

Interim Regional Evaluation Framework – South Springbank ASP

IREF Section 6.0 – Evaluation Criteria

The South Springbank ASP (SSASP) supersedes, in part, the Central Springbank Area Structure Plan, which was adopted in 2001.

The proposed SSASP outlines a vision for the development of South Springbank (Section 3) in relation to matters such as land use, transportation, protection of the natural environment, emergency services, general design, and utility service requirements.

An important point to note when assessing this application is that the NSASP requires, and provides guidance for, further statutory plan amendments (Special Planning Areas and Local Plans). The requirements and details for Local Plan content are found in Sections 25 and 26, Appendix B, and in several other sections. The SSASP requires Local Plans to be appended to the SSASP as a statutory amendment (Policy 25.7).

The SSASP policies and requirements have been drafted with the support of the below technical documents. These documents demonstrate that the land use strategy within the Plan is feasible, and that it aligns with the IGP’s vision for sustainable growth in the region.

- Springbank Master Drainage Plan; MPE Engineering Ltd. (adopted by the Growth & Priorities Committee May 3, 2016)
- Springbank Creek Catchment Drainage Plan; MPE Engineering Ltd. (December 2015)
- Springbank Environmental Constraints Review; Tannas Conservation Services Ltd. (September 2019)
- Springbank Servicing Strategy; ISL Engineering and Land Services Ltd. (October 2020)
- Springbank Transportation Network Analysis; WATT Consulting Group (October 2020)

3.2 Region Wide Policies	
3.2.1 Did the proposed Springbank Area Structure Plan address the Principles, Objectives, and Policies of the IGP?	
Principle 1: Promote the Integration and Efficient Use of Regional Infrastructure	
Objectives: a. Promote the integration of land-use and infrastructure planning	The land use strategy (Section 5) implements the vision for the South Springbank ASP by detailing the physical organization of land uses in the Plan area. <ul style="list-style-type: none">• Policies that inform hard infrastructure planning required to support the land use strategy are identified in Section 17 (Transportation), Section 19 (Utility Services), and Section 20 (Stormwater).

	<ul style="list-style-type: none"> • Soft services are guided by Section 8 (Institutional and Community Services), Section 13 (Natural and Historic Environment), Section 16 (Recreation, Cultural, and Community Services), and Section 22 (Emergency Services) • The integration of land use and infrastructure planning is principally achieved through the requirements of Sections 25 and 26 (Implementation, and Intermunicipal Coordination and Cooperation), and Appendix B. These sections provide the policy framework for the detailed planning of necessary infrastructure at the future planning and development stages.
<p>b. Optimize the use of existing infrastructure when accommodating growth</p>	<p>Transportation (Section 17) - This SSASP optimizes the use of the existing regional transportation network by directing all local traffic to existing connections to the regional transportation network. In doing so regional infrastructure is protected by Policy 17.6, which prohibits direct access to Stoney Trail or Highway 1 unless otherwise determined to be necessary by the Province and County. Policy 17.7 promotes the identification of strong east/west collectors through the Plan area to accommodate local traffic and maximize efficient use of highway intersections.</p> <p>Utility Services (Section 19) - As per the IGP Principle 1(c), the SSASP encourages higher residential densities and more efficient use of a currently fragmented land base. This necessitates piped water and wastewater services. In some cases, the use of existing piped water infrastructure will continue, but upgrades/new infrastructure will be required as densities increase. The SSASP sets out the objective of providing piped services to new development and requires that all residential lots less than 1.98 acres in size be provided with a “piped or regional wastewater treatment system” (Policy 19.13).”</p> <p>The ASP’s preferred servicing strategy is to utilise existing utilities (Calalta water plant and the Harmony water/wastewater treatment plants) within or adjacent to the ASP area to support efficient servicing provision.</p>

