

October 2023

Engagement Summary Appendices

Springbank Area Structure Plan Review

APPENDIX 'A'

Engagement Materials

Welcome to the Open House!



Tonight's Objectives

1. To provide an update on the status of the draft ASPs
2. To obtain your feedback on the draft ASPs
3. To answer your questions
4. To provide an overview of next steps



Workshop #1: 5:30 PM – 6:30 PM

Workshop #2: 7:00 PM - 8:00 PM

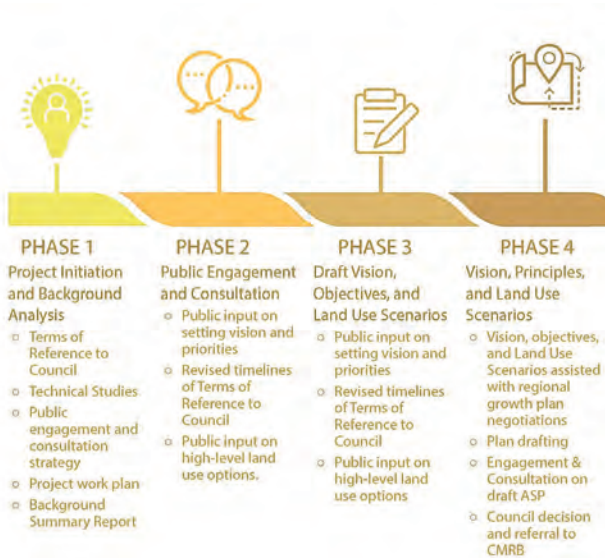
- Introduction & Project Update
- General Questions
- Workshop Table Discussions
- Report Back
- Next Steps
- Closing

Springbank Heritage Club
June 28, 2023



Process Overview

Completed Phases



Phase 5 – Next Steps



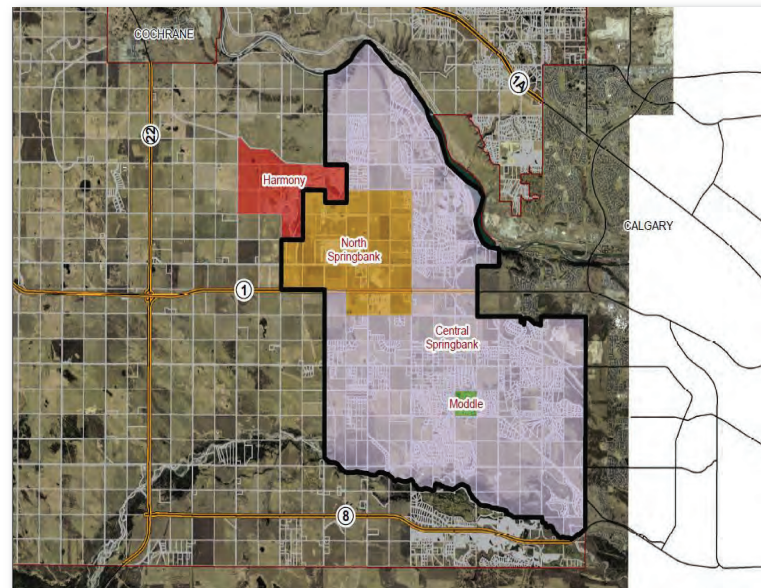
Project Background

ASP Review Purpose

- Updates plans which were adopted over 20 years ago.
- Brings ASP in line with municipal and regional policies adopted more recently, and reflects changing development trends.

Recent Events

- **December 2021** – Council direction to revisit ASP project after previous draft Plans were refused by the Calgary Metropolitan Region Board.
- **Spring 2022** – Community engagement on ASP.
- **August 2022** – Calgary Metropolitan Region Growth Plan adopted.
- **April 2023** – Administration presented draft land use strategy to Council and was directed to bring the plan forward through community engagement.

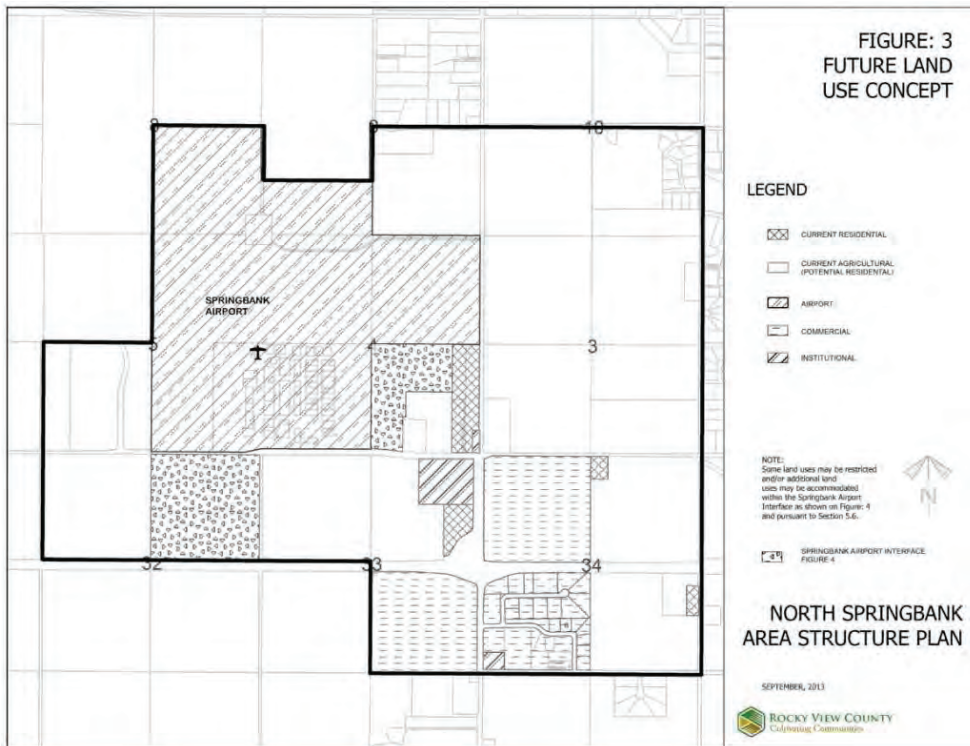


Area Structure Plan
SPRINGBANK



ROCKY VIEW COUNTY

Currently Supported Land Use



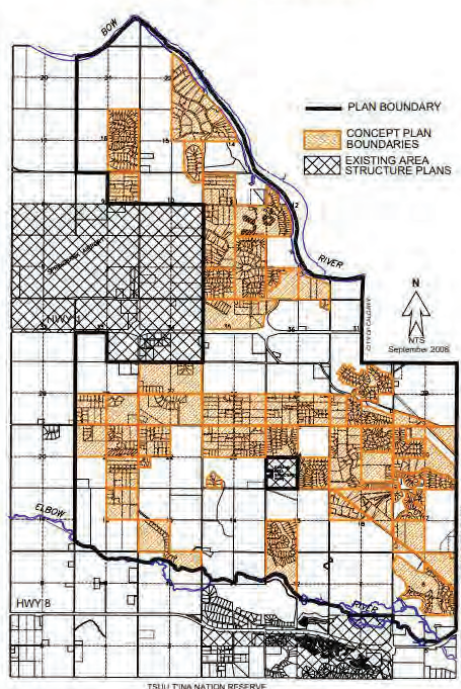
North Springbank ASP (1998)

- Supports a mix of light industrial, commercial and residential uses.
- Interface Areas support agricultural, public and commercial uses.

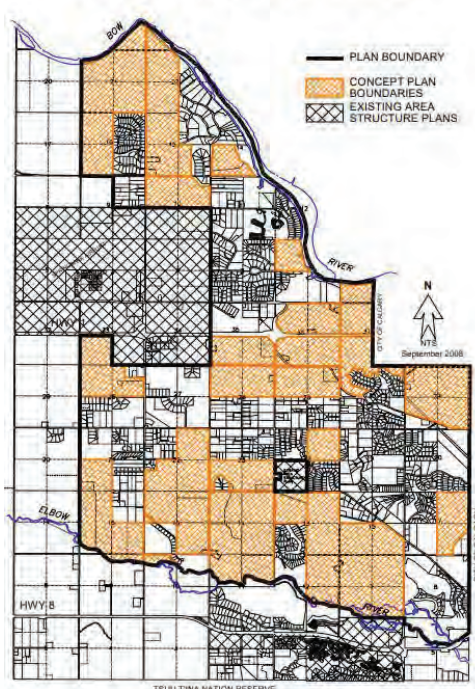


Currently Supported Land Use

Map 11 - Infill Residential



Map 12 - New Residential Areas



Central Springbank ASP (2001)

- Supports primarily residential development at minimum 2 acre parcel size.
- Policy allows for consideration of 1 acre lots subject to additional open space provision and environmental considerations.



Spring of 2022 Community Engagement included:

- Virtual Coffee chats: 54 attendees
- Workshop-Style Open House April 28th: 47 attendees
- Community Survey from March 21st to May 13th
- Letters and other written feedback received
- Engagement Summary published on the website

Community Feedback

Engagement Findings

The engagement findings are addressed throughout the plan as you will see through the information provided at the open house and online.

Land Use



General support for preserving agricultural and environmental land and protecting the rural character of Springbank.



Support for the continued development of public services along Range Road 33, subject to public services being carefully defined.



Support for limiting business uses to existing planned areas such as the Springbank Airport and the Highway 1/Range Road 33 intersection; contrasting views on further development along the Highway.



Suggestion for expanding the western ASP boundary adjacent to Highway 1 to allow further business development opportunities.



Particular opposition to cluster residential and villa condo housing forms adjoining existing country residential areas; concerns on proposed minimum parcel size less than two acres.



Concern regarding existing servicing solutions, especially wastewater and transportation infrastructure, and agreement that new development forms need to be supported by a regional servicing strategy and improved transport infrastructure.



Many comments to necessitate that the plan address environmental preservation and wildlife corridors.



Support for new pathway connections both within the community and connecting to a wider regional network. Concern over current cyclist and pedestrian safety. General support for access to the Bow and Elbow Rivers. Servicing strategy and improved transport infrastructure.



Support for providing open space within new developments, but concern with how to ensure that this space is public and that it does not see infill development in future.

ASP Direction



Over half of respondents supported one ASP covering the entire Springbank community.



A number of suggestions were made to provide clearer definition and policy in parts of the ASP document to provide assurance to landowners and to ensure the document is easily understood.

Engagement

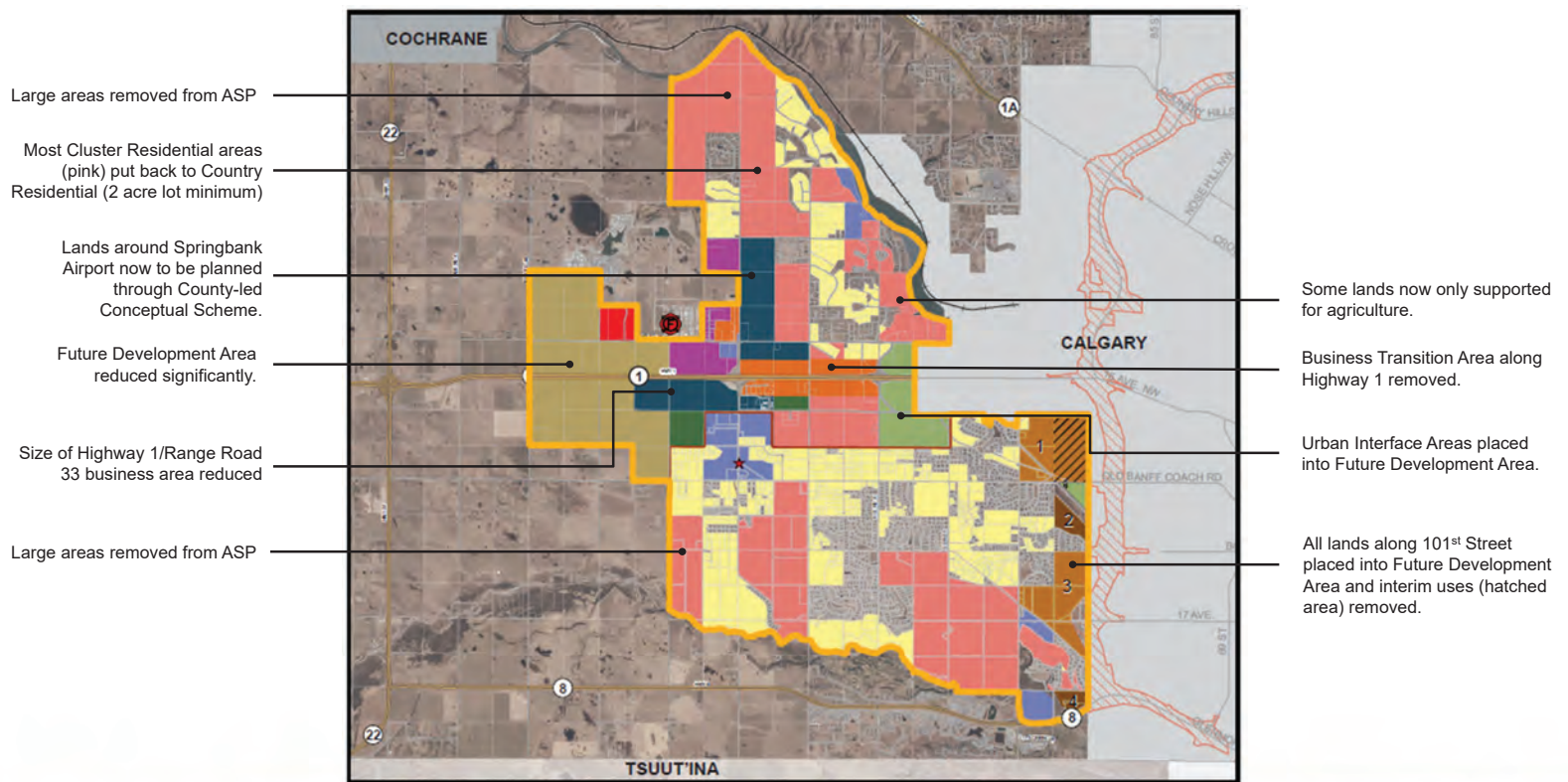


Generally satisfied with how participants were engaged and appreciated the various formats of engagement.

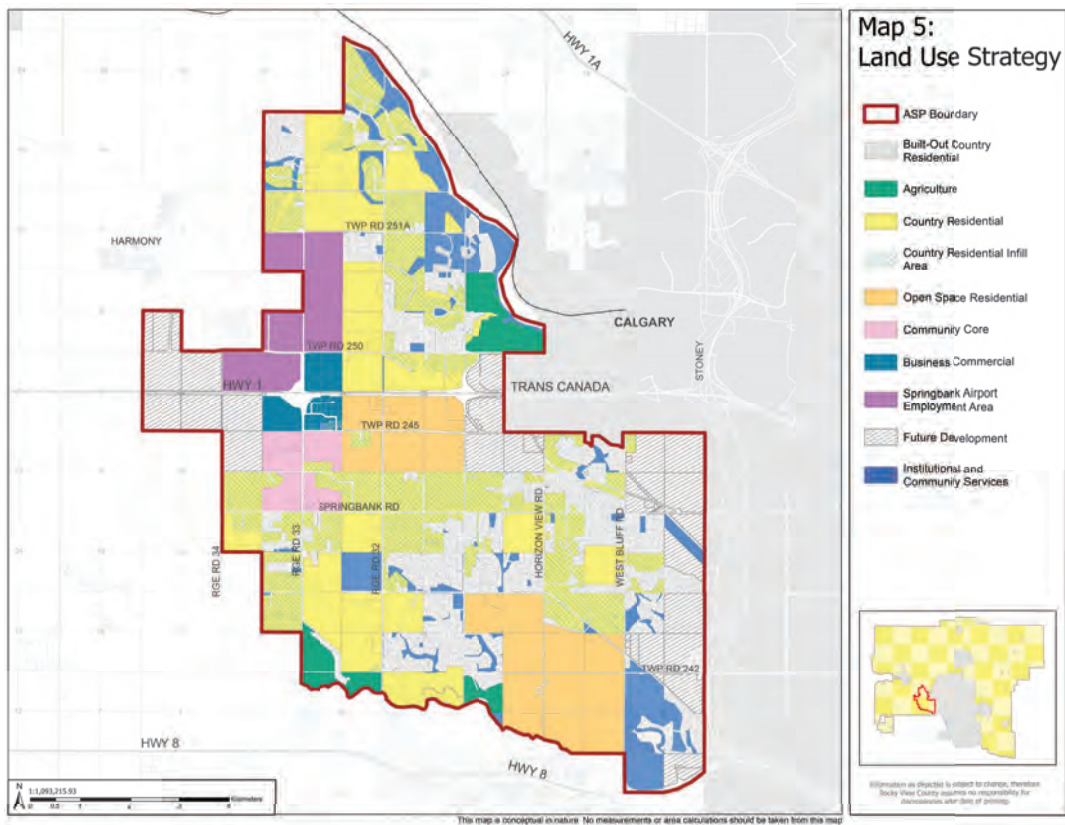
Springbank Heritage Club
June 2023

 ROCKY VIEW COUNTY

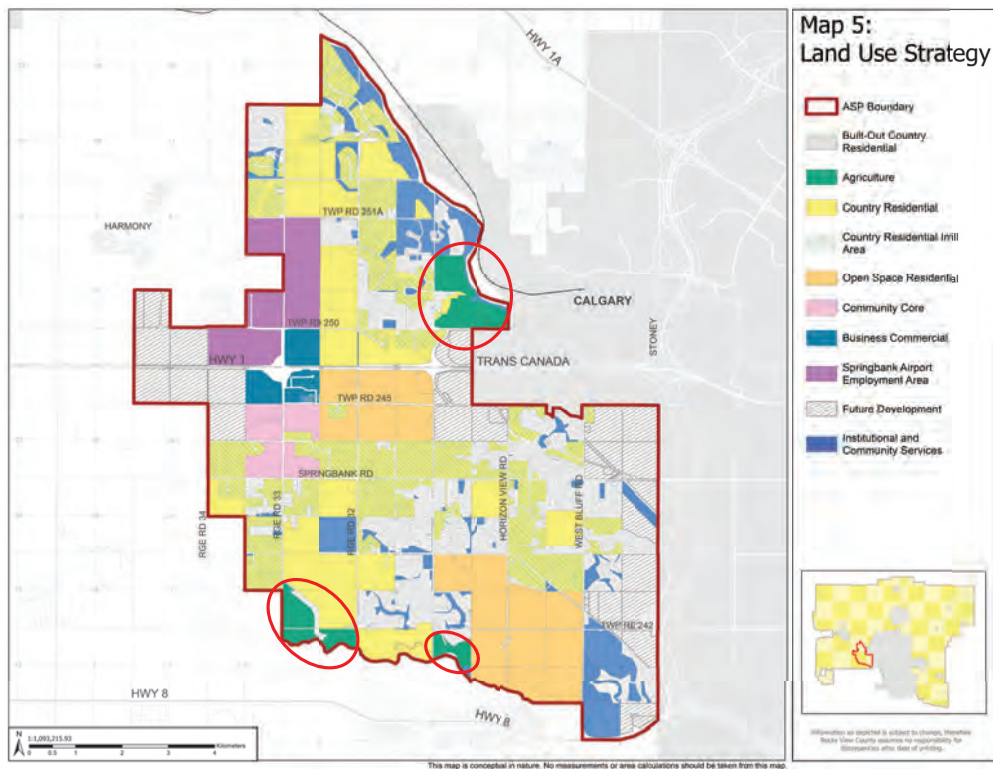
Revisions to 2021 Draft ASP



Proposed Land Use 2023

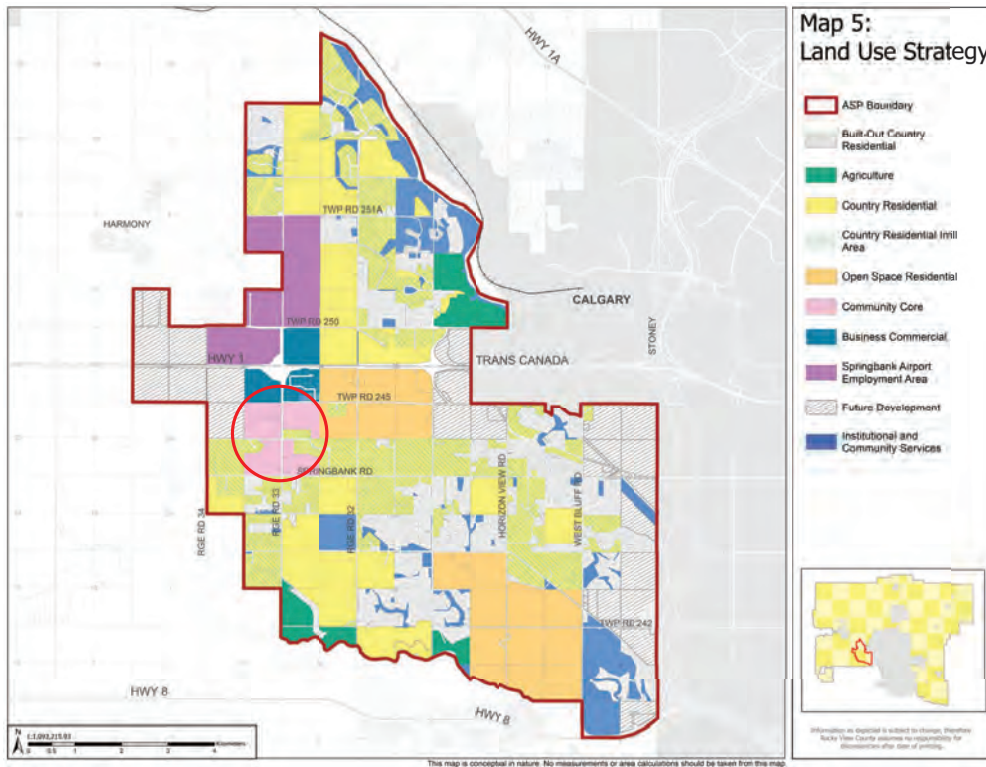


Agriculture Land Use



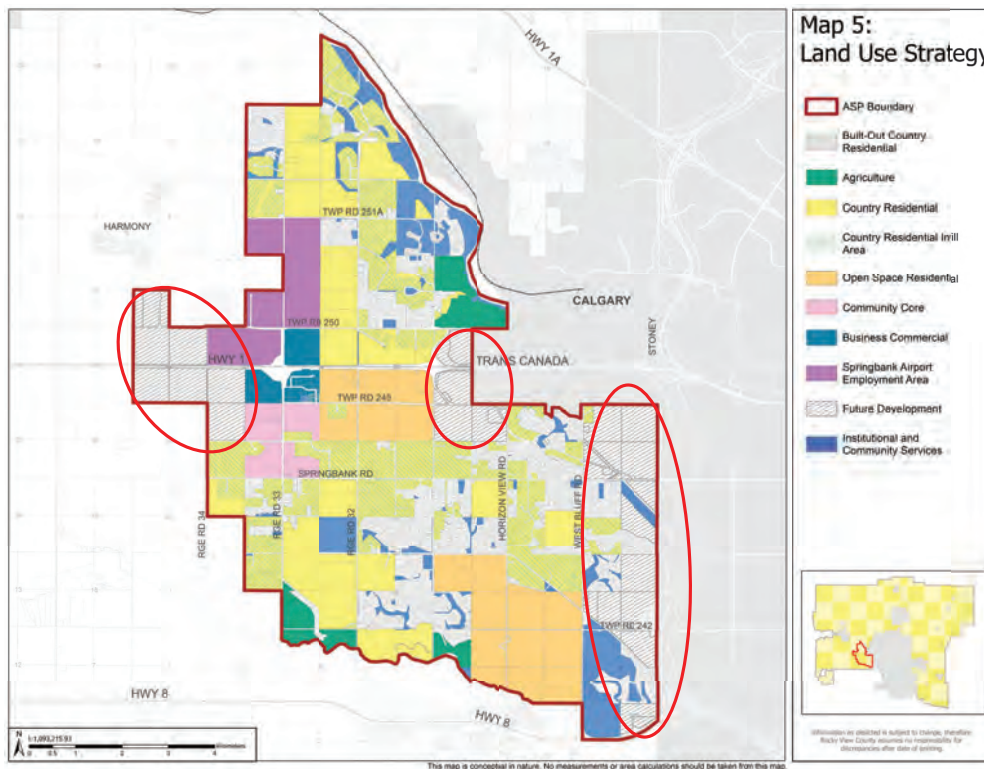
- Lands are currently supported for Country Residential uses in the 2001 Central Springbank ASP, but have challenges to development due to flood risk or environmental concerns.
- These land will continue to be supported for agricultural uses.
- Allows for the introduction of contemporary agricultural uses.

Community Core



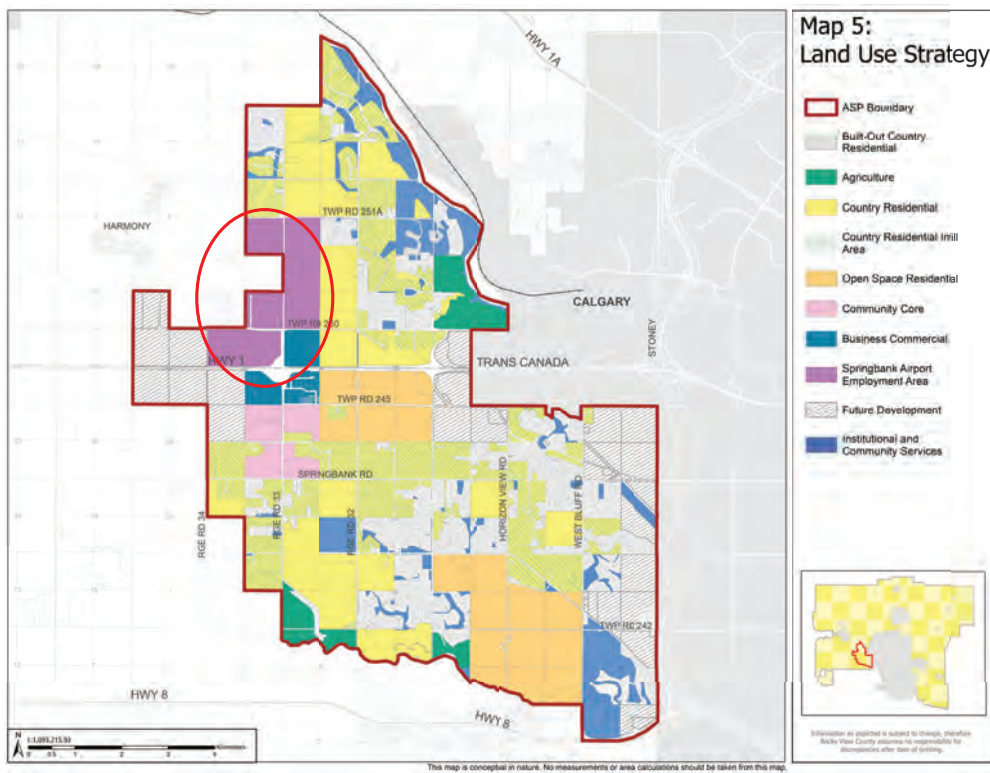
- The intent of the identified Community Core area is to allow existing community uses to expand alongside complementary development to further establish a focus for the Springbank community.
- In receiving community feedback, Range Road 33 was considered by many to be the centre of community activity.
- Institutional and community services will be the predominant development form, but with consideration given to local commercial and residential uses.
- The Community Core will be connected to the rest of the community through active transportation routes.
- Strong design criteria within the Community Core will ensure public spaces and private development celebrate the character and heritage of the Springbank community.
- To ensure that Range Road 33 reflects the community's character and promotes interaction and connectivity, the scenic and community corridors (Section 13) and active transportation (Section 18) policies of this ASP will strongly support development considerations in this area.
- The Community Core will be planned through a County-led Conceptual Scheme (Local Plan).

Future Development Area



- The Future Development Area requires special consideration given its location adjoining the municipal boundary with the city of Calgary at the eastern edge of the ASP boundary and adjacent to the transportation corridors of Stoney Trail, or Highway 1.
- Detailed planning of any part of the Future Planning Area cannot be considered until the following has occurred:
 - Collaboration has occurred with the City of Calgary and Calgary Metropolitan Region Board to determine acceptable development forms for the area.
 - Planning of the Springbank Airport Employment Area and Community Core has been completed.
 - A regional water and wastewater servicing solution has been identified.

Springbank Airport Employment Area



- Why is this area identified as an Employment Area?
 - There are existing business uses
 - This area is already identified as Employment Area in Region Growth Plan
 - 2022 engagement results showed support for business uses in this area
 - The Airport creates demand for nearby specialized or complementary business uses
 - Business uses would support investment in Highway 1 infrastructure
- Business will be primarily carried-out within enclosed buildings and no Heavy Industrial uses are supported.
- Business-Residential Transition and Scenic and Community Corridor policies are addressed in the ASP.
- The Springbank Airport Employment Area will be planned through a County-led Conceptual Scheme (Local Plan).
- Ongoing Economic Assessment will determine ultimate size and phasing of area.

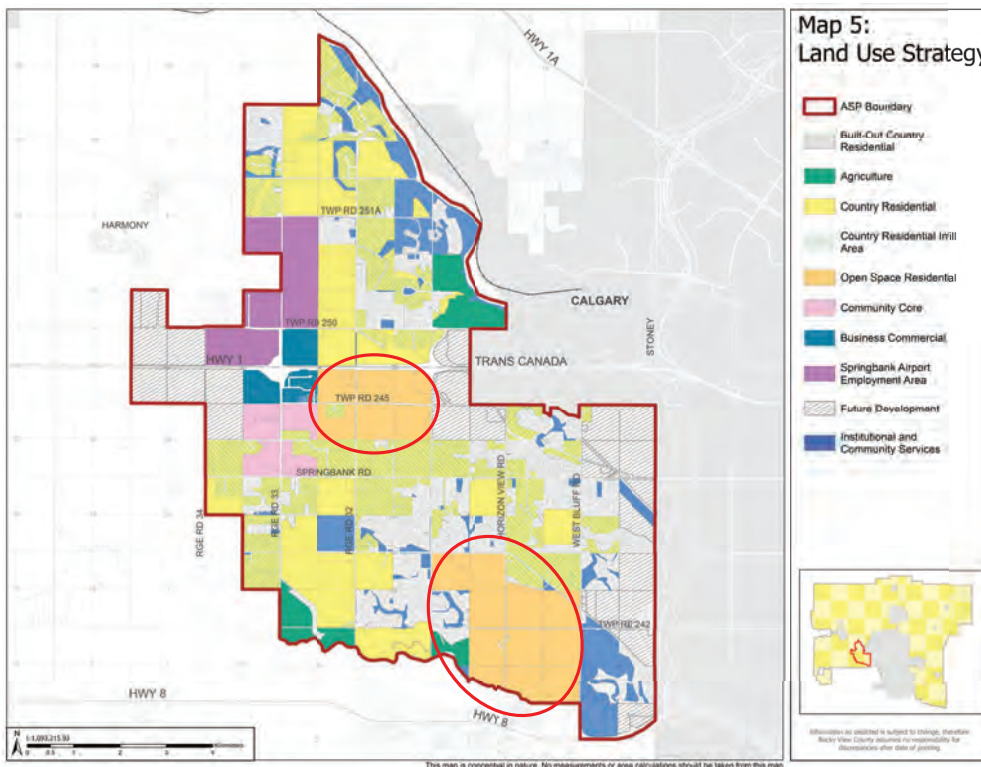
Area Structure Plan
SPRINGBANK

Springbank Heritage Club
June 2023



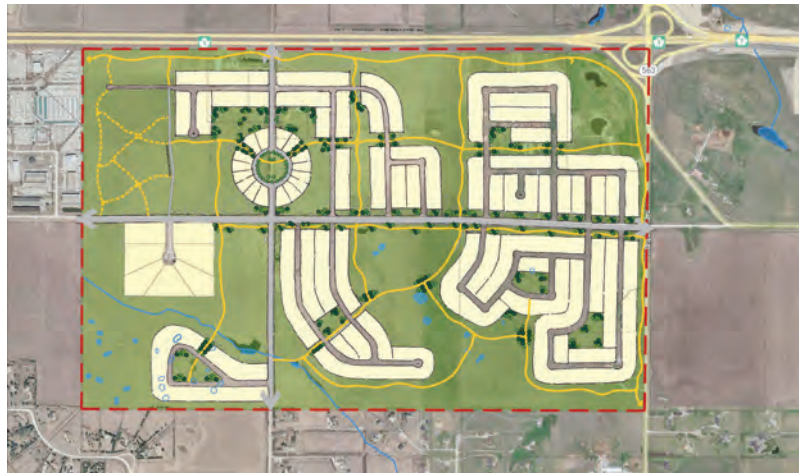
ROCKY VIEW COUNTY

Open Space Residential Areas



- Open Space Residential (OSR) 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 small-scale agricultural uses.
- Benefits of OSR Areas:
 - Increases open space and interconnected, publicly accessible active transportation network
 - Creates, prioritizes and manages sensitive watershed, wildlife and natural habitats
 - Servicing efficiencies and reduced infrastructure costs
- OSR differs significantly from existing Cluster Residential developments by allowing for larger minimum lot sizes, strong design guidelines, and productive use of open spaces as well as being planned through County-led local plans.
- The majority of areas previously identified in 2021 draft as Cluster Residential lands have been converted back to Country Residential.

Open Space Residential Area Concepts For Illustrative Purposes Only



Features of Open Space Residential Areas:

- Minimum 50% permanent retention of open space
- 1.5 UPA net density
- Minimum 0.5 acre lots
- Range of housing types and lot sizes above this minimum
- Retention of rural character & scenic vistas

Area Structure Plan
SPRINGBANK

Springbank Heritage Club
June 2023



ROCKY VIEW COUNTY

Open Space Residential Concept



Enhance Social Interaction
Pathways through publicly
accessible open spaces



Contemporary Agricultural
uses, such as bee
keeping, stables, animal
husbandry



Preserving wetlands &
environmental features

Concept for a Home-Based Business Area



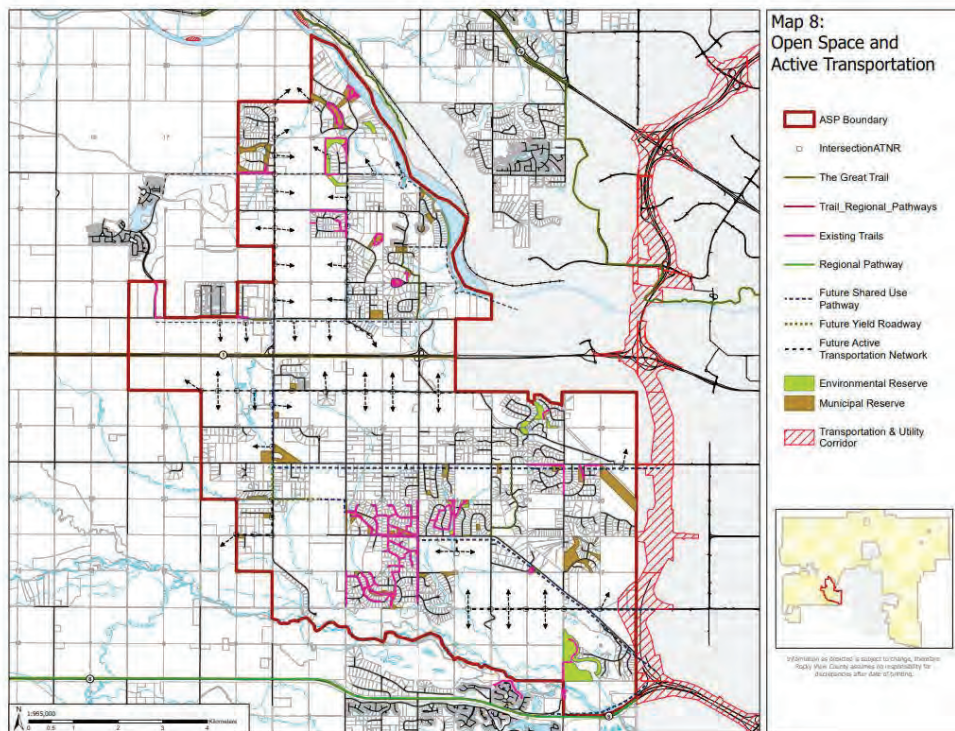
These conceptual renderings
show the orientation of
home-based business units
around a central courtyard/hub,
which is pedestrian oriented,
with the business fronting onto
the public space

- Located in clusters away from existing residential areas.
- Outdoor storage not allowed.
- Cohesive building and landscape architecture.



Home-based business units
have a residential appearance
with subtle business elements
such as lawn signage, marked
driveway parking, and business
entrances.

Active Transportation, Parks, And Open Space



- The policies within the ASP seek to
 - Provide an integrated regional and local active transportation network offering connections to parks, open space, and community focal points
 - Minimize disturbance to notable topographical, biophysical and heritage features in the Springbank landscape
 - Sensitively manage impacts on the water environment within the Bow and Elbow watersheds
- The local plan process will ensure the design of subdivisions accommodates an integrated system of active transportation network connections by considering:
 - A border along the open space recognizing the significance of the natural amenity
 - A design that is safe, accessible, active, and highlights the community's unique identity
 - Featuring the natural and cultural heritage aspect of the open space system so that all can understand and appreciate the area's unique natural assets

Activity!

Intent: We would love to know what current & future destinations that the active transportation network should connect.

How: Take one dot sticker per person and place it at a destination.

River Access

- River access is a recognized recreational priority in the community.
- Direction from the Recreation Master Plan, the Parks and Open Space Master Plan, and the Active Transportation Plan are reflected in the ASP.
- Local Plans (Conceptual Scheme) will address:
 - Locations of river access nodes
 - Access Identification & hazard signage
 - Accessibility
 - Safety
 - Emergency Access

Activity!

Intent: We would love to know where you would think river access points should be located.

How: Take two stickers and place it where you think focused points for river access to the Bow and Elbow Rivers should be planned for.

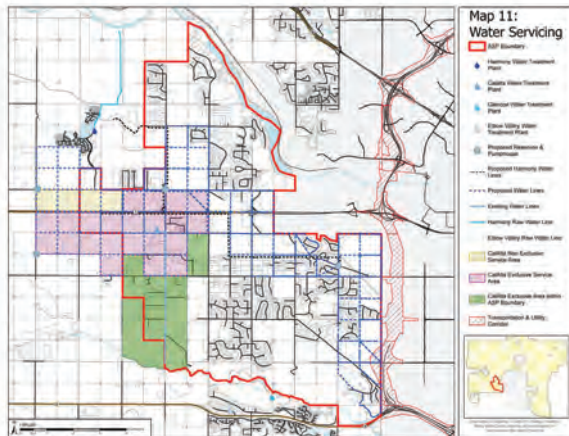
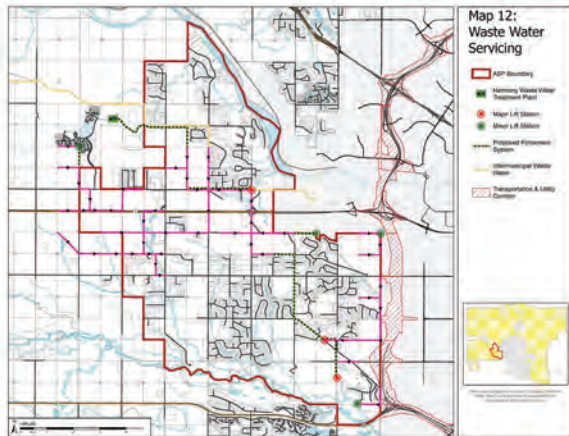


This map is conceptual in nature. No measurements or area calculations should be taken from this map.

Area Structure Plan
SPRINGBANK

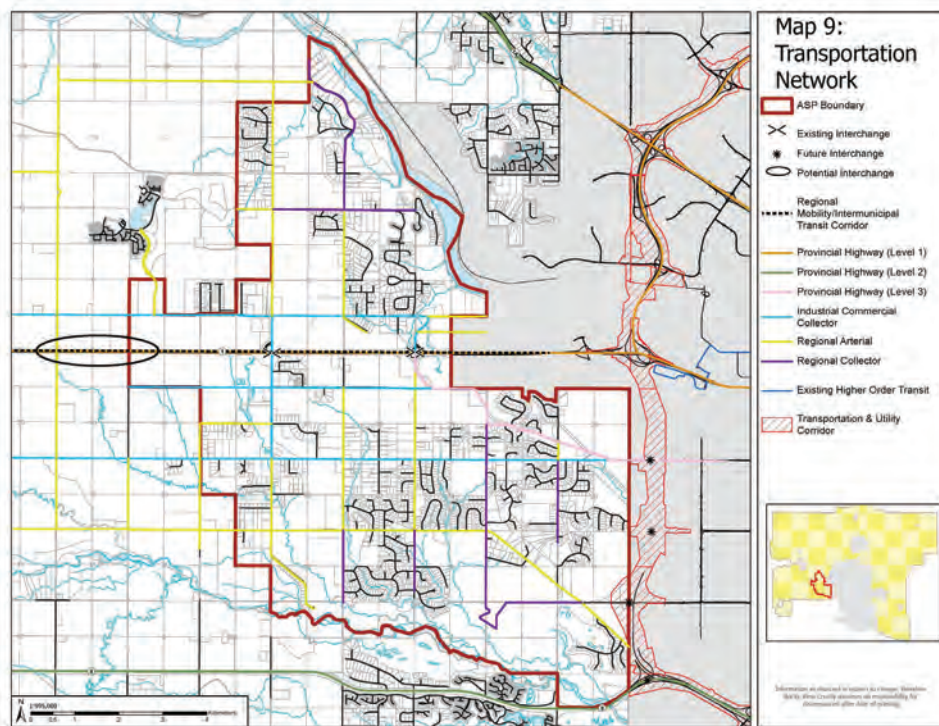


Servicing



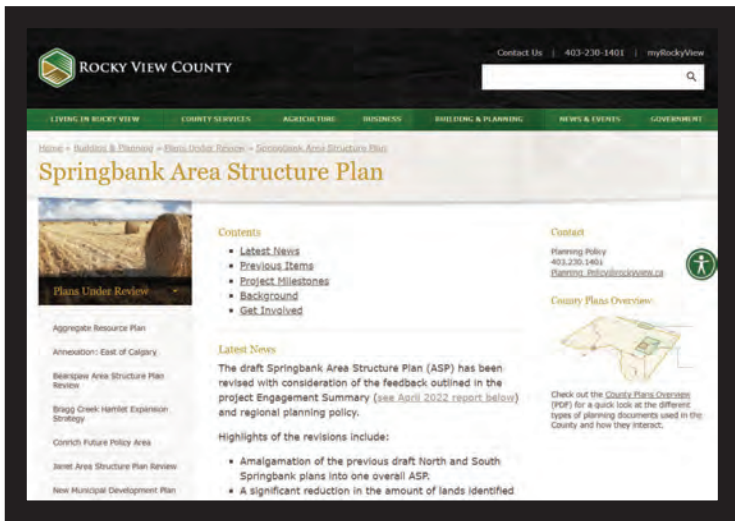
- Development of cost effective and sustainable servicing options to serve the future needs of Springbank and its residents
- Higher intensity development to be supported by decentralized or regional water and wastewater servicing
- Shift focus from private sewage treatment systems to regional systems
- Environmentally conscious servicing approach to promote healthy groundwater and watershed
- Opportunities for higher intensity development which will increase the viability of regional servicing
- Align growth and servicing objectives to inform short- and long-term infrastructure planning

Transportation



- Develop a road network that contributes to a high-quality built environment, and efficiently and safely aligns to the regional road network
- Partner with ATEC to develop safe & efficient access to regional infrastructure
- Provide regional opportunities for walking, cycling and public transportation
- Ensure new development is supported by improved infrastructure

Project Information



www.rockyview.ca/SpringbankASP

Springbank ASP Webpage

- Get project updates
- Review current draft ASP
- Review technical reports
- Sign up for project emails
- **Provide feedback**

Planning Policy
planning_policy@rockyview.ca
403-230-1401

Let us know what you think of the revised ASP!

Fill out the online survey:

Scan this QR code or go to the weblink above.



The survey open is until
July 14, 2023

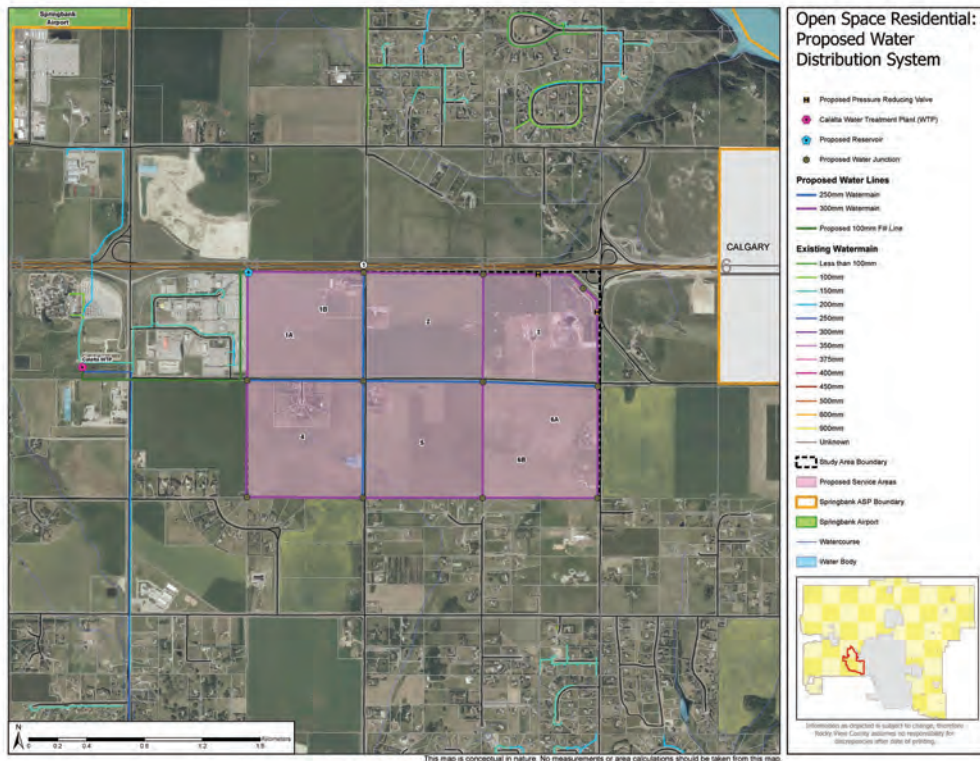
Area Structure Plan
SPRINGBANK

Springbank Heritage Club
June 2023



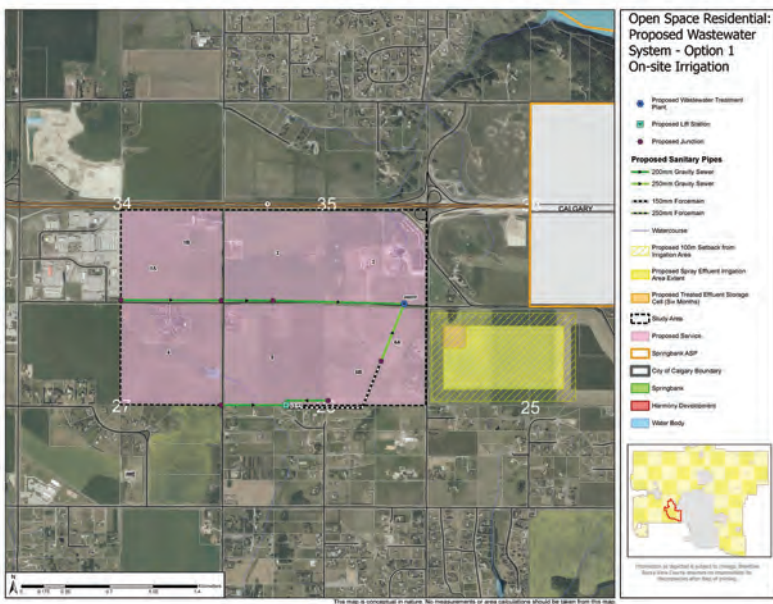
ROCKY VIEW COUNTY

Open Space Residential Potable Water Servicing

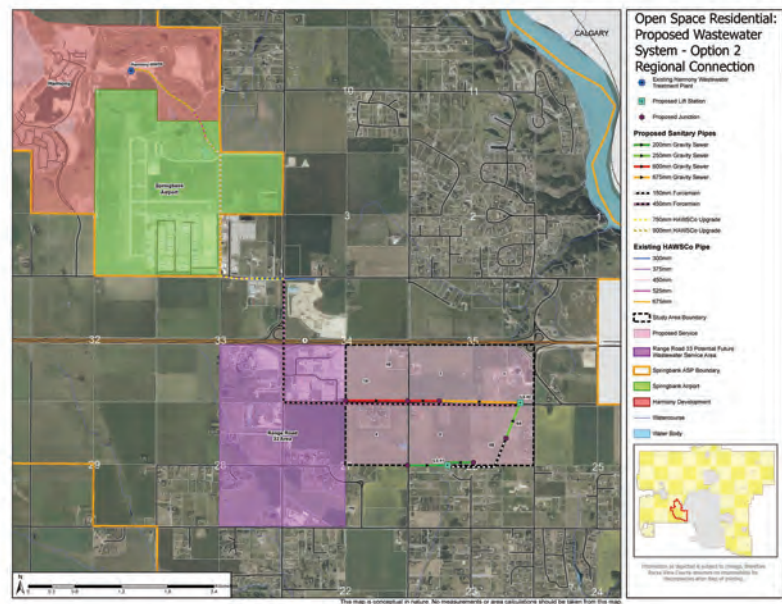


- Potential water servicing scenario for OSR area along TWP Rd 245 showing connection to Calalta Waterworks.

Open Space Residential Sanitary Servicing



- Sanitary servicing scenario for OSR area along TWP Rd 245 showing standalone wastewater treatment plant with on-site disposal.



- Sanitary servicing scenario for OSR area along TWP Rd 245 showing connection the Harmony Wastewater Treatment Plant.

Workshop Slides



Area Structure Plan

SPRINGBANK

Open House Workshop Sessions

Springbank Heritage Club
June 28, 2023



ROCKY VIEW COUNTY

Welcome!

Tonight's Objectives

1. To provide an update on the status of the draft ASP
2. To obtain your feedback on the draft ASP
3. To answer your questions
4. To provide an overview of next steps

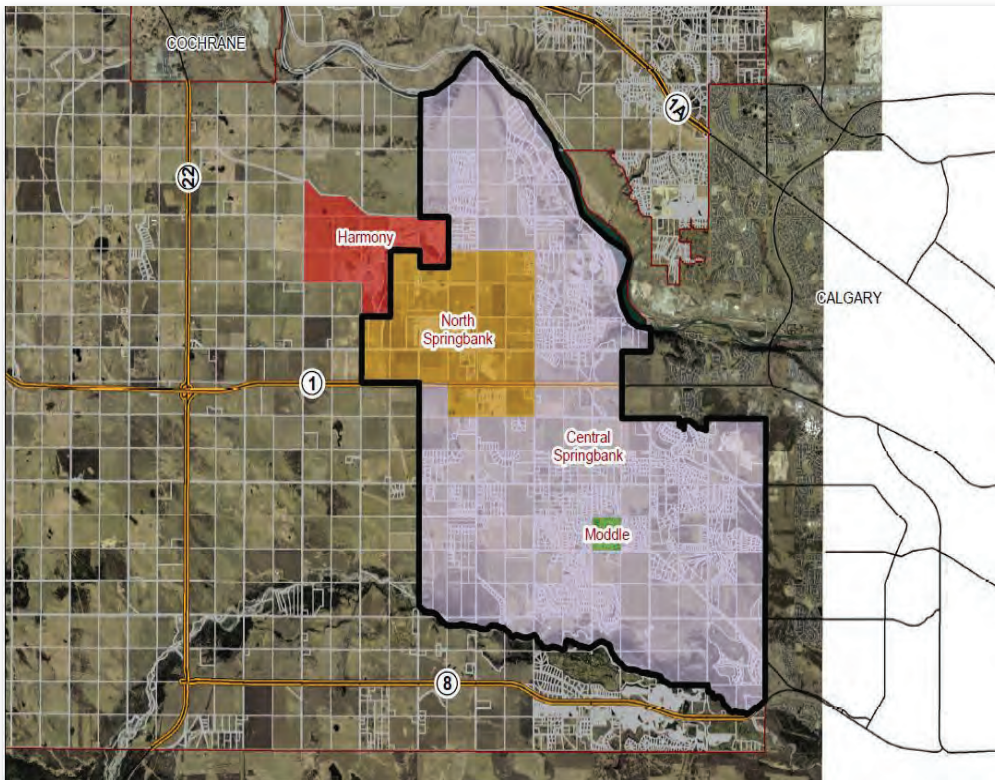
Agenda

- Introductions & Project Update
- Workshop Session
- Report Back
- Next Steps
- Questions



ROCKY VIEW COUNTY

Background



Existing ASPs

- Moddle ASP (1998)
- North Springbank ASP (1999)
- Central Springbank ASP (2001)



ROCKY VIEW COUNTY

Project Recap



ROCKY VIEW COUNTY

Project Recap

- Second reading to proposed North and South ASPs on March 1, 2021
- Both ASPs refused by the Calgary Metropolitan Region Board on July 23, 2021
- Council direction to revisit the draft plans and to undertake further community engagement
 - revised Terms Of Reference
- Community Engagement completed in Spring of 2022
- Project is currently in Phase 5



ROCKY VIEW COUNTY

- Events hosted from March to May 2022
- Virtual Coffee chats: 54 attendees
- Workshop-Style Open House April 28th: 47 attendees
- Community Survey from March 21st to May 13th
- Letters and other written feedback received
- Engagement Summary published on the website

Community Engagement

Spring of 2022



ROCKY VIEW COUNTY

Engagement Findings

Land Use



General support for preserving agricultural and environmental land and protecting the rural character of Springbank.



Support for the continued development of public services along Range Road 33, subject to public services being carefully defined.



Support for limiting business uses to existing planned areas such as the Springbank Airport and the Highway 1/Range Road 33 intersection; contrasting views on further development along the Highway.



Suggestion for expanding the western ASP boundary adjacent to Highway 1 to allow further business development opportunities.



Many comments to necessitate that the plan address environmental preservation and wildlife corridors.



Particular opposition to cluster residential and villa condo housing forms adjoining existing country residential areas; concerns on proposed minimum parcel size less than two acres.



Concern regarding existing servicing solutions, especially wastewater and transportation infrastructure, and agreement that new development forms need to be supported by a regional servicing strategy and improved transport infrastructure.



Support for new pathway connections both within the community and connecting to a wider regional network. Concern over current cyclist and pedestrian safety. General support for access to the Bow and Elbow Rivers. Servicing strategy and improved transport infrastructure.



Support for providing open space within new developments, but concern with how to ensure that this space is public and that it does not see infill development in future.

ASP Direction



Over half of respondents supported one ASP covering the entire Springbank community.



A number of suggestions were made to provide clearer definition and policy in parts of the ASP document to provide assurance to landowners and to ensure the document is easily understood.

Engagement



Generally satisfied with how participants were engaged and appreciated the various formats of engagement.



