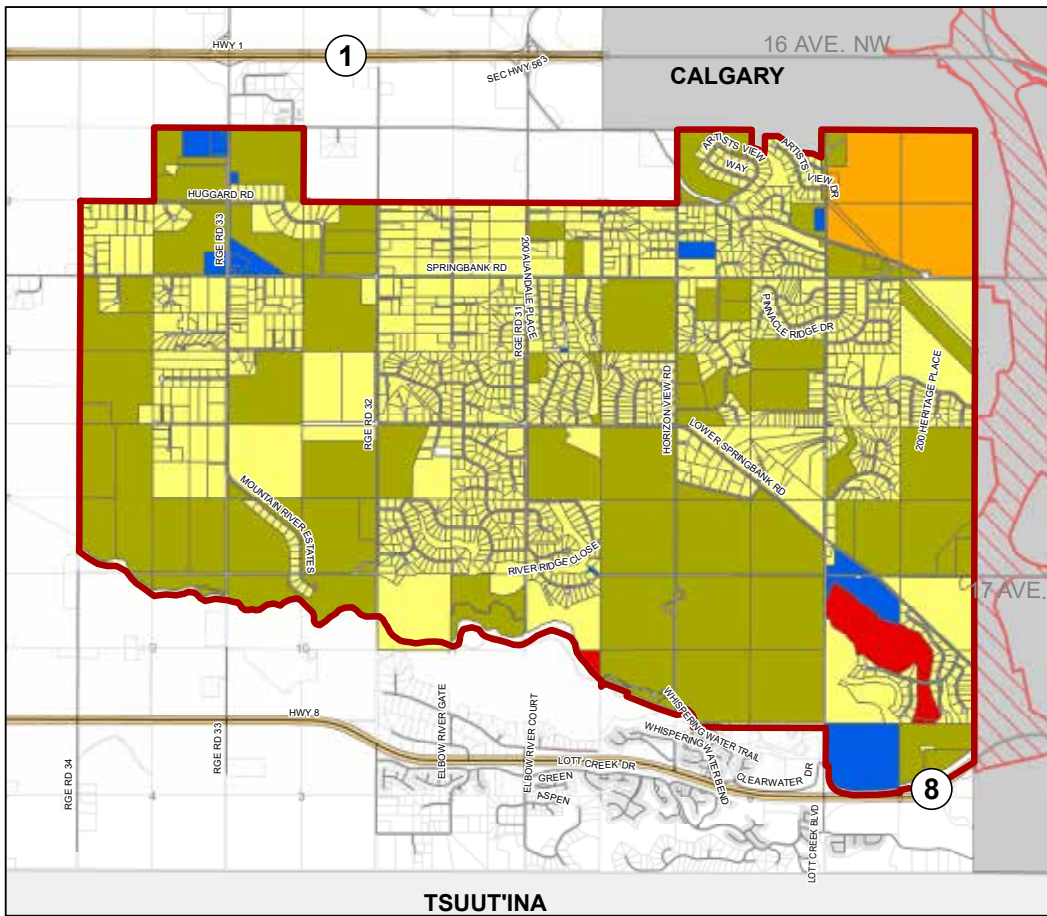




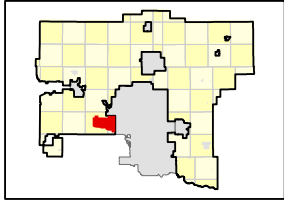
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-  ASP Boundary
-  Railway Lines
-  Proposed Transportation and Utility Corridor
-  Conceptual Schemes



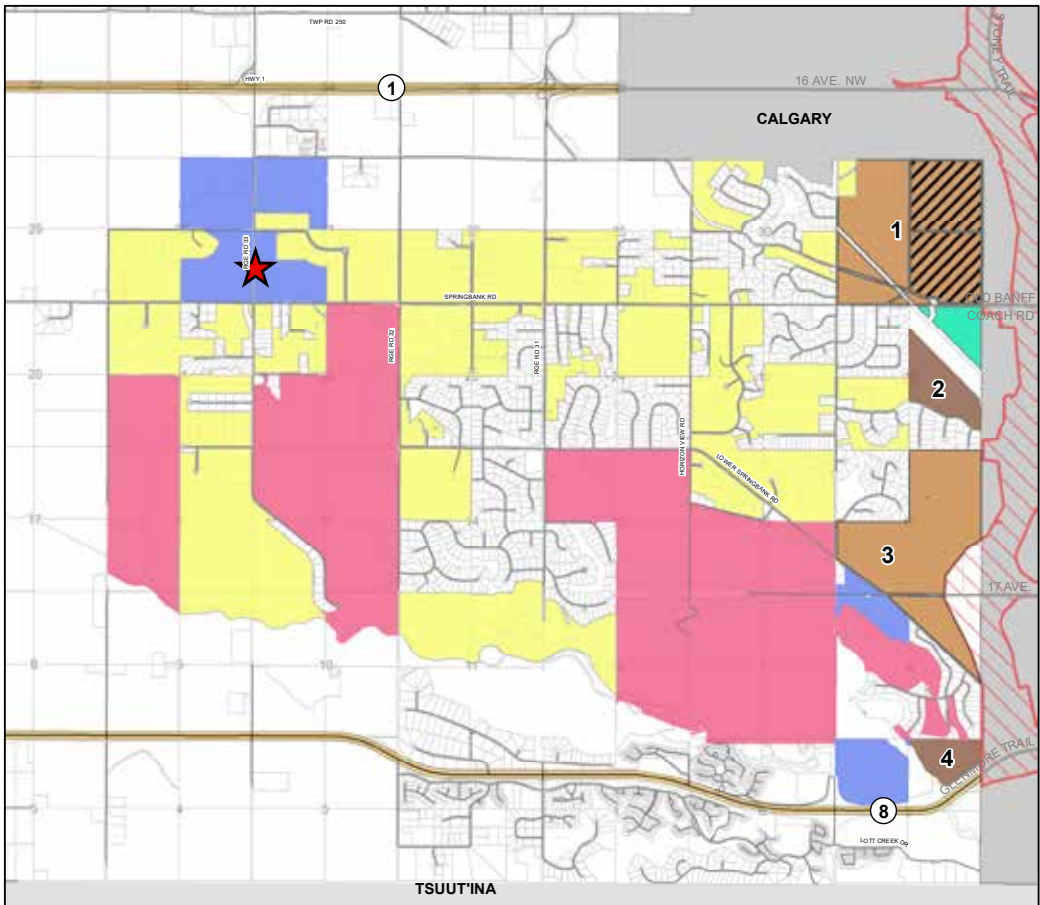


- Agriculture
- Business Commercial
- Residential
- Business Industrial
- Institutional & Community Services

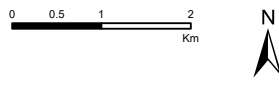
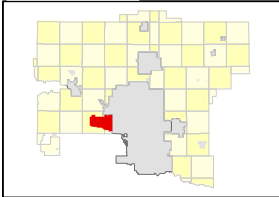


This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 04: Existing Land Use

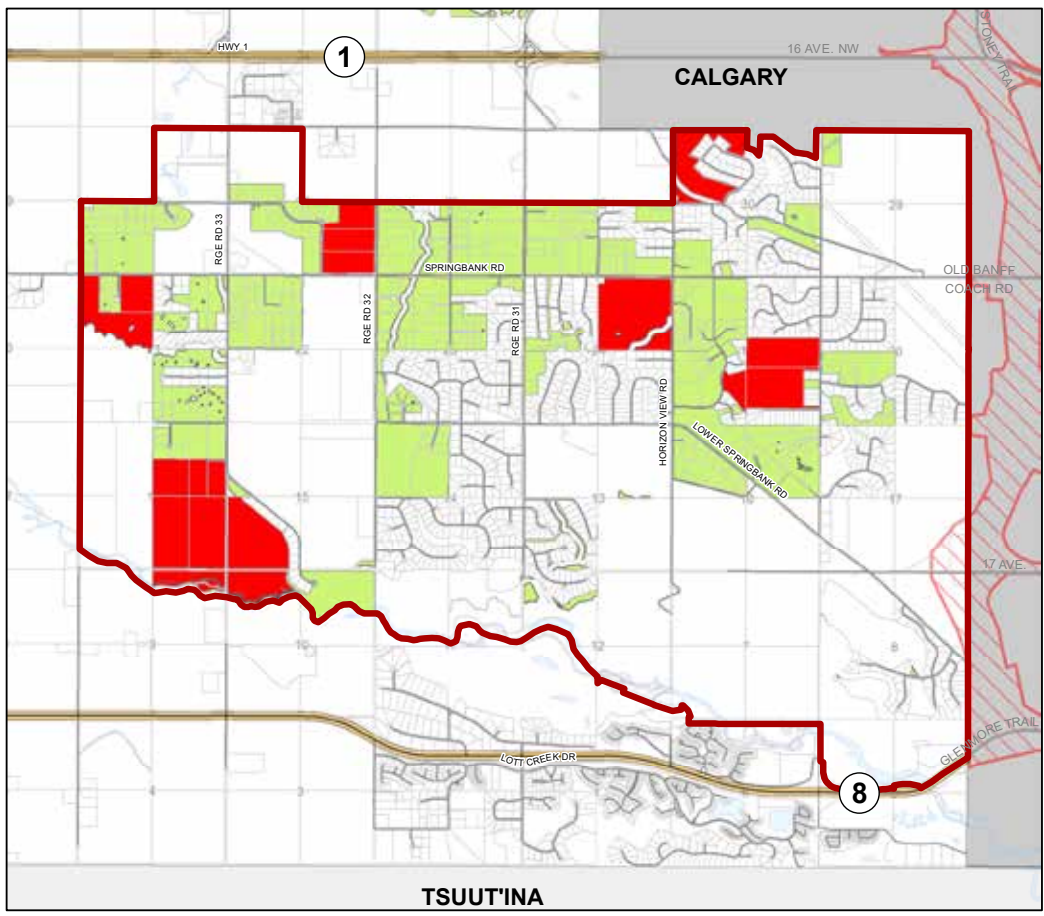


- Community Core
- Regional Mobility Corridor
- ASP Boundary
- Built Out Areas
- Limited Servicing Interim Uses
- Country Residential Infill
- Institutional & Community Services
- Cluster Residential Development
- Urban Interface Area
- Special Planning Area
- Transportation and Utility Corridor



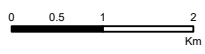
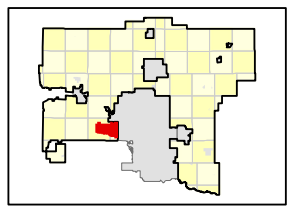
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 05: Land Use Strategy

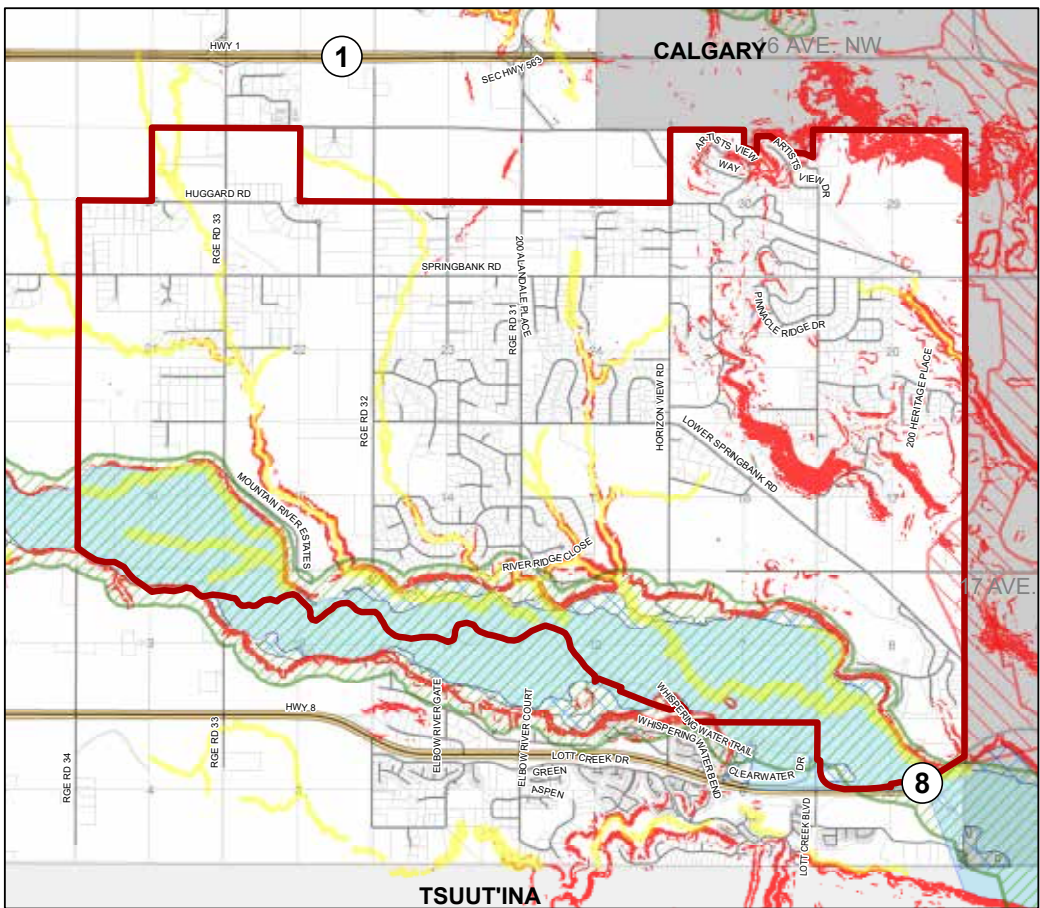


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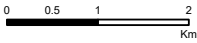
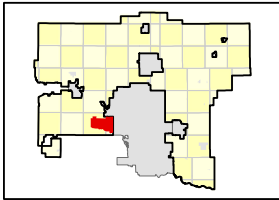
- ASP Boundary
- Railway Lines
- Proposed Transportation and Utility Corridor
- Larger infill lots
- Infill Areas



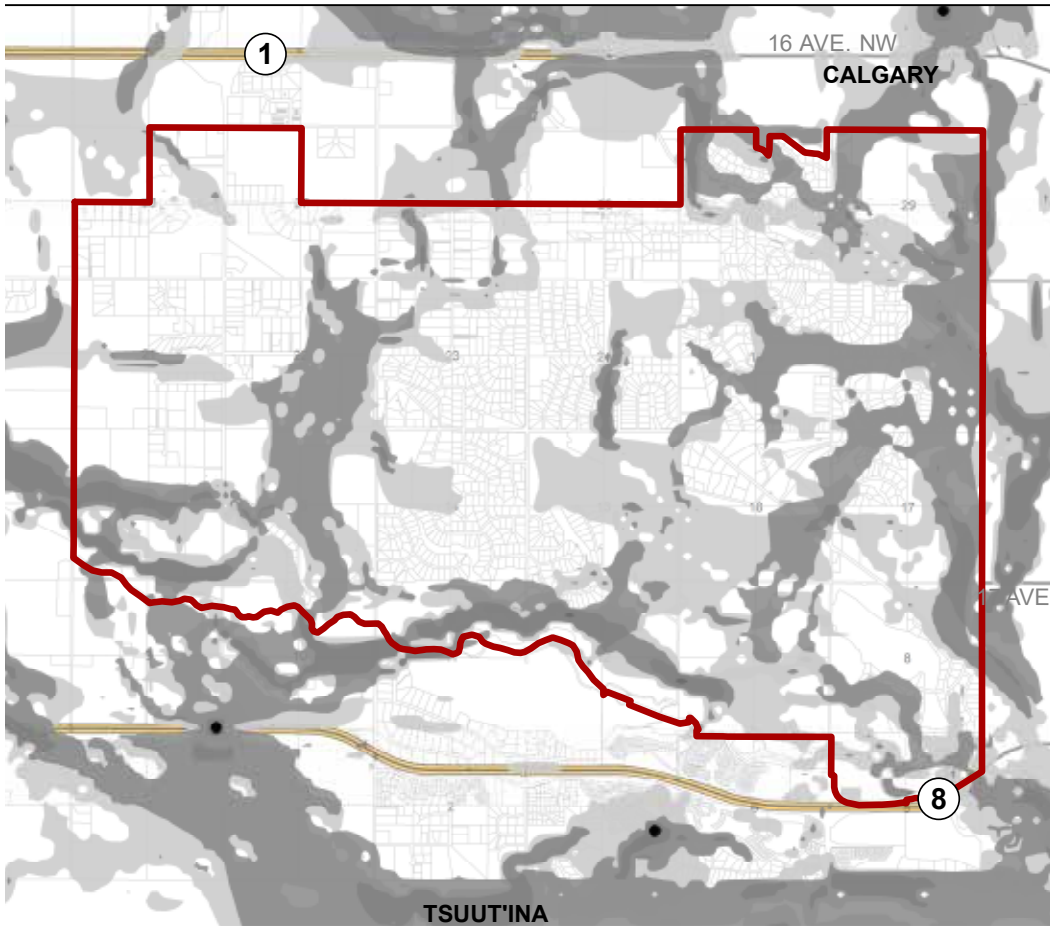
Map 05a: Residential Infill



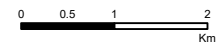
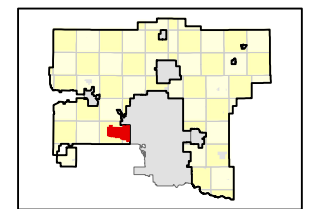
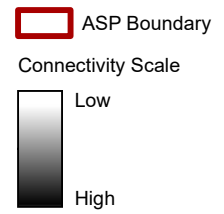
- ASP Boundary
- Floodway - AB Env.
- Flood Fringe - AB Env.
- Proposed Transportation and Utility Corridor
- Key Wildlife & Biodiversity Zones
- Riparian Setbacks
- Slope 15 % +



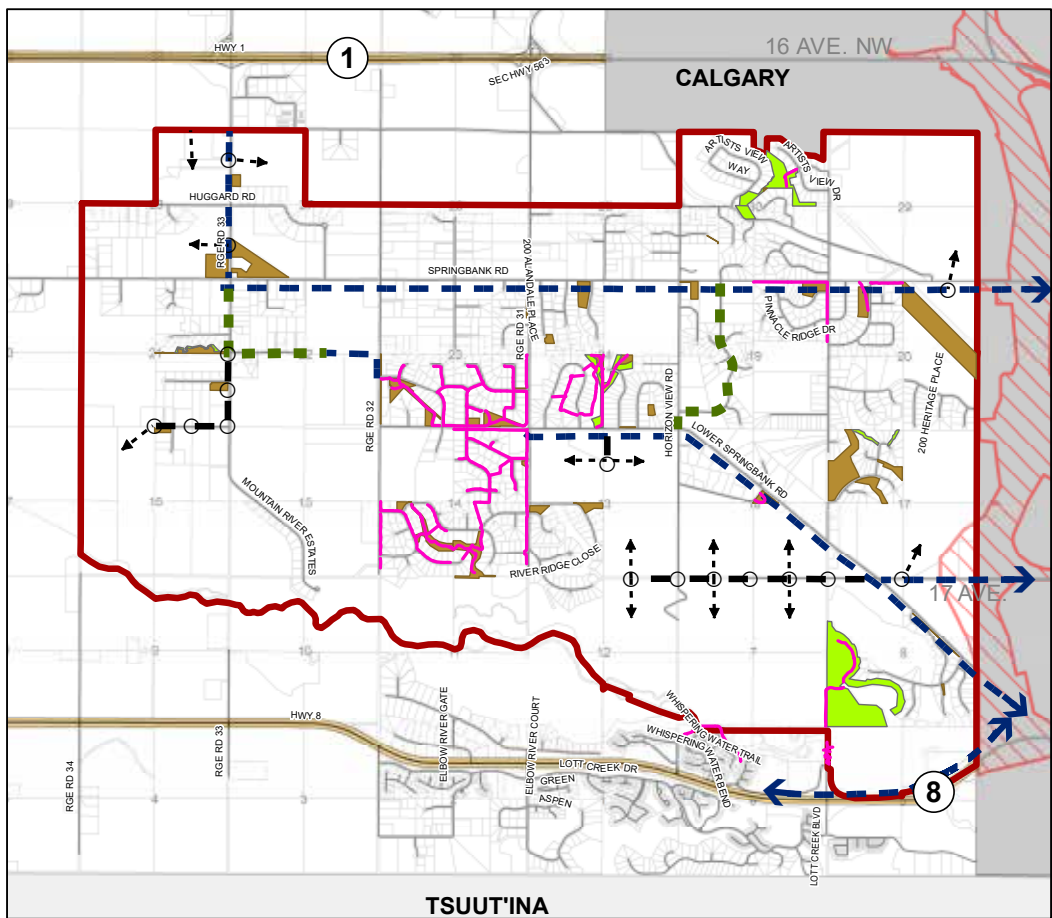
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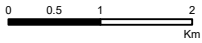
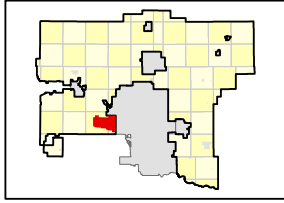


Map 07: Wildlife Corridors

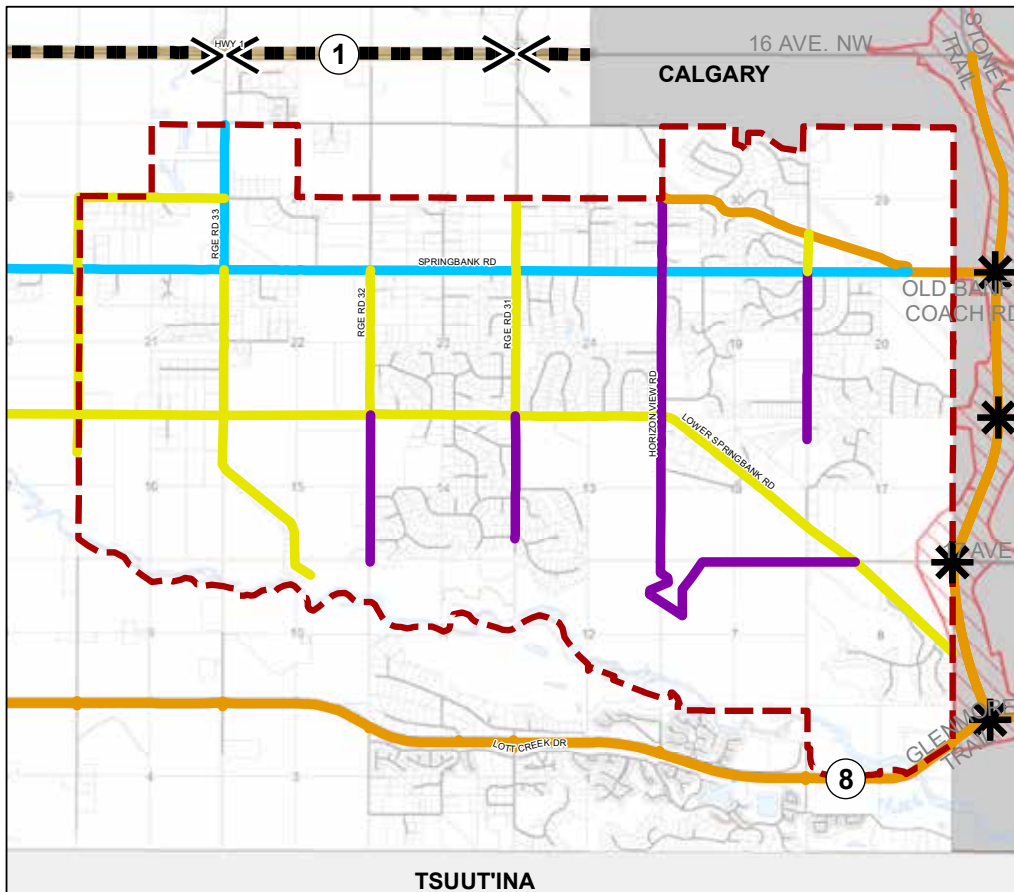


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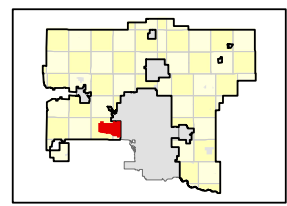
- Environmental Reserve
- Municipal Reserve
- Existing Trails
- Future Shared Use Pathway
- Future Yield Roadway
- Future Active Transportation Network



Map 08: Open Space and Active Transportation Connections

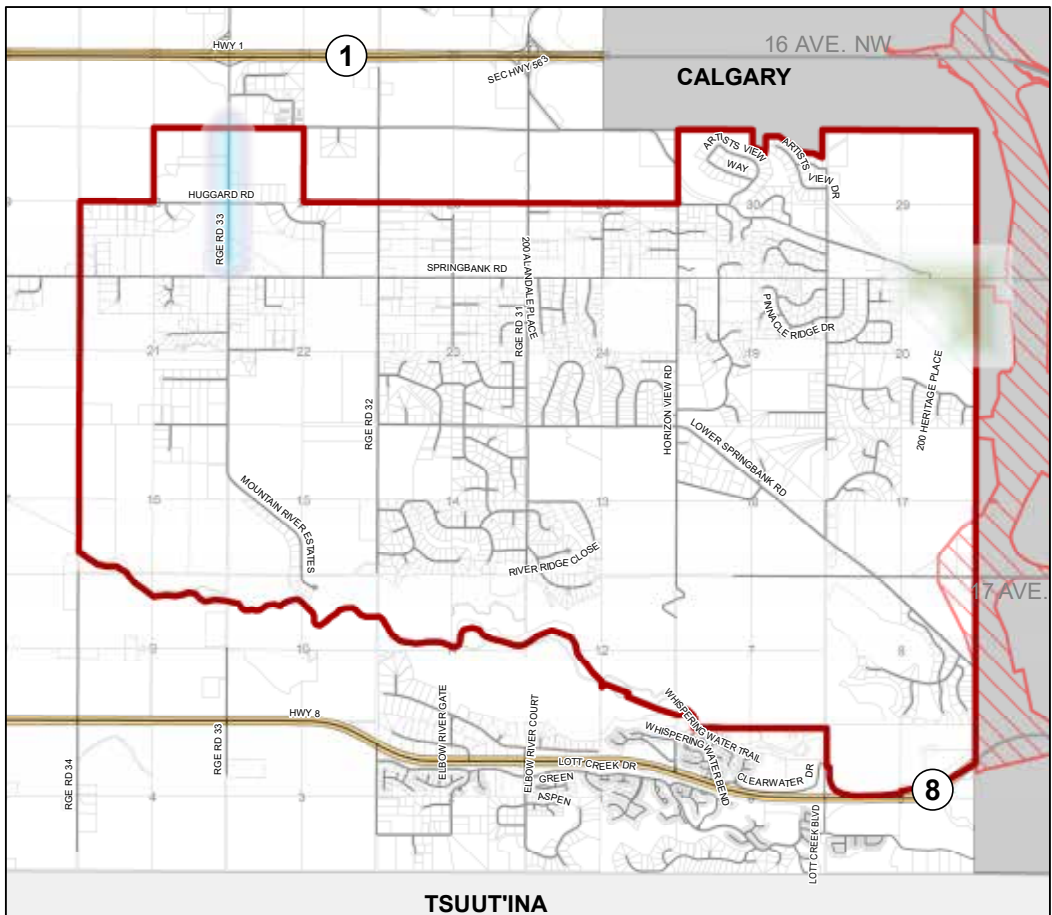






- Existing Interchange
 - Future Interchange
 - Regional Mobility/Intermunicipal Transit Corridor
 - ASP Boundary
- Road Lanes Scenario**
- Industrial Commercial Collector
 - Provincial Highway
 - Regional Arterial
 - Regional Collector

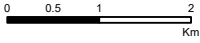
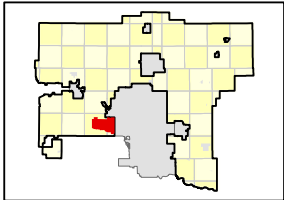


This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 09: Transportation Network

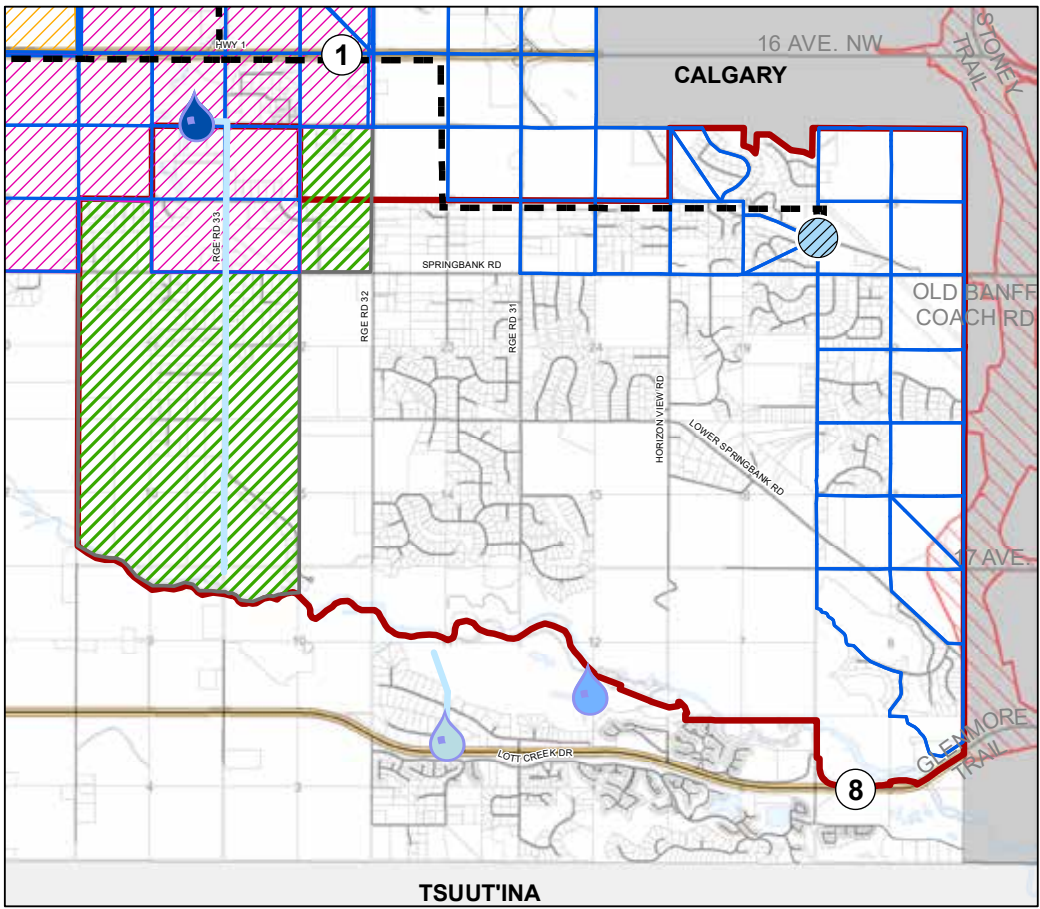


-  ASP Boundary
-  Transportation and Utility Corridor
-  Scenic Corridor
-  Community Corridor



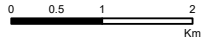
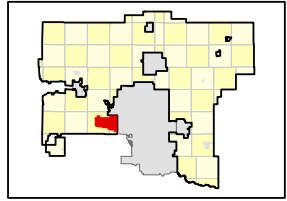
This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 10: Scenic and Community Corridors

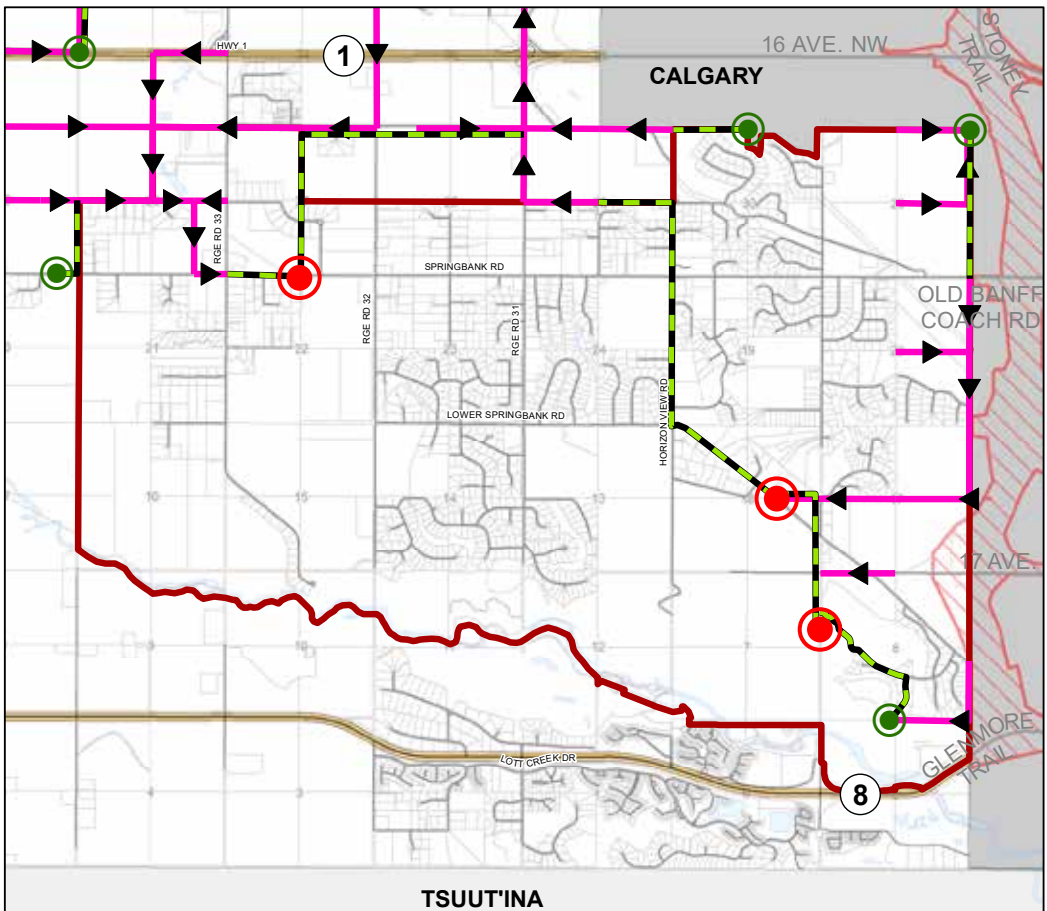


This map is conceptual in nature. No measurements or area calculations should be taken from this map.






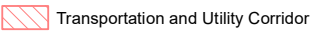
- Glencoe Water Treatment Plant
- Elbow Valley Water Treatment Plant
- Calalta Water Treatment Plant
- Proposed Reservoir & Pumphouse
- Proposed Harmony Water Lines
- Existing Water Lines
- Proposed Water Lines
- CalAlta Non Exclusive Service Area
- CalAlta Exclusive Service Area
- CalAlta Exclusive Area within ASP Boundary
- ASP Boundary
- Transportation and Utility Corridor

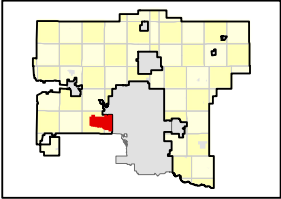


Map 11: Water Servicing

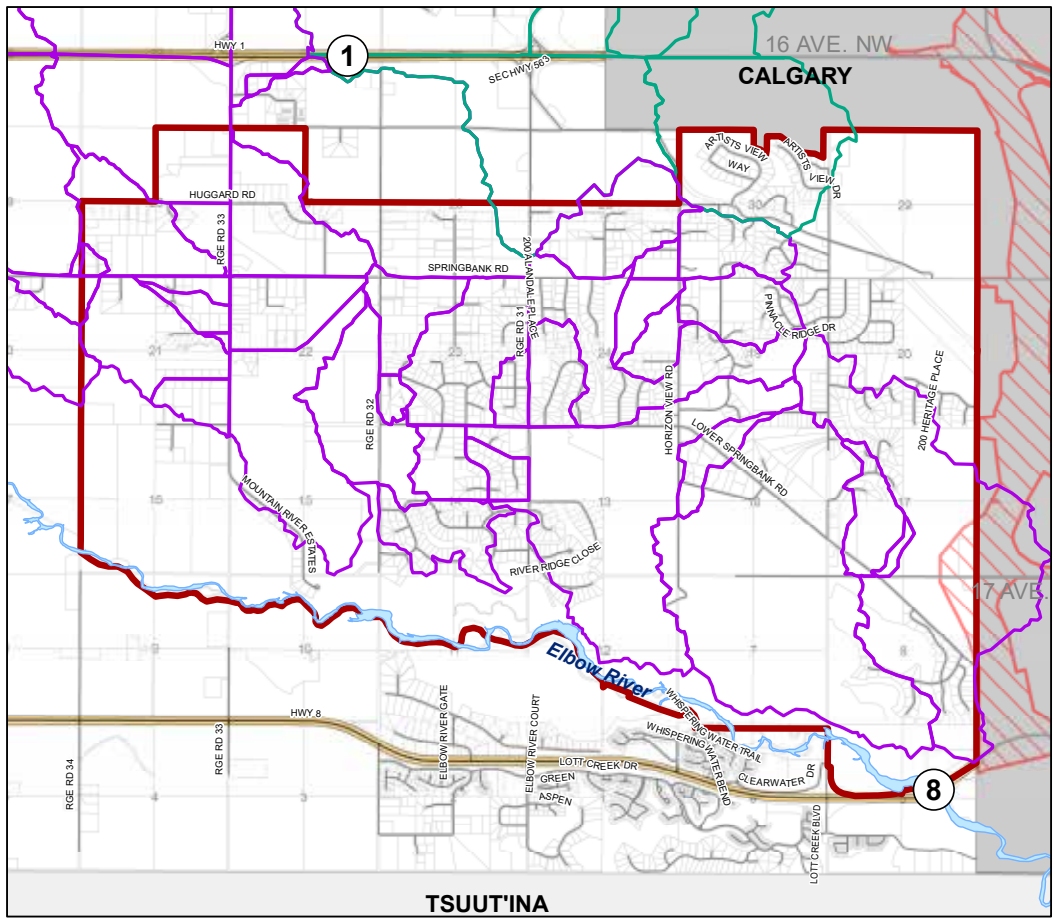


This map is conceptual in nature. No measurements or area calculations should be taken from this map.

-  Major Lift Station
-  Minor Lift Station
-  Proposed Forcemain System
-  Proposed Gravity Sewer System
-  ASP Boundary
-  Transportation and Utility Corridor



Map 12: Waste Water Servicing



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Map 13: Storm Water Drainage Catchments



February 3, 2021

Rocky View County Offices
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To: Ms. Theresa Cochran
Executive Director, Community Development Services, Rocky View County

Mr. Dominic Kazmierczak,
Manager, Planning Policy, Rocky View County

Re: [Rocky View County's North Springbank and South Springbank Area Structure Plans](#)
The City of Calgary's submission to Rocky View County's Public Hearings

Dear Ms. Cochran and Mr. Kazmierczak:

This letter is intended to provide The City of Calgary's Administration position on Rocky View County's proposed North Springbank Area Structure Plan and South Springbank Area Structure Plan.

At this time, The City of Calgary does not support the North Springbank Area Structure Plan and the South Springbank Area Structure Plan due to significant transportation, servicing, and stormwater impacts that could cause detriment to The City of Calgary.

More specifically (and as previously detailed in The City of Calgary's letters of January 8, 2021 and June 8, 2020), The City of Calgary has the following five concerns with the proposed North Springbank Area Structure Plan and South Springbank Area Structure Plan. The following comments are applicable to both Plans:

1. Addressing impacts on Calgary infrastructure and services

The plans project an estimated 32,490 people will live in this area. The City of Calgary is concerned with the significant amount of growth proposed, due to the limited policies to mitigate detrimental impacts to City of Calgary services and infrastructure and the lack of cost-sharing for required upgrades and increased usage. The plans do not provide an approach to respond to the cumulative impacts of the proposed growth, rather defers the responsibilities to the Local Plan. This approach only addresses infrastructure, rather than

community services, such as recreation, and does not provide an approach that explores cost-sharing (where appropriate) between the municipalities. The draft plans do not align with the Interim Growth Plan, specifically; Principle 3, Objective e. of the Interim Growth Plan states “Ensure the provision or coordination of community services and facilities”. Currently, our municipalities do not have a cost-sharing agreement in place to address this. **Additional policy is required to ensure that growth in Rocky View County does not detrimentally impact infrastructure, services and facilities provided by The City of Calgary.** The City would request that the County commit to meaningfully alleviate the potential impacts on The City of Calgary.

2. Need to identify priorities for growth

The draft land use scenarios provide for a large amount of growth within the plan areas adjacent to sensitive regionally significant infrastructure. There is an apparent lack of growth management policies within the plans, Rocky View County noted that the build out will be driven by market conditions. This approach will lead to fragmented development scattered throughout the plan area that will have lasting cumulative effects on water supply, servicing arrangement, and offsite transportation impacts. **This suggests that there is a need for further growth management policies directing development and servicing in a comprehensive manner.**

3. Source Water Protection

The City acknowledges that Rocky View County is in full agreement that source water protection is an important consideration for the region. The Calgary Metropolitan Region Board’s Interim Growth Plan requires that mitigation measures and policies be provided to address potential adverse impacts to regionally significant infrastructure such as the Bearspaw Water Treatment Plant. Without additional details outlining the cumulative impacts (including a baseline assessment), how piped services will be provided for the plan area prior to local plan approval, phasing and strengthened alignment with higher order Provincial and Regional plans, The City cannot support the plans and has concern about how development could have detriment to a major source water supply for our region.

Further concerns are detailed in our letter of January 8, 2021. In our view, the proposed Municipal Development Plan is not in alignment with the principles of the Interim Growth Plan as there could be large impacts on regional infrastructure, source water quality, and promotes inefficient use of land. **Additional policy is required to support the sustainability of our region’s long-term drinking water supply.**

4. Transportation Impacts

The full build out of the North and South Springbank Plan areas will result in the need for significant need for new or expanded major infrastructure in both Rocky View County and The City of Calgary. A significant amount of development is proposed to be located along Calgary’s western boundary where they are expected to impact Calgary’s transportation system. The plans do not provide an approach to respond to the cumulative impacts of the

proposed development and does not propose or establish a cost-sharing framework between the municipalities that is mutually agreeable to fund infrastructure necessary to support the proposed development. The City is concerned with the resulting traffic impacts identified in the Network Analysis including excessive traffic volumes that are not supported by an appropriately sized highway and road network. **Additional policy is required to ensure that development proposals consider and mitigate the cumulative impacts on The City of Calgary's transportation network.**

5. Special Planning Areas

The City of Calgary would request further discussion and collaboration on building policies for special planning areas, and urban interface areas. There continues to be limited policies for these areas leading to a large amount of uncertainty. **The City is requesting further Administrative meetings to clarify intent and provide additional policy language for these areas.** Strengthening of policies for these areas would be beneficial to both Rocky View County and City of Calgary while providing greater certainty for residents and developers in both municipalities.

If it is understood that Rocky View County Administration may be considering bringing forward amendments to the Plan to address the concerns outlined in this letter. However, given the outstanding concerns identified in this and previous letters (attached), The City of Calgary does not support the approval of either the North or South Springbank Area Structure Plans. We would ask that our municipalities work together to resolve these issues in a meaningful way. **Therefore, The City of Calgary would request that Rocky View County not give second reading to either Plan but rather direct Administration to work with The City of Calgary' Administration to resolve the above identified concerns.** A short delay would enable our Administrations to continue to work together to resolve these outstanding issues in a meaningful, mutually beneficial manner.

Should Rocky View County Council give Second Reading to the North Springbank Area Structure Plan or the South Springbank Area Structure Plan, The City of Calgary would request that (in alignment with our jointly adopted Intermunicipal Development Plan) Rocky View County agree to enter into mediation to resolve the identified concerns.

Thank you,



Christine Arthurs, BA MEdes (Planning) RPP, MCIP
Acting General Manager
Deputy City Manager's Office
The City of Calgary

Attachments (2)

cc: Stuart Dalgleish, General Manager, Planning & Development, The City of Calgary
Kelly Cote, Manager, Intergovernmental & Corporate Strategy, The City of Calgary

Jessica Anderson

From: Michelle Mitton
Sent: January 4, 2021 9:06 AM
To: Jessica Anderson
Subject: FW: [EXTERNAL] - Springbank ASP's

Follow Up Flag: Follow up
Flag Status: Completed

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

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From: Tish Doyle-Morrow [REDACTED]
Sent: December 28, 2020 11:03 AM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>; plan.springbank@gmail.com
Subject: [EXTERNAL] - Springbank ASP's

Do not open links or attachments unless sender and content are known.

Re:
South Springbank Area Structure Plan
Municipal Clerk's Office
Rocky View County

I would like to comment on the proposed ASP for South Springbank. I am disappointed to see that a great swath of environmentally sensitive land on the Springbak escarpment (Culpitts Ranch, West of 101 and North of 17th Ave) has been designated as "A Special Planning Area", with no discussion on the 'special' environmental features of this area. The only plan for this area seems to be that the City of Calgary will determine its future. My takeaway from this document is that this land will be at the mercy of the City of Calgary and developers, that the residents of Springbank directly below these lands will have no input and most importantly, the escarpment land that is home to much wildlife and significant flora will be wiped out. That the beautiful steeply graded land will be decimated in our near future. This land overlooks our community and is an incredibly significant physical marker to the lifestyle of its residents. To leave this land unprotected is a grave mistake. One only has to look at the escarpment that is part of the Springbank Hill Development in the City of Calgary to see how this area may be developed. Springbank Residents need to have a voice in all parts of development in our community. Please amend this document to reflect our concerns.
Regards, Tish Doyle Morrow

124 Westridge Park Dr
Calgary, Ab
T3Z3J8

Jessica Anderson

From: Michelle Mitton
Sent: January 4, 2021 4:05 PM
To: Jessica Anderson
Subject: FW: [EXTERNAL] - South Springbank ASP

Follow Up Flag: Follow up
Flag Status: Completed

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

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From: Monica Thomas [REDACTED]
Sent: January 4, 2021 3:31 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - South Springbank ASP

Do not open links or attachments unless sender and content are known.

Hello, I am a resident of South Springbank and would like to make a comment about the South Springbank ASP 2020 Draft.

My comments apply to pages 55 and 56 where the maps portray the wildlife connectivity. As a resident of the area I see a lot of wildlife along the steeply sloped escarpment and the forest fringe where the prairie meets the aspen forest. Moose, deer, coyotes, foxes, rumours of cougars (I have not seen those), black bears, eagles, hawks and a multitude of songbirds shelter and move through this area.

I have attached 2 maps to this e-mail that show the area I am referring to. When I see the wildlife connectivity map on page 56 overlaid with the area that I know to be heavily sloped, forested, and much used by wildlife (green overlay) I see that it is not shown as a wildlife corridor. I disagree with this map on page 56. My statement is based on living here for many years and what I and my neighbours see in our yards and in the MR areas when we are out walking or driving. The number of dead moose and deer east of the intersection of Horizon View Road and Springbank Road that are killed in car strikes are also a good indicator of the numbers of wildlife using the escarpment area and forest for movement and shelter.

Do you have other research that supports your maps placement of the wildlife connectivity linking the Bow and Elbow River valleys in the location that you have it on the page 56 map? If yes please let me know as I would like to be better informed.


I would like to point out that your map shows the area of highest wildlife connectivity overlaps the transportation and utility corridor where the West Stoney Trail ring road is being built. It may be that the wildlife will not be able to move through that corridor in the near future. Much of the aspen forest has been removed already.

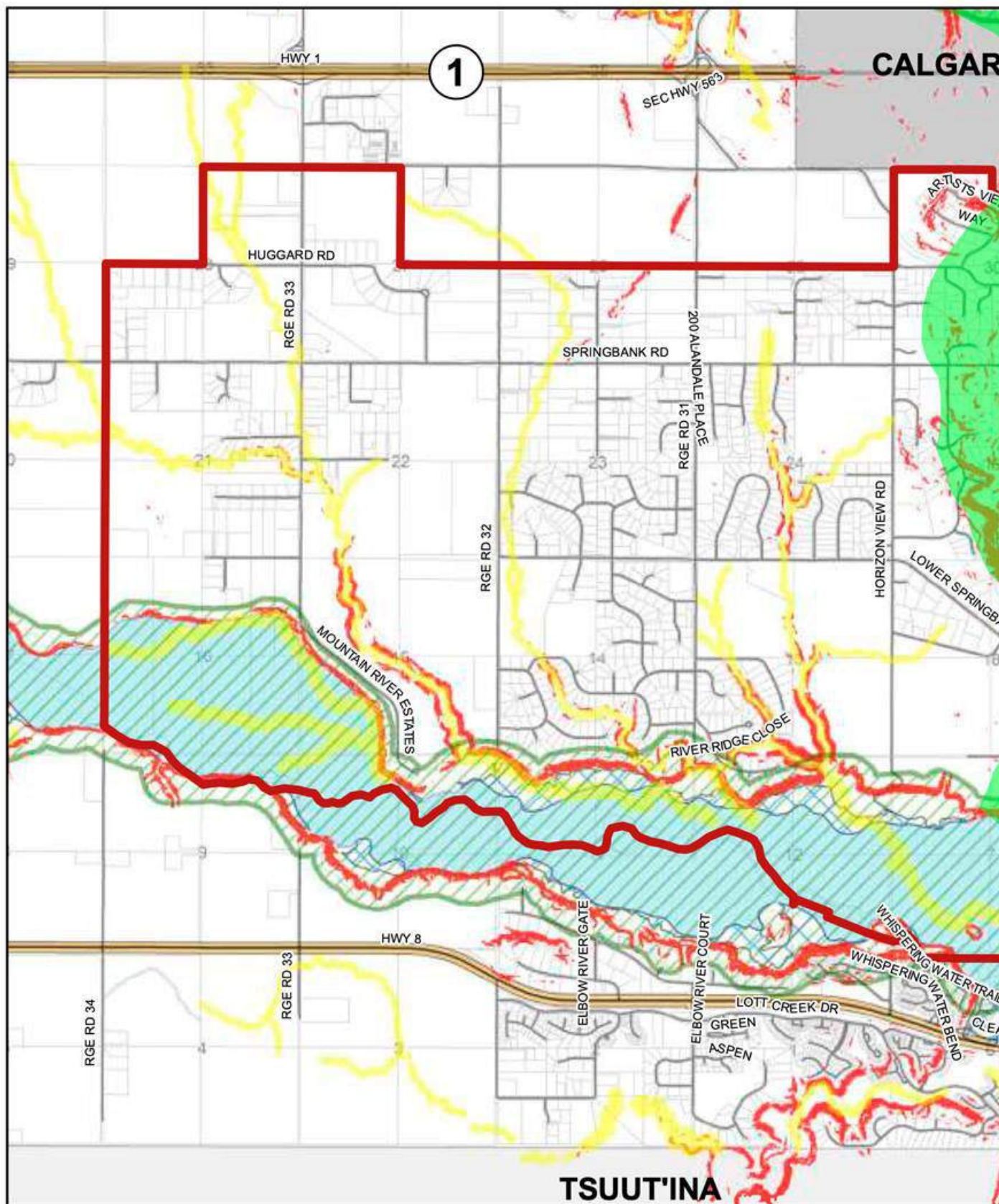
It seems to me that the animals use the cover of forest and the undeveloped steeper slopes to move between the Bow River and Elbow River Valleys.