	<p>Stormwater (Section 20) – An objective of the stormwater management section is to maximize the use of existing natural stormwater drainage conveyance systems.</p> <p>Policies 20.10, 20.12, and 20.14 promote the use of Low Impact Development principles and Best Management Practices that protect water quality, and conserve water by allowing for reuse of stormwater. Collectively, the objectives and policy minimize the need for new piped infrastructure.</p>
<p>c. Encourage higher densities, greater intensity of use, the provision of community nodes, and the leveraging of transit service, where applicable</p>	<p>Density</p> <p>A primary goal of the SSASP is to increase residential density and promote more efficient land use by moving away from traditional country residential acreages.</p> <ul style="list-style-type: none"> • Section 6: “The land use strategy provides for a comprehensively planned community in Springbank that reflects its existing country residential and agricultural base, but also moves towards alternative development forms.” <p>This is achieved by allowing and encouraging cluster residential subdivision (Sections 6 and 7) and other forms of urban development (Section 9).</p> <p>Nodes</p> <p>The Plan provides for institutional and community services by identifying a community core along Range Rd. 33, which links north and south Springbank (Section 8).</p> <p>Transit</p> <p>Country residential and cluster residential densities are not generally sufficient to support local transit.</p> <p>However, for other proposed uses in the ASP, the Plan identifies the regional transit corridor, and Policy 26.4 requires statutory local plans adjacent to the city of Calgary to address access agreements to community services, including transit. Policies 9.4 (c),</p>

	10.2 (d), and 17.8 (b), address transit access, and support opportunities to connect to a regional public/private transportation system, when feasible.
d. Protect the function of regionally significant mobility and transmission corridors	<p>The SSASP identifies Highway 1 (Map 09) as a regionally significant transportation corridor, while Policy 17.6 prohibits direct access to Stoney Trail or Highway 1 unless otherwise determined to be necessary by the Province and County.</p> <p>Section 19 (Utility Services), as noted in the objectives and Policy 19.2, requires the identification and protection of regional transmission corridors</p>
Principle 2: Protect Water Quality and Promote Water Conservation	
Objectives	
a. Manage the risks to water quality, quantity, and drinking water sources in accordance with federal and provincial legislation and regulation	<p>To manage water quality and provide other environmental benefits, the SSASP is shifting focus from private sewage disposal systems to piped or regional disposal systems (Section 19). To support this shift, a technical assessment was done to identify potential cost-effective piped systems, with their general location shown in maps 11 and 12.</p> <p>Section 19 objectives and policies also ensure potable water and wastewater systems are provided in accordance with federal and provincial legislation and regulation.</p>
b. Promote water conservation practices	<p>Policy 19.8 encourages the use of water saving devices in new development and states it should be addressed in local plans in accordance with County policies and standards.</p> <p>Policies 20.10, 20.12, and 20.14 (stormwater) promote the use of LID and BMPs that conserve water by allowing for reuse of stormwater.</p>
c. Recognize the importance of ecological systems within the Region	<p>Section 13 provides guidance on the protection of ecological systems:</p> <ul style="list-style-type: none"> • The SSASP identifies wildlife corridors and Policies 13.1 to 13.7 require their protection. • Policies 13.8 to 13.12 address the protection of wetlands. • Policies 13.13 to 13.17 address riparian protection.

	A major contribution to ecological preservation is the encouragement of cluster development (Section 7), with the concurrent preservation of open space that has ecological value.
d. Prohibit new development in the floodway	Section 23 (Flood Risk Management) addresses floodway protection and prohibits development in the floodway and flood fringe (Policy 23.1). Prohibitions on Floodway development are also found in the County's Land Use Bylaw (C-8000-2020) – Regulation 195 to 203.
Principle 3: Encourage Efficient Growth and Strong and Sustainable Communities	
a. Promote the efficient use of land and cost-effective development	<p>The SSASP increases residential density and promotes the efficient use of land by:</p> <ul style="list-style-type: none"> • Encouraging country residential infill development (Section 7), • Allowing residential cluster development with increase density while preserving open space (Section 7), and • Providing a framework for higher density residential development next to existing settlement areas (Section 9). <p>The Plan is cost-effective by using existing regional and local transportation infrastructure, using natural drainage for stormwater management, and utilizing existing water and wastewater infrastructure (CalAlta and Harmony utilities).</p>
b. Recognize and complement the Region's diverse community visions and desired scale of development	The SSASP reflects the County's wider ongoing commitment to provide diverse development forms and communities within the CMR. The land uses propose to diversify an existing adopted country residential ASP with a range of more efficient commercial and residential uses, that blend with the existing community structure, adjacent urban centre and nearby regionally significant features (e.g. Springbank Airport and Highway 1).