ROCKY VIEW COUNTY

Summary of Amendments

- Combined plans into one ASP
- Plan area reduced significantly (approximately 3,800 acres)
- Population projection reduced in half from current Central Springbank and North Springbank ASP of 37,400 to the proposed ASP of 17,000 people.
- A revised Land Use Strategy
 - Significant reduction of high intensity development forms including Cluster Residential, Business, and Urban Interface areas
- Introduction of County-led Conceptual Scheme (Local Plans) focusing on protection of existing residents, high quality design and preservation of rural character for:
 - Community Core
 - Springbank Airport Employment Area
 - Open Space Residential areas – two areas



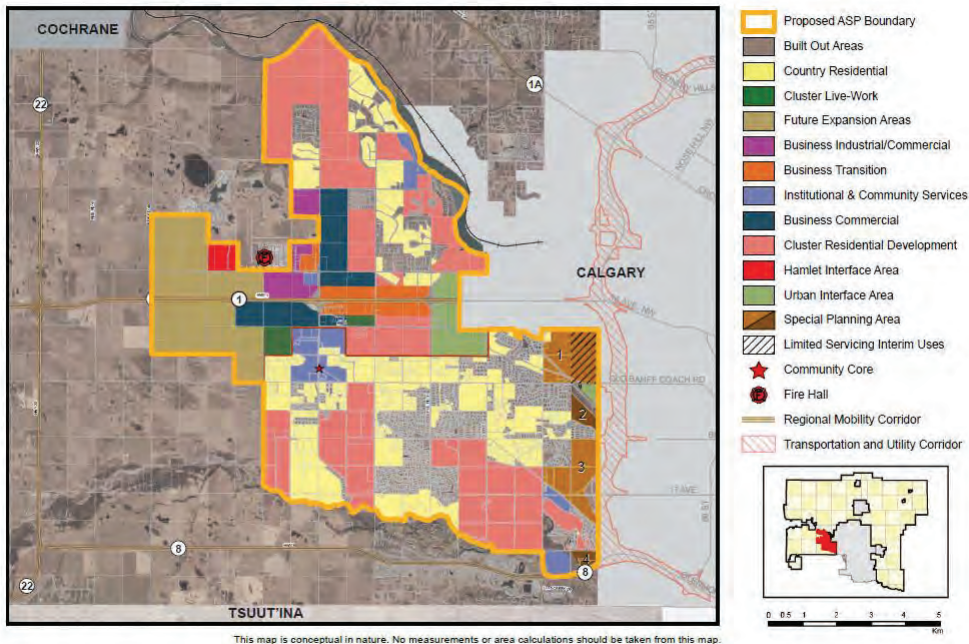
ROCKY VIEW COUNTY

Previously Approved by Council Draft ASP

Current Land Use Strategy Map

**Consolidated map of proposed Springbank ASP Land Use Strategy (north and south) for discussion purposes.*

This was submitted to CMRB previously

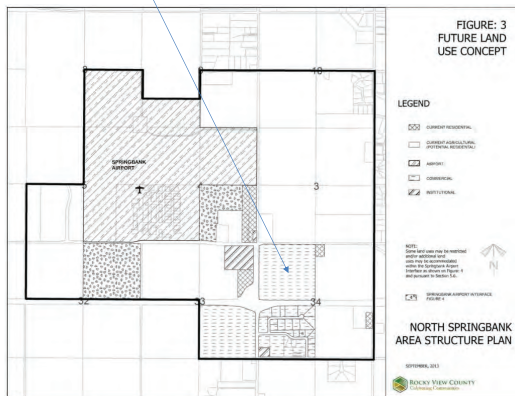


ROCKY VIEW COUNTY

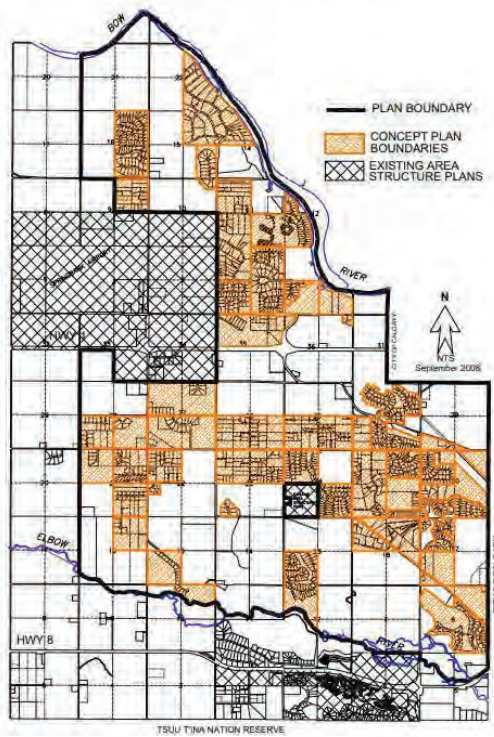
Currently approved Land Uses

Min. allowable parcel size of 2 acres

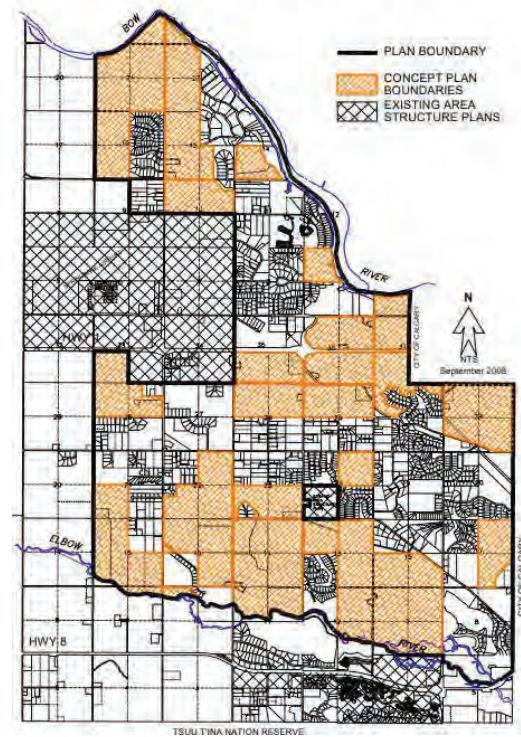
Commercial allowed near Springbank Airport



Map 11 - Infill Residential



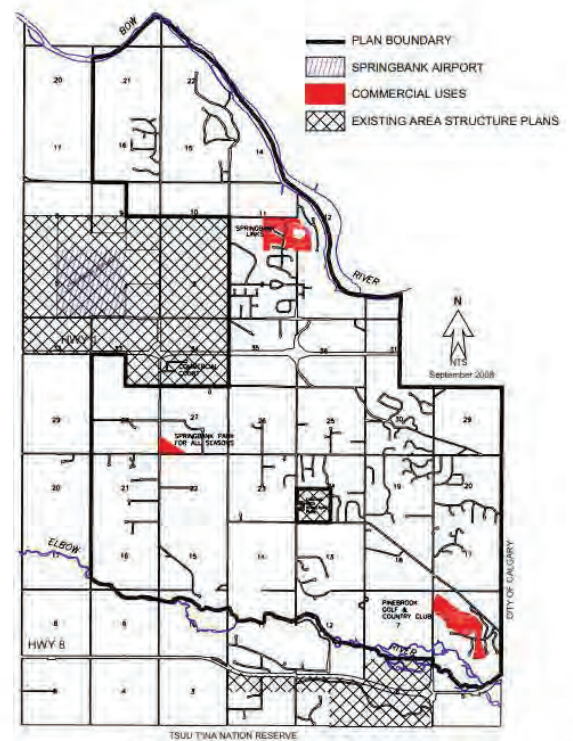
Map 12 - New Residential Areas



ROCKY VIEW COUNTY

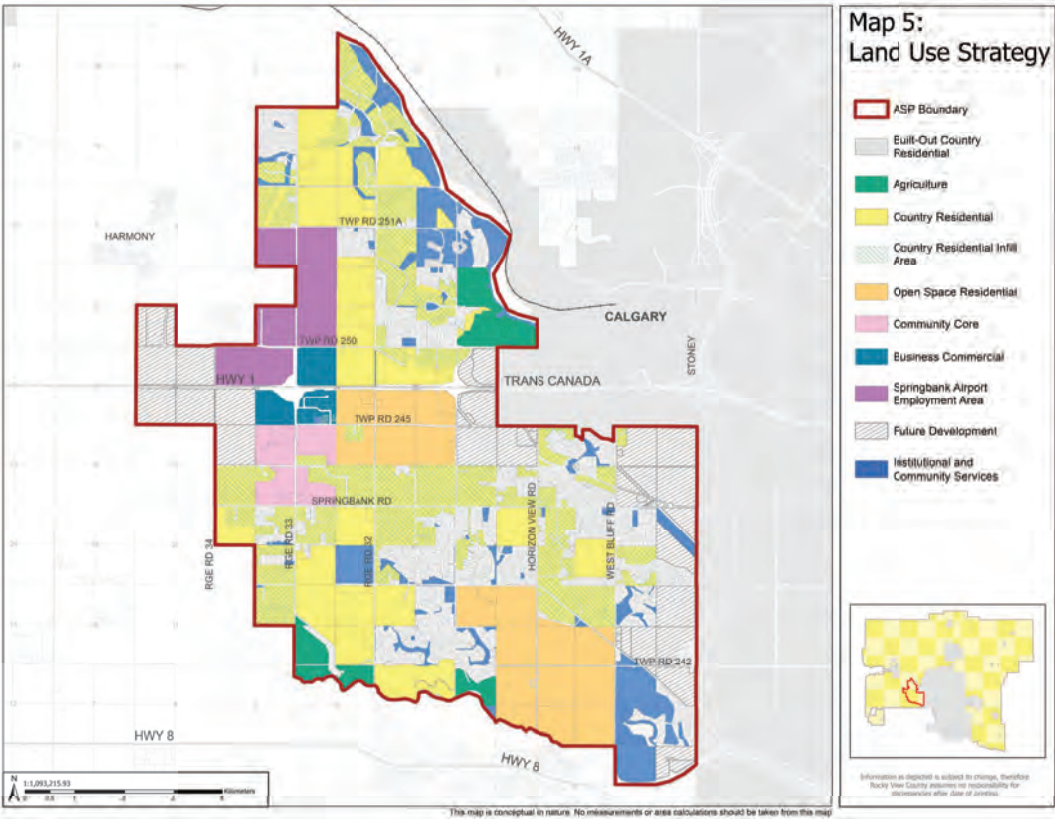
Currently approved Land Uses

Map 13 - Business Development



ROCKY VIEW COUNTY

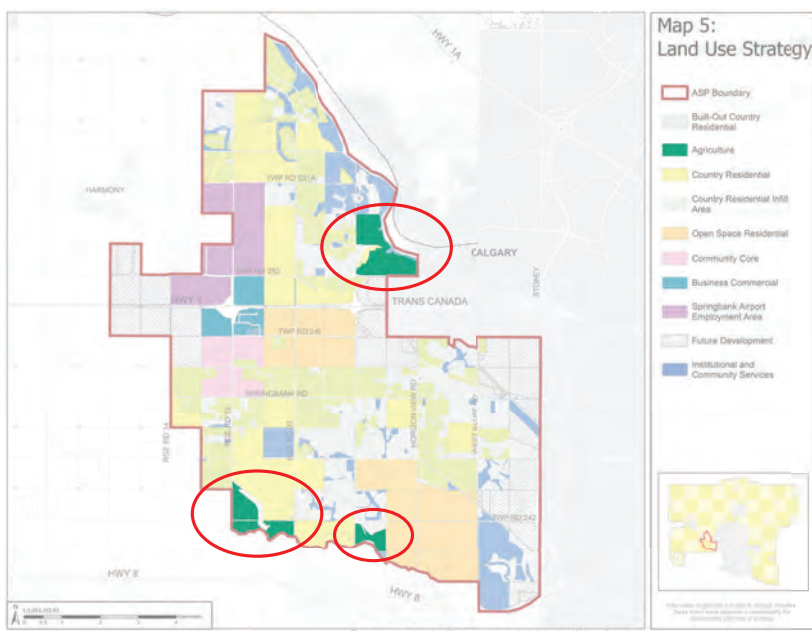
Proposed Land Use



ROCKY VIEW COUNTY



Agriculture Land Use



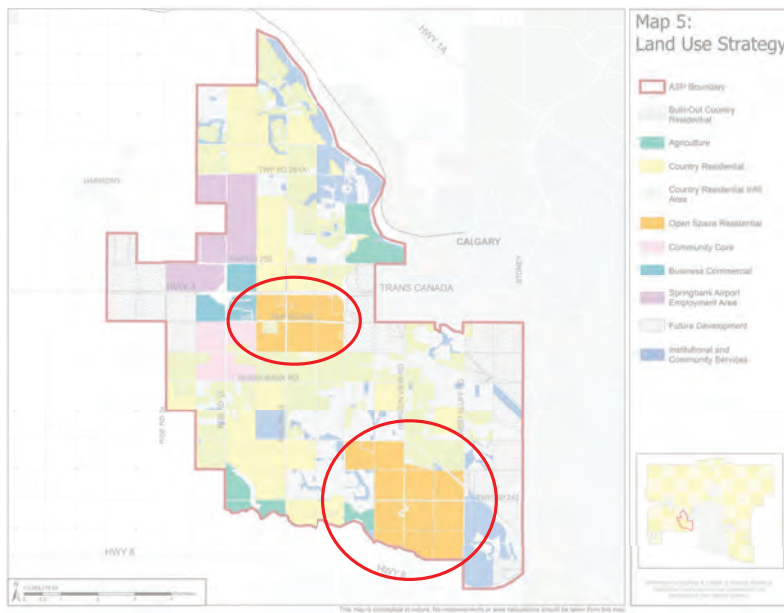
- Continued use of land for agriculture, until developed for appropriate & desirable uses
- Environmentally sensitive areas due to topography and location
- Limited development potential
- Continued agricultural uses on the land



ROCKY VIEW COUNTY



Open Space Residential Areas



- Majority of previously identified cluster residential lands converted back to country residential
- Minimum 50% permanent retention of publicly accessible open land
- 1.5 UPA net density, minimum 0.5 acre lots
- Conservation of natural features
- Retention of rural character & scenic vistas
- Reduced infrastructure costs
- Opportunity for regional servicing
- Support for contemporary agriculture uses



ROCKY VIEW COUNTY

Open Space Residential Areas

TWP Rd 245



- Conservation of natural features
- Retention of rural character & scenic vistas
- Reduced infrastructure costs
- Opportunity for regional servicing



ROCKY VIEW COUNTY

Open Space Residential Areas



Concept for a Business Live-Work Area



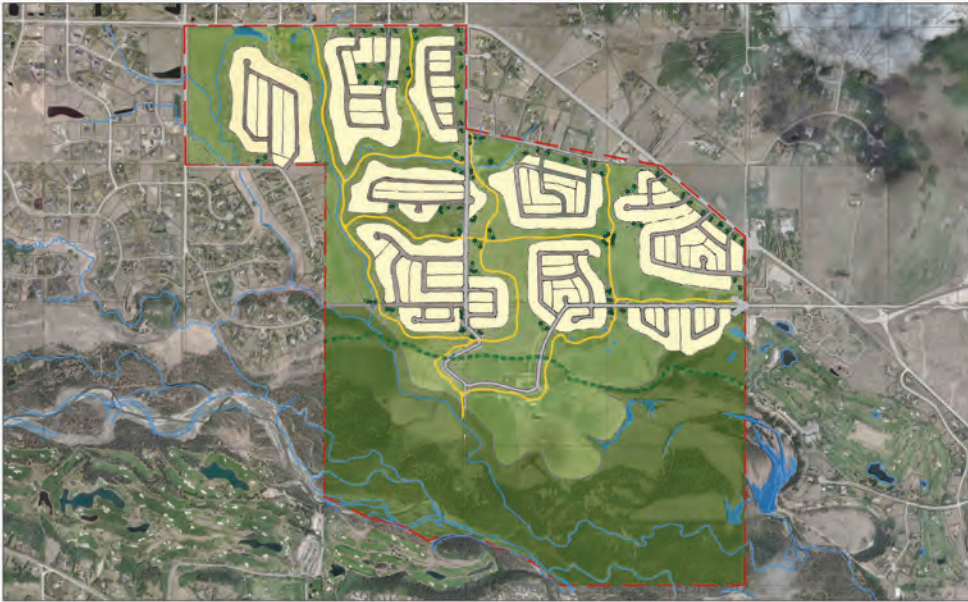
orientation of home-based business units around a central courtyard/hub which is pedestrian oriented, with the business fronting onto the public space



ROCKY VIEW COUNTY

Open Space Residential Areas

TWP Rd 242



- Conservation of natural features
- Retention of rural character & scenic vistas
- Reduced infrastructure costs
- Opportunity for regional servicing



ROCKY VIEW COUNTY

Open Space Residential Areas

Contemporary Agricultural uses
Such as bee keeping, equestrian, barn



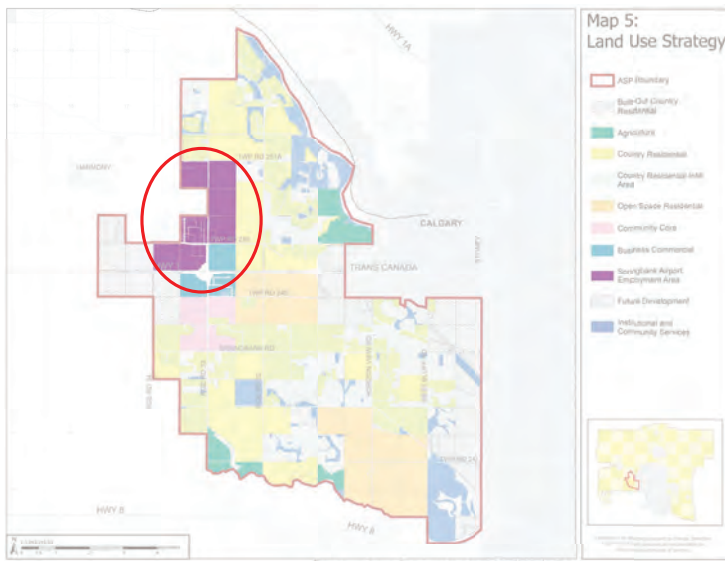
Preserving wetlands & environmental features

Enhance Social Interaction
Pathways through publicly accessible open spaces

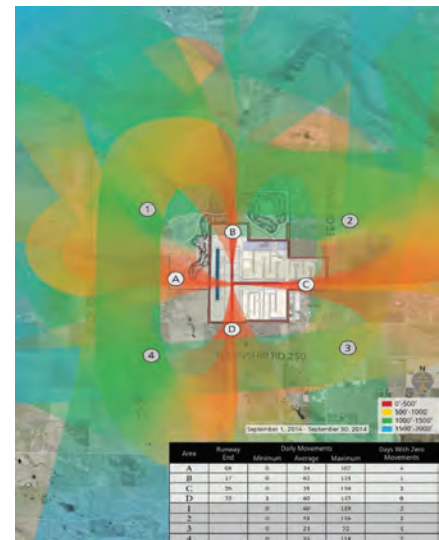
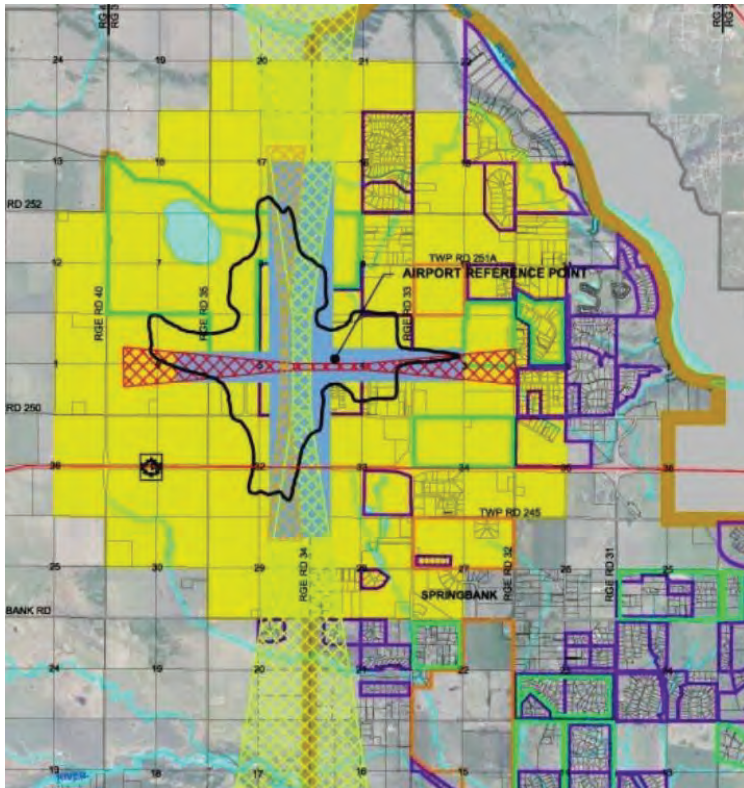


ROCKY VIEW COUNTY

Springbank Airport Employment Area



- Identified as employment area in Regional Growth Plan
- Supported by Commercial demand study
- Supported by residents from previous engagement
- County-led Conceptual Scheme (Local Plan)



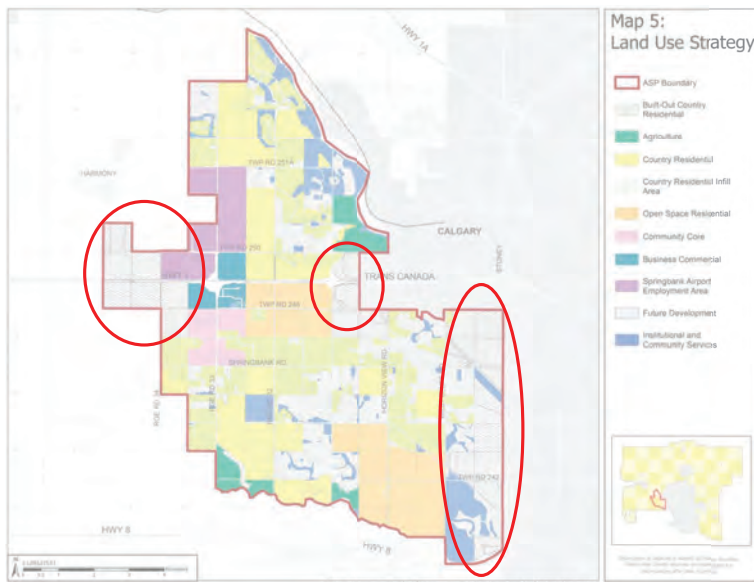
Colours indicate height of aircrafts within Springbank Airport

- FULL BUILD OUT NEF-25 NOISE CONTOUR
- AIRPORT TRANSITIONAL SURFACE
- AIRPORT APPROACH SURFACE 16/34
- AIRPORT APPROACH SURFACE 07-25
- AIRPORT APPROACH SURFACE 16R-34L
- AIRPORT OUTER SURFACE LIMITS



ROCKY VIEW COUNTY

Future Development Area



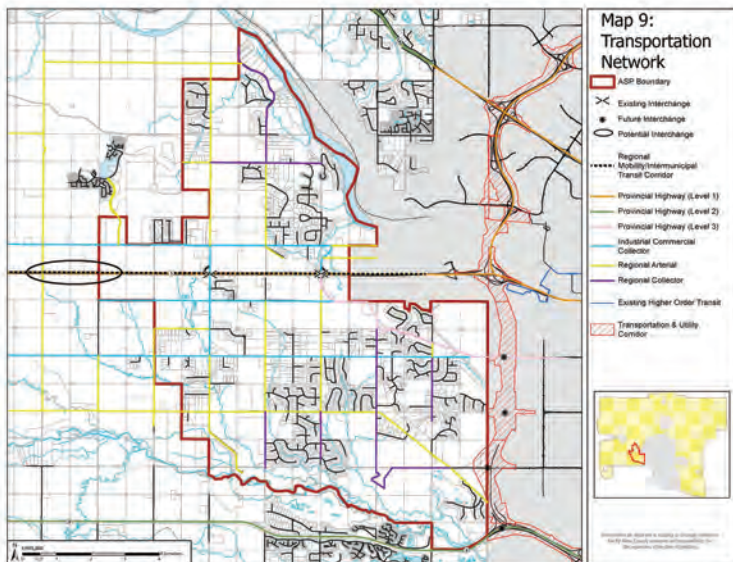
- Identified as employment area in Regional Growth Plan
- County-led Conceptual Scheme (Local Plan)



ROCKY VIEW COUNTY

- Development of cost effective and sustainable servicing options
- Higher intensity development to be supported by decentralized or regional water and wastewater servicing
- Phased approach to servicing according to proposed development areas
- Options for residential development presented in the ASP promote regional servicing options.
- Open space residential housing makes regional servicing viable.
- Servicing efficiencies are achieved through reduced footprints and reduced infrastructure runs.
- Increased opportunities for on-site storage and treatment of stormwater and wastewater treatment systems to improve the viability of development

Transportation

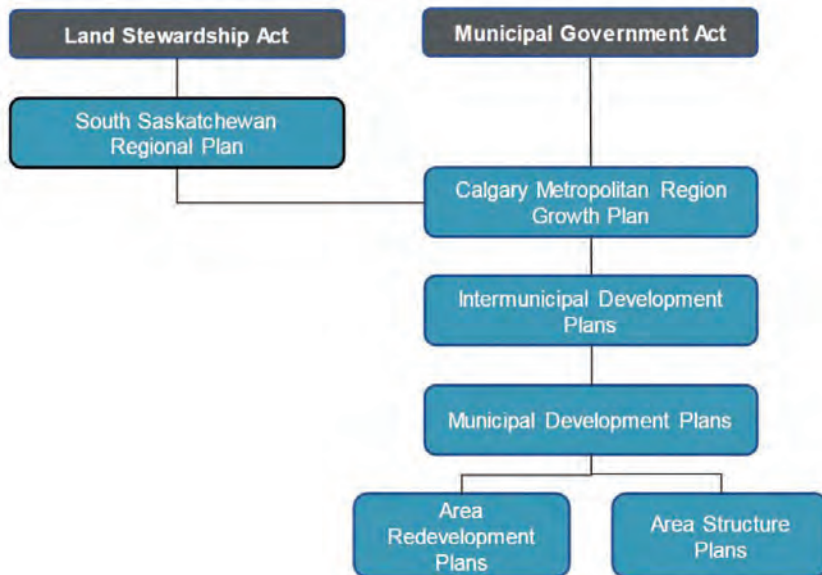


- Partnering with ATEC to develop safe & efficient access to regional infrastructure
- Network analysis identifies trigger points for infrastructure improvements
- Regional Growth Plan requires protection and optimization of Hwy 1 and Stoney Trail infrastructure
- Develop local and regional connectivity for residents, pedestrians, motorists & cyclists
- Development of active modes
- Local Plan submission will further define each road classification.



ROCKY VIEW COUNTY

Calgary Metropolitan Region Board (CMRB)



- Springbank is not identified as a growth area in the Regional Growth Plan. This limits development potential
- The ASP attempts to comply with the Growth Plan as far as possible
- The ASP should be referred to the CMRB for approval before final approval by County Council



ROCKY VIEW COUNTY

Engagement Opportunities

Focused Coffee Chats

June 27 & 28

Online Survey

Open to July 14

Written Submissions

Accepting until July 14

Tonight's Sessions

2 sessions

Engagement Summary Report

Regional Planning Policy
(Growth Plan)

Intermunicipal Feedback

Further ASP Refinements



ROCKY VIEW COUNTY

Next Steps

1

•Gathering feedback till end of July

2

•Prepare Engagement Summary - What we heard report

3

•Final Revisions to draft ASP

4

•Public Hearing, 1st and 2nd reading of draft ASP

5

•Referral to Calgary Metropolitan Region Board

6

•County Council 3rd reading and adoption of ASP



ROCKY VIEW COUNTY

Questions



ROCKY VIEW COUNTY

Workshop Agendas

Workshop #1: 5:15 PM – 6:15 PM

Workshop #2: 6:30 PM - 7:30 PM

Workshop #3: 7:45 PM - 8:45 PM

- Introduction
- General Questions
- Workshop Table Discussions
- Report Back
- Closing



ROCKY VIEW COUNTY

Discussion Questions

We asked these questions in the coffee chat sessions and online survey:

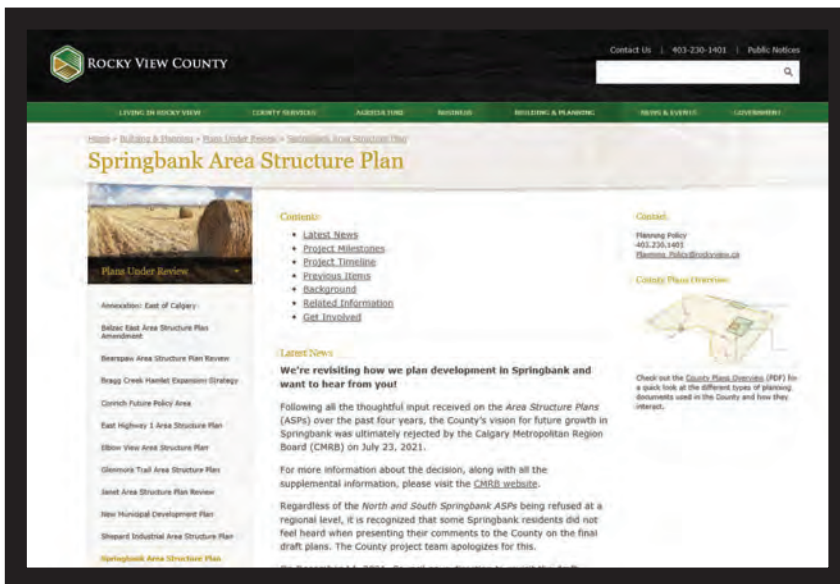
1. Would you prefer one ASP to guide land use and development in the community or two?
2. What are your top priorities for the Springbank community?
3. Share your feedback on the following key areas:
 - A community core south of Highway 1 along Range Road 33 (area F)
 - Focusing business areas along the highway and surrounding the airport (areas C and D)
 - Future development lands south of Harmony (western edge of plan)
 - Areas for future consideration and planning (area E)
 - Location of interim uses (if any)

What else would you like to share with us?



ROCKY VIEW COUNTY

Feedback



www.rockyview.ca/springbank-area-structure-plan

Springbank ASP Webpage

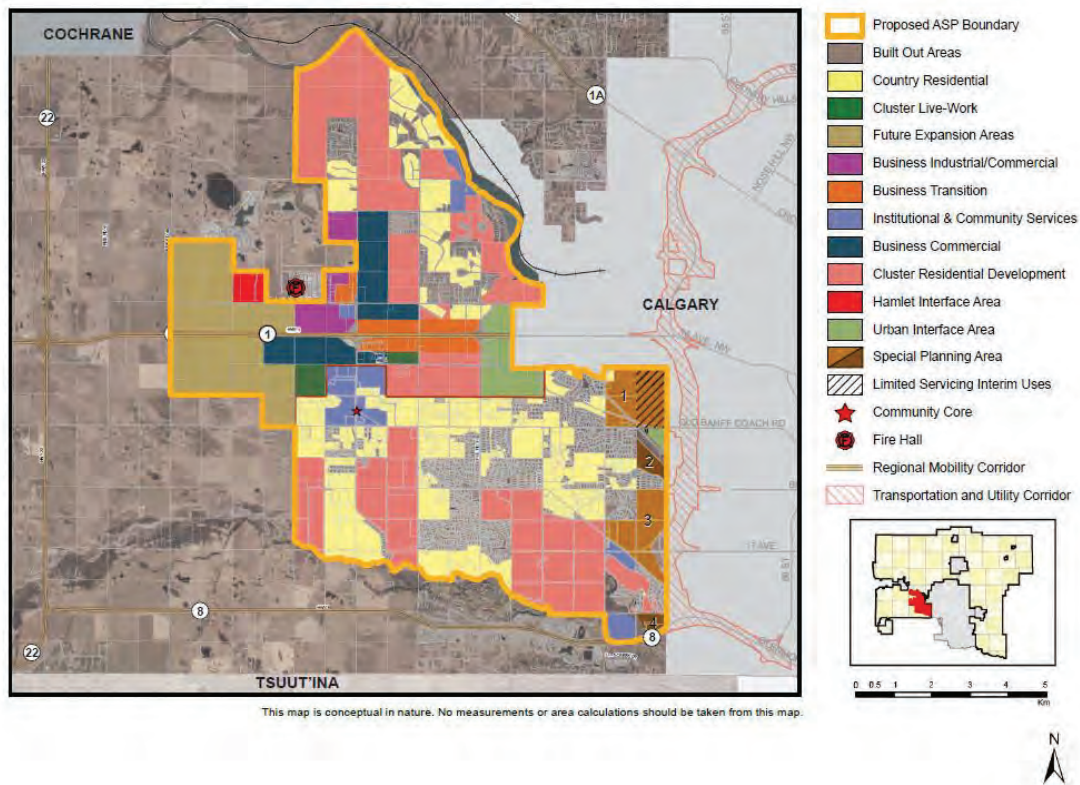
- Get project updates
- Review current draft ASPs
- Review technical reports
- Sign up for project emails
- **Provide feedback.**

Planning Policy
planning_policy@rockyview.ca
403-230-1401

Please provide feedback by Friday, May 13th, 2022

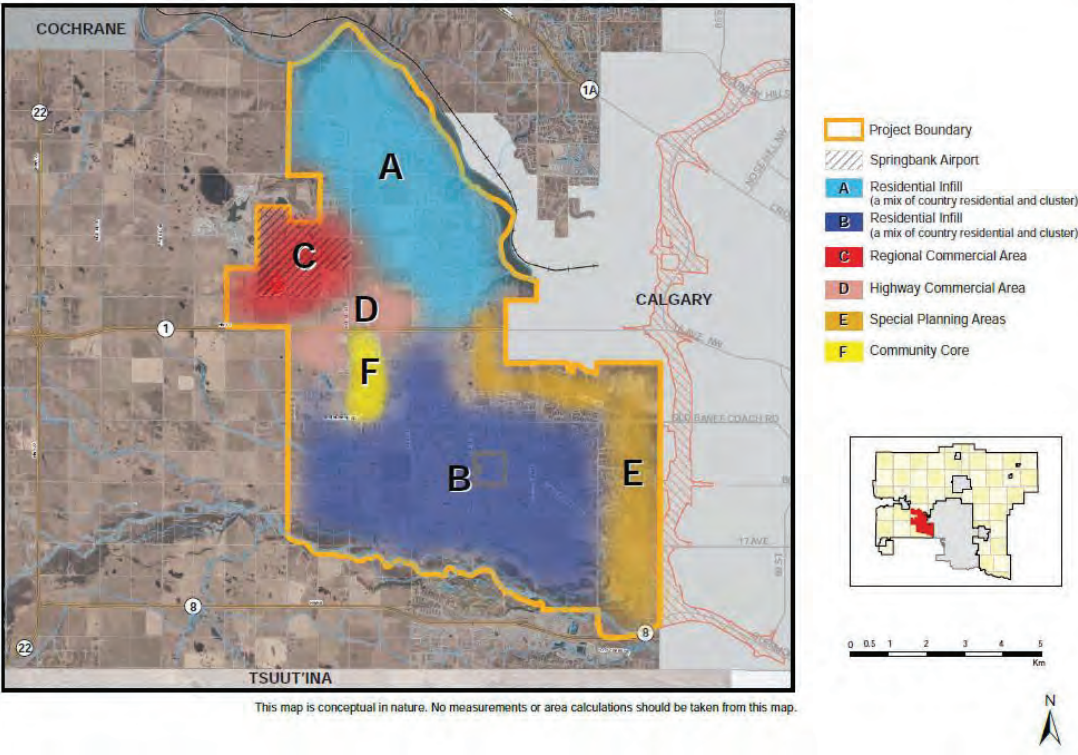
Current Land Use Strategy Map

*Consolidated map of proposed Springbank ASP Land Use Strategy (north and south) for discussion purposes.

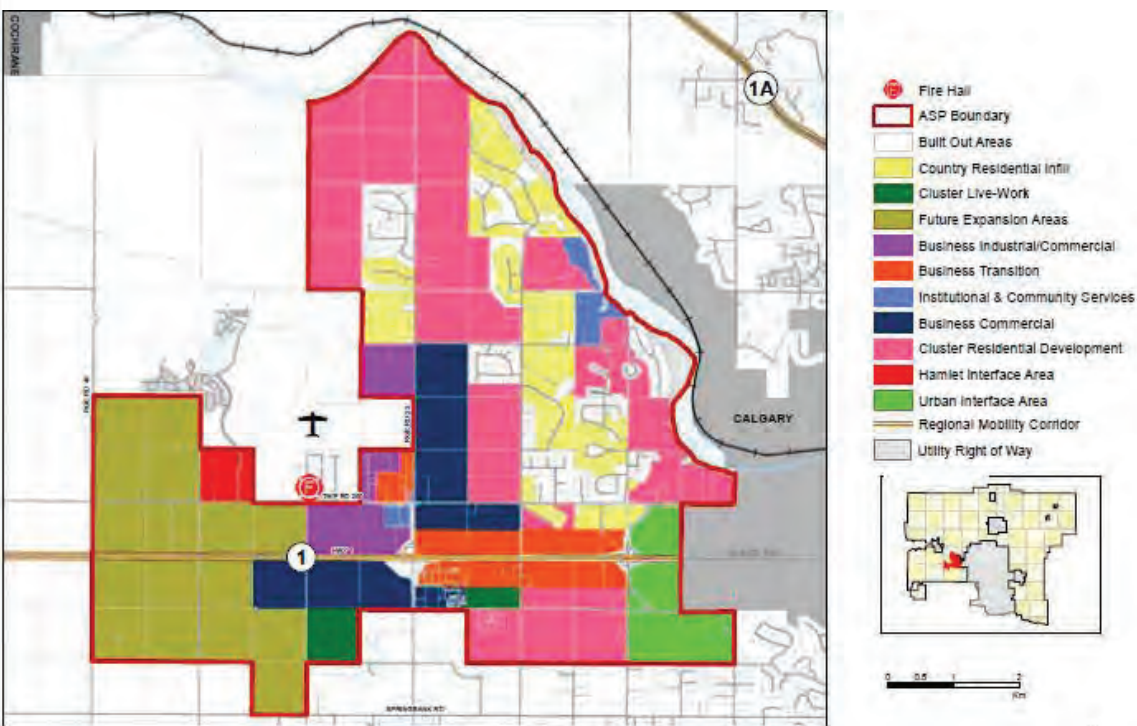


ROCKY VIEW COUNTY

Springbank ASP Land Use Strategy Map

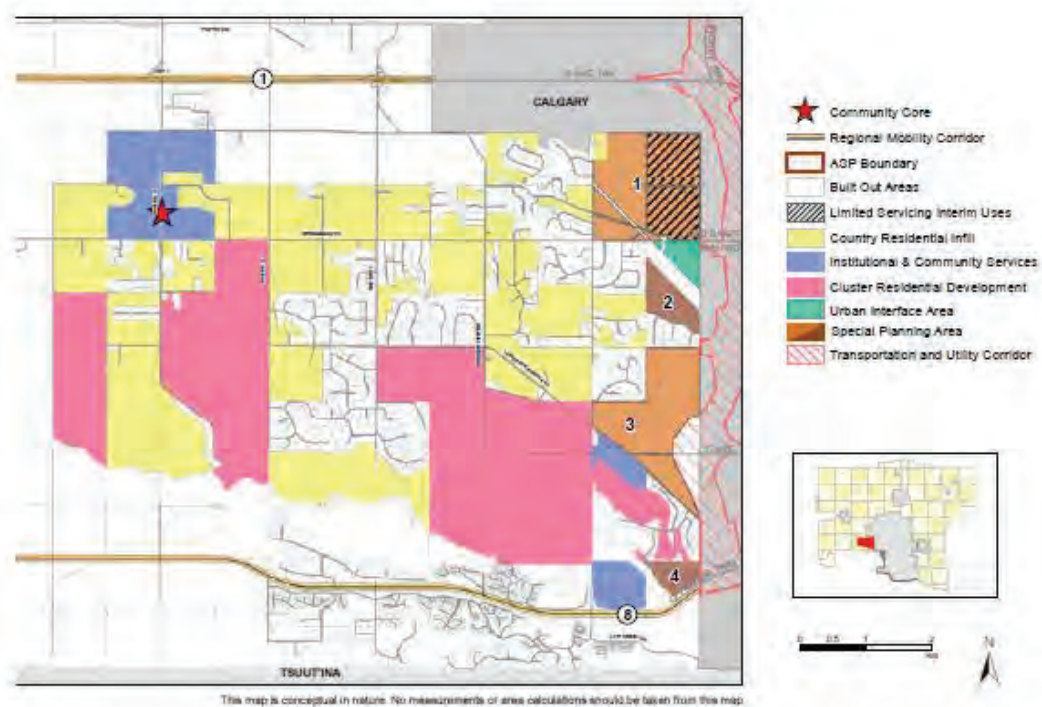


North Springbank ASP – Draft



ROCKY VIEW COUNTY

South Springbank ASP – Draft

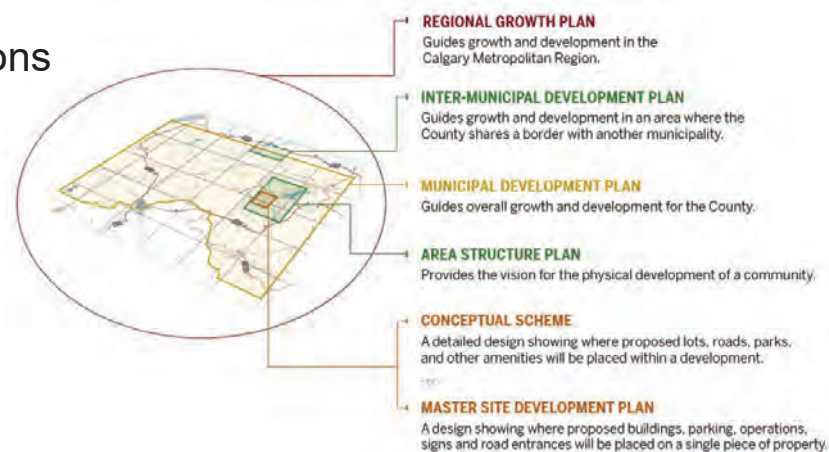


ROCKY VIEW COUNTY

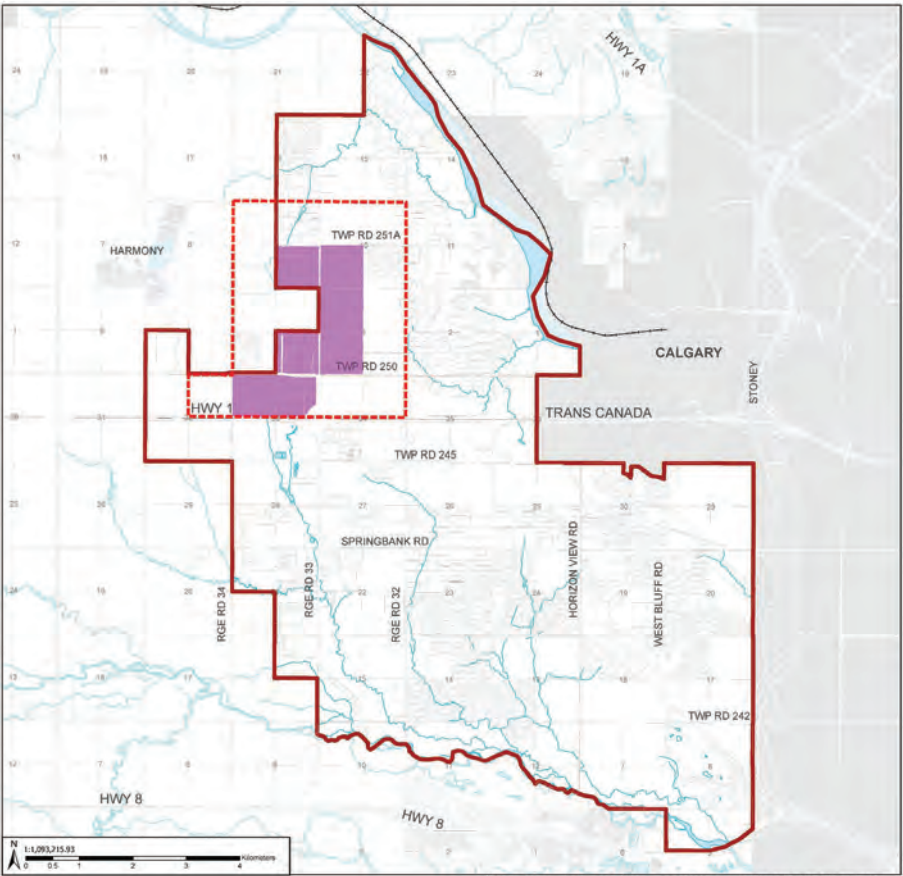
Project Recap

Why are we reviewing the ASPs?

- To ensure the ASPs reflect the current community vision
- Springbank has grown and conditions have changed
- To align with related plans, policies and studies

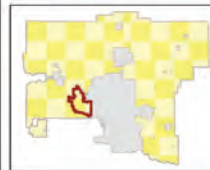


ROCKY VIEW COUNTY



Focus Group 1

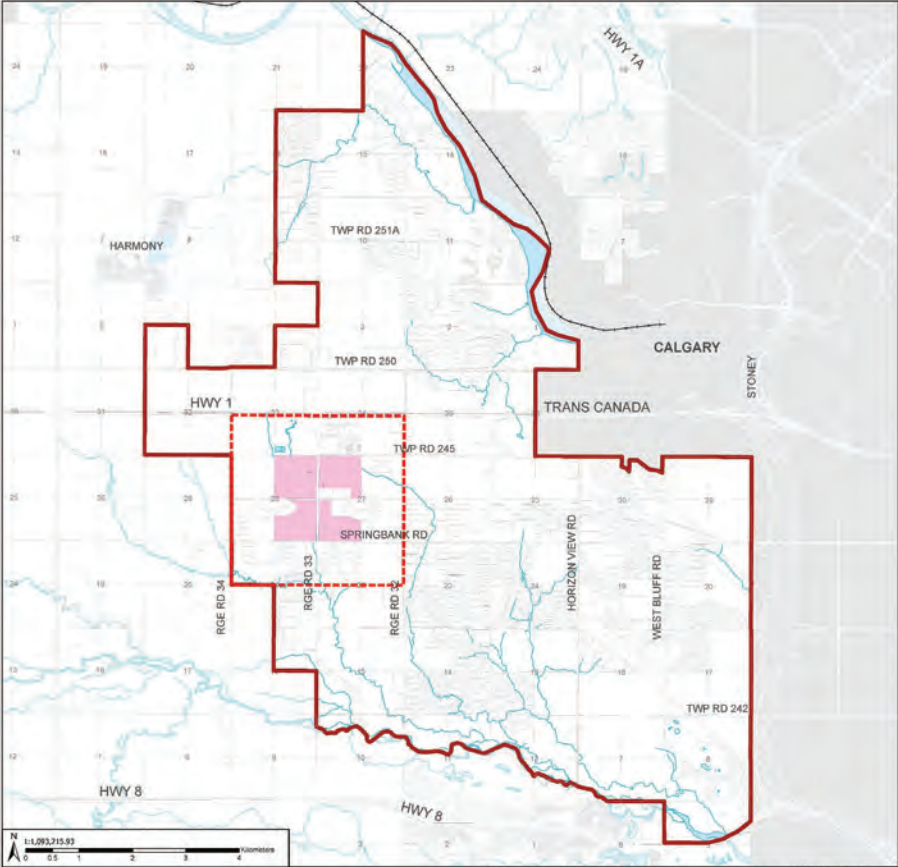
- ASP Boundary
- Circulation Area
- Springbank Airport Employment Area



Disturbances as depicted is subject to change; therefore Rocky View County assumes no responsibility for discrepancies after date of printing.

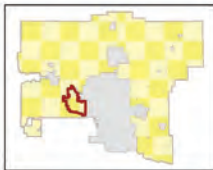


ROCKY VIEW COUNTY



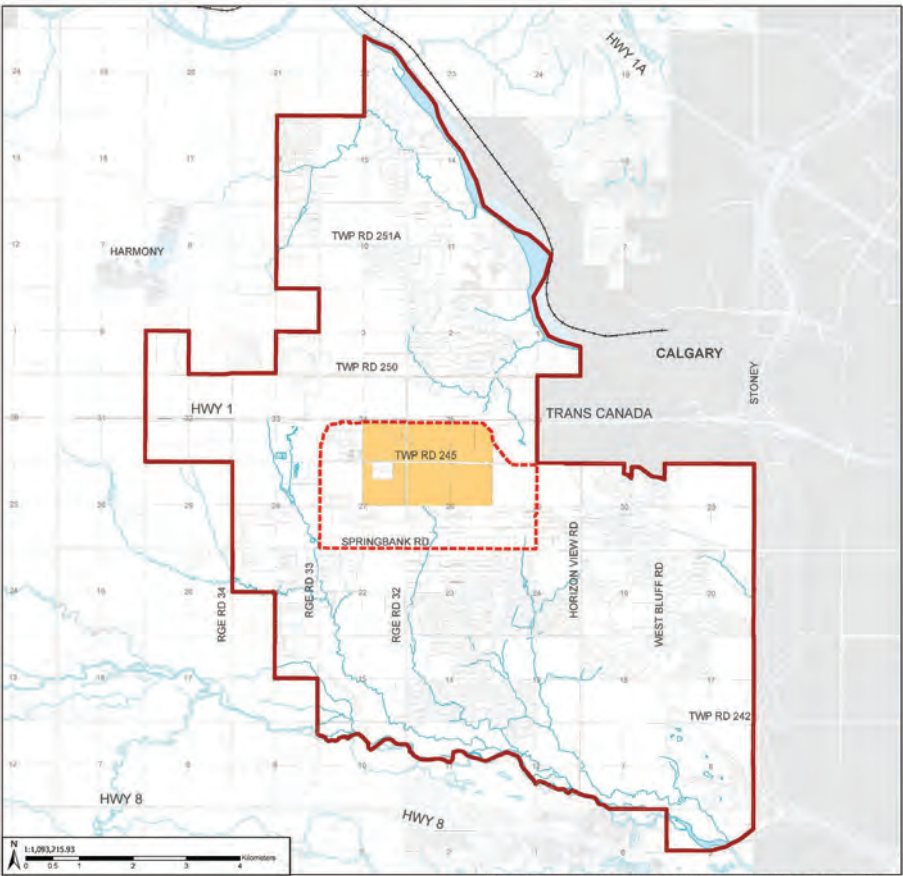
Focus Group 2

- ASP Boundary
- Circulation
- Community Core



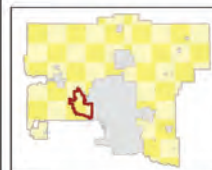
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.





Focus Group 3

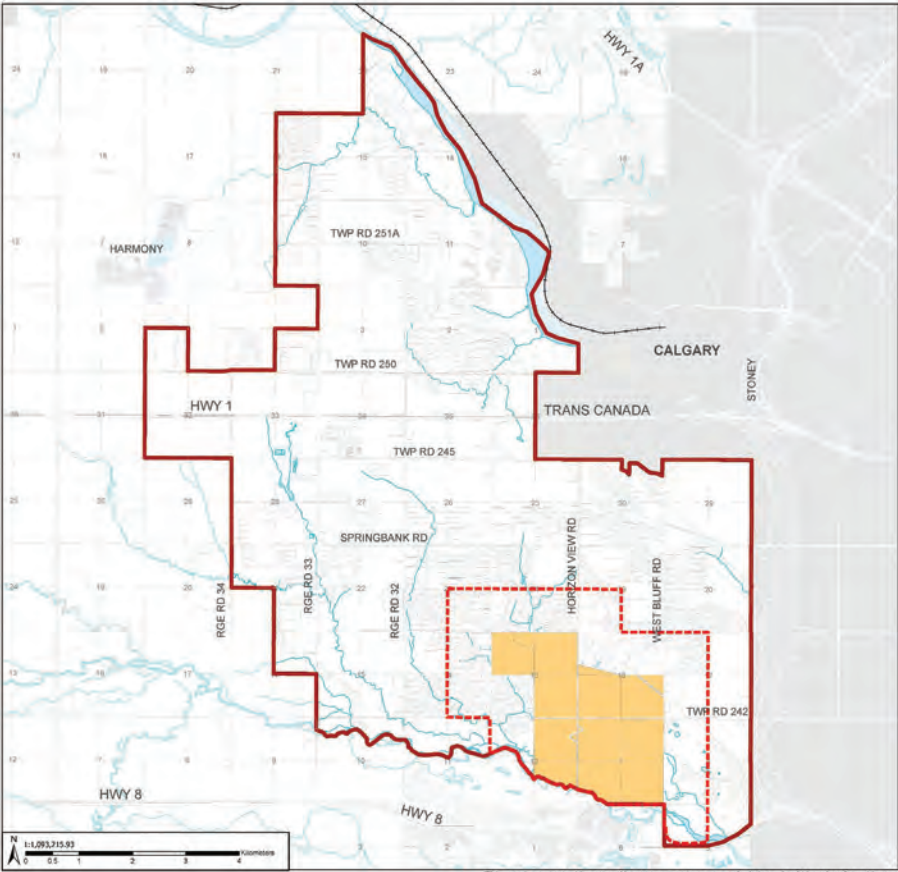
- ASP Boundary
- Open Space Residential
- Circulation Area



Distribution as depicted is subject to change; therefore, Rocky View County assumes no responsibility for discrepancies after date of printing.

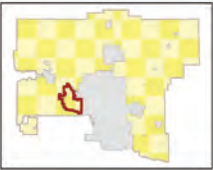


ROCKY VIEW COUNTY



Focus Group 4

- ASP Boundary
- Open Space Residential
- Circulation



Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.

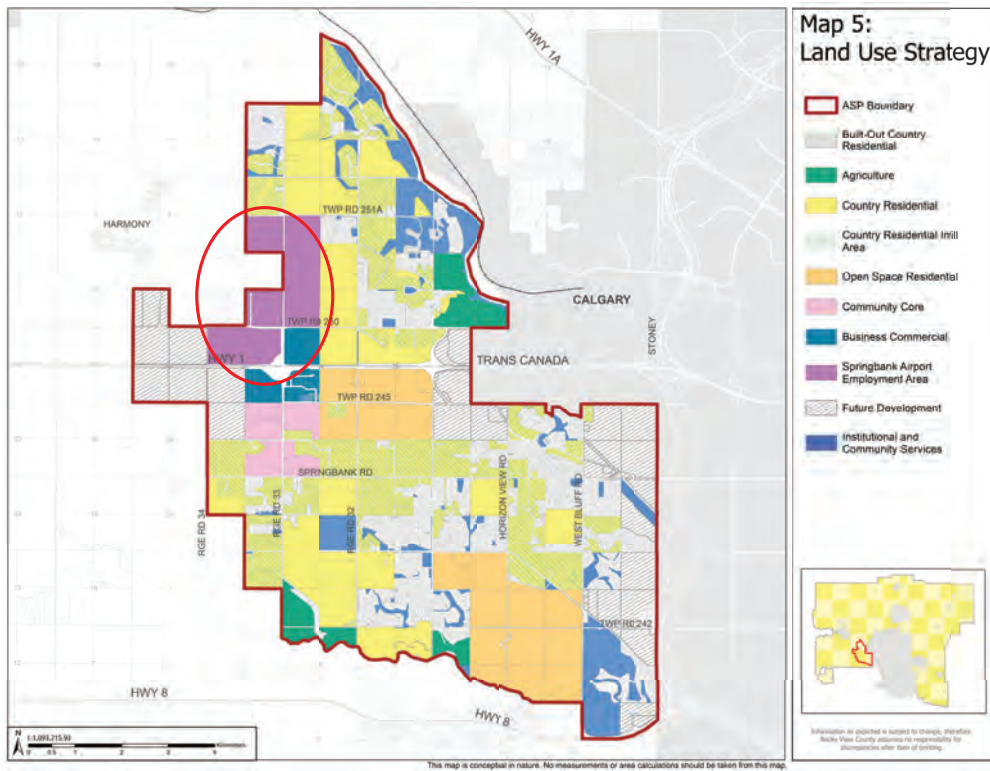
This map is conceptual in nature. No measurements or area calculations should be taken from this map.



ROCKY VIEW COUNTY

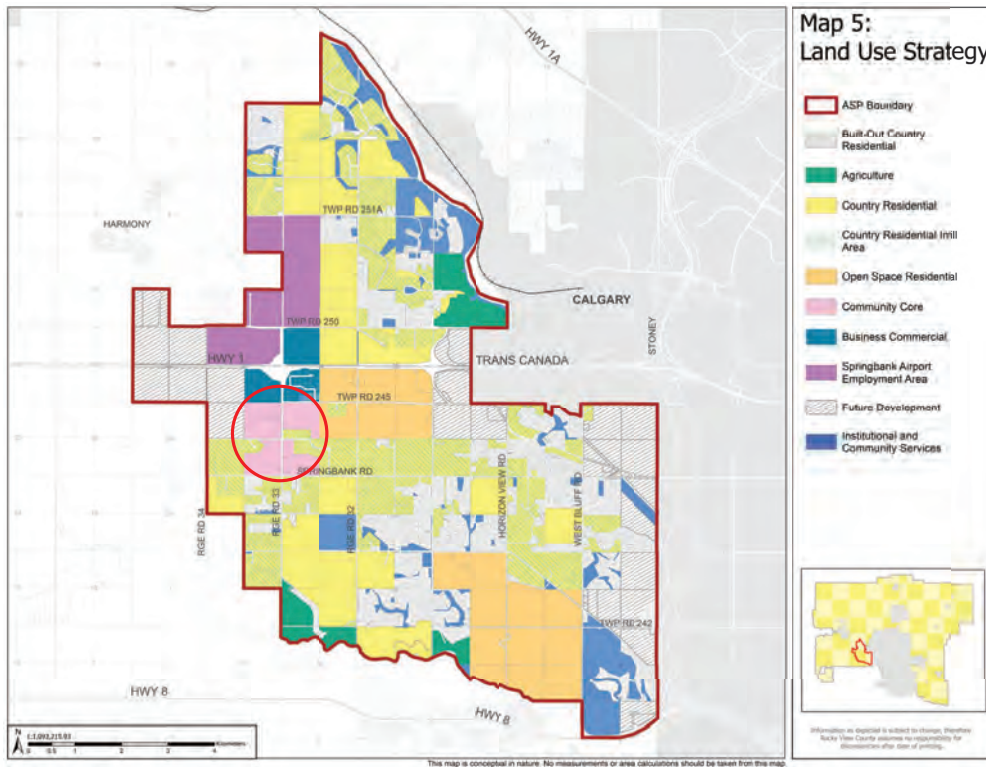
Focus Group Slides

Springbank Airport Employment Area



- Why is this area identified as an Employment Area?
 - There are existing business uses
 - This area is already identified as Employment Area in Region Growth Plan
 - 2022 engagement results showed support for business uses in this area
 - The Airport creates demand for nearby specialized or complementary business uses
 - Business uses would support investment in Highway 1 infrastructure
- Business will be primarily carried-out within enclosed buildings and no Heavy Industrial uses are supported.
- Business-Residential Transition and Scenic and Community Corridor policies are addressed in the ASP.
- The Springbank Airport Employment Area will be planned through a County-led Conceptual Scheme (Local Plan).
- Ongoing Economic Assessment will determine ultimate size and phasing of area.

Community Core



- The intent of the identified Community Core area is to allow existing community uses to expand alongside complementary development to further establish a focus for the Springbank community.
- In receiving community feedback, Range Road 33 was considered by many to be the centre of community activity.
- Institutional and community services will be the predominant development form, but with consideration given to local commercial and residential uses.
- The Community Core will be connected to the rest of the community through active transportation routes.
- Strong design criteria within the Community Core will ensure public spaces and private development celebrate the character and heritage of the Springbank community.
- To ensure that Range Road 33 reflects the community's character and promotes interaction and connectivity, the scenic and community corridors (Section 13) and active transportation (Section 18) policies of this ASP will strongly support development considerations in this area.
- The Community Core will be planned through a County-led Conceptual Scheme (Local Plan).

Open Space Residential Area 2



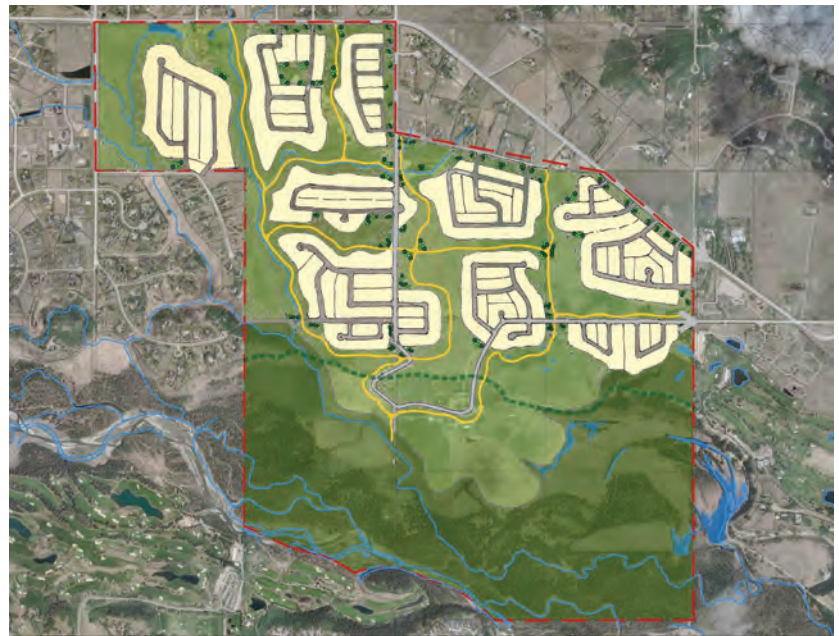
Enhance Social Interaction
Pathways through publicly
accessible open spaces



Contemporary Agricultural
uses, such as bee
keeping, stables, animal
husbandry



Preserving wetlands &
environmental features



TWP Rd 242 Location



Open Space Residential Area 1



TWP Rd 245 Location

Features of Open Space Residential Areas:

- Minimum 50% permanent retention of publicly accessible open land
- 1.5 UPA net density
- Minimum 0.5 acre lots
- Range of housing types and lot sizes
- Retention of rural character & scenic vistas

Open Space Residential Area 1



Enhance Social Interaction
Pathways through publicly
accessible open spaces



Contemporary Agricultural
uses, such as bee
keeping, stables, animal
husbandry



Preserving wetlands &
environmental features

Concept for a Business Live-Work Area



A concept showing the
orientation of home-based
business units around a central
courtyard/hub, which is
pedestrian oriented, with the
business fronting onto the public
space



Coffee Chat Discussion Questions

Meeting: Community Core

Welcome to our Springbank ASP coffee chat sessions. The format will include a brief overview of the project followed by group discussion on the questions and themes below. If time permits, we will offer Q&A time at the end of the session for anything further you might like to discuss.

1) Please introduce yourself and your interest in the project. (5 min)

2) Do you agree with the draft ASP supporting the Community Core on these lands? Why? (10 mins)

3) If the ASP does not move forward with supporting the Community Core, what alternative development would you suggest is appropriate on these lands? (10 mins)

4) If the ASP is to support the Community Core on these lands, what would your vision for the area be? (10 mins)

5) Do you have any other comments or questions about the Community Core? (10 mins)

6) Has the project team provided enough information on what the area structure plan is proposing for this area? Do you understand the process for how we will plan development on these lands? (5 mins)

Additional Comments/Questions

Coffee Chat Discussion Questions

Meeting: Open Space Residential 1 (TWP RD 245)

Welcome to our Springbank ASP coffee chat sessions. The format will include a brief overview of the project followed by group discussion on the questions and themes below. If time permits, we will offer Q&A time at the end of the session for anything further you might like to discuss.