Wildlife movement is critical to their ability to survive.

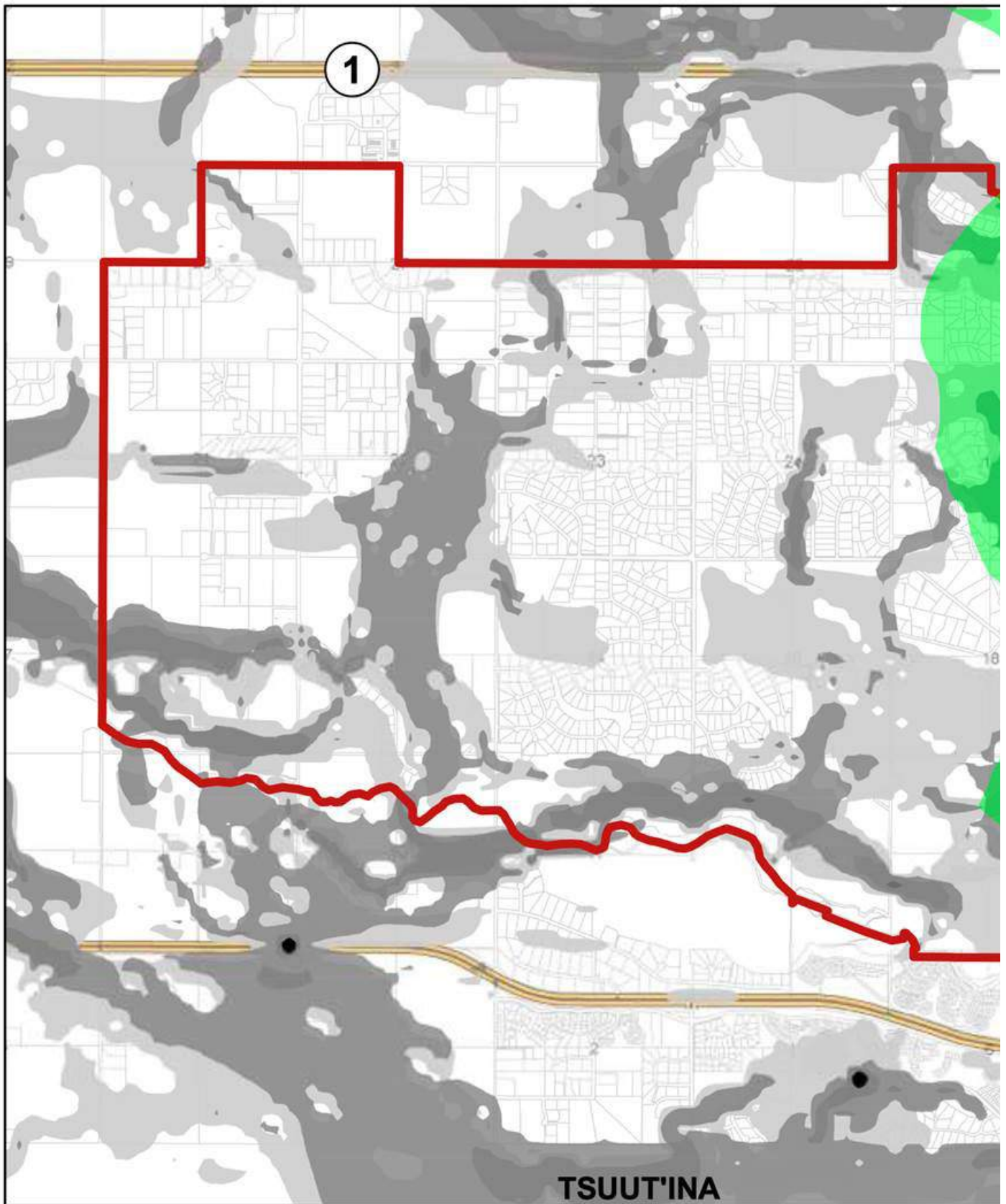
Please consider reworking the map to show the wildlife corridor along the area I have shown on these maps. Please consider setting aside some of this area for parks, trails or municipal reserve, limiting the fencing and keeping the tree cover so that wildlife can continue to move between the 2 river valleys in the North and South Springbank ASP's.

Sincerely

Monica Thomas




This map is conceptual in nature. No measurements or area c



This map is conceptual in nature. No measurements or area c

Barry and Valerie Munro
317 Pinnacle Ridge Place
Calgary, AB T3Z 3N8

February 1, 2021

Planning Services Department
Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

**Re: South Springbank ASP
Bylaw C-8064-2020, File 1015-550**

Sent by Email: legislativeservices@rockyview.ca

Dear Sirs / Madam

The purpose of this letter is two-fold:

- to confirm that we have carefully read the detailed response to the South Springbank ASP that was submitted by Mr. Larry Benke and fully agree with the multiple points raised by him that need better study by the County; and
- to confirm that we gave our full permission for him to include our names in his letter as being supportive of his submission.

If for whatever reason, you determine that the tabling of our questions and concerns relating to the ASP cannot be raised by cross-reference to Mr. Benke's letter – then please advise us immediately – and we will submit our own very detailed letter in similar form to Mr. Benke's and ask for time at the public hearings to read it into the record (clearly not particularly efficient for either the County or us – so we do hope the cross-reference of support is acceptable).

Thank you for your hard work on the South Springbank ASP. It is a good start – and with your careful listening to the community – we believe it can be better.

We can be reached at [REDACTED] or at [REDACTED] if you have any questions.

Sincerely,


Barry and Valerie Munro

February 3, 2021

Zink Lands within Special Planning Area 3 (NE-17-24-2-W5, SE-17-24-2-W5)

Rocky View County

262075 Rocky View Point

Rocky View County, AB T4A 0X2

Regarding: South Springbank Area Structure Plan (ASP)

Bylaw C-8064-2020, File 1015-550

We would first like to thank the ASP planning team for their engagement with us throughout this process. They have answered our questions and we feel our opinions have been heard.

Our standing concern is regarding the Special Planning Area 3 land use designation and how this affects our property within it. Special Planning Area 3 is made up of dissimilar parcels from six separate private landowners as well as the Provincial Government. This differs from Special Planning Areas 1, 2, and 4, within the ASP, which have significantly fewer landowners. The Zink Lands within Special Planning Area 3 make up over half of the area (276 ac of the total 489 ac) and this alone is larger than two of the other Special Planning Areas in the ASP. The Zink Lands are positioned between the Bow Trail and 17th Avenue interchange connections planned for the future West Stoney Trail, with the 101st Street corridor running along the East side of the property. The land will serve as a key connection point and a potential hub for the area's future. For these reasons we believe consideration is warranted for the Zink Lands to be a stand-alone Special Planning Area within the ASP.

In discussions with Rocky View County Planning Administration we were given direction to engage the landowners in this area to explore new possible land use designations within Special Planning Area 3. Initial contact with adjacent landowners has revealed differing visions to those stated in SECTION 9 SPECIAL PLANNING AREAS of the ASP. Several of these owners share a common vision, while ours is distinctly different. This further strengthens our position to be separated.

The Province owned land within Special Planning Area 3 is detached from the Zink Lands by the West Stoney Trail Transportation Utility Corridor and the planned 17th Avenue interchange alignment. This land is utilized for various utilities and does not align with Special Planning Area objectives in the ASP. We feel that to achieve the intention of the Special Planning Area, the Zink Lands would be best suited as a stand-alone designation.

Our strong preference would be for the Zink Lands (NE-17-24-2-W5, SE-17-24-2-W5) to be designated as their own Special Planning Area, separate from the other five privately owned lands and the Province owned land. Future land use designation can then occur independently while also aligning with the objectives, policies, and overall vision of Special Planning Areas as defined in the ASP.

2021 marks the 100th year these lands have been in our family. We ask that Rocky View Council carefully consider our request as we work towards a vision for the next century.

Best regards,

Catherine and Joe Zink
25165 J Township Road 242

Talia Zink and Craig Johnson
24327 Lower Springbank Road

Lindsay and Angus Duncan
25165 L Township Rd 242

Valerie Zink
25165 D Township Rd 242

February 1, 2021

Planning Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

**Re: South Springbank ASP
Bylaw C-8064-2020, File 1015-550**

Sent by Email: legislativeservices@rockyview.ca

We would like to compliment Rocky View County for the overall quality of the proposed South Springbank ASP planning document. In particular, the concepts of Cluster Residential and Villa Condo Developments are progressive while remaining true to the country residential character of Springbank. It is that quality that has attracted us to live here and preserving it is important to us.

Included in the ASP are also the concepts of Special Planning Areas, namely the interface zones with the City of Calgary, and the recently introduced Urban Interface Area which is applicable to part of one property only. **The following comments register our objection to the inclusion of the Urban Interface area within the South Springbank ASP.** I will outline my logic plus offer a specific recommendation which will refer back to the Special Planning designation.

I would also like to note the enclosed comments are endorsed by 42 households in the Springbank community. A listing of signatories is enclosed by addendum to this letter.

Urban Interface Area

The draft ASP defines Urban Interface Area as *"that, by virtue of location, limited servicing requirements and adjacency to existing or planned developments, are expected to develop in the near future. These lands will generally be commercial ..."*

The ASP's definitions for Urban Interface are in fact valid arguments for rejecting commercial development on this plot. I note:

Potable Water and Wastewater Services

- 1 Potable water and wastewater services to support a commercial development at this site are non-existent. Private water services in the area are already stretched to capacity (Westridge Utilities and Poplar View Water Co-op).
- 2 Within the last year, fire fighting efforts in two adjacent residential communities (McKendrick Point and Heritage Woods) were severely limited due to a lack of functioning and/or adequate water supply (Westridge Utilities and Poplar View Water Co-op respectively). Both residences were resultingly destroyed.

Transportation Services

A healthy commercial area will depend on its ability to draw traffic and hence on an adequate transportation infrastructure.

- 1 Stoney Trail will provide only partial access to Old Banff Coach Road for traffic to/from the north. Traffic to/from the south will necessarily access this site via 101 Street (from the Stoney Trail/Bow Trail interchange).
- 2 101 Street is an undulating, two lane road, no shoulders, with numerous blind access points to individual residences and Heritage Woods. Speed limits have been restricted for safety.
- 3 The City of Calgary administers 101 Street and, when I inquired, indicated they have no plans to improve the road.
- 4 I can point at many Springbank roads, carrying much smaller traffic volumes, that have been constructed to far superior standards.

101 Street is clearly suffering from jurisdictional interface neglect.

Adjacency to Existing or Planned Developments

- 1 Adjacent lands within Rocky View County are either already developed as rural residential or are proposed as Special Planning Areas.
- 2 The former City of Calgary East Springbank plan, encompassing the area between Stoney Trail and 101 Street, envisioned no development on adjacent Calgary lands. Currently there is no ASP whatsoever for this area.
- 3 The City of Calgary has no outstanding or in-process development permits for the lands between 101 Street and Stoney Trail. Reference mapping on the City of Calgary website, confirmed further by my call to the city.

Where is the adjacent, existing or planned development?

Significant Change in Established Zoning

The subject property is currently zoned rural residential and is located immediately adjacent to extensive rural residential development. As home owners, we have invested significantly in acquiring and upgrading our properties. These investments have been made with clearly defined zoning, specifying that our immediate neighbours will be other residential developments. The proposed redesignation represents a significant and detrimental change from these expectations.

Establishing a commercial zone (that can be expected to operate extended hours) adjacent to residential neighbourhoods is inconsistent with the ASP vision for "a *country residential community*". And it certainly doesn't respect that vision for those communities that are already established - it is a betrayal.

Gateways

The draft ASP, Map 10, identifies Old Banff Coach Road as a scenic corridor and speaks of the objective of creating a lasting first impression. I'm in full agreement with the ASP's intent and note Old Banff Coach Road is likely the most used access to South Springbank. These corridors are further specified to be "*visually attractive and maintain the open rural character of Springbank*".

A commercial development, no matter how tastefully designed, at this site on the threshold of Springbank, can never meet the objectives stated in the ASP. Commercial developments need to make their presence known (signage, visibility) and desire to draw traffic – qualities which are inconsistent with maintaining the rural character of our community.

Special Planning Areas

The draft ASP identifies Special Planning Areas contiguous to the boundary with the City of Calgary. It is noted "*detailed land use planning is not possible until further collaboration with the City of Calgary is undertaken*". Wise words and wise intent.

The single Urban Interface Area stands out as the lone exception to the Special Planning Area policy. Indeed, until recently, it was deemed a Special Planning Area. Why is this specific property receiving a differentiated, preferential treatment (from a developer's perspective)?

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Recommendations

We strongly suggest the following changes be incorporated in the draft South Springbank ASP, as it is being considered by Council:

1. Elimination of all references to an Urban Interface Area.
2. The single, noted Urban Interface Area revert to its previous designation of Special Planning Area.
3. There be no consideration of interim uses for this plot.

Yours very truly,



Larry M. Benke, P.Eng.; ICD.D

23 Westbluff Court
Calgary, Alberta
T3Z 3N9

ADDITIONAL SIGNATORIES ENDORSING THE ATTACHED LETTER

Denis and Elizabeth Balderston	235 Heritage Place Calgary, T3Z 3P3
Paul and Elwyn Brown	104 Artists View Drive Calgary, T3Z 3N4
Dennis and Linda Christianson	6 Springland Way Calgary, T3Z 3N6
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Aneta Zuczek and Clayton Donhuysen	123 Solace Ridge Place Calgary, T3Z 3M9

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8064-2020, south Springbank ASP
Date: February 2, 2021 11:49:53 AM

MICHELLE MITTON, M.SC
Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

-----Original Message-----

From: Marlene Dusdal [REDACTED]
Sent: Tuesday, February 2, 2021 11:24 AM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8064-2020, south Springbank ASP

Do not open links or attachments unless sender and content are known.

As a 57 year resident of division 1 owning 320 acres of agricultural zoned land, I have the following comments to make on this ASP:

1. This ASP has not had input from area residents.
2. Agriculture land use is virtually eliminated.
3. It appears there are many errors and inconsistencies in ASP's.
4. Splitting the ASP's is contrary to resident wishes.
5. Questionable servicing strategy and increased costs- north ASP.
6. Servicing fails to address issues for new residential development.
7. Cluster residential becomes default residential land use.
8. There will be massive population increases.
9. Cluster residential will create private enclaves.
10. Commercial/industrial land use significantly expands.

Respectfully submitted

M.E. Dusdal

Sent from my iPad

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - BYLAW C-8064-2020
Date: February 3, 2021 11:28:52 AM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Scott Pasley
Sent: Wednesday, February 3, 2021 9:28 AM
To: Legislative Services Shared ; Division 2, Kim McKylor
Subject: [EXTERNAL] - BYLAW C-8064-2020

Do not open links or attachments unless sender and content are known.

Rocky View County Council:

Richard Bird has forwarded on to me his email of January 30th below.

My name is Scott Pasley and my address is [15 Clear Mountain Rise SW, Calgary, AB T3Z 3J9](#). I own a four acre lot at that address, and I too own an adjacent four acre parcel. I have lived there for 32 years.

I agree with each of the comments in Richard Bird's email, and I too strongly disagree with the proposals to substantially increase density in the area. I oppose the proposed bylaw and the draft South Springbank Area Structure Plan, and also feel that they should both be set aside for further discussion and amended significantly. I was unaware of these proposals until Richard brought them to my attention. There has clearly been a lack of communication and consultation.

If you wish to discuss further, please send me an email and we can arrange a call.

I have enclosed Richard's email. See below

Regards,
Scott Pasley

Rocky View County Council:

I am replying to an undated letter received last week from the County concerning the above referenced bylaw.

My name is Richard Bird and my address is [7 Clear Mountain Rise SW, Calgary, AB T3Z 3J9](#).

Our home sits on a four acre lot looking southwest over Lower Springbank Road, just west of the equestrian centre. My wife and I also own a second adjoining four acre lot.

We OPPOSE the bylaw and the draft South Springbank Area Structure Plan (the"Plan").

The reason for our opposition is that we believe that the Plan facilitates and encourages a form of residential development which

would substantially alter the non-urban bucolic character of the south Springbank area in general and our immediate neighbourhood in particular. This rural character is the key attribute which we, and I expect most if not all of our neighbours, sought in deciding to move from Calgary to Springbank.

When we acquired our properties in 2003 they fell within a zoning regulation which did not permit lots smaller than four acres, as did all the properties in the immediate area visible from our home. I believe that to still be the case today. There were areas to the west which were zoned for minimum two acre lots, which we consider too small to maintain "acreage" aesthetics, but at least they are not visible from our home. The majority of what can be seen from our home looking toward the mountains is the large undeveloped tract belonging to the Colpitts Ranch. We have always supposed that some day part or all of this land might be developed but we have expected that when the time comes it would be zoned the same as the adjacent four acre acreages or at least two acre lots. However, that is clearly not the intent of the Plan.

The Plan is lengthy and detailed. The Plan is described as providing an overall strategy for land use changes and, although not initially clear, a thorough reading makes plain what that strategy is - encourage the majority of further development to follow the high density "Cluster Residential" concept. By high density I mean in contrast to the current four acre and two acre zoning provisions. At first we read in the Springbank Vision that acreages will continue to be the main housing option in the community. This may be literally true but only because much of area within the Plan has already been developed as acreages, reflecting the intent of previous plans and zoning regulations, and the preference of residents, to maintain the low density aspect of the community. However it is a very misleading statement in that it conveys a sense that further development will continue to follow the historical densities for the most part, which is very clearly not the intent of the Plan.

We also read in Goal 9 that the the goal is to "respect the existing built environment, but explore the use of alternative forms of residential development, such as cluster and mixed use development." The word "explore" would lead one to believe that the cluster concept is one which is going to be examined, considered, discussed, perhaps experimented with in a limited fashion, not that it is imbedded within the Plan as the predominant direction for new development. Again, this is a very misleading statement.

The policies related to the areas designated by the Plan to be Cluster Residential indicate a maximum average density of 3/4 acre lots but with a requirement for 30% of the area to be set aside as open space. The open space requirement is a good idea which could be included in any form of further development. However, even with 30% open space the indicated density significantly exceeds that of the two acre lot size applicable to much of the existing residential development (by nearly double) and very significantly exceeds the four acre lot size density of the rest of the existing residential development (by

nearly quadruple). Worse still from a development density perspective, by increasing the open space set aside to 40% of the development the cluster lot sizes can be reduced to 1/2 acre, increasing the effective density by a further 29%. Clearly a shift in land use strategy to facilitate the cluster concept is a significant shift in development density away from the historical standards.

If the cluster concept were being proposed as an “exploration” or an experiment to be pilot tested on a limited basis, perhaps a quarter section or two, it would not be of great concern depending on where located. However, that is not what the Plan intends.

On Map 04: Existing Land Use I count by visual inspection approximately 32 quarter sections of undeveloped land, aggregating partial quarter sections where there is already some development, and excluding undeveloped land designated as Special Planning Area or for Institutional and Community Services. The undeveloped land is primarily currently designated as Agricultural with about four quarter sections currently designated as Residential but as yet undeveloped. Comparing this map with Map 05: Land Use Strategy makes the strategy very clear with the Cluster Residential Development pink area occupying most of the undeveloped land and nearly all of the large continuous undeveloped blocks of land, 22 of the 32 quarter sections. The remaining 10 undeveloped quarter sections are all that is designated as Country Residential Infill, to be developed consistent with existing density standards.

I believe that the Plan and the Bylaw should be set aside for further discussion and consideration of significant amendments. I believe that most of my neighbours and likely most existing residents would also oppose the substantial increase in density of most future development which will be enabled by the Plan, if they were aware of it; and I am concerned that the communication of this very significant change has not been thorough enough for the community at large to understand the matter.

J. Richard Bird

February 3, 2021

Landowners within and adjacent to proposed "Special Planning Area 3"

Rocky View County
Legislative Services
262075 Rocky View Point
Rocky View County, AB T4A 0X2

**Re: South Springbank ASP
Bylaw C-8064-2020, File 1015-550**

Thank you for the opportunity to comment on the proposed South Springbank Area Structure Plan (ASP). We commend the County for its work to reflect a vision in this plan that balances the potential for growth in the County with the rural characteristic so loved by its residents.

As a group of 16 landowners and residents within the plan area, we care deeply about the future of Springbank and wish to be a part of future planning efforts for this special area. Having just learned of the proposed ASP upon receipt of the notice for the Public Hearing, to better understand the impacts of this planning document on our land in an accelerated fashion, we have reviewed the document in detail and the proponent of this submission has engaged a professional planning firm to assess the proposed ASP with respect to the direction it provides.

Based on that, we respectfully oppose the proposed designation of "Special Planning Area" for "Special Planning Area 3" and ask that the County consider our request to instead designate this area as Cluster Residential. We feel this best represents a compromise that allows for a higher density on these lands being at the "fringe" of the City, while maintaining the vision of current owners who wish to maintain a rural aesthetic in this area.

Our Vision

Special Planning Area 3, which is identified on Map 5: Land Use Strategy of the proposed ASP, is in the vicinity of the future 17 Avenue / West Ring Road interchange. With City development ever-encroaching and the forthcoming opening of the West Ring Road, we have thought carefully about our land's future.

Maintaining our land's rural character is very important to us. We do not wish to see high-density residential development or high-intensity commercial development on our land. Rather, at some point in the future, we envision a **country-residential area** with a **rural aesthetic**. This could potentially incorporate some higher-density residential uses (i.e., duplexes or "**villas**") interspersed with single detached homes. This mix of housing types could allow for people of different ages and lifestyles to live in this desirable location. In addition, the preservation of some **open space** is also very important to us.

ASP Land Use Strategy

Our understanding is that the Special Planning Area category is intended to apply to areas near the City of Calgary border for which the future may be uncertain. The proposed ASP does not include an underlying land use category for our land (i.e., residential or commercial) but implies future land uses may include a higher intensity of development. With the proximity of the West Ring Road and The City of Calgary, it is possible the open-endedness in the policy could result in higher-density residential development or highway-oriented commercial development. This is not in alignment with our vision.

In addition, should we wish to pursue development and should the ASP be approved as currently proposed, any development on our land will require a major amendment to the ASP. The Special Planning Area designation effectively puts future development into question, requiring more detailed planning studies and engagement be undertaken before a more definitive land use category can be

applied. This presents a significant burden to the owners of currently undeveloped land who wish to steer any potential development towards the above noted vision.

Engagement with Adjacent Landowners

Following receipt of notification of the Public Hearing for the proposed ASP, we began talking to each other to see if anyone had participated in the ASP planning process. From our informal conversations, we learned that the vast majority of owners in this area were unaware of the planning efforts and had concerns regarding future planning for their land.

We understand it is best practice to engage landowners in areas that are under consideration for special policy direction in a more targeted and collaborative fashion. We also understand that engagement was undertaken to develop the proposed ASP, but this was not targeted to landowners in and around the Special Planning Areas. In the absence of any previous notification or discussion and given the time constraints, the undersigned have aligned on Cluster Residential as a more acceptable alternative to what is currently proposed.

Note: one landowner whose property falls within the southwest corner of proposed Special Planning Area 3 could not be reached within the available time and one has indicated they do not wish to make a decision at this time but remain open to discussion. The owners of the lands on the Eastern side of the area (bordering the eventual West Ring Road) wish to continue discussions with the County outside of this submission but support the other landowners in their desire to separate from the proposed Special Planning Area 3.

Desired Land Use Category

Given our collective vision for our land, we feel the **Cluster Residential** category, which is a land use category applied to many other areas within the proposed ASP, is most appropriate. It would allow for country residential development of a range of densities and for the preservation of open space. We feel this achieves a balance between the interests of existing residents, the County and those who may wish to further develop these lands in future.

Our Request

We respectfully request the County change our collective land use category on Map 5: Land Use Strategy from the "Special Planning Area" category to the "Cluster Residential" category prior to adoption of the South Springbank ASP. As landowners within the area, the future of our home is important to us and we would be pleased to continue our discussions with each other and the County. In the meantime, we feel the Cluster Residential category would best set the foundation to achieve our future vision and would be compatible with the surrounding area, while balancing the need for responsible development and the provision of certainty.

Should the County not wish to change the category of our land as requested, we ask that the County take additional time to consult with area residents with respect to inclusion within the Special Planning Area category.

In summary, the inclusion of our land within a Special Planning Area is unacceptable. It provides a high level of uncertainty, is restrictive, burdensome to existing landowners and paves the way for a style of development (commercial/higher density) that is not in keeping with the vision of the majority of residents in this area. We hope you will consider our proposed alternative and thank you for your consideration in this matter.

Should you wish to discuss further, the proponent of this submission (Rob Gray) can be reached at [REDACTED].

Sincerely,

Kathy Sieber (Deuka Film Exchange) / (Owner within proposed Special Planning Area 3)
24170 Township Road 242

Rob Gray (Owner within proposed Special Planning Area 3)
24166 Township Road 242

Todd and Mary Fisher (Owner within proposed Special Planning Area 3)
242086 Range Road 25

Tony and Loralie Geier (Owner within proposed Special Planning Area 3)
242114 Range Road 25

Enrico and Colleen Cappelletto (Adjacent to proposed Special Planning Area 3)
145 Westridge Park Drive

Kim Lawrence (Adjacent to proposed Special Planning Area 3)
11 West Wood Road

Dr. Norm Wellington (Adjacent to proposed Special Planning Area 3)
4 West Meadows Drive

Dr. Robert Mansell and Ms. Tina Hazard (Adjacent to proposed Special Planning Area 3)
28 West Meadows Drive

Ian Nicholson and Nicole Jardin (Adjacent to proposed Special Planning Area 3)
20 West Meadows Drive

Naomi & Kurtis Shumka (Adjacent to proposed Special Planning Area 3)
149 Westridge Park Drive

William and Joan Stedman (Adjacent to proposed Special Planning Area 3)
20 Wild Rose Drive

Jean Beach (Adjacent to proposed Special Planning Area 3)
16 Wild Rose Drive

Ed and Tamara Bender (Adjacent to proposed Special Planning Area 3)
16 West Meadows Drive

Dr. Keith and Rhonda Lawson (Adjacent to proposed Special Planning Area 3)
48 Wild Rose Drive

Brent and Kelly Albrecht (Adjacent to proposed Special Planning Area 3)
12 Wild Rose Drive

Georges Abboud (Adjacent to proposed Special Planning Area 3)
4 Wild Rose Dr.

February 1, 2021

Planning Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

**Re: South Springbank ASP
Bylaw C-8064-2020, File 1015-550**

Sent by Email: legislativeservices@rockyview.ca

We would like to compliment Rocky View County for the overall quality of the proposed South Springbank ASP planning document. In particular, the concepts of Cluster Residential and Villa Condo Developments are progressive while remaining true to the country residential character of Springbank. It is that quality that has attracted us to live here and preserving it is important to us.

Included in the ASP are also the concepts of Special Planning Areas, namely the interface zones with the City of Calgary, and the recently introduced Urban Interface Area which is applicable to part of one property only. **The following comments register our objection to the inclusion of the Urban Interface area within the South Springbank ASP.** I will outline my logic plus offer a specific recommendation which will refer back to the Special Planning designation.

I would also like to note the enclosed comments are endorsed by 42 households in the Springbank community. A listing of signatories is enclosed by addendum to this letter.

Urban Interface Area

The draft ASP defines Urban Interface Area as *"that, by virtue of location, limited servicing requirements and adjacency to existing or planned developments, are expected to develop in the near future. These lands will generally be commercial ..."*

The ASP's definitions for Urban Interface are in fact valid arguments for rejecting commercial development on this plot. I note:

Potable Water and Wastewater Services

- 1 Potable water and wastewater services to support a commercial development at this site are non-existent. Private water services in the area are already stretched to capacity (Westridge Utilities and Poplar View Water Co-op).
- 2 Within the last year, fire fighting efforts in two adjacent residential communities (McKendrick Point and Heritage Woods) were severely limited due to a lack of functioning and/or adequate water supply (Westridge Utilities and Poplar View Water Co-op respectively). Both residences were resultingly destroyed.

Transportation Services

A healthy commercial area will depend on its ability to draw traffic and hence on an adequate transportation infrastructure.

- 1 Stoney Trail will provide only partial access to Old Banff Coach Road for traffic to/from the north. Traffic to/from the south will necessarily access this site via 101 Street (from the Stoney Trail/Bow Trail interchange).
- 2 101 Street is an undulating, two lane road, no shoulders, with numerous blind access points to individual residences and Heritage Woods. Speed limits have been restricted for safety.
- 3 The City of Calgary administers 101 Street and, when I inquired, indicated they have no plans to improve the road.
- 4 I can point at many Springbank roads, carrying much smaller traffic volumes, that have been constructed to far superior standards.

101 Street is clearly suffering from jurisdictional interface neglect.

Adjacency to Existing or Planned Developments

- 1 Adjacent lands within Rocky View County are either already developed as rural residential or are proposed as Special Planning Areas.
- 2 The former City of Calgary East Springbank plan, encompassing the area between Stoney Trail and 101 Street, envisioned no development on adjacent Calgary lands. Currently there is no ASP whatsoever for this area.
- 3 The City of Calgary has no outstanding or in-process development permits for the lands between 101 Street and Stoney Trail. Reference mapping on the City of Calgary website, confirmed further by my call to the city.

Where is the adjacent, existing or planned development?

Significant Change in Established Zoning

The subject property is currently zoned rural residential and is located immediately adjacent to extensive rural residential development. As home owners, we have invested significantly in acquiring and upgrading our properties. These investments have been made with clearly defined zoning, specifying that our immediate neighbours will be other residential developments. The proposed redesignation represents a significant and detrimental change from these expectations.

Establishing a commercial zone (that can be expected to operate extended hours) adjacent to residential neighbourhoods is inconsistent with the ASP vision for "a *country residential community*". And it certainly doesn't respect that vision for those communities that are already established - it is a betrayal.

Gateways

The draft ASP, Map 10, identifies Old Banff Coach Road as a scenic corridor and speaks of the objective of creating a lasting first impression. I'm in full agreement with the ASP's intent and note Old Banff Coach Road is likely the most used access to South Springbank. These corridors are further specified to be "*visually attractive and maintain the open rural character of Springbank*".

A commercial development, no matter how tastefully designed, at this site on the threshold of Springbank, can never meet the objectives stated in the ASP. Commercial developments need to make their presence known (signage, visibility) and desire to draw traffic – qualities which are inconsistent with maintaining the rural character of our community.

Special Planning Areas

The draft ASP identifies Special Planning Areas contiguous to the boundary with the City of Calgary. It is noted "*detailed land use planning is not possible until further collaboration with the City of Calgary is undertaken*". Wise words and wise intent.

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3. There be no consideration of interim uses for this plot.

Yours very truly,



Larry M. Benke, P.Eng.; ICD.D

23 Westbluff Court
Calgary, Alberta
T3Z 3N9

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February 1, 2021

Legislative Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

*Re: South Springbank ASP
File Number: 1015-550
Bylaw: C-8064-2020*

To whom it may concern:

Please accept this letter as a formal request to register our opposition for the approval of the South Springbank Area Structure Plan as it is currently outlined within Bylaw C-8064-2020. Upon investigating the County's development plans we have been made aware of some material changes of concern to what was previously a Special Planning Area. The change to Urban Interface Area does not meet our understanding of the overall development plan in conjunction to our private property and residential community, nor what is outlined in the Springbank development plan. Specifically, the zoning changes of the NE-20-24-2W5 or corner west of 101 street and south Banff Coach Road. This change directly affects our residential community Heritage Woods (closest one to the proposed development area) in a negative manner if not developed in support and approval by existing local residents. The change in the development plan to Urban Interface Area at this location removes restrictions on development criteria and as the result risks our community having a development that is open ended, subject to interpretation and not in line with our desire to maintain the value of our country residential homes and acreages. The result is that void of significant modifications to the existing plan and reverting the land back to Special Planning Area this plan, which would include amongst other things proper engagement and developmental support from the community; property values, environmental reserve impact and overall quality of life in the area are at risk due to the broadness of the re-designation of this land.

To highlight main concerns in level of importance please consider the following:

Traffic & Safety

The proposal for a commercial development on Urban Interface land will undoubtedly result in a significant increase in urban traffic volumes. With the West Ring Road construction, we have already seen that 101 Street traffic volumes have increased substantially without any increase in safety measures or even proactive evaluation by Rockyview County or the City of Calgary. The planned partial access to the Stoney Trail from Old Banff Coach Road, coupled with the plan of full access via Bow Trail/Stoney Trail intersection (directly located adjacent to our community) will present a horrifyingly dangerous speed way of flow through traffic that will connect patrons from North and South Springbank and now the City on what should be, a secondary residential road. This will have a serious impact on road noise, maintenance and

traffic accident frequency and most of all; an increase in unwanted visitors into our community. The Heritage Woods subdivision has a single hidden egress with both north and south blindspots for entry and exit as it was designed (void of a traffic circle or lights) solely for the residents of Heritage Woods. It is also the Rocky View school bus route pick up location for our children. Buses have had various near miss collisions turning on to Heritage drive as the result of increased diversion traffic. The development plan will increase these risk factors for our children.

We have three girls Ella (6), Sophia (3) and Charlotte (7 Months). Over the last 12 to 18 months we have witnessed an increase of non community vehicles entering our private community at high speed as well as the public using our cul de sacs as a private place trade and do drugs while also trespassing on neighboring properties. This has been a direct result of traffic on 101 street and the eventual attraction of more non community visitors to the area directly correlated to the commercial development plan will only increase the frequency and risk for our kids. People doing test drives up and down our side streets and up and down Heritage Drive, will populate our community roads with non Rockyview traffic on roads that previously were/ are seen as a safe place for kids to play road hockey and ride bicycles.

In addition to this, over the last 3 months we have seen an increase in urban crime within the community where traffic flow seems to funnel criminals into what was a small hidden community that was mainly self-policed. We have had both auto and home evasions as well as various outdoor property thefts.

Is there a planned increase in RCMP dispatching into Heritage Woods as part of the new development plan?

Property value, assessments, taxes

When we look at residential developments and in particular the larger 2 acre developments (which both sections of the Bylaw should fall under), these areas have minimal outside disturbance when it comes to environment and noise. We have like our neighbors personally invested great amounts for capital into our land, our home and our property to ensure that we have a quiet country residential acreage. With limited street lighting, noise, and an adhesion to keeping our area as natural as possible. It is the value in our properties and why the areas surrounding country residential should be limited to minimum 2 acre spaces. With that said, any commercial development should follow a similar type of model as the residential spaces that surround them. The idea of cutting a whole giant section of trees and placing flat top pavement on a giant location with night lighting does not fit the area and will greatly diminish the investments that we as a community have made to build a quiet, peaceful and contextual place to live. Without a proper commercial and residential development plan that fits the context of the surrounding area or that integrates with our community the value of our properties is at stake.

Is there anything that can be provided to residence in compensation for light pollution, decreased property values, road noise? Is there any compensation that would be enough? Is there a way that we can work development in conjunction with the communities that are around this development to have the plan integrate with our current living environment?

Wildlife

There is a natural wildlife migration between the Bow River and the Elbow River. Further development will eliminate required natural reserve areas around our community trapping predators and prey in our yards and neighborhood. Without a significant wildlife corridor, we are increasing the risk to our households once again, as it can be assumed that our natural community (that is made up of 2 acre lots) will become a safe haven for animals looking to make this cyclical and biological transition from one watershed to the other. Full commercial development, as proposed with Urban Interface Area, presents an urban wall that will close off the mitigation pathway of animals moving North from the Elbow River (endangering Heritage Woods residents) and South from the Bow (endangering Artist View and Upland residents) and West from greater Rockyview (endangering Springland residents).

Is there a wildlife corridor integration plan for the North South development?


Is there a development option to have mild integrations of commercial where the full (previously zoned Special Planning Area) could be integrated within the woodlands and linked to future 2 acre lot development south of the coulee/ravine?

Perhaps the idea of "Country Commercial" or "Commercial Light"?

Final thoughts

As the city development moves further west, it is something that we as residents need to accept. With this said, it is only through engagement and support from the community that proper development can be mapped out. The change from Special Planning Area to Urban Interface was one that was not done with the support of the community, with little notice and has caused us to question how and why the County thinks this is acceptable. If supported through engagement by areas communities, you would not have the objections you will see this week nor would these objections be as fierce and far reaching. It would be diligent to see if the feelings we have in Heritage Woods are supported by other neighboring communities like Springland, Artist View or even Uplands. Perhaps we as residents could provide guidance on what we would like to see rather than having a landowner find a work around using the County. With the past redesignation, the landowner and county representatives have been able to convert this privately own property into a zoning criterion that will allow the owner to maximize the value of their asset all at the direct cost of decreasing the value of ours. There is a way to develop these properties however it is best done as a community rather than as individuals.

I welcome further discussion as I would like to help bridge the gap between our community and those, who we hope are looking to become part of our community.

The Wanchulak Family
123 Heritage Place


From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C8064-2020
Date: February 3, 2021 4:47:06 PM

MICHELLE MITTON, M.SC
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

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Thank you.

-----Original Message-----

From: Brenda Kos [REDACTED]
Sent: February 3, 2021 4:22 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C8064-2020

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I am opposed to this bylaw C8064-2020

Thank you
Brenda Kos

Sent from my iPad

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Oppose Bylaw C-8064-2020
Date: February 3, 2021 4:39:59 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

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From: Carrolyn Schmid
Sent: February 3, 2021 4:15 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Oppose Bylaw C-8064-2020

Do not open links or attachments unless sender and content are known.

Good afternoon,

I am writing to you in opposition to Bylaw C-8064-2020, specifically in relation to the proposal of higher density development in our community. We are not in support of this development. Our family lives in Rockyview in the community of Sterling Springs.

Thank you,

Carrolyn Schmid & Clayton Shular

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Opposing Bylaw C-8064-2020
Date: February 3, 2021 3:18:16 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Chris Jackson

Sent: Wednesday, February 3, 2021 3:00 PM

To: Legislative Services Shared

Subject: [EXTERNAL] - Opposing Bylaw C-8064-2020

Do not open links or attachments unless sender and content are known.

As a resident of Sterling Springs, I oppose Bylaw C-8064-2020.

Best Regards,
Chris Jackson
88 Sterling Springs Cres
T3Z 3J7
[REDACTED]

Attention Legislative Services Office, BYLAW C-8031-2020

With regards of the Public Hearing on February 16, 2020. I, Claudia Magdaleno oppose to the proposed bylaw to adopt the South Springbank area Structure Plan.

We moved to and area considered for residential land use, not Industrial. The increment of noise and traffic will decrease the quality of life of us who decided to live in a neighborhood that is safely isolated from denser areas.

It will also decrease the peacefulness of the area and the habitat we currently have for wildlife.

Regards,

Claudia Magdaleno
25 Artists View Gate Calgary AB T3Z3N4



From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8064-2020
Date: February 3, 2021 2:29:37 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Dan Horner
Sent: Wednesday, February 3, 2021 2:23 PM
To: Legislative Services Shared
Cc: Hanna Horner
Subject: [EXTERNAL] - Bylaw C-8064-2020

Do not open links or attachments unless sender and content are known.

Good afternoon.

I reside at 68 Sterling Springs Cres SW, within the area and affected by the above by-law

Please be advised that I am ***Opposed to*** the proposed bylaw. Your cluster residential area that you propose is too massive for the idyllic rural setting in Springbank. The public school system is already bursting at the seams and would be unable to support the massive number of families moving into the area. A private school is not the answer as many still cannot afford the price of a private education. Cluster residential area will also be unsustainable in terms of water and sewage. Area structure studies support minimum 2 acre lots. Such a development would be entirely inconsistent with the existing and established development in the area

The amount of traffic would also increase exponentially making it difficult to enjoy the natural preserve that we have out here not too mention the increase danger to children, cyclists and pedestrians. This would also increase the light pollution as we continually add in lights and traffic lights as well as noise pollution due to the volume of traffic.

Plus a large portion of the Murray Lands are set aside as a Natural Preserve. This is obviously ignored in your ByLaw

Regards.
Dan Horner.
Sent from my iPhone

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - re: Bylaw C-8064-2020
Date: February 1, 2021 1:10:33 PM

MICHELLE MITTON, M.SC
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

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-----Original Message-----

From: David Cenaiko [REDACTED]
Sent: January 29, 2021 6:27 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - re: Bylaw C-8064-2020

Do not open links or attachments unless sender and content are known.

Dear Sirs;
I would like to express my utter disappointment with this proposed bylaw.
It does not represent the values and wishes of any of my neighbours here in South Springbank.
I find it difficult to understand why you would try to force this issue with so little citizen support.
Thank you
David Cenaiko

February 2, 2021

Legislative Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Re: South Springbank ASP
File Number: 1015-550
Bylaw: C-8064-2020

Dear Sir:

We would like to register our strong opposition to approval of the subject Bylaw dealing with the South Springbank Area Structure Plan, as written. The basis of our opposition is related to the change in a portion of the originally proposed Special Planning Area 2 to Urban Interface Area, specifically the portion of the NE 20-24-2W5 bounded on the north by Old Banff Coach Road, on the east by 101 Street West and on the south by the power line right of way.

I would also like to note the following comments are endorsed by 37 households in the South Springbank community. A listing of signatories is appended to this letter.

Some of the reasons behind our opposition follow:

Springbank Vision

The following vision statement and goals are contained in the South Springbank ASP and provides an idea of what Springbank could look like in the future:

'... Springbank will principally offer a tranquil rural lifestyle.... Further development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management. Acreages will continue to be the main housing option in the community... Transition from urban development in Calgary will be effectively planned to ensure compatibility with Springbank's unique character. New development shall utilize efficient servicing and transportation infrastructure to ensure that growth is fiscally and environmentally sound.'

Additionally, there are goals that guide the South Springbank ASP. These goals are based on several factors:

- *policy direction of the Interim Growth Plan, the Municipal Development Plan (County Plan), and the Intermunicipal Development Plan;*
- *the existing physical characteristics of the area; and*
- *the key issues, constraints, and opportunities identified during the planning process.*

The goals center around Land Use Strategy which is to:

1. *Continue to develop South Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed in appropriate locations.*

2. *Promote a strong sense of place by preserving heritage assets and expanding community focal points, open space connections, and recreational opportunities.*
3. *Ensure an ordered approach to development through the implementation of well-defined land use areas, together with appropriate transition between land uses.*
4. *Support the County's goal of achieving financial sustainability through rational extensions of development and diversification of the tax base in the Springbank area.*

From my perspective, the County has lost sight of their own stated vision that a transition from urban development shall be *effectively planned to ensure compatibility with Springbank's unique character. New development shall utilize efficient servicing and transportation infrastructure to ensure that growth is fiscally and environmentally sound.* The ASP's definitions for Urban Interface are in fact the very arguments for rejecting commercial development on this plot. It appears that the true desire of the change to Urban Interface designation for a portion of the lands is being driven by the stated goal 4 which is the *diversification of the tax base in the Springbank area* with no regard for existing residential landowners.

Significant Change in Established Zoning

Rocky View County must seriously consider the significant change represented in a zoning change from Rural Residential to Urban Interface lands, as this introduces special treatment being afforded this parcel in a zone otherwise considered "Special Planning Area". The special planning designation is intended to reflect that "detailed land use planning (in these areas) is not possible at this time, until there is further collaboration with the City of Calgary".

The introduction of commercial zoning adjacent to existing country residential subdivisions is unacceptable, as the subject property is located close enough to existing developed subdivisions to negatively impact them. As homeowners, we have invested significantly in acquiring and upgrading our properties. These investments have been made with expectations that our immediate neighbours will be other residential developments because of clearly defined zoning.

The proposed redesignation represents a significant and detrimental change from these expectations. Establishing a high traffic commercial zone (that can be expected to operate extended hours, 7 days a week) adjacent to residential neighbourhoods is inconsistent with the County's promotion of rural residential development in this area.

Tax Assessments

Residential tax assessments are based on market value. Allowing the possibility of a high traffic, regional commercial development adjacent to rural residential developments will have an adverse effect on the value of our properties. In considering this application, has the county considered the reduced municipal tax base that should be anticipated from the many affected nearby residential properties? We have previously objected to commercial development of this land, specifically when it was proposed as an Auto Mall but, it appears that County planners are more desirous of *extensions of development and diversification of the tax base* than the concerns of the impacted existing taxpayers.

Traffic Safety

A large commercial development on the proposed Urban Interface land will draw substantial additional traffic volumes. As the Stoney Trail plan provides only partial access to Old Banff Coach Road, 101 Street will necessarily serve as an access road to commercial developments and subdivisions west of 101 Street via Bow Trail. This will have a serious impact on the Heritage Woods subdivision access/egress. Traffic on Springbank Road can also be expected to significantly increase for access to any development.

Over the many years that we have resided in Springbank, the traffic volumes on 101 Street have greatly increased without any upgrades to a road that is truly a paved country road with significant grade changes and blind spots. This is the only egress for the residents of Heritage Woods and for the Rocky View school buses that pick up our children. Entering onto 101 Street can already be a challenge because of the number of commercial trucks and private vehicles, coupled with bicycles and walkers/runners and it will only get worse if this rezoning is approved.

Any additional traffic volumes will increase the difficulty of accessing 101 Street from Heritage Woods making an upgrade to 101 Street necessary to ensure safe access for the existing residents. Since this road belongs to the City of Calgary, it is unlikely that the City will invest any money improving a road that primarily services only a Rocky View County tax base. Additionally, such an upgrade is not currently in City plans and are unlikely to be in the City plans since there are no outstanding or in-process development permits for the lands between 101 Street and the Stoney Trail extension.

Water and Wastewater

This area of Rocky View County uses septic systems to deal with wastewater and sewage. How would a multi-site commercial development deal with this issue when alternative infrastructure does not exist?

A potable water supply will also be a problem if this rezoning is approved. Very few water wells exist in this area because of the drilling depth required to access an aquifer and successful wells generally have low delivery capacity. As a result, the adjacent subdivisions have private water systems, water treatment facilities and pipeline infrastructure to provide potable water to the residences.

These water systems were never constructed to provide water with adequate fire suppression volumes to service large, high water use commercial developments. The fire suppression situation has been brought to light in the past year with two significant house fires in McKendrick Point and Heritage Woods where the structures were completely destroyed despite valiant fire suppression efforts from local fire departments.

Light Pollution

The residential areas impacted by the proposed rezoning generally have limited to no street lighting. As a result, residents have the benefit of being able to view the night sky with a high degree of clarity.

Based on observation of other major commercial properties in Calgary and surrounds, it is expected that any commercial development will be brightly floodlit from dusk to dawn for both security and visibility. This is not conducive to, or compatible with,

country living, which is the primary reason that all current residents have chosen to live in Rocky View County.

Wildlife Corridor

An additional stated vision in the South Springbank ASP that *Further development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management* is being totally ignored with the designation of Urban Interface lands. The entire E½ Section 20 and the E½ Section 8-24-2W5 are wildlife corridors for moose, deer, coyotes, bobcats, and the occasional bear and cougar transitioning from the Bow River watershed to the Elbow River watershed. Commercial development with lighting, fencing and pavement will inhibit this free movement of wildlife.

Recommendations

It is a desire for our elected council to revert the designation for the parcel from Urban Interface to Special Planning Area with no consideration for interim use on this land. This desire is supported by other concerned neighbours from surrounding residential areas, whose signatures are appended.

Yours truly,



R. David Webster, P.Eng.
107 Heritage Place

H. Joyce Webster, B.A. (Geography)
107 Heritage Place



Attachment:

Concerned neighbours supporting our comments.