<p>c. Ensure settlement areas are planned and designed to encourage higher densities, appropriate to the local scale and context</p>	<p>The proposed Special Planning Areas (Section 9) are identified as potential commercial and higher density residential areas (settlement area). However, Section 9 covering the Special Planning Areas does not allow for intensification to occur until further work and collaboration with The City of Calgary is undertaken. To provide further definition of land uses within the Special Planning Areas, an amendment to the SSASP would be required, and the amended plan would have to be brought to the CMRB for approval.</p>
<p>d. Plan for community nodes with a mix of uses and a range of housing types, mobility choices, including transit (where viable), and community services and facilities, where and as appropriate to the local scale and context</p>	<p>Mix of Uses</p> <p>The SSASP provides for a mix of residential, commercial, and institutional uses (Map 05 Land Use Strategy).</p> <p>Range of Housing Types</p> <p>In keeping with the existing development form, single-family homes will be the primary residential housing type (Country Residential and Cluster Residential). However, the ASP allows for:</p> <ul style="list-style-type: none"> • Low-maintenance housing (Villa Condos Section 7), and • Potential higher residential densities in the Special Planning Areas. <p>Community Services</p> <p>Range Road 33 is identified as the community core (Section 8) that is suitable for Institutional and Community Services. The area already features existing educational, community, recreation, and religious assembly uses. The intention of the SSASP is to allow these existing uses to expand alongside complementary development to establish a focus for the Springbank community.</p> <p>Transit</p> <p>Country residential and cluster residential densities are not generally sufficient to support local transit. However, the Plan identifies the regional transit corridor, and Policies 26.4 requires local plans adjacent to the city of Calgary to address transit.</p>

	Policies 9.4 c), 10.2 d), and 17.9 b), also address transit access and support opportunities to connect to a regional public/private transportation system when feasible.
e. Ensure the provision or coordination of community services and facilities	Springbank area has a Regional Recreation Facility and High School (Springbank Park for All Seasons). In addition to the existing facilities, the Plan allows for the development of other related services. Policy 8.2 allows for the consideration of institutional and community services when considered appropriate and in keeping with the character of the community corridor.
3.2.2 Demonstrate collaboration to coordinate with other member municipalities	
<p>Did the municipality collaborate to coordinate planning for land use, infrastructure, and service provision with other member municipalities?</p> <ul style="list-style-type: none"> • where appropriate • within 1.6 km of the boundaries of the new area structure plan ...; • Is the coordination demonstrated through processes, and/or instruments ...? 	<p>Yes.</p> <p>Appendix E details the Intermunicipal Engagement process with The City of Calgary. Engagement included a structured process, with an agreed upon engagement plan. Process steps included a site visit, multiple technical meetings, presentations to elected City officials at Intermunicipal Committee meetings, and multiple opportunities to comment on technical documents and drafts of the SSASP.</p> <p>Section 26 of the SSASP (Intermunicipal Coordination and Cooperation) is a statutory instrument that details further planning and communication requirements for local plans, redesignations, and subdivision as they arise in the SSASP area.</p> <p>The Rocky View County / City of Calgary Intermunicipal Development Plan is a second, higher-order statutory plan that requires collaboration, and the coordination of land use matters within Springbank. Detailed circulation requirements and dispute resolution processes are identified within the IDP.</p>
3.2.3 Water, wetland, and stormwater	
Does the proposed statutory plan ...:	

- Protect source water quality and quantity in accordance with federal and provincial legislation and regulation, promote water conservation, and incorporate effective stormwater management;

Yes.

Source Water Quality

The SSASP:

- requires wastewater disposal to adhere to provincial legislative and regulatory requirements (Policy 19.12);
- requires adherence to all provincial stormwater treatment legislation and regulation, and all applicable adopted master drainage plans (Policies 20.1, 20.3, 20.4, and 20.6);
- supports the continued collaboration to create strategies and planning tools for watershed management, with ensuing plan amendments as appropriate (Policy 20.2); and
- requires all lots less than 1.98 acres to connect piped or regional wastewater treatment system (Policy 19.13), and where a regional wastewater treatment system is not available, interim methods of sewage disposal must not discharge into either the Bow or Elbow Rivers, regardless of the amount of treatment (Policy 19.14).