- 1) Please introduce yourself and your interest in the project. (5 min)

- 2) Do you agree with the draft ASP supporting the Open Space Residential development on these lands? Why? (10 mins)

- 3) If the ASP does not move forward with supporting the Open Space Residential development, what alternative development would you suggest is appropriate on these lands? (10 mins)

- 4) Do you support the idea of home-based business areas within the Open Space Residential area? (10 mins)

- 5) Do you have any other comments or questions regarding the Open Space Residential development? (10 mins)

- 6) Has the project team provided enough information on what the area structure plan is proposing for this area? Do you understand the process for how we will plan development on these lands? (5 mins)

Additional Comments/Questions

Coffee Chat Discussion Questions

Meeting: Open Space Residential 2 (TWP RD 242)

Welcome to our Springbank ASP coffee chat sessions. The format will include a brief overview of the project followed by group discussion on the questions and themes below. If time permits, we will offer Q&A time at the end of the session for anything further you might like to discuss.

1) Please introduce yourself and your interest in the project. (5 min)

2) Do you agree with the draft ASP supporting the Open Space Residential development on these lands? Why? (10 mins)

3) If the ASP does not move forward with supporting the Open Space Residential development, what alternative development would you suggest is appropriate on these lands? (10 mins)

4) If the ASP is to support Open Space Residential development on these lands, what recreational uses would you like to see on the open-space lands? (10 mins)

5) Do you have any other comments or questions regarding the Open Space Residential development? (10 mins)

6) Has the project team provided enough information on what the area structure plan is proposing for this area? Do you understand the process for how we will plan development on these lands? (5 mins)

Additional Comments/Questions

Coffee Chat Discussion Questions

Meeting: Springbank Airport Employment Area

Welcome to our Springbank ASP coffee chat sessions. The format will include a brief overview of the project followed by group discussion on the questions and themes below. If time permits, we will offer Q&A time at the end of the session for anything further you might like to discuss.

1) Please introduce yourself and your interest in the project. (5 min)

2) Do you agree with the draft ASP supporting Employment uses on these lands? Why? (10 mins)

3) If the ASP does not move forward with supporting Employment uses, what alternative development would you suggest is appropriate on these lands? (10 mins)

4) If the ASP is to support the Springbank Airport Employment Area on these lands, what types of business uses should be provided? (10 mins)

5) Do you have any other comments or questions about the Springbank Airport Employment Area? (10 mins)

6) Has the project team provided enough information on what the area structure plan is proposing for this area? Do you understand the process for how we will plan development on these lands? (5 mins)

Additional Comments/Questions

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)

The purpose of this survey is to obtain your feedback on the revised draft Springbank ASP. Thank you if you have already provided comments to the project team directly, via email or at the Open House.

Before completing this survey, please view the background materials and ASP document provided on our webpage: rockyview.ca/SpringbankASP

The survey should take less than 15 minutes to complete.

If you have any questions on this survey, please contact our Planning Policy team at 403-478-8162 or email: Planning_Policy@rockyview.ca

ABOUT YOU

* 1. Please check all that apply to you. I am a...

- ☐ Springbank resident
- ☐ Springbank landowner
- ☐ Developer representative
- ☐ Rocky View County resident not within Springbank

Other (please specify)

* 2. If you have a property interest in Springbank, please identify the legal description(s) or municipal address(es) below?

*Please note, any personal information shared (including addresses) will not be shared publicly. Location information helps us understand the context of the feedback received and helps to avoid duplication of responses.

Legal Description

Municipal Address

Email Address

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)

About Draft Springbank ASP

* 3. On a scale of 0-10, how supportive are you of the revised draft Springbank ASP?

0 Not Supportive At All

5

10 Fully Supportive

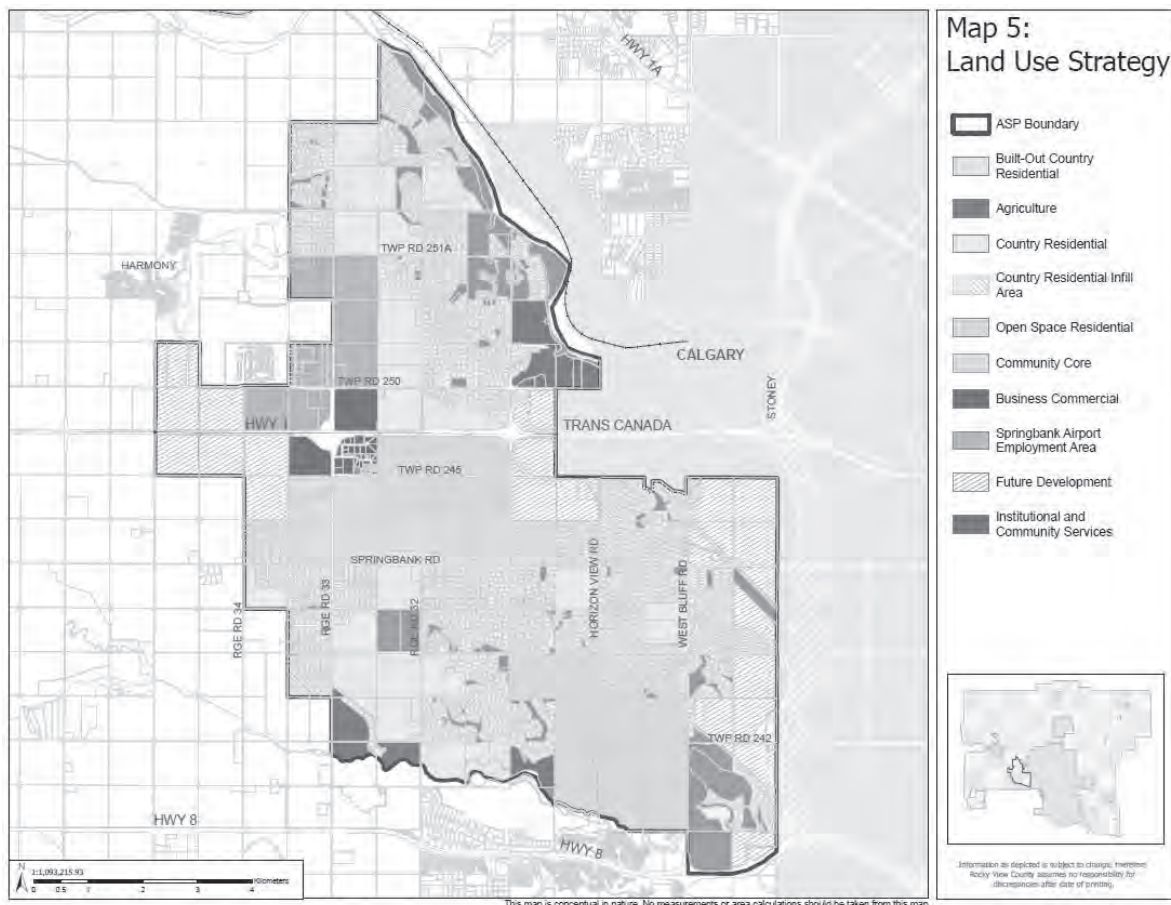


* 4. What improvements would you like to see made to the draft Springbank ASP?

* 5. What do you like about the revised draft Springbank ASP?

* 6. The image below shows the proposed boundary and land uses proposed within the revised draft Springbank ASP. Key changes from the previous ASP drafts are:

- The previous North and South Springbank ASPs have been combined into a single ASP.
- Some lands identified as Country Residential in the existing ASPs have been removed from the Plan area or are now only supported for agriculture due to environmental or flood risk considerations.
- The amount of higher intensity development forms including Cluster Residential, Business, and Urban Interface areas has been reduced.
- In locations where alternative forms of residential development (Open Space Residential) or business development are being explored, it is proposed that the County would lead the detailed planning of these areas through conceptual schemes.



How supportive are you of the new proposed boundary (shown in red) of the ASP?

0 Not Supportive At All

5

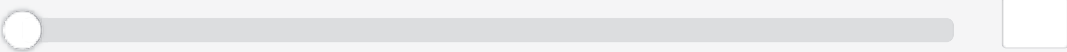
10 Fully Supportive



7. What would you change regarding the new proposed boundary?

8. How supportive are you of this overall land use map and the future land uses proposed within the ASP?

0 Not Supportive At All 5 10 Fully Supportive



9. What would you change in regards to this overall land use map and the future land uses proposed within the ASP?

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)

About Open Space Residential Development

* 10. The County is proposing two areas for Open Space Residential development that aim to offer pathway connections, preserve views, provide options for piped water and wastewater servicing, and protect wildlife corridors and environmental features.

From the information provided on our website and at the Open House (video, information sheets, discussions with the project team), do you have enough information about Open Space Residential development and understand its key benefits and impacts?

☐ Yes

☐ No

11. Based on the information you have and your understanding of Open Space Residential development, how supportive are you of this development form being proposed in Springbank?

0 Not Supportive At All

5

10 Fully Supportive



12. Can you suggest any changes that can be made to the Open Space Residential development as proposed that may reduce your concerns, or increase your support for this form of development?

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)

About Business & Employment Areas

13. An expansion of Business uses around the Springbank Airport and Highway 1/Range Road 33 interchange is proposed within the Springbank ASP with the detailed planning for the lands around the Airport to be undertaken by the County in consultation with residents and landowners.

How supportive are you of the location and scale of Business uses as proposed within the revised draft Springbank ASP?

0 Not Supportive At All

5

10 Fully Supportive



14. What would you change regarding the the location and scale of Business uses as proposed within the revised draft Springbank ASP?

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)

About Community Core

15. The revised ASP continues to support Range Road 33 (south of Calaway Park and Commercial Court) as the Community Core, providing for a range of institutional uses such as schools, community centres, and healthcare facilities. Detailed planning for the Community Core would be undertaken by the County through a future conceptual scheme and complementary local commercial uses or residential uses may be allowed.

Would you support the possibility of local commercial uses and/or residential uses in the community core to complement existing and future institutional uses?

☐ Yes

☐ No

16. How supportive are you of the Community Core as currently proposed within the revised draft Springbank ASP?

0 Not Supportive At All

5

10 Fully Supportive



17. What would you change in regards to the Community Core as currently proposed within the revised draft Springbank ASP?

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)

About Future Development Areas

18. The County has identified areas along the boundary of the city of Calgary and Stoney Trail and west of the Plan area that require further planning and consideration. Do you agree with this approach of keeping these areas as Future Development Areas as identified on the land use map?

☐ Yes

☐ No

Please briefly explain the reason behind your response.

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)

About Engagement Strategy

19. Are you satisfied with how we engaged with you at this stage?

	Yes	No	Did Not Attend/View
Website Content	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open House	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Focus Group Sessions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Online Survey(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open Space Residential Video	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Information Sheets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

20. Are you satisfied with how we engaged with you at this stage?

	Yes	No	Did Not Attend/View
Website Content	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open House	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Focus Group Sessions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Online Survey(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open Space Residential Video	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Information Sheets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

21. Do you have any other comments on the information we provided or how we engaged with you on the revised draft ASP document?

Springbank Community Core Survey

Thank you if you have already provided comments to the project team directly, via email or at the in-person coffee chat. The purpose of this survey is to supplement any comments you may have provided and to capture your feedback on key areas on the Springbank Community Core as identified in the draft Springbank ASP. Please take time to review the draft ASP section on the Community Core before completing this survey.

If you have any questions on this survey, please contact our Planning Policy team at 403-478-8162 or email: Planning_Policy@rockyview.ca

1. In providing feedback on the Springbank ASP, please identify the legal description(s) or municipal address(es) of the property that you are representing within Springbank.

*Please note, any personal information shared (including addresses) will not be shared publicly. Location information helps us understand the context of the feedback received and helps to avoid duplication of responses.

2. On a scale of 0-10, how supportive are you of the proposed Springbank Community Core, as identified in the draft Springbank ASP?

0

5

10

3. Relating to the question above, please identify the main topic that led to your response (ex. transportation, infrastructure, land uses, community values, servicing, environment, etc.)

4. If you do not support the Community Core being located on these lands, what alternative land uses do you think are more appropriate?

☐ No

10



☐ No

☐ No

--

11. Are you satisfied with how we engaged with you at this stage?

	Yes	No
Website Content	<input type="radio"/>	<input type="radio"/>
Coffee Chats	<input type="radio"/>	<input type="radio"/>
Online Survey	<input type="radio"/>	<input type="radio"/>
Information Sheet	<input type="radio"/>	<input type="radio"/>

Springbank Open Space Residential Area (Township Road 245) SURVEY

Thank you if you have already provided comments to the project team directly, via email or at the in-person coffee chat. The purpose of this survey is to supplement any comments you may have provided and to capture your feedback on the Open Space Residential area identified along Township Road 245 in the draft Springbank ASP. Please take time to review the draft ASP section on Open Space Residential and view the video explaining the concept of this development form (see www.rockyview.ca/SprinkbankASP) before completing this survey.

If you have any questions on this survey, please contact our Planning Policy team at 403-478-8162 or email: Planning_Policy@rockyview.ca

1. In providing feedback on the Springbank ASP, please identify the legal description(s) or municipal address(es) of the property that you are representing within Springbank.

*Please note, any personal information shared (including addresses) will not be shared publicly. Location information helps us understand the context of the feedback received and helps to avoid duplication of responses.

2. On a scale of 0-10, how supportive are you of the proposed Open Space Residential Area along Township Road 245, as identified in the draft Springbank ASP?

0

5

10

3. Relating to the question above, please identify the main topic that led to your response (ex. transportation, infrastructure, land uses, environment, servicing, etc.)

4. If you are not in support of Open Space Residential development being located on these lands, what alternative land uses do you think are more appropriate?

5. Does the idea of having the County lead the detailed planning of these lands lessen any concerns you may have with these lands being supported as Open Space Residential development?

☐ Yes

☐ No

Please explain:

6. The draft Springbank ASP policies proposed that a minimum of 50% of the overall Open Space Residential area be preserved as open space, and of that open space, 50% should support passive and active recreation activities. If the Springbank ASP is to support Open Space Residential development in this area of Springbank, what recreation uses would you like to see provided within the open space areas?

7. The draft Springbank ASP policies propose that in developing detailed plans for the area the County will explore the idea of home-based business hubs within areas of the Open Space development that are remote from existing country residential areas, but close to pathways and open space. These hubs would provide the opportunity for homeowners to establish a small-scale business complementary to their residential use of their property which is centred on a courtyard setting and is accessible by pathways running through the development. Outside storage would not be allowed as a principal use of the home-based businesses and strict design criteria would be established to ensure the area is compatible with the rural setting of Springbank.

How supportive are you of the idea of the limited placement of home-based business hub areas within the Open Space Residential areas?

0

5

10

8. If the Springbank ASP does support Open Space Residential development on these lands, what additional features or improvements would you like to see within the Open Space Residential policy section?

a.

b.

c.

9. If you have any additional comments or questions on the Open Space Residential area along Township Road 245, please note these in the space below.

10. Are you satisfied with how we engaged with you at this stage?

	Yes	No
Website Content	<input type="radio"/>	<input type="radio"/>
Coffee Chats	<input type="radio"/>	<input type="radio"/>
Online Survey	<input type="radio"/>	<input type="radio"/>
Information Sheet	<input type="radio"/>	<input type="radio"/>
Video	<input type="radio"/>	<input type="radio"/>

Open Space Residential Area 2 (Township Road 242) Survey

Thank you if you have already provided comments to the project team directly, via email or at the in-person coffee chat. The purpose of this survey is to supplement any comments you may have provided and to capture your feedback on the Open Space Residential area identified along Township Road 242 (south of Lower Springbank Road) in the draft Springbank ASP. Please take time to review the draft ASP section on Open Space Residential and view the video explaining the concept of this development form (see www.rockyview.ca/SprinkbankASP) before completing this survey.

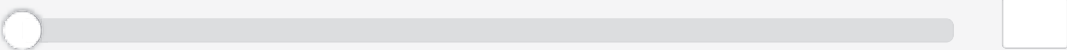
If you have any questions on this survey, please contact our Planning Policy team at 403-478-8162 or email: Planning_Policy@rockyview.ca

1. In providing feedback on the Springbank ASP, please identify the legal description(s) or municipal address(es) of the property that you are representing within Springbank.

*Please note, any personal information shared (including addresses) will not be shared publicly. Location information helps us understand the context of the feedback received and helps to avoid duplication of responses.

2. On a scale of 0-10, how supportive are you of the proposed Open Space Residential Area along Township Road 242, as identified in the draft Springbank ASP?

0 5 10



3. Relating to the question above, please identify the main topic that led to your response (ex. transportation, infrastructure, land uses, environment, etc.)

4. If you are not in support of Open Space Residential development being located on these lands, what alternative land uses do you think are more appropriate?

5. Does the idea of having the County lead the detailed planning of these lands lessen any concerns you may have with these lands being supported as Open Space Residential development?

- ☐ Yes
- ☐ No

Please explain:

6. The draft Springbank ASP policies proposed that a minimum of 50% of the overall Open Space Residential area be preserved as open space, and of that open space, 50% should support passive and active recreation activities. If the Springbank ASP is to support Open Space Residential development in this area of Springbank, what recreation uses would you like to see provided within the open space areas?

7. If the Springbank ASP does support Open Space Residential development on these lands, what additional features or improvements would you like to see within the Open Space Residential policy section?

- a.
- b.
- c.

8. If you have any additional comments or questions on the Open Space Residential area along Township Road 242, please note these in the space below.

9. Are you satisfied with how we engaged with you at this stage?

	Yes	No
Website Content	<input type="radio"/>	<input type="radio"/>
Coffee Chats	<input type="radio"/>	<input type="radio"/>
Online Survey	<input type="radio"/>	<input type="radio"/>
Information Sheet	<input type="radio"/>	<input type="radio"/>
Video	<input type="radio"/>	<input type="radio"/>

Springbank Airport Employment Area Survey

Thank you if you have already provided comments to the project team directly, via email or at the in-person coffee chat. The purpose of this survey is to supplement any comments you may have provided and to capture your feedback on key areas in the Springbank Airport Employment Area as identified in the draft Springbank ASP. Please take time to review the draft ASP section on the Employment Area before completing this survey.

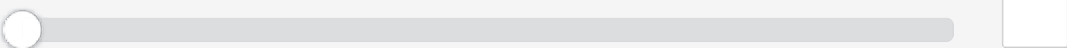
If you have any questions on this survey, please contact our Planning Policy team at 403-478-8162 or email: Planning_Policy@rockyview.ca

1. In providing feedback on the Springbank ASP, please identify the legal description(s) or municipal address(es) of the property that you are representing within Springbank.

*Please note, any personal information shared (including addresses) will not be shared publicly. Location information helps us understand the context of the feedback received and helps to avoid duplication of responses.

2. On a scale of 0-10, how supportive are you of the proposed Springbank Airport Employment Area, as identified in the draft Springbank ASP?

0 5 10



3. Relating to the question above, please identify the main topic that led to your response (ex. transportation, infrastructure, land uses, etc.)

4. If you are not in support of Employment uses on these lands, what alternative land uses do you think are more appropriate?

5. Does the idea of having the County lead the detailed planning of these lands lessen any concerns you may have with these lands being supported for Employment uses?

☐ Yes

☐ No

Please explain:

6. If the Springbank ASP does support Employment uses on these lands, what additional features or improvements would you like to see within the Employment Area policy section?

7. If you have any additional comments or questions on the Springbank Airport Employment Area, please note these in the space below.

8. Are you satisfied with how we engaged with you at this stage?

	Yes	No
Website Content	<input type="radio"/>	<input type="radio"/>
Coffee Chats	<input type="radio"/>	<input type="radio"/>
Online Survey	<input type="radio"/>	<input type="radio"/>
Information Sheet	<input type="radio"/>	<input type="radio"/>

Springbank Airport Employment Area Survey 1

Thank you if you have already provided comments to the project team directly, via email or at the in-person coffee chat. The purpose of this survey is to supplement any comments you may have provided and to capture your feedback on key areas in the Springbank Airport Employment Area as identified in the draft Springbank ASP. Please take time to review the draft ASP section on the Employment Area before completing this survey.

If you have any questions on this survey, please contact our Planning Policy team at 403-478-8162 or email: Planning_Policy@rockyview.ca

I am providing feedback on the Springbank Airport Employment Area, specifically on the legal description of the property that you are representing in Springbank.

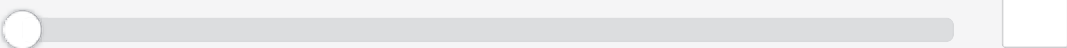
Please note any personal information (name) including address (which will not be published) or other information that you would like to provide to the City of Rocky View. Please provide this information to avoid duplication of responses.

1) On a scale of 0-10, how supportive are you of the proposed Springbank Airport Employment Area as identified in the draft Springbank ASP?

0

5

10



3) Relating to the question above, please identify the main topic that led to your response in the transportation infrastructure section.

4) If you are not in support of Employment use on the lands* that alternative land use for you is more appropriate?

5) Does the City of Paving the County lead the future planning of the lands (including any other) you may have identified as being supported for Employment use?

☐ Yes

☐ No

Please explain:

6I do tPe Springbank AS, f oe((upport Employment u(e(on tPe(e lanf (s* Pat af f itional
æature(or improvement(* oulf you like to (ee * itPin tPe Employment Area polihy (ehtion?

7I do you Pave any af f itional homment(or que(tion(on tPe Springbank Airport Employment
Areasplea(e note tPe(e in tPe (pahe belo* I

8I Are you (ati(fief * itP Po* * e engagef * itP you at tPi((tage?

	Ye(No
Web(ite Content	<input type="radio"/>	<input type="radio"/>
Coffee CPat(<input type="radio"/>	<input type="radio"/>
Online Survey	<input type="radio"/>	<input type="radio"/>
Information SPeet	<input type="radio"/>	<input type="radio"/>



CALGARY METROPOLITAN REGION BOARD (CMRB) AND THE CITY OF CALGARY

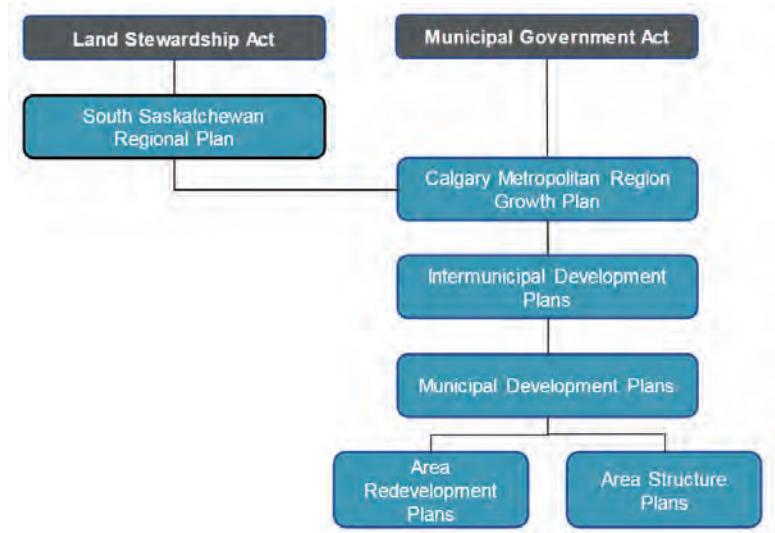


What is Calgary Metropolitan Region Board (CMRB)?

Rocky View County is one of eight municipal members of the Calgary Metropolitan Region Board (CMRB).

The Board is tasked with developing a long-term plan for managed and sustainable growth in the Calgary region.

To ensure this, the CMRB uses the Regional Growth Plan, Servicing Plan, and Regional Evaluation Framework (REF), which came into effect on August 15, 2022



Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)

In addition to the policies of the ASP, the collaboration and coordination of land use matters within Springbank is guided by the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP).

Throughout the implementation of the Springbank ASP, the County will maintain open communication with the City, circulating relevant local plans and development applications, sharing technical information, and identifying cross boundary issues and opportunities.



Key Considerations



Genuine
Collaboration

Collaboration with the City of Calgary and compliance with the Regional Growth Plan is key to the success of the Springbank ASP



Environment

Section 27 of the draft ASP addresses intermunicipal policies



Transportation and
Transit

Springbank is not identified as a growth area in the Regional Growth Plan. This limits development potential



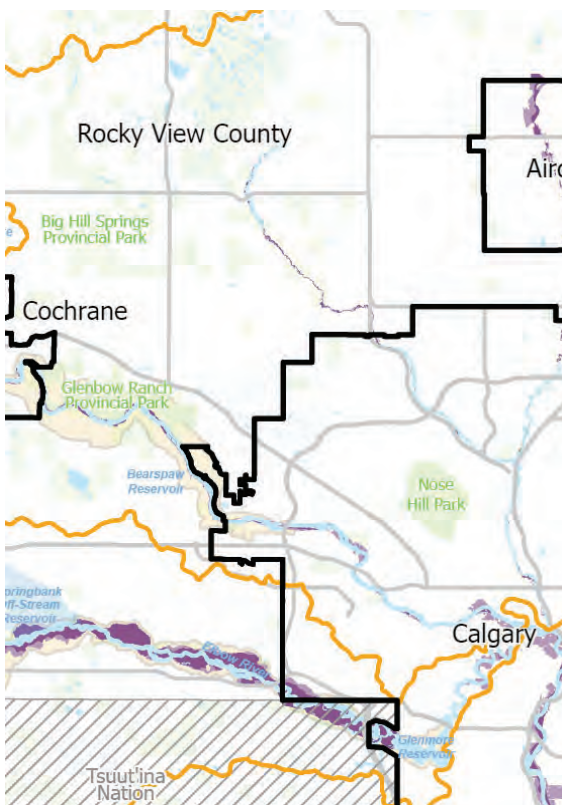
Interface and
Gateways

The ASP attempts to comply with the Growth Plan as far as possible



Source Water
Protection

The ASP will be referred to the CMRB for approval before final approval by County Council



Collaboration with the City of Calgary

- The eastern boundary of the Springbank Area Structure Plan borders the city of Calgary
- Highway 1 corridor provides an important gateway between Springbank and Calgary
- Undeveloped lands within proximity of Calgary have been largely designated as Future Development Areas
- The ASP ensures that any growth within the Future Development Area shall require engagement and coordination with the City of Calgary
- Collaboration with the City will be required to define appropriate development forms and densities for mutual benefits, while minimizing cross boundary impacts



Regional Growth Plan

Provides a policy framework for managing growth and implementing a long-term vision for the Calgary Metropolitan Region



The Servicing Plan

Supports the Regional Growth Plan and outlines the planning and coordination of regional servicing



Regional Evaluation Framework

Criteria to determine when new municipal Statutory Plans and amendments to existing Statutory Plans shall be submitted to the CMRB for approval



OPEN SPACE, PATHWAYS & RIVER ACCESS

Opportunities for Physical Open Space



Current and Future
Parks



Environmentally
Significant Areas



Greenways and
Trails



Land for Schools
and Recreation
Facilities



Natural Areas



Springbank ASP Objectives

- Provide regional and local active transportation network connecting parks, open space, and community focal points.
- Recognize and accommodate development of an active transportation network suitable for bicycles that provides connectivity to additional community focal points.
- Provide opportunities for passive recreation and alternative transportation nodes within industrial and commercial areas.
- Ensure that Open Space and parks have an ecological, social, cultural, recreational, and/or aesthetic function that operates in a safe and sustainable manner.
- Promote, conserve, and enhance an interconnected open space system, one that is geared to the needs of the identified business areas.

Communities need to have a wide range of accessible, connected, inviting open spaces. Additionally, pathways that connect to neighbouring municipalities are also important to provide for regional connections and opportunities.



Open Space and Pathways

Open space in Springbank is a common resource that binds the community. The landscape, the land, the magnificent views, and access to natural areas are components of 'Open Space', and their maintenance is a high priority in the Plan area.

The policies within the ASP seek to minimize disturbance to notable topographical, biophysical and heritage features in the Springbank landscape, and sensitively manages impacts on the water environment within the Bow and Elbow watersheds.



River Access

River access is a recognized recreational priority in the community. Direction from the Recreation Master Plan, the Parks and Open Space Master Plan, and the Active Transportation Plan are reflected in the ASP, with further policy direction incorporated along with requirements for local plan level development to ensure that river access is addressed at future subdivision and development approval stages.

Recreation and Parks Master Plan

Active Transportation Plan: South
County

Parks & Open Space Master
Plans



OPEN SPACE RESIDENTIAL

Features of Open Space Residential Area



Conservation of natural features

Minimum of 50% permanent retention of open land



Retention of rural character & scenic vistas for Springbank

Open Space buffers with existing subdivisions



Range of housing types and lot sizes

Reduced infrastructure needs by clustering development



Reduced development footprint

Opportunity to manage stormwater through low impact development



Opportunity for regional servicing

Residential development envisioned at 1.5 units per net acre with minimum lot sizes of 0.5 acres



Principles Guiding the Open Space Residential Area

- A County-led Conceptual Scheme shall be prepared and adopted by the County for these areas
- Thoughtful placement of passive recreation and open space areas adjacent to existing country residential housing
- Protection of viewsheds across the area
- Appropriate transition of residential lot sizes
- Strong active transportation routes through open space areas in alignment with the County's Active Transportation Plan
- Support for contemporary agriculture uses which offer broader products and services such as tourism, education, or recreation
- Strong protection of the Elbow River corridor as a floodway and wildlife corridor



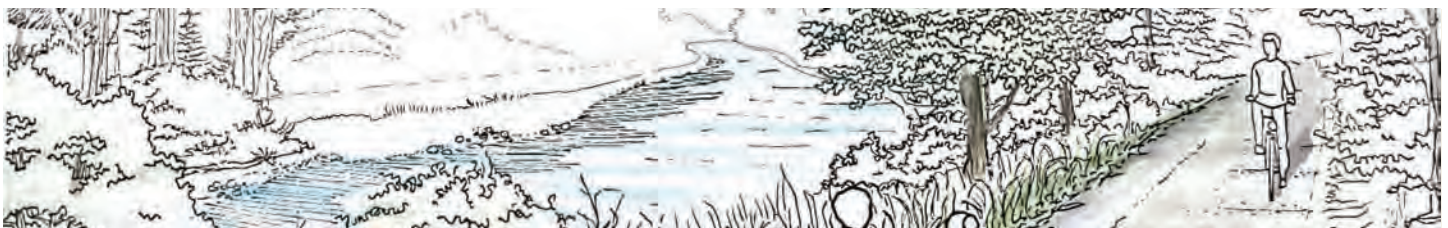
What is Open Space Residential?

Open Space 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 small-scale agricultural uses. Principles of Open Space development suggest half or more of the buildable land area is designated as permanent open space.

The draft Springbank ASP also requires that a significant portion of this open space is publicly accessible. The ASP directs Homeowner Associations, Community

Associations, or similar organizations to assume responsibility for common amenities and to enforce agreements including, but not limited to, registered architectural guidelines.

Although there are existing examples of clustered residential development in the County, the proposed Open Space Residential policy differs significantly by requiring larger minimum lot size, a strong architectural theme based around Springbank's character, and productive use of open spaces. Importantly, the County will lead detailed planning of these areas to ensure that those living in and next to the development are fully engaged on the final development form.



Land use redesignations will require the prior approval of a County-led Conceptual Scheme with inputs from local residents and landowners



Comprehensive subdivision design and road access will be determined at the County-led Conceptual Scheme stage



Servicing efficiencies will be achieved through connection to piped and/or regional servicing systems, and efficient access will be provided to County roads



SERVICIN

Water and Wastewater Servicing



Develop cost effective and sustainable servicing options to meet the needs of residents and new development

Higher intensity development to be supported by decentralized or regional water and wastewater servicing



Promote positive environmental outcomes and health of the area and its residents

Phased approach to servicing



Opportunity to limit impact of private septic systems on watersheds and promoting source water protection

2020 Servicing Study being revised to support ASP



Springbank Master Drainage Plan Highlights

- Provides guidance for future development within ASP area
- Provides strategies to ensure storm water from future development is properly managed
- Establishes rate and volume control requirements of storm water flow from new development
- Provides inventory and assessment of the wetlands in the area
- New developments require compliance to the Master Drainage Plan



Water and Wastewater Servicing Strategy

The Springbank area has historically relied on groundwater wells, private water cooperatives and septic fields for water and wastewater servicing. The ASP policies set out a path to shift focus from private sewage treatment systems to regional systems within the Plan area in response to development pressures and the anticipated population in Springbank. This is an environmentally conscious approach with the goal of promoting healthy groundwater and watersheds. The ASP presents locations of higher intensity development, which will increase the viability of regional servicing extensions within the Plan area.

To support the Springbank ASP, a water and wastewater servicing strategy was prepared to align growth and servicing objectives within the ASP and to inform short- and long-term infrastructure planning. The servicing strategy evaluated multiple servicing solutions to

determine cost effective and sustainable servicing options that will serve the future needs of Springbank and its residents.



Safe, cost-effective, and sustainable



Potable water, wastewater and stormwater infrastructure



TRANSPORTATION

Aspects of Transportation Planning in the Springbank ASP



Acknowledges public concerns

Partnering with ATEC to develop safe & efficient access to regional infrastructure

Develop local and regional connectivity for pedestrians, motorists & cyclists



Development of active modes

New development to be supported by improved infrastructure

Network analysis identifies trigger points for infrastructure improvements



Regional Growth Plan requires protection and optimization of Hwy 1 and Stoney Trail infrastructure

Critical transportation corridors include RR 33, RR 31, Springbank Road and TR 250



Key Considerations in the Plan

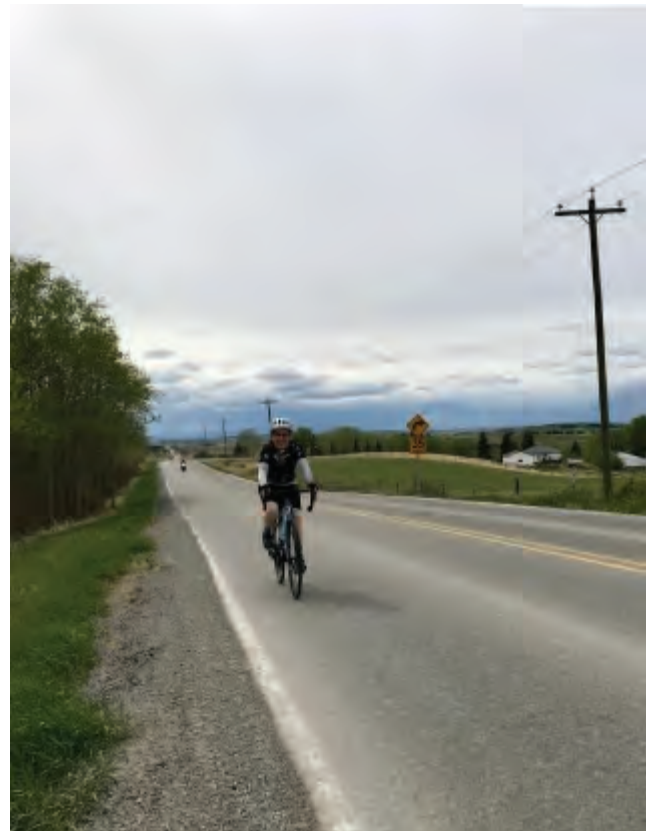
Scenic and community corridors are addressed in the Plan, they are important entrances, along major roads, entering and exiting a municipality and a community. They create a lasting first impression and an important sense of place for people either visiting or simply traveling through a community. The objectives of the Springbank ASP include consideration of rural character, views, and landscape in new development through architectural and community design guidelines, as well, ensuring that development adjacent to the Highway 1 corridor is consistent with intermunicipal and regional growth policies and plans.

Given the interconnected nature of the transportation network, the ASP has provisions to ensure that there is a continued collaboration between the County, the City of Calgary, and Alberta Transportation.



Requirements within the ASP

- That the transportation network be developed in a manner that is safe, functional, and efficient to minimize impacts on major wetlands and natural features, integrate development within the Springbank area, and provide regional opportunities for walking, cycling, and public transportation.
- Policies in the ASP require that the Springbank transportation network be developed in accordance with the transportation network map and the Springbank Network Analysis.
- Local Plan submission will further define each road classification.
- In addition to the ASP requirements, there are also existing plans in the County such as the Parks and Open Space Master, Active Transportation Plan – South County, as well as the Recreation Master Plan that provide guidance for any future development of pathways and trails.



Well-designed and safe
transportation network

Develops local and regional
connectivity

Connectivity for all modes of
transportation



T R E E V E O P E N T A R E A

Key Consideration for Future Development Area



Develop transition from urban to country residential development



Coordinate adjacent land use planning and appropriate interface planning to mitigate impacts



Further coordination with Alberta Transportation and The City of Calgary



Impacts on servicing, transportation and transit



Determine service availability and alignment with the Regional Growth Plan and the relevant regional servicing plan



Development Limitations

- Agricultural redesignation
- Approved subdivisions
- Policies within the Regional Growth Plan do not currently support development
- An amendment to ASP is required to remove the Future Development Areas designation and define appropriate land uses, development densities, and supporting servicing and infrastructure
- Timelines for the planning and development will be dependent on several technical considerations and ongoing development of higher-order municipal and regional planning policy documents



What are Future Development Areas

Future Development Areas require special consideration given their location adjoining the municipal boundary with the city of Calgary at the eastern edge of the ASP boundary and adjacent to the transportation corridors of Stoney Trail, or Highway 1. These lands require determining appropriate transitions from urban to country residential/employment areas, impacts on servicing transportation infrastructure, coordinating adjacent land use planning and further collaboration with Alberta Transportation and the City of Calgary.

The Future Development Area at the western edge of the ASP area, adjacent to Highway 1 and Springbank Airport, intends to preserve land for the future growth of the Airport, commercial uses along Highway 1 and Harmony. This location has the potential for a future interchange along Highway 1 to accommodate future growth. No development would be allowed to proceed until criteria identified in the ASP has been met.



Future Development Areas adjoining the municipal boundary of City of Calgary and adjacent to Stoney Trail, or Highway 1

Future Development Areas adjacent to Highway 1 and the Springbank Airport

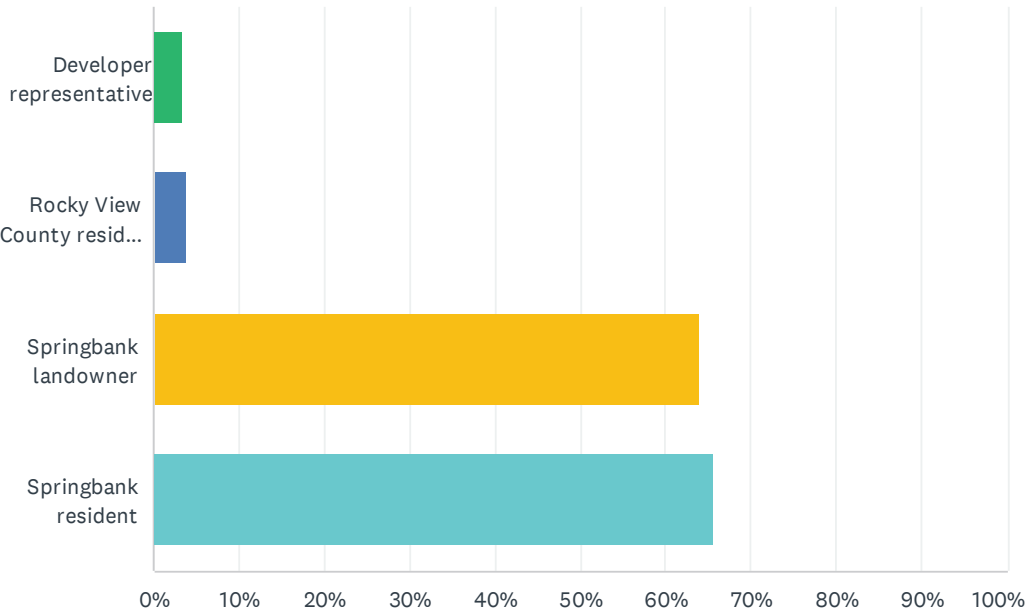
Future Development Areas west of ASP boundary for expansion of Plan area

APPENDIX ‘B’

Survey Responses

Q1 Please check all that apply to you. I am a...

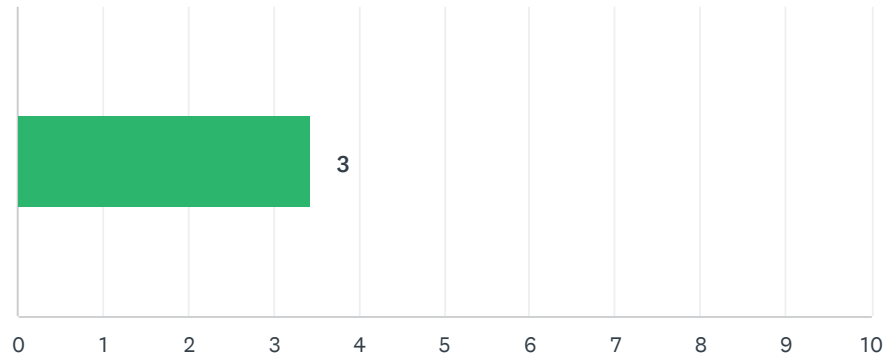
Answered: 314 Skipped: 0



ANSWER CHOICES	RESPONSES	
Developer representative	3.50%	11
Rocky View County resident not within Springbank	3.82%	12
Springbank landowner	64.01%	201
Springbank resident	65.61%	206
Total Respondents: 314		

Q3 On a scale of 0-10, how supportive are you of the revised draft Springbank ASP?

Answered: 314 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	3	1,077	314
Total Respondents: 314			

#		DATE
1	1	8/1/2023 6:52 AM
2	3	8/1/2023 12:21 AM
3	4	8/1/2023 12:21 AM
4	0	8/1/2023 12:05 AM
5	0	7/31/2023 11:05 PM
6	2	7/31/2023 10:39 PM
7	0	7/31/2023 10:39 PM
8	3	7/31/2023 10:13 PM
9	0	7/31/2023 9:59 PM
10	2	7/31/2023 9:54 PM
11	1	7/31/2023 9:54 PM
12	4	7/31/2023 9:46 PM
13	2	7/31/2023 8:54 PM
14	3	7/31/2023 8:37 PM
15	5	7/31/2023 7:53 PM
16	1	7/31/2023 7:51 PM
17	3	7/31/2023 7:35 PM
18	3	7/31/2023 7:35 PM
19	3	7/31/2023 7:35 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
20	1	7/31/2023 6:54 PM
21	0	7/31/2023 6:22 PM
22	2	7/31/2023 5:45 PM
23	3	7/31/2023 5:03 PM
24	1	7/31/2023 4:40 PM
25	5	7/31/2023 4:19 PM
26	1	7/31/2023 4:14 PM
27	0	7/31/2023 3:59 PM
28	1	7/31/2023 3:53 PM
29	4	7/31/2023 3:30 PM
30	6	7/31/2023 3:29 PM
31	3	7/31/2023 3:00 PM
32	3	7/31/2023 2:39 PM
33	10	7/31/2023 2:32 PM
34	5	7/31/2023 2:01 PM
35	1	7/31/2023 1:30 PM
36	1	7/31/2023 1:13 PM
37	6	7/31/2023 1:08 PM
38	0	7/31/2023 1:05 PM
39	0	7/31/2023 12:59 PM
40	5	7/31/2023 11:41 AM
41	8	7/31/2023 11:38 AM
42	2	7/31/2023 11:33 AM
43	2	7/31/2023 10:37 AM
44	5	7/31/2023 10:33 AM
45	0	7/31/2023 10:20 AM
46	0	7/31/2023 10:10 AM
47	0	7/31/2023 9:31 AM
48	1	7/31/2023 9:22 AM
49	2	7/31/2023 9:22 AM
50	0	7/31/2023 9:04 AM
51	0	7/30/2023 11:53 PM
52	0	7/30/2023 10:28 PM
53	0	7/30/2023 10:28 PM
54	0	7/30/2023 10:07 PM
55	0	7/30/2023 9:46 PM
56	3	7/30/2023 9:17 PM
57	1	7/30/2023 9:00 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
58	0	7/30/2023 6:35 PM
59	7	7/30/2023 4:10 PM
60	0	7/30/2023 3:50 PM
61	4	7/30/2023 2:52 PM
62	5	7/30/2023 2:50 PM
63	0	7/30/2023 2:46 PM
64	0	7/30/2023 2:43 PM
65	5	7/30/2023 11:30 AM
66	6	7/30/2023 8:53 AM
67	1	7/29/2023 9:31 PM
68	2	7/29/2023 5:54 PM
69	7	7/29/2023 11:59 AM
70	1	7/29/2023 11:17 AM
71	0	7/29/2023 10:41 AM
72	0	7/29/2023 10:11 AM
73	10	7/29/2023 9:43 AM
74	7	7/28/2023 8:09 PM
75	0	7/28/2023 5:04 PM
76	0	7/28/2023 5:00 PM
77	0	7/28/2023 2:42 PM
78	7	7/28/2023 2:42 PM
79	1	7/28/2023 12:26 PM
80	4	7/28/2023 11:13 AM
81	8	7/28/2023 10:50 AM
82	0	7/28/2023 10:38 AM
83	7	7/28/2023 10:29 AM
84	5	7/28/2023 9:09 AM
85	5	7/28/2023 9:07 AM
86	4	7/28/2023 3:08 AM
87	6	7/27/2023 10:35 PM
88	0	7/27/2023 9:45 PM
89	1	7/27/2023 3:31 PM
90	5	7/27/2023 2:21 PM
91	9	7/27/2023 12:10 PM
92	8	7/27/2023 10:13 AM
93	5	7/27/2023 10:08 AM
94	9	7/27/2023 9:19 AM
95	0	7/27/2023 9:12 AM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
96	5	7/27/2023 8:43 AM
97	7	7/27/2023 6:05 AM
98	1	7/26/2023 9:15 PM
99	7	7/26/2023 7:29 PM
100	7	7/26/2023 5:09 PM
101	9	7/26/2023 4:54 PM
102	0	7/26/2023 3:56 PM
103	8	7/26/2023 3:22 PM
104	2	7/26/2023 2:59 PM
105	5	7/26/2023 1:55 PM
106	6	7/26/2023 1:47 PM
107	1	7/26/2023 1:34 PM
108	5	7/26/2023 11:23 AM
109	9	7/26/2023 10:57 AM
110	7	7/26/2023 9:19 AM
111	5	7/26/2023 8:17 AM
112	6	7/25/2023 10:38 PM
113	9	7/25/2023 9:55 PM
114	1	7/25/2023 8:59 PM
115	0	7/25/2023 5:01 PM
116	8	7/25/2023 2:56 PM
117	8	7/25/2023 11:50 AM
118	7	7/25/2023 11:43 AM
119	5	7/25/2023 10:23 AM
120	1	7/25/2023 9:57 AM
121	5	7/24/2023 8:22 PM
122	6	7/24/2023 7:29 PM
123	2	7/24/2023 7:00 PM
124	6	7/24/2023 4:20 PM
125	6	7/24/2023 3:11 PM
126	5	7/24/2023 2:34 PM
127	8	7/24/2023 2:16 PM
128	10	7/24/2023 1:06 PM
129	8	7/24/2023 12:49 PM
130	7	7/24/2023 12:48 PM
131	2	7/24/2023 12:48 PM
132	8	7/24/2023 12:18 PM
133	0	7/24/2023 12:11 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
134	7	7/24/2023 11:48 AM
135	4	7/24/2023 11:44 AM
136	5	7/24/2023 11:12 AM
137	1	7/24/2023 10:27 AM
138	5	7/24/2023 9:57 AM
139	10	7/24/2023 8:17 AM
140	10	7/24/2023 7:38 AM
141	8	7/23/2023 8:49 PM
142	7	7/23/2023 10:17 AM
143	1	7/22/2023 3:28 PM
144	0	7/22/2023 2:52 PM
145	2	7/22/2023 9:48 AM
146	8	7/22/2023 9:44 AM
147	5	7/22/2023 9:28 AM
148	6	7/22/2023 6:08 AM
149	0	7/22/2023 3:25 AM
150	0	7/21/2023 12:49 PM
151	2	7/20/2023 1:26 PM
152	3	7/20/2023 10:00 AM
153	9	7/20/2023 8:34 AM
154	5	7/19/2023 3:08 PM
155	5	7/19/2023 2:58 PM
156	8	7/19/2023 12:43 PM
157	7	7/18/2023 1:34 PM
158	3	7/18/2023 11:21 AM
159	5	7/18/2023 10:46 AM
160	10	7/17/2023 7:32 PM
161	0	7/17/2023 3:27 PM
162	0	7/17/2023 3:14 PM
163	10	7/17/2023 1:52 PM
164	0	7/17/2023 12:05 PM
165	3	7/17/2023 11:11 AM
166	5	7/17/2023 10:56 AM
167	6	7/16/2023 5:37 PM
168	1	7/16/2023 10:43 AM
169	0	7/16/2023 10:22 AM
170	2	7/15/2023 5:47 PM
171	2	7/15/2023 5:47 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
172	2	7/15/2023 5:04 PM
173	0	7/15/2023 9:44 AM
174	0	7/15/2023 8:20 AM
175	5	7/14/2023 3:42 PM
176	2	7/14/2023 3:34 PM
177	7	7/14/2023 1:28 PM
178	0	7/14/2023 1:05 PM
179	3	7/14/2023 11:36 AM
180	9	7/14/2023 11:29 AM
181	3	7/14/2023 10:58 AM
182	7	7/14/2023 10:24 AM
183	5	7/14/2023 9:29 AM
184	0	7/14/2023 9:28 AM
185	1	7/13/2023 9:34 PM
186	4	7/13/2023 9:06 AM
187	0	7/13/2023 7:17 AM
188	0	7/12/2023 10:48 PM
189	0	7/12/2023 9:51 PM
190	10	7/12/2023 9:14 PM
191	6	7/12/2023 3:51 PM
192	1	7/12/2023 1:59 PM
193	0	7/12/2023 1:36 PM
194	5	7/12/2023 1:18 PM
195	5	7/12/2023 12:30 PM
196	3	7/12/2023 11:59 AM
197	5	7/12/2023 11:51 AM
198	1	7/12/2023 11:45 AM
199	7	7/12/2023 11:21 AM
200	9	7/12/2023 10:50 AM
201	1	7/12/2023 10:48 AM
202	8	7/12/2023 9:56 AM
203	2	7/11/2023 7:49 PM
204	5	7/11/2023 9:39 AM
205	0	7/10/2023 9:38 PM
206	2	7/10/2023 4:00 PM
207	3	7/10/2023 8:31 AM
208	5	7/10/2023 7:26 AM
209	0	7/9/2023 9:33 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
210	0	7/9/2023 6:46 PM
211	0	7/9/2023 3:35 PM
212	1	7/9/2023 2:05 PM
213	5	7/9/2023 10:11 AM
214	0	7/9/2023 9:21 AM
215	0	7/8/2023 10:19 PM
216	0	7/8/2023 7:30 PM
217	5	7/8/2023 3:54 PM
218	9	7/8/2023 2:47 PM
219	2	7/8/2023 2:38 PM
220	6	7/7/2023 9:52 PM
221	2	7/7/2023 7:33 PM
222	4	7/7/2023 5:38 PM
223	1	7/7/2023 3:42 PM
224	5	7/7/2023 2:19 PM
225	6	7/7/2023 11:18 AM
226	0	7/7/2023 9:05 AM
227	6	7/7/2023 8:18 AM
228	2	7/7/2023 7:43 AM
229	5	7/7/2023 7:22 AM
230	0	7/7/2023 12:54 AM
231	1	7/7/2023 12:52 AM
232	3	7/6/2023 9:17 PM
233	6	7/6/2023 8:58 PM
234	0	7/6/2023 6:07 PM
235	2	7/6/2023 5:26 PM
236	1	7/6/2023 4:52 PM
237	0	7/6/2023 3:45 PM
238	6	7/6/2023 2:09 PM
239	2	7/6/2023 11:07 AM
240	4	7/6/2023 10:11 AM
241	0	7/6/2023 7:46 AM
242	0	7/6/2023 7:18 AM
243	0	7/5/2023 1:33 PM
244	10	7/4/2023 4:03 PM
245	5	7/4/2023 11:53 AM
246	0	7/4/2023 10:40 AM
247	6	7/4/2023 9:21 AM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
248	5	7/4/2023 6:45 AM
249	5	7/3/2023 5:08 PM
250	0	7/3/2023 12:07 PM
251	1	7/2/2023 7:10 PM
252	8	7/2/2023 9:32 AM
253	2	7/1/2023 8:35 PM
254	0	7/1/2023 12:17 PM
255	0	6/30/2023 10:54 PM
256	10	6/30/2023 10:37 AM
257	2	6/29/2023 7:28 PM
258	4	6/29/2023 7:07 PM
259	1	6/29/2023 6:40 PM
260	9	6/29/2023 6:13 PM
261	7	6/29/2023 2:10 PM
262	9	6/29/2023 12:36 PM
263	2	6/29/2023 11:18 AM
264	10	6/29/2023 10:50 AM
265	10	6/29/2023 10:35 AM
266	0	6/29/2023 9:57 AM
267	8	6/29/2023 8:38 AM
268	3	6/29/2023 7:53 AM
269	2	6/28/2023 10:38 PM
270	3	6/28/2023 10:38 PM
271	10	6/28/2023 10:18 PM
272	1	6/28/2023 10:13 PM
273	3	6/28/2023 10:10 PM
274	10	6/28/2023 9:57 PM
275	0	6/28/2023 9:54 PM
276	1	6/28/2023 8:46 PM
277	1	6/28/2023 8:38 PM
278	8	6/28/2023 8:18 PM
279	5	6/28/2023 8:14 PM
280	8	6/28/2023 8:08 PM
281	1	6/28/2023 7:52 PM
282	4	6/28/2023 7:16 PM
283	5	6/28/2023 5:39 PM
284	0	6/28/2023 2:48 PM
285	4	6/28/2023 11:46 AM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
286	0	6/28/2023 11:14 AM
287	0	6/27/2023 5:15 PM
288	1	6/27/2023 12:43 PM
289	0	6/27/2023 12:29 PM
290	0	6/26/2023 3:10 PM
291	0	6/26/2023 2:30 PM
292	0	6/26/2023 10:52 AM
293	0	6/26/2023 9:42 AM
294	4	6/26/2023 8:50 AM
295	2	6/26/2023 8:38 AM
296	0	6/25/2023 8:41 PM
297	0	6/25/2023 8:03 PM
298	2	6/25/2023 6:10 PM
299	4	6/25/2023 9:05 AM
300	4	6/23/2023 4:48 PM
301	6	6/23/2023 2:10 PM
302	6	6/23/2023 10:25 AM
303	0	6/22/2023 6:36 PM
304	0	6/22/2023 9:53 AM
305	2	6/22/2023 9:46 AM
306	0	6/22/2023 8:03 AM
307	1	6/21/2023 10:19 PM
308	0	6/21/2023 3:37 PM
309	6	6/21/2023 2:45 PM
310	1	6/21/2023 10:35 AM
311	2	6/20/2023 5:58 PM
312	0	6/20/2023 11:41 AM
313	10	6/19/2023 9:38 AM
314	5	6/17/2023 1:04 PM

Q4 What improvements would you like to see made to the draft Springbank ASP?

Answered: 314 Skipped: 0

#	RESPONSES	DATE
1	Require more information and more specifics. Requires more Recreational planning, lived here for almost 30 years and have not seen changes. Springbank needs a Connected Pathway system so people can ride bikes, walk, travel throughout the area to access open spaces and parks, schools, arenas, soccer fields etc. Where did the Commercial Industrial enter to significantly in the ASP, Springbank has always been foremost a community. Springbank Airport has their defined area. This should not be expanded, there are communities being built all around it. Springbank area's Bingham Crossing took years to come up with a plan that the community developed and wanted to live now, Big Box Costco was not in that plan. How does that happen? It was suppose to be an area similar to Westhills or Aspen Landing. Rockyviews transportation development or lack of for the the area by Balzac and Cross-Iron Mills Mall is just one example of what is not working. All Costcos within city of Calgary have functioning transportation systems away from the communities. No where in Calgary where there is a Costco are there schools, arenas adjacent to a Costco, how dangerous will that be. Could the Costco be on the vast amount of land on the South side of the Highway, away from the schools, arenas?	8/1/2023 6:52 AM
2	The revised draft is better then the first, but still needs lots of improvement. The population projection needs to be further reduced. The parcel sizes need to be increased in the open/cluster residential areas to at least 2 acres, 5 acres would be even better to fit more with the rural and country community we already have. We are a community that has strong agricultural history and ties, there needs to be more agricultural space in the plan. We live in the country because we want to be there and surrounded by nature and open space, not wall to wall houses everywhere.	8/1/2023 12:21 AM
3	Better but the "Future Development Areas" are not clearly defined and leave way too much play and opportunity for deviation. Clear the language up and lock it in!!! Further reduction of population projection consistent with existing rural vision and physical ability to sustain it, eg septic, water. Minimum parcel size, even in Open Residential clusters should be higher, eg 2 acre min. Proposed inclusive engagement of residents and landowners sounds good as long as it is actually practised. Preservation of agricultural land needs more emphasis,	8/1/2023 12:21 AM
4	I question the need for commercial development on RR33, especially with no road improvements in place. I also question why the aim of Rocky View County is to promote urban sprawl-like initiatives. I do not believe these expansion gosls reflect the community's true desires. This plan reflects the suspicious goals of council members that may well have been influenced by land developers.	8/1/2023 12:05 AM
5	Eliminate the proposed plan for the business commercial buildings and the springbank airport employment area . Keep these areas as agricultural land	7/31/2023 11:05 PM
6	Our family is not in support of the proposed Open Space Residential designation which is essentially higher density housing.	7/31/2023 10:39 PM
7	To build a bridge to connect springbank and Bearspaw	7/31/2023 10:39 PM
8	There is far too much density and commercial activity.	7/31/2023 10:13 PM
9	Bordering land use should be marching the land use of surrounding properties, namely "country residential" with the smallest unit of 2 acres. In other words, the higher density land use should be buffetedcl with 2 acre country residential lands with the neighbours.	7/31/2023 9:59 PM
10	Open space - residential areas should place along the highway. No close to the large acreages	7/31/2023 9:54 PM
11	Less development. We moved from Calgary 17yrs ago to raise our family and enjoy the lifestyle a country residence offers. We certainly DO NOT need any more development, traffic, crime, or other safety/security related issues associated with commercial developments. We	7/31/2023 9:54 PM

are VERY opposed to any development along RR33 north of Hwy 1 . Why would any Springbank resident possibly want to replace rural landscape with a commercial warehouse complex along RR33 ??? If there was demand for further development near the airport, the obvious choice would be between the airport and Hwy 1. Also, not to mention how this will impact property values... any prospective homebuyer isn't interested in driving thru an industrial park on the way home.