ADDITIONAL SIGNATORIES ENDORSING THE FOREGOING LETTER

Michael Berezowski Carla Berezowski Danuta Berezowski Aleksander Berezowski	64 Springland Way
Naomi Nind Stephen Johnston	80 Artists View Way
Bob Geddes	115 Solace Ridge Place
Jackie Altwasser Brendan Altwasser Matt Altwasser Ryann Altwasser	303 Heritage Place
Michael O'Reilly Gail O'Reilly	119 Heritage Place
Cindy Bakke Erik Bakke	15 Artists View Gate
Warren Holmes Laurie Holmes	101 Uplands Ridge
Michael Foreman Sanna Foreman	39 Artists View Drive
Peter Cupido Wilma Cupido	128 Partridge Court
Mark Maier Gina Maier Brayden Maier	124 Solace Ridge Place
Laura West George Lambros	35 Shantara Grove
Keith Macdonald Lee Macdonald	203 Heritage Place
Dave Stinton Carol Stinton	60 Artists View Way
James LoGullo Mae LoGullo	72 Artist View Way
Patricia Narvaez Scott Maxwell	246 Artists View Way
Brent Osmond Andrea Osmond	29 Artists View Dr
Dr. Dan Goldstein	24166 Heritage Woods Dr

Jared Green	4 Escarpment Place
Deepak Saini Andrea Saini	47 Artist View Pointe
Rachel Ollen Trevor Ollen	7 Shantara Grove
Sarah Lambros	35 Shantara Grove
Neil Likely	57 Springland Way
Kevin O'Brien Snejana O'Brien	44 Uplands Way
Gary Bantle	20 Escarpment Place
D Ross Macdonald Geraldine Farrelly	315 Heritage Place
Judy Etcheverry Robert Etcheverry	223 Heritage Pl
Grant Harms Laurie Harms Kirsten Harms Bridget Harms	43 Artist View Pointe
Wayne Forster Louise Forster	327 Heritage Place
Dennis Balderston Elizabeth Balderston	235 Heritage Place
Patrick Klassen Jennifer Klassen	355 Heritage Place
Warren Armstrong Laura Armstrong	69 Artists View Drive
Moire Dunn Jeff Dunn	213 Artists View Way
Jeffrey Wensley Annette Wensley	155 Artists View Way
Benno Nigg Margareta Nigg	43 Artist's View Way
Stanley Wong	35 Artist View Point
Kelly Kisio Linda Kisio	96 Springland Manor Cres
Patricia Carswell Brian Dau	15 Uplands Ridge

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Re: objection to Springbank ASP's and MDP
Date: February 3, 2021 1:16:45 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca**From:** Debbie Mckenzie**Sent:** Wednesday, February 3, 2021 1:12 PM**To:** Legislative Services Shared ; Jessica Anderson**Cc:** Dominic Kazmierczak ; Michelle Mitton ; kevin.hansen@rockyview.ca; Division 2, Kim McKylor ; Division 1, Mark Kamachi ; Division 4, Al Schule ; Division 5, Jerry Gautreau ; gboehike@rockyview.ca; Division 7, Daniel Henn ; Division 8, Samantha Wright ; Division 9, Crystal Kissel ; transportation.minister@gov.ab.ca**Subject:** [EXTERNAL] - Re: objection to Springbank ASP's and MDP

Do not open links or attachments unless sender and content are known.

Dear Rocky View Planning & Council Members,
I am a resident of the Springbank area, and would like to address the following

RE:

BYLAW C-8031-2020 North Springbank Area Structure Plan
BYLAW C-8064-2020 South Springbank Area Structure Plan
Municipal Development Plan Bylaw C-8090-2020

Plans should not be approved without prior demonstrated assurance of sufficient and adequate infrastructure, including water (potable water supply & wastewater treatment), transportation (traffic impacts & roads capacity), and rationalized sustainable limits to total development. Simply allowing multiple developers to plan independently is a disaster waiting to return to the County for resolution of future discrepancies or inadequacies, where the responsibility to rectify any problems will surely rest with RVC Council and its constituents (i.e., voters).

Critical issues include:

1. Proposed development plans indicate that no water or sewage plans or licenses have been approved. The ASP seems to indicate there will be water, but not how or from where, and taxpayers will pay for whatever water systems the developer chooses, but initially water & sewage can be trucked in? Plans refer to piped water from Harmony, but that license stipulates it is for Harmony alone. Water is already over-allocated in the Bow River basin and shortages will only increase as environmental and climate conditions change, even more so if SR1 goes ahead in the

absence of a dam that can hold water for later use.

2. The existing "country residential" definition of 2 acres, seems to have been changed to 1 acre or smaller, with repeated areas of "cluster residential" of .5 acre. However the 2 acre minimum reflects a size that can be managed with on-site septic systems. A viable and sustainable system for treating wastewater should be required by Rocky View County prior to approval.

3. These development plans will significantly increase the traffic on Old Banff Coach Road. Old Banff Coach Road has been drawn on some of these plans as having four (4) lanes, even with signalized traffic lights. It is a narrow historic highway, already carrying far more traffic that it was designed for and prone to repeated accidents due to difficult curves, with many hidden driveways and connecting roads. It would appear that some homes will have to be acquired and destroyed to allow for this. A comprehensive traffic impact assessment should be required before permitting any expansion of this road, as well as a guarantee that Rocky View County and its residents will not be on the hook for financing any road improvements, mitigations or remediation measures now or at any time in the future. Further, any approval by RVC of land developments that will impact areas of provincial jurisdiction (i.e., Old Banff Coach Road) should have prior agreement from the Ministry of Transportation, Government of Alberta.

Sincerely,

Deborah McKenzie

206 Artists View Way

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Opposition to South Area Structure Plan
Date: February 3, 2021 4:36:52 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

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MMitton@rockyview.ca | www.rockyview.ca

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From: Emi Bossio
Sent: February 3, 2021 4:03 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Opposition to South Area Structure Plan

Do not open links or attachments unless sender and content are known.

Good afternoon,

I write in opposition to Bylaw C-8064-2020 - to adopt the South Springbank Area Structure Plan.

I am a resident in the Sterling Springs Community (35 Sterling Springs Cres) and therefore will be directly impacted by this decision.

I oppose the South Springbank Area Structure Plan for a number of reasons including the following:

- a) my children currently attend the local schools (one in each of Elbow Valley Elementary and Springbank Community High School) and have done so since beginning their education. There is no capacity in the schools to support anything near the proposed densities in the South Springbank Area Structure;
- b) the Sterling Springs Community in which we live is located on Lower Springbank Road. We have lived in the neighborhood for almost 9 years. In those 9 years, the traffic has increased exponentially, particularly on Lower Springbank Road and Springbank Road. The roads and infrastructure simply cannot support the proposed South Springbank Area Structure Plan;
- c) the proposed densities will negatively impact the look, feel and current structure of the area. Ironically, the "vision and goals" of the ASP is to provide for a "tranquil rural lifestyle." To the contrary, the proposal is antithetical to the stated goal of the ASP and, in fact, will destroy the current tranquil, rural lifestyle; and
- d) there can be no doubt that the proposed ASP will be significantly detrimental to all of the amazing wildlife in the area. Again, contrary to the express goals of the ASP, the plan will be harmful to wildlife and wildlife corridors in the area.

Finally and most of all, we are concerned and extremely disappointed at the lack of public notice and transparency for such a critical and fundamental change to the area.

We strongly oppose Bylaw C-8064-2020 - to adopt the South Springbank Area Structure Plan.

Yours sincerely,

Emi R. Bossio

To: legislativeservices@rockyview.ca

CC: J Anderson, Planning janderson@rockyview.ca

Subject: **BYLAW C-8064-2020 South Springbank Area Structure Plan**

- **Original Springbank ASP vs. splitting into South and North ASPs**

Regarding the RVC document called "**UPDATES SINCE FIRST READING**":

July 28, 2020 – *"In response to first reading discussion and feedback, Administration split the draft (Springbank) ASP into two plans **to better capture the distinct character and goals** for the north and south areas of Springbank."*

What was reported from the July 28, 2020 Council meeting was that **Div. 2 Councillor Kim McKylor asked for the ASP to be split because "it is just too big"**.

Her request was contrary to what Springbank residents had asked for, which is **to treat Springbank as one community with one ASP**. However, in the Updates Since First Reading, the justification given is *"to better capture the distinct character and goals for the north and south areas of Springbank"*.

Please put the two plans back together as one Springbank ASP as residents requested.

Furthermore, the **borders of the split ASPs have NOT been drawn in a logical way** (e.g., along TransCanada Hwy) but have been very carefully drawn to include most undeveloped land and existing commercial land into the North ASP; and mostly existing residential areas in the South ASP.

What is the purpose of this obvious manipulation of developed versus undeveloped lands?

If RVC takes *Future Expansion Areas 1 and 2* from the North ASP, then both ASPs could more easily be returned to one ASP.

- **Withdraw both ASPs due to GROSS ERRORS and MISLEADING REFERENCES in a POLICY document**

These ASPs fall far below the standard that qualifies for public engagement or for policy documents. The South ASP is riddled throughout with dozens, if not hundreds, of errors (noted in the questions and comments below).

The extremely poor presentation of these ASPs is an insult to Springbank residents. RVC has published the ASPs without having them spellchecked, edited, proof-read or references checked. The shocking extent of these errors renders the ASPs invalid for RVC residents to review (since so many references are wrong). It also gives RVC residents very low expectation of the accuracy of the contents. The errors throughout also invalidate them as legal documents. These ASPs speak volumes about how much the RVC administration respects Springbank residents and taxpayers.

There is also serious inconsistency in both plans, sometimes referring to “Springbank”, sometimes “North Springbank”, sometimes “South Springbank” in contexts where it is obvious that a specific area is being referred to. Obviously, it is very different to make statements about all of Springbank versus North or South.

There is NO care or accuracy in the presentation this ASP document. The ASP document authors and their project manager should be ashamed to have published this for residents without basic document checks having been done. The wrong references make it impossible for the reader to follow up. The document speaks loudly about how little the RVC administration respects residents with the information it provides to them.

These misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

RVC needs to **provide in the ASP online links to any external documents referenced** and add a separate page of all the referenced external document links. It is not enough just to provide the name – readers want to be able to look at them to verify the reference and get more information.

- **Notification of affected residents for Public Engagement**

The current process that RVC uses to notify “area stakeholders” is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified**.

South Springbank ASP (fall 2020 draft) - comments

The most important enabler of development is the **availability of potable water**. Without water, there can be no development on the scale proposed in the ASPs. There appears to be no or insufficient sources of drinking water to provide the scale of development proposed in the ASPs.

SECTION 19 UTILITY SERVICES

Pg 73 “Map 11: Water Servicing and Map 12: Waste Water Servicing depict ***the most feasible utility system at the time of Plan writing***. The final utility system will be determined as part of the local plan preparation.”

The proposals for utility services are part of a “***technical assessment***” (by ISL engineering) and simply represent “***the most feasible utility system at the time of Plan writing***”.

“The final utility system will be determined as part of the local plan preparation.”

This is a NON SEQUITUR – if it’s not the BEST choice after the technical assessment, rather than just “*the most feasible*”, it is not magically going to become the best solution at the local plan stage. Will there be a further assessment by ISL Engineering (or others) prior to the South (and North) ASPs being finalized? We cannot advance to adopting these ASPs as legal documents based on what might be feasible.

19.12 *“Residential lots less than 1.98 acres in size shall be serviced through a piped or regional waste water treatment system.”*

This confirms that the utility services system must be solved and infrastructure provided before any new higher density residential can be proposed, which has not been done in this ASP or technical documents.

19.13 *“Where a regional waste water treatment system is not available, **interim methods of sewage disposal** may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment.”*

“Interim methods” likely include trucking out sewage and/or sewage ponds and/or surface spraying of sewage, none of which are acceptable for the health and safety of surrounding Springbank residents.

19.14 What is “PSTS”? – no definition provided

19.17 *“Future piped systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point.”*

This appears to be an open invitation to developers to build whatever system they choose and RVC taxpayers will pick up the ongoing costs later.

19.20 *“The **Municipality reserves the right to provide or assist with the provision** of a waste water collection, treatment, and disposal system within the South Springbank area.”*

As above, it would appear that RVC is willing to use public money to pay for water systems for private developments. Springbank taxpayers will not agree with this approach.

Map 11 shows “Proposed Water Lines” and “Harmony Water Lines” – there are no existing Harmony water lines in this area (east of RR 33), so why are the water lines not shown as PROPOSED? Very misleading omission.

Why does this map show Calalta Service Areas but NO Harmony service areas?

Does Harmony have ANY SERVICE AREAS within the South ASP?

Does Harmony have ANY ABILITY within its Water Licence to service areas in the South ASP?

The **Springbank ASP Servicing Strategy** report by ISL Engineering states:

3.1.3 “the **full build-out** of the focused service area requires a potable water volume of 26,340 m³ /day ..., equivalent to **9,613,925 m³ /year**, to make the development viable. The **near-term service** area requires a potable water volume of 11,065 m³ /day, equivalent to **4,038,801 m³ /yr**. ... It is important to note that the annual surface volume within the overall Study Area accounts for larger water users such as the Rocky View Water Co-Op Ltd. and Harmony Development Inc; **therefore, availability of water licenses would need to be confirmed to accommodate the volumetric demand. The required volume would be the largest annual volume in the Springbank area.** It should also be noted that the volumes above are for total diversion quantity allowable for each license compared to the volume currently being diverted under each license.

4.1.1 **Harmony Water Treatment Plant Stage 1** of the Harmony WTP has been **constructed to accommodate a population of 6,768** with an average day demand (ADD) of 2.3 ML and a maximum day demand (MDD) of 5.1 ML. Based on 2018 census information, the population is currently 249 people (Rocky View County, 2018). Therefore, there is significant capacity available within Stage 1. That being said, **the Ultimate stage of the WTP is intended to accommodate 15,726 people** with an ADD of 5.7 ML and an MDD of 13.6 ML (USL, 2016). **This population is significantly smaller than the intended population of the Springbank ASP area. As such, major upgrades would be required to accommodate the ultimate Harmony and Springbank ASP populations.** There may be opportunity to stage these upgrades based on development within the Springbank ASP area in conjunction with growth in Harmony. However, only one expansion step was intended from Stage 1 to Ultimate for the WTP (USL, 2016).

However, Harmony Advanced Water System Corporation’s Licence to Divert Water (#00414326-00-00 effective June 25, 2018) states: “a licence is issued to the Licensee to: operate a works and **to divert up to 917,221 cubic metres of water annually** at a maximum rate of diversion of 0.09 cubic metres per second (being the combined diversion rate in licence No. 00231686-00-00 plus this licence) **from the source of water for the purposes of Storage, Commercial, and Municipal (Subdivision Water Supply).**

Therefore, (as in 3.1.3 above) **there is a HUGE GAP between what Harmony’s water licence is allowed to supply annually, i.e., 917,221 cubic metres, compared to Springbank ASPs’ full build-out requirement of 9,613,925 m³ /year. Even the near-term service area requirement, i.e., 4,038,801 m³ /yr is clearly unattainable within the Harmony licence.** Also, the Harmony licence is restricted to certain lands as detailed in 3.4 following:

3.4 “**The Licensee shall divert the water only to the following points of use:** (a) NW 05-025-03-W5M, N1/2 08-25-03-W5M, SW 08-25-03-W5M, Portions of SW 09-25-03-W5M, NW 09-25-03-W5M, 07-025-03-W5M, Portions of SW 18-025- 03-W5M, Portions

of SE 1 8-025-03-W5M, Portions of NW 1 8-025-03-W5M, and Portions of SW 17-025-03-W5M.”

These above-mentioned lands are within Harmony, not up to 12 km east of there.

3.7 “The Licensee shall not divert more than 917,221 cubic metres of water per calendar year.”

Therefore, Harmony CANNOT supply sufficient potable water to the South ASP.

Section 20 STORM WATER

How does RVC verify that water originally sourced from the Bow River (e.g., Harmony) and the Elbow River (e.g., CalAlta) is returned as wastewater to their original catchment area? Especially when both catchment areas occur in the South ASP according to Map 13.

20.13 “The County will support proposals for storm water re-use through **purple pipe system** in accordance with provincial requirements.”

What is a “purple pipe system” – define or explain.

Section 2 Plan Purpose

“It is important that the vision, goals, and policies contained in the Plan address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.”

After reviewing both Springbank ASPs, it appears that the interests of residents, as well as all their feedback to RVC over the last few years, have been largely ignored.

Section 3 Springbank Vision and Goals

Why all of Springbank rather than South Springbank? The North ASP addresses North Springbank in its Section 3. More errors and inconsistencies.

Vision With the exception of “*but with Cluster Residential development offering a further choice that promotes the establishment of communal spaces*” (see comments below)”, the first paragraph contains statements that most Springbank residents would agree with and have promoted as their reasons for living here. **However, most of the policies in these draft ASPs do not reflect these vision statements.**

Goals Most Springbank residents would agree with these goals, e.g., Goal #1 “*Continue to develop South Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed in appropriate locations.*”

However, RVC has engaged with landowners/taxpayers over the last few years but

most of that feedback has been ignored in these ASPs, therefore, directly contrary to Goals 6,11 and 15 following:

Goal #6. *“Collaborate and engage with landowners and adjoining jurisdictions throughout the planning process to build consensus on new development.”*

Goal #11. *Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.*

Most Springbank residents support agricultural uses (as above) but would NOT agree with “until alternative forms of development are determined” – that intention is NOT “supporting” agriculture but merely viewing it as a convenient land use temporarily.

Goal #15. *“Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife corridors, the existing groundwater resource, and drainage patterns within the watersheds of the Elbow River.”*

Most of these values have been ignored in these draft ASPs.

Also, **the ASP maps are missing proper identification of the Bow River**, which is the biggest natural feature in the area. Although the river itself is not in the South ASP, **much of the South ASP is in the Bow River watershed** rather than the Elbow River watershed. (And the north and northeast boundaries of the North ASP run along the Bow River / Bearspaw Reservoir.)

Section 4 Plan Area

*“The South Springbank Plan Area boundary is generally defined by the Elbow River to the south, and the city of Calgary to the east. **To the west, the Plan area adjoins the Harmony development and agricultural lands. To the west of Range Road 34, lands are generally agricultural.**”*

NO, that would be the North ASP. As in a previous point, RVC has split the ASPs but failed to get the details correct. This gives Springbank residents a very low level of confidence in the contents of both ASPs.

Map 2 and Map 3 “Railway lines” - NO, that would be in the North ASP. As above, incorrect and misleading details showing up throughout.

Section 5 Springbank Context

History (pg 10) After explaining that 2-acre lots were allowed by the 1990s, there is no explanation of why 2-acre lots became the standard lot size, i.e., that was the smallest lot that could safely be serviced by septic system because there is no existing wastewater infrastructure. Please add that information so that everyone understands why **2-acre lots are appropriate for unserviced lands**. Therefore, higher density residential developments must provide alternative servicing infrastructure or solutions for wastewater (stormwater and drinking water).

Existing Land Use *“Agricultural lands have been fragmented by residential and business development, and the viability of larger agricultural operations continues to be impeded by competing business and residential development.”*

The draft ASP policies propose to continue this **negative trend of agricultural fragmentation and development pressure**, rather than supporting the agricultural industry.

Existing Land Use Pg 10

Map 05: Existing Land Use – WRONG map number referenced

Section 6 Land Use Strategy

Purpose p.14 *“the residential areas of Springbank will continue to develop in the traditional country residential and new Cluster Residential forms, providing a range of opportunities for rural living”.*

Springbank residents previously gave RVC the feedback that there was virtually no support for “Cluster Residential Development”, except for special purposes, e.g., seniors’ housing.

“Future Expansion Areas 1 and 2 will provide opportunities for future growth” – there are NO such areas in the South Springbank ASP – those would be in the North ASP. Another example of a disturbing lack of attention to detail.

“The Springbank ASP plans for an approximate population of 14,600 with an average density of gross 0.89 upa” – the 0.89 upa proposal is double or triple the current 0.25-0.50 upa density for residential. This is NOT rural density and cannot be achieved without city-like servicing and infrastructure.

Policies 6.1 *“local plans must be prepared in accordance with Section 29 and Appendix B of this Plan” – there is NO Section 29 in (either the North or) the South ASP document* -another example of complete lack of attention to detail.

Maps 4 Existing Land Use compared to **Map 5 Land Use Strategy**

Map 4 shows about 50% of the lands zoned Agriculture.

Map 5 shows 0% of the lands zoned Agriculture – with most of the existing

agricultural land proposed to be converted into “*Cluster Residential Development*”, 1,430.57 ha (3,535 acres) according to Table 2. And more agricultural land converted to Infill Country Residential amounting to 1,571.80 ha (3,884 acres).

This is NOT a strategy, it's a proposed elimination of Springbank's historical farming and ranching industry, to be replaced by higher density residential development. This is unacceptable for a rural municipality. Again, this is completely contrary to the feedback that Springbank residents gave to RVC. This would represent a huge waste of productive agricultural land, which will be in high demand in the future to grow food to feed the local population.

Map 5: regarding the Lands on the NE corner of Springbank Rd and 101 Street shown as Urban Interface Area and Special Planning Areas with Interim Uses.

The **switch from Special Planning Area (SPA) to Urban Interface Area (UIA) in the Springbank ASPs is unjustifiable.** The Special Planning Areas carry with them obligations for future public engagement on any land use decisions in those areas. To suddenly change the identified land use at this late stage, with no public engagement regarding the appropriateness of the change, eliminates the promised future public engagement that residents will have relied on for all areas identified as SPAs in earlier drafts. **It is unacceptable to change the land use designation to circumvent such public engagement at the last minute.**

Also what is the broad white/uncoloured stripe running NW-SE between the Urban Interface Area to the north and Special Planning Area 2? The map key would indicate it is “Built Out Area”, which it is not – what land use is it? Similarly south of Pinebrook Golf Course, the white area is not “Built Out Area” – what land use is it?

Map 5: Have the owners of Pinebrook Golf Course (shown as Cluster Residential Development) decided to convert their golf course into residential?

Section 7 Residential

“Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of Springbank”.

Most Springbank residents would agree to this statement. However, the ASP lays out higher density, suburban/urban scenarios rather than rural.

Map 05A: Infill Residential - “Railway lines” - NO, that would be in the North ASP. More incorrect details throughout.

Cluster Residential pg 24

*“Cluster Residential design sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while **permanently preserving***

a significant amount of open space for conservation, recreation, or smallscale agriculture uses.”

How will permanent preservation be guaranteed? In past discussions, RVC appeared to be promoting Cluster Residential to achieve higher density, so that in the future, the rest of the land could be developed to similar or greater density. **What guarantees can you provide to Springbank residents that 30% of gross acreage will be set aside to “minimize impacts on environmental features” and will be preserved permanently?**

“Further residential development will safeguard Springbank’s precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management.”

These statements (or claims) make no sense. At the very least, refer to reports/information that describe how this would be achieved or is even possible with the extent of development proposed in this ASP.

7.16 c) addressing the policies and requirements of **Section 14 (Transitions)** of this Plan

This reference to the section is WRONG. Lack of attention to important details.

Pg 24 *“Land use redesignations within these areas will require the prior approval of a local plan in accordance with **Section 29** and Appendix B.”*

There is NO section 29 in the South ASP.

7.29 *“Cluster Residential development shall provide: (b) a significant portion of open space that is **publicly accessible**...”* How will this be done? By designating it Municipal Reserve? Otherwise why would Cluster Residents have to share their open space with everyone else?

7.31 *“Cluster Residential development shall provide for well-designed **public gathering places** such as parks, open spaces, and community facilities.”* So the general public could use these places for parties? I don’t think Cluster Residents would agree to that.

7.35 *“Homeowner Associations, Community Associations, or similar organizations shall be established to assume responsibility for common amenities and to enforce agreements”...* I believe it would be necessary for Peace Officers to “enforce” not residents? Has RVC calculated these additional enforcement costs?

7.39 *“Open space shall constitute a minimum of 30% of gross acreage ... When identifying open space to be preserved:*

c) water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space;”

Please explain if this means that the additional areas would be designated ER (Environmental Reserve)?

7.41 *“The minimum lot size for the Cluster Residential areas shall be 0.50 acres.”*
This amounts to 4 times the current minimum density across most of Springbank.
Current residents did NOT ask for this type of density in the ASP.

7.42 *Notwithstanding policies 7.40 and 7.41, higher residential densities with smaller lots may be achieved to a maximum of 2.0 units per acre through additional dedication of open space to a maximum of 40% of net developable area...”*

As above, current residents did NOT ask for this type of density in the ASP, even with extra open space.

Villa Condo Developments pg 31

The stated aim *“to situate accessible, low-maintenance housing in areas near local shops and services as they develop”* is NOT met by 7.44

7.44 *“Where determined to be compatible and appropriate, Villa Condo developments may be considered in the following areas: a) Cluster Residential; b) Cluster Live-Work;”*
Neither a or b would have shops and services, so that leaves just the community core plus c) *Institutional and Community Services; and d) Commercial.*

7.47 *Villa Condo developments within the Plan area should: a) have an approved local plan meeting the requirements of Section 28.*

There is no Section 28 in the South Springbank ASP. Another example of the inadequate effort put into this ASP.

Section 8 Institutional and Community Services

“To ensure that Range Road 33 reflects the community’s character and promotes interaction and connectivity, the scenic and community corridors (Section 21) and active transportation (Section 18) policies of this ASP ...”

These references are to the wrong sections. More shoddy work.

Section 9 Special Planning Areas

Objectives: *“Provide for limited-service, interim Commercial uses within Special Planning Area 1 prior to the area proceeding to build-out in accordance with the policies of any ASP amendment.”*

Please provide more information about commercial proposals that RVC has received.

9.1 a) *local plans and redesignation for interim uses proposed within **Special Development Area** 1 and 2... will be allowed subject to meeting criteria listed in **Policy 11.5: Special Planning Area 1 and 2 Interim Uses”***

Do you mean Policy 9.5? 11.5 is about Setback Areas.

Also, there are NO Special Development Areas shown on Map 05 – do you mean Special Planning Areas?

9.3 “The four identified Special Planning Areas may be amended in isolation or concurrently, according to each area’s ability to meet the criteria listed in Policy 11.4.”
Do you mean Policy 9.4? 11.4 is about Setback Areas.

Again, there is NO care or accuracy in the presentation this ASP document and no verification of references. The wrong references make it impossible for the reader to follow up for more information.

9.4 “Prior to amendment of this Plan to allow for the development of new commercial and/or residential uses in any Special Planning Area: a) a public engagement process involving area stakeholders shall be undertaken ...”

The current process that RVC uses to notify “area stakeholders” is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then ALL residents within the area of the ASP should be notified.

9.4 e) “appropriate interface and scenic corridor policies shall be established, consistent with Sections 10 and 17 of this Plan.”

Section 17 is Transportation – should it be Section 18? WRONG reference again.

Special Planning Area 1

9.5 “Prior to an amendment to this Plan to remove the Special Planning Area, Commercial uses shall be allowed for an interim period within **Special Planning Areas 1 and 2** shown on Map 05...”

The title and first phrase refers to Area 1 but then refers to Areas 1 and 2. Which is it?

9.5 d) “transportation infrastructure improvements to accommodate the proposed commercial uses shall be identified and constructed as required by applicable”

This is obviously an incomplete sentence – what is missing? Please complete.

9.5 e) “the design and appearance of proposed commercial uses shall conform with policies set out within Section 17 (Scenic and Community Corridors)”

Section 17 is Transportation – should it be Section 18? WRONG reference again.

9.5 f) “the interface between the proposed commercial development and adjacent land uses shall be sensitively managed in accordance with policies set out within Section 10 (Transitions)”

Section 10 is Urban Interface Area – do you mean Section 11? WRONG reference again.

9.6 “All redesignation applications proposing interim development within Special Planning Area 1 and 2 shall be supported by a local plan in accordance with the requirements of Section 28 and Appendix B.”

There is NO Section 28 in this ASP. WRONG reference again.

Section 10 Urban Interface Area

This South Springbank ASP has recently been modified to redesignate the proposed auto mall location from Special Planning Area to this newly introduced category Urban Interface Area. This new designation specifically indicates it is for areas "expected to develop in the near future". All restrictions related to the previous Special Planning Area (and to interim uses) are accordingly removed. The auto mall location is the only such designation in this South Springbank ASP.

I believe that RVC decided on this new Urban Interface Area designation because an auto mall cannot be considered an interim use and that RVC wants to see the full development requirements dealt with when considering the upcoming re-application.

I oppose this redesignation for several reasons, including the introduction of commercial zoning adjacent to existing country residential subdivisions (Heritage Woods, McKendrick Point and Springland Manor). Also, I also object to the special treatment being afforded this parcel in a zone otherwise considered "Special Planning Area". That SPA designation is intended to reflect that "*detailed land use planning (in these areas) is not possible at this time, until there is further collaboration with the City of Calgary*".

I ask that RVC reverts the designation for this parcel to Special Planning Area with no consideration for interim uses.

10.1 a) *Local plans shall demonstrate consistency with section 10: Transitions and section 17: Scenic and Community Corridors;*

Both these references to other sections are WRONG.

10.2 d) *appropriate interface and scenic corridor policies shall be established, consistent with Sections 10 and 17 of this Plan.*

Section 17 is WRONGLY referenced.

Section 11 Transitions

*"Agriculture is still a significant land use within and immediately outside of the Plan area and will continue **until the envisioned development occurs**. It is important that agricultural uses are allowed to continue unimpeded until the land transitions to an alternate land use."*

As mentioned earlier, Map 05 shows NO agricultural land use, therefore it appears that the ASP is not a "plan" but a decision already made to develop 100% of the current agricultural land into commercial/residential. I and other Springbank residents do NOT want all agricultural land in South Springbank to be developed.

Objectives

- *"In accordance with the **County's Agricultural Boundary Design Guidelines**,"*
Need to provide link to this document or attach it.

Business-Residential Transition pg 42

"The development of the **North Springbank ASP** area requires ..."

This is the SOUTH Springbank ASP – appalling lack of professionalism in this document.

11.1 Local plans for business uses adjacent to the residential land uses and the Business Transition areas shown on Map 05.

There are NO Business Transition areas shown on Map 05. What is meant?

*11.5 "Where commercial or industrial buildings are on lands adjacent to a residential area, the commercial or industrial building shall be **set back a minimum of 50 metres from the commercial or industrial property line.**"*

The setback should be at least 100 metres from a rural residential property.

*11.20 a) "Where non-agricultural buildings are on lands adjacent to the agricultural lands, the non-agricultural building should be **set back a minimum of 25 metres** from the non-agricultural property line;"*

Since Map 05 shows NO agricultural lands surviving, provision should be made to increase this setback to 100 metres from residential land.

Section 12 Agriculture

pg 47 *"The continued use of land for agriculture, until such time as the land is developed for other uses, is appropriate and desirable. The **Springbank ASP policies support the retention and development of agricultural uses ..."***

This South Springbank ASP does NOT support agricultural land use, e.g., Map 05 shows the ASP strategy is that NO agricultural land use continues, but rather that these lands are developed.

12.9 "Applications for Confined Feeding Operations shall not be supported."

Need definition and example(s) of what Confined Feeding Operations are.

Section 13 NATURAL AND HISTORIC ENVIRONMENT

pg 55-56 **Map 06 shows Environmental Areas and Map 07 shows Wildlife Corridors but Map 05 shows that the land use strategy for most of these areas is to be developed. This is unacceptable. There MUST be Environmental Areas and Wildlife Corridors that are exempt from development.**

*13.13 **Building and development in the riparian protection area shall be in accordance with the County's Land Use Bylaw and the County's Riparian Land Conservation and Management Policy.***

Building and development in the riparian protection area SHOULD NOT be

allowed, as per 13.16 *"The riparian protection area should remain in its natural state."*

13.17 ***"Public roads and private access roads may be allowed in the riparian protection area."***

Public roads and private access roads SHOULD NOT be allowed in the riparian protection area, as per 13.16 *"The riparian protection area should remain in its natural state."*

13.20 *"Until a Cultural Heritage Landscape Assessment of the Plan area is completed" and Actions 1.*

When will a Cultural Heritage Landscape Assessment be done, given the extent of development that is being planned for South Springbank, these need to be completed as soon as possible?

13.22 *"Names of new developments and/or roads should incorporate the names of local settlement families, historical events, topographical features or locations."*

Note that Qualico planned to erroneously name their commercial/residential development on the Rudiger Ranch lands as "Coach Creek" which is the name of the creek several kilometres east of there, adjacent to Artists View. So the ASP just stating that these names be used is obviously not going to address the issue of the wrong names being applied.

NOTE: the naming issue can be high risk when it comes to Emergency Response, as has been experienced with the confusion between Springbank Hill (and all the "Springbank" street names there) in Calgary, and Springbank in Rocky View.

Section 17 Transportation

Map 09 should show the whole extent of Old Banff Coach Rd/Provincial Hwy 563, just as Hwy 8 and Stoney Trail are shown entirely (even though Stoney Tr is not yet complete) and both are outside the ASP. Why only showing part of OBCR/Hwy 563, even part of it which is inside the ASP?

Likewise pg 65-67 do not mention Old Banff Coach Rd/Provincial Hwy 563. This plan needs to include a discussion on how this highway fits in and will play a part in the South ASP, especially with all the development that is being proposed along both sides of this road. This should include engagement with residents along OBC Rd/ Hwy 563 and other Rocky View users of this road.

17.3 *The County shall collaborate with The City of Calgary to develop a joint study for 101st Street in accordance with Action Item #8 (Section 28: Implementation).*

There is no Section 28 in this South ASP.

Section 18 Scenic and Community Corridors

Pg 69 *“the transportation infrastructure will largely be defined through the future planning of the **Special Planning Areas**, as discussed in **Section 11** of this Plan.”*
No, not Section 11 which is Transitions – which section?

Objectives pg 69

Map 10 - With just one Scenic and one Community Corridor shown on Map 10, it is unclear what parameters are used to designate one of these corridors – only where there is new development planned? And if so, why not show all of 101 St to be a Scenic Corridor (which it certainly is)? Needs explanation here or reference to another document.

18.5 *“Notwithstanding, **Policy 21.4 of this Plan**, interim uses allowed within **Special Planning Area 5 under Section 11 of this Plan.**”*

There is NO Policy 21.4 and there is no Special Planning Area 5 in this South ASP.

18.6 *“Planning and development within the **Highway 1 West Corridor Key Focus Area**” (see Map 10: Scenic and Community Corridors) shall be subject to the policies of the Rocky View County/City of Calgary Intermunicipal Development Plan.” (IDP)*

Highway 1 West Corridor Key Focus Area is NOT in the South ASP, nor is that term/category shown in the key for Map 10.

18.7 *“All local plan applications proposing development within a scenic corridor area identified on Map 10: Scenic and Community Corridors shall meet the applicable scenic corridor policies set out within this section and the requirements of **Section 28** and Appendix B.”*

There is NO Section 28 in the South ASP.

“Community Corridor Views” figure (no number and no reference in Section 18?) This unreferenced figure and photos need explanation – they appear to show both South and North ASP. Need a description of how this fits in Section 18 and what the numbered pink view symbols represent.

#3 view is where an RV sales business has been proposed on the west side of RR 33. On the east side is the bulldozed field that is Bingham Crossing, with a huge “Coming Soon” billboard and piles of topsoil that were pushed up years ago. On the south side of Hwy 1 are RV storage lots and empty buildings in Commercial Court. Immediately to the west, along the south side the fence is lined with Harmony marketing gimmicks. Any view(s) that existed are now compromised. RVC needs to update these Scenic Corridor Views and photos.

Section 21 SOLID WASTE AND RECYCLING

Residential Areas

21.2 Solid waste management will be the responsibility of property owners and/or lot owner associations ...

Residential areas singled out but this ASP needs a new bullet point 21.3 that addresses Commercial Areas.

Section 22 EMERGENCY SERVICES

22.3 NO information – is this information that has been deleted or accidentally left out?

Section 25 IMPLEMENTATION

Objectives • *“Implement the Land Use Strategy and policies of the Springbank Area Structure Plan.”*

NO, as mentioned above in Section 6, implementing these Land Use Strategies would result in the elimination of all Agricultural land use and completely cover the South ASP with residential. This is unacceptable for a rural municipality to propose in a rural area. Also shouldn't this refer to the SOUTH ASP?

Pg 87 Plan Review and Amendment

*“The **future development** outlined in the Springbank Area Structure Plan **will principally be driven by market demand and availability of servicing.**”*

That servicing does not yet exist and according to the current technical assessments, may never be possible. Do RVC or developers intend to commission further technical assessments to generate a workable utility servicing plan? These would be paid for by developers, not taxpayers. Also shouldn't this refer to the SOUTH ASP?

*25.8 “The **principal consideration in the phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.**”*

Based on the discussion of Utility Services above (Section 20), this South ASP cannot proceed. Also shouldn't this refer to the SOUTH ASP?

Table 04: Implementation Actions Pg 88

ALL the section number are either wrong or do not exist in the South ASP. More shoddy work in presenting this ASP. Also, these misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

Section 26 INTERMUNICIPAL COORDINATION AND COOPERATION

26.2 *“Development proposals adjacent to the city of Calgary shall ensure that transition and interface tools are used in alignment with Sections 21 (Scenic and Community Corridors), 14 (Transitions);”*

These sections are both **WRONGLY** referenced – more shoddy work.

Appendices

APPENDIX C: INFILL DEVELOPMENT CRITERIA

Pg 109 **Infill Opportunities for NW-30-24-2-W5M** (SW of Artists View)

Is the intention actually for “shoulder widening” as the key indicates, or is this a completely separate bike/walk pathway through the undeveloped Qualico lands?

The pathway shown is quite some way from the road to be labelled “shoulder widening”.

Also shown on pg 119 for **SW-30-24-2-W5M** (Solace, Shantara, Horizon View)

Pg 113 **Infill Opportunities for SE-30-24-2-W5M** (east of Artists View/West Bluff Rd)

The key shows “I-2; I-4; I-6” for areas coloured dark brown. The north section is obviously Burnco gravel pit lands. What is the status of the brown shading on the lands south of OBC Rd? Is this what used to be called Special Planning Area?

Pg 116 **Infill Opportunities for SW-20-24-2-W5M** (Heritage Woods and West Bluff)

The key shows “I-2; I-4; I-6” for areas coloured dark brown. What is the status of the brown shading on the lands south of Heritage Woods? Is this what used to be called Special Planning Area?

APPENDIX E: PLANNING SPRINGBANK – shouldn't this be SOUTH?

“It is important that the vision, goals, and policies contained in the ASP address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.”

However, it would appear from both the North and South ASPs that the interests of residents have been largely ignored, while the interests of non-resident landowners have been listened to.

Table 06: Principles and Objectives of the IGP Pg 125

With the exception of Section 7 (Residential), ALL of these sections are wrongly referenced in Table 06.

Pg 126 *“these areas have been designated as Special Planning Areas (see Section 11).”* **Again, the WRONG section #.**

Rocky View Municipal Development Plan (County Plan) Pg 126

“A key direction of the Municipal Development Plan (County Plan) is to use land

efficiently by directing growth to defined areas, thus conserving the remaining large blocks of land for agricultural use. Springbank is identified as a Country Residential Area in the Municipal Development Plan (County Plan)."

However, the wall-to-wall Cluster Residential and Infill Residential that the South ASP proposes, leaves no space/lands for agriculture.

"The Municipal Development Plan (County Plan) emphasizes the importance of retaining rural character through the use of adjacent open space, community design, and reducing the development footprint."

This would indicate that the ASP should be proposing lower, not higher density.

Pg 127 **"Map 05 of this ASP identifies a Regional Business Area around the Springbank Airport and also a Highway Business Area adjacent to the Highway 1/Range Road 33 interchange."**

These are NOT in Map 05 and are NOT within the South ASP - that would be the North ASP.

Public Engagement Process Pg 127

*"The County's engagement strategy provided opportunities for **much-valued input from landowners, stakeholders**, adjacent municipalities, and the general public, all of which has, in part, informed the overall vision and policies of the ASP."*

As above, it would appear that the "much-valued input from landowners, stakeholders", who are also residents, has been largely ignored.

The current process that RVC uses to notify "area stakeholders" for public engagement is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified.**

APPENDIX F: LOCAL PLANS IN THE SPRINGBANK PLAN AREA

Pg 131 Table 09: Local Plans in the Springbank Plan Area

Shouldn't this be plans for the South ASP, not all of Springbank. Some of the plans listed are in the North ASP.

Comments from: Ena Spalding
178 Artists View Way T3Z 3N1

Michael Koy and Gillian Kirby
64 Springland Manor Crescent
Calgary, AB T3Z 3K1

Public Hearing Input
Legislative Services
Rocky View County Hall
262075 Rocky View Point
Rocky View County, AB T4A 0X2

27 January, 2021

Re: Bylaw C-8064-2020
Proposed South Springbank Area Structure Plan

To the Council of Rocky View County,

We oppose Bylaw C-8064-2020, the proposed South Springbank Area Structure Plan, on the basis of its plans for commercial zoning along the 101 St corridor and, specifically, the arbitrary creation of a new Urban Interface designation within this area.

Whilst we were pleased to read the additional detail around requirements for transition zones between commercial development and existing country residential zones, we are alarmed to see the continued provisions for commercial development along 101 St bordering Heritage Woods, McKenzie Point and Springland Manor, which are country residential areas with a well established natural character.

The vision for Springbank, as defined in the Area Structure Plan, is that Springbank will offer a "tranquil rural lifestyle, with beautiful vistas and a strong sense of community" and that "further development will safeguard Springbank's precious natural environment". To be true to that vision, we must protect our boundaries, rather than bulldozing the natural margins, eliminating visual and noise boundaries and reducing Springbank to a visually indistinct suburb of the City.

Furthermore, we oppose the creation of a new Urban Interface planning designation for the northernmost part of this parcel. We oppose the separation of this parcel from the rest of the zone otherwise considered "Special Planning Area". We disagree with any special treatment for this parcel, and believe it should be subject to the same requirements as the rest of the zone, namely that detailed land use planning is not possible at this time.

This parcel is a cornerstone of the scenic entry to Springbank. It is the first thing visitors and returning residents see on their entry to our community. We want people to feel welcomed with a sense of nature, tranquility and the rural lifestyle we have committed to preserve. Please don't destroy that.

We request that the designation for this parcel is reverted to Special Planning Area with no consideration for interim uses.

My family deliberately chose to live in Springbank to enjoy its space, privacy, nature and a sense of rural community. The proposed designation and any future commercial developments along 101 St are inconsistent with the values and priorities of current residents, it is incompatible with the character and existing uses of the surrounding land and there is no compelling need for it that will directly benefit the people who live locally but will be most impacted by it.

It will bring about a considerable and irreversible impact to adjacent lands, the road network, wildlife and the natural environment and it will not enrich the lives of present or future residents.

We do not support this revision of the South Springbank Area Structure Plan, Bylaw C-8064-2020.

Yours faithfully,



Michael Koy



Gillian Kirby

Glenda Johnston
8 Grandview Pl,
Calgary, AB T3Z 0A7

February 2, 2021

Rocky View Council Members,

I am writing regarding Bylaw C-8064-2020: Adoption of the South Springbank Area Structure Plan.

My family and I have been residents of the development of Grandview Park in Springbank for nearly 10 years and have enjoyed being part of a semi-rural community with easy access to the City of Calgary. It is **not** inexpensive to live in such a neighborhood and we work hard to keep the standards high in our respective communities. The modifications envisioned in the 2020 ASP will change the look and feel of the community and our way of life considerably. While I suspect this is inevitable over time, I appreciate that you have undertaken to do this with some consultation and careful consideration. The additional homesites will increase traffic and density in the area as well as noise levels and increasing loads on schools and recreational facilities. My hope is that you work hard to keep as much green space as possible as it is an important component of the area. I am sure there will be provisions for these issues, but I wanted to take the time to voice them as major concerns for residents already living in the area.

Thank you for considering the impact of these future plans on our residents.

Glenda Johnston

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8064-2020
Date: February 3, 2021 4:48:55 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services
ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

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From: Glenn Kaminski
Sent: February 3, 2021 4:30 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8064-2020

Do not open links or attachments unless sender and content are known.

To Whom it may concern,
As a resident of Sterling Springs, I am strongly opposed to Bylaw C-8064-2020.
Regards,
Glenn
Glenn Kaminski

[REDACTED]

From: [Jeff Pollard](#)
To: [Legislative Services Shared](#)
Subject: [EXTERNAL] - NO to BYLAW C-8064-2020 South Springbank Area Structure Plan
Date: February 1, 2021 4:16:44 PM

Councillors,

I am writing to express concern about the new Springbank Area Structure Plan(s).

I disagree with the separation of the single Springbank Plan into 2 because Springbank is a single community, and the proposed changes will impact all of us. Planning should look at the whole community, its utilities, schools, population growth, and culture together. Development needs to address the full community, not be broken into separate pieces. Are you trying to divide the community so that the feedback is spread out? Your postings say that you split the Plan in 2 to reflect the different goals for the different areas, but whose goals are different? What consultations led to establishing new goals?

I disagree with the substantive changes which will increase the pace and scope of development well beyond that described in the original Area Plan. Did you think we wouldn't notice if you split the Plan in 2 and rammed it through with minimal discussion or community engagement? Scheduling a last minute Q&A session on a single weekday morning was completely inadequate! This appears to be a cynical attempt to be able to claim that you've tried to engage the community. But voters who work on weekday mornings will certainly remember that they were excluded from meaningful preparation and discussion.

I am having difficulty even understanding the new Plans due to the contradictions and inaccuracies in the County postings and links. The work is shoddy and rushed. Why? The outlined division also does not make sense and does not reflect community realities or existing (and future) connectivity. What is the rationale for this particular split? If 2 Plans were needed (why?), then what other Plans were considered and what data led to these specific proposals?

I am particularly upset by the lack of transparency regarding financing of critical infrastructure. Hasn't this Council learned from its past mistake of incurring huge debt due to poor planning?

Springbank residents have been very clear when consulted in the past. We do not desire high density developments except for special settlements like senior housing. The persistent attempts by this Council to circumvent this preference suggest that you are more interested in serving the developers who fund your campaigns. The proposed Plans will not maintain the rural character of Springbank or support continued agriculture in our community.

Once again, I must question why this Council is so tone-deaf and unwilling to engage with and show respect for its constituents.

Sincerely,

Jeff Pollard

24137 Heritage Woods Dr
Calgary, AB T3Z 3P3

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Opposed to Bylaw C-8064-2020
Date: February 3, 2021 3:18:38 PM

MICHELLE MITTON, M.SC
Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

-----Original Message-----

From: Jocelyn Fitzgerald [REDACTED]
Sent: Wednesday, February 3, 2021 3:06 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Home [REDACTED]
Subject: [EXTERNAL] - Opposed to Bylaw C-8064-2020

Do not open links or attachments unless sender and content are known.

To Whom this may concern.

We are writing to you today to express our extreme opposition to Adopt the South Springbank Area structure plan. It is our belief that it would destroy the peace and beauty of this area. The area we all have chosen to live with the existing structure plan. Not to have Cluster Housing all around us and the disarray that comes along with all that.

Thank you
Jocelyn and Mark Fitzgerald
60 Sterling Springs Cres.

From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Supplemental input to the South Springbank ASP Bylaw C-8064-2020
Date: February 2, 2021 5:34:38 PM

FYI

Jessica Anderson
Senior Planner | Planning Policy

From: Michelle Mitton <MMitton@rockyview.ca>
Sent: February 2, 2021 5:32 PM
To: John Bargman [REDACTED]; Legislative Services Shared
<LegislativeServices@rockyview.ca>
Cc: Jessica Anderson <JAnderson@rockyview.ca>
Subject: RE: [EXTERNAL] - Supplemental input to the South Springbank ASP Bylaw C-8064-2020

Good evening John,

Thank you for submitting your comments on this proposed Bylaw, they will be included in the agenda for Council's Consideration at the public hearing February 16, 2021.

Thank you,
Michelle

MICHELLE MITTON, M.Sc
Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

From: John Bargman [REDACTED]
Sent: Tuesday, February 2, 2021 5:06 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Jessica Anderson <JAnderson@rockyview.ca>
Subject: [EXTERNAL] - Supplemental input to the South Springbank ASP Bylaw C-8064-2020

Do not open links or attachments unless sender and content are known.

Bylaw C-8064-2020 File#: 1015-550.

I wish to supplement my input sent to you dated Jan 10 as I have done some more studying. Council must reject this ASP

WATER

Background

The Harmony water license has specific water allocation and maximums for specific lands. I have attached a copy of the water license 0047 4326-00-00. The water allocation is for the lands covered by the Harmony development (see attached water license). The total water allowed to be diverted “shall not be more than **917,221 cubic metres of water per calendar year**”.

The following quote is from of ISL’s Springbank Water Strategy report:

3.1.3 “In comparison, the full build-out of the focused service area requires a potable water volume of 26,340 m³ /day as discussed in the following sections, equivalent to **9,613,925 m³ /year**, to make the development viable. The near-term service area requires a potable water volume of 11,065 m³ /day, equivalent to **4,038,801 m³ /yr.**”

Feedback

The existing water licence for Harmony is for a maximum of **917,221 cubic metres of water per calendar year**.

How can RVC recommend in the proposed South Springbank ASPs, with a supporting technical document from ISL Engineering, that the Harmony water licence be a source of water supply for the Springbank ASPs, when that licensed volume is barely enough to supply a full build-out of Harmony development? It is not even enough to cover the lesser near-term needs of the ASPs, let alone the fully built-out ASPs. It is not possible to increase the annual cap on the water that can be withdrawn – Alberta Environment and Parks confirmed this. It is possible to apply for an extension of the lands to be serviced through this licence but that would be unlikely to be granted especially to cover such a large area as envisioned in this ASP. Where will the water come from to allow full build out of this ASP? The water licences for other water systems such as Popular View and Westridge do not have the capacity (nor the desire in some cases) to supply the volumes envisaged to support the commercial and residential density envisaged in the proposed land usages.

Page 75, Map11 of the ASP shows a mainline “Harmony Water Line”, many proposed water lines and a proposed water reservoir and pumphouse. According to the ISL report the water reservoir is required to ensure continuation of supply of water and adequate fire suppression. Who will build the water reservoir? Who will pay for the water reservoir and mainline “Harmony Water Line”? If developers are to bring their own water to their local development plans – how will this regional water system ever be built? What will prevent a system of water pipelines that have no ability to be shared by other developments as envisioned in the ASP? What will prevent inadequate guaranteed continuation of supply for dense development (<2 acres)? I am told by Council staff that there will be no taxpayer money used to develop this

system. I am told by council staff this is a high level document and that detailed technical review will occur on development plan application, then I ask why is there such a detailed report as the ISL report that outlines a regional water system strategy?

It is very clear in the ISL report that they recommend the Harmony water plant as the only logical solution (along with the Calalta plant and licence). No mention is made of other water sources delivering into the proposed regional system. The ASP does not reflect this recommendation and yet there is no clear alternative solution presented – just the map11 and the ISL report that does not recommend any water source beyond that of Harmony and Calalta that can not possibly supply the water required based on their maximum annual withdrawal.