Water conservation

Policy 19.8 encourages the use of water saving devices in new development and states it should be addressed in local plans, in accordance with County policies and standards.

Policies 20.10, 20.12, and 20.14 (stormwater) promote the use of LID and BMPs that conserve water by allowing for reuse of stormwater.

Effective Stormwater Management

Section 20 addresses stormwater management. Among other things, the ASP:

- requires adherence to all provincial stormwater treatment legislation and regulation, and all applicable adopted master drainage plans (Policies 20.1, 20.3, 21.4, and 21.6);

	<ul style="list-style-type: none"> provides for the protection of conveyance systems; and requires BMPs including the use of LID techniques (Policy 20.12)
<ul style="list-style-type: none"> Adhere to the provincially identified wetland classification system, and incorporate measures to minimize and mitigate adverse impacts on wetlands; 	<p>Section 13 addresses the Natural Environment and contains policies on Wildlife Corridors, Wetlands, and Riparian areas.</p> <ul style="list-style-type: none"> Wetland protection is guided by County, regional, and provincial policy (Policy 13.8) and uses the Alberta Wetland classification system (Policy 13.9). Stormwater Policy 20.11 ensures natural wetlands receive enough flow to maintain the integrity of the wetland. The use of Cluster design encourages wetland protection. Wetlands can be included as part of the Open Space requirement.
<ul style="list-style-type: none"> Address Regional Corridors Policies 3.5.1.1, and 3.5.2.1 of the IGP, if applicable; and 	<p>Yes.</p> <p>See below for a discussion of 3.5.1.1, and 3.5.2.1</p>
<ul style="list-style-type: none"> Provide mitigation measures and policies to address identified adverse impacts on existing or planned regional infrastructure, regionally significant corridors, and community services and facilities? 	<p>Yes.</p> <p>See below for a discussion of 3.5.1.1, and 3.5.2.1.</p> <p>Section 8 (Institutional and Community Services) seeks to enhance community services and facilities by identifying Range Road 33 as a community core continuing support for local and regional recreation services. The Recreation and Parks Master Plan (adopted 2021) also provides detailed guidance on the planning of community services and facilities, including intermunicipal partnerships. Policies within Sections 25 and 26 of the SSASP provide for further consideration of cross boundary impacts on infrastructure (hard and soft) and provides for appropriate mechanisms to be implemented at future planning stages.</p>
3.3 Flood Prone Areas	
3.3.1 Development in floodways	
Does the proposed statutory plan protect provincially identified floodways from development	Yes.

<p>(excepting uses with no permanent buildings, such as natural areas, outdoor recreation, parks, roads, bridges, utilities, aggregate extraction, and flood mitigation measures) for the following development types:</p> <ul style="list-style-type: none"> • Expansion of settlement areas; • New freestanding communities; • New country residential development areas; and • New employment areas? 	<p>Section 23 (Flood Risk Management) addresses floodway protection and prohibits development in the floodway and flood fringe (Policy 23.1). Prohibitions on Floodway development are also found in the County’s Land Use Bylaw (C-8000-2020) – Regulation 195 to 203, which prohibits development in the floodway with the exception of:</p> <ul style="list-style-type: none"> • Roads and bridges, • Flood or erosion protection measures or devices, • Pathways that are constructed level with the existing natural grades, and • Recreation facilities, provided there are no buildings, structures, or other obstructions to flow in the floodway.
<p>3.3.2 Flood protection in flood fringe areas</p>	
<p>Does the proposed statutory plan apply to lands that will result in development in a provincially identified flood fringe area?</p> <p>If so, does the proposed statutory plan Include flood protection measures to mitigate risk at the 1:100-year flood event level?</p>	<p>Yes.</p> <p>The south side of the SSASP is adjacent to the Elbow River.</p> <p>Yes</p> <p>Development in the floodway and flood fringe are prohibited for a 1:100 event. Policy 23.3 provides direction that local plans partly affected by the floodway or flood fringe areas should include a flood hazard risk study, including hazard mapping, demonstrate that there is sufficient developable area for the proposal after excluding flood way and flood fringe areas, and provide recommendations on locating more vulnerable developments towards lower flood risk areas (greater than 1:1000, where possible).</p>
<p>3.4.1 Intensification and Infill Development</p>	
<p>3.4.1.1 Intensification and Infill in existing settlement areas in cities, towns, and villages</p>	
<p>Does the proposed statutory plan apply to lands within a city, town or village?</p>	<p>No.</p>
<p>3.4.1.2 Intensification and Infill of existing settlement areas in hamlets and other unincorporated urban communities within rural municipalities</p>	