12	Do not include industrial lands. This is a country residential neighbourhood	7/31/2023 9:46 PM
13	The plan could be improved with more certainty and intensity of uses, particularly on our lands. Any references to viewscapes /viewsheds/scenic corridors should be removed.	7/31/2023 8:54 PM
14	Please provide details regarding how infrastructure will be managed. Please provide detailed projections about costs of increased need for emergency services, safety, traffic controls, water and treatment (impact on water table with increased water usage and septic etc.). How will this impact taxes? Please provide details about how and who will be consulted or have a say in future developments (commercial and residential definitions). Will there be continued consultation or will the plan merely be given a nod and then development and ground breaking begins? How will developers/developments be held to account?	7/31/2023 8:37 PM
15	Natural open areas, farmland, forest areas etc. must be preserved and not sacrificed at the alter of more development.	7/31/2023 7:53 PM
16	We oppose cluster or OSR development. The higher density is inconsistent with the existing country residential community. Especially considering there is no water or waste water servicing. We support minimum 2 acre parcels.	7/31/2023 7:51 PM
17	he initial draft of the ASP designated the SW 5 as Hamlet Interface, and designated NE 6 as Future Development. Even though the April 2022 Engagement Summary indicated in Question #8 that over half of the respondents agreed that lands south of Harmony should be set aside as a future expansion area, NE and SE of 6 were removed from the ASP area, and SW 5 was changed from Hamlet Interface to Future Development. All of these lands are immediately south of Harmony. In addition, SW 5 is immediately adjacent to the Springbank Airport, is bisected by Copithorne Trail, borders TWP RD 250, and is subject to an agreement with Harmony to provide a level of utility service. For these reasons, we strongly support the designations previously used in the prior draft. Alternately, the lands should be designated as commercial or residential. Other lands with less proximity to existing commercial and residential, and with no agreement to a level of servicing, appear to have been included as residential and/or commercial. There is no justification given for removing or re-classifying the above-referenced lands.	7/31/2023 7:35 PM
18	The initial draft of the ASP designated the SW 5 as Hamlet Interface, and designated NE 6 as Future Development. Even though the April 2022 Engagement Summary indicated in Question #8 that over half of the respondents agreed that lands south of Harmony should be set aside as a future expansion area, NE and SE of 6 were removed from the ASP area, and SW 5 was changed from Hamlet Interface to Future Development. All of these lands are immediately south of Harmony. In addition, SW 5 is immediately adjacent to the Springbank Airport, is bisected by Copithorne Trail, borders TWP RD 250, and is subject to an agreement with Harmony to provide a level of utility service. For these reasons, we strongly support the designations previously used in the prior draft. Alternately, the lands should be designated as commercial or residential. Other lands with less proximity to existing commercial and residential, and with no agreement to a level of servicing, appear to have been included as residential and/or commercial. There is no justification given for removing or re-classifying the above-referenced lands.	7/31/2023 7:35 PM
19	The initial draft of the ASP designated the SW 5 as Hamlet Interface, and designated NE 6 as Future Development. Even though the April 2022 Engagement Summary indicated in Question #8 that over half of the respondents agreed that lands south of Harmony should be set aside as a future expansion area, NE and SE of 6 were removed from the ASP area, and SW 5 was changed from Hamlet Interface to Future Development. All of these lands are immediately south of Harmony. In addition, SW 5 is immediately adjacent to the Springbank Airport, is bisected by Copithorne Trail, borders TWP RD 250, and is subject to an agreement with Harmony to provide a level of utility service. For these reasons, we strongly support the designations previously used in the prior draft. Alternately, the lands should be designated as commercial or residential. Other lands with less proximity to existing commercial and residential, and with no agreement to a level of servicing, appear to have been included as	7/31/2023 7:35 PM

	residential and/or commercial. There is no justification given for removing or re-classifying the above-referenced lands.	
20	This revised draft of the ASP does not fall into line with ASP which was developed to support country residential living and takes no account into environmental and social impact of the existing residents who have built the community. In addition, the draft ASP takes no account into future sustainability of the existing springbank communities, the lands that we need for continued farming and food production and the springbank water supply.	7/31/2023 6:54 PM
21	Supportive of a highway commercial area adjacent to the Trans Canada highway west of Callaway Park and the previous report on engagement appeared to reflect support for this. Sprinkbank and Rocky View County may benefit from local services and non-residential tax base. Trans Canada Highway corridor will advance these objectives.	7/31/2023 6:22 PM
22	Listen to the comments made by the residents in their feedback. Right now you appear to be ignoring many of the concerns especially re densities and need or lack thereof for more commercial zoning. More clearly defining some of the new terms you brought into the draft re different road designations and types of residential/development would be helpful.	7/31/2023 5:45 PM
23	Reflecting residents concerns; Removing the industrial development focus; Committing to dedicated trails & pathways; Infrastructure, water, transportation corridors addressed before further development	7/31/2023 5:03 PM
24	Cost breakdown for all associated ASP costs. Who pays for what, when? Specific description of plan for and cost breakdown for water supply and waste water treatment. Professional current complete Environmental Impact Assessment. (Oil and Gas Industry requires multimillion dollar EIA for projects with a tiny fraction of the ESP footprint and impact.) Specific professional assessment of wildlife corridors. What animals move where? Impact of ASP on wildlife and wildlife movement. What is wrong with the existing slow development utilizing the previously agreed minimum 2+ acre land parcels? Why are the development locations not located next to the city or along well developed transportation corridors. What is the specific schooling plan for new residents. What is the impact on existing Springbank schools? What are the specific infrastructure development plans and costs? Who is requesting "business work-live" arrangements? Who are the authors of the ASP? What participation has there been from developers? What does the current land designation of Municipal/Environmental Reserve mean? Why would these not be maintained as environmentally protected lands? Why are there no specifically designated permanent environmental reserves identified (Map 5)?	7/31/2023 4:40 PM
25	-I was supportive of a highway commercial area adjacent to the Trans-Canada Highway west of Calaway park and a previous report on engagement appeared to reflect support for this use. - Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. I believe that supporting development in the Trans-Canada Highway corridor will advance these objectives.	7/31/2023 4:19 PM
26	Proper and accurate representation of the different areas under that area structure plan need to be provided. For example, Map 5 land use strategy there is a large block of land (Orange) abutting the Elbow river presently designated as open space residential where in fact active ranching and farming is going on. Similar things can be said about other areas of the map. It's not possible to make comment or seemingly endorse a document that's not accurate and is misleading in it's current state.	7/31/2023 4:14 PM
27	Springbank could benefit from having more local services and an increased tax base. Development along the Trans-Canada corridor would facilitate these objectives.	7/31/2023 3:59 PM
28	Wildlife Corridors: There needs to be a corridor along the Coach Creak, just west and south of Artists View West. This needs to be connected to Paskapoo Slopes along the boundary between Artists View and Crestmont as there is a huge amount of wildlife in these two areas. This corridor is missing in the ASP. Future Development Areas: Please define what will be in these areas before approving the ASP. If left until later, then expect the City of Calgary will force inappropriate high density development onto Springbank residents, as it has done in the past (Crestmont high density development right up to the backyards of Artists View residents!! In the last couple years, City of Calgary ignoring previous agreements with Rocky View and local Springbank residents on Crestmont development in favour of city developers with high density housing proposals.). Areas on either side of the Old Banff Coach should all be Country Residential, as existing developments have always been in this area, not "Future	7/31/2023 3:53 PM

Developmental" with undefined development. Fix it, please before any approvals of this ASP document!!

29	I would like to see currently designated environmental reserves preserved and dramatically increased. According to the map, the entire area is designated for development.	7/31/2023 3:30 PM
30	More discussion on Transportation infrastructure as it is severely inadequate for proposed commercial development	7/31/2023 3:29 PM
31	The re-inclusion of the east half of section 6 (specifically NE 1/4) directly south of Harmony as future development. High density housing directly adjacent to north and east sides.	7/31/2023 3:00 PM
32	We can't tell what cluster residential housing or country residential infill is. Developers have led the development thus far. RV says it is cheaper for taxpayers not to pay for plans. But they say they will do one thing like shared open space, then they don't ie Elbow Valley, Harmony & Bingham Crossing. None of them have useable public open spaces - page 106 & 107 are maps to look at - Notice on the maps, our area/field is yellow with green stripes. Yellow is country residential which we have been until now, green stripes has the word infill added. What does it mean? At the info meeting 2 people asked what CRinfill is. Both times the question was ignored, they only said the min lot sz will be 1.9 acres which it is now. I don't believe them !!! - also the existing for sale, 7 acre triangle just past "our field" with the old farmhouse, Rudiger Farm & with a much bigger space to RR 31 on pg 106 is shaded grey, is called future dev't area. What is that, they had planned a big shopping complex a couple years ago I remember Re HWY1/RR33 - the upcoming costco will be the biggest in western Canada, cars will be backed up onto the hwy for gas, plus trailers. It's not the costco that is the problem, it's the lack of any infrastructure they are adding, including road upgrades, water & sewage piping. The say this will change in future but when? & do we taxpayers pay? - the road system is totally inadequate as it is. Hwy1/RR 33 is heavily used & by time sensitive travel ie Ambulance, Fire, schools, airport & the costco will make this way worse. It seems costco doesn't have to pay for any infrastruture improvement, yet will hugely impact use for locals and travellers. Why is RV not forcing costco to make improvements? What will change with the addition of more traffic & businesses. - between RR 33 and RR 31, along TWP 245, (the road between us and commercial court) all planned for development - down south of Lower Springbank Rd, along Horizon View, a big tract of farmland on the river is to be changed - RR33 between the schools - there is no commercial business in that area presently & here are 3 schools, a daycare & the only playing fields. The latter already require kids to cross RR 33. Springbank has little enough outdoor facilities, let's not make them less useable.	7/31/2023 2:39 PM
33	We were supportive of a highway commercial area adjacent to the Trans-Canada Highway west of Calaway Park and a previous report on engagement appeared to reflect support for this use. - Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. We believe that supporting development in the Trans-Canada Highway corridor will advance these objectives	7/31/2023 2:32 PM
34	Absolute clarification that cluster developments in the OSR areas must be fully responsible for costs of all new water, sewer and other infrastructure costs and maintenance costs of both the developed and permanent open space areas . As a rural residential landowner, I am responsible for these costs within my property and would strongly object to having costs for cluster developments rolled into the general tax base. I would also prefer that the OSRs have a Maximum Open Space Residential Dwellings of 1.0 units per acre x Gross Residential Area to be consistent with the minimum 1.98 acres/parcel for Country Residential development. I'm surprised that there doesn't seem to be provision for food service or convenience stores in the Community Core area. We don't need fast food outlets or big box grocery stores in this area but it would be nice to have restaurant(s) as another place to gather and access to a convenient place to grab a jug of milk or a loaf of bread.	7/31/2023 2:01 PM
35	Consider existing country residential and provide a buffer between residential and commercial	7/31/2023 1:30 PM
36	The reasons for the rezoning.	7/31/2023 1:13 PM
37	OSR Areas need to be increased to 2 acre or more lots per dwelling, as I feel Springbank is best when houses and population are spread out	7/31/2023 1:08 PM
38	Elimination of Open Space Residential and all high density or Cluster Residential Housing in Springbank, and especially in Lower Springbank where none currently exists. The Open Space Residential in Lower Springbank is extremely large and will change the entire nature of our community. I would prefer the Open Space Residential to be eliminated in South Springbank,	7/31/2023 1:05 PM

or at least drastically reduced, and a quarter-section buffer of New Country Residential between Existing Country Residential/Built in Country Residential properties and any Open Space Residential Development.

39	I believe that the Range Road 33 should not be used for industrial development, as there are a great deal of deer, coyotes, hawks and other animals that traverse across RR 33 into the fields that are there. I have also seen moose along this road, therefore if development proceeds those animal routes will be forfeited.	7/31/2023 12:59 PM
40	We were supportive of a commercial area adjacent to the highway and an engagement report appeared to show support for this use. Springbank may benefit from more local services and Rocky View County may benefit generally by growing its non-residential tax base.	7/31/2023 11:41 AM
41	I would like to see the community core area in the ASP include commercial options, like retail and eateries/small restaurants, and other small community businesses like dry cleaners, nail/hair salon, etc.	7/31/2023 11:38 AM
42	the plan does not provide much certainty of land use, leaving much to future planning. The plan seems to cater to the vocal contingent in Springbank who do not want to see growth and development, rather than reflecting real rural roots that respect the land and its economic opportunities through viable uses, whether for agriculture or other active land uses. The plan could be improved with more certainty and intensity of uses, particularly on our lands. The plan should remove references to views/apes /viewsheds/scenic corridors.	7/31/2023 11:33 AM
43	No cluster residential housing. Developers have led the development thus far. They say they will do one thing like shared open space, then they don't ie Elbow Valley, Harmony & Bingham Crossing.	7/31/2023 10:37 AM
44	We would like to see more local services involving a commercial area adjacent to the Trans-Canada Highway as has been previously proposed and supported.	7/31/2023 10:33 AM
45	Springbank may benefit from more local services, and Rocky View County may benefit by growing its non-residential tax base. I believe that supporting development in the Trans-Canada corridor will advance these objectives.	7/31/2023 10:20 AM
46	I do not like the plans for RR33, north of #1. I do not think that the Airport Employment area needs to extend 4 miles north of #1. I would like to see commercial activity closer to the #1 corridor, closer to Commercial drive, maybe south of the airport.	7/31/2023 10:10 AM
47	road and water services be established BEFORE any groundbreaking development occurs. MINIMUM 1 acre lots. School and Emergency services be INCLUDED in any plans as essential prior to any ground breaking development.	7/31/2023 9:31 AM
48	Maintain the three quarter sections proposed as airport employment along the east side of rr33 as Country Residential.	7/31/2023 9:22 AM
49	the plan does not provide much certainty of land use, leaving much to future planning. The plan seems to cater to the vocal contingent in Springbank who do not want to see growth and development, rather than reflecting real rural roots that respect the land and its economic opportunities through viable uses, whether for agriculture or other active land uses. The plan could be improved with more certainty and intensity of uses, particularly on our lands. The plan should remove references to views/apes /viewsheds/scenic corridors.	7/31/2023 9:22 AM
50	Change the location of this project	7/31/2023 9:04 AM
51	I do not want the business commercial buildings or the Springbank airport employment area buildings built along RR33. That area should remain an agricultural area	7/30/2023 11:53 PM
52	leave as farm land	7/30/2023 10:28 PM
53	No malls, stores, traffic etc	7/30/2023 10:28 PM
54	I strongly oppose the inclusion in the ASP of high-density areas named as "open space residential" such as 2,550 acres located east of Commercial Court and south of Lower Springbank Road. Those areas need to be reverted to country residential densities of two to four-acre residential lots as it stands in the current CSASP. Springbank has been conceived as a country residential community, residents have previously opposed attempts to introduce high density housing, and most have become Springbank residents because of its low-density development. Existing properties have high assessment values and receive basic municipal	7/30/2023 10:07 PM

services. High-density development will destroy such advantage by introducing high-cost piped water, wastewater services and costly road infrastructure enhancements. Rocky View has faced challenges ensuring water and wastewater services that are sustainable. Aside from the Commercial Court and the Airport area, Springbank does not need 1,120 acres of commercial or light industrial development at TwpRd250 / RR33 nor "business live-work," "home based business hub" or other forms of commercial development. Residents have rightly asked for area pathways but they never thought about trading off high density and commercial development for pathways.

55	Remove Springbank Employment Area which backs to residential used land like Aventerra Estates, and rather place it closer to area which does not have residential land around it. As indicated by the studies, ASP has indicated that RR33 corridor is most scenic and by putting commercial infrastructure you are making the life of residents more difficult. Additionally, the ASP is very vague and an approach to blanket any development as "Springbank Employment Area" regardless of existing residents of the area and their welfare.	7/30/2023 9:46 PM
56	I do like the idea of slightly higher density with green space in a small number of areas. However, I also have a significant lack of trust which makes me disapprove of residential and residential infills. There has been a long history of development promises that are not kept. Developers submit plans to Rockyview and then seem to do whatever they want. Largely for this reason, I don't trust that the "open space residential" will achieve the promises made in the public presentations and in the video. Harmony says that they have public use space but when we tried to use it, we were told that we could not use it or park there. Bingham crossing said they would put in a nice village atmosphere shopping area with a seniors home and the only think they now plan to put in is the biggest Costco in western Canada. Rockyview either doesn't have the power to control the developers or they don't have the interest in making them keep commitments. I expect that there will be high density housing with a bit of land that won't be very useful. It is implied in the video that the cost of maintaining opens paces around the houses will be the responsibility of the local land owners. This needs clarification. It seems likely the space isn't public park and public use as I would imagine. Also, there is a designation in the ASP called Country Residential Infill. This is too unregulated. As I read it, the owner of the infill can do pretty much what they like. It says that they have to discuss it with adjacent existing properties but there are no limitations except density. For instance, we live on Artists View Way. When Crestmont was expanding they agreed to leave a buffer of open greenspace between Crestmont and Artists View Way. A few years later, they graded the area and are putting houses on the greenspace. Again, how would we ensure developers keep to their word for development of greenspace/parks around higher density housing. On a different note, there is a parcel of land to the south and west of Artists View Way that has just come up for sale. I think it is owned by Crestmont. I notice the APS supports concepts including biodiversity, wetlands and wildlife corridors. This parcel of land was identified as a wildlife corridor, has water running to the Bow river, and is geographically interesting (a steep valley), so much more suitable for a park than a housing development. The ASP talks about protecting some land that could be parks, greenspace or wetlands but does not seem to designate any. I would like this parcel to be considered for protection. It naturally transitions into a stream/gully in Crestmont and so makes sense to preserve. How do we start a discussion about this? Feel free to email me.	7/30/2023 9:17 PM
57	The plan does not provide much certainty of land use, leaving much to future planning. The plan seems to cater to the vocal contingent in Springbank who do not want to see growth and development, rather than reflecting real rural roots that respect the land and its economic opportunities through viable uses, whether for agriculture or other active land uses. The plan could be improved with more certainty and intensity of uses, particularly on our lands. The plan should remove references to viewsapes /viewsheds/scenic corridors.	7/30/2023 9:00 PM
58	Stop unbridled development	7/30/2023 6:35 PM
59	More definitive plans for pathway connectivity and other transportation infrastructure. More planning and design criteria for important community corridors (ie. prescriptive criteria concerning architectural design, building heights, setbacks, etc.). Specific requirements for land use intensification to take on the burdens of infrastructure improvements (transportation, utilities). A mandated (and enforced) dark skies policy.	7/30/2023 4:10 PM
60	I don't want warehouses	7/30/2023 3:50 PM
61	I'd like to see the proposed transportation changes	7/30/2023 2:52 PM
62	more focus on environment and parks	7/30/2023 2:50 PM

63	See item #9 of this survey	7/30/2023 2:46 PM
64	I like to see it dropped.we are completely against it	7/30/2023 2:43 PM
65	I am submitting my comments with suggestions for improving the ASP separately - if there is a way of attaching them to the survey, I will do that. If not I will send them to RVC Planning.	7/30/2023 11:30 AM
66	<p>The transportation proposals for the interchange at RR33 and Twp Rd 250 are grossly inadequate. A two lane bridge over HWY is already insufficient and must service all of Harmony, Edge, Airport, Commercial Court, Calaway and then the major issue of Costco. The cost sharing is unclear and needs to be made more precise. The reclassification of roads is a mystery - what is and Industrial Collector and what are the implications for roads that receive that designation? The proposals for Old Banff Coach Road are unclear. Qualico previously engaged residents promising something that looks nothing like what the ASP shows. Clarity is needed for this already overburdened and dangerous stretch of road. More clarity and precision is required for the Future Development Areas. With no parameters set, you must at least ensure that future development clearly must have an amendment to the ASP. Reading the objectives, they are all business and commercial, yet many of these adjoin existing country residential and there is no specificity on transition proposals. Rather Section 27.5 and the issues on redesignation and subdivision seem to focus on "City issues" in terms of speaking about "land use compatibility with adjacent municipal land uses." Right now that looks like a massive car dealership on the east and other commercial uses. Where is the protection for the existing Springbank residential developments bordering on the city in these Future Development Areas. Unlike the other areas there are no details. However, if you can't provide detailed protections, then you must ensure that future development can't be rubber stamped and must amend the ASP. The water and wastewater servicing proposals are also a concern. Map 11 purporting to show various water lines was inaccurate and misleading and that was acknowledged by a MD official in a discussion that I had. There also seems to be equivocation on who will pay for servicing. In discussing with the MD official as to what is actually there in terms of existing facilities and water licenses, it was apparent that there is very little current capacity for what is proposed. The ASP seems to indicate developers will pay for the required servicing. The experience with the County in other areas leads to serious doubts. Indeed the ASP says the County can incur these costs up front. There needs to be some clarity here and limitations so that this is only in limited situations and not an easy out for future councils to simply thrust this upon us as taxpayers. When I asked questions about piped wastewater, it wasn't clear how this was to be achieved. They talked about communal systems with spray irrigation as an interim measure and we have seen in the past that pump and haul sewage has been used. Clearly the existing treatment systems would need a major upgrade and more added. Communal systems with spray may make sense adjacent to agricultural areas, but this isn't the case in much of Springbank. Integration with Calgary such as in Discovery Ridge and Elbow Valley and some other areas outside Calgary needs to be considered for a more major regional solution. The ASP talks about piped servicing but it is unclear what that means given that so little current piped servicing exists and the massive costs for piped potable water and piped wastewater infrastructure. What does this reference to piped servicing really mean?</p>	7/30/2023 8:53 AM
67	<p>a) Section 2 last sentence amend to "It shall be mandatory that the vision, goalsparts of the County" b) Section 3 Springbank Vision para 3: It is unclear how "Further development will safeguardthe precious natural environment". The best any development can do is minimize the damage. c) Section 3, Goal#1: Continued residential development and elimination of agricultural acreage to less than 50% will destroy the country residential lifestyle. Springbank will become a Calgary suburb. d) Section 3 Goal #12: " support agricultural uses until alternative forms of development are determined to be appropriate". This statement confirms that maintenance of the existing agricultural base is not a goal in the plan. e)Section 3 Goal #17: Protection of wildlife corridors is insufficient when wildlife need wide open spaces [1/4 sections for deer] f) Table 02: Should show existing land uses compared to projected. It is inconceivable to imagine how 4.2% Agricultural would be sufficient to provide open spaces/vistas for that country rural feeling!</p>	7/29/2023 9:31 PM
68	<p>The ASP plan does not provide much certainty of land use, leaving much to future planning. The plan seems to cater to the vocal contingent in Springbank who do not want to see growth and development, rather than reflecting real rural roots that respect the land and its economic opportunities through viable uses, whether for agriculture or other active land uses. The plan could be improved with more certainty and intensity of uses, particularly on our lands. The plan should remove references to viewscape /viewsheds/scenic corridors</p>	7/29/2023 5:54 PM
69	Would like to see commercial zoning along the hwy as a previous report had suggested	7/29/2023 11:59 AM

70	Housing density kept at 2 acres per house Clear directions on piped water and piped sewage The water table on my property is at 18 inches and we are on a downslope from the proposal. Waste water has to be clearly piped out of the area to be treated and septic fields will have the direct chance to contaminate my property	7/29/2023 11:17 AM
71	- Supportive of a highway commercial area adjacent to the Trans-Canada Highway west of Calaway park and a previous report on engagement appeared to reflect support for this use. - Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. Supporting development in the Trans-Canada Highway corridor will advance these objectives.	7/29/2023 10:41 AM
72	keep 2 acre per home don't agree with mixed development would change Farm land as is. Smaller operations agriculture would not be financially sustainable	7/29/2023 10:11 AM
73	More highway commercial adjacent to Trans-Canada Hwy west of Calaway Park	7/29/2023 9:43 AM
74	We were supportive of a highway commercial area adjacent to the Trans-Canada Highway west of Calaway park and a previous report on engagement appeared to reflect support for this use. Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. We believe that supporting development in the Trans-Canada Highway corridor will advance these objectives	7/28/2023 8:09 PM
75	Eliminate the plan for "Open Space Residential" development, (two houses per 3 acres)	7/28/2023 5:04 PM
76	Remove the "Springbank Airport Employment Area" completely out of the ASP. Commercial/Industrial is never in the realm of "Rural Lifestyle" "Country Residential" – as you stated in the goals and visions of the ASP. Commercial/Industrial on RR 33 North was never in other ASP drafts – why is it in the ASP now?? Residents do NOT want, nor did they ever ask for it. See the 2022 survey results. The few developer landowners of course are all for it. It will increase the value of their land from agricultural to commercial/industrial and be worth a lot more. Rocky View cares more about pleasing developers than the people they are entrusted to represent. There is no evidence there is a need for commercial/Industrial. See the Tate study RV paid for. North Springbank is hemmed in by the river to the north and Hwy 1 to the south – and is NOT physically located to handle a lot of traffic. This is directly from a provincial engineer. Planners and Council are totally ignoring this fact and intentionally misleading residents on traffic plans for yet confirmed actual numbers. Rocky View is totally ignoring the traffic nightmare you are creating on RR 33. RR 33 North is NOT where this should be built - it is in the middle of residential and in future a LOT more residential. Balzac has lots of land for expansion and with the Sheppard Industrial you can find elsewhere to put commercial/Industrial. Residents along RR 33 will be hugely impacted by having to drive by this type of land use – never in the realm of "Rural Lifestyle" "Country Residential" as stated in the Vision and goals of the ASP. Parents and school busses drive RR 33 North multiple times a day and it is unsafe to drive with transport trucks. This a safety concern – transport trucks and school busses ?? You have already created a nightmare of traffic at the RR 33 overpass with Costco/Bingham and filtering out Harmony's "undesirable" traffic (Public, condo, golf course, spa, Delivery Trucks, Transport Trucks) via the Heartland road- Don't dare create more traffic on RR 33 north. The type of commercial/industrial will not be supporting the airport. The airport is a training airport and that is why it is the 6th busiest as the training planes go up and down so frequently to train. Costco/Bingham and Harmony "village" will have all the commercial/employment Springbank could ever need ! Calgary is 7 minutes away. Industrial will totally ruin the unique Springbank area (RR 33 North).	7/28/2023 5:00 PM
77	The plan seems to consider the wants of a certain minority of Springbank residents most of who do not live anywhere near The proposed Area Structure Plan. Do not like the reference to viewscapes/viewsheds/senic corridorsNot	7/28/2023 2:42 PM
78	More detail on MD intentions as to water, sewer etc. and costs to rate payers.	7/28/2023 2:42 PM
79	I am supportive of a highway commercial area adjacent to the trans Canada hiway west of Calaway park and a previous report on engagement appeared to reflect support to this use.	7/28/2023 12:26 PM
80	The following changes are required in the ASP - 1. Page 8, vision statement – "...Agricultural land uses will continue to be supported, and new development will respect existing agricultural operations." Agriculture is a key part of our look, feel, and community culture. The statement above minimizes that key component. By saying "supported" it doesn't give it enough emphasis. The statement should be revised to "Agricultural land uses will continue to be an essential land use, and new development must respect existing agricultural operations." 2.	7/28/2023 11:13 AM

Page 9, Goal statement #12. In alignment with the above requested revision and also that this goal statement is focused on agriculture, the statement should be revised to state only "Support diversification of agricultural operations as a means of retaining an agricultural land base." The first sentence should be deleted in that paragraph. 3. Future Development Area On page 16, paragraph 3 it states "Residential areas will be composed entirely of single-family dwellings with the potential to explore alternative residential forms in future development areas." This statement contradicts paragraph 5 on the same page. The future land use has not been determined since considerable consultation with other governing bodies and stakeholders is completed in the future. Hence, no future land use or combination of land uses has been determined at this time. Paragraph 3 states that "alternative residential forms...". Residents on Huggard Road disagree with this statement. Since a land use has not been determined, you can not say "alternative residential forms." Rather it should state that future consultation will determine future land uses, or even better, that first sentence in paragraph 3 should be deleted since paragraph 5 speaks to future development areas.

81	We are supportive of the highway commercial area adjacent to the Trans-Canada Highway west of Calaway park and a previous report on engagement appeared to reflect support for this use. We believe that supporting developments in the Trans Canada corridor will advance Springbanks local services and growing the non-residential tax base.	7/28/2023 10:50 AM
82	Go back to the draft that has already been accepted. Retail and Commercial.	7/28/2023 10:38 AM
83	The land that I represent is located at 101 St and Old Banff Coach Road and is located in the proposed Future Development Area. We understand the need for collaboration and future discussions with the City of Calgary to address the policies identified in this proposed amendment. The concern we have is with the specific language which describes the requirement for a County-led amendment process. We do not understand if this process will cover all the lands within the Future Development Area or if it is possible for one land owner to request an amendment for his/her land prior to other land owners requesting a plan amendment. We feel the policy should allow a developer/owner to propose a plan for their land to the County with the ability to work jointly with the County and City together to advance an amendment to the ASP. It is important for a landowner to be able to create a plan for their land and be allowed to start the process for amendment under direction and guidance of the County. We request that the policy language provide clarity and the possibility for this to happen. The concern is the length of time it has taken to get to this point with the ASP Amendment. Is it going to take this long to get future amendments in the Future Development Areas approved?	7/28/2023 10:29 AM
84	Better understanding of what open space residential is vs country residential.	7/28/2023 9:09 AM
85	A previous report supported more use of a highway commercial area adjacent to the TCH west of Calaway Park. We would be supportive of that. Supporting development in the TCH corridor may benefit Rocky View County by growing its non-residential tax base and Springbank having more local services.	7/28/2023 9:07 AM
86	Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. We believe that supporting development in the Trans-Canada Highway corridor will advance these objectives.	7/28/2023 3:08 AM
87	- I was supportive of a highway commercial area adjacent to the Trans-Canada Highway west of Calaway park and a previous report on engagement appeared to reflect support for this use. - Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. I believe that supporting development in the Trans-Canada Highway corridor will advance these objectives.	7/27/2023 10:35 PM
88	More density	7/27/2023 9:45 PM
89	less residential space. cluster residential. Country residential is preferred. no more golf courses or park areas. keeping designated natural spaces as is. more respect to wildlife protection (including preserving the night sky) Less business development.	7/27/2023 3:31 PM
90	More thoughtful discussion around large scale commercial developments such as Vostvo	7/27/2023 2:21 PM
91	We would like to see a highway adjacent to the Trans Canada as we believe it would help commercial development resulting in more tax revenue meaning less tax increases for the people who live here.	7/27/2023 12:10 PM
92	We were supportive of a highway commercial area adjacent to the Trans-Canada Highway west of Calaway Park and previous report on engagement appeared to reflect support for this use.	7/27/2023 10:13 AM

93	improve the access to bingham crossing; the bridge work has to be done first before additional development on that side of highway 1; more buffer space of undeveloped land between the city and Rocky View specifically range road 31/old banff coach road corridor - the RR31 bridge is already too small much like RR33 bridge	7/27/2023 10:08 AM
94	All seems good	7/27/2023 9:19 AM
95	I support a highway commercial area adjacent to the Trans Canada Highway.	7/27/2023 9:12 AM
96	We were supportive of a highway commercial area adjacent to the Trans-Canada Highway west of Calaway park and a previous report on engagement appeared to reflect support for this use. - Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. We believe that supporting development in the Trans-Canada Highway corridor will advance these objectives.	7/27/2023 8:43 AM
97	We were supportive of a highway commercial area adjacent to the Trans-Canada Highway west of Calaway park and a previous report on engagement appeared to reflect support for this use. Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. We believe that supporting development in the Trans-Canada Highway corridor will advance these objectives	7/27/2023 6:05 AM
98	Potable water is an issue. Wastewater is also an issue! Traffic concerns on the Range Road 33 overpass if Bingham Crossing and Costco go ahead.	7/26/2023 9:15 PM
99	Development of commercial areas along Trans-Canada corridor	7/26/2023 7:29 PM
100	I am not clear on wastewater and water sourcing for Open Space Development. In my 18 years in Springbank, I have reviewed at least 3 ASP's. One interaction showed the Old Banff Coach road terminating at the Horizon View Road junction- and becoming a trail. I would prefer this occur and traffic be routed on RR31. It would reduce the traffic on Horizon View Road.	7/26/2023 5:09 PM
101	A previous engagement report seemed to be more supportive of a highway commercial area west of Calaway Park. In my view, the draft could be improved by providing an indication of that original intent. The provision of local services would benefit those living in this area.	7/26/2023 4:54 PM
102	No cluster housing and no Springbank Airport Employment Area	7/26/2023 3:56 PM
103	Couple of functional - put all the maps together. I was scrolling to find them. On 7.3 you have 5 land uses but only 4 given. More mapping of wildlife and environmental locations eg Colpitts wetland. Open Space dark light policy? and no mention of identified Conservation or Park areas within that Open Space. ON RR31 end down to River, no public corridor access shown. MAP 05 shows Residence Land use to west of RR31 and AG to east whereas MAP 06 shows flood plain. Which is it? Will the land below our house which was flooded in 2013 be protected from residential?	7/26/2023 3:22 PM
104	I would like to see both sides of the Trans-Canada Hwy developed commercial to accommodate traffic stopping and using services west of Calaway park. The original plan had this in place. I believe that there will be a need of more commercial property close to the airport.	7/26/2023 2:59 PM
105	Stricter rules for tree removal. There are numerous treed areas that provide sanctuary for birds and even large animals like moose. Areas needed for calving of deer and moose that currently happens. Clearer rules around lighting that promotes dark skies. The use of light shields and height limits. What are the consequences if developers or homeowners do not follow rules. Are those consequences sufficient to stop violations.	7/26/2023 1:55 PM
106	A was supportive of a highway commercial area adjacent to the Trans-Canada Highway west of Calaway park and a previous report on engagement appeared to reflect support for this use.	7/26/2023 1:47 PM
107	We are supportive of a commercial highway corridor along the Trans-Canada Hwy that will assist in bringing services to the residents of RVC and travellers along the route, while also helping to increase the tax base for RVC	7/26/2023 1:34 PM
108	I am supportive of a highway commercial area adjacent to the Trans-Canada Highway west of Calaway park and a previous report on engagement appeared to reflect support for this use.	7/26/2023 11:23 AM
109	I am supportive of creating more local services and commercial area along Trans Canada Highway	7/26/2023 10:57 AM
110	More information on Transportation corridor, with increased traffic in airport commercial area (rr	7/26/2023 9:19 AM

33 TWP 250) - there looks like not enough planning on the massive increase of traffic, that is already starting to show based on growth of harmony.

111	I believe the best use of lands adjacent to Highway 1 west of Calaway Park should be designated Business Commercial because they provide excellent accessibility to all residents and visitors to Springbank. This will also likely increase the tax base for Rocky View County as business development occurs.	7/26/2023 8:17 AM
112	I would like the ASP to include answers to the following: whether the ASP is county funded or developer funded; include a transportation plan, parks plan and a water plan. Outline the planned changes for Lower Springbank road as it is an arterial road and there is a large cyclist issue; Answer - when the county looks at infrastructure for the area, does it include capacity for existing built out areas to come onto the services. Point us to an area in Springbank that has the same density so that we can look at it.	7/25/2023 10:38 PM
113	A greater amount of Open Space Residential to provide more areas for community spaces for Springbank residents to enjoy.	7/25/2023 9:55 PM
114	Reasonable time to go through the extensive documentation. Map sent out is at an extremely small scale. Why is higher density development being permitted? To what extent are developers lobbying Rockyview council? What is the definition of open space residential? Quantify please Reduced footprint, how big are the lots going to be?	7/25/2023 8:59 PM
115	We would like to see previous land entitlements carried forward into the new draft ASP. Lands that have previously been zoned should not have development potential taken away from them based on City of Calgary/CMRB (potential) challenges	7/25/2023 5:01 PM
116	We were supportive of the highway commercial area adjacent to the Trans-Canada Hwy west of Calaway Park and the previous report that appeared to reflect support for this use.	7/25/2023 2:56 PM
117	Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. We believe that supporting development in the Trans-Canada Highway corridor will advance these objectives.	7/25/2023 11:50 AM
118	Ensure the development of a highway commercial area adjacent to the trans Canada highway. The ASP needs to support highway traffic as well as local communities needs. Create development along the highway as none exists in that area now. It would reduce congestion further into town as vehicles do not need to stop in YYC they can continue around ring road after getting what they need here. Similarly the traffic on Stoney to Banff can plan a stop here without entering higher congestion areas in YYC .	7/25/2023 11:43 AM
119	Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. Supporting development in the Trans-Canada Highway corridor will advance these objectives.	7/25/2023 10:23 AM
120	-We were supportive of a highway commercial area adjacent to the Trans-Canada Highway west of Calaway park and a previous report on engagement appeared to reflect support for this use. -Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. We believe that supporting development in the Trans-Canada Highway corridor will advance these objectives.	7/25/2023 9:57 AM
121	Not sure	7/24/2023 8:22 PM
122	I was supportive of a highway commercial area adjacent to the Trans-Canada Highway west of Calaway park and a previous report on engagement appeared to reflect support for this use. - Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. We believe that supporting development in the Trans-Canada Highway corridor will advance these objectives.	7/24/2023 7:29 PM
123	Clarity regarding the change of certain road designations.	7/24/2023 7:00 PM
124	I support a commercial area west of Calaway park. I think the area needs more local services and the taxes these will generate.	7/24/2023 4:20 PM
125	I was supportive of a highway commercial area adjacent to the Trans-Canada Highway west of Calaway park and a previous report on engagement appeared to reflect support for this use. Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. I believe that supporting development in the Trans-Canada Highway corridor will advance these objectives.	7/24/2023 3:11 PM

126	supportive of a highway commercial area adjacent to the Trans-Canada Highway west of Calaway park and a previous report on engagement appeared to reflect support for this use. - Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. We believe that supporting development in the Trans-Canada Highway corridor will advance these objectives	7/24/2023 2:34 PM
127	Supportive of a highway commercial are along the trans Canada and this would more of a tax base for the county.	7/24/2023 2:16 PM
128	I was supportive of a highway commercial area adjacent to the Trans-Canada Highway west of Calaway park and a previous report on engagement appeared to reflect support for this use. - Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. I believe that supporting development in the Trans-Canada Highway corridor will advance these objectives.	7/24/2023 1:06 PM
129	- We were supportive of a highway commercial area adjacent to the Trans-Canada Highway west of Calaway park and a previous report on engagement appeared to reflect support for this use. - Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. We believe that supporting development in the Trans-Canada Highway corridor will advance these objectives.	7/24/2023 12:49 PM
130	We are supportive of the highway commercial area west of Calaway Park on the Trans Canada Highway as this area will need some commercial services.	7/24/2023 12:48 PM
131	Springbank will benefit from more local services, and Rocky View County will benefit by growing its non-residential tax base. We believe that supporting development in the Trans-Canada Highway corridor will advance these objectives	7/24/2023 12:48 PM
132	Existing tax payers should not be burdened with additional taxes for new community growth infrastructure. ie. Water treatment and service, collector roads, green space matenance.	7/24/2023 12:18 PM
133	-We were supportive of a highway commercial area adjacent to the Trans-Canada Highway west of Calaway park and a previous report on engagement appeared to reflect support for this use. - Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. We believe that supporting development in the Trans-Canada Highway corridor will advance these objectives.	7/24/2023 12:11 PM
134	i would like to see the land to the west of Calaway park be a highway commercial area as it was in the previous report. it makes sense for this highway frontage to be commercial	7/24/2023 11:48 AM
135	Areas that are deemed agricultural should remain agricultural, or perhaps 50-80% of each parcel should remain agricultural. Of the area that gets removed from agricultural and given to residential, lot sizes should be maintained at a very minimum of 2 acre parcels, preferably 2-4 acres. Special consideration should be given to areas that are already "reserve" land, such as the land bordering Livingstone Estate, and no future road considerations should ever be given to bypass through areas such as these. Road access to new acreage communities should only be allowed from RR, TWP roads, or directly from the land that is being newly designated for residential use.	7/24/2023 11:44 AM
136	Water and waste water is a critical element to be considered.	7/24/2023 11:12 AM
137	I know I am getting here late to the game... to fight the Costco. I Apologize. But how does that even remotely fit into the plan?	7/24/2023 10:27 AM
138	We were supportive of a highway commercial area adjacent to the Trans-Canada Highway west of Calaway park and a previous report on engagement appeared to reflect support for this use. - Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. We believe that supporting development in the Trans-Canada Highway corridor will advance these objectives.	7/24/2023 9:57 AM
139	Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. We believe that supporting development in the Trans-Canada Highway corridor will advance these objectives	7/24/2023 8:17 AM
140	I am supportive of a highway commercial area adjacent to the Trans-Canada Highway, west of Calaway park and a previous report on engagement appeared to reflect support for this use. - Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. We believe that supporting development in the Trans-Canada Highway corridor will advance these objectives.	7/24/2023 7:38 AM

141	More Commercial access from Highway 1	7/23/2023 8:49 PM
142	Better definition of the open space residential and home business guidelines. Scope of future airport growth and flight intensity and commercial development.	7/23/2023 10:17 AM
143	Reduce/eliminate commercial development around springbank airport, reduce/eliminate open space residential	7/22/2023 3:28 PM
144	Not supportive to ASP at all, keep the area rural and natural	7/22/2023 2:52 PM
145	A real plan that is thought out and well developed rather than the shoddy work we have been presented with. The plan should represent the landowners who actually live in Springbank rather than any large landowner that just wants to sell their land to a developer	7/22/2023 9:48 AM
146	Expand highway business commercial west of Calaway park along highway 1. Opportunity for development is huge	7/22/2023 9:44 AM
147	Would like to see a better plan for highway access in and out of RR 33 that would be implemented prior to the new Costco and Springbank Employment area build out. The current plan for two traffic circles will in no way accommodate all of the anticipated traffic to these areas. The traffic management for the heavily travelled TRANSCANADA highway will not be addressed with these traffic circles. Traffic will be backed up in one of the two lanes heading both east and west for indeterminate amounts of time, while people access the new facilities at Bingham Crossing alone. Remembering Cross Iron Mills in eastern RVC, it was ridiculous. And, in regards to Harmony, apparently there is a new east/west road proposed from RR 33 into Harmony, that will further impact our ability to commute on RR 33.	7/22/2023 9:28 AM
148	- I would like to see a designation of highway commercial for the area adjacent to the TCH west of Calaway park (previous report captured this use) This designation would provide more local services as well as increase the non-residential tax base.	7/22/2023 6:08 AM
149	Higher intensity cluster res.has been reduced.but not enough. It needs to stop.	7/22/2023 3:25 AM
150	There are many changes required. I will send a letter to Ravi Siddhartha with the details of the improvements required to make the proposed ASP feasible.	7/21/2023 12:49 PM
151	As Sprinbank is a community of acreage owners, commercial and industrial developments have no place. These types of developments should be located in areas of Rocky View County, or the City of Calgary, that are appropriately zoned.	7/20/2023 1:26 PM
152	Should have kept North and South separate. They appear to be 2 separate communities - similarly to East and West Calgary	7/20/2023 10:00 AM
153	The proposed trails system hints at horse use, but it would be great to explicitly design trails for safe horse use, an historical use within the area.	7/20/2023 8:34 AM
154	The reduction of "Industrial usage" - i.e. Commercial business warehousing. The implementation of roadside pathways along RR33 from the Trans Canada Highway intersection South to the community of Westview Estates.	7/19/2023 3:08 PM
155	Land at intersection of 101 St SW and Old Banff Coach Road should be preserved as a natural gateway to the community; "Future Development" is a poor designation.	7/19/2023 2:58 PM
156	I don't know.	7/19/2023 12:43 PM
157	Clarity Re: propped future development along 101 St between Springbank Rd and Hwy 8. Consideration for downsizing to bungalow living for Seniors/ empty nesters wishing to stay in community in single family housing.	7/18/2023 1:34 PM
158	Remove Springbank Airport Employment Area from RR 33	7/18/2023 11:21 AM
159	Commitments to deal with traffic and upgrade infrastructure before any expansion is put in place. Including a dedicated on and off ramp for Harmony rather than everyone using RR33	7/18/2023 10:46 AM
160	I support the Open Space designation for Colpitts Ranches and want to see that kept in the ASP.	7/17/2023 7:32 PM
161	Keep acreage sizes similar to now - a mix of parcels that range from 20 acres down to 2 acres. ABSOLUTELY NOT more intensive Harmony style development. This destroys the country lifestyle we all moved out here for. The schools my kids are at are now bursting at the seams	7/17/2023 3:27 PM

	and there's no Harmony school building that I can see. More trails connecting the community, NOT just "within developments" but alongside existing roadways such as RR 33. Creation of municipal parks like Calgary and Cochrane have.	
162	Our property was changed to Agricultural. It is not agricultural and this designation is of no advantage to the property or us	7/17/2023 3:14 PM
163	none	7/17/2023 1:52 PM
164	The Springbank Airport Employment area is HUGE. Who is allowing for this to take all of the views for all of the adjacent residential properties on the Eastern side of this zoning? As a home owner and resident this infuriates me, I do not want to have our residential view blocked by a bunch of warehouses with parking lots blocking the views towards the West, which is the primary reason for purchasing land and building in Springbank. Why does the airport need 7 new sections of land (away from the highway to the North) primarily added) to conduct their business. If they want to protect their airways which I am supportive of, they should purchase or maintain farming land as it is currently in place on those lands. Springbank airport has functioned for a very long time and provided income to the supporting businesses for years without a huge setback. They do not need to add 7 times the land area to allow for their operations.	7/17/2023 12:05 PM
165	Development to the west of Range Road 33 should not happen. This should be agricultural based. East of RR 33 is now mostly country residential but it is not to the west and should remain so.	7/17/2023 11:11 AM
166	No further development until appropriate waste, water and transportation infrastructure is in place	7/17/2023 10:56 AM
167	None	7/16/2023 5:37 PM
168	Remove the airport employment area. Provide a clear plan to address current transportation needs due to additions already made in the community.	7/16/2023 10:43 AM
169	Honor the community feedback provided in the previous Springbank planning exercises do not develop without there road infrastructure in place no COSTCO no expansion of the airport employment along 33 - Please go back to the previous asp	7/16/2023 10:22 AM
170	Less emphasis on additional development of agricultural land. Lower density.	7/15/2023 5:47 PM
171	Keep minimum 2 acre lot sizes for residential	7/15/2023 5:47 PM
172	The ASP does not effectively account for future transportation needs for an already stressed system.	7/15/2023 5:04 PM
173	Sewage and water source are of paramount concern. Sewage contamination is of concern.	7/15/2023 9:44 AM
174	LEAVE SPRINGBANK AS A RURAL DEVELOPEMENT, 2 ACRE MINIMUM LOTS, THAT'S WHY WE MOVED HERE! WE DON'T NEED CLUSTER HOUSING, GO TO THE CITY FOR THAT!!	7/15/2023 8:20 AM
175	Previous engagement reports appeared to support a highway commercial area adjacent to the Trans Canada highway West of Calaway Park. It seems that Springbank could benefit from more local services and the County could benefit from an increased tax base, if this area was allowed to develop.	7/14/2023 3:42 PM
176	I think careful consideration is needed on the cluster residential, now open space residential, as to the affect it will have on traffic flow, especially on Lower Springbank Road.	7/14/2023 3:34 PM
177	Guaranteed improvement in road access (HWY 1; RR 31; twp rd 250; OLD BANFF COACH ROAD) before COSTCO opens to avoid major conflicts with residents of RVC	7/14/2023 1:28 PM
178	at minimum lessen the density in the new open residential zoning between RR 31, Lower Springbank road and us (Spring Gate) Directly south of the area to min. 2 acre lots with R1 only	7/14/2023 1:05 PM
179	Grandfathering in of current rural properties that will prevent subdividing existing lots for higher density development. Minimizing traffic on ALL roads in Springbank by keeping truck and other heavy vehicles off. More and better wildlife conservation/protection areas and corridors. What is proposed is too little too late.	7/14/2023 11:36 AM

180	More research into traffic flow with upgrading RR33 overpass on #1 Highway and building RR40 interchange.	7/14/2023 11:29 AM
181	The Plan does not have a holistic, coherent offering that has credibility. Terms such as stormwater & drainage solutions consistent with the Master Drainage Plan, connection to piped & waste water systems wherever possible, where the opportunity exists connection to planned & active transportation routes, all leave too much open to interpretation. If you can't offer more certainty, then don't include it in the plan. No development beyond existing constraints (2 acre residential on septic systems) should be permitted without connectivity to appropriate services, consistent with urban living. There is no need for cluster residential (now with a less offensive name). There are several developments of 2 acre lot size that have been on the market for almost 2 decades that haven't sold out to date & others that can't develop critical mass to the installation of infrastructure stage due to lack of buyer interest. What about Upper & Lower Springbank Roads that already have questionably inadequate shoulders & turning lanes? Bingham Crossing will already dramatically increase traffic volumes on these arteries without considering the densification of the area that this plan proposes. How will all of this be financed? Its easy to say "the developers" when you are dealing in the abstract which is far too simplistic. Why compete with the City of Calgary which offers urban style living? Most residents live in Springbank to escape this mileau.	7/14/2023 10:58 AM
182	We were supportive of a highway commercial area adjacent to the Trans-Canada Highway west of Calaway park and a previous report on engagement appeared to reflect support for this use. - Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. We believe that supporting development in the Trans-Canada Highway corridor will advance these objectives	7/14/2023 10:24 AM
183	Move the location of the Major Lift sewage station. It is proposed very near residents and near a very environmentally sensitive area. Get residents access to a regional water supplier asap, before current unreliable/unsafe suppliers such as Salt Box Coulee cause a major drinking water safety incident such as a fatality. Ensure proper transportation infrastructure is in place before any further Bingham Crossing Costco development occurs. Ensure an indoor swimming pool is part of the proposed recreational facilities as Springbank is lacking this.	7/14/2023 9:29 AM
184	Open Space Residential or cluster housing (whatever you want to call it): In general the housed density in this area is way too high and not inline with current densities in springs bank which is why most residence are in spring bank in the first place. The minimum land / home size of land should be 2 acres and this should only be of 50% of the lands, the other 50% should be kept in its current state or improved natural state.	7/14/2023 9:28 AM
185	Further reduction of Cluster Residential, Business, and Urban Interface areas. The community core conceptual development should be lead by the springbank community association and not the county.	7/13/2023 9:34 PM
186	I would like a clearer picture of environmental/municipal reserve space. Additionally there should likely be more reserve space dedicated. I notice that areas previously dedicated as reserve space are now identified as institutional and community services. I would like to see a clearer plan for infrastructure development prior to business/residential development. I would like to see more information regarding the ability of existing safety services (ex fire and policing) to manage the increased load with development. I would like to see no industrial development along highway 33 north of highway 1.	7/13/2023 9:06 AM
187	Not industrial land or commercial land. Advantera is going to have their mountain view blocked.	7/13/2023 7:17 AM
188	There is not one area or colour code on the ASP I see that is dedicated to nature reserve, park land, or recreational land base. I'm disgusted. Why is there an exodus to the mountains, to B.C. every weekend and holiday? Because there is no protected, useful land around Calgary that is designed for people to enjoy outdoor activities. We can barely access the river!! Open Space Residential is absolutely ridiculous. I despise the entire irresponsible proposal of it. Further, the northern block of Open Space Residential is in a sloped watershed, it will flood properties to the south. It will ruin the property value of existing homeowners. It should be re-designated as 2-4 plots to remain consistent and fair to this area AND tax base.	7/12/2023 10:48 PM
189	Less commercial	7/12/2023 9:51 PM
190	Happy with proposals	7/12/2023 9:14 PM
191	There is one big issue - Water. The ISL report does not cover water availability. The Harmony water licence is for 917221 m3/yr - only barely enough for full build out of Harmony. All the	7/12/2023 3:51 PM

	other available licences with capacity do not allow for the additional 1,100,000 m3 that will be required for full build out of Springbank. Needs to explained in ASP. The proposed water pipelines do not have any real plan explained as to how the system would be built beyond will be addressed a development permit. How would a reservoir ever get built? Why would a developer build a pipeline with capacity and size required for the complete ASP?	
192	Actually listen to residents rather than get paid off by half a dozen rich pricks to pretend they speak for the thousands of residents who hate their guts.	7/12/2023 1:59 PM
193	Get rid of the springbank employment corridor along rr33	7/12/2023 1:36 PM
194	I am on the fence, It is not clear to me how the infrastructure would be built to support the ASP. When we look at Harmony as an example a lot of the promises made, have yet to be deployed.	7/12/2023 1:18 PM
195	more specific information on traffic patterns BEFORE development commences or is approved.	7/12/2023 12:30 PM
196	remove open space residential; remove local commercial from community core; reduce amount of commercial/industrial around Airport; remove option for County to front costs for wastewater infrastructure; remove all inconsistencies with CMRB's Regional Growth Plan; include provisions that prohibit additional commercial/industrial development until road infrastructure at RR33/Hwy1 is fully upgraded; remove the future development area on west side of ASP At another level, the use of "shall" and "should" needs to be reviewed since they are not used consistently. There are at least a few places where the lead-in policy uses "should" and then the subordinate policies use "shall" - that ordering does not appear to make sense.	7/12/2023 11:59 AM
197	Country residential designation abutting Highway 1 should have some flexibility for other forms of residential and/or business / commercial that would more closely align with CMRB	7/12/2023 11:51 AM
198	Meet existing requirements I met when I had purchased my land and built in Rockyview. Min 2 acre parcel.	7/12/2023 11:45 AM
199	The plan for northern springbank needs a bit more refinement and I'd like to see some similar protections/guidance given to areas along range road 33 and public access to the river etc. How does the provincial ownership of land south of the river and the plans for the dam impact the decision to reduce the ASP coverage of Northern springbank? Instead of employment park - very anti warehouses going up- can we see something akin to a solar farm feeding power to neighbouring communities? Park access along the river.	7/12/2023 11:21 AM
200	The Community Core needs to provide greater breadth of uses to ensure that it does not take decades to get approval. Uncertainty of development will prevent it from happening. The uses should provide for a multitude of commercial uses, grocery (less than 60,000 sq. ft.), personal services (accountant, fitness, yoga), service station, postal outlet, daycares, restaurants, pubs, medical / quasi-medical, spa, nails, hair, retail, distillery / breweries, agricultural / agricultural supports type uses, farmers markets, coffee shops, entertainment, theater, car wash, pet grooming, veterinarian, cosmetic procedures / esthetician, offices, business center, etc. All of this in addition to potential community / government type uses, libraries, county offices, RCMP dispatch / office, fire hall, etc.	7/12/2023 10:50 AM
201	Previous landowners should be able to buy back what is not used by "active project" of SR1	7/12/2023 10:48 AM
202	No suggestions	7/12/2023 9:56 AM
203	My preliminary thought is we are at a serious crossroads with respect to the newly named open space residential. Even though one of the largest open space residential areas is not far from our property should this move forward it also means a firm commitment of potable water, and waste water development on a grand scale which appears to be a minimum cost of 570 million which developers would be required to pay for, and in return they are going to require density, and that in turn also brings into the picture, the transportation network of unknown costs. I look at the same area adjacent to lower Springbank Road and Range Road 31 and should we stay within the concept which surrounds this area being of 2 acre parcels we could continue with West Ridge Utilities Inc. and using highly efficient septic fields that are being installed today. Knowing the numbers with the 2 acre parcel increased density we may have a transportation infrastructure already in place to deal with the volumes, no added County cost. Also, to the benefit of Rocky View County, the 2 acre estate lots would be consistent with the area homes and may bring the construction of \$2.5million to \$5 million homes, ultimately	7/11/2023 7:49 PM

having a greater tax revenue to Rocky View County than the value of homes being built within the open space residential. This could also omit added cost of portable water and wastewater on such a Grand scale.

204	Less emphasis on commercial development of Springbank. The future development of the Springbank Airport Housing area is a very large footprint! That just looks like more commercial development to me. I feel that much of a land redesign action is a land grab for future high density commercial use. Bingham Crossing with Costco as the anchor is going to bring a tremendous amount of traffic to our side roads, if there is not a significant change to the exit off Hwy 1.	7/11/2023 9:39 AM
205	Less business development.	7/10/2023 9:38 PM
206	Maintain agricultural status for the land which is being proposed as "Springbank Airport Employment Area".	7/10/2023 4:00 PM
207	n	7/10/2023 8:31 AM
208	Remover TWP250 east of RR33 from designation of Industrial Commercial Collector	7/10/2023 7:26 AM
209	The open space residential area with houses on .5 acres each will be too many houses for the area that is proposed off of RR31. The amount of water that runs off of that field into the adjacent homes on Panorama Bay and Panorama Ridge currently during very wet springs is not manageable and flood our culverts and swales are like running rivers. Putting houses on there will make this issue even worse. The "pathways" that have been proposed are only going to be accessible to that new area as there will be no connector pathways to adjacent neighbourhoods. When it was suggested to have "pathways" in Springbank it was meant to be paved routes that would connect neighbourhoods and to the schools so that kids could safely bike/walk/scooter to their friends or school as well as adults could travel safely on foot/bike for exercise and visiting neighbours/friends without having to walk along main roads. The pathways suggested by the draft Springbank ASP will only benefit those living in that new area - while others will have to get in a car and drive to those pathways to enjoy them defeating the purpose of connecting the community. With all of the new houses and a proposed 17,000 more people moving to the community where will all the children attend school? All of the schools are maxed out and there are no plans for building more schools out here. Harmony doesn't even have a school yet.	7/9/2023 9:33 PM
210	Move the proposed industrial area into other existing industrial area not on RR33 which is a residential through fare.	7/9/2023 6:46 PM
211	Removal of the Springbank Airport Employment Area proposed along RR33, and the proposed "Harmony style" residential development around Country Lane Estates. Any development should be minimum 2 acre lots	7/9/2023 3:35 PM
212	The mall(business) area on the corner(range road 33) I am fine with but Not the addition of the Springbank Airport Employment area down range road 33	7/9/2023 2:05 PM
213	Focus on Agricultural opportunities (small hobby farms) rather than Industrial. Focus on Community and Recreation Higher level focus on Connected Pathway systems Minimize the Industrial footprint of the Springbank Airport Need a plan for Transportation and Utilities - currently the transportation plan appears to be an afterthought. Springbank is a very unique opportunity for a mixture of residential and agriculture We need to preserve the environment not add pavement and large buildings Make Springbank a Destination for both Locals and Visitors. Think of what a travel promotion would look like when describing the area. Current plan appears to be destroying North Springbank as a community.	7/9/2023 10:11 AM
214	We need to keep agriculture. No more Harmony developments. Not so much commercial. Hire unbiased land use planners.	7/9/2023 9:21 AM
215	Less commercial space and no more open space residential builds. Harmony has not yet received the promises builders made to the community, we should focus on Harmony getting a school and continue to grow within that existing community. We also need to focus on rebuilding the intersections along hwy 1 and RR33 for Costco prior to it's build that has been bumped up to 2024. Costco has put future BC builds on hold to focus on the Springbank Costco, thereby bumping up it's finish date. Without the proper infrastructure with roads, our community is going to suffer. Putting a commercial space is going to open up space for businesses such as restaurants and big box stores that are not required in the country. This will also make the intersection at RR33 and Township 250 a nightmare. Residents and visitors	7/8/2023 10:19 PM

who bike along this road are already at high risk due to the drivers along Township 250, and children bike to school along there. Township 250 will increase in traffic. Have sidewalks or wider shoulders received any discussion for the safety of our community? Will the road upgrades be finished prior to Costco's opening date? The intersection at the hwy 1 turn off heading north/south on to RR 33 and from RR33 Eastbound on to hwy 1 has frequent accidents and is a busy and dangerous intersection. This bridge is already a narrow hazard with limited visibility. ASP needs to focus on these areas prior to expanding in to new visions.