Quality of ASP Document

The state of the current “draft” ASP is not fit for publication and certainly not fit to be incorporated into a by-law. There are multiple incorrect references a just few examples follow:

1. Section 3 Springbank Vision and Goals - Why all of Springbank rather than South Springbank? The North ASP addresses North Springbank in its Section 3.
2. Section 4 Plan Area “The South Springbank Plan Area boundary is generally defined by the Elbow River to the south, and the city of Calgary to the east. To the west, the Plan area adjoins the Harmony development and agricultural lands. To the west of Range Road 34, lands are generally agricultural.” Incorrect – this is not South Springbank.
3. Pg 24 “Land use redesignations within these areas will require the prior approval of a local plan in accordance with Section 29 and Appendix B.” There is NO section 29 in the South ASP.
4. 7.47 Villa Condo developments within the Plan area should: a) have an approved local plan meeting the requirements of Section 28. There is no Section 28 in the South Springbank ASP.
5. 9.4 e) “appropriate interface and scenic corridor policies shall be established, consistent with Sections 10 and 17 of this Plan.” Section 17 is Transportation
6. MANY MANY more too many for this submission.

John Bargman
178 Artists View Way
Calgary, T3Z 3N1, AB

John F. Bargman



From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Draft South Springbank ASP - Comments
Date: February 1, 2021 1:09:59 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

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From: Marc Hodgins [REDACTED]
Sent: January 29, 2021 3:44 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Division 2, Kim McKylor <KMckylor@rockyview.ca>; Division 3, Kevin Hanson <Kevin.Hanson@rockyview.ca>; Division 1, Mark Kamachi <MKamachi@rockyview.ca>; Division 4, Al Schule <ASchule@rockyview.ca>; Division 5, Jerry Gautreau <JGautreau@rockyview.ca>; Division 6, Greg Boehlke <GBoehlke@rockyview.ca>; Division 7, Daniel Henn <DHenn@rockyview.ca>; Division 8, Samantha Wright <SWright@rockyview.ca>; Division 9, Crystal Kissel <CKissel@rockyview.ca>
Subject: [EXTERNAL] - Draft South Springbank ASP - Comments

Do not open links or attachments unless sender and content are known.

Dear Rocky View Legislative Services and Councillors,

I am writing in regard to the draft **South Springbank Area Structure Plan** which will be presented for Council's consideration on February 16 2021. I am a landowner in the area, I have attended various consultations on this plan, and I am concerned with the direction this plan has taken in my area.

I am **opposed to an unexpected amendment in this latest draft and opposed to two specific re-designations this plan proposes**. Specifically:

1. The sudden last-minute introduction of an "**Urban Interface Area**" designation to the land located at the intersection of Old Banff Coach Road and 101st St SW and most specifically **the statement that it "will be generally commercial,"** (this land is currently designated residential), and
2. The redesignation of the land immediately south to "**Special Planning Area 2**" (this

land is also currently designated as residential).

Under the current ASP, these lands are **residential**. They should stay this way. If you want to call that an "urban interface area," then fine, but don't prejudice future land development by stating in the ASP that an "urban interface area ... will be commercial"!

The owner purchased the land knowing it was residential. Surrounding landowners purchased land with the same understanding. Why are we changing the rules? **There is NO demand for changes with this land**, but there is strong opposition (reference: the auto mall proposal in fall 2019 and many letters received from residents).

The ASP's statement that the "Urban Interface" land use must be consistent with the "Transitions" plan policy is not enough to ensure this land is suitably developed. Almost the entire area I am referring to in points #1 and #2 is **natural forest** with **extensive wildlife** - I live nearby and see wildlife every day! Developing this land commercially would be devastating to wildlife, and devastating to maintaining and enhancing the appearance of the Springbank area when approached from the City of Calgary.

This is a once in a lifetime opportunity to maintain an aesthetically pleasing transition and maintain Springbank's unique country residential and rural character at our border with the City of Calgary.

The landowner in its earlier "auto mall" application argued that the city is developing commercial properties to the east of 101st St, so similar should be done on the Springbank side. This is nonsense; it doesn't matter what the city puts on its side. Draw the line where the city ends and Springbank begins. One landowner's desire to develop his land in opposition to the original ASP (and in a way that none of the local residents support) should not influence the new ASP.

Council, please stand up for existing residents and keep this land designated residential.

Thank you for your time and consideration of these concerns,

Marc Hodgins



From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: RE: [EXTERNAL] - BYLAW C-8064-2020 South Springbank Area Structure Plan
Date: February 3, 2021 10:53:35 AM

FYI

Jessica Anderson
Senior Planner | Planning Policy

From: 3 bluffs [REDACTED]
Sent: February 3, 2021 10:38 AM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Jessica Anderson <JAnderson@rockyview.ca>
Subject: [EXTERNAL] - BYLAW C-8064-2020 South Springbank Area Structure Plan

Do not open links or attachments unless sender and content are known.

I would like to register my concern with the accuracy of the South ASP. How can we properly analyze it when it is full of errors and references. It feels to me like a very shoddy effort and makes me wonder about all of the accuracy of the contents and the seriousness of it.

Water, waste water and traffic are at the top of my list and there are too many errors in their references.

I am also concerned about the N-S split and the manipulation of the North -South boundary and how it seems to include mostly undeveloped and existing commercial land on one side and mostly existing residential in the South. We all drive the same roads, go to one school and one PFAS's.... one plan should cover all.

Let's get it right.

Regards,
Mark Schmidt
8 Westbluff Bay
[REDACTED]

February 3, 2021

Legislative Services Department, Rocky View County
262075 Rocky View Point
Rocky View County, Alberta
T4A 0X2

Re: South Springbank ASP
File Number: 1015-550
Bylaw: C-8064-2020

Dear Sir:

I would like to register my strong opposition to approval of the subject Bylaw dealing with the South Springbank Area Structure Plan, as written. The basis of my opposition is related to the change in a portion of the originally proposed Special Planning Area 2 to Urban Interface Area, specifically the portion of the NE 20-24-2W5 bounded on the north by Old Banff Coach Road, on the east by 101 Street West and on the south by the power line right of way.

In addition to the issues identified in the letter written by Mr. David Webster, and supported by many of us in the communities surrounding the above bylaw change, I would like to voice a further concern.

I grew up in Sarnia, Ontario, known as the "Chemical Valley" of Canada due to the refining and petrochemical industry that was developed in the first 80 years of the last century. Sarnia has many parallels to Calgary and area: an oil and gas driven economy, an influx of educated professionals from around the world, and head offices of many of these companies. Both Imperial Oil (until 1973) and Dow Chemical (Canada – not sure of the year it moved to Calgary) had their Head Offices there.

In the late 1970's, when the world moved on to larger world scale plants and facilities, the industry first scaled back, then shut most of its operations leaving a much smaller employment base.

The city responded, first by trying to grow its way out of the loss of tax revenue by supporting developers build commercial infrastructure including malls, which didn't have the base to survive. They assumed the community population and wealth would continue to grow. It didn't.

Although the developers made money, the community watched commercial entities fail, then become lower quality establishments (Eg. strip joints) and eventually became boarded up and abandoned, providing a home for crime.

Returning 25 years later, many places were still boarded up. The city has found a new path now as a desirable retirement and lakefront community, and property values have slowly recovered.

Calgary, and area, is at the beginning of another massive global shift that directly affects its wealth and ability to generate more wealth. Much of my career in oil and gas, I spent travelling to other parts of the world and I am seeing all those places moving on from that industry, and whether or not Albertans like it, it is happening, not just because of the government in Ottawa, but around the world.

Rockyview needs to recognize that optimistic population growth, is one scenario, but much less likely. More likely are scenarios of no growth, and certainly no wealth growth. As a very personal example, of my five children (Veterinarian, Fireman, Medical Doctor and 2 Engineers) one has stayed in Calgary. The rest have left to other parts of Canada for work. When our professional youth are leaving, it is a big red flag that planned growth is vapourizing.

Once again, I am requesting you stop the proposed change to Urban Interface Area in the South Springbank ASP, and "safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management" as the South Springbank ASP vision statement and goals state.

Sincerely,



Michael Ames
347 Heritage Place

From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - objection to Springbank ASP's and MDP
Date: February 2, 2021 2:48:10 PM

Jessica Anderson
Senior Planner | Planning Policy

From: Dunn [REDACTED]
Sent: February 2, 2021 2:46 PM
To: Jessica Anderson <JAnderson@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Legislative Services Shared <LegislativeServices@rockyview.ca>; Michelle Mitton <MMitton@rockyview.ca>; kevin.hansen@rockyview.ca; Division 2, Kim McKylor <KMckylor@rockyview.ca>; Division 1, Mark Kamachi <MKamachi@rockyview.ca>; Division 4, Al Schule <ASchule@rockyview.ca>; Division 5, Jerry Gautreau <JGautreau@rockyview.ca>; gboehike@rockyview.ca; Division 7, Daniel Henn <DHenn@rockyview.ca>; Division 8, Samanntha Wright <SWright@rockyview.ca>; Division 9, Crystal Kissel <CKissel@rockyview.ca>
Cc: transportation.minister@gov.ab.ca
Subject: [EXTERNAL] - objection to Springbank ASP's and MDP

Do not open links or attachments unless sender and content are known.

Dear Rocky View Planning & Council Members,

As a long-term resident and constituent of the Springbank area, I am writing to present my and my family's strong objections to the changes being proposed for the below 3 plans. I feel we are speaking for North & South Springbank due to the new changes to the map taking parts of North Springbank south of Highway 1.

RE:

BYLAW C-8031-2020 North Springbank Area Structure Plan

BYLAW C-8064-2020 South Springbank Area Structure Plan

Municipal Development Plan Bylaw C-8090-2020

Plans should not be approved without prior demonstrated assurance of sufficient and adequate infrastructure, including water (potable water supply & wastewater treatment), transportation (traffic impacts & roads capacity), and rationalized sustainable limits to total development. Simply allowing multiple developers to plan independently is a disaster waiting to return to the County for resolution of future discrepancies or inadequacies, where the responsibility to rectify any problems will surely rest with RVC Council and its constituents (i.e., voters).

Critical issues include:

1. Proposed development plans indicate that no water or sewage plans or licenses have been approved. The ASP seems to indicate there will be water, but not how or from where, and taxpayers will pay for whatever water systems the developer chooses, but initially water & sewage can be trucked in? Plans refer to piped water from Harmony, but that license stipulates it is for Harmony alone. Water is already over-allocated in the Bow River basin and shortages will only increase as environmental and climate conditions change, even more so if SR1 goes ahead in the absence of a dam that can hold water for later use.
2. The existing “country residential” definition of 2 acres, seems to have been changed to 1 acre or smaller, with repeated areas of “cluster residential” of .5 acre. However the 2 acre minimum reflects a size that can be managed with on-site septic systems. A viable and sustainable system for treating wastewater should be required by Rocky View County prior to approval.
3. One of the proposed developments is a planned auto mall at 101st Street. That would be a huge water user and is sure to generate a huge amount of traffic on Old Banff Coach Road, as well as Springbank rd – significantly more traffic than at present with potential for even more accidents and casualties than are experienced on these roads currently. Also there is already a competitive auto mall, only 15 minutes north of this location, once Stoney Trail connects, which suggests that the future for the proposed development will be either non-viable by the time it is constructed, or it may be subject to obligations for RVC to mitigate negative economic impacts as a result of its approval.
4. This piece of land at 101st has a deep natural gully, not a flat area, so is unsuitable for intensive development without considerable landfill and disruptions to overland stormwater flow and wildlife passage. It is a major wildlife corridor, used continuously by many animals large and small. Auto malls are known to be huge water consumers, yet there are no water licences for this area & the water table is deep as well as in short supply, not to mention that no new water licenses are available in all of the South Saskatchewan River basin.
5. These development plans will significantly increase the traffic on Old Banff Coach Road. Old Banff Coach Road has been drawn on some of these plans as having four (4) lanes, even with signalized traffic lights. It is a narrow historic highway, already carrying far more traffic than it was designed for and prone to repeated accidents due to difficult curves, with many hidden driveways and connecting roads. It is also frequently used to detour highway traffic following accidents on Highway 1. A comprehensive traffic impact assessment should be required before permitting any expansion of this road, as well as a guarantee that Rocky View County and its residents will not be on the hook for financing any road improvements, mitigations or remediation measures now or at any time in the future. Further, any approval by RVC of land developments that will impact areas of provincial jurisdiction (i.e., Old Banff Coach Road) should have prior agreement from the Ministry of Transportation, Government of Alberta.

I implore you: Do not approve these plan changes at council on Feb 16, 2021.
thank-you for your consideration. I will be pleased to participate in additional
community engagement as planning for the Springbank area progresses.

Sincerely,

Moire & Jeff Dunn

213 Artists View Way

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Bylaw c-8064-2020
Date: February 3, 2021 4:39:30 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

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From: Nicole Genereux
Sent: February 3, 2021 4:11 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw c-8064-2020

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Hello

I would like to submit my opposition to bylaw c-8064-2020. I do not support the south sprinbgank ASP.

My address is 39 Sterling Springs Crescent, Calgary, AB T3Z 3J6.

The services and infrastructure of the area do not support a high density urban development.

Thank you

Nicole Genereux

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Bylaw C-8031-2020
Date: February 1, 2021 1:15:44 PM

MICHELLE MITTON, M.Sc
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From: Pam Janzen [REDACTED]
Sent: January 31, 2021 3:23 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Bylaw C-8031-2020

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To RockyView Council,

I do not agree with splitting the Springbank ASP into North and South. This is contrary to the input from the existing residents.

The water servicing strategy as proposed appears to be designed for the TransCanada corridor, which primarily has commercial and industrial uses. There does not appear to be a piped strategy for the proposed residential areas, while at the same time, these residential areas are forecast to grow enormously. I believe it is negligent to not provide a piped water/wastewater solution for any future development in this area.

Pam Janzen
34199 Township Rd 240A

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - BYLAW C-8064-2020
Date: February 3, 2021 1:09:08 PM
Attachments: [BYLAW C-8064-2020 25 Artists View Gate - Pedro Aleman.docx](#)

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From: Pedro Alemán
Sent: Wednesday, February 3, 2021 1:05 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8064-2020

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Attention: Legislative Services Office

BYLAW C-8064-2020

Please find attached my written submission for the hearing on February 16, 2021

Best Regards,

Pedro Aleman

25 Artists View Gate

Calgary, AB, T3Z 3N4.

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - BYLAW C-8064-2020 South Springbank Area Structure Plan
Date: February 3, 2021 3:18:48 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

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From: Randy Gillis

Sent: Wednesday, February 3, 2021 3:07 PM

To: Legislative Services Shared

Cc: Jessica Anderson

Subject: [EXTERNAL] - BYLAW C-8064-2020 South Springbank Area Structure Plan

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Dear Sir/Madam – I am a resident of Sterling Springs Crescent and wish to object to the proposed bylaw for the South Springbank Area Structure Plan.

Key Concerns

- The Area Structure Plans for Springbank have long preserved and respected the wishes of the community residents. However, the future laid out in these ASPs bears little resemblance to the tranquil, rural country residential community that attracted people to choose Springbank as their home.
- Council's decision to split the Springbank ASP into two documents is completely contrary to input received during consultations on the ASPs. Residents overwhelmingly wanted one ASP for their one community.
- Residents expressed a strong preference for maintaining Springbank's rural character and did not support cluster residential development except for special purposes such as seniors' housing. They also expressed serious concerns about the need for proper servicing for any future development in Springbank. Despite this input, the ASPs have designated just under 30% of the total area to be cluster residential development (31% in the North ASP and 27% in the South ASP). Cluster residential assumes 1.5 dwelling units per acre; but will be able to increase to 2.0 units per acre. On a related point, infill country residential development will permit 1-acre parcels rather than being limited to the 2-acre minimum for country residential properties.
- The ASPs' land use strategies will result in estimated populations of 17,890 in the North ASP (with 1.18 dwelling units per acre) and 14,600 in the South ASP with 0.89 dwelling units per acre). These are dramatically higher than what would result under the current ASPs, which would have been a maximum combined full-build-out population of 19,396. The new ASPs are a 70% increase. Even more startling is the reality that the ASPs' population figures exclude the estimated 10,845 residents

anticipated in the future expansion area and special planning areas, which are all included in the full build-out servicing strategy. Including these areas, the estimated full-build out population of 43,335 is 225% of what would have been expected under the current ASPs.

- The land use strategies for both ASPs eliminate agricultural land uses. They treat agriculture as a transitional use until it is pushed out by residential or commercial development. This is contrary to resident input that emphasized the importance of retaining rural, agricultural land uses as an essential component of the community's character.

Our family has lived in Springbank for more than 20 years and it was the peaceful rural community setting that attracted us in the first place. The proposed changes to the ASPs in the bylaws are a significant departure from what the community's residents want and desire. I strongly urge to you stop and re-visit the plans with better attention to the community's needs.

regards,

Randy Gillis

19 Sterling Springs Crescent

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - General Objection to - South Springbank ASP Bylaw C-8064-2020, File 1015-550 and,, - North Springbank ASP Bylaw C-8031-2020, File 1015-550
Date: February 3, 2021 1:05:44 PM
Attachments: [lgladgplenbejnqi.png](#)

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Richard and Heather Clark

Sent: Wednesday, February 3, 2021 1:03 PM

To: Legislative Services Shared

Subject: [EXTERNAL] - General Objection to - South Springbank ASP Bylaw C-8064-2020, File 1015-550 and,, - North Springbank ASP Bylaw C-8031-2020, File 1015-550

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=====

February 2, 2021

Planning Services Department, Rocky View County

262075 Rocky View Point

Rocky View County, Alberta

T4A 0X2

**Re: - South Springbank ASP
 Bylaw C-8064-2020, File 1015-550 and
 - North Springbank ASP**

Bylaw C-8031-2020, File 1015-550

Sent by Email: legislativeservices@rockyview.ca

This letter is to express disappointment with both of the Area Structure Plans. The plans appear to focus on development rather than maintaining the rural character of Springbank. The plans contain many errors and inconsistencies. The process of making area structure plans for Springbank, appears to be rushed with little public consultation. Perhaps with more explanation, and public input, there may be more agreement to a plan.

A particular item of objection is the introduction and approval of the “Urban Interface” (UI) designation in the NSASP. UI is not an interface but a complete extension of urban city land use. How did this UI even get into the ASP? It appears it was a slow evolution that became defined only in the Sept 2020 ASP. This is during the time of covid, so open houses and communication was less than ideal.

The UI was only words until the Hwy1 CS provided an illustration of the designation. The UI vision in the CS is big box stores and city lot residential. This is in complete contradiction to the desires and needs of local residents.

UI should be removed and other land uses in the ASP be used for the land areas.

Talking Points:

Many of the errors and inconsistencies, have been highlighted by organizations

in Springbank.

An example: In Section 10.1 of the South ASP, there is reference to section 10 and 17. This should be sections 11 and 18.

We were pleased when Calgary stopped annexing more land, thus leaving Springbank rural. Then, surprise, RVC designates land Urban Interface, making the land city residential.

In the slides, there is one mention of UI, without any details or discussion

In May the ASP were not divided. Why was the SASP split? In May 20, one plan, then in September, two plans

Why was Hwy1 not used as the divider line?

Why is the commercial and residential UI being proposed?

There is sufficient commercial land at the RR33 interchange

The UI is not a transition or interface, it is full blown continuation of the city.

The North Springbank ASP is currently in draft, going for reading in mid February 2021. The Conceptual Scheme is being submitted ahead of the yet approved NSBASP. How can this happen?????

The problem of how this development is possible, seems to have occurred when the Central SB ASP was converted to the North and South ASP. In the NSASP there is a designation of 'Urban Interface'(UI). The details of UI give the 30-80% commercial and 6-10 units per acre. The developer appears to have used these details to prepare the conceptual scheme with the large commercial and high residential density.

How did someone (developer?) get to RED Line the SASP so that it was in apparent agreement with development?

Land Use Panels

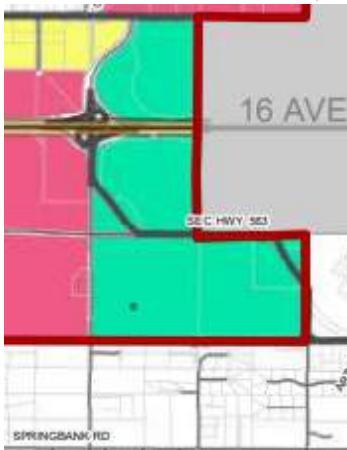
At the Hwy1/OBCR interchange, 1/2 section shown as SPA

The two 1/4 sect shown as residential/commercial

Presentation Slides of May 20 shows UI and SPA, but No UI definition

U of Residential, Cluster Res, Business/Commercial, Institutional

Other land uses that can be used in combination to create a mix - Ag, Residential, Commercial/Industrial, Public services (Community)



The Urban Interface designation for the square area south of the Hwy is for 80% commercial and 10 lots per acre. This is equivalent of six big

box stores, and city residential - 10 units/acre vs 0.5 units/acre in surrounding area (20x increase).

The lands south of the Hwy, and east of the Mountain View Lutheran church on RR31 that will be Urban Interface, are proposed to have between 6.0 and 10.0 units per acre and 30% commercial. These 320 acres could have city size lots and 96 acres of commercial area.

The UI is where the rural character of Springbank is being changed. Recommend that UI be removed and existing designations be used.

Why is there a need for more large commercial use when there is sufficient capacity at RR33 and COP areas?

How did the designation of Urban Interface and the negative consequences come to be?

Thank you for your consideration.

Heather and Richard Clark [REDACTED]
244090 Range Rd 31.

=====

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - Bylaw C-8064-2020 and South Springbank Area Structure Plan
Date: February 3, 2021 4:48:31 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

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From: Bell, Richard
Sent: February 3, 2021 4:24 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8064-2020 and South Springbank Area Structure Plan

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Dear Sir/Madam,

I write to express our opposition to the South Springbank ASP, in particular to the proposed "Cluster Residential" development portions of the Plan.

Allowing Cluster Residential development would drastically and permanently alter the existing rural nature of the area and turn significant swaths of South Springbank into the equivalent of urban Calgary neighbourhoods.

This would also have a detrimental effect on access to education at all three Springbank schools (Elbow Valley Elementary, Springbank Middle School, and Springbank High School), where many classes already approach or exceed 30 students.

I am quite shocked that there has been so little notice to and consultation with area residents to date regarding such a major change and upheaval to the South Springbank community. Our family only heard of this through a recent email from our local Residents' Association.

Allowing Cluster Residential development in South Springbank should not be considered, and we strongly oppose its inclusion in the present ASP.

Sincerely,

Richard Bell

35 Sterling Spring Crescent

Richard D. Bell

[REDACTED]

[REDACTED]



February 3rd, 2021

Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Attention Planning and Development Services Department

Sent by e-mail to legislativeservices@rockyview.ca

Re: **BYLAW C-8064-2020 South Springbank Area Structure Plan**

Thank you for the opportunity to provide feedback on the draft South Springbank Area Structure Plan (South ASP). There has clearly been a great deal of work go into this. Some of the concepts such as Cluster Residential, Villa Condo Developments and specified Transition areas between adjacent land uses hold great merit. These parts of the draft South ASP will further the development of our unique rural area that is located adjacent to a major urban centre. My family has lived in Springbank for 45 years - we have loved the *"tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage"* as the Vision statement eloquently describes it.

There are, however, aspects of the plan that I believe warrant revision and **I would like to register objections to the following.**

Please note that these concerns are shared by the undersigned residents of Springbank.

Splitting the Springbank ASP into North and South

The purpose of having ASPs is to provide a coordinated approach to future planning. I believe this is best done through a single ASP.

- The division between plans is arbitrary and does not follow any natural or intuitive boundaries.
- I fear that input from those living in one ASP, but having concerns about future development in the other ASP will be given less credence. In our case we live very close to the dividing line and this barrier to input on developments close to us is of significant concern.
- Services are already tenuous in Springbank. Potable water, waste water and water for firefighting are key services that need a coordinated approach. I understand that other letters have raised very specific concerns about these issues and I encourage careful consideration of how this ASP could worsen services.

- The Range Road 33 corridor spans both plans. This is a key area for future planning and it is essential that there is consistency and clarity in all proposals for development along this route.
- There are inconsistencies between the 2 ASPs. For example, the parameters for Urban Interface are quite different between the two ASPs. There are also numerous typographical errors and incorrect referrals to section headings in the documents. This compounds the difficulty of reading them and is an unintended, but negative, consequence of the split.

Rural Character of Springbank

The Vision in the draft South ASP eloquently states that *“Springbank will principally offer a tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage.”* However, the plan is so focused on “development” that the rural character is threatened.

- Between the two ASPs there are **37 quarter sections that are proposed for high intensity zoning** such as Commercial, Industrial, Business or Urban Interface zoning. I certainly recognize the importance of having some land zoned for these, but this excess is striking. If it is zoned in this way, it will encourage development applications that markedly change the community of Springbank and undermine residents’ ability to preserve our rural character.
- The draft South ASP identifies Old Banff Coach Road as a scenic corridor on Map 10. I wholeheartedly support this concept. However, it is bordered by an Urban Interface that will be commercial which will entail signage, parking lots and traffic that will undercut the stated objective. The adjacent Special Planning Areas also risk attracting developments that are inconsistent with a scenic corridor unless great care is taken.
- The beauty to the west of Calgary is amazing. Nearly every visual representation of the Calgary area looks to the West over Springbank. We represent the transition between the city and the mountain skyline. Anyone who lives, works or visits Calgary passes through this area. Let’s cherish and protect this point of transition between the city and nature. Let’s keep our wonderful Springbank topography and the mountains vistas. Lines of big box stores or auto malls or warehouses will destroy this.
- There is an economic benefit to Rocky View if we thoughtfully preserve this beauty. It helps attract and retain bright, creative and energetic individuals that will foster a breadth of economic activity in the Calgary area that will help overcome Alberta’s recent economic challenges.
- The Section on Agriculture also contains important initiatives. But it is of note that there is no longer any land that will be zoned Agricultural in either plan. Nor is there any mention of a preferred phasing of development such as the Bearspaw ASP contains. Between these two gaps one is left with the impression that Springbank is open for any and all piecemeal proposals that will take away agricultural land. This bias is reflected in wording such as on p. 5: *“Support agricultural uses until alternative forms of development are determined to be appropriate.”* It would be more supportive of agriculture if it read: *“Support agricultural uses **unless** alternative*

forms of development are determined to be **better for the community.**"

- The importance of wildlife is noted in the Section 13 Natural and Historic Environment. However, this section places too much emphasis on the protection of wildlife corridors. The birds, mammals and chirping frogs we love mingle around us. If 37 quarters of land are turned to high intensity use, we will lose important feeding and sleeping areas for these welcome neighbours.

Community Engagement

- I recognize that this process has been ongoing for several years. However, I only became aware of it in the past few weeks. In speaking to neighbours they have also not been aware of the draft ASP development. Certainly we all have busy lives and thus may miss some announcements, but we do all try to pay attention to local news and developments.
- We have spent a considerable amount of time reading the myriad documents in a concerted effort to understand the goals of the ASP and their associated goals and implications. Our objections are not a knee-jerk reaction, although there has been considerable anger during our discussions due to some of the proposals and our frustration with the timelines.
- I truly hope that Council and Administration will recognize that our input in this letter - and a separate one regarding the North ASP - is based on a sincere desire to establish planning documents that will address the multiple issues Springbank will face in the coming years.
- Trying to do this during the Covid-19 pandemic has presented significant challenges as we have tried to follow the recommendations not to visit in each other's homes. Usual gathering places for discussion such as curling leagues at the Park for all Seasons have also been shut down. We have done our best to work around this and hope that Council will give due consideration to our proposals.
- Change is inevitable. Careful planning through a well-constructed ASP that has had fruitful community engagement will carry us into the future. ASPs have the potential to form a solid basis for positive discussion of change and continue to build the community. In contrast to this is to have a lack of consensus about the ASP and planning process so that discussion of each change proposed becomes divisive for the community.
- It is certainly apparent to me that my fellow Springbank residents do not feel they have had an adequate opportunity to digest the multiple levels of planning documents, understand the issues and prepare submissions. **I do not see any time pressure that mandates the ASP be approved at this Council meeting.**

Recommendations

In conclusion I strongly recommend the following.

1. Develop a single Springbank ASP.
2. Delay the approval of the Springbank ASPs to ensure a more wholesome public engagement.
3. Reduce the area allocated to high intensity zoning across the 2 ASPs from 37 quarters. Each quarter that is amended from the current draft is an important step in preserving the beauty and character of Springbank.
4. Specifically, I recommend that the Urban Interface adjacent to Old Banff Coach Road be given a different status such as a Special Planning Area.
5. Please recognize that we have worked extremely hard in a very short time frame - and under the Covid-19 restrictions - to provide this feedback and we urge you to make these amendments to strengthen the planning process in Rocky View County.

Respectfully yours,

Roger Galbraith

244062 Range Road 31
Calgary, AB T3Z3L8



ADDITIONAL SIGNATORIES ENDORSING THIS LETTER

Elaine Lehto

244062 Range Road 31
Calgary, AB T3Z3L8

John & Kathy Paulsen

244064 Range Road 31
Calgary, AB T3Z3L8

Richard & Heather Clark

244090 Range Rd 31

	Calgary, AB T3Z3L8
Julie and Bill Barnden	8 Carriage Lane Calgary, AB T3Z3L8
Mohammed & Fouzia Qaisar	4 Carriage Lane Calgary, AB T3Z 3L8
Trevor & Pina Murray	244124 Range Road 31 Calgary, AB T3Z 3L8
Ryan Ganske	12 Carriage Lane Calgary, AB T3Z 3L8
Gavin Burgess	31093 Morgans View, Calgary, AB T3Z 0A5
Joan and Gary Laviolette	31066 Morgans View SW Calgary, AB T3Z 0A5
Elizabeth Virgo	244062 Range Road 31 Calgary, AB T3Z3L8
Evan Galbraith	244062 Range Road 31 Calgary, AB T3Z3L8
Robert Doherty	61 Springshire Place Calgary, AB T3Z3L2

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - BYLAW C-8064-2020
Date: February 1, 2021 1:14:38 PM

MICHELLE MITTON, M.Sc
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
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From: Richard Bird [REDACTED]
Sent: January 30, 2021 6:13 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Cc: Cathy Bird [REDACTED]; Division 2, Kim McKylor <KMckylor@rockyview.ca>
Subject: [EXTERNAL] - BYLAW C-8064-2020

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Rocky View County Council:

I am replying to an undated letter received last week from the County concerning the above referenced bylaw.

My name is Richard Bird and my address is 7 Clear Mountain Rise SW, Calgary, AB T3Z 3J9.

Our home sits on a four acre lot looking southwest over Lower Springbank Road, just west of the equestrian centre. My wife and I also own a second adjoining four acre lot.

We OPPOSE the bylaw and the draft South Springbank Area Structure Plan (the"Plan").

The reason for our opposition is that we believe that the Plan facilitates and encourages a form of residential development which would substantially alter the non-urban bucolic character of the south Springbank area in general and our immediate neighbourhood in particular. This rural character is the key attribute which we, and I expect most if not all of our neighbours, sought in deciding to move from Calgary to Springbank.

When we acquired our properties in 2003 they fell within a zoning regulation which did not permit lots smaller than four acres, as did all the properties in the immediate area visible from

our home. I believe that to still be the case today. There were areas to the west which were zoned for minimum two acre lots, which we consider too small to maintain "acreage" aesthetics, but at least they are not visible from our home. The majority of what can be seen from our home looking toward the mountains is the large undeveloped tract belonging to the Colpitts Ranch. We have always supposed that some day part or all of this land might be developed but we have expected that when the time comes it would be zoned the same as the adjacent four acre acreages or at least two acre lots. However, that is clearly not the intent of the Plan.

The Plan is lengthy and detailed. The Plan is described as providing an overall strategy for land use changes and, although not initially clear, a thorough reading makes plain what that strategy is - encourage the majority of further development to follow the high density "Cluster Residential" concept. By high density I mean in contrast to the current four acre and two acre zoning provisions.

At first we read in the Springbank Vision that acreages will continue to be the main housing option in the community. This may be literally true but only because much of area within the Plan has already been developed as acreages, reflecting the intent of previous plans and zoning regulations, and the preference of residents, to maintain the low density aspect of the community. However it is a very misleading statement in that it conveys a sense that further development will continue to follow the historical densities for the most part, which is very clearly not the intent of the Plan.

We also read in Goal 9 that the the goal is to "respect the existing built environment, but explore the use of alternative forms of residential development, such as cluster and mixed use development." The word "explore" would lead one to believe that the cluster concept is one which is going to be examined, considered, discussed, perhaps experimented with in a limited fashion, not that it is imbedded within the Plan as the predominant direction for new development. Again, this is a very misleading statement.

The policies related to the areas designated by the Plan to be Cluster Residential indicate a maximum average density of 3/4 acre lots but with a requirement for 30% of the area to be set aside as open space. The open space requirement is a good idea which could be included in any form of further development. However, even with 30% open space the indicated density significantly exceeds that of the two acre lot size applicable to much of the existing residential development (by nearly double) and very significantly exceeds the four acre lot size density of the rest of the existing residential development (by nearly quadruple). Worse still from a development density perspective, by increasing the open space set aside to 40% of the development the cluster lot sizes can be reduced to 1/2 acre, increasing the effective density by a further 29%. Clearly a shift in land use strategy to facilitate the cluster concept is a significant shift in development density away from the historical standards.

If the cluster concept were being proposed as an "exploration" or an experiment to be pilot tested on a limited basis, perhaps a quarter section or two, it would not be of great concern depending on where located. However, that is not what the Plan intends.

On Map 04: Existing Land Use I count by visual inspection approximately 32 quarter sections of undeveloped land, aggregating partial quarter sections where there is already some development, and excluding undeveloped land designated as Special Planning Area or for Institutional and Community Services. The undeveloped land is primarily currently designated

as Agricultural with about four quarter sections currently designated as Residential but as yet undeveloped. Comparing this map with Map 05: Land Use Strategy makes the strategy very clear with the Cluster Residential Development pink area occupying most of the undeveloped land and nearly all of the large continuous undeveloped blocks of land, 22 of the 32 quarter sections. The remaining 10 undeveloped quarter sections are all that is designated as Country Residential Infill, to be developed consistent with existing density standards.

I believe that the Plan and the Bylaw should be set aside for further discussion and consideration of significant amendments. I believe that most of my neighbours and likely most existing residents would also oppose the substantial increase in density of most future development which will be enabled by the Plan, if they were aware of it; and I am concerned that the communication of this very significant change has not been thorough enough for the community at large to understand the matter.

J. Richard Bird

From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - Springbank Area Structure Plan - Comments
Date: February 2, 2021 10:26:02 AM

Jessica Anderson
Senior Planner | Planning Policy

-----Original Message-----

From: Michelle Mitton <MMitton@rockyview.ca>
Sent: January 25, 2021 5:24 PM
To: Jessica Anderson <JAnderson@rockyview.ca>
Subject: FW: [EXTERNAL] - Springbank Area Structure Plan - Comments

MICHELLE MITTON, M.SC
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
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-----Original Message-----

From: Shelly [REDACTED]
Sent: January 25, 2021 3:09 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Springbank Area Structure Plan - Comments

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As a resident, I find it deeply troubling that the comments of residents fails again and again to be taken into account in drafting public policy, documentation and legislation.

I am not in support of splitting North & South Springbank into two separate areas, with their own ASP. There will be a lack of cohesiveness within the community and a lack of consistent vision applied. Springbank is one community, at its heart a community with much rich history, particularly with respect to farming and ranching. Residents who have chosen to live in Springbank, have done so with a desire for rural living, and with the expressed and shared values, lifestyle, and concern for protecting the Springbank heritage.

Splitting Springbank into two ASP despite the residents expressed opinions that Springbank should remain as one area for purposes of planning and the ASP, is seeming to proceed for political reasons and posturing for future development, despite resident's feedback. It is deeply concerning that this path is being pursued. One would wonder the purpose and value of providing input as a resident if it is simply ignored.

Shelly Jacober

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - I strongly oppose Bylaw C-8064-2020 - South Springbank Structure Plan
Date: February 3, 2021 3:21:34 PM
Importance: High

MICHELLE MITTON, M.Sc
Legislative Coordinator – Legislative Services
ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

From: [REDACTED]
Sent: Wednesday, February 3, 2021 3:18 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - I strongly oppose Bylaw C-8064-2020 - South Springbank Structure Plan
Importance: High

Do not open links or attachments unless sender and content are known.

Dear Sir/Madam:

I am writing to voice my complete opposition to this proposed bylaw and structure plan. This plan would create a high density residential area right next to our estate acreages (with subdivisions of two acre parcels), thereby destroying the nature and culture of our country residential neighbourhood. Estate areas (such as Rosewood, Cullen Creek, Sterling Springs, Morgan's Rise, Windhorse, River Ridge, and Grandview) surrounding the planned Cluster Residential Development are established developments whose property values depend on quiet country residential living. Owners invested in these developments based on the area being and remaining designated Country Residential. The proposed type of development will greatly reduce property values and peaceful enjoyment of the rural properties by the current residents of these nearly estate communities. In addition, this plan would significantly increase traffic on Lower Springbank Road, which is already pressured, especially in the summers when there are hoards of cyclists coming out here from Calgary. There are many other areas within Rocky View County where a high density neighbourhood can and should be built, such as closer to the City of Calgary where urban sprawl has been occurring, closer to schools, or closer to other cities and towns in Rocky View, and away from estate acreage areas such as ours. The cluster residential area will also be unsustainable in terms of water, sewage, and environmental impact. The area structure studies support minimum two acre lots. You will find similar objections from all residents in the region. I respectfully request that the area between Range Road 30 to 32 and Township Rd 241 to 244 be modified to NOT have a Cluster Residential Development designation in order to allow a suitable buffer zone between existing acreages, and thereby avoid major actions against any future development proposals of a cluster density nature.

Yours sincerely,
Sherri Swystun

[REDACTED]

To: legislativeservices@rockyview.ca

CC: J Anderson, Planning janderson@rockyview.ca

Subject: **BYLAW C-8064-2020 South Springbank Area Structure Plan**

- **Original Springbank ASP vs. splitting into South and North ASPs**

Regarding the RVC document called "**UPDATES SINCE FIRST READING**":

July 28, 2020 – *"In response to first reading discussion and feedback, Administration split the draft (Springbank) ASP into two plans **to better capture the distinct character and goals** for the north and south areas of Springbank."*

What was reported from the July 28, 2020 Council meeting was that **Div. 2 Councillor Kim McKylor asked for the ASP to be split because "it is just too big"**.

Her request was contrary to what Springbank residents had asked for, which is **to treat Springbank as one community with one ASP**. However, in the Updates Since First Reading, the justification given is *"to better capture the distinct character and goals for the north and south areas of Springbank"*.

Please put the two plans back together as one Springbank ASP as residents requested.

Furthermore, the **borders of the split ASPs have NOT been drawn in a logical way** (e.g., along TransCanada Hwy) but have been very carefully drawn to include most undeveloped land and existing commercial land into the North ASP; and mostly existing residential areas in the South ASP.

What is the purpose of this obvious manipulation of developed versus undeveloped lands?

If RVC takes *Future Expansion Areas 1 and 2* from the North ASP, then both ASPs could more easily be returned to one ASP.

- **Withdraw both ASPs due to GROSS ERRORS and MISLEADING REFERENCES in a POLICY document**

These ASPs fall far below the standard that qualifies for public engagement or for policy documents. The South ASP is riddled throughout with dozens, if not hundreds, of errors (noted in the questions and comments below).

The extremely poor presentation of these ASPs is an insult to Springbank residents. RVC has published the ASPs without having them spellchecked, edited, proof-read or references checked. The shocking extent of these errors renders the ASPs invalid for RVC residents to review (since so many references are wrong). It also gives RVC residents very low expectation of the accuracy of the contents. The errors throughout also invalidate them as legal documents. These ASPs speak volumes about how much the RVC administration respects Springbank residents and taxpayers.

There is also serious inconsistency in both plans, sometimes referring to “Springbank”, sometimes “North Springbank”, sometimes “South Springbank” in contexts where it is obvious that a specific area is being referred to. Obviously, it is very different to make statements about all of Springbank versus North or South.

There is NO care or accuracy in the presentation this ASP document. The ASP document authors and their project manager should be ashamed to have published this for residents without basic document checks having been done. The wrong references make it impossible for the reader to follow up. The document speaks loudly about how little the RVC administration respects residents with the information it provides to them.

These misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

RVC needs to **provide in the ASP online links to any external documents referenced** and add a separate page of all the referenced external document links. It is not enough just to provide the name – readers want to be able to look at them to verify the reference and get more information.

- **Notification of affected residents for Public Engagement**

The current process that RVC uses to notify “area stakeholders” is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified.**

South Springbank ASP (fall 2020 draft) - comments

The most important enabler of development is the **availability of potable water**. Without water, there can be no development on the scale proposed in the ASPs. There appears to be no or insufficient sources of drinking water to provide the scale of development proposed in the ASPs.

SECTION 19 UTILITY SERVICES

Pg 73 “Map 11: Water Servicing and Map 12: Waste Water Servicing depict ***the most feasible utility system at the time of Plan writing***. The final utility system will be determined as part of the local plan preparation.”

The proposals for utility services are part of a “***technical assessment***” (by ISL engineering) and simply represent “***the most feasible utility system at the time of Plan writing***”.

“The final utility system will be determined as part of the local plan preparation.”

This is a NON SEQUITUR – if it’s not the BEST choice after the technical assessment, rather than just “*the most feasible*”, it is not magically going to become the best solution at the local plan stage. Will there be a further assessment by ISL Engineering (or others) prior to the South (and North) ASPs being finalized? We cannot advance to adopting these ASPs as legal documents based on what might be feasible.

19.12 *“Residential lots less than 1.98 acres in size shall be serviced through a piped or regional waste water treatment system.”*

This confirms that the utility services system must be solved and infrastructure provided before any new higher density residential can be proposed, which has not been done in this ASP or technical documents.

19.13 *“Where a regional waste water treatment system is not available, **interim methods of sewage disposal** may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment.”*

“Interim methods” likely include trucking out sewage and/or sewage ponds and/or surface spraying of sewage, none of which are acceptable for the health and safety of surrounding Springbank residents.

19.14 What is “PSTS”? – no definition provided

19.17 *“Future piped systems shall be the responsibility of the developer to construct, and their ownership and operation should be transferred to the County at the economic break-even point.”*

This appears to be an open invitation to developers to build whatever system they choose and RVC taxpayers will pick up the ongoing costs later.

19.20 *“The **Municipality reserves the right to provide or assist with the provision** of a waste water collection, treatment, and disposal system within the South Springbank area.”*

As above, it would appear that RVC is willing to use public money to pay for water systems for private developments. Springbank taxpayers will not agree with this approach.

Map 11 shows “Proposed Water Lines” and “Harmony Water Lines” – there are no existing Harmony water lines in this area (east of RR 33), so why are the water lines not shown as PROPOSED? Very misleading omission.

Why does this map show Calalta Service Areas but NO Harmony service areas?

Does Harmony have ANY SERVICE AREAS within the South ASP?

Does Harmony have ANY ABILITY within its Water Licence to service areas in the South ASP?

The **Springbank ASP Servicing Strategy** report by ISL Engineering states:

3.1.3 “the **full build-out** of the focused service area requires a potable water volume of 26,340 m³ /day ..., equivalent to **9,613,925 m³ /year**, to make the development viable. The **near-term service** area requires a potable water volume of 11,065 m³ /day, equivalent to **4,038,801 m³ /yr**. ... It is important to note that the annual surface volume within the overall Study Area accounts for larger water users such as the Rocky View Water Co-Op Ltd. and Harmony Development Inc; **therefore, availability of water licenses would need to be confirmed to accommodate the volumetric demand. The required volume would be the largest annual volume in the Springbank area.** It should also be noted that the volumes above are for total diversion quantity allowable for each license compared to the volume currently being diverted under each license.

4.1.1 **Harmony Water Treatment Plant Stage 1** of the Harmony WTP has been **constructed to accommodate a population of 6,768** with an average day demand (ADD) of 2.3 ML and a maximum day demand (MDD) of 5.1 ML. Based on 2018 census information, the population is currently 249 people (Rocky View County, 2018). Therefore, there is significant capacity available within Stage 1. That being said, **the Ultimate stage of the WTP is intended to accommodate 15,726 people** with an ADD of 5.7 ML and an MDD of 13.6 ML (USL, 2016). **This population is significantly smaller than the intended population of the Springbank ASP area. As such, major upgrades would be required to accommodate the ultimate Harmony and Springbank ASP populations.** There may be opportunity to stage these upgrades based on development within the Springbank ASP area in conjunction with growth in Harmony. However, only one expansion step was intended from Stage 1 to Ultimate for the WTP (USL, 2016).

However, Harmony Advanced Water System Corporation’s Licence to Divert Water (#00414326-00-00 effective June 25, 2018) states: “a licence is issued to the Licensee to: operate a works and **to divert up to 917,221 cubic metres of water annually** at a maximum rate of diversion of 0.09 cubic metres per second (being the combined diversion rate in licence No. 00231686-00-00 plus this licence) **from the source of water for the purposes of Storage, Commercial, and Municipal (Subdivision Water Supply).**

Therefore, (as in 3.1.3 above) **there is a HUGE GAP between what Harmony’s water licence is allowed to supply annually, i.e., 917,221 cubic metres, compared to Springbank ASPs’ full build-out requirement of 9,613,925 m³ /year. Even the near-term service area requirement, i.e., 4,038,801 m³ /yr is clearly unattainable within the Harmony licence.** Also, the Harmony licence is restricted to certain lands as detailed in 3.4 following:

3.4 “**The Licensee shall divert the water only to the following points of use:** (a) NW 05-025-03-W5M, N1/2 08-25-03-W5M, SW 08-25-03-W5M, Portions of SW 09-25-03-W5M, NW 09-25-03-W5M, 07-025-03-W5M, Portions of SW 18-025- 03-W5M, Portions

of SE 1 8-025-03-W5M, Portions of NW 1 8-025-03-W5M, and Portions of SW 17-025-03-W5M.”

These above-mentioned lands are within Harmony, not up to 12 km east of there.

3.7 “The Licensee shall not divert more than 917,221 cubic metres of water per calendar year.”

Therefore, Harmony CANNOT supply sufficient potable water to the South ASP.

Section 20 STORM WATER

How does RVC verify that water originally sourced from the Bow River (e.g., Harmony) and the Elbow River (e.g., CalAlta) is returned as wastewater to their original catchment area? Especially when both catchment areas occur in the South ASP according to Map 13.

20.13 “The County will support proposals for storm water re-use through **purple pipe system** in accordance with provincial requirements.”

What is a “purple pipe system” – define or explain.

Section 2 Plan Purpose

“It is important that the vision, goals, and policies contained in the Plan address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.”

After reviewing both Springbank ASPs, it appears that the interests of residents, as well as all their feedback to RVC over the last few years, have been largely ignored.

Section 3 Springbank Vision and Goals

Why all of Springbank rather than South Springbank? The North ASP addresses North Springbank in its Section 3. More errors and inconsistencies.

Vision With the exception of “*but with Cluster Residential development offering a further choice that promotes the establishment of communal spaces*” (see comments below)”, the first paragraph contains statements that most Springbank residents would agree with and have promoted as their reasons for living here. **However, most of the policies in these draft ASPs do not reflect these vision statements.**

Goals Most Springbank residents would agree with these goals, e.g., Goal #1 “*Continue to develop South Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed in appropriate locations.*”

However, RVC has engaged with landowners/taxpayers over the last few years but

most of that feedback has been ignored in these ASPs, therefore, directly contrary to Goals 6,11 and 15 following:

Goal #6. *“Collaborate and engage with landowners and adjoining jurisdictions throughout the planning process to build consensus on new development.”*

Goal #11. *Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.*

Most Springbank residents support agricultural uses (as above) but would NOT agree with “until alternative forms of development are determined” – that intention is NOT “supporting” agriculture but merely viewing it as a convenient land use temporarily.

Goal #15. *“Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife corridors, the existing groundwater resource, and drainage patterns within the watersheds of the Elbow River.”*

Most of these values have been ignored in these draft ASPs.

Also, **the ASP maps are missing proper identification of the Bow River**, which is the biggest natural feature in the area. Although the river itself is not in the South ASP, **much of the South ASP is in the Bow River watershed** rather than the Elbow River watershed. (And the north and northeast boundaries of the North ASP run along the Bow River / Bearspaw Reservoir.)

Section 4 Plan Area

*“The South Springbank Plan Area boundary is generally defined by the Elbow River to the south, and the city of Calgary to the east. **To the west, the Plan area adjoins the Harmony development and agricultural lands. To the west of Range Road 34, lands are generally agricultural.**”*

NO, that would be the North ASP. As in a previous point, RVC has split the ASPs but failed to get the details correct. This gives Springbank residents a very low level of confidence in the contents of both ASPs.

Map 2 and Map 3 “Railway lines” - NO, that would be in the North ASP. As above, incorrect and misleading details showing up throughout.

Section 5 Springbank Context

History (pg 10) After explaining that 2-acre lots were allowed by the 1990s, there is no explanation of why 2-acre lots became the standard lot size, i.e., that was the smallest lot that could safely be serviced by septic system because there is no existing wastewater infrastructure. Please add that information so that everyone understands why **2-acre lots are appropriate for unserviced lands**. Therefore, higher density residential developments must provide alternative servicing infrastructure or solutions for wastewater (stormwater and drinking water).

Existing Land Use *“Agricultural lands have been fragmented by residential and business development, and the viability of larger agricultural operations continues to be impeded by competing business and residential development.”*

The draft ASP policies propose to continue this **negative trend of agricultural fragmentation and development pressure**, rather than supporting the agricultural industry.

Existing Land Use Pg 10

Map 05: Existing Land Use – WRONG map number referenced

Section 6 Land Use Strategy

Purpose p.14 *“the residential areas of Springbank will continue to develop in the traditional country residential and new Cluster Residential forms, providing a range of opportunities for rural living”.*

Springbank residents previously gave RVC the feedback that there was virtually no support for “Cluster Residential Development”, except for special purposes, e.g., seniors’ housing.

“Future Expansion Areas 1 and 2 will provide opportunities for future growth” – there are NO such areas in the South Springbank ASP – those would be in the North ASP. Another example of a disturbing lack of attention to detail.

“The Springbank ASP plans for an approximate population of 14,600 with an average density of gross 0.89 upa” – the 0.89 upa proposal is double or triple the current 0.25-0.50 upa density for residential. This is NOT rural density and cannot be achieved without city-like servicing and infrastructure.