Does the proposed statutory plan apply to lands within an existing settlement area in a hamlet or other unincorporated urban community within a rural municipality??	No.
3.4.2 Expansion of Settlement Areas	
3.4.2.1 Expansion of settlement areas in a contiguous pattern – ADJACENT TO THE CITY OF CALGARY	
<p>Does the proposed statutory plan apply to lands adjacent to an existing built-up or previously planned settlement area?</p> <p>If so, does the statutory plan or existing statutory plan amendment:</p>	<p>Yes.</p> <p>There SSASP identifies four Special Planning Areas (Map 05). Considering 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.</p> <p>A mix of Commercial and Residential development is envisioned for the Special Planning Areas. However, Section 9 policy does not allow for development or intensification to occur until further work occurs. This includes collaboration with The City of Calgary, amendment of SSASP, and submission of the amended ASP to CMRB for approval (Policies 9.1 to 9.5).</p>
<ul style="list-style-type: none"> Plan for and result in development in a contiguous pattern; 	<p>Yes.</p> <p>The Special Planning Areas are adjacent to planned land in the city of Calgary.</p>
<ul style="list-style-type: none"> Provide for a mix of uses; 	<p>Yes. The intention for this area is a mix of commercial and residential uses (Section 9, 2nd objective).</p>
<ul style="list-style-type: none"> Provide access to a community node(s), planned at a scale appropriate to the development; 	<p>Community nodes include development along Range Road 33. Policy 8.2 allows for the consideration of Neighbourhood-Commercial uses in areas identified for Institutional and Community Services when considered appropriate and in keeping with the character of the community corridor.</p>

<ul style="list-style-type: none"> • Make efficient and cost-effective use of existing and planned infrastructure through agreements with service providers and connect to municipally owned, or franchised water and wastewater services; and 	<p>Servicing capacity requires confirmation at the local plan stage (Policy 9.4 d)). Map 11 and 12 show connections to the expansion of the CalAlta and Harmony utility systems.</p>
<ul style="list-style-type: none"> • Provide access to community services and facilities, or make efficient and cost-effective use of existing and planned community services and facilities through applicable municipal agreements with service providers at the appropriate time, where appropriate? 	<p>Community nodes include development along Range Road 33. Policy 8.2 allows for the consideration of Neighbourhood-Commercial uses in areas identified for Institutional and Community Services when considered appropriate and in keeping with the character of the community corridor.</p>
<p>3.4.2.2 Expansion of settlement areas with 500 or greater new dwelling units - ADJACENT TO THE CITY OF CALGARY</p>	
<p>Does the proposed statutory plan apply to lands adjacent to an existing built-up or previously planned settlement area, that will result in 500 or greater new dwelling units?</p> <p>If so, does the statutory plan or existing statutory plan amendment:</p>	<p>Yes.</p> <p>The amount, density and composition of residential development will be determined by subsequent work and amendments to this plan. The SSASP states (Section 9) that detailed land use planning is not possible at this time, until further collaboration with the City of Calgary is undertaken to coordinate land use planning. Residential density in the Special Planning Areas cannot occur until the SSASP is amended and the amended plan is submitted to the CMRB for review and approval.</p>
<ul style="list-style-type: none"> • Comply with all components of Policy 3.4.2.1 of the IGP (above); 	<p>To be defined by a future ASP amendment. Not applicable at this time.</p>
<ul style="list-style-type: none"> • Provide employment uses, and community services and facilities; 	<p>To be defined by a future ASP amendment. Not applicable at this time.</p>