216	We are not in favour of cluster developments. We moved to Springbank a decade ago to be away from the city, we do not want to be near and DO NOT support any high density "cluster" residential. Please stop lowering the value of our property by trying to shove in as many houses as possible into rural land. None of our neighbours are supportive of this development on/around RR33 and Springbank Road.	7/8/2023 7:30 PM
217	Infrastructure	7/8/2023 3:54 PM
218	Clarity on the Open country Residential. Confirmation that the first Transportation work will be Functional plan #1	7/8/2023 2:47 PM
219	The higher density housing proposed for the Area south of Horizon View Rd is completely out of context for the area and should be limited to lot sizes of 2 acres or more with the same amount of reserve land. Spring bank does not need or want higher density housing.	7/8/2023 2:38 PM
220	Make sure roads are adequate to handle traffic and parking..keep the traffic from north Springbank from being able to go east on township 250 rather than back out to the highway.. have commercial be many small business rather than large BOX stores	7/7/2023 9:52 PM
221	No further commercial development Only 2 acre,lots. Clearly indicated by ALL at the meetings	7/7/2023 7:33 PM
222	More agricultural land left as such. Reduction in size of commercial lands. Big box retail areas do not fit the character or culture of Springbank.	7/7/2023 5:38 PM
223	We moved out of the city of Calgary to get away from high density residential and commercial areas. We wanted country residential.	7/7/2023 3:42 PM
224	- We were supportive of a highway commercial area adjacent to the TCH west of Calaway park and a previous report on engagement appeared to reflect support for this use. - Springbank may benefit from more local services, and Rocky View County may benefit generally by growing its non-residential tax base. We believe that supporting development in the TCH corridor will advance these objectives.	7/7/2023 2:19 PM
225	Clearer descriptions/definitions. More details regarding home-based business hubs. Guarantee of the open space being kept as open space. Details of the management of the open space. Regional/connecting pathway system.	7/7/2023 11:18 AM
226	This is a terrible plan and does not support agriculture at all. There is no need for this level of development in Springbank. This plan is only going to benefit developers not residents.	7/7/2023 9:05 AM
227	I would prefer lower density in Open Space Residential area. No more than one unit per acre.	7/7/2023 8:18 AM
228	The access from the community of Harmony should remain as-is. No road should connect to RR-33, as the road will not be able to handle the added traffic. It will also overload the closest junction to RR250.	7/7/2023 7:43 AM
229	Remove golf courses and agricultural areas from acceptable uses for open space included in open space development. These open spaces should not be restrictive and, where possible, should be contiguous in order to allow for recreational activities. Non inclusive, restrictive and commercial uses should not be considered for these open spaces.	7/7/2023 7:22 AM
230	I would like to see the recommendations, wants, and needs of the Springbank residents considered in the ASP. The areas designated as "Open space residential" do not reflect the visions of the residents of Springbank. Additionally, past surveys have indicated that most Springbank residents think that the agricultural roots of Springbank are very important, and it is mentioned throughout the draft ASP. However, the land allocated for agricultural use is quite limited compared to other land uses, indicating that once again, the voices of the Springbank residents have been ignored. There are also concerns surrounding the infrastructure to support some of these developments. As it is, Springbank roads can get quite busy, so any increases to the population will just exacerbate these issues. The business areas will require large amounts of traffic to flow through the area for the businesses to be sustainable. There needs	7/7/2023 12:54 AM

to be upgrades to surrounding roads and infrastructure to support these developments. Or better yet, these developments could be eliminated to avoid making traffic worse and to better preserve the nature of Springbank.

231	You are putting springbank residence and their young beginner drivers at risk by not properly assessing the inadequate road system and corner street signage on all routes. Especially with putting such a high density building plan in close proximity to 4 schools.	7/7/2023 12:52 AM
232	Amendments to the business and industrial designation along range road 33. The intersection at range road 33 and highway 1 can barely handle the traffic now since edge school opened. The summer traffic related to Calloway park creates a dangerous situation now. I have personally seen many close calls at this intersection. Once Costco is built someone is going to be killed at this intersection. Under no circumstances should Costco be allowed unless a major upgrade to the intersection is completed first.	7/6/2023 9:17 PM
233	The Country Residential still are areas are of a huge concern. .5 acres is too small for springbank, it will change the whole feel of the community.	7/6/2023 8:58 PM
234	The ASP needs to be in keeping with a rural community not a small city next to Calgary. Cluster residential is not appropriate, the Costco is completely inappropriate.	7/6/2023 6:07 PM
235	you are destroying some of the best, most productive land in Alberta for residential housing & acreages. The importance, or lack thereof, is painfully obvious in your plan. The more residential developments, the more agriculture will suffer. Clearly we are already outnumbered. Where are you going to get your food? Agriculture should have a higher priority than being flooded to protect housing that shouldn't be there in the first place	7/6/2023 5:26 PM
236	It looks like staff didn't listen to residents re: Cluster housing. Only a few responses indicated some support, but the majority don't want anything less than 2 acre parcels. Staff did NOT listen well enough! Now they're trying to sell Cluster as Open Space Residential. Same thing, but they've put lipstick on the pig to make it sound reasonable and lovely. It isn't. Similarly, the Airport Employment Area has been fabricated by staff to appear necessary. It is not. I don't know what staff is doing trying to change the country residential fabric of Springbank, but it is a disaster! Who in their right minds would move to an acreage in an industrial-looking area with Cluster Housing? Gross. The entire concept of labelling every acre of land aka "Land Use Strategy" in this ASP is just wrong. This is not a city to plan. It is an acreage community that has grown organically over the years, thanks to the farmers and ranchers who redesignated their land for country residential acreages. Obviously, they thought it was okay back then....	7/6/2023 4:52 PM
237	Cut back on the size of development, particularly the Airport Business areas; show how the transportation corridors will be improved first; allow residents to be on RVC committees controlling the planned areas; let each community decide what is best for them; stop the planned acreage splitting - the residents never asked for this; the residents live in Country Residential and that is the reason why they live in Springbank.	7/6/2023 3:45 PM
238	Delete Open space Residential: Maintain larger lots in keeping with the area. Maintain all trees and provide more footpaths and access. Greater delineation between Calgary city sprawl and Springbank green belt and trees, particularly west of Highway 101....hold the line! Remove these areas for future development.	7/6/2023 2:09 PM
239	Two very important factors are not addressed, existing water supply for current Springbank communities and traffic considerations. I've experienced multiple issues with low water pressure in our community and have spoken to other residents who noted similar concerns. In fact we've had some mornings where the pressure was so low no water came out of the faucets. Despite several attempts to resolve this issue with the water utility nothing has changed. I've made attempts to solicit help from Rocky View Country to no avail. In speaking with plumbing companies who service residents in the Springbank area, they have also confirmed this to be an issue. Second, there is only going to be increased traffic in the Springbank area due to increased residential development in areas like Aspen Landing. The Ring Road will assist however many Calgary residents like to travel on Lower Springbank road and Springbank road for the vistas. The ASP does not address these two very important issues to Springbank residents.	7/6/2023 11:07 AM
240	Make sure roads and water/sewer systems are upgraded before the developments are 75% completed and paid for by the developers. Less cluster housing and more open space.	7/6/2023 10:11 AM
241	Remove county-led conceptual scheme requirements, HOA, and Asset mgmt/ revenue creation plans for Open space. Remove passive open space requirements, including	7/6/2023 7:46 AM

"viewshed" requirements and any other ill-defined term referring to the "character" of Springbank. Review the lands from the perspective of agriculture and how offensive and out-of-character the open space planning is for historic agricultural users. The land planning is unacceptably catering to vocal residents who basically want to keep views from their small acreage lots and not providing opportunity to others. The Open Space planning is too restrictive and is of further concern that it will become even more restrictive and subject to the timeframe of interest and availability at Council's discretion. All of this control by others should be unacceptable without financial consideration.

242	Remove the Open Space Residential	7/6/2023 7:18 AM
243	No commercial on Range Rd 33	7/5/2023 1:33 PM
244	Classify Old Banff Coach Road and 17th Avenue as scenic entries	7/4/2023 4:03 PM
245	Range Road 33 overpass upgrade, access in and out	7/4/2023 11:53 AM
246	Get rid of the light industrial area all together. Traffic will be a huge concern already even with just the Costco and the infrastructure needs to be completed before any further development.	7/4/2023 10:40 AM
247	More open space development, less country residential, more/protection of remaining agricultural. more connections and pathways. establishment of parks along the rivers for access. Country residential should be 1 acre in areas where services allow the density, ie when closer to the city of Calgary.	7/4/2023 9:21 AM
248	Reduce the two acre restriction on properties to quarter acres.	7/4/2023 6:45 AM
249	Get rid of the higher density residential.	7/3/2023 5:08 PM
250	How has Pinebrook Estates suddenly become designated as "Built-out Country Residential", particularly when it was developed with a subdivision potential in mind and without consultation with its current residential land owners?	7/3/2023 12:07 PM
251	I'd like to see more consideration for acreage owners in the community. Springbank isn't the community of Harmony or Balzac. Pushing forward additional development for the sake of country revenue isn't in the best interests of residents.	7/2/2023 7:10 PM
252	Still too large with diverse areas...could be Springbank residential and Springbank "Core" including Airport Employment area and Range Road 33 down to Springbank Road	7/2/2023 9:32 AM
253	In reference to the Open Space Residential - it was very clear at the presentations at the Heritage Club Open House - that there is no solid plan for water (potable and sewage). There is 'hope' that the Harmony Treatment Plant or CalAlta will be the supplier of potable water - and Harmony would take the Sewage water. In order to proceed - these agreements need to be in place. I don't see how Harmony Plant can handle the extra volume - especially when Harmony is just now starting to expand.	7/1/2023 8:35 PM
254	Less Springbank Airport/Employment Area. It is too close to country residential. It should contain more agriculture mixed in with country residential. No big box retailers. We moved here for peace and quiet. If we needed all these services, we would have stayed in the city. Disgraceful to be paving over this beautiful area.	7/1/2023 12:17 PM
255	Less development of rural land for business use, better thought processes into the traffic issues that already exist before further development takes place. There are 5 large schools in close proximity to all this new industrial/ business development that rely on the RR33 for access. The RR33 bridge over the highway and it's on off ramps will not cope with anywhere near the proposed increase in traffic.	6/30/2023 10:54 PM
256	increased business commercial development on the southside of Hwy 1, like Calaway, and the old RV place in the areas shown as future development	6/30/2023 10:37 AM
257	Less density of housing, waste water disposal, less large unsightly businesses, e.g. RV companies, housing for seniors in single family 1 level units with appropriate recreational facilities included, no large big box stores	6/29/2023 7:28 PM
258	1. High Density/ less then 2.5 acre lots: Harmony, Morganrise, property development to the south of Morgan rise, and multiple others such as Timberstone, Partridge, ...etc. are just a few developments that have not been completed for a number of years. Creating a ASP with high density is not necessary as this is offered in Harmony, Calgary, Cochrane, Airdrie etc, no need for more areas. After all we all moved to Springbank because we wanted 2.5 acre or larger	6/29/2023 7:07 PM

living!!!! Don't destroy the beauty and quality of life. 2. Wildlife corridors/ natural pathway systems: Creating more natural parks, with trails but no maintenance is always welcomed!!! Just like the natural reserve in Artistview Pointe/West. Wildlife corridors are deficient in the ASP, for instance the area west of Artistview West (they back onto a ravine with Aspens, bear, moose and calf's, deer and fawn, wild cats, ..etc. this is one of very few areas that is left of wildlife homes!!!! Please designate this area as park!!! Qualico I believe owns this area and in 2021 was planning on destroying all this treed area, and building half acre parcels. We are glad to see that this is now a 2.5 acre parcels. 3. Infrastructure - Water/ Waste Water/ Roads ASP is indicating that the water is going come from Harmony, and then Harmony would be reduced from the original 17,000 pop/ building. This plainly does not make sense! We approved Harmony, people moved there with the understanding of having 17,000 pop so that all services, recreation, schools, etc. would be developed. This will not happen if we reduce the approval, and people will stop moving out there for false promises. Please complete the plan! They have the water and Waste Water, let's keep the growth moving. I do keep in contact with the group and believe water has been reduced due to Bingham Crossing. Taking farmland and zoning it into building sites is inappropriate, for several reasons: where is all the water coming from??? Where is all the waste water going to go?? What is wrong with farmland that produces crops to feed the world??? We do not need more farmland destroyed. Let's focus on developing what has been approved!! Roads: They need to be built and completed before permits are allowed to move forward to the building stage. Bingham Crossing: Is the design to eliminate back up of traffic??? Are there multiple entrance and exists to allow traffic to flow? Gas Bar: is it situated away from the main shopping and is the design to enter and existing allow flow not backup??? Calaway park, Edge School, Springbank Airport, and Harmony: Why are the roads not completed for these locations, years after development? Who is paying for these roads??? Developer or the Taxpayer??? Old Banff Coach Road and the #1 Highway, do we have an agreed plan with the Federal and Provincial to complete the road systems to allow approved development to go forward?? Harmony was approved around 2007 and at the time committed to partially funding a new interchange at RR40 and HWY1 to service the residential , commercial, recreational, and industrial associated with the development. The developer is no longer building it! How is 800 cars per hour at Costco going to be handled by 2 roundabouts?? We don't want a situation like Cross Ironmills!!! Watt Transportation Plan, 2020 - The assumptions in their document rely on the RR40 intersection to Highway 1 being complete by 2025. Tables 2 & 3 and figure 7 all used assumptions prior to the Costco approval for the new 800 vehicles per hour. So conclusion is no longer valid! Please refer to the MPE Master Drainage Plan 2016 - and you will see that the engineering report requires conservation easements for all existing drainage courses on RR33 due to Wetlands of Springbank Creek. Storm water Catchment Drainage plans are needed. ASP is presuming that there exists water licensing that has not been used Please provide documentation of this. As for Popular Water, our license is used up , we can not bring another development on our system. And I am sure most water coops have the same. Keep the farmland and remove "Future Development AREAS"!!!!!! Please remove and replace back to FARMLAND!!!! No MORE TREES TO BE REMOVED!! SAVE THE WILDLIFE!!! KEEP ALL CORRIDORS, AND RESPECT RESIDENTIAL INPUT, AS WE LIVE HERE EVERYDAY!!!

259	Get proper input and consideration from the ALL landowners and residents affected by the proposed 'Springbank Airport Employment Area, especially those affected by proposals regarding Range Road 33 north of TWP Road 250.	6/29/2023 6:40 PM
260	Transportation and the need for major upgrade of RR 33 and intersection with Highway #1	6/29/2023 6:13 PM
261	Taking an existing 2 acre development and showing how density could be increased to 0.5 acre lots. I realize there is much resistance from existing 2-4 acre owners.	6/29/2023 2:10 PM
262	For the Community Core to become the heart of the community, it needs to give community members a reason to be there. This is beyond a community centre or another public infrastructure type building. It needs to have retail, commercial, office, and a diverse selection of service for community members to stay within the community and not drive into Calgary. Having many unique services will provide a reason for community members to come and stay in Springbank. These uses include everthing from old age homes and medical uses to small format grocery, convenience, hair salons, farmers markets, coffee shops, pubs, restaurants to name a few. A truly engaging Community Core would have something for everyone and allow community residents to have an opportunity to work, play, obtain the necessities of life and enjoy being in the community. A true community core provides opportunities for residents to bump into eachother and interact. This helps break down silos within the community that happen when services are limited. For example the hockey families likely do not interact with	6/29/2023 12:36 PM

	the equestrian families or the older community members because they are all going to individual buildings and lack common use facilities like a pub, pizzeria, post office, grocer etc.	
263	Less density along rr33, employment development more limited to small scale commercial with footprints of smaller than 50000 sqft and limited height to one storey up to 15 ft max , no mezzanine for continuation of views to the west, depress floor elevations so west views of rr 33 are intact, other option is to raise rr33 by about 10 ft prior to any commercial construction	6/29/2023 11:18 AM
264	Clarity on the type of future development	6/29/2023 10:50 AM
265	I would like to see larger employment around the spring bank airport, and I'd like the interchange of RR 33 to be accelerated to phase 3 right away	6/29/2023 10:35 AM
266	Remove airport employment area, leave agricultural land. Understand the impact of traffic that is coming to North springbank before you propose a plan that is only supporting future residents and future businesses but no interest to serve the current ones.	6/29/2023 9:57 AM
267	Business commercial extended along the western borders to the edge of the ASP along the Trans-Canada highway, as well as the extension of the Springbank Airport Employment Area westward by another section.	6/29/2023 8:38 AM
268	The Springbank Airport Employment Area designation should wait for the September 2023 economic study to determine whether it is warranted as it is unlikely there is a huge demand for airport related businesses. If there is a demand then land near the entrance to the airport on TWP250 should be considered. The land on RR33 should be removed from this designation.	6/29/2023 7:53 AM
269	Making it more favorable for the homeowners in springbank who are directly affected	6/28/2023 10:38 PM
270	I'd like the county to rethink building an employment area for the Springbank Airport up the road from my house. I think you're going to hear the same thing from most of us in the area. We don't want it changing. We don't want Costco across the street from where our kids are going to school. We don't want more businesses or cluster housing. We moved out of the city to get away from it all and now it's knocking on my back door.	6/28/2023 10:38 PM
271	More information on transportation	6/28/2023 10:18 PM
272	Remove the airport employment. Stay with min 2 acre lots	6/28/2023 10:13 PM
273	The area slated for airport development is much too large. Remove open residential concepts. Density is not needed here. Calgary can provide that. Maintain agriculture and country residential. Ensure that any more development on RR 33 actually addresses access for North Springbank residents to the heart of the community. Will my kids be able to safely ride their bikes to school around Costco and Harmony traffic??? Address the inevitable rise in crime this development will cause. Ensure the developers pay for the infrastructure development through fair taxes. Rather than a flat fee per acreage TOL, that fee should be based on actual land use. One small acreage owner carving off a couple of acres for their child to build a single home adding only 2 or 3 cars to the road should not be forced to pay the same amount as a large developer adding 800 cars per hour to the roads.	6/28/2023 10:10 PM
274	A bit better roads that will handle more capacity once the developments start.	6/28/2023 9:57 PM
275	Springbank airport commercial rezoning is not acceptable. Infill country residential is not acceptable.	6/28/2023 9:54 PM
276	Remove the Cluster Residential Move the airport employment lands into 250 west of the Edge School Only small local businesses in RR 33 Put the Business Hub on RR 33 Listen to the residents who live here.	6/28/2023 8:46 PM
277	To begin, I quote goals 1 and 7 of the Springbank ASP Summer 2023 Draft: "Continue to develop Springbank as a distinct and attractive country residential community, with tranquil neighborhoods and thriving business areas developed in appropriate areas," and 7. "Complement the character and appearance of Springbank through high-quality design that: - Preserves the existing landscape; -Recognizes and blends with the immediate surroundings and vistas; -Supports efficient use of land .." Developing what appears to be 90% of the lands such as the pastures and rolling hills within this area, are what define "distinct" and "attractive country residential." With the amount of planned development surrounding the existing residential areas, not only will the view of city infrastructure like a COSTCO, but also the traffic associated with such a business, will significantly reduce these goals held by RockyView but also the sentiments felt by every current resident. Based on the meeting held on this night,	6/28/2023 8:38 PM

June 28th, at the Heritage Hall, was that the reason Springbank is attractive and desirable and why people want to be out here is to escape the significant population in dense city and urban areas, but also the cluster of unattractive infrastructure, and volume of people that a businesses like a COSTCO demands. I am not against development and growth, future business, and being inclusive of those who wish to be in the area, but there should be a reconsideration of the developers of this area that is less based on lining their pockets, and more about really supporting communities like Springbank. Let me propose something more "appropriate" for Bingham Crossing in Springbank; smaller, locally owned businesses that sell goods and services produced in Canada in smaller, more attractive buildings. OR the new Calgary Farmer's Market by COP would have even suited the character of the area significantly more than what is planned while maintaining the integrity of our community. Infrastructure like COSTCO is a prime example of how distasteful and uncultured North America is and continues to become. Not only is it unattractive, but we are now supporting a narrative that becomes less about community and supporting local businesses and more about mass production and importing goods that are perfectly capable of producing here. It saddens me that this is now considered an "old issue" as this has already passed, and I find it hard to believe that it has given the fact that we already have 6 in Calgary. Not to mention the closest one to this area is only a mere 20 minutes away. A drive that I know myself, and every other person in this community has no problem in driving. I wish I would have been able to voice my opinion sooner had I known.

278	..it is good	6/28/2023 8:18 PM
279	No more cluster developments, shopping malls or industry.	6/28/2023 8:14 PM
280	Better river access, more area for activities ie pathways or bike paths	6/28/2023 8:08 PM
281	More emphasis on traffic patter proposals and more specifics on land use..types of commercial ...institutions etc	6/28/2023 7:52 PM
282	We know that you are keenly aware that the ASP presents numerous significant issues for the community. These include the pace of development, ground water quality and supply, potable water supply, waste water and solid waste management, infrastructure and support, utility services, emergency services, transportation and road traffic, the environment, rural quality of life, property values and coordination with the City of Calgary's annexation plans. Although a number of these issues were addressed at length in the Draft ASP, others have clearly not been adequately investigated. We understand further work is in progress; however, the area where we live is already experiencing the negative consequences and adverse effects of housing development, particularly with regard to groundwater supply, waste water servicing, utility and emergency services, and worsening traffic problems. It is important that the local community be provided the detailed results of further studies addressing the above critical issues (which we believe are to be completed later this year) and that the steps required to mitigate any potential problems be undertaken in consultation with the local community before the ASP is finalized.	6/28/2023 7:16 PM
283	As a resident of Country Lane Estates, I am opposed to the new designation of the Springbank Airport Employment area and am concerned about the impact it would have on commercial building along RR33 north of Twp 250 and significantly increased commercial truck traffic along RR33 north of twp 250.	6/28/2023 5:39 PM
284	We do NOT NEED OR WANT industrial land around the Springbank airport. Keep Country Residential that.	6/28/2023 2:48 PM
285	Main concern: that the 'Springbank Airport Employment Area' would include industrial development along RR 33. With existing approved development (i.e. Costco, Harmony, etc), significant increased traffic volumes are coming and the road access and improvements need required immediately!!!	6/28/2023 11:46 AM
286	no industrial	6/28/2023 11:14 AM
287	Understanding the long-term planning surrounding Bingham, we did not express concerns, respecting the existing commitment. The new elements, including ~2km of industrial zoning along the east side of RR33, represent a massive change in the character and use of the single access to my neighborhood. As a sixteen year resident who uses RR33 anywhere from two to six or more times daily, including as a running route, industrial zoning will severely impact the quality of life for me, my family and my neighbors.	6/27/2023 5:15 PM
288	Eliminate Open Space Residential . This high density housing is NOT consistent with the	6/27/2023 12:43 PM

existing format of 2 and 4 acre parcels and not desired by most residents of Springbank. It is no different than the previous Cluster Housing which was also opposed. The lands within, potentially golf courses, would not be available to residents to use. Also, define "Future Development", reduce the size of the "Springbank Airport Employment Area", and retain more as agricultural

289	The idea of using the air tanker base lane as an access for Harmony residents to access Range Road 33 must be completely quashed. We were never consulted on this idea. The developers of the town of Harmony was a Copithorne enrichment decision. To dispel any nonacceptance of the idea the developers assured that Harmony would have its own TransCanada highway access. Presumably the county council had documented assurance from Alberta Transportation that the access was guaranteed. If that was not the case, then ensure that all traffic in and out of Harmony can not use Range Road 33 (similar to traffic exiting Calaway Park being forced to head north to the TransCanada highway and using stationed sheriff patrols during heavier traffic times), and get approval for the Trans Canada initially proposed access with the necessary funding by means of debenture-type of taxation applied only to Harmony properties to pay for it, and NO FURTHER approval of any Harmony development until such guaranteed access approval is obtained and construction begun. Stop using the term "airport employment area". Very few people working at the airport can afford to buy property in Springbank today. The Harmony residents drive to Calgary for work, and the airport workers drive from Calgary to work. The same will be true for any other "employment" facilities. The area adjacent and east of the airport must not be an employment area and keep the area "agricultural" and "country residential". The idea employment area could only seem acceptable to NON-residents of the areas needing to use Range Road 33. Ensure the Bingham crossing only proceeds AFTER the Range Road TransCanada overpass is changed to accommodate the current and expected amount of traffic with appropriate on- and off-ramps for north, east, south, and west traffic. Ensure that the Range Road 33-Township Road 250 intersection is constructed to accommodate the existing Edge school and any future Bingham traffic WITHOUT a traffic circle.	6/27/2023 12:29 PM
290	Absolutely no cluster residential or open space residential.	6/26/2023 3:10 PM
291	Size of lots should remain at 2 ac min. MUST have piped water and sewer in and out of the community. MUST take in consideration of existing land owners water well locations. More consultation required. 2 weeks notice for a meeting during the weekdays on the last week of June is not accessible. Open Space is another name for cluster housing. This doesn't align with the current ASP. Traffic is already too high for these areas. More housing means more cars. They already back up on TransCanada/RR33 Over pass onto the HWY. The School System in Springbank is already full and cluster housing would just over load the school system.	6/26/2023 2:30 PM
292	RR33 Between Transcanada and TWP251A: Springbank employment Corridor needs to be put west along Transcanada to Hwy22. Alternative: Place in Harmony corridor as original proposed! DO NOT PLACE ALONG RR33 North.	6/26/2023 10:52 AM
293	-not in support of INDUSTRIAL being added in ASP. -too close to existing residential. - insufficient infrastructure.	6/26/2023 9:42 AM
294	Reconsider the need for and location of the Airport Employment Area!! What considerations have been given to access and traffic flow?	6/26/2023 8:50 AM
295	Look at saving agriculture and not adding commercial	6/26/2023 8:38 AM
296	Completely remove the entire project or move to another location perhaps across from the airport or west of the airport	6/25/2023 8:41 PM
297	We do not need a new draft of the Springbank ASP.	6/25/2023 8:03 PM
298	2 acres per ONE residential property	6/25/2023 6:10 PM
299	paying attention to what the residents want - completing comprehensive surveys and then listening to what they want rather than doing what the city of Calgary and developers want. This ASP shows a disregard for the integrity and heritage of this community. Clustered housing has never been something Springbank residents asked for. Massive commercial development, such as a Costco is not what Springbank wants (except for large land owners who want to sell to developers one day and newcomers in Harmony). Continues to ignore the significant infrastructure needs that are being ignored in favor of more development (cart before the horse)	6/25/2023 9:05 AM

300	<p>I am interested in learning more about the proposed businesses and designs for the airport employment area. However, I am concerned that these plans may negatively affect the nearby residential neighborhoods. I would like to know how the design will reflect the unique character of Springbank and prevent it from becoming another generic warehouse space, similar to the areas surrounding the Calgary Airport. What is the intended goal of this development? Is it to attract businesses that will make the area a destination for visitors on their way to the mountains? What specific opportunities are you hoping to bring to the area? Simply mentioning "business and employment opportunities" is not sufficient. I would appreciate more details and quantification. Additionally, I have not seen any mention of environmental initiatives. Can you provide more information on the potential impacts on water and land use?</p>	6/23/2023 4:48 PM
301	<p>There are needs for a natural pathway and trails in north Springbank along the Bow River as there is in south Springbank along the Elbow River; and municipal reserves on the south side of the Bow River for river access. Map 08, there should be more trails in North Springbank especially along the Bow River.</p>	6/23/2023 2:10 PM
302	<p>More areas set for higher density and mixed use developments.</p>	6/23/2023 10:25 AM
303	<p>The proper infrastructure to support any further growth. You cannot depend on septic fields and water co-ops. Also the developers should have to improve the roads and interchanges before being allowed to build anything.</p>	6/22/2023 6:36 PM
304	<p>No development over 20 acres in size should be allowed without piped water & sewer infrastructure. All waterways should be designated. Springbank has a high water table and this ASP does not begin to reflect that issue. Springbank does not need more industrial/commercial! Cluster housing was soundly rejected, then renamed "Open Space Residential", why? Who maintains the "open" space? Who gets to use the "open" space? What happens to the "open" space in the future? Springbank should remain with a minimum lot size of 2 acres. There is sufficient land approved for residential development for the next 20 years. Transportation infrastructure is not adequately addressed. Springbank Employment Area is not adequately described and is just another way to sneak in industrial. There are no provisions for 4 to 6 acre lots that would essentially provide the same future as the "Open Space Residential. Allowing the County to determine development through Conceptual Schemes means Springbank Residents are shafted.</p>	6/22/2023 9:53 AM
305	<p>Too much development has been permitted. It needs to be reined in. Proper drain water survey needs to be done</p>	6/22/2023 9:46 AM
306	<p>The massive commercial overdevelopment of the area needs to be reduced well below what is proposed. There is no infrastructure to support this level, nor is there any significant community support. Why the push to destroy the rural nature of this area?</p>	6/22/2023 8:03 AM
307	<p>There needs to be significant improvements to the traffic plan. The proposed plans are not nearly sufficient to manage the expected traffic. Commercial and industrial traffic cannot be permitted to travel down Twp Rd 250</p>	6/21/2023 10:19 PM
308	<p>do want any high density or cluster development</p>	6/21/2023 3:37 PM
309	<p>Transportation management. With the coming of Costco at Bingham crossing, the RR33 and Hwy interchange needs significant upgrades. This is not addressed at all.</p>	6/21/2023 2:45 PM
310	<p>a few things, take into account residents input (so far county is batting 0). Ensure roads and utilities are able to handle new volumes (again low input from residents taken into account). Based on Cross Iron mills area, I am not hopeful that things will turn out any different. We as a community never agreed to big box stores, And the roads are already beyond capacity. especially with Harmony. The roads need to be done before development, not after. that is just insanity. The proposed 1/2 acre minimum lots for some areas are only acceptable if the utilities are in place and as of now, they are not. same with big box stores, the utilities are not in place and the residents never agreed to such a development. I am OK with the flood mitigation idea, but the land taken is a lot more than was proposed also. So bottom line, listen to residents and take into account or else things will have to change.</p>	6/21/2023 10:35 AM
311	<p>Less density of development. More rural. Larger lot sizes of 2 acres or more for subdivision. Less commercial. Improved roads to accommodate safely the increased traffic.</p>	6/20/2023 5:58 PM
312	<p>We are a 10 acre lot. This is not agricultural.</p>	6/20/2023 11:41 AM
313	<p>Looks great</p>	6/19/2023 9:38 AM

314

ASP have no meaning because they can be/are overridden by RVC councillors. Bingham crossing was approved by changing the existing plan for the benefit of a developer. The proposed land use voted by councillor was then ignored - we went from village style development to big box store Costco. These examples make an absolute mockery of the planning process. ASP in RVC have proved to be a waste of MY tax \$\$\$.

6/17/2023 1:04 PM

Q5 What do you like about the revised draft Springbank ASP?

Answered: 314 Skipped: 0

#	RESPONSES	DATE
1	Require more time to look into it.	8/1/2023 6:52 AM
2	The preliminary attempt to reduce population and increase open space, however it needs to be further improved. The home based business hubs are a neat idea as long as they are clustered together closer to the business/commercial area	8/1/2023 12:21 AM
3	The very preliminary attempt at reduction in population projections, clustering of uses such as the Community Core, Airport Employment areas, while limiting businesses to designated areas, idea of connecting pathways and river access but needs much more actual area designated and a clear means of early, actual implementation. Like the idea of Home Based business Hubs vs the current light to medium industrial..... but very clear policy and definitions are critical.	8/1/2023 12:21 AM
4	-	8/1/2023 12:05 AM
5	I'd like to see more recreational facilities in the community core.	7/31/2023 11:05 PM
6	We like the combining of North and South Springbank areas into one ASP.	7/31/2023 10:39 PM
7	N/A	7/31/2023 10:39 PM
8	I like that there is a framework and guardrails for future development.	7/31/2023 10:13 PM
9	A thought was given to reduce density in the spirit and style of current Springbank properties.	7/31/2023 9:59 PM
10	Options for other type of housing and preservation of open space concept.	7/31/2023 9:54 PM
11	Honestly nothing. I strongly feel that Rockyview council is most interested growing the tax base (w/ developer support and lobbying) at the expense of area residents. The council has demonstrated numerous times that representation of the Rockyview residents is priority #2.	7/31/2023 9:54 PM
12	Making it 1 ASP again	7/31/2023 9:46 PM
13	The administration's attempt to meet the difficult demands of groups such as the City and others who feel the need to stagnate the opportunity for growth and development, are appreciated. The thinking in regards to Open Space Residential and the attempts to innovate, with these outside pressures, are appreciated as well.	7/31/2023 8:54 PM
14	I appreciate that the points of concern from previous plans have been included in the new presentation of ideas. I appreciate the reduction of development areas (commercial, residential, business, interface), but this needs further attention and reduction. How will these developments be monitored? Will there be fines/deterrents if a group should over step or disregard the regulations or "conceptual schemes", or will they be allowed to continue with the development (via 'loop holes')? This has been the case in some areas.	7/31/2023 8:37 PM
15	Not a fan of the smaller lots, though I appreciate the attempt to preserve environmentally sensitive areas and preserve the overall countryside feel of the area.	7/31/2023 7:53 PM
16	We DON'T like that the previous public engagement where the majority of responses were opposed to cluster development is now being ignored and at the last hour we are being asked to consider OSR. This type of use is being discontinued in East Rockyview - why is it being discussed here? The regional growth plan supports country residential, the residents support country residential - why does the County keep asking and trying to impose what residents don't want?	7/31/2023 7:51 PM
17	While there is some provision for future development on the SW-5-25-3-W5 as Future Development lands, an amendment to the ASP would be required, which is not justified having regard to the reasons above.	7/31/2023 7:35 PM
18	There is some provision for future development on the SW 5, but as Future Development	7/31/2023 7:35 PM

	lands, an amendment to the ASP would be required which is not justified having regard to the reasons above.	
19	While there is some provision for future development on the SW 5 as Future Development lands, an amendment to the ASP would be required, which is not justified having regard to the reasons above.	7/31/2023 7:35 PM
20	that the business commercial has been restricted to the small area adjacent to highway 1.	7/31/2023 6:54 PM
21	The previous draft ASP's were liked. A couple of things about this draft is employment area around Springbank Airport and may encourage development in the area. As to the cluster residential land use may help the concerns of residents.	7/31/2023 6:22 PM
22	Not a lot as long as you continue to ignore the residents concerns regarding so many factors.	7/31/2023 5:45 PM
23	Prefer the single ASP for North 7& South springbank	7/31/2023 5:03 PM
24	North and South Springbank are combined.	7/31/2023 4:40 PM
25	I generally liked the previous draft ASPs; however, if I had to choose a couple of things that I like about the latest draft they might include: - The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly development in the area. - The changes to the cluster residential land use designation may help to address some concerns of residents.	7/31/2023 4:19 PM
26	Comment is not possible for reasons cited in this survey.	7/31/2023 4:14 PM
27	Employment area around the Springbank area	7/31/2023 3:59 PM
28	Maintaining the country residential character throughout portions of Springbank but am very concerned that this will be lost as developers constantly push Rocky View to accept higher density developments. I don't believe that "Open Space Residential" will maintain its open space indefinitely. Expect developers will in the future to push for access to the open spaces for additional high density development. Have seen these developer ploys before, usually with wonderful plans for golf courses, which later go bankrupt and get turned into high density housing developments.	7/31/2023 3:53 PM
29	I like that the North and South ASP's have been combined.	7/31/2023 3:30 PM
30	Meh	7/31/2023 3:29 PM
31	I appreciate that the best efforts are being made in a difficult task.	7/31/2023 3:00 PM
32	???	7/31/2023 2:39 PM
33	The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly development in the area. - The changes to the cluster residential land use designation may help to address some concerns of residents.	7/31/2023 2:32 PM
34	Increase to 50% for permanent open space in the OSR's.	7/31/2023 2:01 PM
35	Not much.	7/31/2023 1:30 PM
36	It contains a lot of detail, but not the details we need to make an informed decision.	7/31/2023 1:13 PM
37	That the Cluster section are gone - this is not what Springbank should be.	7/31/2023 1:08 PM
38	Nothing.	7/31/2023 1:05 PM
39	I do not like the revised draft at all. I had attended a Springbank development meeting about 10 years ago, and there was absolutely no mention of development along Range Road 33 from the White church at the 4 way stop to Idlewild. As I live North of Idlewild, this is the only road access to my home, and if there is industrial development along RR33, it will impact my drive home. As there is already development East of the airport on 250, it makes more sense to continue that development south of the airport before Highway 1, so that Springbank airport development is contained to where the airport already has traffic.	7/31/2023 12:59 PM
40	The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly development in the area. The changes to the cluster residential land use designation may help to address some concerns of residents.	7/31/2023 11:41 AM
41	It allows for further growth for the area in significant ways.	7/31/2023 11:38 AM

42	appreciate the administration's attempt to meet demands of the difficult contingents, between the City and others who seem to stagnate opportunities for growth and development. Appreciate the thinking on Open Space Residential and attempts to innovate. Again, in the context of outside pressures.	7/31/2023 11:33 AM
43	That it is being done and communicated & includes this survey for input from residents.	7/31/2023 10:37 AM
44	The residential land use designation considers concerns of residents.	7/31/2023 10:33 AM
45	The employment area around Springbank Airport reflects a natural evolution of land use in the area and may help to encourage the development in the area.	7/31/2023 10:20 AM
46	no comment	7/31/2023 10:10 AM
47	the pathways that would connect all the new AND existing residential/commercial areas	7/31/2023 9:31 AM
48	Nothing	7/31/2023 9:22 AM
49	appreciate the administration's attempt to meet demands of the difficult contingents, between the City and others who seem to stagnate opportunities for growth and development. Appreciate the thinking on Open Space Residential and attempts to innovate. Again, in the context of outside pressures.	7/31/2023 9:22 AM
50	yes, the proposed area is too close to residential and should be to the areas closer to highway 1	7/31/2023 9:04 AM
51	I do not like the proposed plan for business commercial buildings or the Springbank airport employment area buildings along RR33	7/30/2023 11:53 PM
52	nothing at this time	7/30/2023 10:28 PM
53	It makes no sense to the residents living this area	7/30/2023 10:28 PM
54	It is a good thing that a single ASP has been prepared for the whole Springbank area. Also, the current draft is an improvement in relation to the previous ASP draft that was rejected by the CMRB. However, such ASP draft cannot be taken as a starting point as it was done with total disregard of the residents' point of view. It is the current Central Springbank ASP and the current MDP "the County Plan" that must serve as reference. The fact that the current CSASP is over 20 years old is no excuse to try and radically transform a community that has been working well for the County and the region. There is no municipal duty to multiply gains to developers and local landowners by enhancing density.	7/30/2023 10:07 PM
55	At this point I don't specifically like anything, as a Landowner it impedes my interest as a landowner. The only part of the process I like so far it 'appears' the project is showing that the feedback of landowners and residents matters. So far in my neighbour, no one is in support of the new allocated areas.	7/30/2023 9:46 PM
56	In theory, I support some areas of Springbank having higher density than 1 unit per 1.98 acre. I have lived in areas where there is slightly higher density, perhaps 1 unit per acre. I think 2 units per acre is too high for this area. I also agree with industrial around the airport and a trial area S of Hwy1 and east of RR33 that is more developed.	7/30/2023 9:17 PM
57	I appreciate the administration's attempt to meet demands of the difficult contingents, between the City and others who seem to stagnate opportunities for growth and development. I also appreciate the thinking on Open Space Residential and attempts to innovate. Again, in the context of outside pressures.	7/30/2023 9:00 PM
58	Nothing	7/30/2023 6:35 PM
59	Significant intensification has been removed from prior drafts. County-led Conceptual Schemes should ensure that more detailed planning takes place in a more holistic fashion rather than piece-meal on a project by project basis.	7/30/2023 4:10 PM
60	Nothing	7/30/2023 3:50 PM
61	open residential inclusion versus cluster residential, inclusion of home based business hubs not building more homes along the Bow River flood plain	7/30/2023 2:52 PM
62	It is important to have a plan for reference.	7/30/2023 2:50 PM

63	The amount of higher intensity development forms was reduced. The country residential lots were retained in the Country Residential and Built Out Country Residential as well as the Country Residential Infill areas.	7/30/2023 2:46 PM
64	We don't like it	7/30/2023 2:43 PM
65	Combining the 2 (or 3) ASPs into one is a huge improvement so that the ASP addresses all of Springbank. I like that the development of high-density housing and excessive commercial/business has been reduced. And that some (not enough) land has been returned to agriculture use.	7/30/2023 11:30 AM
66	Massive improvement over the split ASPs that the previous council tried to ram through. I like the reduction in residential intensity and the sensitivity to a number of issues raised during discussions on the previous ASP. There is more clarity and more specific provisions detailing what is and is not allowed. I like the concept of more open public space. But I have concerns about how long it is allowed to survive (i.e. can the land use simply be changed in the future when convenient for development) and also concerned about how the public's access is assured. Often in these areas private landowners purport to preclude access and the public access is not enforced.	7/30/2023 8:53 AM
67	Organized and well written	7/29/2023 9:31 PM
68	I appreciate administration's attempt to meet demands of the difficult contingents, between the City and others who seem to stagnate opportunities for growth and development. Appreciate the thinking on Open Space Residential and attempts to innovate. Again, in the context of outside pressures.	7/29/2023 5:54 PM
69	Generally liked the previous draft, but changes to cluster residential may calm some concerns	7/29/2023 11:59 AM
70	All commercial and residential proposals will have a direct and negative impact on the Springbank residents with unacceptable traffic concerns, pollution concerns, the stated values of living in Springbank. Just because developers are profit driven to expand does not give Rockyview council the power to take the lifestyle of the entire area away from the residents. Country Residential does not mean reducing the size of individual properties to suit someone's profit.	7/29/2023 11:17 AM
71	- The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly development in the area. - The changes to the cluster residential land use designation may help to address some concerns of residents	7/29/2023 10:41 AM
72	this plan is all for development so I don't agree	7/29/2023 10:11 AM
73	Preferred the previous ASP	7/29/2023 9:43 AM
74	The changes to the cluster residential land use designation may help to address some concerns of residents.	7/28/2023 8:09 PM
75	Maintain one residence per two acres.	7/28/2023 5:04 PM
76	Nothing You added commercial/Industrial on RR 33 north when it was never in the ASP before and residents do not want it, and it is definitely not needed. You appease developers at the expense of the residents you were elected to support or represent. You continually assure residents the traffic will be fine – when you absolutely know it won't be. You appear to make a mess of traffic and then hope the Province will bail you out – but this could realistically be 15-20 years away and in the meantime you have ruined this area. Agriculture is practically non-existent. You changed the name from Cluster residential to Open residential to make it more palatable for residents. You make an open house for the residents' input and talk for 50 of the 60 minutes with 10 minutes for resident input. The tactics used to get this ASP in place are dishonorable.	7/28/2023 5:00 PM
77	I appreciate the work that the Rocky View Staff and Administration are putting into the draft	7/28/2023 2:42 PM
78	Planned structured growth.	7/28/2023 2:42 PM
79	I generally liked the previous draft ASPs	7/28/2023 12:26 PM
80	The county will take into consideration the thoughts and concerns regarding the FDA area, community core area, and agricultural areas and policy statements.	7/28/2023 11:13 AM
81	We liked the previous draft, two things that we might like to be included are: The employment	7/28/2023 10:50 AM

	area around the Springbank airport may help to encourage orderly development in the are. The changes to the cluster residential land use designation may help to address dome concerns of residents.	
82	Nothing.	7/28/2023 10:38 AM
83	We like that it is one ASP as opposed to two as per the previous version.	7/28/2023 10:29 AM
84	Nicely coloured map	7/28/2023 9:09 AM
85	The employment area around the Springbank Airport seems like a good development. Also the changes to the cluster residential land use designation	7/28/2023 9:07 AM
86	Maintaining country residential-sized lot minimums.	7/28/2023 3:08 AM
87	I generally liked the previous draft ASPs; however, if I had to choose a couple of things that I like about the latest draft they might include: - The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly development in the area. - The changes to the cluster residential land use designation may help to address some concerns of residents.	7/27/2023 10:35 PM
88	Nothing	7/27/2023 9:45 PM
89	not much.	7/27/2023 3:31 PM
90	The boundary changes	7/27/2023 2:21 PM
91	We thought the previous draft was well done but since it has undergone revisions, we do like the changes to the cluster residential land use designation which may help to address some concerns of residents.	7/27/2023 12:10 PM
92	We generally liked the previous ASP; however liked the employment employment area around the Springbank Airport reflecting a natural evolution of land use to help encourage orderly development in the area	7/27/2023 10:13 AM
93	the basic idea of open space residential; lower density and higher natural space - unsure 1/2 acre is enough of a buffer between homes	7/27/2023 10:08 AM
94	Its very thorough	7/27/2023 9:19 AM
95	Employment area around the Springbank Airport reflects a natural evolution of land use	7/27/2023 9:12 AM
96	We generally liked the previous draft ASPs; however, if we had to choose a couple of things that we like about the latest draft they might include: - The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly development in the area. - The changes to the cluster residential land use designation may help to address some concerns of residents.	7/27/2023 8:43 AM
97	We generally liked the previous ASP	7/27/2023 6:05 AM
98	Not much! What do we need a community core for? We live in the country for a reason.	7/26/2023 9:15 PM
99	Flood risk areas are noted and should result less or no residential development	7/26/2023 7:29 PM
100	Clearly alot of time and work has gone in to this. Cities have higher density housing needs and I like the way the Open space residential is not interspersed with existing country residential. That is my biggest fear. Transitions have been accounted for as well.	7/26/2023 5:09 PM
101	I think the strategy laid out in the revised draft, as well clarity regarding residential land use, will address resident concerns regarding orderly development	7/26/2023 4:54 PM
102	No cluster housing and no Springbank Airport Employment Area	7/26/2023 3:56 PM
103	Like the idea of Core. More schools social amenities . Like that the planning is County (residence) Led. Need notifications though. We abut the Colpitts and had no idea that there were workshops held on this land use. Concepts of Views and corridors are great. I had a hard time understanding the numbers on units per acre. I couldn't refind the slides I had seen on that. We were away on the Open House evening.	7/26/2023 3:22 PM
104	The overall look of the plan is reflective of a good development strategy that addresses most of the needs of a growing community.	7/26/2023 2:59 PM

105	Definitely an improvement over the previous draft.	7/26/2023 1:55 PM
106	The changes to the cluster residential land use designation may help to address some concerns of residents.	7/26/2023 1:47 PM
107	We preferred the previous version of the ASP whereby Highway Commercial was designated along the Trans-Canada. The inclusion of commercial and industrial uses around the airport are beneficial as employment centers and a good evolution of the land use.	7/26/2023 1:34 PM
108	The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly development in the area.	7/26/2023 11:23 AM
109	I like the development around the Springbank airport, it will encourage the natural growth of this employment area. Generally I like the last draft ASP.	7/26/2023 10:57 AM
110	The residential and open area concept is nice, the keeping on commercial and residential separate is nice	7/26/2023 9:19 AM
111	The Springbank Airport Employment designation is helpful for orderly development of the region.	7/26/2023 8:17 AM
112	I dont have an answer for this one.	7/25/2023 10:38 PM
113	The draft ASP has a balance of land uses, as the area is thoughtfully built out over time. I believe the variety of land use options is fair to all Springbank residents. Multiple complex factors have been considered in the planning of the ASP including metropolitan proximity, servicing, transportation, and environmental protection, among others.	7/25/2023 9:55 PM
114	I don't have enough information at this time.	7/25/2023 8:59 PM
115	Opening the door for cluster residential which is able to recognize unique aspects of individual parcels.	7/25/2023 5:01 PM
116	The employment area around Springbank Airport	7/25/2023 2:56 PM
117	We generally liked the previous draft ASPs; however, if we had to choose a couple of things that we like about the latest draft they might include: - The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly development in the area. - The changes to the cluster residential land use designation may help to address some concerns of residents.	7/25/2023 11:50 AM
118	Multi faceted services to be put in place just before entering & exiting the city make sense. Do not just limit this to local communities services. Now is the time to plan traffic flow with outside the city stops both ways on both sides.	7/25/2023 11:43 AM
119	The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly development in the area. The changes to the cluster residential land use designation may help to address some concerns of residents.	7/25/2023 10:23 AM
120	We generally liked the previous draft ASPs; however, if we had to choose a couple of things that we like about the latest draft they might include: - The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly development in the area. - The changes to the cluster residential land use designation may help to address some concerns of residents.	7/25/2023 9:57 AM
121	No idea	7/24/2023 8:22 PM
122	I generally liked the previous draft ASPs; however, if we had to choose a couple of things that we like about the latest draft they might include: - The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly development in the area. - The changes to the cluster residential land use designation may help to address some concerns of residents	7/24/2023 7:29 PM
123	Having tge boundary as one	7/24/2023 7:00 PM
124	I liked the previous draft.	7/24/2023 4:20 PM
125	I generally liked the previous draft ASPs; however, if I had to choose a couple of things that I like about the latest draft they might include: - The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly	7/24/2023 3:11 PM

	development in the area. - The changes to the cluster residential land use designation may help to address some concerns of residents.	
126	We generally liked the previous draft ASPs; however, if we had to choose a couple of things that we like about the latest draft they might include: - The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly development in the area. - The changes to the cluster residential land use designation may help to address some concerns of residents.	7/24/2023 2:34 PM
127	Thought the other plan was just fine. Although this does indicate some more employment areas around the airport.	7/24/2023 2:16 PM
128	I generally liked the previous draft ASPs; however, if we had to choose a couple of things that we like about the latest draft they might include: - The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly development in the area. - The changes to the cluster residential land use designation may help to address some concerns of residents.	7/24/2023 1:06 PM
129	- The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly development in the area. - The changes to the cluster residential land use designation may help to address some concerns of residents.	7/24/2023 12:49 PM
130	Looks to me to be an orderly developement.	7/24/2023 12:48 PM
131	We want to se some progress with development in this area. Tired of having to drive so far for other services.	7/24/2023 12:48 PM
132	Reduced density, residential housing.	7/24/2023 12:18 PM
133	We generally liked the previous draft ASPs; however, if we had to choose a couple of things that we like about the latest draft they might include: - The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly development in the area. - The changes to the cluster residential land use designation may help to address some concerns of residents.	7/24/2023 12:11 PM
134	im fine with the current draft except i would like to see the highway frontage mentioned in answer 4 deemed highway commerical like previous drafts	7/24/2023 11:48 AM
135	It's always hard to see development in an area that you live in, especially when you moved to that area in search of "country living". Increased residential is inevitable, but it doesn't have to be at the cost of losing an open, small density feeling. If people wanted to live in an area where their neighbors were at arms length away, we would move back to the city. If increased housing means increased acreages then I'm ok with that.	7/24/2023 11:44 AM
136	neutral	7/24/2023 11:12 AM
137	Reduction of business space	7/24/2023 10:27 AM
138	We generally liked the previous draft ASPs; however, if we had to choose a couple of things that we like about the latest draft they might include: - The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly development in the area. - The changes to the cluster residential land use designation may help to address some concerns of residents.	7/24/2023 9:57 AM
139	The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly development in the area. I also like the changes to the cluster residential land use designation.	7/24/2023 8:17 AM
140	I generally approve of the revised plan, but a couple more things that could be included: - The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly development in the area. - The changes to the cluster residential land use designation may help to address some concerns of residents.	7/24/2023 7:38 AM
141	It is making improvements	7/23/2023 8:49 PM
142	Better consolidation of land designations. The elimination of piecemeal developer activity and proposals	7/23/2023 10:17 AM
143	Green space and country residential	7/22/2023 3:28 PM

144	The only positive looking developments are: access to the river and walking and biking paths	7/22/2023 2:52 PM
145	The plan was so poorly executed and presented that there is nothing about it that was acceptable. It has been VERY poorly thought out. When asked specific questions about why the land was proposed the way it was, the answer was " well we thought it was a nice piece of land to use". This is how the planning group makes decisions?	7/22/2023 9:48 AM
146	Employment area around the airport	7/22/2023 9:44 AM
147	In general, we really would like to see more communication on items impacting our North Springbank area, such as a proposed gravel pit just north and east (i think?) of Country Lane Drive. We hear rumours only, and would prefer truth. Do we get a say in any of this either? And what about the lands to the west of the furthest point of Country Lane Dr which have (again by rumour) apparently been purchased by the province?? What is that about? How do we even begin to fine information about these decisions? Even though it is outside the boundary of the ASP, WE ARE DIRECTLY IMPACTED by these decisions.	7/22/2023 9:28 AM
148	collapsing makes things simpler I suppose	7/22/2023 6:08 AM
149	Nothing.its turning into another Balzac.	7/22/2023 3:25 AM
150	Not much. The MD has not done enough research and has not communicated with enough residents in order to present a feasible proposal. Very little though has gone in to it.	7/21/2023 12:49 PM
151	The recognition of Country Residential, although those areas should be expanded	7/20/2023 1:26 PM
152	N/A	7/20/2023 10:00 AM
153	I like the Open Space Residential idea. I think it is fair and will help prevent high density housing in the area.	7/20/2023 8:34 AM
154	Development of a Community Core area.	7/19/2023 3:08 PM
155	Merged back into a single plan, reduced intensity of development	7/19/2023 2:58 PM
156	It seems coherent in overall land use planning.	7/19/2023 12:43 PM
157	Protection from higher density development and commercial areas encroaching on existing acreages. Protection of rural sight lines. Strategic vs piecemeal management of development.	7/18/2023 1:34 PM
158	Apparent decrease in the higher density developments.	7/18/2023 11:21 AM
159	Its more organized, with all the information in one location.	7/18/2023 10:46 AM
160	I feel that the Open Space designation best honours my family's legacy and commitment to conservation. It allows for a range of options for our future while ensuring the protection of extraordinary wildlife habitat that presently supports hundreds of species of migratory birds, large mammals like cougars, black bears, moose, bobcats, etc., and a wide range increasingly rare native wildflowers and other plants. I believe it is a fair and appropriate designation.	7/17/2023 7:32 PM
161	Finally discussion of need for trails.	7/17/2023 3:27 PM
162	Not in favor	7/17/2023 3:14 PM
163	It allows for a diversity of options in the future	7/17/2023 1:52 PM
164	I would be supportive of more playgrounds, open space areas, recreational facilities (Parks, tennis courts, etc) except the ones that were added in Harmony are for residents only (need a pass). Please ensure any future developments are for all Rockyview residents when subdivisions are approved.	7/17/2023 12:05 PM
165	Core of development is kept to a minimum.	7/17/2023 11:11 AM
166	Decreased development area	7/17/2023 10:56 AM
167	The amalgamation of the ASPs. Let's work together to ensure a collective voice	7/16/2023 5:37 PM
168	Community core concept	7/16/2023 10:43 AM
169	nothing - go back to the last asp	7/16/2023 10:22 AM
170	I mainly see cause for concern.	7/15/2023 5:47 PM

171	I like the idea of the community core along 33 however I do not want a hospital or addiction Center or a penitentiary.	7/15/2023 5:47 PM
172	Nothing	7/15/2023 5:04 PM
173	Less dense building	7/15/2023 9:44 AM
174	VERY LITTLE	7/15/2023 8:20 AM
175	I was happy with previous ASPs but the employment area around the Springbank airport is positive, and changes to the cluster residential land use designation may be helpful in addressing concerns of residents.	7/14/2023 3:42 PM
176	I like that Springbank north and south have been combined, to be considered as one. What affects one half affects both as far as population density and traffic flow.	7/14/2023 3:34 PM
177	DEVELOPMENT, INCREASED POPULATION OF PEOPLE IS INEVITABLE . THE RING ROAD WILL SPEED THAT UP . - all too soon.RVC must be ready	7/14/2023 1:28 PM
178	no comments	7/14/2023 1:05 PM
179	Retention of as much country living as possible. Maintenance of views.	7/14/2023 11:36 AM
180	I like the cluster residential plan but concerned with maintenance with large public space. The commercial area adjacent to the airport makes sense.	7/14/2023 11:29 AM
181	The village centre concept for RR 33.	7/14/2023 10:58 AM
182	We generally liked the previous draft ASPs; however, if we had to choose a couple of things that we like about the latest draft they might include: - The employment area around the Springbank Airport reflects a natural evolution of land use in the area and may help to encourage orderly development in the area. - The changes to the cluster residential land use designation may help to address some concerns of residents.	7/14/2023 10:24 AM
183	Quite comprehensive, preserves the rural landscape for the most part (with exceptions of allowances for a massive Costco) which has been allowed against the wishes of the local community. Seems to have a plan for reliable water supply and sewer service, but unsure how this will actually be executed.	7/14/2023 9:29 AM
184	nothing really, Spring bank is a highly desirable place to live, it does not require these changes in order to make it a great place to live. I see this as a money grab for developers and anyone seeking to profit off of them.	7/14/2023 9:28 AM
185	Recognition that Springbank is a rural community not an urban community.	7/13/2023 9:34 PM
186	I appreciate the change in the furthest north region from cluster residential to country residential. I appreciate the renewed focus on open space residential instead of cluster residential in south Springbank. I am concerned however about the loss of this agriculture land. I like the amalgamated north and south Springbank ASP. It unifies the vision for the area. I like the focus on development considering the character of the area, for example with public use spaces, maximum building heights, and minimal impact public facing areas.	7/13/2023 9:06 AM
187	Nothing.	7/13/2023 7:17 AM
188	Not much. Please study Glenbow Ranch to determine if land in Springbank can be designated in a win/win approach for heritage farmers that are selling out. What I'm seeing is devastating, irresponsible urban sprawl. I would hope to see Rockyview do better than the city of Calgary at preserving land that will make this an area for people to enjoy living and attracting those that will recreate here. Look how busy the Legacy Trail is in the Banff/Canmore corridor. We NEED those types of amenities. Not more houses, commercial or industrial.	7/12/2023 10:48 PM
189	Not enough changes	7/12/2023 9:51 PM
190	Clarity of land use	7/12/2023 9:14 PM
191	It is for the whole of Sprinbank and well written. The vision is good.	7/12/2023 3:51 PM
192	Slightly less terrible than the previous draft.	7/12/2023 1:59 PM
193	Nothing good about redesignated areas for residential home base business.	7/12/2023 1:36 PM
194	at least it is more focused	7/12/2023 1:18 PM

195	N/A	7/12/2023 12:30 PM
196	it is much better than the previous draft, but that isn't saying much since that version was completely unacceptable. Requiring county-led concept schemes for the Airport employment area and community core makes sense. Since the open space residential should be removed, there won't be a need for a county-led concept scheme for it - but if it isn't removed, definitely should have county-led planning.	7/12/2023 11:59 AM
197	elimination of the north Springbank ASP	7/12/2023 11:51 AM
198	Maintain 2 acre parcels with green spaces on land directly behind my property. I did not invest here to have high density residential surround my property. Will this lower my value???	7/12/2023 11:45 AM
199	I support having a plan as i realize that it protects and builds on the spirit of springbank and protects from unfettered development. I am concerned those protections were removed for northern springbank by shrinking the area covered by the plan.	7/12/2023 11:21 AM
200	It provides some direction that will allow some future clarity as to how the area will develop.	7/12/2023 10:50 AM
201	Does not encourage agriculture and green space enough	7/12/2023 10:48 AM
202	Removal of commercial zoning at 101 and old Banff Coach Road.	7/12/2023 9:56 AM
203	That it is something involving through open conversation and dialogue with residence.	7/11/2023 7:49 PM
204	I'm happy that you have designated two areas for clustered housing. I do have a concern with that density however, how our schools will handle that potential influx of children.	7/11/2023 9:39 AM
205	Nothing.	7/10/2023 9:38 PM
206	Emphasis on open spaces and pathways. Proposed lower density.	7/10/2023 4:00 PM
207	n	7/10/2023 8:31 AM
208	Amalgamation of North Springbank and South Springbank into one ASP	7/10/2023 7:26 AM
209	To be honest - nothing about the revised draft is appealing and feels like we will just be another neighbourhood in Calgary and defeats the reason why most residents of Springbank moved out here. A minimum of 2 acres per house would be the only saving grace if a new community were to be built.	7/9/2023 9:33 PM
210	Nothing. You should also involve the 250-300 residents that live within 2kms of the proposed area. This was done on purpose on your part.	7/9/2023 6:46 PM
211	Keeping Business Commercial centred around Commercial Court	7/9/2023 3:35 PM
212	I like the part that talks about keeping the homes and lifestyles etc which is why the airport employment area doesn't fit in with that as it is on my main road out and will be very disruptive and congested. Joining North and South springbank is also fine	7/9/2023 2:05 PM
213	A small start towards focusing on the uniqueness of Springbank	7/9/2023 10:11 AM
214	Nothing	7/9/2023 9:21 AM
215	That you've listened to the residents and cut back, but still needs improvement.	7/8/2023 10:19 PM
216	Nothing, way too much new residential housing planned.	7/8/2023 7:30 PM
217	at least there is a plan	7/8/2023 3:54 PM
218	Community Core, Commercial development down RR 33. Like the restrictions on Future development, ie a demand needs to exist.	7/8/2023 2:47 PM
219	Recognizing the rural nature of the area and limiting commercial and other developments to areas already in busy areas such as Highway 1	7/8/2023 2:38 PM
220	Manage traffic on 250 to use RR33	7/7/2023 9:52 PM
221	I like that it exposes the administration for what it is.	7/7/2023 7:33 PM
222	The existence of country residential. The attempt to reduce the amount of higher density development.	7/7/2023 5:38 PM