Policies 6.1 *“local plans must be prepared in accordance with Section 29 and Appendix B of this Plan” – there is NO Section 29 in (either the North or) the South ASP document* -another example of complete lack of attention to detail.

Maps 4 Existing Land Use compared to **Map 5 Land Use Strategy**

Map 4 shows about 50% of the lands zoned Agriculture.

Map 5 shows 0% of the lands zoned Agriculture – with most of the existing

agricultural land proposed to be converted into “*Cluster Residential Development*”, 1,430.57 ha (3,535 acres) according to Table 2. And more agricultural land converted to Infill Country Residential amounting to 1,571.80 ha (3,884 acres).

This is NOT a strategy, it's a proposed elimination of Springbank's historical farming and ranching industry, to be replaced by higher density residential development. This is unacceptable for a rural municipality. Again, this is completely contrary to the feedback that Springbank residents gave to RVC. This would represent a huge waste of productive agricultural land, which will be in high demand in the future to grow food to feed the local population.

Map 5: regarding the Lands on the NE corner of Springbank Rd and 101 Street shown as Urban Interface Area and Special Planning Areas with Interim Uses.

The **switch from Special Planning Area (SPA) to Urban Interface Area (UIA) in the Springbank ASPs is unjustifiable.** The Special Planning Areas carry with them obligations for future public engagement on any land use decisions in those areas. To suddenly change the identified land use at this late stage, with no public engagement regarding the appropriateness of the change, eliminates the promised future public engagement that residents will have relied on for all areas identified as SPAs in earlier drafts. **It is unacceptable to change the land use designation to circumvent such public engagement at the last minute.**

Also what is the broad white/uncoloured stripe running NW-SE between the Urban Interface Area to the north and Special Planning Area 2? The map key would indicate it is “Built Out Area”, which it is not – what land use is it? Similarly south of Pinebrook Golf Course, the white area is not “Built Out Area” – what land use is it?

Map 5: Have the owners of Pinebrook Golf Course (shown as Cluster Residential Development) decided to convert their golf course into residential?

Section 7 Residential

“Residential development will be mainly single family homes; however, opportunities will exist for other housing types and densities that are carefully planned and are in keeping with the rural character of Springbank”.

Most Springbank residents would agree to this statement. However, the ASP lays out higher density, suburban/urban scenarios rather than rural.

Map 05A: Infill Residential - “Railway lines” - NO, that would be in the North ASP. More incorrect details throughout.

Cluster Residential pg 24

*“Cluster Residential design sensitively integrates housing with the natural features and topography of a site by grouping homes on smaller lots, while **permanently preserving***

a significant amount of open space for conservation, recreation, or smallscale agriculture uses.”

How will permanent preservation be guaranteed? In past discussions, RVC appeared to be promoting Cluster Residential to achieve higher density, so that in the future, the rest of the land could be developed to similar or greater density. **What guarantees can you provide to Springbank residents that 30% of gross acreage will be set aside to “minimize impacts on environmental features” and will be preserved permanently?**

“Further residential development will safeguard Springbank’s precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management.”

These statements (or claims) make no sense. At the very least, refer to reports/information that describe how this would be achieved or is even possible with the extent of development proposed in this ASP.

7.16 c) addressing the policies and requirements of **Section 14 (Transitions)** of this Plan

This reference to the section is WRONG. Lack of attention to important details.

Pg 24 *“Land use redesignations within these areas will require the prior approval of a local plan in accordance with **Section 29** and Appendix B.”*

There is NO section 29 in the South ASP.

7.29 *“Cluster Residential development shall provide: (b) a significant portion of open space that is **publicly accessible**...”* How will this be done? By designating it Municipal Reserve? Otherwise why would Cluster Residents have to share their open space with everyone else?

7.31 *“Cluster Residential development shall provide for well-designed **public gathering places** such as parks, open spaces, and community facilities.”* So the general public could use these places for parties? I don’t think Cluster Residents would agree to that.

7.35 *“Homeowner Associations, Community Associations, or similar organizations shall be established to assume responsibility for common amenities and to enforce agreements”...* I believe it would be necessary for Peace Officers to “enforce” not residents? Has RVC calculated these additional enforcement costs?

7.39 *“Open space shall constitute a minimum of 30% of gross acreage ... When identifying open space to be preserved:*

c) water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space;”

Please explain if this means that the additional areas would be designated ER (Environmental Reserve)?

7.41 *“The minimum lot size for the Cluster Residential areas shall be 0.50 acres.”*
This amounts to 4 times the current minimum density across most of Springbank.
Current residents did NOT ask for this type of density in the ASP.

7.42 *Notwithstanding policies 7.40 and 7.41, higher residential densities with smaller lots may be achieved to a maximum of 2.0 units per acre through additional dedication of open space to a maximum of 40% of net developable area...”*

As above, current residents did NOT ask for this type of density in the ASP, even with extra open space.

Villa Condo Developments pg 31

The stated aim *“to situate accessible, low-maintenance housing in areas near local shops and services as they develop”* is NOT met by 7.44

7.44 *“Where determined to be compatible and appropriate, Villa Condo developments may be considered in the following areas: a) Cluster Residential; b) Cluster Live-Work;”*
Neither a or b would have shops and services, so that leaves just the community core plus c) *Institutional and Community Services; and d) Commercial.*

7.47 *Villa Condo developments within the Plan area should: a) have an approved local plan meeting the requirements of Section 28.*

There is no Section 28 in the South Springbank ASP. Another example of the inadequate effort put into this ASP.

Section 8 Institutional and Community Services

“To ensure that Range Road 33 reflects the community’s character and promotes interaction and connectivity, the scenic and community corridors (Section 21) and active transportation (Section 18) policies of this ASP ...”

These references are to the wrong sections. More shoddy work.

Section 9 Special Planning Areas

Objectives: *“Provide for limited-service, interim Commercial uses within Special Planning Area 1 prior to the area proceeding to build-out in accordance with the policies of any ASP amendment.”*

Please provide more information about commercial proposals that RVC has received.

9.1 a) *local plans and redesignation for interim uses proposed within **Special Development Area** 1 and 2... will be allowed subject to meeting criteria listed in **Policy 11.5: Special Planning Area 1 and 2 Interim Uses”***

Do you mean Policy 9.5? 11.5 is about Setback Areas.

Also, there are NO Special Development Areas shown on Map 05 – do you mean Special Planning Areas?

9.3 “The four identified Special Planning Areas may be amended in isolation or concurrently, according to each area’s ability to meet the criteria listed in Policy 11.4.”

Do you mean Policy 9.4? 11.4 is about Setback Areas.

Again, there is NO care or accuracy in the presentation this ASP document and no verification of references. The wrong references make it impossible for the reader to follow up for more information.

9.4 “Prior to amendment of this Plan to allow for the development of new commercial and/or residential uses in any Special Planning Area: a) a public engagement process involving area stakeholders shall be undertaken ...”

The current process that RVC uses to notify “area stakeholders” is inadequate.

The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then ALL residents within the area of the ASP should be notified.

9.4 e) “appropriate interface and scenic corridor policies shall be established, consistent with Sections 10 and 17 of this Plan.”

Section 17 is Transportation – should it be Section 18? WRONG reference again.

Special Planning Area 1

9.5 “Prior to an amendment to this Plan to remove the Special Planning Area, Commercial uses shall be allowed for an interim period within **Special Planning Areas 1 and 2** shown on Map 05...”

The title and first phrase refers to Area 1 but then refers to Areas 1 and 2. Which is it?

9.5 d) “transportation infrastructure improvements to accommodate the proposed commercial uses shall be identified and constructed as required by applicable”

This is obviously an incomplete sentence – what is missing? Please complete.

9.5 e) “the design and appearance of proposed commercial uses shall conform with policies set out within Section 17 (Scenic and Community Corridors)”

Section 17 is Transportation – should it be Section 18? WRONG reference again.

9.5 f) “the interface between the proposed commercial development and adjacent land uses shall be sensitively managed in accordance with policies set out within Section 10 (Transitions)”

Section 10 is Urban Interface Area – do you mean Section 11? WRONG reference again.

9.6 “All redesignation applications proposing interim development within Special Planning Area 1 and 2 shall be supported by a local plan in accordance with the requirements of Section 28 and Appendix B.”

There is NO Section 28 in this ASP. WRONG reference again.

Section 10 Urban Interface Area

This South Springbank ASP has recently been modified to redesignate the proposed auto mall location from Special Planning Area to this newly introduced category Urban Interface Area. This new designation specifically indicates it is for areas "expected to develop in the near future". All restrictions related to the previous Special Planning Area (and to interim uses) are accordingly removed. The auto mall location is the only such designation in this South Springbank ASP.

I believe that RVC decided on this new Urban Interface Area designation because an auto mall cannot be considered an interim use and that RVC wants to see the full development requirements dealt with when considering the upcoming re-application.

I oppose this redesignation for several reasons, including the introduction of commercial zoning adjacent to existing country residential subdivisions (Heritage Woods, McKendrick Point and Springland Manor). Also, I also object to the special treatment being afforded this parcel in a zone otherwise considered "Special Planning Area". That SPA designation is intended to reflect that "*detailed land use planning (in these areas) is not possible at this time, until there is further collaboration with the City of Calgary*".

I ask that RVC reverts the designation for this parcel to Special Planning Area with no consideration for interim uses.

10.1 a) *Local plans shall demonstrate consistency with section 10: Transitions and section 17: Scenic and Community Corridors;*

Both these references to other sections are WRONG.

10.2 d) *appropriate interface and scenic corridor policies shall be established, consistent with Sections 10 and 17 of this Plan.*

Section 17 is WRONGLY referenced.

Section 11 Transitions

*"Agriculture is still a significant land use within and immediately outside of the Plan area and will continue **until the envisioned development occurs**. It is important that agricultural uses are allowed to continue unimpeded until the land transitions to an alternate land use."*

As mentioned earlier, Map 05 shows NO agricultural land use, therefore it appears that the ASP is not a "plan" but a decision already made to develop 100% of the current agricultural land into commercial/residential. I and other Springbank residents do NOT want all agricultural land in South Springbank to be developed.

Objectives

- *"In accordance with the **County's Agricultural Boundary Design Guidelines**,"*
Need to provide link to this document or attach it.

Business-Residential Transition pg 42

"The development of the **North Springbank ASP** area requires ..."

This is the SOUTH Springbank ASP – appalling lack of professionalism in this document.

11.1 Local plans for business uses adjacent to the residential land uses and the Business Transition areas shown on Map 05.

There are NO Business Transition areas shown on Map 05. What is meant?

*11.5 "Where commercial or industrial buildings are on lands adjacent to a residential area, the commercial or industrial building shall be **set back a minimum of 50 metres from the commercial or industrial property line.**"*

The setback should be at least 100 metres from a rural residential property.

*11.20 a) "Where non-agricultural buildings are on lands adjacent to the agricultural lands, the non-agricultural building should be **set back a minimum of 25 metres** from the non-agricultural property line;"*

Since Map 05 shows NO agricultural lands surviving, provision should be made to increase this setback to 100 metres from residential land.

Section 12 Agriculture

pg 47 *"The continued use of land for agriculture, until such time as the land is developed for other uses, is appropriate and desirable. The **Springbank ASP policies support the retention and development of agricultural uses ..."***

This South Springbank ASP does NOT support agricultural land use, e.g., Map 05 shows the ASP strategy is that NO agricultural land use continues, but rather that these lands are developed.

12.9 "Applications for Confined Feeding Operations shall not be supported."

Need definition and example(s) of what Confined Feeding Operations are.

Section 13 NATURAL AND HISTORIC ENVIRONMENT

pg 55-56 **Map 06 shows Environmental Areas and Map 07 shows Wildlife Corridors but Map 05 shows that the land use strategy for most of these areas is to be developed. This is unacceptable. There MUST be Environmental Areas and Wildlife Corridors that are exempt from development.**

*13.13 **Building and development in the riparian protection area shall be in accordance with the County's Land Use Bylaw and the County's Riparian Land Conservation and Management Policy.***

Building and development in the riparian protection area SHOULD NOT be

allowed, as per 13.16 *"The riparian protection area should remain in its natural state."*

13.17 ***"Public roads and private access roads may be allowed in the riparian protection area."***

Public roads and private access roads SHOULD NOT be allowed in the riparian protection area, as per 13.16 *"The riparian protection area should remain in its natural state."*

13.20 *"Until a Cultural Heritage Landscape Assessment of the Plan area is completed" and Actions 1.*

When will a Cultural Heritage Landscape Assessment be done, given the extent of development that is being planned for South Springbank, these need to be completed as soon as possible?

13.22 *"Names of new developments and/or roads should incorporate the names of local settlement families, historical events, topographical features or locations."*

Note that Qualico planned to erroneously name their commercial/residential development on the Rudiger Ranch lands as "Coach Creek" which is the name of the creek several kilometres east of there, adjacent to Artists View. So the ASP just stating that these names be used is obviously not going to address the issue of the wrong names being applied.

NOTE: the naming issue can be high risk when it comes to Emergency Response, as has been experienced with the confusion between Springbank Hill (and all the "Springbank" street names there) in Calgary, and Springbank in Rocky View.

Section 17 Transportation

Map 09 should show the whole extent of Old Banff Coach Rd/Provincial Hwy 563, just as Hwy 8 and Stoney Trail are shown entirely (even though Stoney Tr is not yet complete) and both are outside the ASP. Why only showing part of OBCR/Hwy 563, even part of it which is inside the ASP?

Likewise pg 65-67 do not mention Old Banff Coach Rd/Provincial Hwy 563. This plan needs to include a discussion on how this highway fits in and will play a part in the South ASP, especially with all the development that is being proposed along both sides of this road. This should include engagement with residents along OBC Rd/ Hwy 563 and other Rocky View users of this road.

17.3 *The County shall collaborate with The City of Calgary to develop a joint study for 101st Street in accordance with Action Item #8 (Section 28: Implementation).*

There is no Section 28 in this South ASP.

Section 18 Scenic and Community Corridors

Pg 69 *“the transportation infrastructure will largely be defined through the future planning of the **Special Planning Areas**, as discussed in **Section 11** of this Plan.”*
No, not Section 11 which is Transitions – which section?

Objectives pg 69

Map 10 - With just one Scenic and one Community Corridor shown on Map 10, it is unclear what parameters are used to designate one of these corridors – only where there is new development planned? And if so, why not show all of 101 St to be a Scenic Corridor (which it certainly is)? Needs explanation here or reference to another document.

18.5 *“Notwithstanding, **Policy 21.4 of this Plan**, interim uses allowed within **Special Planning Area 5 under Section 11 of this Plan.**”*

There is NO Policy 21.4 and there is no Special Planning Area 5 in this South ASP.

18.6 *“Planning and development within the **Highway 1 West Corridor Key Focus Area**” (see Map 10: Scenic and Community Corridors) shall be subject to the policies of the Rocky View County/City of Calgary Intermunicipal Development Plan.” (IDP)*

Highway 1 West Corridor Key Focus Area is NOT in the South ASP, nor is that term/category shown in the key for Map 10.

18.7 *“All local plan applications proposing development within a scenic corridor area identified on Map 10: Scenic and Community Corridors shall meet the applicable scenic corridor policies set out within this section and the requirements of **Section 28** and Appendix B.”*

There is NO Section 28 in the South ASP.

“Community Corridor Views” figure (no number and no reference in Section 18?) This unreferenced figure and photos need explanation – they appear to show both South and North ASP. Need a description of how this fits in Section 18 and what the numbered pink view symbols represent.

#3 view is where an RV sales business has been proposed on the west side of RR 33. On the east side is the bulldozed field that is Bingham Crossing, with a huge “Coming Soon” billboard and piles of topsoil that were pushed up years ago. On the south side of Hwy 1 are RV storage lots and empty buildings in Commercial Court. Immediately to the west, along the south side the fence is lined with Harmony marketing gimmicks. Any view(s) that existed are now compromised. RVC needs to update these Scenic Corridor Views and photos.

Section 21 SOLID WASTE AND RECYCLING

Residential Areas

21.2 Solid waste management will be the responsibility of property owners and/or lot owner associations ...

Residential areas singled out but this ASP needs a new bullet point 21.3 that addresses Commercial Areas.

Section 22 EMERGENCY SERVICES

22.3 NO information – is this information that has been deleted or accidentally left out?

Section 25 IMPLEMENTATION

Objectives • *“Implement the Land Use Strategy and policies of the Springbank Area Structure Plan.”*

NO, as mentioned above in Section 6, implementing these Land Use Strategies would result in the elimination of all Agricultural land use and completely cover the South ASP with residential. This is unacceptable for a rural municipality to propose in a rural area. Also shouldn't this refer to the SOUTH ASP?

Pg 87 Plan Review and Amendment

*“The **future development** outlined in the Springbank Area Structure Plan **will principally be driven by market demand and availability of servicing.**”*

That servicing does not yet exist and according to the current technical assessments, may never be possible. Do RVC or developers intend to commission further technical assessments to generate a workable utility servicing plan? These would be paid for by developers, not taxpayers. Also shouldn't this refer to the SOUTH ASP?

*25.8 “The **principal consideration in the phasing of all development within the Springbank ASP shall be the availability of efficient, cost effective, and environmentally responsible utilities.**”*

Based on the discussion of Utility Services above (Section 20), this South ASP cannot proceed. Also shouldn't this refer to the SOUTH ASP?

Table 04: Implementation Actions Pg 88

ALL the section number are either wrong or do not exist in the South ASP. More shoddy work in presenting this ASP. Also, these misdirections and errors pose a barrier to Springbank residents trying to do their due diligence on the ASPs.

Section 26 INTERMUNICIPAL COORDINATION AND COOPERATION

26.2 *“Development proposals adjacent to the city of Calgary shall ensure that transition and interface tools are used in alignment with Sections 21 (Scenic and Community Corridors), 14 (Transitions);”*

These sections are both **WRONGLY** referenced – more shoddy work.

Appendices

APPENDIX C: INFILL DEVELOPMENT CRITERIA

Pg 109 **Infill Opportunities for NW-30-24-2-W5M** (SW of Artists View)

Is the intention actually for “shoulder widening” as the key indicates, or is this a completely separate bike/walk pathway through the undeveloped Qualico lands?

The pathway shown is quite some way from the road to be labelled “shoulder widening”.

Also shown on pg 119 for **SW-30-24-2-W5M** (Solace, Shantara, Horizon View)

Pg 113 **Infill Opportunities for SE-30-24-2-W5M** (east of Artists View/West Bluff Rd)

The key shows “I-2; I-4; I-6” for areas coloured dark brown. The north section is obviously Burnco gravel pit lands. What is the status of the brown shading on the lands south of OBC Rd? Is this what used to be called Special Planning Area?

Pg 116 **Infill Opportunities for SW-20-24-2-W5M** (Heritage Woods and West Bluff)

The key shows “I-2; I-4; I-6” for areas coloured dark brown. What is the status of the brown shading on the lands south of Heritage Woods? Is this what used to be called Special Planning Area?

APPENDIX E: PLANNING SPRINGBANK – shouldn't this be SOUTH?

“It is important that the vision, goals, and policies contained in the ASP address the interests of residents and stakeholders in the ASP area, as well as the interests of those in other parts of the County.”

However, it would appear from both the North and South ASPs that the interests of residents have been largely ignored, while the interests of non-resident landowners have been listened to.

Table 06: Principles and Objectives of the IGP Pg 125

With the exception of Section 7 (Residential), ALL of these sections are wrongly referenced in Table 06.

Pg 126 *“these areas have been designated as Special Planning Areas (see Section 11).”* **Again, the WRONG section #.**

Rocky View Municipal Development Plan (County Plan) Pg 126

“A key direction of the Municipal Development Plan (County Plan) is to use land

efficiently by directing growth to defined areas, thus conserving the remaining large blocks of land for agricultural use. Springbank is identified as a Country Residential Area in the Municipal Development Plan (County Plan)."

However, the wall-to-wall Cluster Residential and Infill Residential that the South ASP proposes, leaves no space/lands for agriculture.

"The Municipal Development Plan (County Plan) emphasizes the importance of retaining rural character through the use of adjacent open space, community design, and reducing the development footprint."

This would indicate that the ASP should be proposing lower, not higher density.

Pg 127 **"Map 05 of this ASP identifies a Regional Business Area around the Springbank Airport and also a Highway Business Area adjacent to the Highway 1/Range Road 33 interchange."**

These are NOT in Map 05 and are NOT within the South ASP - that would be the North ASP.

Public Engagement Process Pg 127

*"The County's engagement strategy provided opportunities for **much-valued input from landowners, stakeholders**, adjacent municipalities, and the general public, all of which has, in part, informed the overall vision and policies of the ASP."*

As above, it would appear that the "much-valued input from landowners, stakeholders", who are also residents, has been largely ignored.

The current process that RVC uses to notify "area stakeholders" for public engagement is inadequate. The 1.5 km notification area does NOT cover the area of residents affected by developments and changes. If there is an amendment within an ASP, then **ALL residents within the ASP should be notified.**

APPENDIX F: LOCAL PLANS IN THE SPRINGBANK PLAN AREA

Pg 131 Table 09: Local Plans in the Springbank Plan Area

Shouldn't this be plans for the South ASP, not all of Springbank. Some of the plans listed are in the North ASP.

Comments from: Ena Spalding
178 Artists View Way T3Z 3N1



Attention: Springbank ASP Team and Council

February 3, 2021

Re: Springbank Area Structure Plans

This letter is for circulation to all Councillors and within the appropriate planning groups. In summary, we request that Council delay a decision on the Springbank Area Structure Plans until adequate community consultation has taken place on the changes that have occurred to the Plan(s) between April 28, 2020 and today.

Process Shortfalls:

The splitting of the ASP seems to have arisen after three years of work by administration and extensive community consultation. This highlights a process shortfall that the County should investigate and correct for future planning endeavors. We reviewed the discussion that took place at Council on April 28, 2020 regarding the Springbank ASP. It seemed there was a concern that the ASP was too big. Clearly, there is a gap in the planning process that allows an ASP to move ahead for more than three years before it is determined to be "too big". Council needs to apply a framework of some sort so that this doesn't happen again. At the April 28, 2020 meeting, Councillor Hanson referred to the importance of process and consistency. We concur and challenge the County to develop a consistent set of guidelines that will inform the size and scope of future Area Structure Plan processes. In fact, the first step of an ASP should be to determine the constraints on size; it should not be the last step! The framework should include guidelines for ASP Size (max / min): Is its size defined by acres? Population? Boundaries, such as roads or rivers, or the City of Calgary? How about by land use designation? How do regional growth plans impact or constrain the size and where are these requirements listed? We see that there are now developer-led ASPs along Highway 8. Do these align with a central process or are they outside of a central process?

Lack of Appropriate Consultation for Late-Stage Changes:

Since the Springbank Area Structure Plan was unilaterally modified by Council last July, there has not been appropriate consultation with the community. Staff and volunteers have spent countless hours on the singular ASP, which was suddenly withdrawn and subsequently changed - seemingly unilaterally - at the Council level. Internal "Council workshops" on the Springbank ASP were referenced at the April 28, 2020 meeting but we are unable to find minutes. What did Council consider in arriving at its

recommendations for two plans? What are the pros/cons of returning to the North/South ASP versus a singular plan? So far, the community has not been informed of the rationale, other than that it was deemed "too big". Again, "too big" by what standards? Yet, the Plan was not only split into two, but there is a new land use designation called "Urban Interface" that has significant implications for the future of the community. Where did this come about and why? Who initiated this change? Given there are now several hundred acres of this "Urban Interface" with its extensive commercial and high density residential abutting acreages, we ask for a time-out for the community to process and comment on this change.

Certainly, COVID has challenged the consultation process, but we ask Rocky View County to be creative on this front just as it was in the early stages of consultation on the ASP. We commend the area structure planning team on their excellent early stage consultation in 2016-2019. The online tools for commenting were creative and engaging. They provided a framework for how the County can effectively engage residents and how residents can provide feedback collectively and remotely. In the online tool, residents could add comments to a map and these comments were visible to others, who could then comment. The result was a useful feedback loop and dialogue between residents, which the planners used effectively to draft the ASP. This online tool was powerful and transparent. Unfortunately, it seems that the closer we get to approval of the ASPs, the less public consultation there is despite the rather large changes to the Plan(s). Given the lack of true consultation over the past 8 months or so and the magnitude of changes, we request that another public consultation process, including online information sessions and online feedback tools be required prior to the approval of either ASP at Council. Last week, at our request, the ASP planning team hosted two 1-hour sessions with residents to discuss the ASP process. Although notice was short, these were well-received. However, we request more engagement on aspects of the Plan that residents are concerned about (Urban Interface, Commercial districts, Special Planning Areas).

Regarding process, we ask whose responsibility is it to consult with the community? Our Councillor? Administration? We highlight the following exchange at Council on April 28, 2020. Why was Councillor Wright's motion defeated when it seems to be a reasonable request? The discussion by Councillors was that it was too vague as motion. Well, the outcome is that Council effectively voted to bypass further consultation. We believe that Springbank residents have shown interest in the Area Structure Plan and the engagement process and we are disappointed that this important consultation step post-July 2020 was omitted. We would like an explanation for this decision.

2020-04-28-16 (E-2)

Divisions 2 & 3 – First Reading Bylaw – C-8031-2020 – Springbank Area Structure Plan

File: N/A

MOVED by Councillor McKylor that this item be tabled until July 28th, 2020 and that Administration be directed to hold an additional workshop with Council to determine how this area is best served, whether through one large ASP or if it is better served through two or more ASPs.

Carried

MOTION ARISING:

MOVED by Councillor Wright that depending on the outcome of the Council workshop another set of public engagement sessions be scheduled for the Springbank Area Structure Plan.

Defeated

River Access & River Parks:

Springbank is unique in Rocky View County as it is bordered by both the Bow and the Elbow rivers. Residents have repeatedly emphasized the importance of maintaining and growing river access and yet, this objective does not seem to be represented in any planning document. We request that for developers along the river, the right for public access to the rivers be **enshrined** in the ASP and relevant development policy/ policies going forward. Case in point, the River's Edge development required intervention by a Councillor to send the development back for more work to address this deficit. If river access were required in the planning process, it would not be up to an individual Councillor to highlight the oversight. Rather than an example of the process working, this is an example of a failure of process and a gap in the development review process.

Traffic Management:

Again, we reiterate that we do not think traffic lights are appropriate for this area. Roundabouts would be far superior for our rural interchanges that require another level of traffic calming.

Our prior comments are still valid (as outlined in our July 1, 2020 letter, below):

General:

- We request that all new development applications must be circulated through the Community Association prior to 1st reading at Council. We request that an action item identified in the ASPs mention the Community Association as a specific stakeholder for consultation. Our interests include aesthetics of commercial and industrial developments, parks and open spaces, reserve land designations, setbacks and lighting, among other items.
- We were not contacted about the splitting of the ASPs. We have continually requested to be notified by the County about items that impact Springbank. To date, we have not achieved this goal and are frustrated by the lack of circulation. For instance, there is a survey on RR31 speed limits (according to signs on RR31). We were not notified of this survey. The result is that we are unable to share this information in a timely manner with our area residents. It is vexing that we could help by distributing information in our newsletter and on social media, yet, we hear about information sometimes too late to share.

- Originally, the ASP process seemed to have much opportunity for public consultation. We realize the COVID has changed the landscape of consultation, but most of the community is not following Council agendas and therefore would not be apprised of ASP progress. The last comment period was missed by most people (and ourselves). In this specific circumstance, we request that the ASP team host a zoom call for community members to call in to.

Splitting of the ASPs:

- We do not understand why the ASP has been split into two. Initially, there was much consultation and deliberation about one or two ASPs. For many valid reasons, one singular ASP was selected as the best approach. We believe that it is rather late in the process to revisit this rather critical point. It would seem to us that you must now return to your original consultation protocols to alert the community and receive feedback on this important decision. Meanwhile, we have several questions on this item:
 - Was the purpose to shrink the size of the ASP? If so, what other avenues were considered to achieve this? The combined size of the two ASPs is the same, so what have you achieved with this?
 - What was the basis of using Township Road 245 as the boundary?
 - What other alternatives were considered to splitting the ASP in this manner?
 - Would it be better to consider splitting the area into east/west from an ASP perspective?
 - Would it be possible to pull out the quarter sections on either side of Highway 1 out from a planning perspective and leave the rest of the community intact?
 - Would it be possible to pull out the Special Planning Areas along the ring road on the east edge of the ASP? These sections have little in common with the balance of the community.
- It appears that in choosing the North/South split, you have fallen back on historical thinking. In fact, we believe these labels of South/North are unhelpful from a community planning perspective. Community services should serve the entire community, not North or South. Further, our most important community road, RR33, spans both North and South ASPs. North and South residents share schools and amenities. By separating the two as you have, you create the perception that all the amenities are in the South and the North has few to none.
- The result of the splitting is that you have now burdened our Association and other volunteer groups with dual ASPs. This is duplication that we see as unnecessary. We now need to read and comment on two documents, rather than one. There is much duplication between the two, which creates unnecessary work for RVC staff and community volunteers. In the future, you have effectively doubled the work and cost for all involved. Is this really necessary?
- We are concerned that people lose the right to comment on the ASP if they do not live in that area of Springbank.

ASP Comments:

- Philosophy: There seems to be a focus on each quarter for illustrative purposes - density per quarter, open space per quarter. We are concerned that this focus on “the quarter” may contribute to a lack of vision for the connectivity and continuity between quarters. We have seen time and time again the lack of continuity between and among quarters and challenge RVC to address this issue going forward.
- Commercial Areas in North: There seems to be much focus on business commercial along RR33 (East Side) in the North. While we appreciate the long-term goal of the County to grow the commercial tax base, we point out that Bingham Crossing has taken a decade to get to the point it is at. Is such a large swath of commercial zoning appropriate at this time? Perhaps if you are looking to shrink the ASP, you could look to these sections.
- Institutional and Community Services: We do not understand the focus on South Springbank in this topic. In the North plan, Institutional and Community Services is mentioned in passing, while in the South ASP is featured more prominently. What is the rationale behind this approach?
- Regional Park & River Strategy: While Springbank is bordered by the Bow and Elbow Rivers, we do not see any vision for river parks, or contiguous public land along the rivers. Such parks would provide a legacy investment in this area and would anchor our community on both sides. Such river access planning appears to have been squandered over time thus far. Nevertheless, we see the success of proper river parks planning in Calgary. In our 2016 survey of the community, river access was one of the most desired amenities. Therefore, we ask for the inclusion of river parks in the ASPs for both rivers. Developers should not be able to develop along the river without conforming to a master river parks strategy. We ask that a river parks strategy be developed for the Springbank area within the area structure plans. In North Springbank, the access should be off of Range Road 33. In south Springbank, a discussion needs to take place on this access, but access to the river for the public should not be contingent on a developer and their required open space planning.

We do not see any plans for contiguous parks in the area structure plan. Again, one only needs to look to Fish Creek Park in Calgary to see that this use of land is a long-term benefit for the region. Our concern is that, if master-planned spaces are not included in the ASP, there is a void of vision that will impair planning and and rely disproportionately on developers to plan our open spaces. This is not appropriate. The following excerpts from the North Springbank Area Structure Plan illustrates this point:

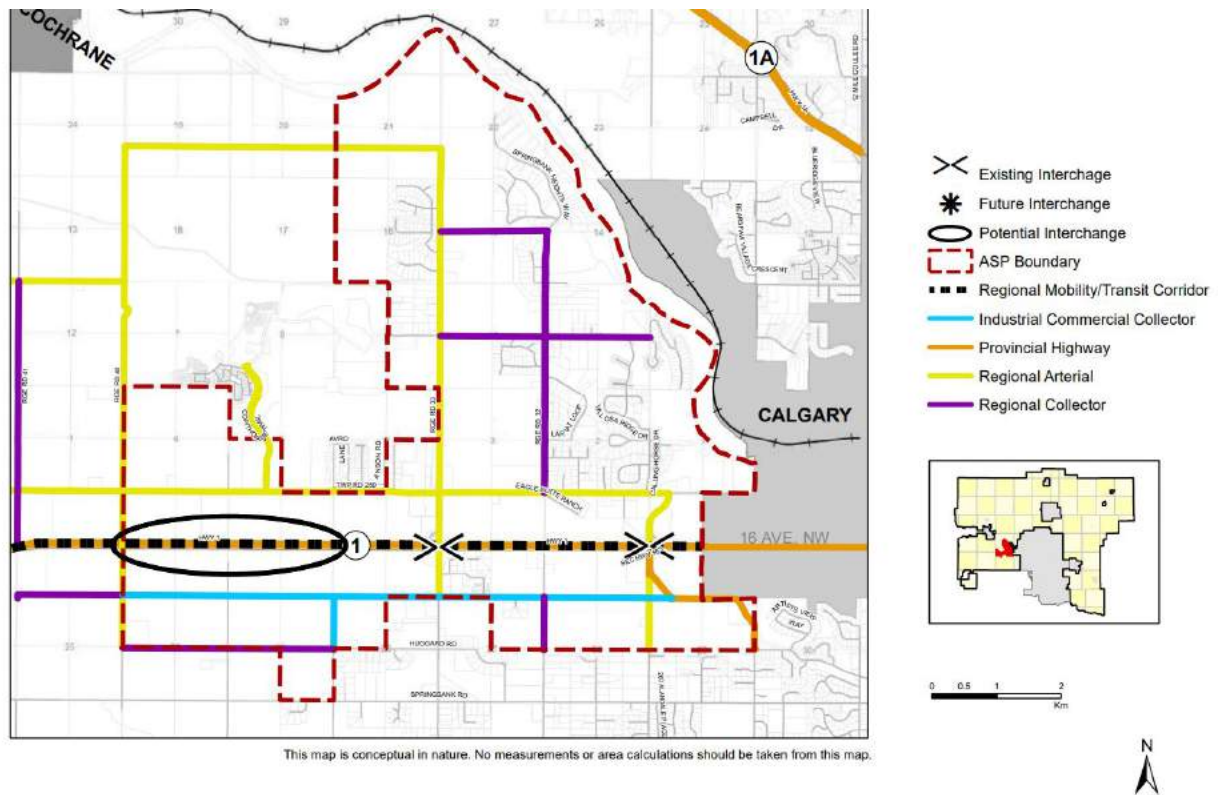
- 7.27 Local plans shall include provisions for an Open Space Management Plan to ensure effective management, which includes:
- a) identification of open spaces and associated improvements;
 - b) relationships between open spaces, municipal and environmental reserves;

and

- 7.38 Open space shall constitute a minimum of 30% of gross acreage, not including municipal or school reserve dedications or infrastructure dedications such as roads, utilities, etc. When identifying open space to be preserved:
- a) of the minimum 30% open space required, a minimum of 50% shall be suitable to support passive and active recreation;
 - b) priority should be given to existing agricultural operations, intact natural areas, habitat for rare and endangered species, wildlife corridors, natural and restored prairies, significant historic and archaeological properties, and steep slopes;
 - c) water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space; and
 - d) open spaces designed to provide plant and animal habitat shall be kept as intact as possible, and trails shall be designed to avoid fragmenting such habitat.

Relying on developers to identify and plan open spaces will result in a disjointed patchwork of open spaces, which is not acceptable. Master-planned and large-scale open spaces must be identified within the ASP. From this point, developers can use this information to inform their development and open space plans within their specific development.

- Transportation:
 - We strongly urge the County to reject traffic lights within the community and, instead, use roundabouts as traffic calming and management tools. We were alarmed to see traffic signals on RR33 in the Watt Study. This is not appropriate for our community. We have been working with Bingham Crossing on a traffic circle at RR33 and Township Road 250 and, yet, this item is not included in the study. Where is the disconnect?
 - We would like to understand the justification of Township Road 245 as a "Industrial Commercial Collector" (Map 9 in North Springbank ASP). What is the basis for this classification and what does it mean?



Map 09: Transportation Network

- Scenic and Community Corridors: The Community Association has an interest in signage and design of community entrances and we request consultation on and input towards this planning.
- Waste Water: It appears that there is still no plan for regional waste-water servicing, which will continue to delay development. Waste-water management appears to be a significant barrier to development and a sticking point for approvals.

We hope that you consider the above points in your discussions.

Karin Hunter

President, Springbank Community Association

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - South Springbank ASP Bylaw C-8064-2020_Opposition to Approval
Date: February 2, 2021 2:31:54 PM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: swong

Sent: Tuesday, February 2, 2021 2:26 PM

To: Michelle Mitton ; Legislative Services Shared

Subject: Re: [EXTERNAL] - South Springbank ASP Bylaw C-8064-2020_Opposition to Approval

I would like to know why the area north of township road 245(Rudiger Ranch area) is outside the South Springbank ASP. It should be included in the plan as it has not been annexed by the City of Calgary and is not serviced by City of Calgary utilities. There was an open house several years ago at the Crestmount community hall and a number of affected parties submitted their comments, including the undersigned. This area is also serviced by Old Banff Coach Road which is not designed for a substantial increase in traffic. As you are aware the traffic pattern on Old Banff Coach Road is being studied by a number of different parties and the outcome of the road will be greatly affected by the results of the South Springbank ASP. The development of the entire area should be reviewed at the same time, not as a piecemeal approach and a one off in order to achieve a totally integrated plan.

Regards,

Stan Wong

35 Artist View Point
 [REDACTED]

On Feb 2, 2021, at 11:46 AM, <MMitton@rockyview.ca>

<MMitton@rockyview.ca> wrote:

Good morning David,

Thank you for submitting your comments on this proposed Bylaw, they will be included in the agenda for Council's Consideration at the public hearing February 16, 2021.

Thank you,

Michelle

Michelle Mitton, M.Sc

Legislative Coordinator – Legislative Services

Rocky View County

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: David Webster [REDACTED]

Sent: Tuesday, February 2, 2021 10:53 AM

To: Legislative Services Shared <LegislativeServices@rockyview.ca>

Cc: 'Patricia Carswell' [REDACTED]; 'Linda Kisio' [REDACTED]; 'Jeff

Wensley' [REDACTED]; 'Benno Nigg' [REDACTED]; 'Swong'

[REDACTED]; 'Dunn' [REDACTED]; 'bobetcheverry'

[REDACTED]; 'LAURIE HARMS' [REDACTED]; 'W FORSTER'

[REDACTED]; 'DENNIS BALDERSTON' [REDACTED] 'patrick
klassen' [REDACTED]; 'laura armstrong'
[REDACTED] 'Kevin O'Brien'
[REDACTED] 'Neil Likely' [REDACTED]; 'Bob Geddes'
[REDACTED] 'Ross Macdonald' [REDACTED]
'Sarah Lambros' [REDACTED] 'Carla Berezowski'
[REDACTED]; 'Naomi Nind'
[REDACTED] 'Mike O'Reilly'
[REDACTED] 'Erik Bakke' [REDACTED]; 'Warren Holmes'
[REDACTED]; [REDACTED]; 'cupidopw' [REDACTED]
'Mark Maier' [REDACTED] 'Laura West' [REDACTED]
'Lee Macdonald' [REDACTED] 'Carol Stinton' [REDACTED]
'James LoGullo' [REDACTED] 'Paty Narvaez' [REDACTED]
'Andrea Osmond' [REDACTED] Dan Goldstein'
[REDACTED]; 'Jared Green' [REDACTED]; 'Deepak Saini'
[REDACTED]; 'Rachel Ollen' [REDACTED]; 'Ryann Altwasser'
[REDACTED]; 'Gail O'Reilly' [REDACTED]

Subject: [EXTERNAL] - South Springbank ASP Bylaw C-8064-2020_Opposition to
Approval

Do not open links or attachments unless sender and content are known.

Respectfully Submitted,
David Webster
107 Heritage Place
[REDACTED]

From: [Michelle Mitton](#)
To: [Jessica Anderson](#)
Cc: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - South Springbank ASP, Bylaw C-8064-2020, File 1015-550
Date: February 1, 2021 1:12:33 PM

MICHELLE MITTON, M.Sc
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From: Reynish [REDACTED]
Sent: January 30, 2021 12:29 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - South Springbank ASP, Bylaw C-8064-2020, File 1015-550

Do not open links or attachments unless sender and content are known.

Dear Rocky View County

I am writing to express my concern with the scope and volume of changes in the proposed South Springbank ASP which seems to be designed to completely change the nature of South Springbank and undermine the reason the current residents decided to live here in the first place. It is a significant departure from the existing plan and there has not been enough time or consultation in assessing the downside risks. I think you can expect a lot of negative feedback and i would urge you to take these concerns on-board and make changes to the plan. Please do not ignore the input of local residents. Quite frankly this is not the time to push forward with this amount of disruptive change.

Of particular concern is the apparent desire to move away from the tranquil, wooded, rural country residential community that has been established, that maintains nature (flora and fauna), animal migration routes etc.

I would ask you to re-look at the proposed commercial development areas with a view to eliminating Urban Interface Areas and Interim Uses for commercial/industrial development.

The impact on house prices, property taxes will be negative, substantial and long-lasting. This is in very few peoples interest.

Kind regards

Steve Reynish

242249 Westbluff Road
Calgary
T3Z 3P2

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] - BYLAW C-8064-2020
Date: February 2, 2021 11:43:19 AM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: [REDACTED]
Sent: Monday, February 1, 2021 7:24 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8064-2020

Do not open links or attachments unless sender and content are known.

We are completely ***Opposed*** to the proposed bylaw. Your cluster residential area that you propose is too massive for the idyllic rural setting in Springbank. The public school system is already bursting at the seams and would be unable to support the massive number of families moving into the area. A private school is not the answer as many still cannot afford the price of a private education.

Cluster residential area will also be unsustainable in terms of water and sewage. Area structure studies support minimum 2 acre lots.

The amount of traffic would also increase exponentially making it difficult to enjoy the natural preserve that we have out here not too mention the increase danger to children, cyclists and pedestrians.

This would also increase the light pollution as we continually add in lights and traffic lights as well as noise pollution due to the volume of traffic.

Plus a large portion of the Murray Lands are set aside as a Natural Preserve. This is obviously ignored in your ByLaw

No, No, No!

Susan & Rainer Iraschko

73 Sterling Springs Crescent

Rocky View County
Municipal Clerk's Office

December 27, 2020

Re: South Springbank Area Structure Plan

To Whom It May Concern

I am a land owner in Springbank and live at 102 Artists View Way.

I have read the latest version of the South Springbank Area Structure Plan (ASP) and I oppose it. I think that Map 05 Land Use Strategy says it all. When one looks at this map, it becomes clear that rather than enhance the country way of life that the ASP purports to encourage, and that we the homeowners who live here want, this proposed ASP creates islands of country residences that will be surrounded by high density housing or commercial development. While this is to the advantage of those who seek to maximize profits, it is a terrible ASP for those of us who actually live here. The following types of housing development schemes show how the high density housing will be achieved.

These high density developments are hidden under the guise of Villa Condo Developments and Cluster Housing.

Villa Condo Developments

To justify high density condo developments in Springbank primarily on the basis of meeting the needs of seniors who want to stay in Springbank does not stand up to scrutiny. In order for seniors to utilize these condos, they need to be able to drive. There is no transit system in Springbank. As seniors lose their ability to drive, they will be forced to seek accommodation within the city. So while it is true that some seniors may benefit from these proposed Villa Condo Developments for a time, this logic cannot be applied to justify the very large areas that are proposed for this kind of high density housing.

Cluster Housing

This concept is also another subterfuge for constructing high density housing for general use. This concept is justified on the basis of offsetting the high density housing with significant open space provisions. One might take some comfort in this concept if the green spaces that are used to justify these developments are set up to remain green spaces in perpetuity but they are not. There are no guarantees that at some point in the future some developer would not come back to Council and seek to develop these green spaces with more high density housing. And we have no guarantee that the Council of the day would not support such a proposal. Therefore all this Cluster Housing concept does is provide for a phasing in of what will ultimately be large areas of high density housing.

In summary, I am opposed to the proposed ASP because it promotes high density housing at the expense of the country living atmosphere that it is supposed to promote.

Respectfully

David Sutton

From: [Jessica Anderson](#)
To: [Steven Lancashire](#)
Subject: FW: [EXTERNAL] - FW: Springbank ASPs - comments for public hearings due by Wed. Feb. 3rd
Date: February 2, 2021 10:12:12 AM

Jessica Anderson

Senior Planner | Planning Policy

From: Michelle Mitton <MMitton@rockyview.ca>
Sent: January 28, 2021 11:28 AM
To: Jessica Anderson <JAnderson@rockyview.ca>
Subject: FW: [EXTERNAL] - FW: Springbank ASPs - comments for public hearings due by Wed. Feb. 3rd

MICHELLE MITTON, M.Sc

Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

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From: Trudy Pinter [REDACTED]
Sent: January 27, 2021 5:09 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - FW: Springbank ASPs - comments for public hearings due by Wed. Feb. 3rd

Do not open links or attachments unless sender and content are known.

Hello,

This is in response to the Bylaw C-8064-2020 for South Springbank.

The document shown below shows in detail what the concerns of the residents of South Springbank are. I am in agreement with the points addressed and request these points to be respected and addressed.

Thank you

Trudy Pinter

From: Rocky View Forward <info@rockyviewforward.com>

Sent: Wednesday, January 27, 2021 16:49

To: Rocky View Forward <info@rockyviewforward.com>

Subject: Springbank ASPs - comments for public hearings due by Wed. Feb. 3rd

Greetings:

The public hearings for the North and South Springbank Area Structure Plans are being held electronically on February 16th and will be livestreamed on the RVC website. **The deadline for written submissions is Wednesday, Feb. 3rd.** These should be emailed to legislativeservices@rockyview.ca and should identify which ASP you are commenting on – Bylaw C-8031-2020 for the North Springbank ASP and Bylaw C-8064-2020 for the South Springbank ASP.

You can find the ASPs and the supporting studies [here](#).

Pre-recorded audio or video presentations may also be submitted up to noon on Feb. 15th. These are intended to replace in-person presentations that otherwise would be made at the public hearing. Details for these can be found [here](#).

Key Comments & Observations

Our overarching comment is that the proposed North & South Springbank ASPs appear to largely, if not completely, ignore input from local residents. The future laid out in these ASPs bears little resemblance to the tranquil, rural country residential community that attracted people to choose Springbank as their home.

The ASPs are full of errors & inconsistencies

The versions of the North and South Springbank ASPs that were given first reading on July 28th are riddled with errors, apparently caused by a too-hasty splitting of the one ASP into two documents. There are innumerable incorrect cross-references, maps in the wrong ASPs, etc. These errors make responding to the ASPs more difficult and send an extremely negative message to residents.

Splitting the ASPs is contrary to resident input & has no apparent rationale

Council's decision to split the Springbank ASP into two documents is completely contrary to input received during consultations on the ASPs. Residents overwhelmingly wanted one ASP for their one community.

The County's updates on the ASPs state that the ASPs were split "to better capture the distinct character and goals for the north and south areas of Springbank". Despite that assertion, the vision and goals for both ASPs remain unchanged from those in the single ASP, with the one exception of a goal for orderly business development added to the North ASP.

This leaves unanswered the critical question of why the ASPs were split apart – a question heightened by the apparently arbitrary dividing line between the North and South ASPs. One might understand a division along the Trans-Canada highway or even one quarter section south of the highway to keep the highway corridor in one ASP. However, a line that varies between one and three quarter sections south of the Trans-Canada, with no explanation, defies understanding and leaves one wondering about unidentified ulterior motives.

Servicing strategy extended and costs increased

The major change that accompanied splitting the ASPs is that the utility servicing section now includes proposed piped service to be provided by Calalta in its franchise area. This is in addition to the proposed piped utility servicing along the Trans-Canada corridor and down the east side of the South ASP that will be provided through the Harmony water and wastewater treatment plants.

The extension of piped water / wastewater systems related to the Calalta service area is all in the North ASP, except for the institutional & community services quarter sections along Range Road 33 north of Springbank Road in the South ASP.

Adding Calalta increases the costs of the proposed piped servicing to support commercial/industrial and higher density residential development from \$570 million to \$667 - \$680 million at full build out (from \$158 million to \$214 - \$240 million in the near term). Although the ASPs assert that these costs will be borne by developers, no information is provided about how these substantial upfront costs will be financed. Almost twenty years after making a significantly smaller investment to build water/wastewater infrastructure in east Rocky View, the County has yet to come close to recouping that investment.

Servicing fails to address issues for new residential development

Piped water / wastewater infrastructure in the near term is proposed to serve the Trans-Canada corridor, which has predominantly non-residential uses. As a result, it does not address any of the servicing concerns with higher density residential development being proposed throughout much of the ASP areas. Even the full-build out servicing strategy does not intend to provide piped services to these residential areas.

In these areas, the ASPs will continue to permit piped-in potable water from private water co-ops with on-site disposal of treated wastewater – an alternative that, over time, raises the water table and increases flooding risks. The only substantive change is a shift to communal wastewater treatment options rather than individual high-tech septic systems.

Cluster residential becomes default residential land use

Residents expressed a strong preference for maintaining Springbank's rural character and did not support cluster residential development except for special purposes such as seniors' housing. They also expressed serious concerns about the need for proper servicing for any future development in Springbank. Despite this input, the ASPs have designated just under 30% of the total area to be cluster residential

development (31% in the North ASP and 27% in the South ASP). Cluster residential assumes 1.5 dwelling units per acre; but will be able to increase to 2.0 units per acre.

On a related point, infill country residential development will permit 1-acre parcels rather than being limited to the 2-acre minimum for country residential properties.

Massive population increases

The ASPs' land use strategies will result in estimated populations of 17,890 in the North ASP (with 1.18 dwelling units per acre) and 14,600 in the South ASP with 0.89 dwelling units per acre). These are dramatically higher than what would result under the current ASPs, which would have been a maximum combined full-build-out population of 19,396. The new ASPs are almost a 70% increase.

Even more startling is the reality that the ASPs' population figures exclude the estimated 10,845 residents anticipated in the future expansion area and special planning areas, which are all included in the full build-out servicing strategy. Including these areas, the estimated full-build out population of 43,335 is 225% of what would have been expected under the current ASPs.