<ul style="list-style-type: none"> • Provide access to community node(s) located in proximity to existing, planned and/or future transit; 	To be defined by a future ASP amendment. Not applicable at this time.
<ul style="list-style-type: none"> • Connect to existing, planned and/or future local and/or regional transit and active transportation networks; 	To be defined by a future ASP amendment. Not applicable at this time.
<ul style="list-style-type: none"> • Provide for a range of housing forms and options? 	To be defined by a future ASP amendment. Not applicable at this time.
3.4.2.3 Rationale for expansion of settlement areas that do not meet all components of Policy 3.4.2.1 and 3.4.2.2 ADJACENT TO THE CITY OF CALGARY	
<p>Did the applicant municipality provide rationale for expansion of a settlement area that does not comply with all components of Policy 3.4.2.1 and 3.4.2.2? If so, does the proposed statutory plan provide a rationale</p>	Not applicable at this time.
<ul style="list-style-type: none"> • Policy 3.4.2.1 b) of the IGP to address why it is not achievable or appropriate in the local scale and context; 	Not applicable at this time.
<ul style="list-style-type: none"> • Policy 3.4.2.1 c) of the IGP to address why it is not achievable or appropriate in the local scale and context; 	Not applicable at this time.
<ul style="list-style-type: none"> • Policy 3.4.2.2 a) of the IGP to address why it is not achievable or appropriate in the local scale and context; 	Not applicable at this time.

<ul style="list-style-type: none"> Policy 3.4.2.2 b) of the IGP to address why it is not achievable or appropriate in the local scale and context; 	Not applicable at this time.
<ul style="list-style-type: none"> Policy 3.4.2.2 c) of the IGP to address why it is not achievable or appropriate in the local scale and context? 	Not applicable at this time.
3.4.3 New Freestanding Settlement Areas	
3.4.3.1 New freestanding settlement areas	
Does the proposed statutory plan apply to lands that are not contiguous to existing built or planned settlement areas?	No.
3.4.3.2 New freestanding settlement areas with 500 or greater new dwelling units	
Does the proposed statutory plan apply to lands that are not contiguous to existing built-up or planned settlement areas, and will result in 500 or greater new dwelling units?	No.
3.4.3.3 Rationale for new freestanding settlement areas with 500 or greater new dwelling units that do not meet all components of Policy 3.4.3.2	
Did the applicant municipality provide rationale for a new free standing settlement area that will result in 500 or greater new dwelling units that does not comply with all components of Policy 3.4.3.2?	N/A.
3.4.4 Country Residential Development	
3.4.4 Country Residential Development	

<p>Does a proposal for new country residential areas, cluster country residential development, or infill and densification of an existing country residential area result in development of 50 new dwelling units or greater?</p> <p>If so, does the proposed development:</p>	<p>Yes.</p>
<ul style="list-style-type: none"> • Comply with all applicable components of Regionwide policies 3.2.1, 3.2.2, and 3.2.3 of the IGP; 	<p>Yes (see above).</p>
<ul style="list-style-type: none"> • Comply with Flood Prone Areas Policy 3.3.1 and 3.3.2 of the IGP, if applicable; 	<p>Yes (see above).</p>
<ul style="list-style-type: none"> • Comply with Regional Corridors Policies 3.5.1.1, and 3.5.2.1 of the IGP, if applicable? 	<p>Yes (see above).</p>
<p>3.4.5 Employment Areas</p>	
<p>3.4.5.1 New employment areas: Special Development Areas - Section 9</p>	
<p>Does the proposed statutory plan apply to lands that will result in development of a new employment area?</p> <p>If so, does the proposed statutory plan</p>	<p>No.</p> <p>The SSASP identifies four Special Planning Area (Section 9) with the potential for a mix of Commercial and Residential development. However, Section 9 policy does not allow for development or intensification to occur until further statutory plan amendments are undertaken. This includes collaboration with The City of Calgary, amendment of the SSASP, and submission of the amended Plan to CMRB for approval (Policies 9.1 to 9.5).</p>
<ul style="list-style-type: none"> • Make efficient and cost-effective use of existing and planned infrastructure and services? 	<p>When development occurs, it will use existing infrastructure including:</p> <ul style="list-style-type: none"> • The Special Planning Areas are adjacent to a regional mobility corridor.