223	Not much. It shows greatly increasing density and population, and adding a good deal of commercial but nowhere does it address changes to roads and other infrastructure which would be required, and I also need to be paid for. As a taxpayer, I'm not interested!	7/7/2023 3:42 PM
224	We generally liked the previous draft ASPs; however, if we had to choose a couple of things that we like about the latest draft they might include: - The employment area around the Springbank Airport reflects a natural evolution of land use in the area, and may help to encourage orderly development in the area. - The changes to the cluster residential land use designation may help to address some concerns of residents.	7/7/2023 2:19 PM
225	It is trying to maintain residential areas, somewhat less focused on large commercial development. We do not want big box stores. One ASP for all of Springbank.	7/7/2023 11:18 AM
226	Nothing is good about this plan.it does not reflect the culture and community of Springbank. .	7/7/2023 9:05 AM
227	It appears to be comprehensive	7/7/2023 8:18 AM
228	The extended boundaries are all wonderful.	7/7/2023 7:43 AM
229	Open space development	7/7/2023 7:22 AM
230	I like that the vision of Springbank is included, and it does incorporate some of the opinions voiced by residents. However, I wish that this vision was actually reflected in the land use plans.	7/7/2023 12:54 AM
231	-	7/7/2023 12:52 AM
232	Fewer high density areas	7/6/2023 9:17 PM
233	There is less cluster housing than the last plan.	7/6/2023 8:58 PM
234	Not much	7/6/2023 6:07 PM
235	not much to like if you are an agriculture land owner. It is all about business & residences. You at least acknowledged the original, Indigenous inhabitants, but then erased them from the rest of your report. Reconciliation? Were they consulted?	7/6/2023 5:26 PM
236	Nothing, really. This draft IGNORED all the input from residents over the past 5 years, but has sure tried to accommodate unwanted development!	7/6/2023 4:52 PM
237	I agree we need a planned path for the future, however, not enough residents were consulted; entire communities were left out. One plan is better than the original two.	7/6/2023 3:45 PM
238	The reduction of commercial development from the previous draft. Greater accountability to residents and a more sustainable plan. The prior plan was totally inappropriate and badly informed.	7/6/2023 2:09 PM
239	A full study must be completed on both water supply and traffic considerations to support further growth in Springbank. Furthermore the study must not only factor in growth within Springbank, but how growth on the edges of Calgary will impact existing infrastructure in Springbank.	7/6/2023 11:07 AM
240	Less business development land.	7/6/2023 10:11 AM
241	I appreciate the overall goal is clear in providing a picture of the future, servicing, and protection of environment. However, the plan is disappointing. It plans to plan. It does not provide certainty of use, merely certainty of planning. As RVC is likely aware, resources and time spent on planning has added up and can only be expected to continue. Time is money as well. Landowners and developers will be waiting for the county (again), particularly on anything other than Country Residential uses, which already exist. Might as well return to the existing plan which has less constraints on the same opportunity.	7/6/2023 7:46 AM
242	Nothing	7/6/2023 7:18 AM
243	Nothing	7/5/2023 1:33 PM
244	Restrictions on the Future Development areas: no interim use, infrastructure required, county led.	7/4/2023 4:03 PM
245	I t' ok	7/4/2023 11:53 AM

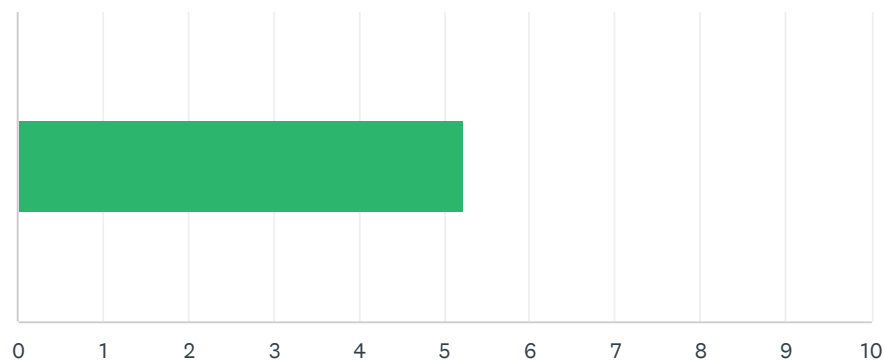
246	Nothing! We moved out of the city to get away from the chaos. The fact is you didn't include Country Lane or Idlewyld into the meeting invite was to not have as much opposition. This plan is so short sighted and doesn't contain anything of real value to the area and the lifestyle country residential is.	7/4/2023 10:40 AM
247	Combination of north and south Springbank asps. the allocation of more public use of lands in open space developments is wonderful.	7/4/2023 9:21 AM
248	Everything else looks good	7/4/2023 6:45 AM
249	Eliminating Cluster residential in the previous ASP	7/3/2023 5:08 PM
250	N/A	7/3/2023 12:07 PM
251	Not much.	7/2/2023 7:10 PM
252	It has been reduced in size somewhat	7/2/2023 9:32 AM
253	I still think development is a good idea - the concept of 1/2 Ac lots concerns me. This is a huge change to our existing environment.	7/1/2023 8:35 PM
254	We appreciate that this is being looked at and proposals are being put forth. Now, listen to what people are saying!	7/1/2023 12:17 PM
255	Nothing. I see nothing that will contribute positively to our rural way of life.	6/30/2023 10:54 PM
256	excellent	6/30/2023 10:37 AM
257	Not much	6/29/2023 7:28 PM
258	2.5 acre parcels and eliminating the Cluster Developments. Keeping Commercial on RR33, TWP250.	6/29/2023 7:07 PM
259	Nothing	6/29/2023 6:40 PM
260	I like the new concept of open space residential along Twp Rd 245 but have concern about maintaining the open space. The employment area at the Airport makes sense.	6/29/2023 6:13 PM
261	The water and waste water plan, needed as density increases.	6/29/2023 2:10 PM
262	it increases density while preserving the open spaces that make springbank special. Ironically be promoting this type of development will delay future City of Calgary style development in the future.	6/29/2023 12:36 PM
263	Not too much	6/29/2023 11:18 AM
264	Shows core community and infill areas	6/29/2023 10:50 AM
265	I like that there is more density for both residential and commercial in certain areas	6/29/2023 10:35 AM
266	Only the fact that RVC learnt that conceptual scheme is a piece of paper and this time they want to make it a statutory document. Too little too late	6/29/2023 9:57 AM
267	It's got a good mix of country and open space residential with a nice community core section. The	6/29/2023 8:38 AM
268	The ASP considers Springbank as one planning unit rather than the previous arbitrary divide of North and South.	6/29/2023 7:53 AM
269	Not much	6/28/2023 10:38 PM
270	There is nothing in this revised draft that benefits me or my family positively.	6/28/2023 10:38 PM
271	Springbank Airport employment area	6/28/2023 10:18 PM
272	That they are starting to worry about water management	6/28/2023 10:13 PM
273	Scaling back on the open concept residential. It could go further and remove it altogether.	6/28/2023 10:10 PM
274	Pretty much everything.	6/28/2023 9:57 PM
275	Nothing. As a resident we don't consent to any of these changes. Especially the 2 listed above.	6/28/2023 9:54 PM

276	Not too much. Only the Cluster on Lower SB Rd makes any sense.	6/28/2023 8:46 PM
277	That you are attempting to heed the sentiments of the people who make Springbank what it is, but I am afraid you need to do better. It was really sad to attend this meeting, and being my first time, hearing how little people are being heard is really disheartening.	6/28/2023 8:38 PM
278	some clarity on the cluster residential	6/28/2023 8:18 PM
279	Respect for landscapes alias viewsapes, watersheds, and agriculture.	6/28/2023 8:14 PM
280	The reduced amount of land use. Great move compared to previous draft	6/28/2023 8:08 PM
281	Quite frankly it was poorly communicated to my community	6/28/2023 7:52 PM
282	I have provided input to the various plan drafts and attended meetings along with other Springbank residents for decades. I am disappointed with the complete lack of consideration to the concerns of our community. The Springbank residents have overwhelmingly and repeatedly rejected cluster residential development in the ASP and that including it again would confirm their cynicism.	6/28/2023 7:16 PM
283	I am in favour of most of the ASP and generally like the ideal to blend historical Springbank values with reasonable development. I also like the focus on building community links and bike paths. I support the Bingham Crossing development (including Costco) as it will bring much needed services and amenities to Springbank and is ideally located near Hwy 1 and away from residential communities.	6/28/2023 5:39 PM
284	NOTHING	6/28/2023 2:48 PM
285	less high density development	6/28/2023 11:46 AM
286	no industrial	6/28/2023 11:14 AM
287	If additional industrial zoning is required, it should ONLY be consider adjacent to existing industrial space near the Springbank airport or south east of the Hwy 1/RR33 interchange.	6/27/2023 5:15 PM
288	The recombining of North and South Springbank.	6/27/2023 12:43 PM
289	We don't know enough. The terms are not explained. We've heard about Area Structure Planning for decades, but never any information. Despite planning, how did Harmony ever get approved, and Bingham? Planning doesn't seem to mean anything. Money and influence seem to drive ideas anyway.	6/27/2023 12:29 PM
290	Nothing	6/26/2023 3:10 PM
291	I don't like anything about ASP Refinement.	6/26/2023 2:30 PM
292	No longer designing having another "Harmony" developement with high density/high population areas.	6/26/2023 10:52 AM
293	-nothing	6/26/2023 9:42 AM
294	Consistency in approach	6/26/2023 8:50 AM
295	nothing	6/26/2023 8:38 AM
296	Not one single thing	6/25/2023 8:41 PM
297	There is nothing that I like. As a resident of North Springbank the development of the Springbank Airport Employment Area would severely affect mine and my fellow community members' every day lives in a negative manner.	6/25/2023 8:03 PM
298	It's formatted well	6/25/2023 6:10 PM
299	Says it wants to maintain the beauty and class of this community. Says it will abide by concept schemes(which is doesn't - as shown in the Costco case)	6/25/2023 9:05 AM
300	Please include a list of individuals and organizations who support and have contributed to the plan. I am interested in understanding the vested parties involved in this plan. developers involved. I understand this is just a high level plan but a breakdown of the budget and detailed timeline would also be useful. Additionally, can you share any third-party studies related to the environmental and economic impact of this plan? In light of past incidents of violence in my neighborhood, I believe it is important to incorporate police services into this plan. It would be	6/23/2023 4:48 PM

	helpful to understand how the county proposes to support the increased in density with enhanced security measures.	
301	Calalta Waterworks as a water franchisee. ASP Vision and Goals. Institutional and Community Uses and the designated land areas.	6/23/2023 2:10 PM
302	It does serve as a guiding document for development within the region.	6/23/2023 10:25 AM
303	I'm glad the north and south plans have been combined again	6/22/2023 6:36 PM
304	The revised draft combines Springbank under one ASP.	6/22/2023 9:53 AM
305	Too much development	6/22/2023 9:46 AM
306	I cannot point to any significant benefit to the environment or residents of Springbank in this document.	6/22/2023 8:03 AM
307	I don't like the revised draft Springbank ASP	6/21/2023 10:19 PM
308	nothing	6/21/2023 3:37 PM
309	Reduction in "Open space residential" areas in favour of the expansion of Harmony. With increased residency what are the plans for schools and water use?	6/21/2023 2:45 PM
310	I like there are people looking at developments, but you are not listening so far.	6/21/2023 10:35 AM
311	That's it's been talked about.	6/20/2023 5:58 PM
312	DO NOT like the agricultural designation on 10 acre lots	6/20/2023 11:41 AM
313	Perfect for the country setting	6/19/2023 9:38 AM
314	Re-Joining N and S ASP. These should never have been separated (but I guess they allowed developers to divide OUR community so served their purpose). Acknowledging that river access is a priority. Acknowledging that Springbank is a place of beauty that should be conserved. Drive along RR33 at this time of year and you will understand why.	6/17/2023 1:04 PM

Q6 The image below shows the proposed boundary and land uses proposed within the revised draft Springbank ASP. Key changes from the previous ASP drafts are: The previous North and South Springbank ASPs have been combined into a single ASP. Some lands identified as Country Residential in the existing ASPs have been removed from the Plan area or are now only supported for agriculture due to environmental or flood risk considerations. The amount of higher intensity development forms including Cluster Residential, Business, and Urban Interface areas has been reduced. In locations where alternative forms of residential development (Open Space Residential) or business development are being explored, it is proposed that the County would lead the detailed planning of these areas through conceptual schemes. How supportive are you of the new proposed boundary (shown in red) of the ASP?

Answered: 314 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	5	1,643	314
Total Respondents: 314			

#		DATE
1	2	8/1/2023 6:52 AM
2	5	8/1/2023 12:21 AM
3	5	8/1/2023 12:21 AM
4	1	8/1/2023 12:05 AM
5	0	7/31/2023 11:05 PM
6	3	7/31/2023 10:39 PM
7	1	7/31/2023 10:39 PM
8	7	7/31/2023 10:13 PM

9	5	7/31/2023 9:59 PM
10	5	7/31/2023 9:54 PM
11	5	7/31/2023 9:54 PM
12	4	7/31/2023 9:46 PM
13	2	7/31/2023 8:54 PM
14	3	7/31/2023 8:37 PM
15	2	7/31/2023 7:53 PM
16	3	7/31/2023 7:51 PM
17	3	7/31/2023 7:35 PM
18	3	7/31/2023 7:35 PM
19	3	7/31/2023 7:35 PM
20	2	7/31/2023 6:54 PM
21	9	7/31/2023 6:22 PM
22	5	7/31/2023 5:45 PM
23	5	7/31/2023 5:03 PM
24	2	7/31/2023 4:40 PM
25	10	7/31/2023 4:19 PM
26	0	7/31/2023 4:14 PM
27	10	7/31/2023 3:59 PM
28	10	7/31/2023 3:53 PM
29	4	7/31/2023 3:30 PM
30	8	7/31/2023 3:29 PM
31	3	7/31/2023 3:00 PM
32	2	7/31/2023 2:39 PM
33	10	7/31/2023 2:32 PM
34	5	7/31/2023 2:01 PM
35	5	7/31/2023 1:30 PM
36	1	7/31/2023 1:13 PM
37	10	7/31/2023 1:08 PM
38	0	7/31/2023 1:05 PM
39	0	7/31/2023 12:59 PM
40	10	7/31/2023 11:41 AM
41	10	7/31/2023 11:38 AM
42	7	7/31/2023 11:33 AM
43	3	7/31/2023 10:37 AM
44	10	7/31/2023 10:33 AM
45	8	7/31/2023 10:20 AM
46	4	7/31/2023 10:10 AM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
47	5	7/31/2023 9:31 AM
48	1	7/31/2023 9:22 AM
49	6	7/31/2023 9:22 AM
50	0	7/31/2023 9:04 AM
51	0	7/30/2023 11:53 PM
52	0	7/30/2023 10:28 PM
53	0	7/30/2023 10:28 PM
54	0	7/30/2023 10:07 PM
55	0	7/30/2023 9:46 PM
56	3	7/30/2023 9:17 PM
57	1	7/30/2023 9:00 PM
58	0	7/30/2023 6:35 PM
59	8	7/30/2023 4:10 PM
60	0	7/30/2023 3:50 PM
61	2	7/30/2023 2:52 PM
62	6	7/30/2023 2:50 PM
63	0	7/30/2023 2:46 PM
64	0	7/30/2023 2:43 PM
65	5	7/30/2023 11:30 AM
66	9	7/30/2023 8:53 AM
67	5	7/29/2023 9:31 PM
68	10	7/29/2023 5:54 PM
69	10	7/29/2023 11:59 AM
70	8	7/29/2023 11:17 AM
71	10	7/29/2023 10:41 AM
72	0	7/29/2023 10:11 AM
73	10	7/29/2023 9:43 AM
74	7	7/28/2023 8:09 PM
75	10	7/28/2023 5:04 PM
76	5	7/28/2023 5:00 PM
77	0	7/28/2023 2:42 PM
78	7	7/28/2023 2:42 PM
79	9	7/28/2023 12:26 PM
80	2	7/28/2023 11:13 AM
81	10	7/28/2023 10:50 AM
82	0	7/28/2023 10:38 AM
83	7	7/28/2023 10:29 AM
84	5	7/28/2023 9:09 AM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
85	10	7/28/2023 9:07 AM
86	5	7/28/2023 3:08 AM
87	9	7/27/2023 10:35 PM
88	0	7/27/2023 9:45 PM
89	5	7/27/2023 3:31 PM
90	8	7/27/2023 2:21 PM
91	9	7/27/2023 12:10 PM
92	9	7/27/2023 10:13 AM
93	5	7/27/2023 10:08 AM
94	10	7/27/2023 9:19 AM
95	10	7/27/2023 9:12 AM
96	10	7/27/2023 8:43 AM
97	9	7/27/2023 6:05 AM
98	2	7/26/2023 9:15 PM
99	6	7/26/2023 7:29 PM
100	8	7/26/2023 5:09 PM
101	10	7/26/2023 4:54 PM
102	0	7/26/2023 3:56 PM
103	9	7/26/2023 3:22 PM
104	5	7/26/2023 2:59 PM
105	10	7/26/2023 1:55 PM
106	10	7/26/2023 1:47 PM
107	10	7/26/2023 1:34 PM
108	10	7/26/2023 11:23 AM
109	10	7/26/2023 10:57 AM
110	4	7/26/2023 9:19 AM
111	10	7/26/2023 8:17 AM
112	5	7/25/2023 10:38 PM
113	9	7/25/2023 9:55 PM
114	1	7/25/2023 8:59 PM
115	3	7/25/2023 5:01 PM
116	10	7/25/2023 2:56 PM
117	10	7/25/2023 11:50 AM
118	10	7/25/2023 11:43 AM
119	10	7/25/2023 10:23 AM
120	10	7/25/2023 9:57 AM
121	5	7/24/2023 8:22 PM
122	7	7/24/2023 7:29 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
123	3	7/24/2023 7:00 PM
124	10	7/24/2023 4:20 PM
125	10	7/24/2023 3:11 PM
126	10	7/24/2023 2:34 PM
127	8	7/24/2023 2:16 PM
128	10	7/24/2023 1:06 PM
129	10	7/24/2023 12:49 PM
130	8	7/24/2023 12:48 PM
131	9	7/24/2023 12:48 PM
132	8	7/24/2023 12:18 PM
133	5	7/24/2023 12:11 PM
134	10	7/24/2023 11:48 AM
135	5	7/24/2023 11:44 AM
136	5	7/24/2023 11:12 AM
137	6	7/24/2023 10:27 AM
138	10	7/24/2023 9:57 AM
139	10	7/24/2023 8:17 AM
140	10	7/24/2023 7:38 AM
141	8	7/23/2023 8:49 PM
142	7	7/23/2023 10:17 AM
143	10	7/22/2023 3:28 PM
144	0	7/22/2023 2:52 PM
145	5	7/22/2023 9:48 AM
146	10	7/22/2023 9:44 AM
147	5	7/22/2023 9:28 AM
148	10	7/22/2023 6:08 AM
149	0	7/22/2023 3:25 AM
150	0	7/21/2023 12:49 PM
151	4	7/20/2023 1:26 PM
152	3	7/20/2023 10:00 AM
153	10	7/20/2023 8:34 AM
154	5	7/19/2023 3:08 PM
155	5	7/19/2023 2:58 PM
156	8	7/19/2023 12:43 PM
157	8	7/18/2023 1:34 PM
158	6	7/18/2023 11:21 AM
159	5	7/18/2023 10:46 AM
160	10	7/17/2023 7:32 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
161	8	7/17/2023 3:27 PM
162	5	7/17/2023 3:14 PM
163	10	7/17/2023 1:52 PM
164	3	7/17/2023 12:05 PM
165	5	7/17/2023 11:11 AM
166	4	7/17/2023 10:56 AM
167	10	7/16/2023 5:37 PM
168	3	7/16/2023 10:43 AM
169	1	7/16/2023 10:22 AM
170	5	7/15/2023 5:47 PM
171	5	7/15/2023 5:47 PM
172	5	7/15/2023 5:04 PM
173	0	7/15/2023 9:44 AM
174	3	7/15/2023 8:20 AM
175	10	7/14/2023 3:42 PM
176	5	7/14/2023 3:34 PM
177	7	7/14/2023 1:28 PM
178	5	7/14/2023 1:05 PM
179	0	7/14/2023 11:36 AM
180	9	7/14/2023 11:29 AM
181	5	7/14/2023 10:58 AM
182	10	7/14/2023 10:24 AM
183	7	7/14/2023 9:29 AM
184	0	7/14/2023 9:28 AM
185	1	7/13/2023 9:34 PM
186	6	7/13/2023 9:06 AM
187	2	7/13/2023 7:17 AM
188	3	7/12/2023 10:48 PM
189	0	7/12/2023 9:51 PM
190	10	7/12/2023 9:14 PM
191	10	7/12/2023 3:51 PM
192	2	7/12/2023 1:59 PM
193	0	7/12/2023 1:36 PM
194	5	7/12/2023 1:18 PM
195	5	7/12/2023 12:30 PM
196	3	7/12/2023 11:59 AM
197	7	7/12/2023 11:51 AM
198	1	7/12/2023 11:45 AM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
199	4	7/12/2023 11:21 AM
200	8	7/12/2023 10:50 AM
201	4	7/12/2023 10:48 AM
202	8	7/12/2023 9:56 AM
203	6	7/11/2023 7:49 PM
204	7	7/11/2023 9:39 AM
205	0	7/10/2023 9:38 PM
206	7	7/10/2023 4:00 PM
207	2	7/10/2023 8:31 AM
208	7	7/10/2023 7:26 AM
209	1	7/9/2023 9:33 PM
210	0	7/9/2023 6:46 PM
211	5	7/9/2023 3:35 PM
212	7	7/9/2023 2:05 PM
213	5	7/9/2023 10:11 AM
214	5	7/9/2023 9:21 AM
215	0	7/8/2023 10:19 PM
216	0	7/8/2023 7:30 PM
217	5	7/8/2023 3:54 PM
218	9	7/8/2023 2:47 PM
219	5	7/8/2023 2:38 PM
220	7	7/7/2023 9:52 PM
221	2	7/7/2023 7:33 PM
222	7	7/7/2023 5:38 PM
223	1	7/7/2023 3:42 PM
224	10	7/7/2023 2:19 PM
225	9	7/7/2023 11:18 AM
226	5	7/7/2023 9:05 AM
227	8	7/7/2023 8:18 AM
228	9	7/7/2023 7:43 AM
229	5	7/7/2023 7:22 AM
230	5	7/7/2023 12:54 AM
231	4	7/7/2023 12:52 AM
232	8	7/6/2023 9:17 PM
233	7	7/6/2023 8:58 PM
234	0	7/6/2023 6:07 PM
235	1	7/6/2023 5:26 PM
236	5	7/6/2023 4:52 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
237	2	7/6/2023 3:45 PM
238	8	7/6/2023 2:09 PM
239	2	7/6/2023 11:07 AM
240	4	7/6/2023 10:11 AM
241	1	7/6/2023 7:46 AM
242	6	7/6/2023 7:18 AM
243	0	7/5/2023 1:33 PM
244	8	7/4/2023 4:03 PM
245	6	7/4/2023 11:53 AM
246	1	7/4/2023 10:40 AM
247	5	7/4/2023 9:21 AM
248	5	7/4/2023 6:45 AM
249	5	7/3/2023 5:08 PM
250	5	7/3/2023 12:07 PM
251	0	7/2/2023 7:10 PM
252	4	7/2/2023 9:32 AM
253	5	7/1/2023 8:35 PM
254	0	7/1/2023 12:17 PM
255	0	6/30/2023 10:54 PM
256	10	6/30/2023 10:37 AM
257	2	6/29/2023 7:28 PM
258	4	6/29/2023 7:07 PM
259	1	6/29/2023 6:40 PM
260	9	6/29/2023 6:13 PM
261	8	6/29/2023 2:10 PM
262	10	6/29/2023 12:36 PM
263	7	6/29/2023 11:18 AM
264	10	6/29/2023 10:50 AM
265	10	6/29/2023 10:35 AM
266	0	6/29/2023 9:57 AM
267	7	6/29/2023 8:38 AM
268	7	6/29/2023 7:53 AM
269	3	6/28/2023 10:38 PM
270	3	6/28/2023 10:38 PM
271	9	6/28/2023 10:18 PM
272	6	6/28/2023 10:13 PM
273	5	6/28/2023 10:10 PM
274	7	6/28/2023 9:57 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
275	0	6/28/2023 9:54 PM
276	5	6/28/2023 8:46 PM
277	4	6/28/2023 8:38 PM
278	5	6/28/2023 8:18 PM
279	5	6/28/2023 8:14 PM
280	8	6/28/2023 8:08 PM
281	3	6/28/2023 7:52 PM
282	4	6/28/2023 7:16 PM
283	5	6/28/2023 5:39 PM
284	5	6/28/2023 2:48 PM
285	9	6/28/2023 11:46 AM
286	0	6/28/2023 11:14 AM
287	5	6/27/2023 5:15 PM
288	10	6/27/2023 12:43 PM
289	5	6/27/2023 12:29 PM
290	0	6/26/2023 3:10 PM
291	0	6/26/2023 2:30 PM
292	0	6/26/2023 10:52 AM
293	0	6/26/2023 9:42 AM
294	7	6/26/2023 8:50 AM
295	2	6/26/2023 8:38 AM
296	0	6/25/2023 8:41 PM
297	0	6/25/2023 8:03 PM
298	0	6/25/2023 6:10 PM
299	5	6/25/2023 9:05 AM
300	4	6/23/2023 4:48 PM
301	9	6/23/2023 2:10 PM
302	6	6/23/2023 10:25 AM
303	8	6/22/2023 6:36 PM
304	0	6/22/2023 9:53 AM
305	5	6/22/2023 9:46 AM
306	5	6/22/2023 8:03 AM
307	10	6/21/2023 10:19 PM
308	2	6/21/2023 3:37 PM
309	3	6/21/2023 2:45 PM
310	4	6/21/2023 10:35 AM
311	2	6/20/2023 5:58 PM
312	5	6/20/2023 11:41 AM

313	10	6/19/2023 9:38 AM
314	5	6/17/2023 1:04 PM

Q7 What would you change regarding the new proposed boundary?

Answered: 257 Skipped: 57

#	RESPONSES	DATE
1	Lands just North West of the ASSB boundary along Bow River should be in-scope.	8/1/2023 6:52 AM
2	no comment	8/1/2023 12:21 AM
3	Make them smaller	8/1/2023 12:21 AM
4	Add a bridge and 2 exits between Calaway Park and Hwy 22 and build out there.	8/1/2023 12:05 AM
5	Eliminate building commercial buildings and airport employment area along RR33.	7/31/2023 11:05 PM
6	Proposed boundary is sufficient.	7/31/2023 10:39 PM
7	The boundary is fine as it reflects the current traditional springbank region.	7/31/2023 10:13 PM
8	Have no opinion.	7/31/2023 9:59 PM
9	Don't sure	7/31/2023 9:54 PM
10	This question really distracts from the main issue here for residents....quality of life. The "ASP boundary" really doesn't impact 90% of the residents.	7/31/2023 9:54 PM
11	Don't cut it off at the north end include the horse ranch property	7/31/2023 9:46 PM
12	NA	7/31/2023 8:54 PM
13	Regarding the new boundary: What is the involvement or impact of the Harmony area? Although it is not actively in the ASP plan, how will any further development in the area impact Springbank.	7/31/2023 8:37 PM
14	Take out the farms lands from the proposed boundary e.g. Collpitts farm area close to the river. There is so much land available for development in Springbank. Why go for the farmlands and aread closer to the river?	7/31/2023 7:53 PM
15	County led conceptual schemes - you're asking us to trust administration with these developments. The same people who approved the largest Costco in Western Canada when Springbank is in the middle of an ASP. We have no trust or confidence in the process. Every resident with in these boundaries should have been notified of the Costco - not just the adjoining and one parcel over - this development changes our community forever and impacts everyone who lives within this boundary.	7/31/2023 7:51 PM
16	The new proposed boundary should include the SE and NE of 6. Also it should include the NE-31-24-3-W5 along the TransCanada Highway as Commercial or Future Development.	7/31/2023 7:35 PM
17	Should include the SE and NE of 6 and it should also include NE 31-24-3-W5 along the TransCanada Highway as Commercial or Future Development.	7/31/2023 7:35 PM
18	The new proposed boundary should include the SE and NE of 6. Also it should include the NE 31-24-3-W5 along the TransCanada Highway as Commercial or Future Development.	7/31/2023 7:35 PM
19	I would include all of land out to highway 22 and then rebuild the ASP knowing that much of that land is agriculture and needs to stay that way.	7/31/2023 6:54 PM
20	Nothing would have to change.	7/31/2023 6:22 PM
21	No comment other than keep higher densities in adjacent urban areas.	7/31/2023 5:45 PM
22	Why is Harmony excluded? Why are we not defining who creates the plans for the surrounding areas?	7/31/2023 4:40 PM
23	I would change nothing regarding the proposed boundary.	7/31/2023 4:19 PM
24	Why is Harmony omitted for example?	7/31/2023 4:14 PM

25	Nothing	7/31/2023 3:59 PM
26	It is not clear why Harmony has been excluded from the ASP.	7/31/2023 3:30 PM
27	The re-inclusion of the east half of section 6 (specifically NE1/4) as future development.	7/31/2023 3:00 PM
28	Why is Harmony outside the boundary when they are a key stakeholder in water and infrastructure decisions?	7/31/2023 2:39 PM
29	Change nothing regarding the proposed boundary.	7/31/2023 2:32 PM
30	Commercial/ Airport development along road 250 vs range road 33	7/31/2023 1:30 PM
31	Why is the land north and west of the airport not considered?	7/31/2023 1:13 PM
32	no changes	7/31/2023 1:08 PM
33	Separate North and South Springbank into two separate ASPs, because of the different natures of the two. North Springbank already has an airport and other existing commercial businesses, so the development of North Springbank should be a separate plan from the development of South/Lower Springbank, which has the environmentally sensitive Elbow River and neighbouring lands, and consists largely of Country Residential properties.	7/31/2023 1:05 PM
34	Not sure.	7/31/2023 12:59 PM
35	We would change nothing regarding the proposed boundary.	7/31/2023 11:41 AM
36	N/A	7/31/2023 11:33 AM
37	I'm not sure why Harmony isn't within the ASP boundary?	7/31/2023 10:37 AM
38	Nothing	7/31/2023 10:33 AM
39	Nothing	7/31/2023 10:20 AM
40	no issues	7/31/2023 10:10 AM
41	more agricultural lands need to be preserved, rather than building Cluster/Open Space Residential	7/31/2023 9:31 AM
42	Extend red boundary to contain all lands in and east of townships 17 and 20.	7/31/2023 9:22 AM
43	N/A	7/31/2023 9:22 AM
44	farther west closer to highway 1	7/31/2023 9:04 AM
45	I would keep RR33 farm land the way it is keep it agricultural area. I would eliminate the business commercial buildings and Springbank airport employment area buildings. It will a high dentistry area and will create more traffic, crime , pollution and noise. We moved out to the country to be away from buildings and traffic.	7/30/2023 11:53 PM
46	Do not include any areas with residents on acreages	7/30/2023 10:28 PM
47	No growth on RR33 north of the proposed Costco site	7/30/2023 10:28 PM
48	I would like to see the lands labelled "future development" taken off. Past and current Springbank growth rates are not high and therefore the lands already earmarked for development are more than enough for decades to come.	7/30/2023 10:07 PM
49	Again, it appears you are clustering Commercial and Residential areas to close to each other. Why would anyone want to move to the country if you are going to put a big building beside or around them, how is that living differently then living in Calgary Downtown? Move Commercial and Springbank Airport Employment Areas outside of the red lines, meaning further away from families. This would reduce the likelihood of commercial caused accidents impacting residential areas.	7/30/2023 9:46 PM
50	I don't understand why Harmony and the airport are outside the boundary	7/30/2023 9:17 PM
51	The boundary - fine. Disagree with Open Space designation for Longeway land. Return to previous ASP designation of commercial/residential makes more sense along Hwy 1 corridor.	7/30/2023 9:00 PM
52	We don't want this development close to our homes	7/30/2023 3:50 PM

53	at minimum increase area north of Harmony to the river which is the natural boundary in this area possibly also west to highway 22, excluding whatever falls into Cochrane planning jurisdiction,	7/30/2023 2:52 PM
54	No comment	7/30/2023 2:46 PM
55	I would cancel the project	7/30/2023 2:43 PM
56	Some concerns about the FDA east of the airport. This appears to be leaving an option open for commercial/industrial development that will have major impacts upon the infrastructure and existing residential without actually planning for that. Why does this need to be included?	7/30/2023 8:53 AM
57	Boundaries are only an issue if there are major discontinuities to adjacent ASPs	7/29/2023 9:31 PM
58	N/A	7/29/2023 5:54 PM
59	Nothing	7/29/2023 11:59 AM
60	The community core surrounding Highway 1 and Range Road 33 will have an effect on all of Springbank with increased traffic that cannot handle the proposed commercial development	7/29/2023 11:17 AM
61	Nothing	7/29/2023 10:41 AM
62	nothing	7/29/2023 9:43 AM
63	nothing	7/28/2023 8:09 PM
64	Nothing, no problem with the area defined.	7/28/2023 5:04 PM
65	Include the quarter sections south of RR 250 at RR 40. Harmony has gotten off scott free at the expense of Springbank, by filtering out their "undesireable" traffic from the "Harmony Village" area onto the proposed Heartland Road and RR 33 - when Rocky View needs to mandate Harmony builds the overpass at RR 40 and another one needed at Copithorn Trail.	7/28/2023 5:00 PM
66	N/A	7/28/2023 2:42 PM
67	Nothing	7/28/2023 12:26 PM
68	1. Future Development Areas are nothing more than dashed lines at this point in time. The land use or diversity of land uses is not determined and requires considerable consultation. All FDAs around the outskirts of the ASP should not be part of the ASP boundary, and the boundary adjusted accordingly. The visionary policies for these areas should be considered in the soon to be revised MDP. Removing the FDA area from the ASP would allow for a tighter policy document with a clearer strategy for all land use categories. Any statements about the FDA could point back to the MDP for further direction for now.	7/28/2023 11:13 AM
69	Nothing regarding the proposed boundary	7/28/2023 10:50 AM
70	Return it to the original that was approved.	7/28/2023 10:38 AM
71	The current ASP boundary map includes the land East of RR 34 south to the river which are removed by this ASP amendment. I have a client who owns land within this area and who requests that their land continue to be included. It is not valuable agricultural land and would be better used for future development. It is noted that neighbouring land to the west of RR 34 has been approved for residential development.	7/28/2023 10:29 AM
72	Move west side to highway 22 and include Harmony and Land north to Bow River	7/28/2023 9:09 AM
73	Nothing in regards to the boundary	7/28/2023 9:07 AM
74	I wouldn't change anything	7/27/2023 10:35 PM
75	Broaden it	7/27/2023 9:45 PM
76	nothing	7/27/2023 3:31 PM
77	We don't think we would change anything.	7/27/2023 12:10 PM
78	We would not change anything about the boundary	7/27/2023 10:13 AM
79	you have combined two into one recently therefore, leave the boundary as is	7/27/2023 10:08 AM
80	No Changes	7/27/2023 9:19 AM

81	Nothing to the proposed boundary	7/27/2023 9:12 AM
82	We would change nothing regarding the proposed boundary.	7/27/2023 8:43 AM
83	Nothing	7/27/2023 6:05 AM
84	Boundary is fine	7/26/2023 7:29 PM
85	I would leave return the 2 quarter sections south lower springbank road and west of horizon view road to Country Residential to keep the higher density in a neat 9x9 area south of lower springbank road	7/26/2023 5:09 PM
86	No change required	7/26/2023 4:54 PM
87	Removal of springbank airport Employment area	7/26/2023 3:56 PM
88	I have no issue with the boundaries	7/26/2023 2:59 PM
89	none	7/26/2023 1:55 PM
90	I would change nothing regarding the proposed boundary	7/26/2023 1:47 PM
91	no changes regarding the boundaries. However, would expand the Business Commercial uses to include all the lands bordering along the Trans-Canada Highway	7/26/2023 1:34 PM
92	I would change nothing regarding the proposed boundary.	7/26/2023 11:23 AM
93	Nothing	7/26/2023 10:57 AM
94	why not include the airport area and area to the north of airport to Bow River?	7/26/2023 9:19 AM
95	No change needed	7/26/2023 8:17 AM
96	I dont understand the impacts of the proposed boundary.	7/25/2023 10:38 PM
97	The boundary looks okay. It seems the team has carefully considered where this should be drawn.	7/25/2023 9:55 PM
98	The boundary has been set without clear guidelines. The colour key does not match all colours on the map, so hard to understand complete picture.	7/25/2023 8:59 PM
99	It is an incredibly large area to paint with the same brush. Different parts of Springbank are unique, and should be treated as such	7/25/2023 5:01 PM
100	Nothing	7/25/2023 2:56 PM
101	Nothing	7/25/2023 11:50 AM
102	ensure the on and off ramps, clover leafs are built to handle volume and size no lights. Boundaries are good.	7/25/2023 11:43 AM
103	Nothing	7/25/2023 10:23 AM
104	Nothing	7/25/2023 9:57 AM
105	Don't know	7/24/2023 8:22 PM
106	no change	7/24/2023 7:29 PM
107	Nothing	7/24/2023 7:00 PM
108	Nothing	7/24/2023 4:20 PM
109	Nothing	7/24/2023 3:11 PM
110	Nothing - no changes	7/24/2023 2:34 PM
111	This is just fine the way it is.	7/24/2023 2:16 PM
112	nothing	7/24/2023 1:06 PM
113	We would change nothing regarding the proposed boundary.	7/24/2023 12:49 PM
114	We are supportive of the boundaries as is.	7/24/2023 12:48 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
115	nothing	7/24/2023 12:48 PM
116	See 4.	7/24/2023 12:18 PM
117	We are supportive of the boundary as it includes the entirety of the Bow Lands. We would change nothing regarding the proposed boundary.	7/24/2023 12:11 PM
118	nothing	7/24/2023 11:48 AM
119	Being that we live smack dab in the middle of the proposed boundary areas, the boundary areas are less concerning than what is being proposed within those boundary areas.	7/24/2023 11:44 AM
120	I am not concerned with the boundary change. Better to have a look at the whole.	7/24/2023 11:12 AM
121	We are supportive of the boundary as it includes the entirety of the Bow Lands	7/24/2023 9:57 AM
122	Nothing.	7/24/2023 8:17 AM
123	I support fully the new proposed boundary.	7/24/2023 7:38 AM
124	More commercial access	7/23/2023 8:49 PM
125	Nothing	7/22/2023 3:28 PM
126	Include more farmland	7/22/2023 9:48 AM
127	Support the proposed boundry	7/22/2023 9:44 AM
128	There are many types of wildlife that inhabit these lands. With the new proposed Springbank Employment area, these animals will be displaced. Has that been considered at all in these boundaries, etc?	7/22/2023 9:28 AM
129	nothing	7/22/2023 6:08 AM
130	Stop expanding.where is there any agricultural? The two little specs of dark green?? You are killing the wetlands.and dark skies should be a law!!!!	7/22/2023 3:25 AM
131	The rationale for the proposed boundaries has not been explained adequately.	7/21/2023 12:49 PM
132	Go back to a separate ASP for each of north and south Springbank	7/20/2023 1:26 PM
133	SEE ABOVE	7/20/2023 10:00 AM
134	Add the community of Harmony	7/19/2023 3:08 PM
135	Boundary is acceptable but extending it further west would be reasonable.	7/19/2023 2:58 PM
136	Why is Pinebrook not included?	7/18/2023 1:34 PM
137	nil	7/18/2023 11:21 AM
138	NA	7/18/2023 10:46 AM
139	I am content with it as it is.	7/17/2023 7:32 PM
140	Nothing	7/17/2023 3:27 PM
141	How can you propose a boundary? Is the boundary not set?	7/17/2023 3:14 PM
142	nothing	7/17/2023 1:52 PM
143	Why doesn't it include the future plans to the West so that residents know what other commercial plans the County has in the future. If you outline all future uses for lands, then people will know where they can build property without it being obstructed, impacted by commercial/airport businesses, Costco's etc.	7/17/2023 12:05 PM
144	West of RR33 should be kept for the most part as agricultural as east of RR33 is now developed.	7/17/2023 11:11 AM
145	I would include the Harmony development as it is impacting traffic, water and waste.	7/17/2023 10:56 AM
146	Nothing	7/15/2023 5:47 PM
147	Do not want increased density	7/15/2023 9:44 AM

148	THE AIRPORT AREA AND THE EXISTING INDUSTRIAL AREA SHOULD NOT BE IN THE RURAL RESIDENTIAL PLAN	7/15/2023 8:20 AM
149	It is fine as is.	7/14/2023 3:42 PM
150	My property and the one small area - green-Agriculture- North of HWY 1 on the east side of the Plan, SHOULD be MOSTLY zoned SOME KIND OF "RESIDENTIAL" or business commercial use. It is mostly flat land.It will abut against massive, WALL TO WALL City small lot housing ; strip malls;schools and be close to retail mall developments immediately to the south across TWP RD 250 and it must have the option to likewise be small lot or commercial development in the future pursuant to already completed by landowner development plans	7/14/2023 1:28 PM
151	Boundary is fine. Initiation of planning is good. However, the rural character is disappearing and the Plan is really not sustaining it. Allowing that higher density will be detrimental to the environment, wildlife and quality of life (noise, traffic, poorer air quality).	7/14/2023 11:36 AM
152	Harmony area should be included because of the size of the population and traffic flow	7/14/2023 11:29 AM
153	We would change nothing regarding the proposed boundary.	7/14/2023 10:24 AM
154	Nothing	7/14/2023 9:29 AM
155	I'm not sure the purpose of the boundary change, so I can't support it. All Cluster residential should be removed and open space residential should be change to minimum of 2 acre parcels and only on 50% of that land.	7/14/2023 9:28 AM
156	include springbank airport	7/13/2023 9:34 PM
157	I would like to better understand the reasons for redefining the boundary in southwest and northwest portions. What is likely to happen to the land that was previously in the ASP and is now outside of it? Will it remain as agricultural land or be otherwise rezoned? I would also consider adjusting the boundary to exclude the large planned open space residential area in the southeast and leave that as agriculture land.	7/13/2023 9:06 AM
158	More agricultural land	7/13/2023 7:17 AM
159	Where is the paths, park space, nature reserves? Where is there a library, pool or rec centre? I am so sad about the plans for this beautiful land. Such a huge tax base with no services, no added value development nor respect or desire for preserving the land.	7/12/2023 10:48 PM
160	Less commercial and less urban areas	7/12/2023 9:51 PM
161	None	7/12/2023 9:14 PM
162	Get rid of the seven quarter sections in the "future development area" at the western edge of the ASP. Rest of it basically makes sense but this particular abomination needs to go.	7/12/2023 1:59 PM
163	Expand corridor west to highway 22. Stop redesignated springbank airport employment corridor along RR33.	7/12/2023 1:36 PM
164	Map of future traffic planning options	7/12/2023 12:30 PM
165	The future development area on the west side of the ASP should be removed. The only reason provided at the open house for including it (preserving future transportation options) does not require inclusion in the ASP. If the land is inside the ASP, there is greater pressure to provide land uses for the area - given the amount of undeveloped land elsewhere in SB, there is no rationale for including these 7 quarter sections.	7/12/2023 11:59 AM
166	nothing	7/12/2023 11:51 AM
167	A buffer zone beside all existing property owners directly adjacent to the proposed developments. Make 2 acre homes a mandatory practice for minimum 300 meters on adjacent properties before you go higher densities.	7/12/2023 11:45 AM
168	I prefer that the northern section be included in the plan. Unless that land is protected via other means.	7/12/2023 11:21 AM
169	I believe it would benefit including more acres along Springbank Road to the west. As a major collector road, this would show where we are going in the future (even if it were noted as "Future Development".	7/12/2023 10:50 AM

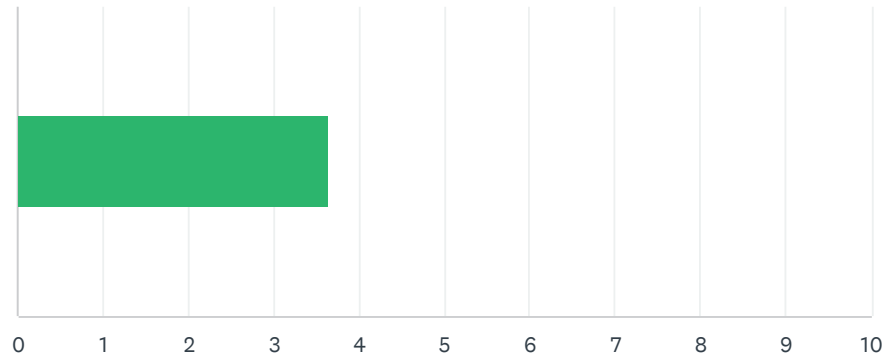
Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
170	No suggestions	7/12/2023 9:56 AM
171	At this point not enough information, and too early and deliberation, to offer a proper comment.	7/11/2023 7:49 PM
172	n	7/10/2023 8:31 AM
173	N/A	7/10/2023 7:26 AM
174	The proposed boundary is not the issue - it's what is being proposed within the boundary that have not been thought through when it comes to water issues and road/transportation/schooling issues.	7/9/2023 9:33 PM
175	Move to the industrial area and avoid RR33 residential through fare. Your proposal can happen west of the Springbank airport or south of the highway	7/9/2023 6:46 PM
176	Harmony should be included so they have to follow the Springbank ASP	7/9/2023 3:35 PM
177	Airport employment area is to Large - replace with small agriculture hobby farms. Think more environmentally freindly.	7/9/2023 10:11 AM
178	If Harmony residents want to be included in our schools and sport programs, they should be included in our plans.	7/8/2023 10:19 PM
179	Keep west of RR33 OUT of the ASP! We do not want more houses in the area.	7/8/2023 7:30 PM
180	can't stop progress -- but its not what any of us expected. Too much development, Costco, etc. Geez.	7/8/2023 3:54 PM
181	N/A	7/8/2023 2:47 PM
182	It seems fine to me	7/8/2023 2:38 PM
183	More info on traffic management	7/7/2023 9:52 PM
184	There is no need for anything other than 2 acre lots There is no community core So little agriculture?	7/7/2023 7:33 PM
185	Remove the SE portion and add it to Elbow Valley / Hwy8 corridor.	7/7/2023 5:38 PM
186	Delete open residential and country residential infill as it is high density. Get rid of business commercial.	7/7/2023 3:42 PM
187	Nothing	7/7/2023 2:19 PM
188	Boundary is fine , land use is not. Residents of springbank do not want this level of development. Protecting agriculture is important for the environment and food production.	7/7/2023 9:05 AM
189	Nothing	7/7/2023 7:43 AM
190	NIA	7/7/2023 12:52 AM
191	Include harmony	7/6/2023 9:17 PM
192	I would like to ensure that boundaries have proper transition. Especially worried about the Cluster Residential areas.	7/6/2023 8:58 PM
193	North and South Springbank need to maintain independent ASPs. Cluster housing will dramatically change the community as will any Big Box stores causing dramatic infrastructure problems - our roads are not built for it and we don't want 4 lane Township roads.	7/6/2023 6:07 PM
194	Look at how little agriculture is left??? Stop the urban sprawl into our food basket!	7/6/2023 5:26 PM
195	Remove the "Future Development" areas west of RR 33. It is disturbing that 7 quarter sections of land - 1120 acres - are being held hostage for future growth that may not happen. Large landowners DO appear to want the "Land Use Strategy" applied to the land so they can cash out.	7/6/2023 4:52 PM
196	Allow residents to be consulted; consult with each surrounding community before approving changes; upgrade the transportation routes before development, particularly Range Rd 33 and Township Rd 250; twin RR 33 over the TransCanada highway; develop another highway interchange at Range Road 40 before any more development is approved.	7/6/2023 3:45 PM
197	No comment	7/6/2023 2:09 PM

198	Cannot provide recommendation until the two issues above are appropriately addressed.	7/6/2023 11:07 AM
199	Return the boundary to the previous version of the ASP.	7/6/2023 7:46 AM
200	Nothing	7/6/2023 7:18 AM
201	Probably would go further west but county has not explained why they reduced the area.	7/4/2023 4:03 PM
202	Open/green aerals should not exceed 15% off developed lands.	7/4/2023 11:53 AM
203	Why is Harmony not included. Were those developers not supposed to have upgraded the roads for the increased traffic?	7/4/2023 10:40 AM
204	Would like to see more protection of agricultural to the west. With no ASP will this happen or will there be uncontrolled development.	7/4/2023 9:21 AM
205	nothing	7/3/2023 12:07 PM
206	Removal of cluster development planning completely.	7/2/2023 7:10 PM
207	Separate the business and service area uses from the rest of the residential/farming areas	7/2/2023 9:32 AM
208	not sure at this point	7/1/2023 8:35 PM
209	What about the section of land north and west of Country Lane Estates? Why is this not part of Springbank and shown as Agricultural? Improvements MUST first be made to the intersection of highway 1 and RR #33.	7/1/2023 12:17 PM
210	The Notth Springbank residential/ agricultural sector is now being overwhelmingly taken over by industrial areas....	6/30/2023 10:54 PM
211	Nothing	6/30/2023 10:37 AM
212	We support the boundary but not the Land use Strategy as noted in the comments above.	6/29/2023 7:07 PM
213	Leave the North and South ASPs alone and don't combine them.	6/29/2023 6:40 PM
214	No change	6/29/2023 6:13 PM
215	Nothing	6/29/2023 11:18 AM
216	none	6/29/2023 10:50 AM
217	The boundary makes sense in its current proposed form	6/29/2023 10:35 AM
218	Expand your ASP all around Harmony, maybe this will force the county to do another entrance there and away from RR33.	6/29/2023 9:57 AM
219	I would not make changes to the ASP boundary	6/29/2023 8:38 AM
220	Notionally, Springbank goes west to HWY22 and south to Tsutina	6/29/2023 7:53 AM
221	Move it away from residents	6/28/2023 10:38 PM
222	Put the employment area for the airport on the other side of the airport. Harmony is already jam packed in there, they want the suburb living outside of the city, give them the industrial park of their dreams. I don't want it ruining the countryside that drew me to this community in the first place.	6/28/2023 10:38 PM
223	Extend the Springbank Airport employment area to the Cook lands on the west. They are directly affected by the airport.	6/28/2023 10:18 PM
224	Want to know what is being discussed for zoning north west of rr33.	6/28/2023 10:13 PM
225	Include Harmony and how its development affects the surrounding areas, especially considering how much of the proposed development in the ASP is relying on accessing water and waste water services, among others, from Harmony.	6/28/2023 10:10 PM
226	nothing	6/28/2023 9:57 PM
227	Leave it as it is. Turn Bingham Crossing into open air residential, 2 acre minimum lots. Never before redesigning the RR33 bridge over highway 1.	6/28/2023 9:54 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
228	There is too much lane reserved for future use.	6/28/2023 8:46 PM
229	I have no sentiments on the boundary.	6/28/2023 8:38 PM
230	maybe move it a little further west...they felt unwelcome	6/28/2023 8:18 PM
231	Better but needs further revisions to protect our landscapes, water, and wildlife by still providing proper infrastructure and services.	6/28/2023 8:14 PM
232	Being more specific on the future land use west of RR 33	6/28/2023 8:08 PM
233	Like most people I want specifics...	6/28/2023 7:52 PM
234	What I have learned after decades of providing input and talking to other residents, it doesn't matter what the residents want or respond.	6/28/2023 7:16 PM
235	I am fine with combining the north and south Springbank ASP	6/28/2023 5:39 PM
236	no industrial	6/28/2023 11:14 AM
237	nothing	6/27/2023 12:43 PM
238	Was the change only that north and south were combined?What was the reason for that change, and what else was changed.	6/27/2023 12:29 PM
239	Leave everything the way it is.	6/26/2023 3:10 PM
240	There should be NO Open Space Residential within this boundary.	6/26/2023 2:30 PM
241	Place the ASP corridor west along transcanada to highway 22.	6/26/2023 10:52 AM
242	smaller areas relevant with each community's needs	6/26/2023 8:38 AM
243	Leave Springbank alone!	6/25/2023 8:03 PM
244	It's far too large scale for the community that we are.	6/25/2023 6:10 PM
245	It's not the boundary that is the issue, it is what is inside of it, such as the large areas of 'open space residential' aka cluster residential. Also, why isn't Harmony in this - they are highly influential in what has been happening in Springbank. Not sure why they aren't in this	6/25/2023 9:05 AM
246	The Airport employment center is a significant concern as it sounds like an industrial park similar to the industrial parks near the Calgary airport.	6/23/2023 4:48 PM
247	We like the designated areas for Institutional and Community Services. Do some of these areas function as environmental and wildlife uses? Are some areas to be used as outdoor recreation and access to the Bow River?	6/23/2023 2:10 PM
248	There should be more included north to the Bow river, and in the SW to the Elbow river to establish development guidance for future areas.	6/23/2023 10:25 AM
249	Remove the 5 quarters west of RR34. They should be included in a West ASP.	6/22/2023 9:53 AM
250	As far as I can see, the boundary remains the same.	6/22/2023 8:03 AM
251	Nothing	6/21/2023 10:19 PM
252	deny development of the Springbank Airport Employment area	6/21/2023 3:37 PM
253	In North Springbank, it is difficult to understand the overall approach when the airport and Harmony are outside the ASP. Particularly with what looks like plans to use the Harmony water and wastewater treatment plant for Springbank.	6/21/2023 2:45 PM
254	Harmony area needs to be added to address road deficiency.	6/21/2023 10:35 AM
255	It's difficult to lump in the needs of the different areas into one area structure plan. Over and over Springbank landowners have asked for less development, less commercial and less traffic.	6/20/2023 5:58 PM
256	Nothing	6/19/2023 9:38 AM
257	Should extend to HW 22	6/17/2023 1:04 PM

Q8 How supportive are you of this overall land use map and the future land uses proposed within the ASP?