Cluster residential will create private enclaves

The emphasis on cluster residential development will transform Springbank into enclaves of private communities rather than maintain its welcoming, open rural character.

- Cluster residential will permit half-acre parcels, with increased densities possible in exchange for more open space within the cluster development.
- No information is provided to support the assertion that the open spaces in cluster developments will be accessible to the general public. The ASPs assume this open space will be maintained by local homeowner associations. Typically, such open space is treated as private space accessible only to the immediate community.

Agriculture becomes merely a transitional land use

The land use strategies for both ASPs completely eliminate agricultural land uses. They treat agriculture as a transitional use until it is pushed out by residential or commercial development. This is contrary to resident input that emphasized the importance of retaining rural, agricultural land uses as an essential component of the community's character.

Commercial / industrial land use significantly expanded

North Springbank, in particular, will be dramatically altered by the substantial increase in commercial and industrial development.

As well, interim commercial uses will be permitted in some of the Special Planning Areas along the RVC – Calgary border for up to 25 years (a lengthy “interim” period).

The public hearings for the Springbank ASPs are being held on the same day as the public hearing for the new Municipal Development Plan. All three documents facilitate a future for Springbank and the rest of Rocky View that is far removed from the rural character that attracted residents to live here. Once approved, the MDP and the Springbank ASPs will provide the planning framework for future development for 20+ years.

If you haven't already submitted your comments on the proposed Springbank ASPs, we encourage you to do so as soon as possible – the Feb. 3rd deadline is coming soon. Feel free to use any of the material in this email in your comments.

As always, if you have any questions or comments, please let us know. Also, please share this with your friends and neighbours.

All the best,

Rocky View Forward

[If you no longer want to receive our emails, just let us know and we'll remove you.]

From: [Michelle Mitton](#)
To: [PlanningAdmin Shared](#)
Subject: FW: [EXTERNAL] -
Date: February 3, 2021 11:30:37 AM

MICHELLE MITTON, M.Sc

Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

From: Bev Schultz

Sent: Monday, February 1, 2021 6:55 PM

To: Legislative Services Shared

Subject: [EXTERNAL] -

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January 29, 2021

Rocky View County

legislativeservices@rockyview.ca

Legislative Services

262075 Rocky View Point

Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re:Support for Springbank ASP Amendment

As a landowner with Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County.

WLC owns 135 acres (55 hectares) within SE 9-25-3-W5M bordering the Springbank Airport and the Hamlet of Harmon. We feel this location provides an excellent location for airport-related business and employment growth.

WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development.

The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,

Bev Schultz

CC.

Reeve Daniel Henn, Rocky View County

Councillor Mark Kamachi, Rocky View County

Councillor Kim McKylor, Rocky View County

Councillor Kevin Hanson, Rocky View County

Councillor Al Schule, Rocky View County

Councillor Jerry Gautreau, Rocky View County

Councillor Greg Boehlke, Rocky View County

Councillor Daniel Henn, Rocky View County

Councillor Samantha Wright, Rocky View County

February 3, 2021

Rocky View County
262075 Rocky View Point
Rocky View, AB T4A 0X2

Attn: Rocky View Council
c.c Planning & Development Services
publichearings@rockyview.ca; legislativeservices@rockyview.ca



Re: Springbank ASP

To whom it may concern,

Calaway Park (Calalta Amusements Ltd.) and Calalta Waterworks Ltd. have been established and active in the Springbank Community for the past 40 years. Calaway Park being one of Alberta's top family tourism destinations, leads Rocky View County as its #1 tourism attraction. Calalta Waterworks Ltd. has serviced the community (schools, businesses and residents) with safe potable drinking water for the past 40 years.

Having participated in the North and Central plans (1996-2000), Calaway Park and Calalta Waterworks Ltd. are in support of the North (Bylaw C-8031-2020) and South (Bylaw C-8064-2020). We see them as an evolution and extension of the North/Central plans that exist today. We believe the comments/observations included below are important for Council members and the County Planning & Development Services department to consider.

North ASP (Bylaw C-8031-2020):

Calaway Park and Calalta Waterworks Ltd support the North ASP Plan. Our comments are:

- In coffee chats and open houses, we and others stated that the commercial corridor was from the Springbank High School/Park for all Seasons to the ASP borderline being Harmony. The commercial corridor potential will be on Range Road 33 Northbound; therefore, we feel that Range Road 33 to the High School should be in the North Plan.
- In the riparian set back noted on page 62/63, the size of waterway in our property is out of context and incorrect in size.
- It is understood that the transportation network identified on page 68, map 8, is at a higher level and for future consideration, yet we would want the reader to know that Calalta Amusements will only build 440 metres of Township Road 245 as per the CastleGlen Functional Transportation Plans (1,2,3). This road will be built as per county standards, same specs as Eastbound Township Road 245 was built to.
- Calalta Waterworks Ltd. Franchise Area with the County is established in the ASP. For the reader, please note that the intake system and Water Treatment Plan have been built for the next 100 years. Note, infrastructure exists and is functional for this area of the ASP.

South ASP (Bylaw C-8064-2020):

Calaway Park and Calalta Waterworks Ltd support the South ASP Plan. Our comments are:

- We believe through all community input that we have participated in indicated the Business/Commercial corridor is from the Springbank High School/Park for all Seasons to the ASP borderline being Harmony. The commercial corridor potential will be on Range Road 33 Northbound;

therefore, we feel that Range Road 33 to the High School should be in the North Plan, not the South ASP. This was discussed with the County Planning & Development Services department during public consultation.

- Calalta Waterworks Ltd. has been providing safe potable drinking water for the last 40 years. We would want it noted for the reader that the new Water Treatment Plant commissioned in 2015 and the Calalta Waterworks Ltd. intake system off the Elbow River has been built for the next 100 years. We have the capacity to service the South ASP area.

Network Analysis; Watt Consulting Group:

For the most part Calaway Park and Calalta Waterworks Ltd are in agreement with the Watt Report except in the below two areas:

- The Watt report makes mention of 'Traffic Signals' in the future for Township Road 245 and Range Road 33 (page 36). This would be a significant error. Separate from the traffic of Calaway Park, this intersection would be backed up in the morning on a daily basis, as this intersection is the main traffic corridor for the Springbank Schools. In addition to the Functional Plans that exist, the entrance way to Commercial Court will be closed, forcing southbound traffic to go to Township Road 245 and turnaround. This will only create more vehicle access to this area. The only option would be a roundabout.
- It is also noted that this network analysis is higher level and for future consideration, yet we would want the reader to know that Calalta Amusements will only build 440 metres of Township Road 245 as per the CastleGlen Functional Transportation Plans (1,2,3). This road will be built as per county standards, same specs as Eastbound Township Road 245 was built to.
 - A turnaround cul-de-sac will be built at the end of the 440m as the road does not extend to our property line West bound as it has not been purchased/expropriated by any Government party.

Servicing Strategy; ISL Engineering:

For the most part Calaway Park and Calalta Waterworks Ltd are in agreement with the ISL Report except in the below areas:

- Section 3.2 Existing Water Infrastructure
 - Calalta Waterworks Ltd. is referred to as a private water utility, we request consideration to be called a public/private regional water utility
- Figure 3.2 – Existing Water System
 - Calalta Waterworks Ltd. Water Treatment Plant is not indicated
 - Why have the Calalta Waterworks Ltd. waterlines not been included?
- Section 10
 - There was no communication between ISL and Calalta Waterworks Ltd. with respect to future cost analysis especially when it relates to existing infrastructure in place. We are aware this is a higher-level report, but would like it noted for the reader. Calalta Waterworks Ltd. has borne the cost of the infrastructure and the Springbank Community has been a recipient for the last 40 years.
 - Figures 10.2-10.5 do not appear to include existing Calalta Waterworks Ltd. waterlines in place.

- Wastewater Treatment
 - ISL has made references to Calalta's Franchise Agreement inclusive of Wastewater, this is incorrect. Would like the reader to note the Calalta Franchise Agreement is water only not wastewater.
 - It would be advisable to know if this has any impacted on the cost calculations performed.

We appreciate all of the public consultations and hard work of the County Planning & Development Services department in the development of the Springbank Plans. Calaway Park and Calalta Waterworks Ltd. are in support of the North (Bylaw C-8031-2020) and South (Bylaw C-8064-2020) and as previously stated we see them as an evolution and extension of the North/Central plans that exist today. We believe the comments/observations we have included are important to be considered and noted for the reader.

Respectfully,



Bob Williams
General Manager
Calaway Park
Calalta Waterworks Ltd.

c.c Gordon Dixon; President, Calalta Amusements Ltd.; Calaway Park; Calalta Waterworks Ltd.
c.c Dena Dixon; Vice President, Calalta Amusements Ltd.; Calaway Park; Calalta Waterworks Ltd.
c.c Paul Seo; Director of Finance, Calalta Amusements Ltd.; Calaway Park; Calalta Waterworks Ltd.

/sb

February 1, 2021

To: Legislative Services, Rocky View County

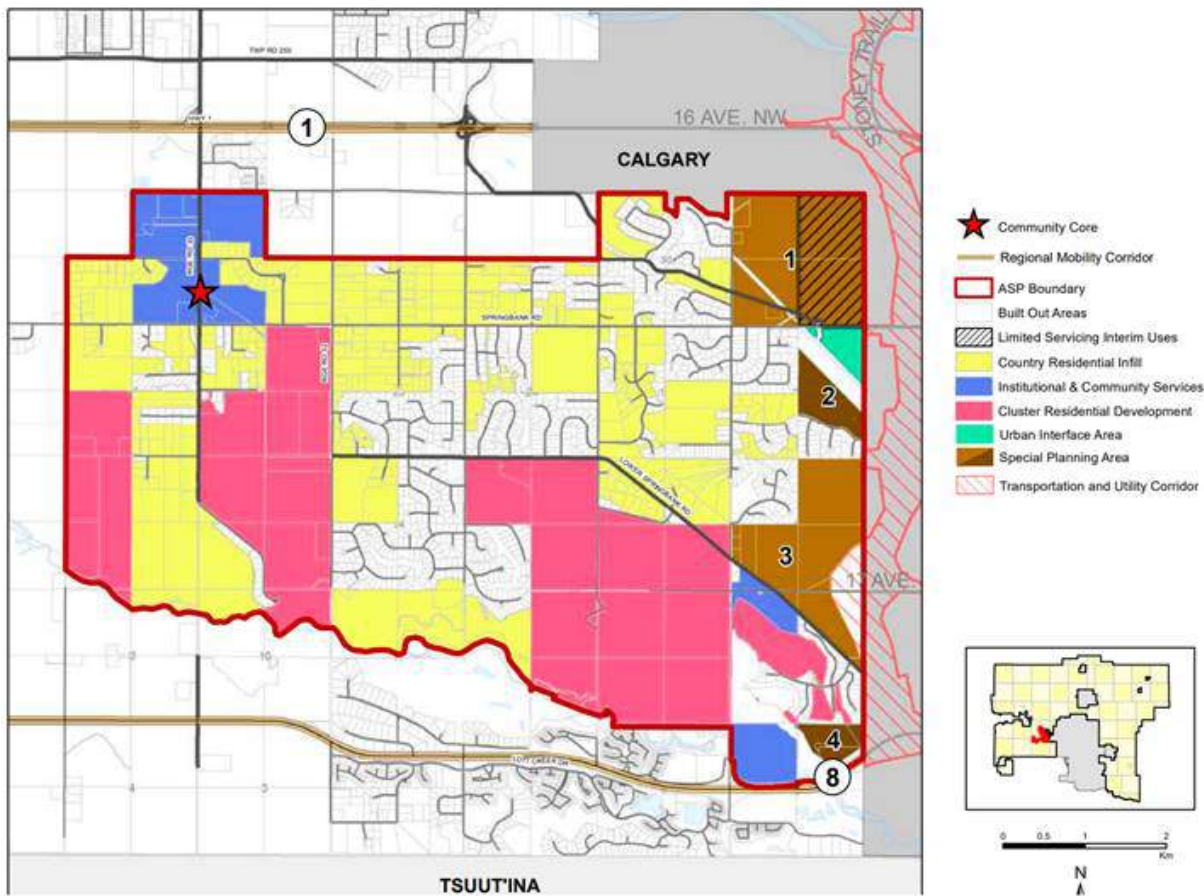
Regarding:

Bylaw C-8064-2020 – A Bylaw of Rocky View County to Adopt the South Springbank Area Structure Plan

Submitted Comments: James M (Mike) and Carol Gilchrist
43 Grandview Pl, Calgary, AB T3Z0A8

While it is not our intent to appear at the public hearing, we wish to have our comments noted to become part of the public record (our personal contact information will be redacted prior to release to the public).

As we understand them, we have summarized the key components of the South Springbank Area Structure Plan. In general, it appears reasonable, and likely to take a few decades before it is fully implemented. For example, it envisions ZERO agriculture within the plan area, which obviously depends on the pace of land sales. Map 5 on Page 15 of the Plan is a good visual aid:



Map 05: Land Use Strategy

Key Components:

- Land Use Designations and %:
 - Currently Built Out, and future Country Residential Infill (2 acre lots, white and yellow): 58.4%
 - Cluster Residential (0.5 acre lots with caveats, pink): 26.8%
 - Special Planning/Urban Interface (rust, brown, green): 9.3%
 - Institutional and Community Services (blue): 5.5%
 - These are commercial areas, including the “Core” Area, along Range Road 33, from Springbank High to the TransCanada corridor. Table below:

Institutional and community services uses shall be restricted to the following within the Plan area:

- Arts & Cultural Centre
- Athletic and Recreation Services;
- Childcare Facilities;
- Cemetery and Interment Services;
- Government Services;
- Farmers' Markets;
- Funeral Services and Entombment;
- Indoor Participant Recreation Services;
- Medical Treatment Services;
- Museums;
- Private Clubs and Organizations;
- Public or Quasi-Public Buildings;
- Public Parks;
- Religious Assembly;
- Schools, including accessory Dormitories;
- Signs;
- Special Events Parking; and
- Tourism

The “Cluster Residential” (pink) designation is the most significant deviation from what we see in Springbank now and comprises large areas east and west of Grandview/Swift Creek. It is also the most complicated category. The basics appear to be:

- Developments of 0.5 acre lots, that must include 30% green space. And the average density of the development cannot exceed 1.5 units per acre. However, more green space allows higher density, up to 2 units per acre if the green space is 40% or more.
- The Cluster category allows “Villa Condos”. This concerns us the most, but these are envisioned as small, senior-friendly facilities:
 - Maximum density is 4 units per acre.
 - Single story bungalows and duplexes.
 - “Villa Condo developments should account for a **maximum of 10%** of the gross developable area of the proposed local plan”.
 - See details on Pages 31-32 of the Plan.

In summary: we view Cluster Residential as the category with the most potential to go “sideways”, but as proposed, it is well thought out. And, accommodating seniors who want to stay in Springbank is a worthy endeavor.

Thus, while in favor of this plan, we do ask that Rocky View recognize our concern regarding potential problems with the Cluster Residential category.

Grandview HOA

February 3 2021

C/O Martin Teitz

President Grandview Park Homeowners Association

24 Grandview Rise

Calgary Alberta T3Z 0A8

Dear Rocky View Council Members,

I am writing in response to Bylaw C-8064-2020: Adoption of the South Springbank Area Structure Plan.

The Grandview Park home owner's association represents 60 homesites adjacent to a proposed Cluster Residential Development. My community will be directly impacted by the new proposed bylaw.

With that said, I am supportive of the bylaw if the following suggestions are implemented:

- Widen existing roads (Lower and Upper Springbank Road and RR32) that connect with the Cluster Residential Development to accommodate increased traffic volume, add appropriate signage and control and enforce traffic speed.
- Architectural controls need to be maintained to a high standard in Cluster Residential Developments so that there is consistency with the established neighboring communities.
- Viable waste water disposal plan to accommodate higher density housing.
- Existing view corridors must be maintained from established neighboring communities.
- Dust and noise suppression procedures must be in place during construction.
- Walking pathways must be connected between new and existing communities.

Thank you for your attention to these concerns,

Martin Teitz

President Grandview Park HOA

Rocky View County legislativeservices@rockyview.ca
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: Support for Springbank ASP Amendment

As a landowner with Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County. WLC owns 135 acres (55 hectares) within SE 9-25-3-W5M bordering the Springbank Airport and the Hamlet of Harmon. We feel this location provides an excellent location for airport-related business and employment growth. WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development. The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan. As such, we are in full support of the plan as presented.

Sincerely,

Tina Ostafichuk

CC. Reeve Daniel Henn, Rocky View County Councillor Mark Kamachi, Rocky View County Councillor Kim McKylor, Rocky View County Councillor Kevin Hanson, Rocky View County Councillor Al Schule, Rocky View County Councillor Jerry Gautreau, Rocky View County Councillor Greg Boehlke, Rocky View County Councillor Daniel Henn, Rocky View County Councillor Samanntha Wright, Rocky View County

January 29, 2021

Rocky View County
legislativeservices@rockyview.ca
 Legislative Services
 262075 Rocky View Point
 Rocky View County, AB, T4A 0X2

To Whom It May Concern:

Re: Support for Springbank ASP Amendment - Westside Land Corporation

On behalf of Westside Land Corporation (WLC), I am writing in support of the proposed amendment to the Springbank Area Structure Plan, in particular as it relates to the North Springbank Area Structure Plan (ASP). Our lands adjacent to the Springbank Airport offer a strategic opportunity to diversify Rocky View's tax base and create a strong economic foundation for the County.

WLC owns 135 acres (55 hectares) within SE 9-25-3-W5M bordering the Springbank Airport and the Hamlet of Harmon. We feel this location provides an excellent location for airport-related business and employment growth.

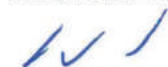
WLC is in the early stages of planning for a comprehensive new business park development at this location. Our proposed project, Avion Business Park, is in keeping with the business development goals of the County Plan while also recognizing the need for sensitive and appropriate transitions to neighbouring country residential development.

The North Springbank ASP complies with the County Plan and with the Calgary Metropolitan Region Board Interim Growth Plan.

As such, we are in full support of the plan as presented.

Sincerely,

WESTSIDE LAND CORPORATION



David Brezsnyak
 President

CC.
 Reeve Daniel Henn, Rocky View County
 Councillor Mark Kamachi, Rocky View County
 Councillor Kim McKylor, Rocky View County
 Councillor Kevin Hanson, Rocky View County
 Councillor Al Schule, Rocky View County
 Councillor Jerry Gautreau, Rocky View County
 Councillor Greg Boehlke, Rocky View County
 Councillor Daniel Henn, Rocky View County
 Councillor Samantha Wright, Rocky View County

Michelle Mitton

From: Carol Elliott [REDACTED]
Sent: February 3, 2021 7:07 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Bylaw C-8031-2020 and C-8064-2020

Follow Up Flag: Follow up
Flag Status: Completed

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Please accept this email as a submission in regards to the proposed Bylaw C-8031-2020 and C-8064-2020 which refers to the new Municipal Development Plan (MDP) for the Springbank area.

- > We have been residents of Springbank for 20 years. We appreciate our large, yet cohesive community that is connected and spans over the TransCanada highway.
- >
- > We are opposed to the proposed MDP on the following grounds:
- >
- > 1). Splitting the Springbank area into two development plans would divide our community. By this plan, the North side of Springbank would become the industrial/commercial area, and as a result existing properties would depreciate in value. This is unacceptable to us as our quality of life, the diversity of future development and the balance between both agriculture and commercial interests must abide by the same expectations.
- >
- > 2). Proper due diligence has not been followed by the County. The residents have not been given proper time and notice to consider these significant proposed changes.
- >
- > 3). The County appears, though its Plan to promote significantly higher density in Springbank. This is unacceptable without extensive consultation with existing developments that contain greater than 2 acre parcels. To randomly identify these lands, within existing developments as sites for further higher density is disappointing to the community that these smaller parcels may exist. No public consultation has been done to inform or consult with these communities.
- >
- > 4). Any proposed, higher development needs to have a significantly larger setback than what is proposed in both the Springbank ASP Servicing Strategy and the ASP's for both North and South Springbank. Fifty (50m) meters is an unacceptable buffer, and a minimum of 200m should be considered. The priority, job and responsibility of the County is to PROTECT the existing stakeholders (primarily country residential) and balance the desire for increased tax revenue from higher density residential or commercial development.
- >
- > In summary, we are opposed to both Area Structure Plans as proposed.

Best regards
Carol and Pete Elliott
7 windmill way
Calgary Ab
[REDACTED]

Michelle Mitton

From: Murphy, Patrick [REDACTED]
Sent: February 3, 2021 7:32 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Oppose the Bylaw C-8064-2020

Follow Up Flag: Follow up
Flag Status: Completed

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As a resident of Sterling Springs Crescent **please make note and confirm that you have received this email.**

I oppose the Bylaw C-8064-2020. I am the owner of 31 Sterling Springs Crescent.

Patrick Murphy, P.Eng.

[REDACTED]

[REDACTED]

Michelle Mitton

From: Geoff Dyer <gdyer@bapg.ca>
Sent: February 3, 2021 9:17 PM
To: Legislative Services Shared
Cc: Jim Dewald; Ruth Peters
Subject: [EXTERNAL] - South Springbank ASP Comment Submission
Attachments: South Springbank ASP Comments from Peters Dewald 03 February 2021.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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On Behalf of our client Peters Dewald Company, please find attached our comment submission for the South Springbank ASP.

Thanks,

**Geoff Dyer**

Partner | Master Planning and Urban Design Strategic Lead | MEdes (Urban Design), CNUa

follow | [@gdurbanist](#)

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AB T2P 1K3 | [bapg.ca](#)



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03 February 2021

Municipal Clerk's Office
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Attn: County Council through the Municipal Clerk's Office

Re: Comments on the South Springbank ASP Public Hearing

On behalf of our clients Jim Dewald, Ruth Peters, and John Taylor of the Peters Dewald company, we respectfully submit these comments for the upcoming public hearing of the South Springbank ASP.

We are excited about the vision to enhance Range Road 33 as an important focal point for the community and have appreciated working with County Staff and other stakeholders as the plans have evolved. Nearly fifteen years ago, The Peters Dewald company purchased just over 82 acres of the Buckley family lands on the west side of Range Road 33, just south of Elbow Valley Elementary School and Springbank Middle School. Their vision for these lands has been to create a community focal point in the form of a walkable, traditional rural village as a setting for community services, small local businesses, a range of public spaces, and a vibrant destination for nearby residents. Importantly, it would also bring a modest number of family-oriented single-family residences into walkable proximity to adjacent schools and bring a vibrancy to nearby existing and planned institutional and commercial uses.

The Buckley Village vision is viewed by the Peters Dewald company as an important legacy project that fills a critical missing gap in the larger vision of Springbank's core. They are fortunate to have the patience to see their vision through in step with community aspirations. Fortunately, the proposed Village concept fulfills a majority of policies and requirements of the proposed ASP. However, there are three areas that pose significant barriers to the project, and that will likely hold the community back from realizing their aspirations for a vibrant community centre. To this end we respectfully ask Staff and Council to consider these comments and proposed amendments:

1. A Community Center is more than a Retirement Community: In proximity to existing schools, employers, and both existing and planned institutional uses, a diversity of residents is critical. Current policies are aimed at those who can either afford a large-lot country residential lifestyle or the proposed "Villa Condo" which is aimed at single story, stairless homes for retirees and those with disabilities. Although the Villa Condo allows for up to 4 units per acres, its exclusionary definition prevents diversity at the community's centre, particularly young families who may wish to move near schools, jobs, and services. To this end we request considering a wider, more inclusive definition for residential at this intensity, while maintaining the rural feel of house-scaled residential forms.



Requested Policy Revision 1.

7.47 Villa Condo developments within the Plan area should:

...

b) ~~predominantly be~~ accommodate single-family scaled buildings including stairless, single-storey bungalows or attached units (two units); two storey single-family homes or duplex/semi-detached; and accessory laneway housing.

2. Local Plan Land Use Composition: Local Plans will be a great way to focus in on policies specific to a smaller geographic area. It is anticipated that these Local Plan areas will encompass multiple landowners and include both existing and future land uses. While it is understandable that there will need to be limitations and balancing of land uses within a Local Plan, policies aimed at limiting the percentage of a certain land use within a plan area (i.e., residential shall be no more than 25% of plan area) will be difficult firstly because of the inclusion of multiple property owners in a plan area (who gets the 25%?), but more importantly in response to currently undefined geographic area (what is included in the plan area to determine how big 25% of the plan area is?). Because this process is County led, specific land use areas should be determined through the Local Plan process in response to community and landowner consultation in response to the needs and constraints of the local area.

Requested Policy Revision 2.

7.49 Villa Condo developments can be limited by land area through a Local Plan. It should account for a maximum of 10% of the gross developable area of the a ~~proposed~~ local plan, except when it forms part of a Commercial or Institutional and Community Service development- land use area where it should account for a maximum of 25% of the gross developable be limited in response to the needs and constraints of the Local Plan area in response to landowner and community consultation. ~~of the proposed local plan.~~ Local Plan areas within Institutional and Community Service may include existing Institutional and Community Services as part of the plan area.

3. Build-Out Restrictions: The ASP anticipates a number of build-out restrictions for residential uses throughout the ASP including the Institutional and Community Services in Section 8.0. The idea would be to ensure certain community service and institutional uses are built before residential subdivision is approved. While understandable, the prescribed percentages blanketed through the plan may not be feasible and may in turn hold back the very land uses these policies are meant to ensure. The "Local Plans" process allows for policy to respond more directly to the needs of a specific area. To this end, it is requested that for Section 8.0, these ASP policies are more general in nature, directing specific build-out requirements to the Local Plan process. It is notable that holding back private development in lieu of funding and constructing public institutional uses, the complete build-out of community services and commercial uses before the supporting "rooftops" are built, and the possibility of one private development being subject to the performance of another private development parcel, are all complications likely to sterilize development of these areas altogether.



Requested Policy Revision 3.

8.5 Residential development may be supported within the Institutional and Community Services areas identified along Range Road 33 on Map 05: Land Use Strategy, subject to the development meeting the policies set out within Section 7 of this Plan and the following criteria:

...

d) ~~Through the local plan process, it may be established that a certain percentage of 60% of the proposed Villa Condo development proposed within a local plan shall not receive a percentage of subdivision approval until certain the proposed institutional and community services and/or commercial uses have been constructed within parcels of contiguous, single ownership. This shall be established in consultation with the landowner as part of the Local Plan process. Controlled through appropriate phasing of subdivision approvals.~~

On behalf of our clients at Peters Dewald Company, we thank you for the opportunity to provide comments on this Area Structure Plan.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Geoff Dyer', with a long horizontal line extending to the right.

Geoff Dyer

Partner | Master Planning and Urban Design Strategic Lead | MEDes (Urban Design), CNUA

gdyer@bapg.ca

Michelle Mitton

From: [REDACTED]
Sent: February 3, 2021 4:35 PM
To: Legislative Services Shared
Cc: info@rockyviewforward.com; Division 2, Kim McKylor; Division 7, Daniel Henn
Subject: [EXTERNAL] - Bylaw C-8031-2020 and C-8064-2020

Follow Up Flag: Follow up
Flag Status: Completed

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Good Afternoon:

Please accept this email as a submission in regards to the proposed Bylaw C-8031-2020 and C-8064-2020 which refers to the new Municipal Development Plan (MDP) for the Springbank area.

We are fairly recent residents of Springbank for 6 years ,tThe Springbank area has long held a reputation for beautiful vistas that has balanced a diversity of development that ranges between 2 and 160+ acres. Historically, farm and country residential have lived side by side.

Our household is opposed to the proposed MDP on the following grounds:

- 1). Splitting the Springbank area into two development plans would fractionate the community. By this plan, the North side of Springbank would become the industrial/commercial area, and as a result existing properties would depreciate in value. This is unacceptable to us as our quality of life, the diversity of future development and the balance between both agriculture and commercial interests must abide by the same expectations.
- 2). The 2013 Springbank County Plan accessed many working groups and through time and diligence by all parties developed a framework for Springbank. The same due diligence has not been followed by the County and it is unacceptable.
- 3). The County appears, though its Plan to promote significantly higher density in Springbank. This is unacceptable without extensive consultation with existing developments that contain greater than 2 acre parcels. To randomly identify these lands, within existing developments as sites for further higher density is insulting to the community that these parcels exist. No public consultation has been done to inform or consult with these communities. We find this unacceptable.
- 4). Any proposed, higher development MUST have a significantly larger setback than what is proposed in both the Springbank ASP Servicing Strategy and the ASP's for both North and South Springbank. Fifty (50m) meters is an unacceptable buffer, and a minimum of 200m should be considered. The priority, job and responsibility of the County is to PROTECT the existing stakeholders (primarily country residential) and balance the desire for increased tax revenue from higher density residential or commercial development.

To close, our household is strongly opposed to both Area Structure Plans as proposed. More thorough public engagement is required.

Kind Regards

Regards
Robert and Sally Lupton.
28 Windmill Way
Calgary T3Z1H6

Michelle Mitton

From: Linda Turnbull [REDACTED]
Sent: February 3, 2021 4:36 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Oppose the Bylaw C-8064-2020 - to adopt the South Springbank Area Structure Plan.

Follow Up Flag: Follow up
Flag Status: Completed

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To whom it may concern

As residents of 84 Sterling Springs Crescent, we oppose the Bylaw C-8064-2020 - to adopt the South Springbank Area Structure Plan.

Peter Kockerbeck and Linda Turnbull

Michelle Mitton

From: Andrea Peterson [REDACTED]
Sent: January 31, 2021 12:44 PM
To: Jessica Anderson; Legislative Services Shared
Subject: [EXTERNAL] - Letter of Opposition to Bylaw C-8064-2020, File number 1015-550

Follow Up Flag: Follow up
Flag Status: Completed

Do not open links or attachments unless sender and content are known.

To Whom It May Concern:

Please accept the following as our formal opposition for acceptance of Bylaw C-8064-2020, File number 1015-550. We are completely against the development of the land west of 101 Street for an automall or any similar commercial/industrial development.

While we understand that development of the land is likely unstoppable, there are many types of business developments that would respect the nature of the area, and its unique placement between the City of Calgary and Rockyview county. A live/work/walking neighbourhood with some retail amenities in the enclave would be one example of an appropriate use of land.

We feel that an auto mall would be devastating for the following reasons:

1. Fatal accident risk- An auto mall would bring shoppers seeking to test drive vehicles. These drivers would in all likelihood conduct their test drives in the neighbouring Springbank residential communities. Many of these drivers will not have experience driving in country residential neighbourhoods. There are no sidewalks in these communities. Wildlife, cyclists, and pedestrian residents-taxpayers- are on the road all the time in these neighbourhoods. The risk for injury/fatality to these existing shareholders is reason enough on its own to prohibit an auto mall.

2. Light pollution- Springbank is an area filled with nocturnal wildlife. An auto mall has round the clock intense lighting for security purposes. These farmlands, reserve lands, and residential areas that were formally dark during the night will now be lit, destroying even more habitats for animals.

3. Insufficient infrastructure for traffic - 101 street is not set up, nor is Old Banff Coach/Springbank Road for the type of traffic that would be brought by an automall. These roads are already seeing congestion, overuse, and increased car accidents at country intersections. The type of trucks and equipment required to move the cars and trucks for the automall would overwhelm these roads. The cyclists currently on these roads are already at risk sharing the road with country residential drivers. Semi trucks connected to the auto mall using these roads will cause tragedy.

4. Inadequate water supply- In 2019 a home in McKendrick- closest community to the proposed auto mall site- burned. The water supply for the firemen was inadequate and prevented them from saving the home. At this point, it does not seem the county has addressed this hazard in a permanent meaningful way.

5. Likely vacancy, incomplete development of auto mall project- Calgary and the surrounding area is in the midst of a recession/depression. There are commercial areas in Springbank far more suited to an auto mall that have already failed (eg. Kubota dealership) due to inadequate patronage. The county would be better served to rezone and encourage automall development in these existing developments that need support. There are vacancies all over in the WestSprings Calgary community that demonstrate the area has reached saturation for business. The chances of success for a major auto mall in this area is unlikely. The chances of abandonment of the business, creating an eyesore for the community is high.

6. Rockyview county continues to accept and give incorrect information on the development of East 101 street by the city of Calgary. The county continues to cite the development of a car dealership on the east side of 101 street (All Shots range) as justification for acceptance of an automall on the west side of 101 Street. A quick investigation by Springbank

community members proves this information is not correct. Rockyview county has a duty to conduct their own investigation into this matter before citing this as a reason for acceptance of the auto mall.

In conclusion, we feel this automall is the wrong sort of development for this area for all the reasons stated above. Please feel free to contact us directly if you have any further questions.
Thank you for your time and consideration

Andrea and Martin Sojka
15 Westbluff Court



Michelle Mitton

From: Dawn Walls [REDACTED]
Sent: January 21, 2021 3:44 PM
To: Legislative Services Shared
Cc: Jessica Anderson
Subject: [EXTERNAL] - North and South Springbank ASPs - Comments

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Rocky View County Councillors:

It is with great concern, as a resident of Rocky View County who lives within close proximity to Old Banff Coach Road, that I have my voice be heard with regard to the current proposed changes contained in the North and South Springbank Area Structure Plans. These significant developments/changes will directly impact my safety, and country quality of life. I consciously chose to invest in a property that would allow me to live a tranquil country lifestyle outside the urban character of Calgary many years ago.

Having followed the proposals, studies, recommendations and developments over the past decade or so, I have constantly felt as if I am on a roller coaster ride. I have seen logical, reasonable recommendations concluded from studies which suggest a mindful awareness of harmony to blend the urban /country communities to broken promises which are resulting in a continual erosion of our quiet and peaceful surroundings. This loss of a blended transition of country and urban development causes me great concern. As a community we are watching our beloved tranquil surroundings evaporate before our eyes.

I would not have a problem with future development if past promises, such as the Alberta Transportation Castleglen plan to address Old Banff Coach Road traffic safety, were honoured, but take great issue with the current proposed re-designations and developments that lack consideration to ensure that the importance of country/urban transition is sensitively addressed to safeguard and satisfy the concerns of the country residents currently established and living in this highly impacted area.

The following are my current most significant areas of concern:

- 1) I am opposed to the re-designation of Lands in the SW-36-24-03-W05M and Lands in the N-1/2-25-24-03-W05M, areas currently designated Agricultural, into an Urban Interface Area.
- 2) The North and South Springbank ASPs need to acknowledge and incorporate a long-term plan for OBCR as laid out in Alberta Transportation's Castleglen Functional Plan whereby OBCR is to be made discontinuous and cease to function as a through corridor by constructing cul-de-sacs.
- 3) I do not agree with splitting the Springbank ASP into two documents, North and South. Please combine them into one Springbank Area Structure Plan.

Sincerely,
Dawn Walls

Michelle Mitton

From: Debbie Vickery [REDACTED]
Sent: January 29, 2021 12:02 AM
To: Legislative Services Shared
Cc: Jessica Anderson
Subject: [EXTERNAL] - Fwd: Bylaw C-8031-2020, Bylaw C-8064-2020 North and South ASP

Follow Up Flag: Follow up
Flag Status: Completed

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I support all of the questions and statements in the document below regarding the North and South ASP. Please provide written answers to all questions. I do **not support the Rockyview County proposed North and South ASPs.**

Debbie Vickery
3 Shantara Grove
Calgary, Alberta
T3Z 3N2

Key Comments & Observations

Our overarching comment is that the proposed North & South Springbank ASPs appear to largely, if not completely, ignore input from local residents. The future laid out in these ASPs bears little resemblance to the tranquil, rural country residential community that attracted people to choose Springbank as their home.

The ASPs are full of errors & inconsistencies

The versions of the North and South Springbank ASPs that were given first reading on July 28th are riddled with errors, apparently caused by a too-hasty splitting of the one ASP into two documents. There are innumerable incorrect cross-references, maps in the wrong ASPs, etc. These errors make responding to the ASPs more difficult and send an extremely negative message to residents.

Splitting the ASPs is contrary to resident input & has no apparent rationale

Council's decision to split the Springbank ASP into two documents is completely contrary to input received during consultations on the ASPs. Residents overwhelmingly wanted one ASP for their one community.

The County's updates on the ASPs state that the ASPs were split "to better capture the distinct character and goals for the north and south areas of Springbank". Despite that assertion, the vision and goals for both ASPs remain unchanged from those in the single ASP, with the one exception of a goal for orderly business development added to the North ASP.

This leaves unanswered the critical question of why the ASPs were split apart – a question heightened by the apparently arbitrary dividing line between the North and South ASPs. One might understand a division along the Trans-Canada highway or even one quarter section south of the highway to keep the highway corridor in one ASP. However, a line that varies

between one and three quarter sections south of the Trans-Canada, with no explanation, defies understanding and leaves one wondering about unidentified ulterior motives.

Servicing strategy extended and costs increased

The major change that accompanied splitting the ASPs is that the utility servicing section now includes proposed piped service to be provided by Calalta in its franchise area. This is in addition to the proposed piped utility servicing along the Trans-Canada corridor and down the east side of the South ASP that will be provided through the Harmony water and wastewater treatment plants.

The extension of piped water / wastewater systems related to the Calalta service area is all in the North ASP, except for the institutional & community services quarter sections along Range Road 33 north of Springbank Road in the South ASP.

Adding Calalta increases the costs of the proposed piped servicing to support commercial/industrial and higher density residential development from \$570 million to \$667 - \$680 million at full build out (from \$158 million to \$214 - \$240 million in the near term). Although the ASPs assert that these costs will be borne by developers, no information is provided about how these substantial upfront costs will be financed. Almost twenty years after making a significantly smaller investment to build water/wastewater infrastructure in east Rocky View, the County has yet to come close to recouping that investment.

Servicing fails to address issues for new residential development

Piped water / wastewater infrastructure in the near term is proposed to serve the Trans-Canada corridor, which has predominantly non-residential uses. As a result, it does not address any of the servicing concerns with higher density residential development being proposed throughout much of the ASP areas. Even the full-build out servicing strategy does not intend to provide piped services to these residential areas.

In these areas, the ASPs will continue to permit piped-in potable water from private water co-ops with on-site disposal of treated wastewater – an alternative that, over time, raises the water table and increases flooding risks. The only substantive change is a shift to communal wastewater treatment options rather than individual high-tech septic systems.

Cluster residential becomes default residential land use

Residents expressed a strong preference for maintaining Springbank's rural character and did not support cluster residential development except for special purposes such as seniors' housing. They also expressed serious concerns about the need for proper servicing for any future development in Springbank. Despite this input, the ASPs have designated just under 30% of the total area to be cluster residential development (31% in the North ASP and 27% in the South ASP). Cluster residential assumes 1.5 dwelling units per acre; but will be able to increase to 2.0 units per acre.

On a related point, infill country residential development will permit 1-acre parcels rather than being limited to the 2-acre minimum for country residential properties.

Massive population increases

The ASPs' land use strategies will result in estimated populations of 17,890 in the North ASP (with 1.18 dwelling units per acre) and 14,600 in the South ASP with 0.89 dwelling units per acre). These are dramatically higher than what would result under the current ASPs, which

would have been a maximum combined full-build-out population of 19,396. The new ASPs are almost a 70% increase.

Even more startling is the reality that the ASPs' population figures exclude the estimated 10,845 residents anticipated in the future expansion area and special planning areas, which are all included in the full build-out servicing strategy. Including these areas, the estimated full-build out population of 43,335 is 225% of what would have been expected under the current ASPs.

Cluster residential will create private enclaves

The emphasis on cluster residential development will transform Springbank into enclaves of private communities rather than maintain its welcoming, open rural character.

- Cluster residential will permit half-acre parcels, with increased densities possible in exchange for more open space within the cluster development.
- No information is provided to support the assertion that the open spaces in cluster developments will be accessible to the general public. The ASPs assume this open space will be maintained by local homeowner associations. Typically, such open space is treated as private space accessible only to the immediate community.

Agriculture becomes merely a transitional land use

The land use strategies for both ASPs completely eliminate agricultural land uses. They treat agriculture as a transitional use until it is pushed out by residential or commercial development. This is contrary to resident input that emphasized the importance of retaining rural, agricultural land uses as an essential component of the community's character.

Commercial / industrial land use significantly expanded

North and South Springbank will be dramatically altered by the substantial increase in commercial and industrial development.

As well, interim commercial uses will be permitted in some of the Special Planning Areas along the RVC – Calgary border for up to 25 years (a lengthy “interim” period).

January 21, 2021

Rocky View County Council
Legislative Services
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Re: Proposed North and South Springbank Area Structure Plans

Dear Rocky View County Councillors:

I am a concerned resident of Rocky View County ("RVC") who lives near Old Banff Coach Road ("OBCR") and will be directly impacted by the changes incorporated in the proposed North and South Springbank Area Structure Plans (ASPs). If approved and adopted as is, these ASPs will have a significant negative impact on my personal ability to enjoy my property and on the greater country residential community. The following are my comments.

- **I agree with the statement:** "Springbank will principally offer a tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage. Further development will safeguard Springbank's precious natural environment and will prioritize sensitive watershed, wildlife, and natural habitat management."
- **I agree with the statement:** "Transition from urban development in Calgary will be effectively planned to ensure compatibility with Springbank's unique character."
- **I do not agree with splitting the Springbank ASP into two documents, North and South.** I want to see all of Springbank in one integrated ASP document. I live in the area that you currently arbitrarily define as South Springbank. Just 250 meters from my country residential properties is a proposed Urban Interface Area in the North Springbank Area. Please combine the documents and maps so that all Springbank residents can properly assess the full extent of the significant changes you are proposing.
- **I am opposed to the redesignation of Lands in the SW-36-24-03-W05M, an area currently designated Agricultural, into an Urban Interface Area.**
 - This area is intended to be developed for commercial uses, with pockets of residential, stipulating up to 80% commercial, and 20% residential at 6 to 10 units per acre. While I support the idea of having this type of commercial use designated to be predominantly centred on the Highway 1 intersections and Springbank Airport, these changes to these specific lands will generate significant incremental traffic. The significant traffic generated from this proposed redesignation, is not consistent with the "tranquil rural lifestyle" laid out in the vision for Springbank because it will have a particularly negative impact on already strained public safety conditions along OBCR.

➤ **I am opposed to the redesignation of Lands in the N-1/2-25-24-03-W05M, an area currently designated Agricultural, into an Urban Interface Area.**

- This change will mean extensive urban style development immediately adjacent to existing Country Residential properties. The proposed zoning is very dense, relative to the adjacent properties, stipulating up to 30% commercial, and 70% residential with 6 to 10 units per acre. This would mean existing tranquil Country Residential homes would border right up against a dense urban development. Section 12, titled “Transitions”, seems like it is intended to address the significant interface issues that will emerge but is much too vague to provide any comfort to the many existing 2 acre+ residential homeowners. An illustrative transition cross-section for Country Residential to Urban Interface Area is missing from the Transitions Section 12.
- The significant traffic generated from this proposed redesignation, is not consistent with the “tranquil rural lifestyle” laid out in the vision for Springbank. It will have a particularly negative impact on already strained public safety conditions along OBCR.
- This area is too large an area to be fully designated as Urban Interface Area. The northern ½ of this area would be more acceptable as long as the significant incremental traffic was required to use urban collectors and main artery roads such as Range Road 31 and Highway 1 and not permitted to drive through existing Country Residential Areas along OBCR and Horizon View Road.

➤ **The North and South Springbank ASPs need to acknowledge and incorporate a long-term plan for OBCR as laid out in Alberta Transportation’s Castleglenn Functional Plan whereby OBCR is to be made discontinuous and cease to function as a through corridor by constructing cul-de-sacs.**

- "The Old Banff Coach Road" is a historic and unique road (see Attachment A) that was never designed to handle these growing urban traffic flows. The section between Westbluff Road and Horizon View Road is particularly narrow and winding and over the years has developed into a quiet country residential neighbourhood with direct access to multiple cul-de-sac communities and multiple residential driveways and side streets. Many people now use the road for cycling, walking their dogs, getting their mail, running, etc. It is also a significant wildlife corridor with residents regularly seeing moose, deer, coyotes, cougars, and bobcats. I along with many other residents of this area have a strong desire to address the growing safety issues while maintaining the character of this country road.
- Over the past few years, the traffic types, volume and speeds along OBCR have continued to increase as it is used by an ever-growing Calgary west-end population as a back-and-forth cut-through route to go elsewhere in Calgary. New dense urban style development within the City of Calgary at Qualico’s Crestmont that uses direct access to OBCR, has been underway for some time. Proposed expansion of Qualico’s Crestmont and Coach Creek if approved will dramatically increase new traffic on OBCR making the public safety situation extremely unsafe, inconsistent with its residential orientation and completely unacceptable for the residents of our community. If the proposed North Springbank Area Structure Plan is approved, it will add extensive and dense urban interface development adjacent to OBCR for Lands in the N-1/2-25-24-03-W05M causing significant incremental traffic even further jeopardizing public safety along OBCR.
- OBCR falls under Alberta Transportation (“AT”) jurisdiction. In 2014, anticipating the significant urban style development that is now occurring, AT conducted a Functional Planning Study that included extensive public consultation (i.e. Castleglenn Study - Highway 1 Interchange [Between

Range Road 33 and Stoney Trail]). The recommendation report, formally accepted by AT in June 2014, was developed with direct involvement and input from RVC and the City of Calgary. Local residents were engaged in focus groups in the development of the Study and after having personally participated in the study's public consultation process, I was heartened by the recognition of my safety concerns in the final report. It included specific recommendations to address the anticipated safety issues on OBCR as these dense urban communities were developed. Specifically, it called for the OBCR to be made discontinuous and cease to function as a through corridor and recommended constructing cul-de-sacs on OBCR as the solution. Representations were made to the stakeholders that the recommendations in the Castleglenn Study would be implemented when development growth pressures on adjacent lands materialized. Traffic would be diverted to other roads that were identified as long-term primary arterials. Despite these representations, Crestmont access to OBCR was approved by AT with no objections by RVC under the premise that a second exit was required out of Crestmont for safety reasons and that no alternatives were available. Local residents presented their concerns regarding the lack of follow-through of the Castleglenn Study on OBCR, to RVC Policy and Priorities Committee on June 5th, 2018. As part of this presentation, over 150 letters, signed by OBCR residents, were also delivered expressing these same concerns.

- The 2014 Castleglenn recommendations are even more relevant and important now than ever, as the urban development of the Qualico lands foreseen in this Study is happening and the public safety issues on OBCR, which it sought to address, are growing by the day. Making OBCR discontinuous does not prevent any of the proposed future development in the area but would address the public safety concerns as specifically recommended in the Castleglenn Study. Much safer travel alternatives will be readily available to support the new developments, including the upgraded Hwy 1 and the new Ring Road. In fact, with its heavy investment into upgrading Highway 1 and construction of the West Ring Road, AT has confirmed to residents that OBCR should operate as a local road in the future and be appropriately transferred to RVC. A letter from RVC outlining its position regarding the Castleglenn Study is attached (see Attachment B).

I am generally supportive of development, but I believe the “cumulative effects” of allowing such large land parcels to be designated as urban interface areas will have a large negative impact on me and my community. Approving these Area Structure Plans, as they are, is not consistent with “offering a tranquil rural lifestyle” in Springbank. These new urban interface areas need to be developed in a way that does not negatively impact their neighbouring country residents who have deliberately chosen not to live in a dense urban environment.

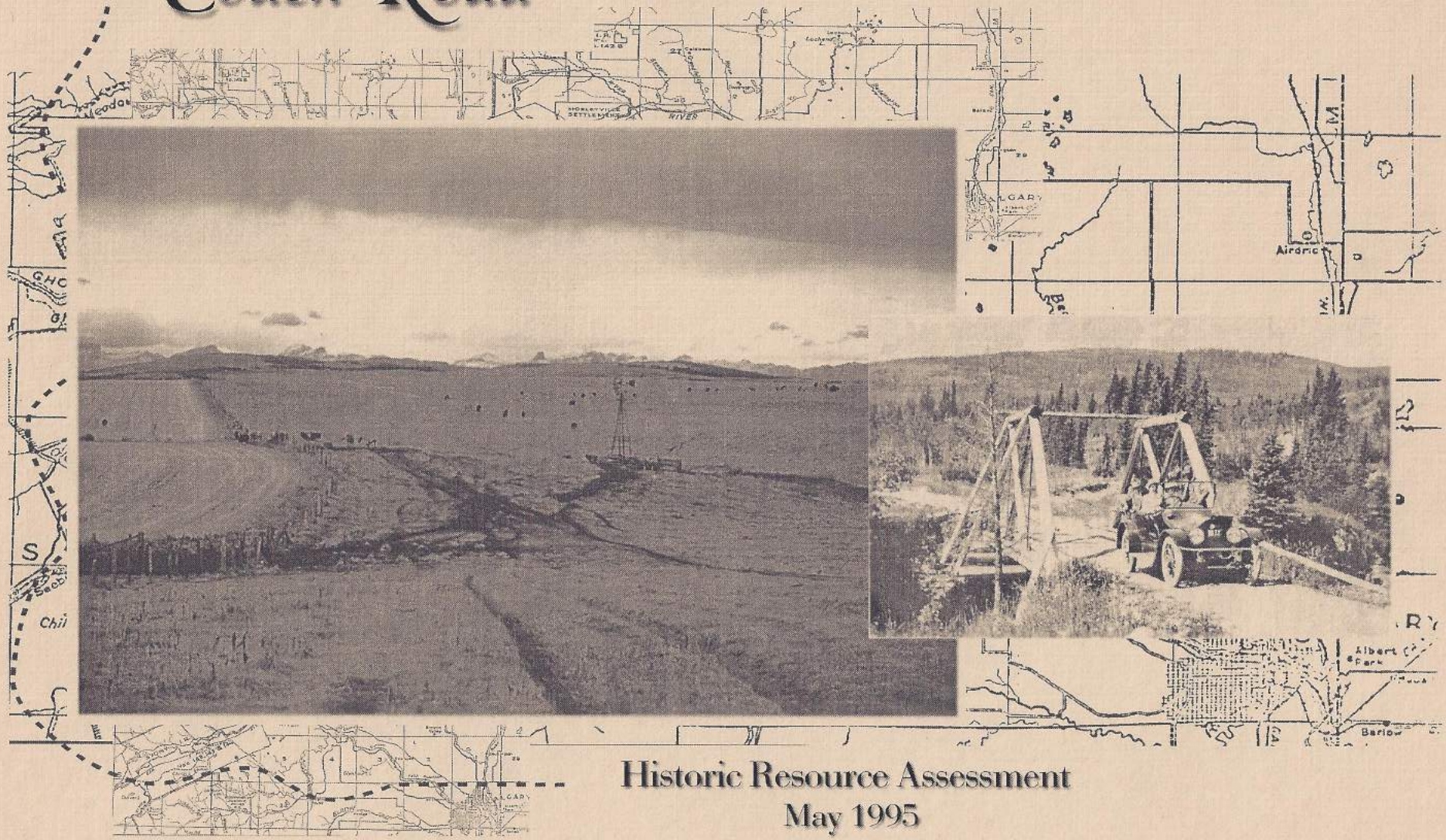
Sincerely,

Hayward Walls

cc: Miranda Rosin, MLA For Banff – Kananaskis
Ben Mercer, Qualico Communities
Jessica Anderson, Rocky View County

Jerry Lau, Alberta Transportation
Dominic Kazmierczak, Rocky View County

the Old Banff Coach Road



Historic Resource Assessment
May 1995

Summary

This study presents a visual survey and analysis of the Old Banff Coach Road from downtown Calgary to the southern outskirts of Cochrane. It shows how the historic corridor is deeply woven into the landscape, demonstrating the many ways that the antique road's sometimes fragmented remains forge physical and thematic links in the culture and history of the area west of Calgary. The old road offers a snapshot of a bygone era and is a legacy of generations of change.