	<ul style="list-style-type: none"> The CalAlta water plant and the Harmony water/wastewater treatment plants, will provide support as major utilities in the area (Map 11 and 12).
3.4.5.1 New employment areas: Urban Interface Area – Section 10	
<p>Does the proposed statutory plan apply to lands that will result in development of a new employment area?</p> <p>If so, does the proposed statutory plan</p>	<p>Yes.</p> <p>The area identified as Urban Interface Area is a limited area (63 acres) that, by virtue of its location has limited servicing requirements, and adjacency to existing or planned developments, that are expected to develop in the near future. These lands are proposed to accommodate Commercial uses, with detailed land use proposals, density, and form to be determined at the statutory local plan stage (Section 10).</p>
<ul style="list-style-type: none"> Make efficient and cost-effective use of existing and planned infrastructure and services? 	<p>Yes.</p> <ul style="list-style-type: none"> Located adjacent to the intersection of a regional transportation corridor (Stoney Trail).
3.4.5.2 Connections to transit stations and corridors	
Does the proposed statutory plan for development result in a new employment area:	Yes (see above).
<ul style="list-style-type: none"> Plan for connections to existing and/or planned transit where appropriate? 	<p>The SSASP does encourage and support opportunities to connect to a regional public/private transportation system when deemed feasible based on growth of the Plan area (Policy 17.8). Local plans where required are to be designed to accommodate transit opportunities wherever possible (Policy 17.9).</p> <p>Policies within Section 10 (Urban Interface Area) also specifically requires that mechanisms to implement the construction of the transportation and transit network, prior to the adoption of a statutory local plan for the lands.</p>

3.5 Regional Corridors

3.5.1.1 Mobility corridors	
<p>Is the proposed statutory plan for lands within 1.6 kilometres of a regionally significant mobility corridor identified on Schedule 3 and/or 4 of the IGP?</p> <p>If so, does the proposed statutory plan</p>	Yes
<ul style="list-style-type: none"> Identify the mobility corridor on maps; 	Yes. Map 09: Transportation Network.
<ul style="list-style-type: none"> Demonstrate that the proposed land-use, built form and density optimizes the proximity and adjacency to regionally significant mobility corridors; 	<p>Special Planning Areas are located proximate to the Highway 1 and Stoney Trail transportation corridor. Both make use of an existing interchange (Map 9).</p> <p>All statutory local plan applications must provide an updated traffic assessment (17.2) and conform to the Network Analysis (17.3) to support the proposed land uses.</p>
<ul style="list-style-type: none"> Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant mobility corridors? 	There are no expected impacts on the Highway 1. However, all statutory local plan applications would require traffic impact analysis and identification of any required upgrades to accommodate the land uses proposed.
3.5.2.1 Transmission Corridors	
<p>Does the proposed statutory plan include transmission corridor right-of ways and/or related infrastructure identified on Schedule 5 and/or 6 of the IGP within the statutory plan area boundary?</p> <p>If so, does the proposed statutory plan</p>	Yes.
<ul style="list-style-type: none"> Identify the transmission corridor rights-of-way or related infrastructure on maps; 	<ul style="list-style-type: none"> Map 01: Plan Area Location - shows power lines and pipelines. Map 11: Water Servicing – shows CalAlta waterline to the Elbow River.
<ul style="list-style-type: none"> Provide a rationale, servicing agreements, and supporting policies for crossing, accessing and/or 	The SSASP does not anticipate accessing regionally significant transmission corridors with the exception of the water line that already services portions of the Plan area.

<p>connecting to regionally significant transmission corridor rights-of-way or related infrastructure;</p>	<ul style="list-style-type: none"> • The water line to the Elbow River is part of the local servicing solution. <p>It is premature to provide a servicing agreement as the need to connect to existing water line or power line (if required) has not been determined. Policy guidance to ensure these matters are addressed at the Local Plan Stage include:</p> <ul style="list-style-type: none"> • Policy 19.2 The location of regional and local transmission corridors, utility rights-of-way and easements, and related line assignments, should be identified and protected at the local plan stage to the mutual satisfaction of the County, the developer, and the utility companies. • Appendix B – Local Plan Requirements • Local plans should address the following items: <ul style="list-style-type: none"> 7 - Water and wastewater servicing strategies, supported by applicable technical information required by the County. Such strategies should also include identification of any required rights-of-way to connect to regional or decentralized networks.
<ul style="list-style-type: none"> • Provide mitigation measures and policies to address identified/potential adverse impacts on regionally significant transmission corridor rights-of-way or related infrastructure? 	<p>Any potential impacts on transmission corridors are addressed through the policies stated immediately above.</p>