Answered: 298 Skipped: 16



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	4	1,084	298
Total Respondents: 298			

#		DATE
1	1	8/1/2023 6:52 AM
2	3	8/1/2023 12:21 AM
3	5	8/1/2023 12:21 AM
4	0	8/1/2023 12:05 AM
5	0	7/31/2023 11:05 PM
6	2	7/31/2023 10:39 PM
7	1	7/31/2023 10:39 PM
8	3	7/31/2023 10:13 PM
9	5	7/31/2023 9:59 PM
10	0	7/31/2023 9:54 PM
11	0	7/31/2023 9:54 PM
12	4	7/31/2023 9:46 PM
13	2	7/31/2023 8:54 PM
14	3	7/31/2023 8:37 PM
15	2	7/31/2023 7:53 PM
16	1	7/31/2023 7:51 PM
17	7	7/31/2023 7:35 PM
18	7	7/31/2023 7:35 PM
19	7	7/31/2023 7:35 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
20	1	7/31/2023 6:54 PM
21	9	7/31/2023 6:22 PM
22	2	7/31/2023 5:45 PM
23	2	7/31/2023 5:03 PM
24	0	7/31/2023 4:40 PM
25	0	7/31/2023 4:14 PM
26	0	7/31/2023 3:59 PM
27	0	7/31/2023 3:53 PM
28	4	7/31/2023 3:30 PM
29	8	7/31/2023 3:29 PM
30	3	7/31/2023 3:00 PM
31	2	7/31/2023 2:39 PM
32	10	7/31/2023 2:32 PM
33	5	7/31/2023 2:01 PM
34	1	7/31/2023 1:30 PM
35	1	7/31/2023 1:13 PM
36	0	7/31/2023 1:05 PM
37	0	7/31/2023 12:59 PM
38	1	7/31/2023 11:33 AM
39	4	7/31/2023 10:37 AM
40	5	7/31/2023 10:33 AM
41	8	7/31/2023 10:20 AM
42	0	7/31/2023 10:10 AM
43	0	7/31/2023 9:31 AM
44	1	7/31/2023 9:22 AM
45	2	7/31/2023 9:22 AM
46	0	7/31/2023 9:04 AM
47	0	7/30/2023 11:53 PM
48	0	7/30/2023 10:28 PM
49	0	7/30/2023 10:28 PM
50	1	7/30/2023 10:07 PM
51	0	7/30/2023 9:46 PM
52	3	7/30/2023 9:17 PM
53	1	7/30/2023 9:00 PM
54	0	7/30/2023 6:35 PM
55	7	7/30/2023 4:10 PM
56	0	7/30/2023 3:50 PM
57	5	7/30/2023 2:52 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
58	6	7/30/2023 2:50 PM
59	0	7/30/2023 2:46 PM
60	0	7/30/2023 2:43 PM
61	4	7/30/2023 11:30 AM
62	6	7/30/2023 8:53 AM
63	1	7/29/2023 9:31 PM
64	1	7/29/2023 5:54 PM
65	7	7/29/2023 11:59 AM
66	0	7/29/2023 11:17 AM
67	7	7/29/2023 10:41 AM
68	0	7/29/2023 10:11 AM
69	10	7/29/2023 9:43 AM
70	7	7/28/2023 8:09 PM
71	0	7/28/2023 5:04 PM
72	0	7/28/2023 5:00 PM
73	0	7/28/2023 2:42 PM
74	5	7/28/2023 2:42 PM
75	5	7/28/2023 12:26 PM
76	3	7/28/2023 11:13 AM
77	9	7/28/2023 10:50 AM
78	0	7/28/2023 10:38 AM
79	7	7/28/2023 10:29 AM
80	5	7/28/2023 9:09 AM
81	5	7/28/2023 9:07 AM
82	4	7/28/2023 3:08 AM
83	7	7/27/2023 10:35 PM
84	0	7/27/2023 9:45 PM
85	0	7/27/2023 3:31 PM
86	5	7/27/2023 2:21 PM
87	8	7/27/2023 12:10 PM
88	6	7/27/2023 10:13 AM
89	5	7/27/2023 10:08 AM
90	9	7/27/2023 9:19 AM
91	10	7/27/2023 9:12 AM
92	5	7/27/2023 8:43 AM
93	6	7/27/2023 6:05 AM
94	3	7/26/2023 9:15 PM
95	7	7/26/2023 7:29 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
96	8	7/26/2023 5:09 PM
97	9	7/26/2023 4:54 PM
98	0	7/26/2023 3:56 PM
99	7	7/26/2023 3:22 PM
100	4	7/26/2023 2:59 PM
101	5	7/26/2023 1:55 PM
102	6	7/26/2023 1:47 PM
103	5	7/26/2023 11:23 AM
104	10	7/26/2023 10:57 AM
105	6	7/26/2023 9:19 AM
106	5	7/25/2023 10:38 PM
107	9	7/25/2023 9:55 PM
108	1	7/25/2023 8:59 PM
109	0	7/25/2023 5:01 PM
110	7	7/25/2023 2:56 PM
111	9	7/25/2023 11:50 AM
112	9	7/25/2023 11:43 AM
113	5	7/25/2023 10:23 AM
114	6	7/25/2023 9:57 AM
115	5	7/24/2023 8:22 PM
116	6	7/24/2023 7:29 PM
117	1	7/24/2023 7:00 PM
118	8	7/24/2023 4:20 PM
119	6	7/24/2023 3:11 PM
120	7	7/24/2023 2:34 PM
121	8	7/24/2023 2:16 PM
122	10	7/24/2023 1:06 PM
123	8	7/24/2023 12:49 PM
124	8	7/24/2023 12:48 PM
125	9	7/24/2023 12:48 PM
126	8	7/24/2023 12:18 PM
127	8	7/24/2023 11:48 AM
128	3	7/24/2023 11:44 AM
129	5	7/24/2023 11:12 AM
130	4	7/24/2023 9:57 AM
131	10	7/24/2023 8:17 AM
132	10	7/24/2023 7:38 AM
133	8	7/23/2023 8:49 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
134	6	7/23/2023 10:17 AM
135	3	7/22/2023 3:28 PM
136	0	7/22/2023 2:52 PM
137	2	7/22/2023 9:48 AM
138	9	7/22/2023 9:44 AM
139	3	7/22/2023 9:28 AM
140	6	7/22/2023 6:08 AM
141	0	7/22/2023 3:25 AM
142	0	7/21/2023 12:49 PM
143	3	7/20/2023 1:26 PM
144	2	7/20/2023 10:00 AM
145	9	7/20/2023 8:34 AM
146	5	7/19/2023 3:08 PM
147	4	7/19/2023 2:58 PM
148	10	7/19/2023 12:43 PM
149	8	7/18/2023 1:34 PM
150	3	7/18/2023 11:21 AM
151	4	7/18/2023 10:46 AM
152	10	7/17/2023 7:32 PM
153	1	7/17/2023 3:27 PM
154	0	7/17/2023 3:14 PM
155	10	7/17/2023 1:52 PM
156	0	7/17/2023 12:05 PM
157	5	7/17/2023 11:11 AM
158	10	7/16/2023 5:37 PM
159	0	7/16/2023 10:43 AM
160	0	7/16/2023 10:22 AM
161	3	7/15/2023 5:47 PM
162	2	7/15/2023 5:47 PM
163	2	7/15/2023 5:04 PM
164	0	7/15/2023 9:44 AM
165	1	7/15/2023 8:20 AM
166	7	7/14/2023 3:42 PM
167	4	7/14/2023 3:34 PM
168	6	7/14/2023 1:28 PM
169	0	7/14/2023 1:05 PM
170	0	7/14/2023 11:36 AM
171	9	7/14/2023 11:29 AM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
172	5	7/14/2023 10:58 AM
173	6	7/14/2023 10:24 AM
174	5	7/14/2023 9:29 AM
175	0	7/14/2023 9:28 AM
176	0	7/13/2023 9:34 PM
177	6	7/13/2023 9:06 AM
178	0	7/13/2023 7:17 AM
179	1	7/12/2023 10:48 PM
180	0	7/12/2023 9:51 PM
181	10	7/12/2023 9:14 PM
182	3	7/12/2023 3:51 PM
183	1	7/12/2023 1:59 PM
184	0	7/12/2023 1:36 PM
185	5	7/12/2023 1:18 PM
186	5	7/12/2023 12:30 PM
187	3	7/12/2023 11:59 AM
188	3	7/12/2023 11:51 AM
189	1	7/12/2023 11:45 AM
190	5	7/12/2023 11:21 AM
191	8	7/12/2023 10:50 AM
192	3	7/12/2023 10:48 AM
193	8	7/12/2023 9:56 AM
194	5	7/11/2023 9:39 AM
195	0	7/10/2023 9:38 PM
196	1	7/10/2023 4:00 PM
197	2	7/10/2023 8:31 AM
198	4	7/10/2023 7:26 AM
199	0	7/9/2023 9:33 PM
200	0	7/9/2023 6:46 PM
201	0	7/9/2023 3:35 PM
202	5	7/9/2023 2:05 PM
203	5	7/9/2023 10:11 AM
204	0	7/9/2023 9:21 AM
205	0	7/8/2023 10:19 PM
206	0	7/8/2023 7:30 PM
207	5	7/8/2023 3:54 PM
208	9	7/8/2023 2:47 PM
209	3	7/8/2023 2:38 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
210	7	7/7/2023 9:52 PM
211	1	7/7/2023 7:33 PM
212	1	7/7/2023 3:42 PM
213	7	7/7/2023 2:19 PM
214	7	7/7/2023 11:18 AM
215	0	7/7/2023 9:05 AM
216	7	7/7/2023 7:43 AM
217	5	7/7/2023 7:22 AM
218	0	7/7/2023 12:54 AM
219	1	7/7/2023 12:52 AM
220	2	7/6/2023 9:17 PM
221	6	7/6/2023 8:58 PM
222	0	7/6/2023 6:07 PM
223	0	7/6/2023 5:26 PM
224	0	7/6/2023 4:52 PM
225	2	7/6/2023 3:45 PM
226	2	7/6/2023 11:07 AM
227	3	7/6/2023 10:11 AM
228	0	7/6/2023 7:46 AM
229	0	7/6/2023 7:18 AM
230	0	7/5/2023 1:33 PM
231	9	7/4/2023 4:03 PM
232	5	7/4/2023 11:53 AM
233	0	7/4/2023 10:40 AM
234	6	7/4/2023 6:45 AM
235	5	7/3/2023 5:08 PM
236	0	7/3/2023 12:07 PM
237	0	7/2/2023 7:10 PM
238	8	7/2/2023 9:32 AM
239	3	7/1/2023 8:35 PM
240	0	7/1/2023 12:17 PM
241	0	6/30/2023 10:54 PM
242	10	6/30/2023 10:37 AM
243	2	6/29/2023 7:28 PM
244	4	6/29/2023 7:07 PM
245	9	6/29/2023 6:13 PM
246	8	6/29/2023 2:10 PM
247	9	6/29/2023 12:36 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
248	3	6/29/2023 11:18 AM
249	10	6/29/2023 10:50 AM
250	0	6/29/2023 9:57 AM
251	7	6/29/2023 8:38 AM
252	3	6/29/2023 7:53 AM
253	3	6/28/2023 10:38 PM
254	3	6/28/2023 10:38 PM
255	10	6/28/2023 10:18 PM
256	2	6/28/2023 10:13 PM
257	3	6/28/2023 10:10 PM
258	10	6/28/2023 9:57 PM
259	0	6/28/2023 9:54 PM
260	1	6/28/2023 8:46 PM
261	3	6/28/2023 8:38 PM
262	7	6/28/2023 8:18 PM
263	5	6/28/2023 8:14 PM
264	9	6/28/2023 8:08 PM
265	3	6/28/2023 7:52 PM
266	4	6/28/2023 7:16 PM
267	1	6/28/2023 5:39 PM
268	0	6/28/2023 2:48 PM
269	4	6/28/2023 11:46 AM
270	0	6/28/2023 11:14 AM
271	0	6/27/2023 5:15 PM
272	0	6/27/2023 12:43 PM
273	0	6/27/2023 12:29 PM
274	0	6/26/2023 3:10 PM
275	0	6/26/2023 2:30 PM
276	0	6/26/2023 10:52 AM
277	2	6/26/2023 9:42 AM
278	4	6/26/2023 8:50 AM
279	1	6/26/2023 8:38 AM
280	0	6/25/2023 8:41 PM
281	0	6/25/2023 8:03 PM
282	0	6/25/2023 6:10 PM
283	4	6/25/2023 9:05 AM
284	5	6/23/2023 4:48 PM
285	7	6/23/2023 2:10 PM

286	4	6/23/2023 10:25 AM
287	2	6/22/2023 6:36 PM
288	1	6/22/2023 9:53 AM
289	2	6/22/2023 9:46 AM
290	0	6/22/2023 8:03 AM
291	0	6/21/2023 10:19 PM
292	2	6/21/2023 3:37 PM
293	6	6/21/2023 2:45 PM
294	3	6/21/2023 10:35 AM
295	0	6/20/2023 5:58 PM
296	0	6/20/2023 11:41 AM
297	10	6/19/2023 9:38 AM
298	2	6/17/2023 1:04 PM

Q9 What would you change in regards to this overall land use map and the future land uses proposed within the ASP?

Answered: 281 Skipped: 33

#	RESPONSES	DATE
1	Add Boundary along Bow River	8/1/2023 6:52 AM
2	There needs to be more agricultural space and the parcel sizes need to be increased in the open/cluster residential areas to at least 2 acres, 5 acres would be even better. There should be less business/commercial area since we are already super close to west Calgary where there are all the services we need.	8/1/2023 12:21 AM
3	More preservation of agricultural land, reduce density of residential in general and specifically in Open Space Residential. Prevention of future changes to increase density and utilization.	8/1/2023 12:21 AM
4	Add a bridge and 2 exits between Calaway Park and Hwy 22 and build out there.	8/1/2023 12:05 AM
5	Keep RR33 agricultural land. Eliminate building commercial buildings and airport employment area along RR33.	7/31/2023 11:05 PM
6	Would like to see a reduction in Open Space Residential areas, a reduction in the Business Commercial area, and an increase in Agriculture more in keeping with the historic rural nature of Springbank.	7/31/2023 10:39 PM
7	This ASP is a densification and commercialization plan for the area. If approved, the ASP will be transformational for the area and traditional community pillars such as agriculture, farming, community horse barns and riding arenas will be lost in favour of margin rich developed land.	7/31/2023 10:13 PM
8	I propose to use a fundamental rule in all land use applications to either: 1) obtain a consent from all surrounding land owners for land use change, or 2) develop or grand land use change that buffers the surrounding properties, with land use of the same type as surrounding properties (so transition to other land use happens within the land that is subject of application, rather than right at the property border.	7/31/2023 9:59 PM
9	Open space residential should be place at both sides of the highway.	7/31/2023 9:54 PM
10	NO DEVELOPMENT ON RR33 NORTH OF HWY 1.	7/31/2023 9:54 PM
11	No industrial not needed, there are other areas of rockyview that have this already. Not a big fan of the cluster. Should have varying lots sizes why not 20 or 10 or 5 acres parcels?	7/31/2023 9:46 PM
12	i) Our family thinks that a combination of business and residential is the best fit for our lands based primarily on location. ii) We feel strongly that unless and until a County-led plan is created, the land must have a definitive interim land use. iii) How the ASP would change in the event that the Growth Plan changed (such that another long, many-year process could be avoided) should be addressed. iv) The Springbank ASP needs to better define "rural character" as well as what is the "character of Springbank". v) 'Viewsheds' or 'Viewscapes' or 'Scenic Corridor Views' and any associated policy that attempts to preserve views be removed. vi) Feasibility of the Open Space Residential policy should be scrutinized more closely. vii) Language in the Draft ASP that uses words and phrases like "protects" existing residents from new development" should be removed from policy documents.	7/31/2023 8:54 PM
13	The management of the community core area is, at this point on the plan, kept to a manageable and seems appropriate level. How will future planning be kept in check? Will the schools in the area have a say over the development and what is included for the community. The RR33 area between the schools needs to be kept clear of commercial development.	7/31/2023 8:37 PM
14	Take out the farms lands from the proposed boundary e.g. Collpitts farm area close to the river. Natural open areas, farmland, forest areas etc. must be preserved and not sacrificed at the alter of more development.	7/31/2023 7:53 PM
15	The land use proposals are premature. There is no discussion of road upgrades or traffic	7/31/2023 7:51 PM

	improvements. No studies on groundwater - how will development affect our wells. Who funds the services if the do come out here? And what kind of services are they? We'll take our chances with acreage parcels/septic fields.	
16	For the reasons noted above, the land use map in the prior draft was more appropriate.	7/31/2023 7:35 PM
17	For the reasons noted above, the land use map in the prior draft was more appropriate.	7/31/2023 7:35 PM
18	For the reasons noted above, the land use map in the prior draft was more appropriate.	7/31/2023 7:35 PM
19	I would remove all sections of open space residential and make each of these areas country residential or agriculture as per the years of discussion that have already occurred with regards to land use in springbank. In addition a resident vote should be done for any changes to the ASP or land designation. High density housing in springbank and additional business development will destroy the land, the water supply and the existing road infrastructure.	7/31/2023 6:54 PM
20	Supportive but would prefer more certainty to future commercial uses adjacent to the Trans-Canada highway and west of Callaway park.	7/31/2023 6:22 PM
21	It would appear that agriculture is essentially pushed out of the Springbank area. The piece along TWP RD 245 has been for sale for many years, with apparently no interest from developers. Is there any intention to discuss/confer with the landowners of these areas? At least a third or more of the land south of Lower Springbank Road designated for open space residential is in the Elbow River flood plain and is definitely a wildlife corridor. How will this be guaranteed to remain undeveloped such that future potential flood damage is completely prevented?	7/31/2023 5:45 PM
22	Dedicated trails & pathways & Active transportation that reflect previous studies, feedback/consultation from residents previously provided. Halt the industrial focus. Springbank does not wish to be another Balzac!	7/31/2023 5:03 PM
23	I do not understand where the demand comes from for the extent of development envisioned. It is NOT from the current residents who embraced the concept of 2+ acre lot developments in a rural agricultural and environmentally protected lands. Current residents are not requesting industrial or commercial development in their back yard.	7/31/2023 4:40 PM
24	I am generally supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park.	7/31/2023 4:19 PM
25	Proper and accurate representation of the different areas under that area structure plan need to be provided. For example, Map 5 land use strategy there is a large block of land (Orange) abutting the Elbow river presently designated as open space residential where in fact active ranching and farming is going on. Similar things can be said about other areas of the map. It's not possible to make comment or seemingly endorse a document that's not accurate and is misleading in it's current state. See my comments at start of survey.	7/31/2023 4:14 PM
26	We would prefer more certainty related to future commercial uses on lands adjacent to the trans Canada highway and west of Calaway Park.	7/31/2023 3:59 PM
27	There is an obvious push for higher density development in this document which risks destroying the country residential character of Springbank in favour of big money developers. Therefore, I do not support higher density "cluster development" in Open Residential as it just opens up the possibility of rampant high density development later on in the open lands. I definitely do not support the undefined nature of the "Future Development" areas. Why are all the transition areas only on the Rocky View lands rather than Calgary lands? Water & Sewage Proposals: We already have adequate water and sewage systems. We do NOT need highly expensive systems to pipe water and sewage between Harmony and our area! Expect that these systems cannot be economically justified unless there is a huge amount of high density development along the TransCanada Highway and the Calgary boundary line. This will destroy the country character of Springbank, so it NOT acceptable.	7/31/2023 3:53 PM
28	Add green space, swales, wetlands. Protect the wooded gullies and grasslands. Springbank could be a model carbon sink community.	7/31/2023 3:30 PM
29	I think that you are missing more environmental concerns along Old Banff coach road between Hwy 1 and Twp 250 - there is alot of wildlife in that future development area and wetlands as well as drainage collection	7/31/2023 3:29 PM
30	Same as above.	7/31/2023 3:00 PM

31	Not clear. I am distrustful that our rural lifestyle will be preserved	7/31/2023 2:39 PM
32	Supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park	7/31/2023 2:32 PM
33	I can see pros and cons to the OSR concept. I am not happy that my land is included in a designated OSR area but recognize that some form of development is inevitable. I just don't want to pay for it!	7/31/2023 2:01 PM
34	Airport/Commercial along road 250 and south and west of CYBW airport	7/31/2023 1:30 PM
35	Detailed reasons for the change and an understanding of why land to the NW was excluded.	7/31/2023 1:13 PM
36	I do not support any updates that reduce lot sizes from 2 acre minimums. I do not like the Open Space Residential.	7/31/2023 1:08 PM
37	Elimination of all high density housing forms, except around the Trans-Canada Highway, where commercial and other business development has already been established, in order to maintain the country residential or rural atmosphere of Springbank. Maintenance of country residential atmosphere with larger 2 acre+ lots for all residential housing.	7/31/2023 1:05 PM
38	I think for those of us who have purchased property in North Springbank, we did it to be away from the city. So by increasing density, industrial, etc it is getting away from the reasons we have bought in these areas.	7/31/2023 12:59 PM
39	We are generally supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park.	7/31/2023 11:41 AM
40	Please refer to the letter for further clarification on each of these points: i) Our family thinks that a combination of business and residential is the best fit for our lands based primarily on location. ii) We feel strongly that unless and until a County-led plan is created, the land must have a definitive interim land use. iii) How the ASP would change in the event that the Growth Plan changed (such that another long, many-year process could be avoided) should be addressed. iv) The Springbank ASP needs to better define "rural character" as well as what is the "character of Springbank". v) 'Viewsheds' or 'viewsapes' or 'Scenic Corridor Views' and any associated policy that attempts to preserve views be removed. vi) Feasibility of the Open Space Residential policy should be scrutinized more closely. vii) Language in the Draft ASP that uses words and phrases like "protects' existing residents from new development" should be removed from policy documents.	7/31/2023 11:33 AM
41	I would like to know the difference of Country Residential & Country Residential Infill please. There looks to be a huge increase in the numbers of people with the large added open space residential. I would like less changes to population numbers in the area. Roads, water and other services aren't able to cope with more.	7/31/2023 10:37 AM
42	More definitive designation of commercial development adjacent to Trans-Canada Highway west of Calaway Park	7/31/2023 10:33 AM
43	I support the land use but would prefer the designation to future commercial uses on lands adjacent to the Trans-Canada Hwy and west of Calaway Park	7/31/2023 10:20 AM
44	I do not like the plans for RR33, north of #1. I do not think that the Airport Employment area needs to extend 4 miles north of #1. I would like to see commercial activity closer to the #1 corridor, closer to Commercial drive, maybe south of the airport.	7/31/2023 10:10 AM
45	More land preserved for agriculture. more studies on traffic impact on 245 if the idea of OSR Cluster residential is considered based on the # of units per acre.	7/31/2023 9:31 AM
46	As stated above	7/31/2023 9:22 AM
47	Please refer to our letters for further clarification on each of these points: i) Our family thinks that a combination of business and residential is the best fit for our lands based primarily on location. ii) We feel strongly that unless and until a County-led plan is created, the land must have a definitive interim land use. iii) How the ASP would change in the event that the Growth Plan changed (such that another long, many-year process could be avoided) should be addressed. iv) The Springbank ASP needs to better define "rural character" as well as what is the "character of Springbank". v) 'Viewsheds' or 'viewsapes' or 'Scenic Corridor Views' and any associated policy that attempts to preserve views be removed. vi) Feasibility of the Open Space Residential policy should be scrutinized more closely. vii) Language in the Draft ASP	7/31/2023 9:22 AM

	that uses words and phrases like “protects’ existing residents from new development” should be removed from policy documents.	
48	Eliminate the business commercial buildings and the Springbank airport employment area	7/30/2023 11:53 PM
49	do not include areas with residents on acreages and farm land	7/30/2023 10:28 PM
50	Please leave the country roads they are : RE RR33 what could possibly benefit the existing neighbours on RR33 North of Hwy 1? with more traffic, congestion, pollution, population, crime etc. How much will all of this affect our property value. Values that we moved to RVC, to embrace and protect?	7/30/2023 10:28 PM
51	Again: I would take high density development out of the Springbank ASP, as most commercial designated areas.	7/30/2023 10:07 PM
52	1. Move Springbank Airport Employment Areas further away from residential areas 2. Expand the area identified in the red lines, so the commercial and Springbank Airport Employment Area can be moved to areas outside of those red lines. 3. Specify timelines and the scope of the builds which are indicating in the Springbank Airport Employment Areas. This seems less transparent and like a political ploy.	7/30/2023 9:46 PM
53	Not has high a maximum density, more clarity on the rules of the different land use and how green space will be promoted and used by locals	7/30/2023 9:17 PM
54	Please refer to my letter for further clarification on each of these points: i) Our family thinks that a combination of business and residential is the best fit for our lands based primarily on location. ii) We feel strongly that unless and until a County-led plan is created, the land must have a definitive interim land use. iii) How the ASP would change in the event that the Growth Plan changed (such that another long, many-year process could be avoided) should be addressed. iv) The Springbank ASP needs to better define “rural character” as well as what is the “character of Springbank”. v) ‘Viewsheds’ or ‘views’ or ‘Scenic Corridor Views’ and any associated policy that attempts to preserve views be removed. vi) Feasibility of the Open Space Residential policy should be scrutinized more closely. vii) Language in the Draft ASP that uses words and phrases like “protects’ existing residents from new development” should be removed from policy documents.	7/30/2023 9:00 PM
55	Leave it rural	7/30/2023 6:35 PM
56	The Open Space residential along Highway 1 should be denoted as "Future Development" to ensure the flexibility of these lands being developed in the most appropriate way as the Conceptual Scheme process proceeds on the lands.	7/30/2023 4:10 PM
57	Move the warehouses somewhere else.	7/30/2023 3:50 PM
58	I do not understand how the area around the former Wild West Event Centre can be designated Open pace Residential when there are already businesses there The proposed benefit of regional servicing when available in the future is very unlikely as servicing needs to go in when the area is being built, which increases the upfront cost while not having any timeline for payout 'Future Development' is too vague a term and implies to me that there isn't a clear concept of what should be there, which is the whole point of a planning document	7/30/2023 2:52 PM
59	Future Development Areas We object to the Future Development Areas especially those Future Development Areas in NE and S/2 of section 17-24-2 W5M ("Section 17 Areas"). Just because Future Development Areas border on the boundary of the City does not mean they should have "more intensive land uses". Section 17 Areas should be single detached residential, no commercial or Employment Areas, and the density of the residential needs to be in line with the existing density of Springbank which is Country Residential and Built Out Country Residential with preservation of ample open greenspace. Of the proposed land uses, Country Residential Infill (minimum parcel size 0.80 hectares) land use would be the closest to what the Section 17 Areas should be designated as. Most of the Section 17 Areas is beautiful steeply graded escarpment land that is home to many types of flora and a diverse wildlife population. The Country Residential Infill (minimum parcel size 0.80 hectares) is the appropriate land use for the Section 17 Areas to retain this and the rural esthetic. It would be a mistake not to preserve the Section 17 Areas. Any greater density in the Section 17 Areas would increase traffic which the infrastructure and the sloping lands could not accommodate. If, for some reason, the Country Residential Infill land use (minimum parcel size 0.80 hectares) or something similar cannot be selected for the Section 17 Areas at this time and the Section 17 Areas must remain within Future Development Areas, then: 1. the Future Development	7/30/2023 2:46 PM

Areas should not have wording that generally pre-determines its future land use. There should be a "clean slate" when any future land use is determined at the time any change to a Future Development Area is made pursuant to the policies of a Future Development Areas in the ASP. Therefore those types of pre-determinative wording in the ASP should be deleted e.g. should delete "Within most parts of the Future Development Areas there is the potential demand for more intensive land uses which transition from urban to country residential living and maximize the investment in existing and planned transportation and servicing infrastructure"; delete "to determine the appropriate transition from an urban to country residential development form" and replace with "to determine the appropriate transition from urban development within the city of Calgary to country residential development form." References to "Employment Areas", including in the second paragraph of Future Development Lands, should be deleted; 2. we agree with section 12.2 of the ASP that any amendment be County led but it should go further to say that the City of Calgary would have minimum involvement as the City of Calgary has a very poor record of properly developing rural type lots with beautiful geographical and environmental features e.g. Springbank Hill, which we experienced first-hand. Therefore, in Objectives, the following should be deleted: "with particular emphasis on strong collaboration with The City of Calgary" The policies of the ASP should be added to section 12.4(f) of the ASP. Other Comments The existing municipal reserves in NW 17-24-2 W5M should be designated and remain as they presently are, native greenspace rather than including those areas as Institutional and Community Services which have many other allowable land uses. The transition setback between Business and Residential in section 14.5 of the ASP should be greater than what is in section 14.5 of the ASP to preserve the existing tranquility and quality of the existing Country Residential, Country Residential Infill and Built Out Country Residential areas. The setback should be 200 metres not 50 metres. The Residential Form transition setback in sections 14.12 to 14.14 from existing Country Residential, Country Residential Infill and Built Out Country Residential areas and existing integrated municipal reserve to developments of greater density, should be set out in these policies and should be 100 metres.

60	We don't want any projects or any changes to the actual land use	7/30/2023 2:43 PM
61	There is virtually NO land designated for agriculture even though the ASP claims to promote the agricultural industry. Not enough green space/park/wildlife corridors have been identified. More land needs to be set aside for these purposes. Too much land has been designated for additional commercial/business.	7/30/2023 11:30 AM
62	The FDAs are a major concern . We have no idea what could go there. Because much of them are adjacent to or adjoin the City boundaries, the City will have major issues with development. But what does it want and how can we counter that. There is not clear transitional plan to protect the existing residential that is part of these areas. Section 12.4 seems to put a priority on commercial to the western areas but that isn't clear for other areas to the east. CMRB approvals would only be required for regionally significant developments so that is effectively little or no protection. A clear planning process should be discussed involving required measures such as amendments to the ASP, rezoning requirements, requirements for Conceptual Schemes, etc.	7/30/2023 8:53 AM
63	Change all existing non- developed lands to agricultural	7/29/2023 9:31 PM
64	Please refer to my letter for further clarification on each of these points: i) Our family thinks that a combination of business and residential is the best fit for our lands based primarily on location. ii) We feel strongly that unless and until a County-led plan is created, the land must have a definitive interim land use. iii) How the ASP would change in the event that the Growth Plan changed (such that another long, many-year process could be avoided) should be addressed. iv) The Springbank ASP needs to better define "rural character" as well as what is the "character of Springbank". v) 'Viewsheds' or 'viewsapes' or 'Scenic Corridor Views' and any associated policy that attempts to preserve views be removed. vi) Feasibility of the Open Space Residential policy should be scrutinized more closely. vii) Language in the Draft ASP that uses words and phrases like "protects' existing residents from new development" should be removed from policy documents.	7/29/2023 5:54 PM
65	More clarity as it pertains to commercial lands along the trans Canada	7/29/2023 11:59 AM
66	Limiting commercial development in Springbank to manageable amounts given the present infrastructure	7/29/2023 11:17 AM
67	Generally supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park.	7/29/2023 10:41 AM

68	Would prefer more certainty relating to the lands adjacent to Trans-Canada Hwy	7/29/2023 9:43 AM
69	We are generally supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park.	7/28/2023 8:09 PM
70	Eliminate 2 houses per 1.5 acres, (Open Space Residential) re-zoning	7/28/2023 5:04 PM
71	Remove the "Springbank Airport Employment Area" completely out of the ASP. Revise Open Residential Revisit the Community Core - there is not enough population to support stores. Bingham and Harmony village will have all Springbank needs. WE do NOT want the public going North or South on RR 33 - into Springbank. Doctor or Dentist may fit - but away from schools. Country Residential Infill - If an existing development is 4 acre parcels, the development residents need to be involved in the decision to grant the subdividing. Future Development: - Appears to not be designated now but will all be commercial/Industrial. It appears Rocky View is hiding the fact to residents and will just pass this once the ASP is defined without residents having an input. Residents have no idea of the enormity of the Industrial/commercial you are proposing. The 7 quarter sections of Springbank Airport Employment Are PLUS the 7 more quarte sections West of RR 33 will be 14 times the size of the current Buffalo Run, Beacon Hill or Westhills. Westhills has 13 lanes of traffic and is the only development with residents going in and out. This is not even taking into account the "undeveloped lands) further Wst - outside the ASP boundary. It appears Rocky View may be hiding the fact this area will be totally like ugly Balzac, ruining Springbank.	7/28/2023 5:00 PM
72	I think that a combination of Business and Residential would be the best use of our lands based on our land location	7/28/2023 2:42 PM
73	More safe use of Springbank Airport and immediate area surrounding to insure the airports future usefulness.	7/28/2023 2:42 PM
74	Generally supportive but would prefer more certainty regarding use of the lands west of Calaway park.	7/28/2023 12:26 PM
75	1. As you view the map - we are struck by the loss of agricultural land use ("green"). This does not align with the vision and goal statements. 2. As we view the community core area on RR33/Huggard Road we are struck by the size of the "community core" designation. The Costco area is intended to provide considerable community and regional services. The areas south of Huggard road should be country residential and not community core and should be changed to reflect Huggard road residents concerns.	7/28/2023 11:13 AM
76	We are supportive of the land uses but would like more certainty related to future commercial uses on lands adjacent to the Tran Canada highway and west of Calaway Park.	7/28/2023 10:50 AM
77	Return it to the original that was approved.	7/28/2023 10:38 AM
78	Relocate Springbank airport employment area to south of airport between HWY 1 and Township Road 250	7/28/2023 9:09 AM
79	Overall supportive but would like to see more certainty related to future commercial uses on lands adjacent to the TCH and west of Calaway Park	7/28/2023 9:07 AM
80	More commercial along trans canada highway. No one wants to live in the country on an acreage and be by the highway traffic. Should be commercial mostly.	7/28/2023 3:08 AM
81	I am generally supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park.	7/27/2023 10:35 PM
82	Fight the growth plan and more comprehensive uses especially closer to the city.	7/27/2023 9:45 PM
83	No cluster residential, extremely limited business development. propose to keep it more of a hamlet instead of a suburb of Calgary	7/27/2023 3:31 PM
84	Less commercial development especially without appropriate road infrastructure	7/27/2023 2:21 PM
85	We would like to see that commercial development be assured for tax purposes.	7/27/2023 12:10 PM
86	We are generally supportive of the uses but would prefer more certainty related to future commercial uses of lands adjacent to the Trans-Canada Highway west of Calaway Park	7/27/2023 10:13 AM
87	there should also be a natural buffer along elbow river; you have the residential categories next to the river; incorporate parks/access to river for all residents	7/27/2023 10:08 AM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)

SurveyMonkey

88	N/A	7/27/2023 9:12 AM
89	We are generally supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park.	7/27/2023 8:43 AM
90	We think the properties labeled future should be labeled potential business commercial	7/27/2023 6:05 AM
91	None , looks like a good balance of various land uses within the boundaries	7/26/2023 7:29 PM
92	Future development is always worrisome as it is unknown, but As long as we are involved in the process I think your planners are doing a good job.	7/26/2023 5:09 PM
93	As per my prior comment (#4): Re: the areas adjacent to the highway west of Calaway park designated as "Future Development." The area would benefit if Business Commercial were proposed for these parcels.	7/26/2023 4:54 PM
94	No Industrial land in springbank	7/26/2023 3:56 PM
95	Need to indicate public access to the Rivers and concept of Conservation/Park areas for the public (residences), eg dog walking, cycling, horse trails, nature walks, cross country skiing. The deer, moose, fox and birds need corridors identified.	7/26/2023 3:22 PM
96	I would like to see the areas along the Trans-Canada highway designated as commercial so the areas away from the high traffic areas can be reserved for residential uses. I would not like to see industrial along the highway unless it is light industrial.	7/26/2023 2:59 PM
97	Areas currently used for agriculture should stay as such to create connection to the land and preserve the feel of Springbank. Wildlife will struggle as we go to smaller lot sizes. There are currently areas with a 4 acres minimum that creates a really rural feel and have significant wooded areas that create wildlife sanctuaries. Livingstone Estates is one of them.	7/26/2023 1:55 PM
98	I am generally supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park.	7/26/2023 1:47 PM
99	We would like to see the areas indicated as future development to be included in the highway business commercial to allow proper development of the lands to better serve the needs of residents and commuters along this extremely important corridor route.	7/26/2023 1:34 PM
100	I am generally supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park.	7/26/2023 11:23 AM
101	More commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park	7/26/2023 10:57 AM
102	There needs to be more certainty with respect to business development (i.e. business commercial designation) for lands adjacent to Trans Canada highway, especially west of Calaway Park.	7/26/2023 8:17 AM
103	A greater mix of land uses beyond Country Residential.	7/25/2023 9:55 PM
104	I'd like more consultation with residents rather than steam rolling the plan through.	7/25/2023 8:59 PM
105	Taking away development rights from landowners based upon City of Calgary opposition due to water source protection is not right. The plan needs to recognize previous approvals.	7/25/2023 5:01 PM
106	Generally we support the land use but would prefer more certainty related to the future commercial uses on lands adjacent to the Trans-Canada Hwy and west of Calaway Park	7/25/2023 2:56 PM
107	We are generally supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park.	7/25/2023 11:50 AM
108	build for the future !! ensure adequate inter changes and road ways to ensure excellent traffic flow on and off highway and separate entry ways into the development for adjacent communities. reduce congestion points.	7/25/2023 11:43 AM
109	Generally supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park.	7/25/2023 10:23 AM
110	We are generally supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park.	7/25/2023 9:57 AM
111	I just want to get some money out of this before we die	7/24/2023 8:22 PM

112	We are generally supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park	7/24/2023 7:29 PM
113	It seems that commercial endeavors are taking precedence in the area	7/24/2023 7:00 PM
114	The land use is good, but does not fully address commercial uses on land along the Trans-Canada and west of Calaway	7/24/2023 4:20 PM
115	I am generally supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park.	7/24/2023 3:11 PM
116	We are generally supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park.	7/24/2023 2:34 PM
117	Don't see the requirement for more changes	7/24/2023 2:16 PM
118	I am supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park.	7/24/2023 1:06 PM
119	We are generally supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park.	7/24/2023 12:49 PM
120	I think it looks good.	7/24/2023 12:48 PM
121	Get this land developed and moving ASAP as we are losing out to other areas around the Calgary area. People in Canmore, Banff and the Spingbank area need we can have	7/24/2023 12:48 PM
122	We are generally supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park.	7/24/2023 12:11 PM
123	i am generally in support of the land uses but would like more certainty related to future commercial use on land next to transcanada highway and west of Calaway park	7/24/2023 11:48 AM
124	See above	7/24/2023 11:44 AM
125	Change is coming. More people in Alberta means growth and need for housing so we know its coming. Just want it to integrate into current life. Low income housing I think would be an issue in this community	7/24/2023 11:12 AM
126	I am devastated by the businesses and increased traffic to the area. I don't know how to help	7/24/2023 10:27 AM
127	Change to Hwy commercial, due to traffic past the site, Callaway is already commercial, next door to the east is commercial and kiddy corner is commercial, the mall and costco	7/24/2023 9:57 AM
128	I am generally supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park.	7/24/2023 8:17 AM
129	I believe the development of the areas near Hwy 1 especially will be beneficial to those living in the area and those visiting Calgary and surrounding areas. Therefore the areas nearest the Hwy 1 should be considered for development currently.	7/24/2023 7:38 AM
130	Commercial	7/23/2023 8:49 PM
131	Clearer intentions to preserve as much of a rural residential feeling of the area. Move future commercial development west of springbank in predesignated use areas.	7/23/2023 10:17 AM
132	Eliminate/reduce springbank airport employment area, eliminate/reduce open space residential	7/22/2023 3:28 PM
133	Everything. It needs to be readdressed with small lots closer to the highway, strip malls (I believe these were called work from home) near the highway and then as the housing moves closer into the center, the lot sizes become bigger.	7/22/2023 9:48 AM
134	Would like to see more certainty on land west of Calaway park being designated Business Commercial	7/22/2023 9:44 AM
135	The Springbank Employment area is very large. It would be fantastic to understand what the proposed timeline is for this area to be developed. Is it two years? 10? 25??	7/22/2023 9:28 AM
136	We are overall supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park.	7/22/2023 6:08 AM

	These lands have been undergoing site improvement and opportunities for development should be considered imminent/soon - not "future"	
137	NO MORE HARMONY'S!!!!!!	7/22/2023 3:25 AM
138	See my letter to Ravi.	7/21/2023 12:49 PM
139	The road and water infrastructure does NOT support the business commercial development between Hwy 1 and TWP RD 250	7/20/2023 1:26 PM
140	County already had too many rules/regs/red tape. Open space concept appears to be nebulous and will likely result in more of the same and sterilizes private land. Are landowners going to be fairly compensated?	7/20/2023 10:00 AM
141	Nothing	7/19/2023 3:08 PM
142	I would designate land along 101 St SW in a way that is (AT MOST) residential but otherwise preserved as a natural gateway to the rural-residential area. Certainly not "future development". It should NOT be open to commercial development as most of it abuts country residential and this does NOT give a good impression of our area to allow it to become business/industrial.	7/19/2023 2:58 PM
143	Improved safety on roads or development of pathways for road cyclists.	7/18/2023 1:34 PM
144	Very concerned about the size and location of the Springbank Airport Employment Area. Limited information provided about supporting infrastructure (including traffic and our lack of policing) and general decrease in the quality of our country lifestyle.	7/18/2023 11:21 AM
145	I would like to see the two northern sections removed from the airport employment area as they are likely so far down the road plans will likely change before building out into that area.	7/18/2023 10:46 AM
146	I think it is carefully thought out, reasonable, and forward-thinking as it is.	7/17/2023 7:32 PM
147	Stop the "open space residential" unless parcel sizes are a minimum of 2 acres but to include 4 acres, AND open space preserved	7/17/2023 3:27 PM
148	Agriculture is not a way of protecting sensitive areas	7/17/2023 3:14 PM
149	nothing	7/17/2023 1:52 PM
150	Limit the airport employment area to max 3 sections total. They can operate just fine without these huge areas of future development saved for their protections. If you want to protect the airspace and takeoff/landing entries, keep it farming and agriculture so that home owners are impacted by a bunch of airport hangers and warehouses.	7/17/2023 12:05 PM
151	West of RR33 should be kept for the most part as agricultural as east of RR33 is now developed.	7/17/2023 11:11 AM
152	No clear definition of how future Calgary expansion is being planned for.	7/17/2023 10:56 AM
153	Remove light industrial from the plan, or restrict industrial to the highway 1 corridor	7/16/2023 10:43 AM
154	Go back to the previous asp. Honor the community input from the last 20 years.	7/16/2023 10:22 AM
155	Less open space residential. Half acre lots do not reflect springbank's character and will require additional schools and other services.	7/15/2023 5:47 PM
156	I don't want high density residential	7/15/2023 5:47 PM
157	More of the land should be used as agricultural or country residential at most.	7/15/2023 5:04 PM
158	Nothing	7/15/2023 9:44 AM
159	AS SAID PREVIOUSLY	7/15/2023 8:20 AM
160	I would be more supportive if there could be more certainty regarding future commercial uses of the land adjacent to the Trans Canada highway, West of Calaway park	7/14/2023 3:42 PM
161	My concern is the large area of quarter sections being considered for a higher density of population, so called open space development, with little improvement in infrastructure. Also concerning would be sewage disposal for a large number of dwellings in a smaller area. Services such as road improvements, snow removal, etc need to be considered.	7/14/2023 3:34 PM

162	There should never be war. Any decision which : significantly and negatively impacts some residents of RVC or financially penalizes a few residents fo RVC (while most others in RVC or alien or non resident developers benefit) , must certainly be avoided	7/14/2023 1:28 PM
163	open space residential to country residentail	7/14/2023 1:05 PM
164	More development along Highway 1. Less within the area. More open space and wildlife reserves and pathways. NO SUBDIVISION OF EXISTING LOTS!!!!	7/14/2023 11:36 AM
165	no suggestions	7/14/2023 11:29 AM
166	We are generally supportive of the land uses but would prefer more certainty related to future commercial uses on lands adjacent to the Trans-Canada Highway and west of Calaway Park.	7/14/2023 10:24 AM
167	I would not allow the Business Commerical development immediately south of TWP RD 250. It will be extremely disruptive to the local residents, schools, transporation system, not to mention the safety issues that will come from the massive influx of traffic. There have already been serious accidents at TWP RD 250 and Calling Horse Drive hill with the current level of traffic. You have a chance to save lives here and I suggest you take this seriously.	7/14/2023 9:29 AM
168	I have been quite clear above about not increasing the density of house in spring bank.	7/14/2023 9:28 AM
169	Maintain Springbank as a rural community.	7/13/2023 9:34 PM
170	Reduce the industrial development by the airport. Preserve more agriculture space.	7/13/2023 9:06 AM
171	We don't need industrial land north of hwy 1	7/13/2023 7:17 AM
172	Park space, interconnected pathways, recreation space, community services (library, pool, etc.) No densified residential developments unless for special circumstances ie. nature-based retirement community.	7/12/2023 10:48 PM
173	Less commercial, less high density residential	7/12/2023 9:51 PM
174	Too little agriculture. Too little sopace for public park. The lands along the Elbow river flood plain should be excluded from open space residential - and moved to community services	7/12/2023 3:51 PM
175	"Open Space Residential" is a very lazily reskinned "Cluster Residential" and it doesn't stink any less for the name change. The plan as drafted also contains a nonsensically large amount of commercial/industrial development. We do not have hundreds of thousands of people to justify all of this and won't in my lifetime, so don't pay for the infrastructure for all of it a century early dammit!	7/12/2023 1:59 PM
176	Get rid of employment corridors. Stop any industrial or logistics parks in the ASP	7/12/2023 1:36 PM
177	as previously noted	7/12/2023 12:30 PM
178	It is not clear what this question is asking relative to Q4. These are some additional points that seem to fit here better than for that question. Why are land uses plotted out in this detail when development is going to take 30 - 50 years at least? By the time much of the land is developed, the detailed choices may well no longer be appropriate. The built-out residential needs to protect existing 4-acre communities. Defining built-out as parcels < 3.5 acres fails to do that and is clearly contrary to feedback from residents. The detailed planning guidance for in-fill residential appears to be overkill.	7/12/2023 11:59 AM
179	lands abutting Highway 1 north and south to be included as residential / commercial to align with CMRB	7/12/2023 11:51 AM
180	Existing owners did not want the higher density. change will happen but our lifestyle of semi rural quiet living should not be dramatically impacted!	7/12/2023 11:45 AM
181	Employment area needs a better definition. Concerned about the warehouse plan discussed at the meeting. Would be good to see what the plan for the range road 33 intersection with Bingham and the employment area plans. Does the plan consider traffic flows? And new proposed roadways?	7/12/2023 11:21 AM
182	Not enough agriculture land saved	7/12/2023 10:48 AM
183	No suggestions	7/12/2023 9:56 AM
184	My preliminary thought is we are at a serious crossroads with respect to the newly named	7/11/2023 7:49 PM

open space residential. Even though one of the largest open space residential areas is not far from our property should this move forward it also means a firm commitment of potable water, and waste water development on a grand scale which appears to be a minimum cost of 570 million which developers would be required to pay for, and in return they are going to require density, and that intern also brings into the picture, the transportation network of unknown costs. I look at the same area adjacent to lower Springbank Road and Range Road 31 and should we stay within the concept which surrounds this area being of 2 acre parcels we could continue with West Ridge Utilities Inc. and using highly efficient septic fields that are being installed today. Knowing the numbers with the 2 acre parcel increased density we may have a transportation infrastructure already in place to deal with the volumes, no added County cost. Also, to the benefit of Rocky View County, the 2 acre estate lots would be consistent with the area homes and may bring the construction of \$2.5million to \$5 million homes, ultimately having a greater tax revenue to Rocky View County than the value of homes being built within the open space residential. This could also omit added cost of portable water and wastewater on such a Grand scale.

185	See question 4.	7/11/2023 9:39 AM
186	Removal of the "Springbank Airport Employment Area".	7/10/2023 4:00 PM
187	n	7/10/2023 8:31 AM
188	Roll back the proposed Cluster Residential areas.	7/10/2023 7:26 AM
189	Consideration of roads, access, schools, water issues have to be fully thought out prior to any land use changes and presented to the community. No one has asked the people adjacent to the proposed Open Space Residential area about what issues we already have with our land and water draining from the area and how having 700 houses behind will impact our land and homes.	7/9/2023 9:33 PM
190	I'm not against development but you can't change the character of the community by randomly adding industrial development.	7/9/2023 6:46 PM
191	The Industrial area proposed along RR 33 needs to be removed. This is a residential area and is only suitable for agriculture and residential development	7/9/2023 3:35 PM
192	too many future development areas when unclear what they would entail	7/9/2023 2:05 PM
193	Need to protect lands along the Bow River north and west of the proposed boundary. The Bow River Ranch on south side of Bow River should be in scope.	7/9/2023 10:11 AM
194	No more open space residential and no new commercial space.	7/8/2023 10:19 PM
195	More community trail space and no new housing or infilled developments.	7/8/2023 7:30 PM
196	Nothing	7/8/2023 2:47 PM
197	No high density housing away from Highway 1	7/8/2023 2:38 PM
198	More explanation on traffic management	7/7/2023 9:52 PM
199	Springbank is meant to be country residential, not high density neighbourhoods and commercial areas. If I wanted that I would have stayed in the city.	7/7/2023 3:42 PM
200	We are generally supportive of land uses, but would prefer more certainty related to future commercial uses on lands adjacent to the TCH and west of Calaway Park	7/7/2023 2:19 PM
201	In an order: --- Prevent big box stores. Maintain country residential. Accept some cluster/open space residential. some light (self contained) business.	7/7/2023 11:18 AM
202	This plan does not reflect the character and history of Springbank. This is a developers plan that does nothing for the residents ofSpringbank	7/7/2023 9:05 AM
203	Lower density in Open Space Residential - no more than one unit per acre.	7/7/2023 8:18 AM
204	Nothing.	7/7/2023 7:43 AM
205	There is barely any land allocated to agricultural use, which was previously indicated as a very important part of Springbank's identity, and the residents have previously stated that they would like this aspect of Springbank preserved. There should be more land allocated for agricultural use. There is a large amount of land dedicated to "Future development". Currently,	7/7/2023 12:54 AM

much of this land is natural forest, which fits in well with Springbank's identity as a natural, rural community. These future developments, while incredibly vaguely described in the ASP, would most likely destroy these natural forests, taking away an integral part of Springbank's identity. I would also like to see large areas of land preserved as nature reserves and left as is. Many residents of Springbank live in Springbank due to the proximity to unmodified nature. No one is moving to Springbank because they want to live right beside large developments. Therefore, these lands should be left alone, which would distinguish Springbank as a truly rural community. A large area of land has been designated as "Open space residential". These lots are smaller than the two acre lots that is mandated for the majority of the rest of Springbank. These higher density areas do not comply with the vision that the Springbank residents had previously agreed to. These areas designated as such should be greatly reduced or eliminated.

206	Higher density building will require springbank to build more schools and improve roadways and signage than what they already have.	7/7/2023 12:52 AM
207	All the commercial development areas along range road 33. Commercial developments do not have the infrastructure as far as traffic is concerned.	7/6/2023 9:17 PM
208	keep as much agricultural area as possible. further reduce Cluster Residential.	7/6/2023 8:58 PM
209	Lets start with the big issues: No cluster housing or big box stores.	7/6/2023 6:07 PM
210	See above. Agriculture! Food production! What are you all going to eat?	7/6/2023 5:26 PM
211	Don't apply land uses to this area. Leave it as agriculture, and let the landowner decide what he/she wants to do with it and redesignate it themselves. Simple.	7/6/2023 4:52 PM
212	Upgrade the transportation routes first before allowing development; consult with more existing communities; consult with communities with regard to smaller acreage size as no one in Springbank is asking for this.	7/6/2023 3:45 PM
213	Reduce or eliminate the Open Space Residential Areas....not required or in keeping with the area. Future Development Areas adjacent to Highway 101 to be designated as a green environmental buffer area. Maintain all trees and provide more footpaths	7/6/2023 2:09 PM
214	Again, the issues of water supply and traffic demands must be addressed first before an adequate response can be given to such a question.	7/6/2023 11:07 AM
215	Decrease the residential density and business development!	7/6/2023 10:11 AM
216	RVC needs to first acknowledge that the ASP is constrained by the CMRB Growth Plan, second, has conformed to the negative voices who oppose development (which the CMRB supports), and then, work to change the CMRB restrictions on land use. It seems the only way to truly provide for the future of Springbank.	7/6/2023 7:46 AM
217	Reduce commercial development at RR 33 and Highway one	7/6/2023 7:18 AM
218	Okay	7/4/2023 11:53 AM
219	Springbank airport employment area, this should be removed all together. We do not want the increased truck traffic on the country roads. Nor do we want more institutional facilities (Like that rehab center proposed and being pushed in Commercial Court area, we don't want that type of facility close to 2 daycares, elementary and middle schools)	7/4/2023 10:40 AM
220	Less country residential, more open space development with the current conditions of 25% of open space land developed available to the public. Connect those spaces with pathways for cycling and walking.	7/4/2023 9:21 AM
221	Leave Pinebrook Estates as previously designated with out future development restrictions.	7/3/2023 12:07 PM
222	Highly resistant to cluster development planning. This will deteriorate our property value and isn't the reason acreage owners have invested and live in Springbank. The size of parcels is ridiculous for the area. Highly opposed to under 2 acre development.	7/2/2023 7:10 PM
223	The "Cluster residential" is new and seems to support Calgary's density targets....notwithstanding the service challenges for sanitary sewer for the proposed higher density areas	7/2/2023 9:32 AM
224	The loss of agricultural land is concerning - with the Springbank dry dam taking some away - and more again with this plan- seems a bit fast.	7/1/2023 8:35 PM

225	Too much land given to the Airport Employment Area. This is country residential and should be maintained as such. Why has Business Commercial been permitted north of the highway? Costco should not be permitted. Who will they be servicing? The Springbank population? Perhaps in part but the majority of customers will be coming from Calgary. Put this Costco next to Valley Ridge or Crestmont instead then.	7/1/2023 12:17 PM
226	A village style community shopping mall is viable and not aesthetically unappealing. A community playground would be a huge bonus...the small one at SPFAS cannot be seriously considered a playground.	6/30/2023 10:54 PM
227	lessen or remove the proposed industrial and hanger uses shown in close proximity to the residential	6/30/2023 10:37 AM
228	Keeping 2 acre lots in the area, no further busiensses, perhaps a small shopping area and some restaurants, park with picnic area ahd playground for kids	6/29/2023 7:28 PM
229	As described in the comments above.	6/29/2023 7:07 PM
230	Cluster Residential does NOT conform to the already approved 2 acre rule that was in place for years.	6/29/2023 6:40 PM
231	I have no suggestions except traffic flow and major congestion on RR 33 and Highway #1 plus Twp Rd 250	6/29/2023 6:13 PM
232	The Community Core needs to have a vastly increased number of commercial and other uses. The future uses in this area needs to be able to evolve as the community and future uses. Having certainty that something can be built for an existing approved use and not run the risk of being held up in the permitting / appeal process for years will allow capital to flow into projects in this area. For example if "ice cream parlor" is permitted but, someone wants to do a "desert shop", their is uncertainty because it does not fit the specific use. That limitation will prohibit interesting and innovative uses. The time delay will mean any of those small retailers will find other communities that are easier to locate in leaving only the Big Box (big legal team) companies wanting to locate there.	6/29/2023 12:36 PM
233	Move some of the proposed airport employment area to the other side of highway 1 towards existing south commercial	6/29/2023 11:18 AM
234	Expansion of the Springbank Airport Employment Area	6/29/2023 10:50 AM
235	I would like to see more commercial instead of future development on the south side of Springbank airport	6/29/2023 10:35 AM
236	Leave agricultural land or continue with minimum 2 acre parcels. Listen to current residents and not developers and everybody else BUT the current residents who let you know back in 2021 that they don't want any of This.	6/29/2023 9:57 AM
237	I would rather see the "Future Development" land codified to an existing type of proposed development rather than have it just listed as "Future"	6/29/2023 8:38 AM
238	I am not supportive of the Springbank Airport Employment Area, particularly along RR33. I am not supportive of Open Space Residential or Country Residential Infill as they create densification or city-like settings. Future Development is a nebulous term that foreshadows nothing.	6/29/2023 7:53 AM
239	Move it away from homeowners	6/28/2023 10:38 PM
240	Quit trying to turn our community into Calgary. We don't want to live in Calgary.	6/28/2023 10:38 PM
241	Keep it as country living.	6/28/2023 10:13 PM
242	Maintain the community fabric of agriculture and small acreages. With a Costco going in for the benefit of Calgary, Canmore, Cochrane, Banff, Bragg Creek residents (NOT THE LOCAL RESIDENTS IN SPRINGBANK), that is plenty enough of development already approved which will most definitely affect our community fabric, especially access to the community from North Springbank. We'll be cut off!	6/28/2023 10:10 PM
243	nothing	6/28/2023 9:57 PM
244	The entire thing is unacceptable. Bingham Crossing also needs to be cancelled. They way the county sneaks these in and through is also unacceptable. Start with the roads, make these	6/28/2023 9:54 PM

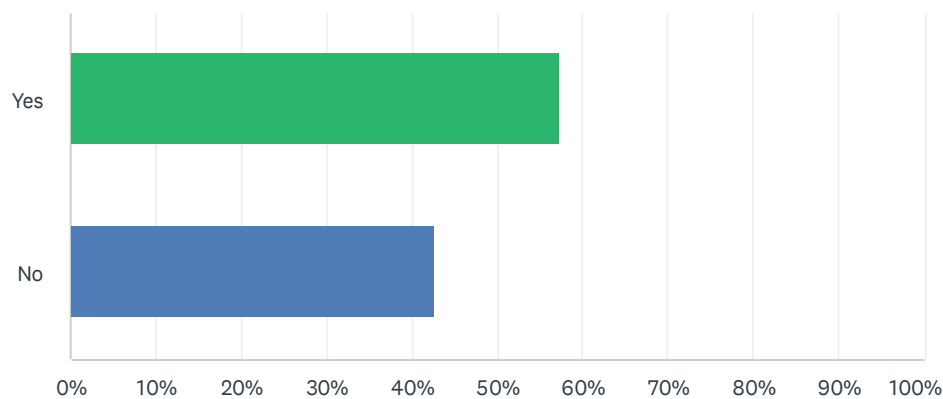
	changes possible if you're going to cram them down our throats without approval and agreement of the residents	
245	Remove all the land designations.	6/28/2023 8:46 PM
246	Less residential development. My sentiment on this matter has been described on point 4 above. But I will reiterate this point "Developing what appears to be 90% of the lands such as the pastures and rolling hills within this area, are what define "distinct" and "attractive country residential."	6/28/2023 8:38 PM
247	the definitions are a little bit unclear.	6/28/2023 8:18 PM
248	No more commercial, industrial or businesses in our residential areas.	6/28/2023 8:14 PM
249	Provide real reasons why this is necessary	6/28/2023 7:52 PM
250	What I have learned after decades of providing input and talking to other residents, it doesn't matter what the residents want or respond.	6/28/2023 7:16 PM
251	I do not support the Springbank Airport Employment Area going that far north and on both sides of RR33. I would be alright if the SAEA was located between twp 250 and Hwy 1 and further west into 'future development' areas. I do not support it going that far north to twp 251A. It's bad enough that we have 2 oil rigs along RR33, I am opposed to commercial/industrial development along RR33 north of twp 250 or any access roads to the airport directly off RR33 north of twp 250.	6/28/2023 5:39 PM
252	RR 33 is not an Industrial area, it is Country Residential. You already screwed us over with Costco. Keep our homes Country Residential. No one moved to Springbank to live in an Industrial park.	6/28/2023 2:48 PM
253	The Springbank Airport Employment Area should NEVER include 'industrial' development!! RR 33 is NOT the place for industrial development as it will negatively affect all resident access and significantly increase noise pollution.	6/28/2023 11:46 AM
254	no industrial	6/28/2023 11:14 AM
255	There is no need to add industrial/commercial access beyond existing industrialized areas (south of Hwy One and/or the designated Airport Employment Area.	6/27/2023 5:15 PM
256	see item 4	6/27/2023 12:43 PM
257	We don't know enough?	6/27/2023 12:29 PM
258	No cluster residential. No open space residential.	6/26/2023 3:10 PM
259	There should be NO Open Space Residential within this boundary.	6/26/2023 2:30 PM
260	PLEASE SIMPLIFY! Get rid of the "employment corridor"concept. Only have commercial development, Agriculture & Residential land use concepts.	6/26/2023 10:52 AM
261	- council has, and continues to play a bait and switch game. Not in favor of the Open Space Residential designation, leaving council to "lead the detailed planning".	6/26/2023 9:42 AM
262	See 4.	6/26/2023 8:50 AM
263	No commercial away from hiway access	6/26/2023 8:38 AM
264	Springbank Airport does not need to be bigger than it already is. We do not need any warehouses out here. There is an industrial area in Calgary for a reason.	6/25/2023 8:03 PM
265	Remove open residential as outlined in the plan. It's far too many residences on limited water, sewer, road maintenance, and non existent streetlights. The noise and light pollution (not to mention the strain on an already fragile ecosystem) makes this plan completely untenable.	6/25/2023 6:10 PM
266	Less open space residential Love to know that the Business Commercial will actually be followed. Bingham Crossing has plans to convert another section and as we have seen, they get their way because money matters more than residents.	6/25/2023 9:05 AM
267	I have a major concern regarding the airport employment area. The information provided is not specific enough for me to fully understand its impact. Will it only create job opportunities or will it bring other benefits to the neighborhoods surrounding it, such as bike paths and walking	6/23/2023 4:48 PM

trails? Moreover, I am curious about the types of jobs and businesses that will be developed in this area.

268	There should be more designated trails and pathways in North Springbank.	6/23/2023 2:10 PM
269	The open space residential & country residential along Highway 1 should not be there. This area should be a higher density to match CoC and other proposed developments to the east as well as tie in with the airport employment and business commercial areas to the west.	6/23/2023 10:25 AM
270	Industrial shouldn't be encroaching residential in north Springbank	6/22/2023 6:36 PM
271	Limit Business Commercial to south of Tshp Rd 250, north of Tshp Rd 245, east of RR 34 and include the 2 quarters east of RR 33, but only after properly addressing the current transportation nightmare at RR 33 and Highway #1. There is no consideration of all the new agri-businesses possible that would sustain the food industry. This ASP is so obviously designed with input from trained "city" planners with absolutely no idea about country living.	6/22/2023 9:53 AM
272	Land use is not supported by the existing or proposed infrastructure	6/22/2023 9:46 AM
273	Compared to the current land use, that is a massive shift from agriculture to commercial. We do not want to replicate Balzac.	6/22/2023 8:03 AM
274	I would eliminate the business commercial zone north of Highway 1. It is highly undesirable for residents, particularly given the poor traffic planning.	6/21/2023 10:19 PM
275	Significantly reduce business commercial	6/21/2023 3:37 PM
276	It is an improvement but completely ignores Bingham Crossing and the traffic challenges that will surely bring.	6/21/2023 2:45 PM
277	why not include all of springbank..? including harmony and Elbow Valley	6/21/2023 10:35 AM
278	Less development, less commercial. Do we really need a Costco in Springbank? I think not.	6/20/2023 5:58 PM
279	DO NOT like the agricultural designation on 10 acre lots	6/20/2023 11:41 AM
280	Nothing	6/19/2023 9:38 AM
281	Preserve all remaining agricultural land. Add a new designation for protected areas of significant beauty (like vista west from RR 33)	6/17/2023 1:04 PM

Q10 The County is proposing two areas for Open Space Residential development that aim to offer pathway connections, preserve views, provide options for piped water and wastewater servicing, and protect wildlife corridors and environmental features. From the information provided on our website and at the Open House (video, information sheets, discussions with the project team), do you have enough information about Open Space Residential development and understand its key benefits and impacts?