The study also discusses the implications of various cultural resource management strategies for the protection of the Old Banff Coach Road. While it argues that some portions of this complex artifact cannot and indeed perhaps should not be interfered with, it also recommends a combination of historic site designation for outstanding portions of the road and the conservation of other relatively durable and intact sections as protected easements and/or recreational and interpretive trails.

Acknowledgements

I wish to thank Gordon and Belle Hall, John Hutchinson, William (Curly) Rowan and Sunni Turner who took the time to share their knowledge and recollections of the Old Banff Coach Road and area with me. Special thanks also to Curly Rowan whose guidance enabled me to follow a particularly interesting and obscure portion of the road. I am grateful to Ethelle Patrick of the Rocky View Trails Association for her assistance, and to the Historic Sites and Archives Service, Government of Alberta, for its support with vehicles and camera supplies.

Prepared for
The Rocky View
Trails Association

May 1995



 by Fraser Shaw

December 19, 2018

Mr. Hayward Walls
[REDACTED]
[REDACTED]

Via email: [REDACTED]

Dear Mr. Walls

Re: Highway 563 (Old Banff Coach Road) Public Safety Concerns

The County received your letter, dated December 3, 2018, regarding public safety concerns on Old Banff Coach Road, and your concerns with your understanding of Rocky View County's position on the implementation of the Alberta Transportation 2014 Functional Planning Study. In response to your concerns, we would like to provide clarification on the temporary access from the Crestmont development to Highway 563, and the County's position with the recommendations and implementation of the 2014 Study.

Alberta Transportation issued a Roadside Development Permit for a temporary access from the Crestmont development to Highway 563 and indicated that the access would be closed on October 31, 2018; however, Qualico sought to keep this access open past the specified closure date. In response, the County expressed its support of Alberta Transportation's decision to close the temporary access due to concerns expressed by residents, and technical concerns with the updated transportation analysis. Alberta Transportation has now indicated that the temporary access will be closed to the public on December 31, 2018.

The County is supportive of the implementation of the recommendations of the Alberta Transportation 2014 Functional Planning Study if all improvements and recommendations are implemented. If the recommendation of discontinuing Highway 563 is partially implemented with cul-de-sacs and not the other improvements identified in the 2014 Study, negative impacts to the surrounding County road network would result.

Recently, County Administration has been invited to attend meetings regarding a possible partial interchange at Highway 1, east of Highway 563; this partial interchange would provide an additional access to the Crestmont and Qualico lands from Highway 1. If this partial interchange were to be implemented, it may reduce traffic along Highway 563 and eliminate the need for the temporary access. County Administration will continue to review the transportation studies for the Highway 1 and Highway 563 area, and will be supportive of solutions that propose Highway 563 becoming a discontinuous local road while also providing necessary improvements to the surrounding network.



If you require additional information, please do not hesitate to contact Byron Riemann at BRiemann@rockyview.ca.

Regards,
Rocky View County

A handwritten signature in blue ink, appearing to read "Greg Boehlke".

Reeve Greg Boehlke
Reeve

cc: Rocky View County Council
Brian Mason, Transportation Minister, Government of Alberta
Al Hoggan, Chief Administrative Officer, Rocky View County
Edmond Wittstock, County Resident

ATTACHMENTS:

ATTACHMENT '1': Letter from residents

To:Rockyview Council

Jan. 2, 2021

RE: Division of the Springbank area structure plan

Good day.

I was part of the area structure plan planning committee that wrote the existing Central Springbank Area Structure Plan. Our intent was to protect our community, Springbank, that is older than Alberta and unite the small population of Springbank for better planning and sharing of infrastructure that suited this unique historical area of Alberta.

After 3 years of planning our next area structure plan, the community was blinded sided by an adjustment to the Springbank area structure plan that had already been put out into the community for comments. No community input was allowed on this change into north and south. Four months is not long enough to write an area structure plan and I must question why the change to alter the terms of reference without community consultation was allowed after 3 years of planning? As a community, we are not large enough to administer our infrastructure under two plans. You are devaluing the north residents as there is no infrastructure in the new north area structure plan and will not be for many many years.

Firstly,

1. We have a small population that shares all the infrastructure, schools, roads, churches, recreation in the Central area and has common goals and functions. We do not benefit by this duplicity.
2. This doubles the workload for all community groups for all future endeavours. It also doubles the workload for council and the planning department. It also means that there will have to be a complete overlay of infrastructure uses between plans which will be really time consuming for the community, administration and council.
3. It dilutes the voice of the north community to have a say on their roads, schools, recreation and churches as all the infrastructure exists in the south. In previous years, if you did not reside in the area structure plan, your letter or voice was not given the same weight as those that live in that area structure plan. That is why we put the Central plan together. I would like to see in writing that by separating the area structure plan with such a small population, that you are now taking away the legal right of the north area to comment on their infrastructure issues with the same weight as those in the south asp.
4. Council is devaluing the residential lands in the north area by removing all shared public infrastructure.
5. As a former board member on the Recreation Board, the number one ask was for river access and walking trails. We have a need to prepare for the future by planning water parks for flood mitigation and recreation at the north and south ends of range road 33. There are no parks in our community and there will be no parks if future visioning is not put into the area structure plan

6. Roundabouts and planning our community.

I would like to see references to how we can create country living with roundabouts to define the community rather than urban street lights that somehow keep showing up on plans though we keep asking for roundabouts.

7. Communication with the community

Council really could make a difference if they put some time and money into how to communicate with their residents throughout Rockyview during this covid time.

8. Future planning for the community envisions school road or range road 33 as the community core road that unites the community and gives a sense of community with architectural controls to promote a unique made in Springbank community that promotes its history and maintains its own identity. Dividing our community road into two planning documents will not be cohesive.

Thank-you for taking the time to consider the above observations,

Jan Erisman

Michelle Mitton

From: Jeff Diederichs [REDACTED]
Sent: February 1, 2021 7:43 AM
To: Legislative Services Shared
Subject: [EXTERNAL] - Request for comments for Springbank Development plans

Follow Up Flag: Follow up
Flag Status: Completed

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I only have 2 comments:

- 1) Respect the existing studies and plans that have been well vetted and bought into. Specifically the Castleglen Study regarding Old Banff Coach road. The core item is RVC assumes ownership from Alberta Trans. of the eastern end of OBCR post Stoney Trail / Hwy 1 intersection opening and creates a discontinuous cul-de-sac in OBCR at the Horizon View and OBCR intersection that will allow the Artist View area to enjoy the historic and developed neighbourhoods without the new development traffic cut through, vs forcing traffic over to the longterm acknowledged east west corridors... Hwy 1, Springbank Road, 17th Ave, Hwy 8. OBCR does NOT require significant capital as has been the ownership scare being floated around.
- 2) Neighborhood density needs to be held at 8 units per acre maximum. The "14' used in Crestmont as example has created a mess and is not consistent with what Springbank or RVC living generally is about.

Jeff Diederichs
19 Artist View Pointe
[REDACTED]

Sent from [Mail](#) for Windows 10

Michelle Mitton

From: Keith Koebisch [REDACTED]
Sent: January 28, 2021 5:50 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - Public Hearing C8031-2020 and C8064-2020

Follow Up Flag: Follow up
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Keith Koebisch
271-011 Range Rd 40
RVC

To whom it concerns,

I am writing in reference to my opposition to the two Springback ASPs. Although I am not a nearby resident of these development plans, I am still a RVC resident and will explain why am against them.

It is my belief that development and approval of ASPs has gotten seriously out of hand and that the County is more or less planning using the "shotgun method". In other words, we will approve a couple dozen ASPs and maybe one or two will be a "hit". We do not need a MDP to manage the ASPs rather we just need some good sound planning with the support of community and not just the desire of a landowner and developer getting together and trying to hit a home-run with an approved ASP that might not even be built and managed by them, but someone else if they get lucky. Unfortunately that has been considered "planning" by our administrators for far too long.

If the county's residents want to grow by 15,000 in the next 20 years (not clear if that is even true) it is not logical to approve ASP's to accommodate many multiples of that number county wide. We are not in a boom cycle now, nor will we be for just as long, if ever. Pipedreams can be expensive! When is the Balzac waterline (the first Cross Iron one) ever going to get paid and by whom? The County has a long history of getting hosed with default payments, flooding (Langdon, Cochrane Lake etc), off-site-levies higher for existing landowners than developers, etc, etc. Bad Planning all around complicated by now seeing things through before moving on.

Where is that Glenbow, Langdon, Balzac (west)? Now we need to approve Springbank North/South and Elbow Valley. Nothing is started but we also need gravel pits and all the other stuff to build something that isn't coming in a VERY, VERY long time. And in the meantime Calgary doesn't want to grow while we are living our field of dreams. You must be joking? Sadly, someone gets to pay for these grand mistakes. It's us. Me and You!

I want off the merry-go-round. Show the community these plans are working and also see if we like it. Slow managed growth, is much better because it affords one, to have hindsight. Please stop. There is way too much of the tail wagging the dog. On top of it the rush is not appreciated at this time. Pandemic and major recession is on the horizon. We citizens are not on an election cycle. We should be taking baby steps now and getting through difficult times and not planning for the next 200 years.

My final suggestion, even though you won't likely take it, is that administration and elected officials stop having lunch with developers. We can't afford it. Every meal cost us millions, particularly when they generously pay for the meal and do the planning with their team. That team is not on the ratepayer's side and are not accountable to us.

Sincerely,

Keith

Michelle Mitton

From: Linda Kisio [REDACTED]
Sent: February 1, 2021 4:01 PM
To: Michelle Mitton
Subject: Re: [EXTERNAL] - South Springbank ASP

Hello Michelle

I was going through my paperwork and noticed I was addressing the North Springbank ASP and it should read the South Springbank ASP. Could you please make sure my objection pertains to the the South Springbank ASP.

Thank You,

Linda Kisio
96 Springland Manor Crescent
Calgary, Alberta T3Z 3K1

On Thursday, January 28, 2021, 05:30:56 p.m. MST, MMitton@rockyview.ca <mmitton@rockyview.ca> wrote:

Good evening Linda,

Thank you for submitting comments on this proposed bylaw. They will be included in the agenda package for Council's consideration at the February 16, 2021 public hearing.

Thank you,
Michelle

MICHELLE MITTON, M.SC
Legislative Coordinator | Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

-----Original Message-----

From: Linda Kisio [REDACTED]
Sent: January 28, 2021 2:20 PM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - North Springbank ASP

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Hello

I am strongly opposed to the North Springbank ASP that is being presented.
As, written the proposal would allow for the development of land that we back on to.
I DO NOT want an auto development or any other commercial development behind us.
This would greatly affect the value of our property!
We moved to Springbank in Rocky View County, to live in a country atmosphere.

There is no precedent set for commercial development in this location. We do not need to start now.

Thank you,
Kelly and Linda Kisio
96 Springland Manor Crescent
Calgary, Alberta T3Z 3K1

Michelle Mitton

From: Kim Magnuson [REDACTED]
Sent: February 3, 2021 1:23 PM
To: Legislative Services Shared; Jessica Anderson
Subject: [EXTERNAL] - South Springbank ASP Comments
Attachments: South Springbank ASP Comments.odt

Follow Up Flag: Follow up
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Good Afternoon,

Please accept these comments for the proposed South Springbank ASP, a plan to which I am opposed.
Bylaw C-8064-2020
File # 1015-550

Thank you,

Kim Magnuson
3 Longeway Place
Springbank

Michelle Mitton

From: Ricardo Garza [REDACTED]
Sent: February 2, 2021 12:35 PM
To: Michelle Mitton; Legislative Services Shared
Cc: [REDACTED]
Subject: RE: [EXTERNAL] - Proposed Automall in Springbank -Urban Interface Areas

Follow Up Flag: Follow up
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Good afternoon Michelle,

The letter I got refers to BYLAW C-8064-2020. A bylaw of Rocky View County to adopt the South Springbank area structure plan. Our main concern is the zoning change of the land located at the corner of 101st Street and Old Banff Coach Road which has been change from Residential to Urban Interface Area. In 2019 there was an application to build an automall on this area which has been withdrawn but this change may open the opportunity to bring this project back to the table. I tried finding more detailed information about what type of the guidelines of the type of commercial businesses could be accepted on this new urban interface zoning but unfortunately I could not find much information.

The zoning on the land for this project is not for commercial use nor does it fit with the future planning as proposed and agreed to on the ASP meetings by the citizens of the area. There are multiple communities and county reserves around this area that will be very affected. The access to this area on a commercial setting is also a concern as increase the risk to bikers, walkers and other drivers significantly. Light pollution is a concern to take note of also. People live out here for a way of life. One of those is seeing stars in the sky at night. It will destroy our "quiet night sky".

The communication and planning was to develop the commercial zone closer to Highway 1 by the Springbank Park for All Seasons and Calaway Park so why we need additional commercial areas within a residential area.

Please let me know if you need any additional information.

Best regards,

From: MMitton@rockyview.ca <MMitton@rockyview.ca>
Sent: Tuesday, February 2, 2021 11:42 AM
To: Ricardo Garza [REDACTED] LegislativeServices@rockyview.ca
Subject: RE: [EXTERNAL] - Proposed Automall in Springbank -Urban Interface Areas

Good morning Ricardo,

Just a question as to which file these comments are for. Do you by chance have the PL number that would be listed on your notice that you were sent.

Thank you,
Michelle

MICHELLE MITTON, M.Sc
Legislative Coordinator – Legislative Services

ROCKY VIEW COUNTY
262075 Rocky View Point | Rocky View County | AB | T4A 0X2
Phone: 403-520- 1290 |
MMitton@rockyview.ca | www.rockyview.ca

From: Ricardo Garza [REDACTED]
Sent: Tuesday, February 2, 2021 11:26 AM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>
Subject: [EXTERNAL] - Proposed Automall in Springbank -Urban Interface Areas

Do not open links or attachments unless sender and content are known.

To Whom May It Concern,

We write this email to you to address the proposed Automall at the corner of 101st Street and Old Banff Coach Road (Urban Interface Area).

The zoning on the land for this project is not for commercial use nor does it fit with the future planning as proposed and agreed to on the ASP meetings by the citizens of the area.

The communication and planning was to develop the area closer to Highway 1 by the Springbank Park for All Seasons and Calaway Park into a commercial zone. If Rocky View authorities believe an Automall will fit within our community needs the project should be develop on this commercial zone. However, we don't think an Automall should take approval priority over other more necessary commercial developments in the area such as retail and grocery shopping that will provide amenities to the community that we are currently missing.

There is a big safety concern as there are a large number of bikers on these roads. The shoulders are narrow or non-existent and covered with loose gravel. It is already dangerous to bike in this area and we continue to advocate for a bike path for driver and biker safety. Adding people unfamiliar with the roads, driving cars they are unfamiliar with will increase the risk to bikers and other drivers significantly. Imagine a driver test driving a car; looking at features within the car, seeing how good the acceleration is, the handling, etc... They are not focused on the happenings on the road. They are focused on the vehicle. This point is one that cannot be ignored. People will die.

The access into the proposed Automall is also a concern. Again, we believe the infrastructure cannot accommodate such a plan.

Light pollution is a concern to take note of also. People live out here for a way of life. One of those is seeing stars in the sky at night. An Automall with lights on it 24 hours day 7 days a week cannot be in this area. It doesn't fit here. It will destroy our "quiet night sky".

We appreciate your time and we are positive that our concerns shared on this email will not be ignored.

Best Regards,

Ricardo Garza and Rodolfo Cantu
321 Pinnacle Ridge Place

South Springbank ASP Bylaw C-8064-2020
Public Hearing – February 16, 2021
Rocky View Forward – Comments

The proposed South Springbank ASP appears to largely ignore input from local residents. This ASP will guide future development in their community. To ignore their input is unacceptable. The future laid out in this ASP bears little resemblance to the tranquil, rural country residential community that attracted people to choose Springbank as their home.

Splitting the Springbank ASP

The County has an obligation to represent the interests of its residents. This ASP fails to do that. One of its major failures was Council's decision to split the North and South Springbank ASPs into separate plans. Council explicitly directed Administration to seek input on this issue. Residents overwhelming indicated that they want one ASP for their one community.

The County's updates on the ASPs state that they were split "to better capture the distinct character and goals for the north and south areas of Springbank". If that assertion was valid, one would expect to find some variation in the goals and objectives for the two ASPs. Instead, their goals and objectives are identical, with the one exception of a goal encouraging orderly business development having been added to the North Springbank ASP.

This leaves the critical question of why the ASPs were split unanswered – a question heightened by the apparently arbitrary dividing line between the North and South ASPs. One might understand a division along the Trans-Canada highway or even one quarter section south of the highway to keep the highway corridor in one ASP. However, a line that fluctuates between and three quarter sections south of the Trans-Canada, with no explanation, defies understanding and leaves one wondering about unidentified ulterior motives.

Inconsistencies & Errors in ASP

The 1st reading versions of both the North and South Springbank ASPs are riddled with errors. There are innumerable incorrect cross-references, maps with incorrect legends, maps in the incorrect ASP, etc. These errors make evaluating the ASPs more difficult and demonstrate a disturbing lack of professionalism.

Does the County intend to introduce a massively amended version at the public hearing for 2nd reading? When will residents be given an opportunity to review any such "corrected" document?

COMMENTS SPECIFIC TO THE SOUTH SPRINGBANK ASP

Vision

The sentiments in the ASP's Vision are consistent with input from residents. Unfortunately, the ASP's actual policies largely fail to deliver on this vision.

The Vision promises that the ASP "will principally offer a tranquil rural lifestyle". The land use strategy, however, proposes to significantly increase residential densities from the now standard 2 - 4-acre parcels to an average density of 0.89 units per acre. To move to this from the current 0.25 - 0.5 upa will require substantial higher density in all new development. It is not clear how the "tranquil rural lifestyle" can possibly be retained.

The Vision also asserts that "transition from urban development in Calgary will be effectively planned to ensure compatibility with Springbank's unique character". The continual expansion of "urban interface areas" with each successive iteration of these ASPs raises serious doubts about the veracity of this statement. Proposing to mimic urban densities in these areas does not provide any transition, nor does it do anything to ensure compatibility with the existing Springbank community.

Goals

The goals emphasize the importance of "orderly development" and "fiscal sustainability through rational extensions of development". These are valid goals; however, there are no policies that ensure these goals can be met.

There are no policies to encourage infill development before fragmentation in currently undeveloped areas. The only response Administration was able to provide to support this goal is an expectation that servicing will dictate the order of development. Given the flexibility provided for stand-alone communal systems, servicing constraints are unlikely to provide much, if any, "orderliness" to development.

Section 6 - Land Use Strategy

The South Springbank ASP at full build out is expected to have a population of 14,600 residents plus the 17,656 residents the Servicing Strategy identifies as the future population for the Special Planning Areas - a total population of 32,256.

In contrast, the last regional population projections from the Calgary Metropolitan Region Board (CMRB) predict Rocky View's total population to increase by about 8,000 in the next decade and by about 17,000 over the next twenty years.

The only way to reconcile these two sets of population numbers is to assume that the South Springbank ASP must anticipate that it can plan appropriate land uses for an extraordinarily long period of time. However, that assumption is inconsistent with information the County provided to its traffic consultants. The Springbank Network Analysis prepared by the Watt Consulting Group states that full build out of both the North and South Springbank ASPs is anticipated by 2040.

Policy 6.1 & 6.2 states that local plans “must be prepared” for all residential development, other than first parcels out. Is it really the ASP’s intention to require a local plan for the subdivision of one 4-acre parcel into two 2-acre parcels? Possibly, exclusions to this blanket requirement are in the referred to Section 29 which does not appear to exist.

Section 7 – Residential

This section states that single family homes will be the dominant housing style; but goes on to indicate that “other housing types and densities” will be permitted “in keeping with the rural character”. No explanation is provided for how “other housing types” can possibly be consistent with a rural community. Semi-detached houses, townhouses and/or apartments are all urban housing not rural.

Policy 7.1 requires that development “shall be in accordance” with Map 5 – the land use strategy map. However, there are a number of policies later in the ASP that provide flexibility. How will these conflicting policies be reconciled? An attempt to do this appears to be part of Policy 7.3 – some cross-referencing would be useful.

Policy 7.2 states – “Development policies outlined in this section.” This is clearly an incomplete thought. What is the actual intent of this policy?

Built-Out Country Residential

This section defines “built-out” parcels as those that are 3.5 acres or less. This appears to leave all existing 4-acre parcels as in-fill country residential properties. How can this be reconciled with the repeated assurances in the ASP that it will “preserve the rural lifestyle”?

Country Residential

Policy 7.9 makes traditional country residential development (2 – 4-acre parcels) a permitted land use only when it can be demonstrated that cluster residential development isn’t viable. This is completely contrary to the input provided by residents during the preparation of this ASP.

The 2 - 4-acre country residential parcels are what defines Springbank's "unique character" - something the ASP claims it will maintain. This policy appears to do the exact opposite.

Infill Country Residential

Infill country residential development will permit 1-acre parcels so long as acceptable communal servicing is provided. How can infilling an area of 2 - 4-acre parcels with 1-acre parcels "preserve the rural lifestyle" of the existing country residential parcels adjacent to this infill development?

The map and cross-references in this section are flawed, which makes understanding the full intent of the policy difficult.

Cluster Residential

Cluster residential development accounts for 27% of the land area in the South Springbank ASP. This completely ignores input from residents who indicated strongly that cluster residential was not a preferred development style except for special purpose uses such as seniors' housing.

The ASP assumes that cluster residential development will provide servicing efficiencies and, thereby, address serious concerns about the importance of adequate servicing for any higher density development. However, the Servicing Strategy does not assume piped water/wastewater utilities for any of the cluster residential development in the South Springbank ASP.

Cluster residential development, therefore, will be permitted to use communal wastewater systems that dispose of its treated sewage on-site while piping in potable water. Permitting the continuation of this water imbalance at higher densities than under the existing Springbank ASPs will exacerbate high water table and flooding issues.

Cluster residential development is presented as an attractive option because of the higher proportion of open space it provides relative to traditional country residential development. The ASP refers to the open space in cluster residential developments as "publicly accessible". The ASP, however, assumes that cluster developments will be managed by homeowner associations (HOAs) and that the open space in these developments will be owned and managed by the HOAs.

Typically, land owned and managed by HOAs is not accessible except to residents within the HOA. There are no provisions in the ASP to indicate how the County can or will "force" HOAs to make their open space publicly accessible. Given this, it is highly misleading to present the open space in cluster residential development as a benefit to the entire community. Instead, cluster residential development will transform Springbank's welcoming, open character into enclaves of private communities.

Policy 7.40 – 7.41 provide for basic cluster residential development, at 1.5 upa, which is higher density than traditional country residential or even the 1-acre infill country residential. Then **Policy 7.42** provides for density bonuses that will be able to increase cluster residential development density to 2.0 upa. These are densities that should not be allowed without full water/wastewater servicing from a regional utility. Permitting these densities with treated wastewater released on-site is not environmentally sound.

Villa Condo Developments

In theory, these are an appealing housing form for seniors' housing. However, given the logical requirement that this type of housing should be located near shopping and services, it is not clear that it belongs in the South Springbank ASP.

The only areas in this ASP that might have the necessary shops and services will be in the Special Planning Areas and, possibly, the Urban Interface Area. However, these areas are being planned to have sufficiently high density that they will not “preserve the rural character” that is the underlying purpose of providing villa condo housing as a means of permitting residents currently living in country residential properties to age in place in a rural environment.

Section 8 – Institutional & Community Services

Policy 8.7 directs that the local plan for this land use area will be prepared by the County. While it is understandable that the County should take a lead role in planning this community core area, it is not clear how this will effectively incorporate private development for uses such as villa condo developments.

Section 9 – Special Planning Areas (SPA)

This section and the land use map (map 5) provide conflicting information about where interim uses may be possible within the Special Planning Areas. Map 5 identifies only SPA 1 as having interim uses. In contrast, the policies in this section all speak of interim uses within both SPA 1 & 2. Which is correct?

Section 9.4 provides for a public engagement process involving “area stakeholders” as part of the development of an overall land use strategy for the Special Planning Areas. These provisions need to be strengthened. The County’s current approach to notification of “area stakeholders” is completely inadequate for consultations on land use changes of the magnitude contemplated for the Special Planning Areas. As well, comparable public engagement must be added to the policies in this section before “interim” uses are approved for these areas. Given the extremely long timeframe allowed for interim uses, this omission risks removing the public consultation obligations.

Overall, **Policy 9.5** appears to provide only limited controls on the types of commercial development that will be allowed as “interim” uses. So long as the “interim” use does not require subdivision of the parcel on which it will be located and can operate on pump and haul servicing, there are few restrictions.

Policy 9.5(d) appears to intend to provide some policy guidance on transportation infrastructure. However, since the sentence is not completed, it is impossible to assess the reasonableness of the intended policy.

Policy 9.5(g) permits interim uses with end dates up to January 1, 2045 – 25 years from now. It is difficult to understand how “interim” can be reconciled with a 25-year timeframe, which is longer than the expected applicability of the ASP itself. What rationale has been used to justify such long “interim” approvals?

Policy 9.6 requires that local plans for “interim” uses must be made in accordance with Section 28. Since there is no Section 28 in the South Springbank ASP, the policy’s intention is not obvious.

Section 10 – Urban Interface Area

The Urban Interface Area in the South Springbank ASP showed up between the initial 1st reading presentation of the single Springbank ASP and the 1st reading of the split-apart ASPs. How can the appropriate land use policy direction for this land have changed from Special Planning Area to Urban Interface Area in such a short period of time?

When this land was part of the Special Planning Areas, residents had a higher level of confidence that their voices would be heard in any consultation process around future land uses. The sudden change to Urban Interface Area appears to have been made because the land has been identified as land “expected to develop in the near future”. This conclusion and the resulting redesignation of its land use strongly suggests that specific land uses have already been identified. That critical step was supposed to be part of the public engagement required for all Special Planning Areas. By changing its land use strategy designation, the South Springbank ASP has removed residents’ ability to provide meaningful input on alternative land uses for the area and, instead, they will be left to comment only on a specific proposal.

The County’s current approach to notification of “area stakeholders” is also completely inadequate for consultations on land use changes of the magnitude contemplated for the Urban Interface Area.

Policy 10.2(c) requires demonstration of a “satisfactory potable water and wastewater servicing solution” before development can proceed on these lands. What assurances do residents have that “satisfactory” solutions will provide

appropriate long-term servicing for the area rather than stop-gap pump and haul solutions for commercial activities?

Section 11 – Transitions

It needs to be pointed out that this section is only required because the ASP is introducing incompatible land uses adjacent to each other. If the ASPs had responded to resident input for how people who actually live in Springbank want their community to evolve, there would be far less need for this section.

Business-Residential Transition

This section appears to have been mistakenly included in the South Springbank ASP since it refers only to the North Springbank ASP. The South Springbank ASP does not have any commercial / industrial land uses requiring transitions to adjacent residential areas.

Residential Form Transition

There are no illustrations of what the ASP intends for transitions between adjacent residential communities with differing densities. All the examples illustrate either transitions between residential and commercial/industrial or between residential and agricultural uses. It would be much easier to understand *Policies 11.12 – 11.13* if such examples were provided. There are not any minimum standards for the width of transition setbacks in these policies.

The policies provide no guidance on where these transition areas are to be located. We assume that the expectation is for these transition areas to be part of the property being newly developed. What elements in the local plan requirements will ensure that adequate transitions will actually be provided?

Missing Transition Policies

Section 11 does not provide any guidance for setbacks between the Special Planning Areas or the Urban Interface Area and existing country residential developments. This is a serious shortcoming given that those areas are intended to have dramatically more intensive development than the existing country residential developments. What assurances are there that appropriate setback transition areas will be required for these areas?

Section 12 – Agriculture

The focus of this section is to support agricultural land uses “until such time as the land is developed for other uses”. Treating traditional agricultural operations as a transitional placeholder goes against the strong preferences expressed by local residents. Preserving Springbank’s agriculture was a top priority for residents.

Policy 12.8 indicates that agricultural subdivision should not be supported, except for first parcels out or new agricultural uses that are consistent with the County Plan (or the MDP once approved). It is not clear how this restriction will work with the Section’s objective to support diversification of agricultural uses, especially the introduction of “contemporary” agricultural uses.

Section 13 – Natural & Historic Environment

The introduction to the section is contradictory. If the South Springbank ASP is actually committed to the introductory statement that “the natural and historic features of Springbank are valuable assets”, then it should do more than preserve these “whenever possible”. If the environment is important, why does the ASP give development priority over preserving environmental features? Resident input was very clear – preservation of the natural environment and wildlife corridors were high priorities and were unquestionable more valued than facilitating higher density residential development.

Maps 6 and 7 identify key environmental areas and wildlife corridors. These should be set aside as undevelopable land in the ASP. Instead, they are all identified as higher density residential development. The policies in Section 13 are all designed to **minimize** the impacts of development on these critical areas, not to protect the areas.

As a result, a proposed development in compliance with the ASP’s land use strategy will be permitted to destroy wetlands (**Policy 13.12**), interrupt wildlife corridors (**Policy 13.5**), build roads in riparian areas (**Policy 13.17**), cut down native woodlands and “replace” them elsewhere (**Policy 13.4**). It is not clear how any of these actions can be portrayed as protecting the environment.

Section 15 – Active Transportation, Parks & Open Space

This section focuses almost exclusively on active transportation – pathways, etc. **Policy 15.1** requires future development to provide “an interconnected system of open space and parks in general accordance with Map 8”. However, Map 8 does not delineate any open spaces or parks; it only identifies future pathways. This suggests that when the ASP speaks of “open space and parks” it is really meaning linear pathways. For most people, these are not interchangeable.

This section completely ignores public river access, park space adjacent to the Elbow River and/or active transportation networks along the river. These were all identified by residents as desirable amenities.

Policy 15.2(d) makes passing reference to open space including “privately owned land that is accessible to the public”. How will the County ensure that this actually occurs? This question is particularly critical given the open space justifications used to promote high density cluster residential development.

Section 17 – Transportation

This section seriously downplays the traffic implications that accompany the residential development planned for the South Springbank ASP. Most people will not read the Springbank Transportation Network Analysis, so will not be aware that it forecasts the need for stop signs at every intersection along Springbank Road by 2040.

Section 18 – Scenic & Community Corridors

This section requires a major rewrite to reflect its applicability to the South Springbank ASP. Map 10 identifies only one scenic corridor in the Springbank Road / 101st Street area and one community corridor along Range Road 33. How the policies in this section are intended to apply to these areas is completely unclear.

Policy 18.5 is completely baffling. It claims to be overriding Policy 21.4, which does not exist and even if it did would make no sense since it would be in the Solid Waste & Recycling section. It then goes on to refer to interim uses in Special Planning Area 5 – there is no Special Planning Area 5 and interim uses were supposed to be restricted to Special Planning Area 1 and/or 2 (depending on whether the text or map in Section 9 is correct).

Policy 18.6 refers to the Highway 1 West corridor. This is not in the South Springbank ASP.

Section 19 – Utility Services

The objectives in this section are laudable. It is in keeping with concerns raised during the public engagement on the ASPs to ensure that servicing options minimize environmental impacts; that the land use pattern is compatible with servicing capabilities; and that potable water and wastewater systems are safe, cost effective and fiscally sustainable. Unfortunately, as will be highlighted below, the actual policies fail to deliver on these objectives.

The ASP asserts that the key objective for its supporting Servicing Strategy was to “determine if a cost effective servicing system(s) that provides efficient, economic and sustainable municipal services to residents is feasible for the Plan area”. The ASP then goes on to state that the Servicing Strategy “determined that there are cost effective and sustainable options”. However, those options will not provide servicing to the vast majority of land within the South Springbank ASP.

In the “near term”, the Servicing Strategy’s proposed municipal/regional utility system will only service the Highway 1 corridor, none of which is not in the South Springbank ASP. At full build out this system will only service the Special Planning Areas and the Urban Interface Area within the South

Springbank ASP. This leaves all the residential development in the South Springbank ASP to be serviced by other means.

Policy 19.1 states that utility services should support “an orderly, logical, and sequential pattern of development”. This is a commendable statement; however, it is largely nullified by subsequent policies in this section.

Policy 19.4 states that utility servicing costs “shall be the developer’s responsibility”. Nothing in the ASP addresses how these costs will be financed. Given the magnitude of the construction costs for the proposed regional piped water/wastewater system, it would be useful to provide some policy guidance on this issue. Is the expectation that private developers will front the costs and recoup their investment from future developers or is the expectation that the County will do this and use off-site levies to recoup its investment? Either alternative fits within Policy 19.4, but the implications for County residents are dramatically different.

Policy 19.6 facilitates pump and haul water and wastewater “solutions” for non-residential land uses “on an interim basis until such time as piped servicing is available”. Given that Section 9 assumes that “interim” uses can extend for up to 25 years, this suggests that sub-optimal servicing will be permitted for substantial lengths of time.

Policy 19.10 requires non-residential buildings to have fire suppression systems. It is not clear how this requirement fits with Policy 19.6 which permits use of water cisterns.

Policy 19.12 stipulates that residential parcels less than 2 acres in size must be connected to a piped wastewater system. However, **Policy 19.13** immediately nullifies that requirement by permitting interim solutions where a regional system is not available.

Policy 19.15 permits the use of communal wastewater treatment systems when it can be demonstrated that connecting to the regional piped utility is not cost effective. Given that the Servicing Strategy concluded that regional piped servicing is not feasible for most of the South Springbank ASP, even at full build out, this policy overrides all the apparent intentions to provide environmentally responsible piped wastewater servicing.

Policy 19.18 states that these communal wastewater treatment systems “should” [note, not a mandatory shall] ensure that they “do not create any negative environmental impacts within the sub-basin”. The servicing strategy for all the cluster residential and infill country residential development in the ASP assumes that potable water will be piped in by private water co-ops, such as Calalta, and that wastewater will be treated in communal systems with the

treated effluent being disposed of on-site. This approach results in a build up of water over time – piping it in, but not piping it out. It is unclear how intensifying this approach to the extent necessary to support the planned residential densities can possibly avoid “negative environmental impacts within the sub-basin”.

Policy 19.20 appears to open the door for the County to finance wastewater systems throughout the South Springbank ASP. There are no cost estimates for these systems in the Servicing Strategy. How will it be determined if and when such municipal involvement is appropriate?

Map 12 which outlines the proposed regional piped wastewater servicing system is highly misleading. While it is true that the Servicing Strategy recommends running its forcemain through much of residential South Springbank, there is no expectation that any of the country residential properties in its vicinity will be connected to the system.

Section 20 – Storm Water

This section assumes that South Springbank’s approach to storm water management will remain relatively unchanged – rely primarily on open roadside ditches to move storm water through the area. As residential densities increase, this passive approach to storm water management may become less viable. Has any work been done to investigate alternatives?

Section 21 – Solid Waste & Recycling

The South Springbank ASP contemplates significant commercial development in the Special Planning Areas, including “interim” uses that could commence in the near term. The ASP also contemplates significant institutional and community service development in the community core along Range Road 33.

Development in all of these areas will generate solid waste. Why are they not covered in policies in this section?

Section 22 – Emergency Services

Policy 22.3 is blank – is something missing or do the subsequent policies need to be renumbered?

Section 24 – Renewable Resources

This section notes that the Springbank area is well located for both wind and solar renewable energy initiatives. The objectives innovative technologies and the use of solar panel systems on rooftops and in agricultural settings.

The actual policies do not address wind-powered electrical generation. Nor do they address the use of stand-alone solar panels on non-agricultural properties. Both of these are issues for which policy guidance would be useful.

Section 25 – Implementation

Phasing

This subsection opens with the statement that “the Plan recognizes that development within the Springbank Plan should progress in a logical and efficient manner”.

Policies 25.8 – 25.10 purport to satisfy this objective as well as comply with Section 633 of the *Municipal Government Act*, which requires ASPs to describe the sequencing of their proposed development. Unfortunately, at a practical, these policies do neither.

If the ASP actually wanted to achieve a logical or efficient phasing of development, it would restrict development outside of the infill country residential areas until these infill areas were built out to a specified percentage, possibly 70 – 75%. Effective phasing would also provide priority rankings for undeveloped areas and set strict criteria that would have to be met for any development that did not fall within the priority areas.

Instead, **Policy 25.8** states that phasing will be determined by “the availability of efficient, cost effective and environmentally responsible utilities”. However, given that Policy 19.5 permits the use of stand-alone communal wastewater treatment systems throughout the ASP, servicing limitations will not impose any orderliness on development within the ASP.

Policy 25.9 does not provide any sequencing guidelines for infill development beyond a need for some form of water and wastewater connection – a requirement for any development.

This complete lack of effective phasing policies is aggravated by the statement that “future development will be principally driven by market demand”. This statement, in effect, throws the door open for development anywhere within the ASP since the servicing constraints will not impose any orderliness on development.

Michelle Mitton

From: Shelley Moore <[REDACTED]>
Sent: February 3, 2021 4:24 PM
To: Legislative Services Shared
Cc: info@rockyviewforward.com; Debbie Vickery; Division 2, Kim McKylor; Division 7, Daniel Henn; Carol Elliott; Heather Bulger; Gay Lynn McCartney; Glen Dickey; Rob Lupton; Jessica Serfas; Jeannette Chung; Doreen Poohachow; Darren Wiltse; Lisa Skelton; Sylvia Blick
Subject: [EXTERNAL] - Bylaw C-8031-2020 and C-8064-2020

Follow Up Flag: Follow up
Flag Status: Completed

Do not open links or attachments unless sender and content are known.

Good Afternoon:

Please accept this email as a submission in regards to the proposed Bylaw C-8031-2020 and C-8064-2020 which refers to the new Municipal Development Plan (MDP) for the Springbank area.

We have been residents of Springbank for 24 years and have witnessed many changes to not only the area but to Alberta and Calgary. Some of these changes have been positive, and others less so. The Springbank area has long held a reputation for beautiful vistas that has balanced a diversity of development that ranges between 2 and 160+ acres. Historically, farm and country residential have lived side by side.

Our household is opposed to the proposed MDP on the following grounds:

- 1). Splitting the Springbank area into two development plans would fractionate the community. By this plan, the North side of Springbank would become the industrial/commercial area, and as a result existing properties would depreciate in value. This is unacceptable to us as our quality of life, the diversity of future development and the balance between both agriculture and commercial interests must abide by the same expectations.
- 2). The 2013 Springbank County Plan accessed many working groups (I was not only involved in one of the working groups, but also presented at the public hearing) and through time and diligence by all parties developed a framework for Springbank. The same due diligence has not been followed by the County and it is unacceptable.
- 3). The County appears, though its Plan to promote significantly higher density in Springbank. This is unacceptable without extensive consultation with existing developments that contain greater than 2 acre parcels. To randomly identify these lands, within existing developments as sites for further higher density is insulting to the community that these parcels exist. No public consultation has been done to inform or consult with these communities. We find this unacceptable.
- 4). Any proposed, higher development MUST have a significantly larger setback than what is proposed in both the Springbank ASP Servicing Strategy and the ASP's for both North and South Springbank. Fifty (50m) meters is an unacceptable buffer, and a minimum of 200m should be considered. The priority, job and responsibility of the County is to PROTECT the existing stakeholders (primarily country residential) and balance the desire for increased tax revenue from higher density residential or commercial development.

To close, our household is strongly opposed to both Area Structure Plans as proposed. More thorough public engagement is required.

Kind Regards
Shelley and Kevin Moore
39 Windmill Way
Calgary, AB
T3Z 1H5

Michelle Mitton

From: Scott Hornung [REDACTED]
Sent: February 3, 2021 1:53 PM
To: Legislative Services Shared
Subject: [EXTERNAL] - BYLAW C-8064-2020

Follow Up Flag: Follow up
Flag Status: Completed

Do not open links or attachments unless sender and content are known.

On Behalf of the Board of Sterling Springs Estates Residents Association (SSERA), I am writing you to advise that we are 100% *Opposed* to the proposed bylaw. Your cluster residential area that you propose is too massive for the idyllic rural setting in Springbank. The public school system is already bursting at the seams and would be unable to support the massive number of families moving into the area.

Cluster residential area will also be unsustainable in terms of water and sewage. Area structure studies support minimum 2 acre lots.

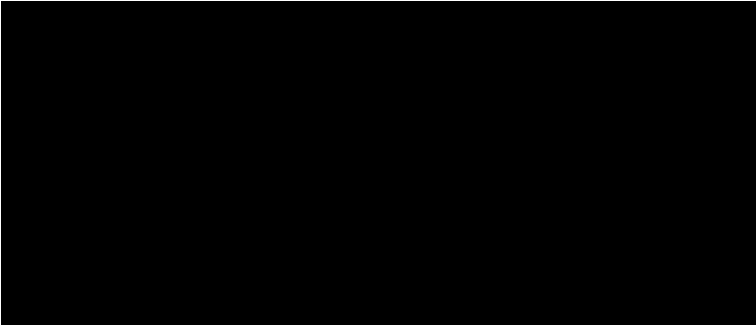
The amount of traffic would also increase exponentially making it difficult to enjoy the natural preserve that we have in Springbank. More traffic would translate into a higher frequency of accidents in the area, further endangering our children, cyclists and pedestrians.

This would also increase the light pollution as we continually add in lights and traffic lights as well as noise pollution due to the volume of traffic.

Scott Hornung

President

Sterling Springs Estates Residents Association



Kim Magnuson
Springbank

RE: Bylaw C-8064-2020
File # 1015-550
South Springbank ASP

janderson@rockyview.ca
legislativeservices@rockyview.ca

Let this sink in: 17,890 proposed residents North Springbank
14,600 proposed residents South Springbank
17,656 residents in proposed Special Planning Areas

TOTAL: 50,146 proposed residents in Springbank.

This is larger than Cochrane and only 20,000 less populous than Airdrie.

And YET, there is no comprehensive plan for a wastewater/water/stormwater solution in Springbank.

Langdon has a far lower population but has both water and wastewater infrastructure.

There is something seriously wrong with these draft Springbank ASP's.

I am OPPOSED to:

- **Splitting** the current Springbank ASP into two separate ASPs, one for the North and one for the South with **no logical rationale**.
- Land Use designations for the future in an established country residential area.
- Land Use is **pre-determined and therefore sterilized** for other uses.
- **Tripling the population** of South Springbank from 5847 to 14,600 mainly through **increasing the density on smaller lots over larger areas of land**.
- Expanding water servicing infrastructure without subsequent and **necessary wastewater servicing**.
- **Ignoring the results** of the three public engagements, in which the majority of **residents** did not envision - or agree with - such expansive development proposed here.
- **Increasing the land base** for business/commercial/industrial/residential uses.
- The glaring **lack of “Shall”** rather than “Should” statements.
- Turning Springbank into an area that essentially **duplicates the services** available in Cochrane and Calgary.
- There have been no adequate **studies done on ground water**, which is a **priority** problem in Springbank.
- Building out what is proposed in the ASP's **does not respect the distinct rural lifestyle** that Springbank residents bought in to and want to preserve, as per the public engagements.
- **Villa housing** for seniors and those with disabilities should **not** be located far away from previously approved commercial areas, like Harmony and Bingham Crossing.

Seniors housing has **already been approved in three areas – Pradera Springs, Bingham Crossing and Harmony as well as Rivers Edge.**

Please make it Council's priority to engage these developers to start building these seniors' areas out.

- Cluster housing and Villa housing should have to **connect to wastewater servicing** that completely removes treated wastewater from the lands.
- If Country Residential can be built of “Cluster residential” lands, why bother to **label the land use** as Cluster Residential? This is the true “**sterilization**” of land.
- As the new MDP and CMRB notes, new growth shall be **directed to existing** approved developments. Please do this before redesignating more greenfield development.
- It's difficult to understand how HOA's for Cluster Housing will maintain open spaces for the public. How would this be **enforced or even enforceable**?
- What is the potential for **spray irrigation** on lands from communal wastewater systems? Discarding treated wastewater via irrigation or simple seepage is not acceptable anymore.
- The proposed water servicing from Harmony to new development - from Old Banff Coach Road and to the south along the escarpment - is **environmentally problematic**.

The potable water comes from the Bow River but the catchment area for that water goes to the Elbow River.

- Springbank is already growing at a **moderate rate**.
- Why is Funeral Services and Entombment listed as a use on RR 33?

1) **WHY** does Council want to split the current Springbank ASP into two separate ASPs, North and South?

- there is no apparent logical rationale in any of the draft document.
- Springbank is an existing complete and uniform community of acreages.
- Splitting the community by enforcing two ASP's does not create cohesiveness.

2) **WHY** are there Land Use designations for the future in an established country residential area?

- Land Use has been **pre-determined** and therefore **sterilized** for other uses. This concept is directly at odds with Council's view of the CMRB “sterilizing” Rocky View land.
- Remove all references to land use, and let the market decide.
- Building out what is proposed in the ASP's **does not respect the distinct rural lifestyle** that Springbank residents bought in to and want to preserve, as per the public engagements.
- *Country Residential is 11% of the Plan area.*

*Historical subdivision approval in Springbank has resulted in fragmented pockets of country residential lots and small agricultural parcels. **Incremental development in these areas divides viable agricultural land, impacts agricultural operations, and creates an inefficient settlement pattern with poor connectivity.***

Yet

Cluster Residential is proposed for ***largely intact quarter sections with potential for connectivity and different forms of development. These areas are generally cultivated with some pasturelands.***

This comparison of country residential and cluster housing is largely absurd. Developing one has more impact on agriculture than developing the other????

3) **Tripling the population** of South Springbank from 5847 to 14,600 mainly through **increasing the density on smaller lots over larger areas** of land.

- *The Springbank ASP plans for an approximate population of **14,600** with an average density of gross **0.89 upa**; this target was determined through planning and engineering*

reviews, as well as stakeholder consultation and feedback. P. 14

Who were the stakeholders and why wasn't resident input considered?

- This population prediction does not take into account the **17,000+** more residents in the Special Planning Areas, a phenomenal number – without a wastewater solution.
- Imagine Langdon without wastewater servicing; densifying creates water (in every form) problems.
- There are several environmental and social issues with this plan.
 - As it is today, Springbank has problems with a high water table.
 - Historic springs exist but new springs have been identified in the Master Drainage Plan.
 - Residents of Springbank do not buy into this density, as they identified in the engagement sessions.
 - Only 1/4 of participants in the engagements supported a higher density, yet this plan proposes high density and clustering everywhere.

- 4) Expanding water servicing infrastructure without subsequent and **necessary wastewater servicing**.
- Basic common sense dictates that filling land with potable water requires the necessary infrastructure to remove the grey/waste water, yet there is nothing in this ASP that fulfills this requirement. Imagine overflowing your tub onto the floor in your house; the water simply moves to other areas.
 - What is the potential for **spray irrigation** on lands from communal wastewater systems? Discarding treated wastewater via irrigation or simple seepage is not an acceptable solution, but rather connecting to wastewater infrastructure is necessary.

- 5) Is Council willing to ignore the results of the three public engagements, the coffee chats and online comments regarding their vision for Springbank?
- The majority of **residents** did not envision - or agree with - such expansive development proposed here, yet will have to live with the results if Council (with no explanations) and a few large landowners direct the ASP.
 - Approving this ASP will turn Springbank into an area that essentially duplicates the urbanism already available in Springbank Creek (9 quarter sections not started yet), Harmony, Cochrane and Calgary.
 - There is nothing in this ASP that keeps Springbank distinct, which is why residents moved here in the first place.

- 6) There is a glaring lack of “Shall” statements with respect to developer responsibility.
- “Should” statements provide **no** guarantee for proper outcomes, such as wastewater connections, in new dense developments.
 - Any new development must have an appropriate wastewater solution, not massive septic fields for treated wastewater, and definitely not spray irrigation.
 - There have been no studies done on ground water, which is a problem in Springbank.
 - Numerous homes throughout Springbank were built in areas with high water tables and experience basement flooding during wet periods. It is simply not acceptable to continue building homes without considering the movement of water beneath the ground.

7) **Villa housing** for seniors and those with disabilities should **not** be located far away from previously approved commercial areas, like Harmony and Bingham Crossing.

- Residential development will accommodate moderate future population growth while maintaining a rural lifestyle. P. 17

Opportunities will exist for other housing types and densities that are carefully planned and are

in keeping with the rural character of Springbank. P. 17

...there is a desire for seniors' housing P 17

- Seniors housing has already been approved in **four areas** – Pradera Springs, Bingham Crossing, Springbank Creek and Harmony as well as Rivers Edge.
- Please make it **Council's priority** to engage these developers to start building these seniors' areas out. Once these areas build out, Council will see how much demand there is for this housing.
- Villa housing/Townhouses not belong in existing country residential areas.

8) Cluster Housing and Country Residential Infill

- Cluster housing and Villa housing should have to **connect to wastewater servicing** that completely removes treated wastewater from the lands.
- Why is rationale for traditional acreages required on land use labeled as clustering? It should be the other way around – that clustering requires rationale because of their complexities with wastewater and “public” open space.
- Infill CR – reducing 2 acres to 1 acre lots **requires** wastewater servicing to remove from the area, not septic fields or just water treatment or communal.
- Municipal servicing standards do NOT take into consideration 1 acre lots
- 7.71 a) Infill – There is no requirement for wastewater servicing which needs to be added.

9) As the new **MDP** and **CMRB** state very clearly, new growth shall be **directed to existing** approved developments.

- Please do this before redesignating more greenfield development.
- There is already more than enough approved development to which to direct seniors' housing.

10) How can Rocky View enforce the HOA's for Cluster Housing to maintain open spaces for the public?

- Once an HOA is in place, as in Elbow Valley, the pathways become private, not public.
- After a pathway in a Clustered Housing area is established, will there also be a commitment by the HOA to provide public parking for those using the pathways? Springbank Creek has that obligation in place.

11) The proposed water servicing from Harmony to new development - from Old Banff Coach Road and to areas south along the escarpment and east to Calgary - is environmentally problematic and possibly not acceptable to the provincial government.

- The potable water for any new development in this area is proposed to come from the Bow River but the catchment area for that water goes to the Elbow River.

- The drainage must go back to the Bow through connection to the wastewater system in Harmony.

12) SPECIAL PLANNING AREAS

• *these areas may have the potential for a higher intensity of development; water and transportation servicing need to collaborate with City of Calgary; and require strong collaboration with The City of Calgary.*

- In no way did Springbank residents specify that they are in favour of higher intensity of development.
- High density can only occur with resident engagement and collaboration with

Calgary, which we do not have.

Provide for limited-service, interim Commercial uses within Special Planning Area 1 prior to the area proceeding to build-out in accordance with the policies of any ASP amendment.

Special Planning Area 1

9.5 Commercial uses shall be allowed for an interim period

- c) proposed business commercial uses shall be of a form that does not require connection to a regional potable water and/or waste water system; P38*
- Allowing “interim” uses with limited services in any of the Special Planning Areas translates to: allow whatever to build wherever with no big plan because it is only temporary – however, it is 25 years which isn't temporary and may have off-site impacts because of the lack of overall planning.

13) URBAN INTERFACE AREA

The area identified as Urban Interface lands are those that, by virtue of location, limited servicing requirements, and adjacency to existing or planned developments, are expected to develop in the near future. These lands will be generally commercial, with detailed land use proposals, density, and form to be determined at the local plan stage. P.40

- Just how much commercial land is required in Springbank – next to Calgary?
- This should be residential land. At least residents will know what they're buying into.

14) 11 TRANSITIONS

...this Plan anticipates new forms of housing, including Cluster Residential, Cluster Live-Work and Villa Condo development. P. 41

The maximum height of buildings on lots adjacent to a residential area should be 12.5 metres, or lower P. 43

- Again, this type of dense housing without water and wastewater infrastructure is unacceptable.

15) 13 NATURAL AND HISTORIC ENVIRONMENT

Wetlands not claimed by the Crown that have a high relative value, as per the Alberta Wetland Classification System, should be dedicated as environmental reserve or environmental reserve easement. P.53

- This is a very weak statement. Along with certain slopes, riparian areas, flood plains, wetlands SHALL be protected with appropriate setbacks.
- Note that almost all undeveloped lands in South Springbank are wildlife corridors as per Map 07: Wildlife Corridors.

- It is incumbent on Council to enforce their preservation.

16) 15 ACTIVE TRANSPORTATION, PARKS AND OPEN SPACE

- While pathways and parks are addressed, safe public access to both rivers is notably absent.

17) 19 UTILITY SERVICES

19.13 *Where a regional waste water treatment system is not available, interim methods of sewage disposal may be allowed provided there is no discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment. P. 72*

- Any development that connects to water from the Bow (Harmony) must release all wastewater, treated or not, back to the Bow and keep within the watersheds.

19.9 The reuse of storm water for the purposes of residential irrigation is encouraged over using water suitable for domestic purposes and should be addressed in local plans. P.74

– This statement simply does not address either groundwater or the function of sloughs or wetlands. Again, groundwater mapping is essential in Springbank prior to creating any density.

Map 11: Water Servicing P. 75

Does the Harmony water licence allow its product to be piped to service new development on Old Banff Coach Road and along HWY 1 West?

Overall, the CMRB will likely not approve this ASP because it has too much growth, takes up too much land, and doesn't address directing new development to existing areas like Harmony.

22 quarter sections clustering

27 quarters of infill

Built Out Residential/Right of Way	1,548.73 ha	(3827.00 ac)
Infill Country Residential	1,571.80 ha	(3,884 00 ac)
Cluster Residential	1,430.57 ha	(3,535 .00 ac)
Institutional and Community Services	292.18 ha	(722.00 ac)

Special Planning Area 1	249.69 ha	(617.00 ac)
Special Planning Area 2	43.30 ha	(107 .00 ac)
Special Planning Area 3	197.89 ha	(489.00 ac)
Special Planning Area 4	28.33 ha	(70.00 ac)
Urban Interface Areas	24.28 ha	(60 .00 ac)
Total	5,343.07 ha	(13,203 ac)

South Springbank:

Includes 5832 existing population

Gross residential	= 7403 ac	.53 UPA	/	17,890 proposed residents	North Springbank
Net residential	= 4400 ac	.89 UPA	/	14,600 proposed residents	South Springbank
Infill	= 3884 ac		/		
Cluster	= 3535 ac		/		

Institutional/Community Services = 722 ac	722 acres
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Special Planning Area 1	= 617 ac	/	
Special Planning Area 2	= 107 ac	/	1283 ac and 17,656 residents
Special Planning Area 3	= 489 ac	/	
Special Planning Area 4	= 70 ac	/	
Urban interface	= 60 ac		

13,203 ac total

50,146 possible residents in Springbank

These numbers reflect a community with the population of Airdrie but with no reasonable wastewater or stormwater solutions.

- 17,890 proposed residents North Springbank
- 14,600 proposed residents South Springbank
- 17,656 residents in proposed Special Planning Areas

Springbank ASP, North and South, Draft Prepared for First Reading

Feedback prior to Feb. 2021 deadline:

1. *Technical Support documents*

ISL Springbank Servicing Report, 86 pages, 2020

Makes two *assumptions* for favorable water supply options:

1. Calgary from the reservoir at Artists View East:
but it does not consider the relevant possibility of such a solution, since RVC has hired a third party to try to eliminate the CRMB. Calgary will not be amenable to cooperate. If Calgary should sign an agreement, what would be the annual taxpayer cost?
2. Harmony:
but their licenses allow supply only on their own lands, clearly described in each license, and for the volumes required by that development. I do not see a system of negotiation referenced in the ISL report, nor any application to amend their licenses. I note that to even supply the Harmony development, itself, at full build-out an investment in the range of \$570 Million more capital is required. If RVC anticipates use from Harmony how much will that cost us, the current taxpayers?
**** Specifically, in the South ASP, there is a Harmony water line running east to the Rudiger lands. Again, there is no water available and no license to do this so why is something incorrect in a bylaw Document?**

No responsibility for costs were stated for taxpayers to consider! Is it fully developer cost; or is it a cost-recovery system demonstrating the same cost to us as “Balzac East” continues to be?

Therefore, it must be concluded that **neither ASP CAN proceed at this time.**

MPE Report on Springbank Creek, 55 pages, 2015

Key points from this report:

1. Clearly states, in 2015 dollars, that \$2M was required to remedy existing problems in just that one sub-basin
2. Mapping shows large areas of land that are too wet for development within the ASP boundaries, yet this report indicates even smaller parcels on less than 1 acre using private sewage. This is directly opposite the recommendation regarding pollution via wastewater drainage in both the Elbow and Bow River Watershed Reports. (see below)
3. The map on p. 9 clearly shows all the areas that will be negatively impacted by SR1 – but this report does not include that analysis

MPE Master Drainage Report, 138 pages, 2016

This appears to be a paper exercise to try to update the thorough Westhoff Report of 2004.

1. No stream gauge program has been implemented, as per the Westhoff Report, therefore RVC has no idea of TSS loads - as only one example. Without this program there is also no way to gauge outcomes from the SR1 impacts.

It also references the requirements of both the Elbow and Bow Watershed Reports.

The Watershed Reports require:

2. a limit to phosphorus loading and currently Calgary has difficulties meeting their required reduced load. How then can this massive plan meet those same conditions, as they add to the issue vs. help it?
3. Maintaining pre-development hydrology which apparently is not even done currently, since there is a need of \$2M to correct current issues

Picking up on only these three points (of the 6 in the MPE reports) it therefore must be concluded that these ASPs **CANNOT proceed at this time.**

2. Draft Springbank ASP, both North and South

Residential:

The cluster development idea received minimal agreement by the residents to be included:

- to make sure our seniors could remain in the central part of our Springbank Community, and
- to be placed where it made topographic and access sense for them.

Instead, the ASP is proposed to cover massive areas of Springbank which is against the community feedback of only 53% even saying yes to a variety of some higher density; and of that 53% only 1/3 (18% of 53% = miniscule) wanted cluster development. Besides what wildlife corridor could exist within cluster development?

Remember that Springbank already has a 100-year supply of approved developments in a closed river basin.

Therefore, the reports' conclusions are wrong making the reports and mapping wrong.

Industry:

The concept of industrial development in the North ASP:

The clear community feedback was to allow ONLY light industry and that should be ONLY where the Springbank Airport requires residential restrictions. The feedback went on to say that only commercial development be allowed beyond those boundaries.

It is recognized that the number of industrial-acres is reduced from 946 to 469 (unless of course that is simply a conversion of the numbers).

Instead - what did the Springbank Community get? INDUSTRY!!

Therefore, the report conclusions are wrong making the report and the mapping wrong.

Thinking of access for developers of industry: why would they choose Springbank?

- No international airport.
- No railroad.
- Tougher and longer access to the industrial corridor in Calgary.
- Tougher and longer access to the north/south corridor of the province.

Agriculture, in both ASPs:

Why is it protected only “until”? Are we all going to stop eating when we live in those dastardly cluster houses covering all the agricultural land?

Additionally, without agriculture, who will be the stewards of the land in order to continue to deliver the current “full basket of environmental goods”? This stewardship situation provided by all our agriculturists also benefits all those downstream of Springbank. Isn’t that called regional planning for servicing?

Transportation:

The South ASP boundaries cut off Highway 1, yet Goal 8 requires attention to both Highway 1 and to RR33.

The North ASP, Goal 9, does not have specific treatments listed for intersections from the County to Highway 1. RR33 is the community centre of Springbank.

Correct the wording and mapping of both ASPs.

In particular, Highway 563 is cut off from recognition in both documents. Both maps show this provincial highway as a non-continuous entity. Wrong. It is an historical highway and should continue as such (as a matter of fact, in other documents in front of RVC – 563 being provincial – what is Qualico doing proposing multiple accesses from both Calgary and RVC, without the required distancing under provincial standards?)

Please confirm that all “notions” of a provincial highway, #563, being taken over by RVC and turned into a four-lane feeder road ARE DELETED!

Servicing:

The goals of both ASPs state “provide” --- “in a safe, cost effective, and sustainable manner”.

The wastewater line is incorrectly shown to tie into Pinebrook. They are connected to Calgary. There is no new agreement.

There is no Regional Plan.

The South Saskatchewan River basin has been closed since 2006.

Both the Bow and Elbow Watershed Plans prohibit runoff.

Could you please thoroughly explain how this statement can legally exist?

If it should become legal -at whose costs?

Open Spaces:

Both documents claim that some of the open spaces left over from cluster development would be Municipal Reserves.

Those homeowners would assume that is their space. How likely is it they would let me drive into the middle of their group to walk my dog and leave it's business behind?

So - How many more tax dollars would have to be spent to mow those MRs to control fire hazard?

Unreasonable assumption!

Communication:

Acton 5 in the South ASP talks about communication between RVC and developers. Developer don't pay the taxes. Where is the communication with the taxpayers – and show me when and where that communication is thoughtfully considered.

Even taking the side of a developer – tell me how dividing the franchise area for the Calalta Water service into two ASPs, with different conditions is listening to developers?

Have both ASPs been circulated to the City? What are their comments on this new divided direction? I don't see that communication on RVC website.

Conclusion:

All this time, energy, and money spent by the residents, the administration, the consultants, and Council has become a colossal waste by everyone. Not only is our feedback ignored but one Councillor went on to split our ONE COMMUNITY into two parts.

DEFEAT AND START AGAIN. (Or do NOTHING, as we already exist under more than one Springbank ASP.)

Respectfully,

Gloria Wilkinson

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8064-2020 - South Springbank ASP
Date: Tuesday, February 16, 2021 4:06:23 PM

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Administration has said that they have concluded that market-driven development across the entire ASP is optimal.

How can that possibly be preferable to directing growth to occur in an orderly manner?

Administration also noted that ASP area has not built out as quickly as anticipated as their justification for shifting to cluster residential from traditional country residential. What evidence is there that rate of growth had anything to do with the mix of development available under the existing ASP rather than just overall growth being slower than ASP may have hoped.

I would appreciate answers to these questions.

thank you,
Janet Ballantyne

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8064-2020
Date: Tuesday, February 16, 2021 4:16:49 PM

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The discussion in this ASP public hearing is getting South and North ASPs completely confused. This is making a farce of the public hearing.

Since Council insisted that the ASP be split into two ASPs, the public hearing discussion should keep them separated. The fact that Council is failing to do this indicates that the decision to split the ASPs was nonsensical.

It is also extremely troubling to hear Council say that it has been directing Admin on what land uses should be where in the ASP. I had thought this was what public engagement was for and that the recommendations should reflect that input, not simply Council's direction.

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8064-2020
Date: Tuesday, February 16, 2021 4:26:41 PM

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Pushing development to cluster residential does not do anything to improve connectivity between communities. All that is needed to achieve that connectivity is to make better allocation of municipal reserves and/or easements.

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8064-2020
Date: Tuesday, February 16, 2021 4:36:40 PM

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Wastewater options for South Springbank is of critical concern for proposed development - the substantial increase in densities need to be supported by proper wastewater. If wastewater options do not do this, the residential density proposals will not be environmentally sustainable. Communal wastewater treatment systems clearly do a better job than stand-alone systems in terms of quality of treated water that comes out the end. However, communal systems still put all their treated wastewater, however higher its quality, back into the land. Continually piping in potable water through water coops and disposing of wastewater on site is not sustainable in the long run.

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8064-2020
Date: Tuesday, February 16, 2021 4:38:54 PM

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Growth rate in South Springbank ASP - Admin stated that the ASP is not anticipated to build out in the next twenty years. That appears to be contradicted in what the supporting Traffic study said - it states that it was directed to assume full build out within 20 years.

An explanation for this discrepancy would be appreciated.

Thanks,
Janet Ballantyne

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8064-2020
Date: Tuesday, February 16, 2021 7:01:05 PM

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The suggestion of using cluster residential as the transition between Calgary and RVC makes a great deal of sense. Fully piped servicing is being proposed for that area so the concerns about the lack of full servicing for cluster residential elsewhere in Springbank are less relevant.

As speakers have noted, there needs to be a proper transition between Calgary and existing country residential that preserves Springbank's unique character.

These changes are well worth investigating, but to do so needs further time and consultation.

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Videos for South Springbank ASP
Date: Tuesday, February 16, 2021 4:44:47 PM

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They are all north Springbank ASP not south.

John F. Bargman

C: [REDACTED]

T: [REDACTED]

E: [REDACTED]

From: [REDACTED]
To: [Public Hearings Shared](#)
Cc: [REDACTED]
Subject: [EXTERNAL] - Bylaw C-8064-2020
Date: Tuesday, February 16, 2021 5:14:33 PM

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Good afternoon,

With respect to the discussions held this afternoon, I feel that it is important to highlight that for myself (as well as all but two of now 22 residents that I have now spoken with about the draft ASP), the only communication that we received from the County regarding this initiative was the hearing notice mailed to our residence at the end of January.

Prior to this, we received no letters, no phone calls, no invitations, had no road-signs in our area, no social media ads, etc. Without such, there was no way for us to know of what was proposed. In that vein, we submit that it would be pertinent to not approve the ASP as is, with respect to the Special Planning Areas (my interest is Special Planning Area 3).

What's proposed puts a heavy burden on the landowner in terms of requiring an ASP amendment to achieve a designation, which would also then be subject to the Metro Board's plan in effect at that time (vs. being grandfathered under the Interim Growth Plan). As such, we are requesting greater certainty with the application of a more defined designation. At the same time, with the lack of consultation in these areas, how can Council and the County in good faith move forward in negotiating the future of these lands with the City of Calgary - in the absence of the views of existing landowners?

Further, I would note that the owner of the Eastern portion of lands in proposed Special Area 3 (the Zinks), in their written submission assert that they were directed by the County to consult with area residents. I wish to note that I do not believe such consultation occurred. (Most of the 22 area residents I spoke with had no knowledge of who even owned those lands, let alone the views of that owner). Certainly as the 2nd largest landowner within proposed Special Planning Area 3, owning the lands immediately adjacent to theirs, we have not been consulted. In fact, it was I who reached out to them in the last two weeks to consult with them about the written submission that I provided. Further, I would attest to the fact that I have spoken with all five other owners from within proposed Special Area 3, all those parties indicated that they had not had discussions with the Zinks).

It seems to me that if a decision is to be made about an area of land, such should not be driven by one owner alone (who has clearly had opportunity to engage in the process, not afforded to the others in the area) particularly when other owners with a differing view represent half of the land in the respective area.

In accordance with our written submission (page 416) and video - we request that Council please consider either our proposed alternative for Special Area 3 (we are requesting the designation of Cluster Residential), or delay approval of the ASP until proper (actual) consultation can be undertaken with the many owners and residents in this area who have not had sufficient opportunity to provide input otherwise.

I apologize for re-iterating a position which has otherwise already been covered in writing and by video. Rather, the intent of this e-mail is to note that **what has been shared with Council via this hearing with regards to consultation efforts is not consistent with the “lived” experience of residents from within and immediately adjacent to proposed Special Planning Area 3.**

Thank you for your consideration.

Regards,

Rob Gray

24166 Township Road 242 / Kathy Sieber 24170 Township Road 242



From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw # C-8064-2020
Date: Tuesday, February 16, 2021 11:08:52 AM
Attachments: [image003.jpg](#)

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Hello Rocky View Council,

My partners and I own 4.14 acres located at 24137 Old Banff Coach Road. I believe we are designated as special area 1 alongside Burnco. My concern is that our site will be heavily influenced by what the Burnco group desires and our voice will be diminished. My assumption is that Burnco will want to exhaust their resources before seeing any future development options. Thank you for your time and attention.

This is a [LINK](#) to what we do.

BART HRIBAR

President



"CREATING DESIRABLE SPACES"

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Email submission re: C-8031-2020 and C-8064-2020
Date: Tuesday, February 16, 2021 7:31:11 PM

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Hello,

I have been listening intently to the above-referenced public hearings. I have heard a number of comments suggesting that water rights are not available in quantities to support planned growth in Springbank.

I would like to dispel that myth!

Between existing water licences in the area, including over 1000 acre-feet held by Bow Water & Land LP, and available water licences in the South Saskatchewan Basin, BE ASSURED that Rocky View can access the water rights required to support future growth.

Please contact me if you would like further information or would like to access additional water rights.

Best,

Davin MacIntosh (JD, LL.M, MBA)
President, Water Transfer Alberta

T [REDACTED]
E [REDACTED]

This email and any attachment(s) are confidential and may be privileged. If you are not the intended recipient, please notify me immediately by return email, delete this email, and do not copy, use or disclose it.

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Submission for Bylaw C-8064-2020
Date: Tuesday, February 16, 2021 9:10:27 AM
Attachments: [South Springbank ASP Verbal.odt](#)

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Please find attached a submission from the residents of Longeway Place re: the South Springbank ASP.

--

Kim

Rocky View Council, please accept this as our collective OPPOSITION to the following Bylaw:

Bylaw C-8064-2020
File # 1015-550
South Springbank ASP

Submitted by:

John Beveridge	3 Longeway Place
Jerry & Diane Arshinoff	9 Longeway Place
Sharon & Darren Anderson	15 Longeway Place
Ellie Janz	18 Longeway Place
Chris & Trish Hunt	23 Longeway Place
Mike & Jennifer Dunn	30 Longeway Place
Cyndy Craig & Jan Trott	36 Longeway Place

We are all OPPOSED to changes made to the current Central Springbank ASP and to dividing that ASP into North and South ASPs and we are asking that Council TABLE.

Regarding the proposed South Springbank ASP, we are all opposed to:

1. Almost **tripling** the population of South Springbank from 5847 to over 30,000, mainly through increasing the density on smaller lots over larger areas of land and infill
2. Expanding water servicing infrastructure without the necessary wastewater servicing.
3. Reducing the UPA to .89, less than 1 acre without wastewater servicing.
4. Not considering the results of the public engagements, coffee chats, online surveys, etc, in which the majority of residents did not envision - or agree with - such expansive development proposed here.
5. Industrial and business land uses in residential areas bordering Calgary, with interim uses and interim servicing solutions
6. Extensive Cluster housing and Villa housing with no connection to wastewater servicing, which **should be a requirement to completely remove** all treated wastewater from the lands.
7. Finding a new red-lined version of both ASPs a full week after comments were due with changes to ASPs.
8. Lack of “Shall” clauses and too many “Should” clauses
9. The fact that the CMRB projected growth in Springbank is only 17,000 over the next 20 years, yet the South Springbank ASP anticipates over 30,000. Along with the North Springbank ASP projections, this anticipates about 50,000 residents on 23,000 acres of Country Residential lands.
10. Strong potential for duplication of services that are in Calgary and Cochrane.
11. Lack of long-term support for agriculture, as it exists today, by throwing support behind

agricultural diversity or “Transitions” to new land uses.

12. Not following the CMRB and IGP policies of directing new growth to existing approved developments, such as the business areas of Balzac and Omni or the residential areas already approved in Springbank, namely Harmony, Bingham Crossing, Springbank Creek, Timberstone, River Edge, Escarpment Drive and Aventerra. These ALL provide a diversity of housing.

13. The creation of Special Planning Areas with interim commercial uses with servicing constraints, dependent upon cooperation from Calgary. In the case of this ASP, interim means up to 25 years! Soft services are identified here but Rocky View has **no** guiding bylaw.

14. Urban Interface Areas have limited servicing and this is unacceptable.

15. Business Residential Transition – 50 m setback is far too small and has the potential for conflict, and the creation of light and more noise where there was none before.

16. Residential Form Transition – 25 m setback from agriculture is FAR too short.

17. Agricultural Transition – approving urbanized areas next to agricultural areas does not work, even with berms, fences, storm water ponds, etc. Take a look at how poorly this worked for Cochrane when it built the dense community of Fireside next to the Wineglass Ranch lands.

18. Agriculture - Why is the Agriculture Master Plan missing from this draft? Right to Farm, Agricultural Operations Practices Act and Agricultural Boundary Design Guidelines are not strong enough to stop the inching in of development that is completely inappropriate. Weak language like “should” does nothing to protect agriculture operations or the rich agricultural history of Springbank.

20. Natural and Historic Environment

It is remarkable that livestock uses cannot exist in wildlife corridors but dense populations of people can?

Vegetation “should” be incorporated into developments to prevent human/wildlife conflict?

Fencing “should” reduce obstructions to wildlife movement?

Local plans “should” minimize removal of vegetation within wildlife corridors?

Vehicular access “should” be minimized within wildlife corridors?

Wildlife corridors “should” be supported by a Biophysical Assessment?

Wetlands “should” be dedicated as ER or ER easement?

Riparian areas “should” maintain the the natural riparian function?

Provincial guidelines “should” be followed re: requirement of Historical Resources Application is required?

The list is extensive and wording is completely lacking in substance.

21. Scenic and Community Corridors

On the one hand, this draft identifies the visually attractive entrances to Springbank, but weak language destroys the intent of keeping these entrances appealing.

Outside storage “shall” not be considered but “may” be considered as ancillary uses. As well, “interim uses” of storage are allowed within Special Planning Area 1, with up to 30% of the site.

We all know that screening does absolutely nothing to hide storage. Take a look at Commercial Court.

22. Stormwater

The map on P 78 shows numerous stormwater drainage catchments that happen to coincide with wildlife corridors. What is the large plan to protect homes from flooding in these areas and to

ensure that wildlife corridors are protected? These concepts exist in silos when they should be incorporated together.

23. Aggregate Extraction

What is the overall plan for aggregate extraction? The current ASP defines it, but this one does not. Do the lands with gravel just remain unprotected from residential use until a gravel pit is depleted?

Summary:

- As a Plan that will be reviewed every 10 years, this ASP is far too complex.
- This draft was created without any public consultation at all, whereas the previous drafts were.
- Wastewater servicing must be available to all new residential cluster uses to save the integrity of the land's ability to deal with grey water.
- If market demand will drive development, why must land use be identified so far in advance of actual use?
- The projected population is more than the entirety of Rocky View County itself.
- This ASP is too ambitious, making it both unrealistic and unreasonable - but it is a developer's dream.
- What is the point of applying “interim” use to all the lands adjacent to Calgary?
- Policies are slack and riddled with weak statements.
- What this looks like is a feeble attempt to slide a new ASP into the IGP and CMRB, with emphasis on development and no regard for the country residential character of Springbank.
- The lack of feasible servicing is environmentally and socially problematic.

Overall, this ASP exercise has been a complete waste of money and time.

Residents invested so much effort and time for over almost 4 years into a Plan that really didn't need an over-haul at all.

But the final insult is being shown draft ASPs to separate Springbank into two ASP's that thoroughly disregards their comments and input.

Please TABLE this until the community has had a fulsome opportunity to examine all these major changes to our Central Springbank ASP.

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - South ASP Questions
Date: Tuesday, February 16, 2021 5:43:09 PM

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Does anyone have a rational explanation as to why the current ASP really needs to be split at all?

How does splitting the ASP benefit anyone?

--

Kim

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Springbank ASP Questions
Date: Tuesday, February 16, 2021 5:48:36 PM

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It is concerning that one ASP was considered in April 2020, then staff was directed to look into splitting it, which happened in July 2020.
Residents do not want 2 ASPs.

Since that time, there has been abysmal resident notification or engagement about this split - until the Public Hearing notifications were sent out in January.

It would be much appreciated if these two ASPs could be Tabled until meaningful public participation is complete.

--

Kim

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Springbank ASP Wastewater Solution?
Date: Tuesday, February 16, 2021 5:57:25 PM

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How many stand-alone wastewater systems do you anticipate?

I'm rather disturbed that these ASP's will consider higher density with wastewater treatment plants - with the expectation that treated wastewater will have no effect on the water table.

I propose that groundwater assessments not be left to individual developers at the land use stage, but rather an overall study should be done by Rocky View County to determine what areas can and cannot be developed due to high water table.

--

Kim

From: [REDACTED]
To: [Legislative Services Shared](#)
Subject: [EXTERNAL] - Springbank ASP Servicing Strategy
Date: Friday, February 12, 2021 10:54:50 AM

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Good Morning,

I have been looking at the Springbank ASP Servicing Strategy and have a few questions.

I live in Springbank on Deer Springs Close. Deer Springs along with Windmill Way, Calling Horse Estates, and The Ranch all currently are supplied water from Saltbox Coulee Water Supply Company Ltd. Windmill and Calling Horse have co-ops and buy bulk from Saltbox, whereas The Ranch and Deer Springs have individual homes connected directly to Saltbox distribution. In total, Saltbox services 74 houses and has no other customer base. All four communities are very dissatisfied with the service and cost of our water supply from Saltbox to the extent that one of the Co-ops is considering sourcing their water from another source. This move if it occurs, will cause Saltbox to fail, or result in an increase in rates for the remaining three communities in excess of 100%. We are already paying some of the highest rates for water in Alberta so either of these options would cause significant stress on the homes and families involved.

We are hoping to develop alternative plans to ensure our communities do not endure an extended period without water, should Saltbox fail. The ASP Servicing Strategy shows a potential future pipeline along Range Road 250 that passes directly by our four communities in both of the scenarios (Calgary and Harmony). Is there someone at the County that we could speak to regarding our situation to find out if adding our communities to the build-out plan in the ASP is possible and if an accelerated pipeline build might be possible to avoid a water supply outage.

I can be reached at [REDACTED] or email [REDACTED]

I look forward to your response.

David McColl

[REDACTED]

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - FW: South Springbank ASP Comment Submission
Date: Tuesday, February 16, 2021 9:02:38 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[South Springbank ASP Comments from Peters Dewald 03 February 2021.pdf](#)

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On Behalf of our client Peters Dewald Company, please find attached our comment submission for the South Springbank ASP.

Thanks,



Geoff Dyer

Partner | Master Planning and Urban Design Strategic Lead | MEDes (Urban Design), CNUa

d | [REDACTED]

c | [REDACTED]

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03 February 2021

Municipal Clerk's Office
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

Attn: County Council through the Municipal Clerk's Office

Re: Comments on the South Springbank ASP Public Hearing

On behalf of our clients Jim Dewald, Ruth Peters, and John Taylor of the Peters Dewald company, we respectfully submit these comments for the upcoming public hearing of the South Springbank ASP.

We are excited about the vision to enhance Range Road 33 as an important focal point for the community and have appreciated working with County Staff and other stakeholders as the plans have evolved. Nearly fifteen years ago, The Peters Dewald company purchased just over 82 acres of the Buckley family lands on the west side of Range Road 33, just south of Elbow Valley Elementary School and Springbank Middle School. Their vision for these lands has been to create a community focal point in the form of a walkable, traditional rural village as a setting for community services, small local businesses, a range of public spaces, and a vibrant destination for nearby residents. Importantly, it would also bring a modest number of family-oriented single-family residences into walkable proximity to adjacent schools and bring a vibrancy to nearby existing and planned institutional and commercial uses.

The Buckley Village vision is viewed by the Peters Dewald company as an important legacy project that fills a critical missing gap in the larger vision of Springbank's core. They are fortunate to have the patience to see their vision through in step with community aspirations. Fortunately, the proposed Village concept fulfills a majority of policies and requirements of the proposed ASP. However, there are three areas that pose significant barriers to the project, and that will likely hold the community back from realizing their aspirations for a vibrant community centre. To this end we respectfully ask Staff and Council to consider these comments and proposed amendments:

1. A Community Center is more than a Retirement Community: In proximity to existing schools, employers, and both existing and planned institutional uses, a diversity of residents is critical. Current policies are aimed at those who can either afford a large-lot country residential lifestyle or the proposed "Villa Condo" which is aimed at single story, stairless homes for retirees and those with disabilities. Although the Villa Condo allows for up to 4 units per acres, its exclusionary definition prevents diversity at the community's centre, particularly young families who may wish to move near schools, jobs, and services. To this end we request considering a wider, more inclusive definition for residential at this intensity, while maintaining the rural feel of house-scaled residential forms.



Requested Policy Revision 1.

7.47 Villa Condo developments within the Plan area should:

...

b) ~~predominantly be~~ accommodate single-family scaled buildings including stairless, single-storey bungalows or attached units (two units); two storey single-family homes or duplex/semi-detached; and accessory laneway housing.

2. Local Plan Land Use Composition: Local Plans will be a great way to focus in on policies specific to a smaller geographic area. It is anticipated that these Local Plan areas will encompass multiple landowners and include both existing and future land uses. While it is understandable that there will need to be limitations and balancing of land uses within a Local Plan, policies aimed at limiting the percentage of a certain land use within a plan area (i.e., residential shall be no more than 25% of plan area) will be difficult firstly because of the inclusion of multiple property owners in a plan area (who gets the 25%?), but more importantly in response to currently undefined geographic area (what is included in the plan area to determine how big 25% of the plan area is?). Because this process is County led, specific land use areas should be determined through the Local Plan process in response to community and landowner consultation in response to the needs and constraints of the local area.

Requested Policy Revision 2.

7.49 Villa Condo developments ~~can be limited by land area through a Local Plan. It should account for a maximum of 10% of the gross developable area of the a proposed local plan, except when it forms part of a Commercial or Institutional and Community Service development-~~ land use area where it should ~~account for a maximum of 25% of the gross developable~~ be limited in response to the needs and constraints of the Local Plan area in response to landowner and community consultation. ~~of the proposed local plan.~~ Local Plan areas within Institutional and Community Service may include existing Institutional and Community Services as part of the plan area.

3. Build-Out Restrictions: The ASP anticipates a number of build-out restrictions for residential uses throughout the ASP including the Institutional and Community Services in Section 8.0. The idea would be to ensure certain community service and institutional uses are built before residential subdivision is approved. While understandable, the prescribed percentages blanketed through the plan may not be feasible and may in turn hold back the very land uses these policies are meant to ensure. The "Local Plans" process allows for policy to respond more directly to the needs of a specific area. To this end, it is requested that for Section 8.0, these ASP policies are more general in nature, directing specific build-out requirements to the Local Plan process. It is notable that holding back private development in lieu of funding and constructing public institutional uses, the complete build-out of community services and commercial uses before the supporting "rooftops" are built, and the possibility of one private development being subject to the performance of another private development parcel, are all complications likely to sterilize development of these areas altogether.

Requested Policy Revision 3.

8.5 Residential development may be supported within the Institutional and Community Services areas identified along Range Road 33 on Map 05: Land Use Strategy, subject to the development meeting the policies set out within Section 7 of this Plan and the following criteria:

...

d) ~~Through the local plan process, it may be established that a certain percentage of 60% of the proposed Villa Condo development proposed within a local plan shall not receive a percentage of subdivision approval until certain the proposed institutional and community services and/or commercial uses have been constructed within parcels of contiguous, single ownership. This shall be established in consultation with the landowner as part of the Local Plan process. Controlled through appropriate phasing of subdivision approvals.~~

On behalf of our clients at Peters Dewald Company, we thank you for the opportunity to provide comments on this Area Structure Plan.

Respectfully Submitted,



Geoff Dyer

Partner | Master Planning and Urban Design Strategic Lead | MEDes (Urban Design), CNUA

c | [REDACTED]
[REDACTED]

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Supporting videos are for North NOT South ASP
Date: Tuesday, February 16, 2021 4:43:27 PM

Do not open links or attachments unless sender and content are known.

These supporting videos are NOT for South Springbank but
NORTH!
YOu have some explaining to do!

From: [Joan E Allen](#)
To: [Public Hearings Shared](#)
Cc: [Grant Berg](#); [Scott Taylor](#); [Dominic Kazmierczak](#)
Subject: [EXTERNAL] - Special Council Meeting Agenda E.2 & E.3 Bylaw C-8064-2020 and Bylaw C-8031-2020 (South and North Springbank Area Structure Plan)
Date: Tuesday, February 16, 2021 9:33:36 AM
Attachments: [TransAlta response to Feb 16 2021 council E.2 and E.3.pdf](#)

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Please include TransAlta's submission in Agenda items E.2 and E.3 at today's special council meeting.

In case you cannot access the attachment I have included the text below.

Dear Council:

RE: Special Council Meeting Agenda E.2 & E.3 Bylaw C-8064-2020 and Bylaw C-8031-2020 (South and North Springbank Area Structure Plan)

This letter is intended to provide TransAlta's concerns on Rocky View County's proposed North Springbank Area Structure Plan and South Springbank Area Structure Plan. At this time TransAlta does not support either of the Area Structure Plans as they do not recognize the individual purpose of TransAlta's lands, nor do they address the concerns and agreements covered by the Beaspaw Tri-Lateral Task Force.

Rocky View County, the City of Calgary and TransAlta recently participated in a Beaspaw Tri-Lateral Task Force to jointly discuss the goals and concerns regarding the Beaspaw reservoir. As discussed, TransAlta owns lands bordering the reservoir on both the north and south side and is very concerned about uncontrolled access to the reservoir.

*TransAlta believes the plan as submitted does not appropriately reflect the purpose of TransAlta's lands in the land use designation, but rather a broad brush has been used and TransAlta's lands are incorrectly designated the same as bordering land uses. **TransAlta is requesting all lands bordering the reservoir be designated to reflect TransAlta's land use purpose and consultation and enhanced policies to ensure uncontrolled access is managed prior to land development.***

Thank you

JoanE

Joan E. Allen | Land Asset Advisor

TRANSALTA CORPORATION

T: 587-763-6745 | C: 780-222-9541

[Email](#) | [Web](#) | [Facebook](#) | [twitter](#)

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Joan E. Allen
Land Asset Advisor

Direct Line: (587) 763-6745
Email: joane_allen@transalta.com

February 16, 2021

Rocky View County Offices
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

Sent via Email to publichearings@rockyview.ca
Attention: Legislative Services

Dear Council:

RE: Special Council Meeting Agenda E.2 & E.3 Bylaw C-8064-2020 and Bylaw C-8031-2020 (South and North Springbank Area Structure Plan)

This letter is intended to provide TransAlta's concerns on Rocky View County's proposed North Springbank Area Structure Plan and South Springbank Area Structure Plan. At this time TransAlta does not support either of the Area Structure Plans as they do not recognize the individual purpose of TransAlta's lands, nor do they address the concerns and agreements covered by the Beaspaw Tri-Lateral Task Force.

Rocky View County, the City of Calgary and TransAlta recently participated in a Beaspaw Tri-Lateral Task Force to jointly discuss the goals and concerns regarding the Beaspaw reservoir. As discussed, TransAlta owns lands bordering the reservoir on both the north and south side and is very concerned about uncontrolled access to the reservoir.

TransAlta believes the plan as submitted does not appropriately reflect the purpose of TransAlta's lands in the land use designation, but rather a broad brush has been used and TransAlta's lands are incorrectly designated the same as bordering land uses. **TransAlta is requesting all lands bordering the reservoir be designated to reflect TransAlta's land use purpose and consultation and enhanced policies to ensure uncontrolled access is managed prior to land development.**

Yours truly,

TRANSALTA CORPORATION

DocuSigned by:

Joan E. Allen

29E22CDAE9844AD...

JOAN E. ALLEN



www.transalta.com

Land Asset Advisor

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - Bylaw C-8064-2020
Date: Tuesday, February 16, 2021 6:37:43 PM

Do not open links or attachments unless sender and content are known.

FYI,
All video presentations are not necessarily the same as the emailed reports. I know my presentation speaks of a different entity on the ASP the my written.

Thanks,
Deb Vickery
Springbank resident

Debbie Vickery

Sent from my iPad
If there are spelling/punctuation errors in my message, please forgive the smartness of my iPad..

From: [REDACTED]
To: [Public Hearings Shared](#)
Subject: [EXTERNAL] - South Springbank ASP public hearing comments (C-8064-2020)
Date: Tuesday, February 16, 2021 7:24:11 PM
Attachments: [Screen Shot 2015-04-21 at 10.59.58 AM.png](#)

Do not open links or attachments unless sender and content are known.

To members of Rocky View Council:

I am writing to support approval of the South Springbank ASP.

I represent the estate of Murray Atkins owner of land designated as Urban Interface Area which is south of Old Banff Coach Road and west of 101 Street SW adjacent to the West Ring Road and the interchange at Old Banff Coach Road and 101 Street SW. The land holding also includes land south of the MR Ravine and is designated as a Special Planning Area 2. These two areas will be separated formally by subdivision. It effectively is already separated by the MR Ravine.

The Urban Interface Area will provide for approved limited services for the commercial development. Development construction will install pipes for future connection to municipal or private utility companies. The land on which the Urban Interface Area is set apart from existing country residential with the MR Ravine buffer and treed land to the south of the ravine. Storm water ponds will be sized to provide fire flow storage sufficient for the development.

Traffic impacts on 101 Street SW will require twinning of that road system paid for by the developers of the adjacent lands.

It is important to note that approval of the ASP for the Urban Interface Area will require further planning applications and approvals. Included will be consultation with the City of Calgary, neighbouring residents, and Rocky View County. Nothing can be done without this additional layer of planning and approval. These application approvals are effectively the same as Special Planning Areas with the difference that subdivision will be allowed for permanent land use without amendment to the ASP to remove a Special Planning Designation.

The Special Planning Policies allow for commercial development for an interim period of time and subdivision is not allowed. Proposed Special Area Uses allow for limited services development.

Traffic impacts to the area will happen without any development approvals due to the proximity and construction of the West Ring Road. In addition, the lands contiguous to the east side of 101 Street will develop in the City of Calgary. GSL is considering development of an auto site on land they own in the City.

It is important that the ASP be approved so the additional required planning can occur as required by ASP policies to satisfy the County, the City and the residents. I know appropriate high quality development can occur on this land that is appropriately buffered, and will provide benefits to the neighbours and to Rocky View.

We request approval of this important document and congratulate the County in putting together a high quality vision for South Springbank in this plan. We appreciate the significant efforts and consultation provided by those involved in this document.

Thank you.

Robert Weston
Barch, Life Member, AAA
ERW Consulting Inc

P. [REDACTED]
C. [REDACTED]
E. [REDACTED]

198 Slopeview Dr SW Calgary AB
T3H 4G5



From: [REDACTED]
To: [Public Hearings Shared; Rocky View County Office of the CAO](#)
Cc: [REDACTED] [Division 3, Kevin Hanson](#)
Subject: [EXTERNAL] - Public Hearing for South Springbank ASP CANNOT proceed
Date: Tuesday, February 16, 2021 9:37:57 AM
Attachments: [Springbank Draft ASPs-G2.docx](#)
Importance: High

Do not open links or attachments unless sender and content are known.

Kevin,

As my councillor would you please ensure administration gets the process right, this time?

Otherwise I will stay with my plea that this public hearing is not duly accounted for and therefore cannot proceed.

Thank you.

Gloria

From: MMitton@rockyview.ca
Sent: February 15, 2021 11:16 AM
To: [REDACTED] LegislativeServices@rockyview.ca
Cc: PCAO@rockyview.ca
Subject: RE: [EXTERNAL] - FW: Public Hearing for South Springbank ASP CANNOT proceed

Good morning Gloria,

Jessica will be mentioning in her presentation that some letters were duplicated and / or placed in only one package. If you would like to be extra sure that your letter will be read in the proper context please resend the submission to publichearings@rockyview.ca after 9:00 am on Tuesday, February 16, 2021.

If you have any further questions please let us know.

Thank you,

Michelle

Michelle Mitton, M.Sc

Legislative Coordinator | Legislative Services

Rocky View County

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520- 1290 |

MMitton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: [REDACTED]
Sent: February 13, 2021 12:23 PM
To: Michelle Mitton <MMitton@rockyview.ca>; Legislative Services Shared <LegislativeServices@rockyview.ca>

Cc: Rocky View County Office of the CAO <PCAO@rockyview.ca>; Gloria Wilkinson

[REDACTED]

Subject: [EXTERNAL] - FW: Public Hearing for South Springbank ASP CANNOT proceed

Importance: High

Do not open links or attachments unless sender and content are known.

First email bounced. I have corrected your address.

Gloria

From: [REDACTED]

Sent: February 13, 2021 11:03 AM

To: mmitton@legislative services.ca

Cc: Gloria Wilkinson [REDACTED]

Subject: Public Hearing for South Springbank ASP CANNOT proceed

Importance: High

Good morning,

I have read in full detail all the attachments to all three public hearing scheduled for Feb. 16.

You specifically replied to my submissions and said they would be included. Shall I retrieve that email?

My letter IS NOT attached as one of the submissions in opposition to the South Springbank ASP. This makes the PH incomplete and therefore CANNOT proceed.

Gloria Wilkinson

Springbank ASP, North and South, Draft Prepared for First Reading

Feedback prior to Feb. 2021 deadline:

1. *Technical Support documents*

ISL Springbank Servicing Report, 86 pages, 2020

Makes two *assumptions* for favorable water supply options:

1. Calgary from the reservoir at Artists View East:
but it does not consider the relevant possibility of such a solution, since RVC has hired a third party to try to eliminate the CRMB. Calgary will not be amenable to cooperate. If Calgary should sign an agreement, what would be the annual taxpayer cost?
2. Harmony:
but their licenses allow supply only on their own lands, clearly described in each license, and for the volumes required by that development. I do not see a system of negotiation referenced in the ISL report, nor any application to amend their licenses. I note that to even supply the Harmony development, itself, at full build-out an investment in the range of \$570 Million more capital is required. If RVC anticipates use from Harmony how much will that cost us, the current taxpayers?
**** Specifically, in the South ASP, there is a Harmony water line running east to the Rudiger lands. Again, there is no water available and no license to do this so why is something incorrect in a bylaw Document?**

No responsibility for costs were stated for taxpayers to consider! Is it fully developer cost; or is it a cost-recovery system demonstrating the same cost to us as “Balzac East” continues to be?

Therefore, it must be concluded that **neither ASP CAN proceed at this time.**

MPE Report on Springbank Creek, 55 pages, 2015

Key points from this report:

1. Clearly states, in 2015 dollars, that \$2M was required to remedy existing problems in just that one sub-basin
2. Mapping shows large areas of land that are too wet for development within the ASP boundaries, yet this report indicates even smaller parcels on less than 1 acre using private sewage. This is directly opposite the recommendation regarding pollution via wastewater drainage in both the Elbow and Bow River Watershed Reports. (see below)
3. The map on p. 9 clearly shows all the areas that will be negatively impacted by SR1 – but this report does not include that analysis

MPE Master Drainage Report, 138 pages, 2016

This appears to be a paper exercise to try to update the thorough Westhoff Report of 2004.

1. No stream gauge program has been implemented, as per the Westhoff Report, therefore RVC has no idea of TSS loads - as only one example. Without this program there is also no way to gauge outcomes from the SR1 impacts.

It also references the requirements of both the Elbow and Bow Watershed Reports.

The Watershed Reports require:

2. a limit to phosphorus loading and currently Calgary has difficulties meeting their required reduced load. How then can this massive plan meet those same conditions, as they add to the issue vs. help it?
3. Maintaining pre-development hydrology which apparently is not even done currently, since there is a need of \$2M to correct current issues

Picking up on only these three points (of the 6 in the MPE reports) it therefore must be concluded that these ASPs **CANNOT proceed at this time.**

2. Draft Springbank ASP, both North and South

Residential:

The cluster development idea received minimal agreement by the residents to be included:

- to make sure our seniors could remain in the central part of our Springbank Community, and
- to be placed where it made topographic and access sense for them.

Instead, the ASP is proposed to cover massive areas of Springbank which is against the community feedback of only 53% even saying yes to a variety of some higher density; and of that 53% only 1/3 (18% of 53% = miniscule) wanted cluster development. Besides what wildlife corridor could exist within cluster development?

Remember that Springbank already has a 100-year supply of approved developments in a closed river basin.

Therefore, the reports' conclusions are wrong making the reports and mapping wrong.

Industry:

The concept of industrial development in the North ASP:

The clear community feedback was to allow ONLY light industry and that should be ONLY where the Springbank Airport requires residential restrictions. The feedback went on to say that only commercial development be allowed beyond those boundaries.

It is recognized that the number of industrial-acres is reduced from 946 to 469 (unless of course that is simply a conversion of the numbers).

Instead - what did the Springbank Community get? INDUSTRY!!

Therefore, the report conclusions are wrong making the report and the mapping wrong.

Thinking of access for developers of industry: why would they choose Springbank?

- No international airport.
- No railroad.
- Tougher and longer access to the industrial corridor in Calgary.
- Tougher and longer access to the north/south corridor of the province.

Agriculture, in both ASPs:

Why is it protected only “until”? Are we all going to stop eating when we live in those dastardly cluster houses covering all the agricultural land?

Additionally, without agriculture, who will be the stewards of the land in order to continue to deliver the current “full basket of environmental goods”? This stewardship situation provided by all our agriculturists also benefits all those downstream of Springbank. Isn’t that called regional planning for servicing?

Transportation:

The South ASP boundaries cut off Highway 1, yet Goal 8 requires attention to both Highway 1 and to RR33.

The North ASP, Goal 9, does not have specific treatments listed for intersections from the County to Highway 1. RR33 is the community centre of Springbank.

Correct the wording and mapping of both ASPs.

In particular, Highway 563 is cut off from recognition in both documents. Both maps show this provincial highway as a non-continuous entity. Wrong. It is an historical highway and should continue as such (as a matter of fact, in other documents in front of RVC – 563 being provincial – what is Qualico doing proposing multiple accesses from both Calgary and RVC, without the required distancing under provincial standards?)

Please confirm that all “notions” of a provincial highway, #563, being taken over by RVC and turned into a four-lane feeder road ARE DELETED!

Servicing:

The goals of both ASPs state “provide” --- “in a safe, cost effective, and sustainable manner”.

The wastewater line is incorrectly shown to tie into Pinebrook. They are connected to Calgary. There is no new agreement.

There is no Regional Plan.

The South Saskatchewan River basin has been closed since 2006.

Both the Bow and Elbow Watershed Plans prohibit runoff.

Could you please thoroughly explain how this statement can legally exist?

If it should become legal -at whose costs?

Open Spaces:

Both documents claim that some of the open spaces left over from cluster development would be Municipal Reserves.

Those homeowners would assume that is their space. How likely is it they would let me drive into the middle of their group to walk my dog and leave it's business behind?

So - How many more tax dollars would have to be spent to mow those MRs to control fire hazard?

Unreasonable assumption!

Communication:

Acton 5 in the South ASP talks about communication between RVC and developers. Developer don't pay the taxes. Where is the communication with the taxpayers – and show me when and where that communication is thoughtfully considered.

Even taking the side of a developer – tell me how dividing the franchise area for the Calalta Water service into two ASPs, with different conditions is listening to developers?

Have both ASPs been circulated to the City? What are their comments on this new divided direction? I don't see that communication on RVC website.

Conclusion:

All this time, energy, and money spent by the residents, the administration, the consultants, and Council has become a colossal waste by everyone. Not only is our feedback ignored but one Councillor went on to split our ONE COMMUNITY into two parts.

DEFEAT AND START AGAIN. (Or do NOTHING, as we already exist under more than one Springbank ASP.)

Respectfully,

Gloria Wilkinson