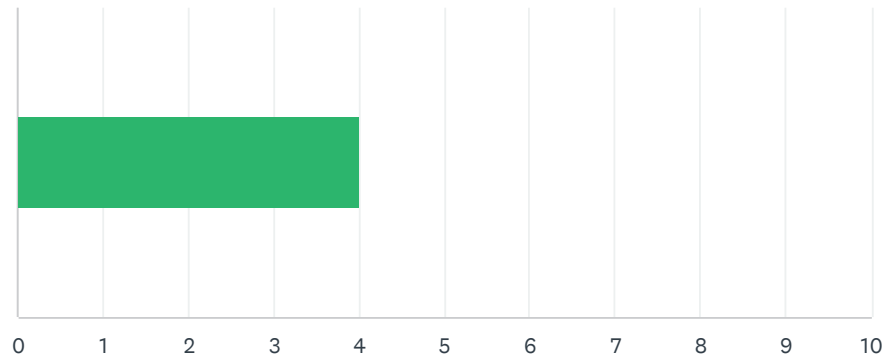
Answered: 314 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	57.32%	180
No	42.68%	134
TOTAL		314

Q11 Based on the information you have and your understanding of Open Space Residential development, how supportive are you of this development form being proposed in Springbank?

Answered: 305 Skipped: 9



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	4	1,221	305
Total Respondents: 305			

#		DATE
1	5	8/1/2023 6:53 AM
2	3	8/1/2023 12:33 AM
3	4	8/1/2023 12:32 AM
4	0	8/1/2023 12:07 AM
5	0	7/31/2023 11:08 PM
6	1	7/31/2023 10:44 PM
7	1	7/31/2023 10:40 PM
8	6	7/31/2023 10:21 PM
9	7	7/31/2023 10:03 PM
10	1	7/31/2023 9:55 PM
11	0	7/31/2023 9:55 PM
12	3	7/31/2023 9:47 PM
13	1	7/31/2023 9:19 PM
14	2	7/31/2023 8:55 PM
15	2	7/31/2023 7:53 PM
16	0	7/31/2023 7:52 PM
17	10	7/31/2023 7:47 PM
18	10	7/31/2023 7:47 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
19	10	7/31/2023 7:47 PM
20	0	7/31/2023 6:57 PM
21	7	7/31/2023 6:31 PM
22	0	7/31/2023 5:45 PM
23	3	7/31/2023 5:05 PM
24	0	7/31/2023 4:47 PM
25	1	7/31/2023 4:14 PM
26	5	7/31/2023 4:02 PM
27	0	7/31/2023 4:01 PM
28	3	7/31/2023 3:35 PM
29	5	7/31/2023 3:30 PM
30	6	7/31/2023 2:40 PM
31	10	7/31/2023 2:33 PM
32	5	7/31/2023 2:02 PM
33	2	7/31/2023 1:34 PM
34	1	7/31/2023 1:15 PM
35	0	7/31/2023 1:11 PM
36	0	7/31/2023 1:08 PM
37	0	7/31/2023 1:00 PM
38	6	7/31/2023 11:54 AM
39	9	7/31/2023 11:38 AM
40	0	7/31/2023 11:33 AM
41	0	7/31/2023 10:41 AM
42	7	7/31/2023 10:37 AM
43	10	7/31/2023 10:23 AM
44	4	7/31/2023 10:12 AM
45	0	7/31/2023 9:34 AM
46	0	7/31/2023 9:25 AM
47	3	7/31/2023 9:23 AM
48	0	7/31/2023 9:04 AM
49	0	7/30/2023 11:53 PM
50	0	7/30/2023 10:33 PM
51	0	7/30/2023 10:33 PM
52	0	7/30/2023 10:11 PM
53	0	7/30/2023 9:47 PM
54	1	7/30/2023 9:00 PM
55	0	7/30/2023 6:36 PM
56	3	7/30/2023 4:12 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)

SurveyMonkey

57	0	7/30/2023 3:52 PM
58	5	7/30/2023 2:55 PM
59	7	7/30/2023 2:53 PM
60	0	7/30/2023 2:52 PM
61	5	7/30/2023 2:46 PM
62	3	7/30/2023 11:34 AM
63	7	7/30/2023 8:57 AM
64	1	7/29/2023 9:39 PM
65	1	7/29/2023 5:56 PM
66	7	7/29/2023 12:00 PM
67	0	7/29/2023 11:20 AM
68	8	7/29/2023 10:43 AM
69	0	7/29/2023 10:12 AM
70	8	7/29/2023 9:45 AM
71	7	7/28/2023 8:10 PM
72	4	7/28/2023 5:08 PM
73	0	7/28/2023 5:07 PM
74	0	7/28/2023 2:45 PM
75	4	7/28/2023 2:43 PM
76	6	7/28/2023 12:29 PM
77	3	7/28/2023 11:23 AM
78	9	7/28/2023 10:51 AM
79	0	7/28/2023 10:41 AM
80	10	7/28/2023 10:29 AM
81	0	7/28/2023 9:11 AM
82	6	7/28/2023 9:09 AM
83	7	7/28/2023 3:08 AM
84	7	7/27/2023 10:36 PM
85	0	7/27/2023 9:47 PM
86	0	7/27/2023 3:41 PM
87	8	7/27/2023 2:22 PM
88	8	7/27/2023 12:11 PM
89	8	7/27/2023 10:17 AM
90	3	7/27/2023 10:09 AM
91	9	7/27/2023 9:19 AM
92	10	7/27/2023 9:13 AM
93	10	7/27/2023 8:47 AM
94	8	7/27/2023 6:06 AM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)

SurveyMonkey

95	1	7/26/2023 9:15 PM
96	8	7/26/2023 7:32 PM
97	9	7/26/2023 5:13 PM
98	10	7/26/2023 4:58 PM
99	0	7/26/2023 3:57 PM
100	8	7/26/2023 3:26 PM
101	6	7/26/2023 2:59 PM
102	5	7/26/2023 1:58 PM
103	5	7/26/2023 1:47 PM
104	8	7/26/2023 11:27 AM
105	10	7/26/2023 11:06 AM
106	8	7/26/2023 9:27 AM
107	7	7/26/2023 8:19 AM
108	5	7/25/2023 10:39 PM
109	10	7/25/2023 9:56 PM
110	1	7/25/2023 9:01 PM
111	7	7/25/2023 5:03 PM
112	10	7/25/2023 2:57 PM
113	9	7/25/2023 11:50 AM
114	8	7/25/2023 11:44 AM
115	8	7/25/2023 10:24 AM
116	5	7/25/2023 10:00 AM
117	5	7/24/2023 8:23 PM
118	7	7/24/2023 7:31 PM
119	3	7/24/2023 7:01 PM
120	8	7/24/2023 4:21 PM
121	6	7/24/2023 3:12 PM
122	8	7/24/2023 2:35 PM
123	8	7/24/2023 2:17 PM
124	10	7/24/2023 1:07 PM
125	9	7/24/2023 12:51 PM
126	8	7/24/2023 12:50 PM
127	3	7/24/2023 12:48 PM
128	5	7/24/2023 12:19 PM
129	10	7/24/2023 12:13 PM
130	5	7/24/2023 11:52 AM
131	8	7/24/2023 11:48 AM
132	5	7/24/2023 11:13 AM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
133	0	7/24/2023 10:28 AM
134	10	7/24/2023 9:59 AM
135	9	7/24/2023 8:19 AM
136	10	7/24/2023 7:40 AM
137	8	7/23/2023 8:50 PM
138	6	7/23/2023 10:19 AM
139	0	7/22/2023 3:28 PM
140	0	7/22/2023 2:54 PM
141	1	7/22/2023 9:50 AM
142	10	7/22/2023 9:45 AM
143	5	7/22/2023 9:30 AM
144	8	7/22/2023 6:10 AM
145	0	7/22/2023 3:26 AM
146	0	7/21/2023 12:50 PM
147	5	7/20/2023 1:28 PM
148	3	7/20/2023 10:01 AM
149	10	7/20/2023 8:35 AM
150	10	7/19/2023 3:10 PM
151	7	7/19/2023 3:02 PM
152	10	7/19/2023 12:44 PM
153	9	7/18/2023 1:38 PM
154	7	7/18/2023 11:46 AM
155	5	7/18/2023 10:55 AM
156	10	7/17/2023 7:33 PM
157	0	7/17/2023 3:36 PM
158	5	7/17/2023 3:15 PM
159	10	7/17/2023 1:53 PM
160	5	7/17/2023 11:11 AM
161	4	7/17/2023 10:57 AM
162	10	7/16/2023 5:37 PM
163	2	7/16/2023 10:54 AM
164	0	7/16/2023 10:23 AM
165	0	7/15/2023 5:48 PM
166	0	7/15/2023 5:48 PM
167	6	7/15/2023 5:06 PM
168	0	7/15/2023 9:45 AM
169	0	7/15/2023 8:21 AM
170	10	7/14/2023 3:43 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
171	0	7/14/2023 3:41 PM
172	0	7/14/2023 1:06 PM
173	0	7/14/2023 11:38 AM
174	9	7/14/2023 11:31 AM
175	3	7/14/2023 11:02 AM
176	8	7/14/2023 10:35 AM
177	5	7/14/2023 9:38 AM
178	0	7/14/2023 9:29 AM
179	0	7/13/2023 9:36 PM
180	4	7/13/2023 9:08 AM
181	5	7/13/2023 7:18 AM
182	0	7/12/2023 10:53 PM
183	0	7/12/2023 9:52 PM
184	9	7/12/2023 9:14 PM
185	6	7/12/2023 3:52 PM
186	0	7/12/2023 2:01 PM
187	1	7/12/2023 1:37 PM
188	2	7/12/2023 1:20 PM
189	5	7/12/2023 12:31 PM
190	2	7/12/2023 11:59 AM
191	3	7/12/2023 11:52 AM
192	1	7/12/2023 11:48 AM
193	7	7/12/2023 11:22 AM
194	8	7/12/2023 10:50 AM
195	1	7/12/2023 10:49 AM
196	8	7/12/2023 10:02 AM
197	2	7/11/2023 7:50 PM
198	3	7/11/2023 9:43 AM
199	0	7/10/2023 9:41 PM
200	7	7/10/2023 4:01 PM
201	4	7/10/2023 8:32 AM
202	0	7/10/2023 7:28 AM
203	0	7/9/2023 9:39 PM
204	0	7/9/2023 6:47 PM
205	7	7/9/2023 3:36 PM
206	8	7/9/2023 2:05 PM
207	5	7/9/2023 10:11 AM
208	0	7/9/2023 9:24 AM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
209	0	7/8/2023 10:20 PM
210	0	7/8/2023 7:31 PM
211	5	7/8/2023 3:54 PM
212	7	7/8/2023 2:48 PM
213	0	7/8/2023 2:40 PM
214	7	7/7/2023 9:55 PM
215	0	7/7/2023 7:34 PM
216	0	7/7/2023 3:43 PM
217	4	7/7/2023 2:22 PM
218	6	7/7/2023 11:24 AM
219	0	7/7/2023 9:07 AM
220	6	7/7/2023 8:19 AM
221	2	7/7/2023 7:44 AM
222	7	7/7/2023 7:24 AM
223	0	7/7/2023 1:09 AM
224	0	7/7/2023 12:58 AM
225	2	7/6/2023 9:21 PM
226	2	7/6/2023 9:04 PM
227	0	7/6/2023 6:09 PM
228	0	7/6/2023 5:26 PM
229	0	7/6/2023 4:59 PM
230	2	7/6/2023 3:46 PM
231	0	7/6/2023 2:10 PM
232	0	7/6/2023 11:08 AM
233	4	7/6/2023 10:13 AM
234	0	7/6/2023 7:47 AM
235	0	7/6/2023 7:22 AM
236	2	7/5/2023 1:33 PM
237	10	7/4/2023 4:06 PM
238	6	7/4/2023 11:55 AM
239	2	7/4/2023 10:42 AM
240	9	7/4/2023 9:23 AM
241	5	7/4/2023 6:48 AM
242	2	7/3/2023 5:10 PM
243	5	7/3/2023 12:07 PM
244	4	7/2/2023 7:10 PM
245	7	7/2/2023 9:34 AM
246	1	7/1/2023 8:39 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
247	0	7/1/2023 12:19 PM
248	5	6/30/2023 10:55 PM
249	10	6/30/2023 10:38 AM
250	2	6/29/2023 7:28 PM
251	0	6/29/2023 7:08 PM
252	1	6/29/2023 6:41 PM
253	9	6/29/2023 6:21 PM
254	7	6/29/2023 2:10 PM
255	10	6/29/2023 12:36 PM
256	8	6/29/2023 11:18 AM
257	10	6/29/2023 10:51 AM
258	10	6/29/2023 10:36 AM
259	0	6/29/2023 10:02 AM
260	8	6/29/2023 8:38 AM
261	0	6/29/2023 7:56 AM
262	2	6/28/2023 10:51 PM
263	3	6/28/2023 10:38 PM
264	5	6/28/2023 10:20 PM
265	0	6/28/2023 10:13 PM
266	0	6/28/2023 10:12 PM
267	10	6/28/2023 9:58 PM
268	0	6/28/2023 9:56 PM
269	0	6/28/2023 8:47 PM
270	3	6/28/2023 8:39 PM
271	8	6/28/2023 8:32 PM
272	5	6/28/2023 8:19 PM
273	8	6/28/2023 8:18 PM
274	3	6/28/2023 7:53 PM
275	4	6/28/2023 7:16 PM
276	5	6/28/2023 5:40 PM
277	0	6/28/2023 2:48 PM
278	8	6/28/2023 11:47 AM
279	0	6/28/2023 11:16 AM
280	5	6/27/2023 5:16 PM
281	0	6/27/2023 12:44 PM
282	0	6/27/2023 12:37 PM
283	0	6/26/2023 3:11 PM
284	0	6/26/2023 2:30 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)

SurveyMonkey

285	0	6/26/2023 10:54 AM
286	0	6/26/2023 9:42 AM
287	7	6/26/2023 8:39 AM
288	0	6/25/2023 8:42 PM
289	2	6/25/2023 8:09 PM
290	0	6/25/2023 6:12 PM
291	3	6/25/2023 9:06 AM
292	2	6/23/2023 2:27 PM
293	6	6/23/2023 10:26 AM
294	2	6/22/2023 6:37 PM
295	0	6/22/2023 9:59 AM
296	2	6/22/2023 9:48 AM
297	3	6/22/2023 8:04 AM
298	0	6/21/2023 10:20 PM
299	3	6/21/2023 3:38 PM
300	3	6/21/2023 2:47 PM
301	5	6/21/2023 10:37 AM
302	0	6/20/2023 5:59 PM
303	5	6/20/2023 11:41 AM
304	7	6/19/2023 9:39 AM
305	5	6/17/2023 1:08 PM

Q12 Can you suggest any changes that can be made to the Open Space Residential development as proposed that may reduce your concerns, or increase your support for this form of development?

Answered: 256 Skipped: 58

#	RESPONSES	DATE
1	Can provide at another time	8/1/2023 6:53 AM
2	The parcel sizes need to be increased in the open/cluster residential areas to at least 2 acres, 5 acres would be even better. Keep the development along TWP RD 245 only to the north of it to allow more of a buffer for existing country residential residents, leave the space south of it as agricultural or very large acreages/small farms, minimum 30 acres with an emphasis on farming and livestock, honour Mr. Eric Longway's memory, legacy and love of agriculture and farming.	8/1/2023 12:33 AM
3	Reduced infill housing, lower density consistent with the current country residential properties, with very clear contractual answers to such questions as who will be paying for these changes? If county covers front costs of wastewater infrastructure, how is it developer paid? When exactly and how will servicing be implemented? Define a mutually acceptable means of paying for the public areas and contractually lock these areas in as open with no opportunity for future councils or developers to change these!!	8/1/2023 12:32 AM
4	I'm not sure why pathways are needed out in Spring bank.	8/1/2023 12:07 AM
5	Build Tennis courts, playground, basketball court, swimming pool (recreational facility) in the open space area.	7/31/2023 11:08 PM
6	Springbank should not have high density cluster housing. Maintain the one home per two-acre guideline which is appropriate for the rural lifestyle that residents choose in Springbank.	7/31/2023 10:44 PM
7	I'm somewhat supportive, but since this is a late addition to the ASP, I'm still not sure about it. I do think the Highway 1 section makes some sense. Although, I would proceed with caution as we have some lack luster visual spectacles on highway 1 at RR33 that could be considered a precursor to what it may look like. I don't believe the second area would work well that way due to the quality of the land and views there. Better suited to a development like Morgans Rise or Grandview.	7/31/2023 10:21 PM
8	As expressed in my previous response, I request that new developments provide buffer zones with other residential properties so that country residential property is surrounded by nothing more dense than country residential of the same type (not smaller).	7/31/2023 10:03 PM
9	Change the location	7/31/2023 9:55 PM
10	NO SUPPORT FOR IT. WE NEED LESS DEVELOPMENT.	7/31/2023 9:55 PM
11	Large lot sizes we are not urban we are country residential	7/31/2023 9:47 PM
12	The concept of "cluster housing" has a new name, "open space residential" (OSR), but the issues and challenges of positioning such areas within Springbank (SB) remain. The video and images are a nice marketing presentation, but this is just new packaging for the previously promoted idea of cluster housing. This is unfortunate and, if developed, portends a sad state for the future of Springbank. The essence of SB is the uniqueness and character of an area that recalls history and quiet country living. The type of development that allows for anything less than 1-acre lots will permanently change the area and open the door for more cluster style housing. The area marked for "cluster/open space" housing will change the face of the main Springbank area drives, particularly along Lower Springbank where most of it has been positioned in the plan (a cluster of cluster housing areas?). This is, and will undoubtedly become, a busier roadway. This will increase noise and disrupt wildlife corridors along these current field routes (filling in available green space). What becomes of the current agricultural and equine care in the area? As well, aligning the cluster housing along the current Eden Brook	7/31/2023 9:19 PM

Memorial site for loved ones who are at rest, will be disruptive. No matter the layout of the areas, the placement of almost all of the "cluster" housing areas along these roadways will change the landscape and the road traffic along the route. There is concern that these new areas will begin to take on a character of close housing (i.e. Harmony) as small city lot clusters appear. Further, just East of the area will be the extremely populated junction at 17th ave and 85th street, which will be placing a great deal of pressure on the whole of the area (infrastructure, traffic etc.). The planning for the areas looks fine on paper (online) but the areas will be greatly disrupted in the building stages for many, many years. And unforeseen issues with the water table, land, and construction could arise that would require alterations to the current ideas that could take away from the current well-intentioned ideas. As well, looking to the future, how will the areas maintain the countryside care once traffic, garbage, waste management, water, telecoms, etc become a greater need for these homes. The ideas in the plan raise many questions that remain unanswered about infrastructure and taxes and development. Will the open space areas merely be in place to hold more land for future cluster developments? There is the possibility that these "open spaces" will eventually be filled with more housing or worse case with some commercial developments. Please reduce (or erase) the cluster housing developments! Keep the minimum to 1 acre or 2 acre lots to maintain the natural state of the area. Homeowners with 1-2 acres tend to manage areas with natural portions as well as well-tended nature/gardens (i.e., addition of trees, shrubs, natural landscape areas).

13	i) Increase density. ii) Review and potentially remove proportionally prescriptive items. iii) The land use in Areas 1 and 2 is designated "country residential" until such time as the county moves forward to create open space residential, giving owners the opportunity to develop rather than wait for another process. iv) The process of applying for country residential will not be unreasonably held up in the absence of an approved open space conceptual scheme and any country residential conceptual plan and/or land use application applied for prior to Council approval of the terms of reference for the open space residential concept planning process will be grandfathered into the design and process of the open space planning, any change would be at the sole choice of the landowner / developer. v) Once the intended county-led open space residential conceptual plan is created and approved, it is a "by right" designation which means, an owner/developer may immediately apply for land use re-designation. vi) The county-led process requires zero financial investment of dollars from landowners within Area 1, requires primary consultation with Area 1 landowners only, and only secondary circulation as information to other members of the community. vii) Option that the county-led open space residential process could be circumvented with a developer-led open space residential process with council approval, that may not be rescinded once given. viii) Typically, open space residential is required in areas that are high priorities for preservation, for example: 1) Industrial use buffers 2) High-quality forest resources 3) Individual trees 4) Critical habitat areas 5) High-quality soil resources. Since Area 1 is farmland, extensive costs to develop new green spaces and pathways are expected...feasibility requires some further tradeoffs for the designation that preserves farmland.	7/31/2023 8:55 PM
14	Take out the farms lands from the proposed boundary e.g. Collpitts farm area close to the river. Natural open areas, farmland, forest areas etc. must be preserved and not sacrificed at the alter of more development.	7/31/2023 7:53 PM
15	No. We do not support it.	7/31/2023 7:52 PM
16	Open space residential development provides for more progressive forms of development including cluster development, and not just 2-4 acre lots. It also allows for more efficient servicing of smaller lots while preserving other areas for green space. It is contradictory and inappropriate to prevent adjoining lands from being developed just to preserve views and open space for neighbouring lands that have already been developed.	7/31/2023 7:47 PM
17	Open space residential development provides for more progressive forms of development, including cluster development and not just 2-4 acre lots. It also allows for more efficient servicing of smaller lots while preserving other areas for green space. The south part of Elbow Valley is a great example. It is contradictory and inappropriate to prevent adjoining lands from being developed just to preserve views and open space for neighbouring lands that have already been developed.	7/31/2023 7:47 PM
18	Open space residential development provides for more progressive forms of development including cluster development, and not just 2-4 acre lots. It also allows for more efficient servicing of smaller lots while preserving other areas for green space. It is contradictory and	7/31/2023 7:47 PM

	inappropriate to prevent adjoining lands from being developed just to preserve views and open space for neighboring lands that have already been developed.	
19	I am not in favor of this designation for any where in Springbank.	7/31/2023 6:57 PM
20	Not particularly concerned as long as there are a variety of housing types and lots of local services.	7/31/2023 6:31 PM
21	In reference to question 10 there are no key benefits to this type of development. Follow your own guidelines that these densities belong in adjacent urban areas, not in country residential that is Springbank. With the Bow and Elbow headwaters and sources reducing at alarming rates, and water licenses essentially no longer available, where is "piped water" going to come from for this form and density of development?	7/31/2023 5:45 PM
22	It seems to be an afterthought to appease residents concerns about industrial development & higher density - i.e just lip service -	7/31/2023 5:05 PM
23	Why are we sugar coating higher density development? Why are we saying that that "Open Space Residential development" protects wildlife corridors and environmental features when it destroys both? Why are we saying it "preserves views" when it does exactly the opposite, it destroys views? Why do we say that it provides benefits? Benefits to who? Certainly to the people that pay developers and move in and certainly NOT to existing residents.	7/31/2023 4:47 PM
24	As long as there are a variety of housing types and lots of local services I am not particularly concerned.	7/31/2023 4:20 PM
25	Proper and accurate representation of the different areas under that area structure plan need to be provided. For example, Map 5 land use strategy there is a large block of land (Orange) abutting the Elbow river presently designated as open space residential where in fact active ranching and farming is going on. Similar things can be said about other areas of the map. It's not possible to make comment or seemingly endorse a document that's not accurate and is misleading in it's current state. There are also areas within OSRD that are not developable eg flood plain, escarpment, wildlife heavy usage etc.	7/31/2023 4:14 PM
26	No	7/31/2023 4:02 PM
27	Expect that the Open Spaces will not be open for long. Developers will soon be pushing to extend the higher density development in the cluster areas over into the open areas. Therefore, I do not support the higher density cluster development concept. Please stop trying to change Springbank into something other than what it has been for decades! This is a country residential area! Please keep it that way! Also, ensure that there are wildlife corridors connecting all the wildlife reserves. We don't need cluster development to do that!	7/31/2023 4:01 PM
28	My concern relates to water and septic. Our water co-op which draws water from the Bearspaw reservoir has implemented restrictions yearly and as early as May this year. Additionally, there is no sewage infrastructure for residential development.	7/31/2023 3:35 PM
29	Very supportive but distrustful. Harmony also promised that the lake etc would be public space available to Springbank residents and it is not.	7/31/2023 2:40 PM
30	So long as there is a variety of housing types and lots of local services we are not particularly concerned	7/31/2023 2:33 PM
31	See my answers to questions 4 and 9.	7/31/2023 2:02 PM
32	No In view of just received information regarding wastewater connections from Harmony to the airport along RR33 and over to Bingham it would appear that future development has already begun decided.	7/31/2023 1:34 PM
33	Details around how traffic volumes and vehicle types (heavy trucks) will be accommodated on/off of Highway #1. That bridge and exit / entrance ramps no longer met modern design code if they were built today. There's a reason for that and this becomes an issue of public safety.	7/31/2023 1:15 PM
34	Our portion of RVC is based on being spread out with lots of room between homes, adding density is not something our ASP should contain as it caters to builders not home owning tax payers.	7/31/2023 1:11 PM
35	Nothing can reduce my concerns for this type of development in Springbank. Open Space Residential will change the entire nature and feel of the Springbank Community.	7/31/2023 1:08 PM

36	AS I mentioned earlier, people who have purchased property in North Springbank did not purchase with the idea of having open space residential development, in other words we are happy with the way things are.	7/31/2023 1:00 PM
37	We would like to ensure that there are a variety of housing types and many local services within the development.	7/31/2023 11:54 AM
38	Please refer to our letters for further clarification on each: i) Increase density ii) Review and potentially remove proportionally prescriptive items. iii) The land use in Areas 1 and 2 is designated "country residential" until such time as the county moves forward to create open space residential, giving owners the opportunity to develop rather than wait for another process. iv) The process of applying for country residential will not be unreasonably held up in the absence of an approved open space conceptual scheme and any country residential conceptual plan and/or land use application applied for prior to Council approval of the terms of reference for the open space residential concept planning process will be grandfathered into the design and process of the open space planning, any change would be at the sole choice of the landowner / developer. v) Once the intended county-led open space residential conceptual plan is created and approved, it is a "by right" designation which means, an owner/developer may immediately apply for land use redesignation. vi) The county-led process requires zero financial investment of dollars from landowners within Area 1, requires primary consultation with Area 1 landowners only, and only secondary circulation as information to other members of the community. vii) Option that the county-led open space residential process could be circumvented with a developer-led open space residential process with council approval, that may not be rescinded once given. viii) Typically, open space residential is required in areas that are high priorities for preservation, for example: 1) Industrial use buffers 2) High-quality forest resources 3) Individual trees 4) Critical habitat areas 5) High-quality soil resources. Since Area 1 is farmland, extensive costs to develop new green spaces and pathways are expected...feasibility requires some further tradeoffs for the designation that preserves farmland.	7/31/2023 11:33 AM
39	I would need more info as to what this means & especially what developers can change ie taking away public river access of which there is only a little. So far similar developments have tried to decrease public space access to everyone, not letting people use shared space.	7/31/2023 10:41 AM
40	Prioritize local services and a wide range of housing options.	7/31/2023 10:37 AM
41	I am not concerned so long as there is a variety of housing and lots of local services.	7/31/2023 10:23 AM
42	Looks ok,	7/31/2023 10:12 AM
43	More extensive research and review into implications on existing water tables within the proposed area, as well as limiting the residences at 1 ACRE MINIMUM. Confirmation that the developer will be 100% responsible for water studies, issues and implementation without RVC residences tax dollars being spent.	7/31/2023 9:34 AM
44	Please refer to our letters for further clarification on each: i) Increase density ii) Review and potentially remove proportionally prescriptive items. iii) The land use in Areas 1 and 2 is designated "country residential" until such time as the county moves forward to create open space residential, giving owners the opportunity to develop rather than wait for another process. iv) The process of applying for country residential will not be unreasonably held up in the absence of an approved open space conceptual scheme and any country residential conceptual plan and/or land use application applied for prior to Council approval of the terms of reference for the open space residential concept planning process will be grandfathered into the design and process of the open space planning, any change would be at the sole choice of the landowner / developer. v) Once the intended county-led open space residential conceptual plan is created and approved, it is a "by right" designation which means, an owner/developer may immediately apply for land use redesignation. vi) The county-led process requires zero financial investment of dollars from landowners within Area 1, requires primary consultation with Area 1 landowners only, and only secondary circulation as information to other members of the community. vii) Option that the county-led open space residential process could be circumvented with a developer-led open space residential process with council approval, that may not be rescinded once given. viii) Typically, open space residential is required in areas that are high priorities for preservation, for example: 1) Industrial use buffers 2) High-quality forest resources 3) Individual trees 4) Critical habitat areas 5) High-quality soil resources. Since Area 1 is farmland, extensive costs to develop new green spaces and pathways are expected...feasibility requires some further tradeoffs for the designation that preserves farmland.	7/31/2023 9:25 AM

45	There needs to be another overpass built so that the Springbank Road (Range Road 33) overpass does not get over used!! Than take the project off Highway 1 away from the residential areas.	7/31/2023 9:04 AM
46	Pathways are not required, high density housing not required or desired - reason people move to rural setting	7/30/2023 10:33 PM
47	We have these things in place now. Why would the residents of Springbank want some "pathways" etc, that RVC is proposing, when we have these things now? This is why Residents have spent time and money to move to this area, to enjoy and preserve what we can of country life.	7/30/2023 10:33 PM
48	I cannot see any benefits whatsoever to the municipality or to the Springbank residents from the introduction of high-density residential development labelled as Open Space Residential.	7/30/2023 10:11 PM
49	More clarification on how open space will be identified, what activities can occur, and who will pay.	7/30/2023 9:18 PM
50	Please refer to my letter for further clarification on each: i) Increase density ii) Review and potentially remove proportionally prescriptive items. iii) The land use in Areas 1 and 2 is designated "country residential" until such time as the county moves forward to create open space residential, giving owners the opportunity to develop rather than wait for another process. iv) The process of applying for country residential will not be unreasonably held up in the absence of an approved open space conceptual scheme and any country residential conceptual plan and/or land use application applied for prior to Council approval of the terms of reference for the open space residential concept planning process will be grandfathered into the design and process of the open space planning, any change would be at the sole choice of the landowner / developer. v) Once the intended county-led open space residential conceptual plan is created and approved, it is a "by right" designation which means, an owner/developer may immediately apply for land use redesignation. vi) The county-led process requires zero financial investment of dollars from landowners within Area 1, requires primary consultation with Area 1 landowners only, and only secondary circulation as information to other members of the community. vii) Option that the county-led open space residential process could be circumvented with a developer-led open space residential process with council approval, that may not be rescinded once given. viii) Typically, open space residential is required in areas that are high priorities for preservation, for example: 1) Industrial use buffers 2) High-quality forest resources 3) Individual trees 4) Critical habitat areas 5) High-quality soil resources. Since Area 1 is farmland, extensive costs to develop new green spaces and pathways are expected...feasibility requires some further tradeoffs for the designation that preserves farmland.	7/30/2023 9:00 PM
51	Leave it rural	7/30/2023 6:36 PM
52	The devil is in the details, and my support for this form of development could only happen following the Conceptual Scheme process during which more specific details regarding this development form would be specified.	7/30/2023 4:12 PM
53	We don't want to cram houses in our area	7/30/2023 3:52 PM
54	Be more specific and concrete in how this would work versus separate roadways, septic fields, etc	7/30/2023 2:55 PM
55	It is good that the amount of high density development has been reduced. Pathways are good as long as they are connected.	7/30/2023 2:53 PM
56	I would suggest dropping the project	7/30/2023 2:52 PM
57	Too many generalities and not enough specifics.	7/30/2023 2:46 PM
58	There is no guarantee that the "open space" won't be developed in the future as previous councillors have stated as an objective, i.e., "develop the open spaces later". The open spaces would likely only be accessible to the immediate neighbourhood and would likely turn into virtual "dog parks" rather than wildlife corridors etc.	7/30/2023 11:34 AM
59	Biggest concerns are for the servicing as this is a major part of Springbank and the ASP indicates they will be fully serviced. Those concerns are outlined above.	7/30/2023 8:57 AM
60	As I understand it, open space residential is a concept to increase the density in a smaller land parcel, and depart from the country residential concept, and therefore I am opposed to it.	7/29/2023 9:39 PM

61	Please refer to my letter for further clarification on each: i) Increase density ii) Review and potentially remove proportionally prescriptive items. iii) The land use in Areas 1 and 2 is designated "country residential" until such time as the county moves forward to create open space residential, giving owners the opportunity to develop rather than wait for another process. iv) The process of applying for country residential will not be unreasonably held up in the absence of an approved open space conceptual scheme and any country residential conceptual plan and/or land use application applied for prior to Council approval of the terms of reference for the open space residential concept planning process will be grandfathered into the design and process of the open space planning, any change would be at the sole choice of the landowner / developer. v) Once the intended county-led open space residential conceptual plan is created and approved, it is a "by right" designation which means, an owner/developer may immediately apply for land use redesignation. vi) The county-led process requires zero financial investment of dollars from landowners within Area 1, requires primary consultation with Area 1 landowners only, and only secondary circulation as information to other members of the community. vii) Option that the county-led open space residential process could be circumvented with a developer-led open space residential process with council approval, that may not be rescinded once given. viii) Typically, open space residential is required in areas that are high priorities for preservation, for example: 1) Industrial use buffers 2) High-quality forest resources 3) Individual trees 4) Critical habitat areas 5) High-quality soil resources. Since Area 1 is farmland, extensive costs to develop new green spaces and pathways are expected...feasibility requires some further tradeoffs for the designation that preserves farmland.	7/29/2023 5:56 PM
62	As long as there's a good mix of options overall I'm good with what's proposed	7/29/2023 12:00 PM
63	What is wastewater servicing? There is a dramatic difference between septic fields and collection ponds for wastewater and piping sewage to wastewater facilities in Calgary. This lack of description allows for abuse and since this is a for profit venture, I fear the impetus will be to abuse Springbank land owners in the affected area	7/29/2023 11:20 AM
64	As long as there is a variety of housing and local services I am not concerned.	7/29/2023 9:45 AM
65	So long as there are a variety of housing types and lots of local services we are not particularly concerned.	7/28/2023 8:10 PM
66	Rocky View made responsible for all services built AND PAID FOR before any lots are sold. It would be best if Rocky View put in all the services (\$650,000,00 in last ASP?) and charged the developer - that way they would all be in place and paid for. The residential density is tighter than Elbow Valley. See other resident's input. The sewage, waste water etc. needs to be connected via pipes to Calgary or some other treatment plant that does not empty into the Bow River or spray on the land. Roads need to be able to handle increased traffic (RR 245?). All amenities need to be open to the public - to avoid examples like Elbow Valley where the entrance sign indicates only residents and visitors are allowed plus no parking, therefore no public access to amenities or open space. Harmony amenities (beach outdoor skating etc. are closed to the public except bike paths. Harmony never put in a pathway connection to Idlewild South so basically Harmony closed off their bike paths via a fence and ignored connecting to adjacent neighbourhoods !!	7/28/2023 5:08 PM
67	No	7/28/2023 5:07 PM
68	Please refer to our Family Letters	7/28/2023 2:45 PM
69	Providing there is a variety of housing types and many local services I am not particularly concerned.	7/28/2023 12:29 PM
70	The open space residential area in the twp 245 region i is too large. The area south of twp 245 should remain country residential. Increased densities only directly south of hwy 1 and north of twp 245 make more sense and aligns better with a smaller community core area as previously stated.	7/28/2023 11:23 AM
71	Variety of housing types	7/28/2023 10:51 AM
72	I have seen first hand how building residential properties next to an approved Airport can be detrimental to investing. There WILL be future problems with residential close to an airport...that is poor planning! Retail and Commercial is the best way to go, and it's been approved.	7/28/2023 10:41 AM
73	A variety of housing types and lots of local services are the most important aspects	7/28/2023 9:09 AM

74	As long as there are a variety of housing types and lots of local services we are not particularly concerned.	7/27/2023 10:36 PM
75	Interim use needed. More density as trade off for 50 % open space.	7/27/2023 9:47 PM
76	wildlife habit will always be at risk with increased traffic and light from clustered residential homes. I have heard of no attempts to preserving the habitat with the current ring road and we now have more lights than ever as well. The wildlife will be continually pushed out of this idyllic surrounding due to more people, more cars, more lights but not before the most damage will be caused by cars. ASP seems hell bent on taking hold of the natural preserve on the corner of Lower Springbank Road and Horizon view. So much for preserving the will of the landowners.	7/27/2023 3:41 PM
77	We would like to see a diversity of housing options and enough commercial development to allow us to access services needed.	7/27/2023 12:11 PM
78	As long as there is a variety of housing types and lots of local services we are O K with the proposal	7/27/2023 10:17 AM
79	as noted before, increase the minimum lot sizes to reduce density and ensure higher level of natural space	7/27/2023 10:09 AM
80	Make sure local services are available for new residents	7/27/2023 9:13 AM
81	As long as there's a variety of housing types and lots of local services I'm not concerned.	7/27/2023 8:47 AM
82	No	7/27/2023 6:06 AM
83	No all looks good	7/26/2023 7:32 PM
84	I appreciate that higher density is necessary for future planning, and do worry about developer execution as they do not have community interests at heart and are always seeking the exception. You have laid out a balanced proposal for open space but when I see some of the MR lands plunked in the middle of a development...it makes me worried that it will be an afterthought and not a plan. for example: south of Springbank road between horizon view road and Escarpment. not useable land for community.	7/26/2023 5:13 PM
85	No concerns provided that the housing options are diverse and lots of local services are available to residents.	7/26/2023 4:58 PM
86	No Change needed	7/26/2023 3:57 PM
87	Clarity on the access and usage of this open space. Is it just for the residences of that space or will there be public access. We have a home abutting Colpitts and often walk and even horse ride in the area. I didn't see anything on dark sky lighting. You come into Springbank and the developed areas are lit up.	7/26/2023 3:26 PM
88	There needs to be a variety of housing types available as we are short of housing in Canada, however, there also needs to be the commercial property designated as well to service the population and to keep the traffic and business flow local. Again, I feel that in light of the residential proposal, there needs to be more commercial property designation.	7/26/2023 2:59 PM
89	We understand the concept but if the open spaces are not left with natural grasses and woodland the wildlife corridors will be ineffective. Animals need a lot of undisturbed space.	7/26/2023 1:58 PM
90	so long as there are a variety of housing types and lots of local services I'm not particularly concerned.	7/26/2023 1:47 PM
91	no	7/26/2023 1:36 PM
92	All seems good.	7/26/2023 11:27 AM
93	More open green spaces are good, but I am happy with the plan as it stands.	7/26/2023 11:06 AM
94	Require more information on it, I am supportive of it but need a clearer picture of the idea	7/26/2023 9:27 AM
95	Not really	7/26/2023 8:19 AM
96	I would like to understand what the interface to the existing neighborhoods will look like, also the plan for traffic, water and parks. This requires a more specific plan than what is in the ASP.	7/25/2023 10:39 PM
97	I fully support the Open Space Residential concept.	7/25/2023 9:56 PM

98	Do not allow increased density housing in Springbank. Why specifically has this been changed?	7/25/2023 9:01 PM
99	Making it more widely available in the right circumstances and applied to the appropriate parcels would increase our support.	7/25/2023 5:03 PM
100	As long as there are lots of local services we are not concerned	7/25/2023 2:57 PM
101	So long as there are a variety of housing types and lots of local services we are not particularly concerned.	7/25/2023 11:50 AM
102	Bike path access.	7/25/2023 11:44 AM
103	Fine as long as there are a variety of housing types and lots of local services.	7/25/2023 10:24 AM
104	Provided that in with a variety of housing options, there is a substantial allotment for local services for the residents.	7/25/2023 10:00 AM
105	No	7/24/2023 8:23 PM
106	Provided there are a variety of housing types and lots of local services I am not particularly concerned	7/24/2023 7:31 PM
107	There needs to be a variety of housing, not just large lots with large houses and lots of local services. It would be nice not to have to go into Calgary	7/24/2023 4:21 PM
108	So long as there are a variety of housing types and lots of local services I am not particularly concerned.	7/24/2023 3:12 PM
109	No particular concerns so long as there is a variety of housing types and adequate servivces	7/24/2023 2:35 PM
110	nil	7/24/2023 2:17 PM
111	As long as there are a variety of housing types and lots of local services I am not particularly concerned.	7/24/2023 1:07 PM
112	As long as there is a range of types of housing and I like the concept of bike and walking paths in the developement.	7/24/2023 12:50 PM
113	We have tonnes of open space, need some industry	7/24/2023 12:48 PM
114	more open houses	7/24/2023 12:19 PM
115	As long as there are a variety of housing types and lots of local services we are not particularly concerned.	7/24/2023 12:13 PM
116	I'm 50/50 on this... both open space proposals are south of trans Canada. I'm torn because I would rather open space around our property, and less proposed residential, which ensures that "country living" experience.	7/24/2023 11:52 AM
117	i think its ok	7/24/2023 11:48 AM
118	Really important to consult with school district in this planning as schools are already at capacity.	7/24/2023 11:13 AM
119	No, so long as there are a variety of housing types and lots of local services we are not particularly concerned.	7/24/2023 9:59 AM
120	Not really. Just want to see a variety of houses with plenty of local services nearby to support this area.	7/24/2023 8:19 AM
121	As long as there is a combination of residential housing and commercial and local services, I am happy with this	7/24/2023 7:40 AM
122	Only that the rural resident character be maintained. Permanent desigation status.	7/23/2023 10:19 AM
123	Retain as country residential and keep springbank character and feel in tact	7/22/2023 3:28 PM
124	No lots smaller than 2 acres	7/22/2023 2:54 PM
125	The suggestion I'd not addressing the residence concerns. They want pathways that can allow their kids to bike to school and walkways for cyclists and others not a closed area that is just	7/22/2023 9:50 AM

	another subdivision. The plan doesn't address this at all.	
126	While I think it is wonderful to consider, there are not enough Open Space Residential development opportunities at the north end of this ASP. We have A LOT of animals that travel through our neighbourhood. We provide shelter for them, they provide endless education and entertainment for us. This is without any intervention! They do their thing and we enjoy watching. More Open Space Residential is required by the North end of this ASP	7/22/2023 9:30 AM
127	understand that a balance is required - growing populations need somewhere to live while maintaining the draw of the beautiful surroundings	7/22/2023 6:10 AM
128	No more obnoxious lighting.	7/22/2023 3:26 AM
129	Yes I can. See my letter to Ravi.	7/21/2023 12:50 PM
130	Enhancement of the road system to handle increased traffic, both vehicles and bicycles	7/20/2023 1:28 PM
131	no	7/20/2023 10:01 AM
132	Provide enough pathways so that people don't have to walk or ride bikes on the existing roads - i.e RR33 from the Calaway Park entrance South to the Westview Estates area. Ensure there is enough funds available to make this possible, and maintained when completed.	7/19/2023 3:10 PM
133	Information on website and handouts is quite vague. Exactly what lot size are we talking about with regard to residential lots?	7/19/2023 3:02 PM
134	I like the concept - particularly if attention is paid to seniors /empty nesters wishing to remain in this community and downsize to smaller lots with modest bungalow style homes. We have a lot of seniors living alone in huge houses who don't want to move into the city.	7/18/2023 1:38 PM
135	Increase minimum lot size to maintain the rural feel of the area.	7/18/2023 10:55 AM
136	I support the Open Space Residential areas as they are.	7/17/2023 7:33 PM
137	First of all, this question is biased. It is asking taxpayers to say what they need to agreed to this type of development, when we clearly do not want this kind of development. It suggests it is inevitable no matter what we say. This is the tail wagging the dog. WE are the taxpayers who fund the councillors and Rockyview staff salaries. The buck stops with us and we are saying NO. Second, Needs much more thorough consultation with Springbank residents. This change appears to have been an attempt to "sneak it in the back door" with an open house on the last day of school (end June) and the first 2 weeks of July. Furthermore, the overwhelming majority of taxpayers, like me, who live here, whose land is close by and whose property values will be negatively affected, DO NOT WANT high density development anywhere in Springbank, let alone on our doorstep such as that proposed for Township Road 245. Thirdly, an open space residential, or cluster development, needs min 2 acre lots sizes and preferably larger.	7/17/2023 3:36 PM
138	nothing	7/17/2023 1:53 PM
139	Ensure that all new communities are connected with water systems/sewage connections, roads, electricity and communications for future residents to tie into if the area supports it in the future.	7/17/2023 12:06 PM
140	Maintenance of the open space must be paid for by residents that access this, not the general taxpayer base	7/17/2023 10:57 AM
141	Greater clarity about the waste water treatment plan to support these developments. The ASP includes questionable assumptions about servicing and its funding. If developers are to be responsible, will the county require developers to provide funds up front so that these services will have guaranteed funding?	7/16/2023 10:54 AM
142	no additional information required.... honor the last 20 year of community input	7/16/2023 10:23 AM
143	Don't consider it.	7/15/2023 5:48 PM
144	Reduce the density of homes to minimum 2 acre lots.	7/15/2023 5:06 PM
145	MINIMUM 2 ACRE LOTS ONLY!!	7/15/2023 8:21 AM
146	The concept seems positive, especially if there are a variety of housing types and lots of local services to support residents.	7/14/2023 3:43 PM

147	Nothing would increase my support for increased density in new developments. Having lived in Springbank for 35 years, I have seen a decrease in services such as snow removal and road maintenance over the years. Increased development with increased traffic can only lead to more strain on services. Springbank in general has a high water table, and I have seen developments fail as a result of not considering this high water table when building houses (Windhorse for example)	7/14/2023 3:41 PM
148	There should absolutely be no OSR right next to City of Calgary planned mass housing and commercial development	7/14/2023 1:31 PM
149	lessen the density , but in general not supportive	7/14/2023 1:06 PM
150	Concerns about access, policing, controls and increased pressure on wildlife. Concerns about losing the rural character of the area. Might as well move to Cougar Ridge!!	7/14/2023 11:38 AM
151	There needs to be a definitive plan for the development and maintenance of the open public space	7/14/2023 11:31 AM
152	You can have open spaces for all residents & others without trying to create a quasi-urban, elitist living environment. I need to see some cost estimates of implementing this plan.	7/14/2023 11:02 AM
153	We have no particular concerns with the proposed OSR development, as long as there are a variety of housing types and sufficient local services.	7/14/2023 10:35 AM
154	To preserve the rural character of the area there should be no allowance for a commercial development like Bingham Crossing with a Costco. Also the proposed major sewage lift station should be moved to an area with less residential and environmental impact. This could be planned much better.	7/14/2023 9:38 AM
155	2 acre minimum parcels on a maximum of 50% of the land space. The other 50% to remain 100% natural.	7/14/2023 9:29 AM
156	Since there are not many pathways in Springbank trying to develop a plan for pathways etc does not really make a lot of sense as it will only really benefit the new OSR but paid for by all existing springbank residents and land owners.	7/13/2023 9:36 PM
157	My concern is predominantly with the loss of agricultural land. I would also like to see more land identified as environmental preserve space. I would like more information about the key differences between preserve/reserve space and the "open" part of open residential space.	7/13/2023 9:08 AM
158	I did not invest in an acreage property where we pay atrocious annual taxes to back onto 230 houses. There is likely nothing that would make me happy about these development plans, ever. Sadly, we'd probably have a de-valued property and move away.	7/12/2023 10:53 PM
159	More greenspaces needed.	7/12/2023 9:52 PM
160	Make legally impossible for the open space ever to be developed at a later date	7/12/2023 3:52 PM
161	Cluster residential development is an abomination no matter what you call it. Grow up and do your jobs for once. A dozen rich landowners do not speak for the majority of Springbank, they never have and they never will.	7/12/2023 2:01 PM
162	Make smaller impacts less than 20 acre developments	7/12/2023 1:37 PM
163	start with a smaller location and see how it goes.	7/12/2023 1:20 PM
164	as previously noted	7/12/2023 12:31 PM
165	To reduce concerns - remove it as a land use along Twp Rd 245; significantly tighten the policies for the area south of Lower Springbank Road; & revise it to be consistent with the CMRB's RGP. Even if all these changes are made, there is still a serious question of whether the proposed densities fit within a rural country residential community. There may be logic in preferring some form of fully-serviced cluster residential development in the area south of Lower Springbank Road since it has a lot of environmentally sensitive land and can provide public access to the Elbow. The biggest challenge will be providing cost-effective fully-piped servicing - something that is a "must have" for higher density housing. There also needs to be much more rigorous thought/planning to ensure that the "public open space" is actually publicly accessible. There are theoretically public pathways in Elbow Valley, but at a practical level they are not publicly accessible since to get to them you have to drive past "residents & guests only" signs and have no where to park your car. It is also essential that if this form of	7/12/2023 11:59 AM

development is used, there must be permanent restrictions placed on the open space so that future councils can't simply change its use. There is no logic in the open space residential area along Twp Rd 245. There is even less logic in providing live-work land uses within this area. The existing home-based business rules are sufficient - anything more than that is inconsistent with the CMRB's RGP - why pick a fight with the CMRB to impose a land use that residents don't want and that has been disastrous on the east side of RVC? This area is also not a transition area from the city since there is a significant amount of land between it and the border with Calgary. There is nothing environmentally sensitive about this area. The only plausible rationale provided for this land use is to protect the views along Hwy1. Since that has already been severely compromised by approving Costco, preserving the remaining views can be done through other planning mechanisms such as mandating MR dedications along the highway.

166	Need further information	7/12/2023 11:52 AM
167	The proposals are just that. Actual development will probably not resemble the "coffee talks" that get shown. Submit actual proposed READY FOR CONSTRUCTION architectual draws that are legally binding and cannot vary 60% after approvals go forward	7/12/2023 11:48 AM
168	I believe this will maintain the character of Springbank's "rural looking setting" while furthering development. I believe that also requiring larger set backs on the individual lots will help to retain that country feel. Clustering development in this way will also provide greater efficiency for development of services to the future lots.	7/12/2023 10:50 AM
169	More green space and preserve agriculture land	7/12/2023 10:49 AM
170	No	7/12/2023 10:02 AM
171	My preliminary thought is we are at a serious crossroads with respect to the newly named open space residential. Even though one of the largest open space residential areas is not far from our property should this move forward it also means a firm commitment of potable water, and waste water development on a grand scale which appears to be a minimum cost of 570 million which developers would be required to pay for, and in return they are going to require density, and that intern also brings into the picture, the transportation network of unknown costs. I look at the same area adjacent to lower Springbank Road and Range Road 31 and should we stay within the concept which surrounds this area being of 2 acre parcels we could continue with West Ridge Utilities Inc. and using highly efficient septic fields that are being installed today. Knowing the numbers with the 2 acre parcel increased density we may have a transportation infrastructure already in place to deal with the volumes, no added County cost. Also, to the benefit of Rocky View County, the 2 acre estate lots would be consistent with the area homes and may bring the construction of \$2.5million to \$5 million homes, ultimately having a greater tax revenue to Rocky View County than the value of homes being built within the open space residential. This could also omit added cost of portable water and wastewater on such a Grand scale.	7/11/2023 7:50 PM
172	I still feel that the reason people moved out to Springbank was to have the larger acreages. With the city of Calgary at our doorstep, people already have the option to live there if they want the city size lots.	7/11/2023 9:43 AM
173	n	7/10/2023 8:32 AM
174	Please cancel this to preserve the rural character of Springbank.	7/10/2023 7:28 AM
175	The pathways do not connect to other neighbouring areas and would only be useable by others by driving to the new neighbourhood. The water from that land already runs down hill to Panorama Bay and Panorama Ridge in spring with heavy ground water - we have had many years of rushing rivers through our swales and our sump pumps going 24/7 - putting a large amount of houses on that land will only increase the risk of flooding the homes directly adjacent.	7/9/2023 9:39 PM
176	Change your location to reflect the needs of the community.	7/9/2023 6:47 PM
177	Provide information on what you actually intend to do with that land. The idea sounds good but we all know how RVC tends to change things after the fact	7/9/2023 3:36 PM
178	Need more information	7/9/2023 10:11 AM
179	Every development promises pathways and open space. Never happens. Once a developer gets approved and changes the whole concept.	7/9/2023 9:24 AM

180	Focus on pathways and safer road access within the entire community, beginning with the existing communities within the ASP.	7/8/2023 10:20 PM
181	Remove all proposed additional housing and all proposed infill housing.	7/8/2023 7:31 PM
182	The requirements and restrictions of the development.	7/8/2023 2:48 PM
183	The one proposed south of Horizon View Rd is a terrible idea. There should not be any higher density housing away from the Highway 1	7/8/2023 2:40 PM
184	Make this easier to locate in the materials	7/7/2023 5:40 PM
185	Do not do it. It's nothing more than a high density neighbourhood like in the city.	7/7/2023 3:43 PM
186	No	7/7/2023 2:22 PM
187	Much clearer explanation of the terms. More details on how it would operate. There are many questions about the implications of the OSR.	7/7/2023 11:24 AM
188	No. I am extremely disappointed in this plan, terrible and disrespectful to Springbank residents	7/7/2023 9:07 AM
189	Generally, the Open Space Residential concept is good but I prefer lower density - no more than one unit per acre.	7/7/2023 8:19 AM
190	No golf courses, agricultural activities or other commercial activities should be allowed to restrict access to open spaces	7/7/2023 7:24 AM
191	I do not believe the open space residential will hold development from overstepping this vague concept.	7/7/2023 1:09 AM
192	These residential developments should comply with the existing 2 acre lots that the majority of lots in Springbank currently comply with. There is no need for high density housing options in Springbank, as there are plenty of nearly high density communities in the City of Calgary. The lifestyle of those looking to live in a high density area is not compatible with Springbank or its rural characteristics. The whole point of living in Springbank is to get away from the crowded city.	7/7/2023 12:58 AM
193	The description is too vague. Open spaces are a good thing depending on the development around them. Seems to me it is just a description that allows high density developments which I'm not in favour of.	7/6/2023 9:21 PM
194	Keep them a minimum of 1 acre and huge transition between areas.	7/6/2023 9:04 PM
195	Sorry, I have not seen that info so not able to comment.	7/6/2023 6:09 PM
196	you need to protect farm land!	7/6/2023 5:26 PM
197	Remove it. It is too dense, with over 100 houses per quarter section, making it look like a Calgary Suburb. In no way will I support this cluster housing on an uninteresting landscape. Cluster housing is NOT necessary in order to have pathways. All these newer 2 acre developments - Swift Creek, Grandview, Morgan's Rise, Sterling Springs, Windhorse, Morning Vista - have interconnected pathways already. Instead of cluster housing, build acreages that have pathways in them like these six developments.	7/6/2023 4:59 PM
198	Further study and consultation with surrounding communities; transportation upgrades must be included.	7/6/2023 3:46 PM
199	I believe Open space residential means Cluster Development of Housing with no benefits to the area	7/6/2023 2:10 PM
200	Address concerns with water supply and traffic changes	7/6/2023 11:08 AM
201	There is little detail on what actual development will be and it's open to being much denser or not in keeping with what I believe the Springbank community currently represents.	7/6/2023 10:13 AM
202	remove the requirements for county-led concept scheme remove the requirements for 25% public open space remove the requirements for HOA and revenue/asset plans	7/6/2023 7:47 AM
203	Decrease density to 1 residential home per acre	7/6/2023 7:22 AM
204	I like the opportunity for an alternative residential situation while still maintaining a rural	7/4/2023 4:06 PM

	character.	
205	Make it smaller	7/4/2023 11:55 AM
206	Before these are done the road infrastructure needs to be upgraded. Don't want to have a fix after the issues have upset all the existing residents. Has there been thought on how this will impact the local wildlife?	7/4/2023 10:42 AM
207	Would like to know how it works with current municipal reserve and how it will be connected throughout Springbank. Would like to see more open space development and less country residential,	7/4/2023 9:23 AM
208	What would be the minimum size of the residential lots.	7/4/2023 6:48 AM
209	Get rid of it completely. The ability to provide sewage treatment is an expensive "pipe dream".	7/3/2023 5:10 PM
210	No	7/3/2023 12:07 PM
211	If cluster development wasn't part of the plan, would this even be needed? You're planning to ruin the acreage properties. This isn't the community of Harmony and isn't what people live on acreages for.	7/2/2023 7:10 PM
212	address how the servicing will be accomplished and possible costs...also our transportation infrastructure will be an issue as densities increase	7/2/2023 9:34 AM
213	Water Water Water. The proposed land for the Open Space Residential, south of Hwy - slopes towards Panorama Bay. When we have 12-18" of snow on this large field in March / April - and the weather warms - there is a ton of water the comes from this field and basically flood Panorama Bay. With 15-20% of the land to be covered in Roofs and Roads in the dew development - the problem will be compounded. The bare land can not absorb water in March / April as it is - there is no where for the snow melt to go.	7/1/2023 8:39 PM
214	Lots MUST be a minimum of 2 acres in size. No more approval for areas like Harmony - these do not belong in acreage country.	7/1/2023 12:19 PM
215	There is no open space, community pathways etc planned for north Springbank...the closest being that across the highway.	6/30/2023 10:55 PM
216	provide increased set backs from commercial / industrial uses	6/30/2023 10:38 AM
217	As noted in Comments above	6/29/2023 7:08 PM
218	I'm not in favour of Open Space Residential development in Springbank.	6/29/2023 6:41 PM
219	I need more information on the uses and maintenance of the open space.	6/29/2023 6:21 PM
220	Open residential will permit development while maintaining the character of the community.	6/29/2023 12:36 PM
221	Bikeways tied into the new Calgary city paths (along Stoney Trail, etc)	6/29/2023 10:51 AM
222	Where is the water coming from, what is the waste water solution. At what point will RVC get in touch with province about roads or schools? When it is too late lie always?	6/29/2023 10:02 AM
223	It's nice there are open spaces and outdoor amenities (pathway, park) however they aren't really a public space except for those that live there as there are no staging areas for others to visit the area. Plus we learned from Harmony that the promised public amenities for all Springbank to enjoy are really limited to only Harmony residents.	6/29/2023 7:56 AM
224	From my understanding, the county is not true on its word about "future developments" I don't trust that what you say and what you do are going to coincide. Who's to say 10 years from now that your "open space residential development" doesn't turn into another shopping supercentre that we do not have the infrastructure for? I think you've lost all faith from the community by approving things without thinking of those effected beforehand. My concerns are not as much about our future developments but more so the lack of advocacy for our residents fighting against them.	6/28/2023 10:51 PM
225	The open spaces themselves will not be used for farming as too small. It is nice to have open space but who is going to look after it. Could end up being a weedy mess or just an expense to mow.	6/28/2023 10:20 PM
226	Keep it as a min 2 acre lot with green space.	6/28/2023 10:13 PM

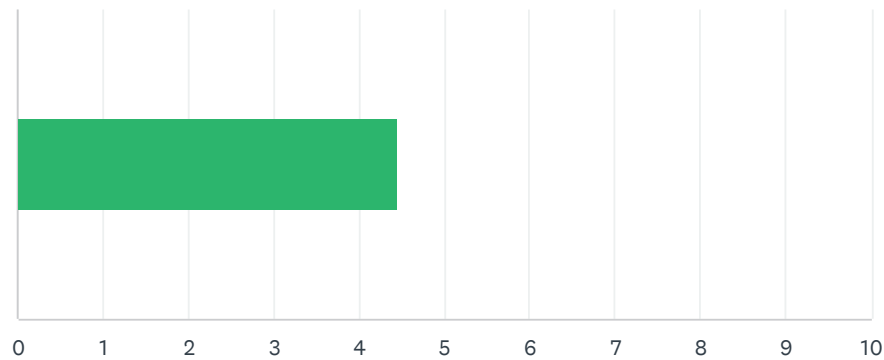
Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
227	No. If people want to live in dense neighbourhoods, they can live in Harmony or Calgary. No more is needed in Springbank.	6/28/2023 10:12 PM
228	Don't do it. 2 acre minimum lots, keep more agricultural.	6/28/2023 9:56 PM
229	It's FAR to dense to be considered CR, and the open space is completely lost in a sea of houses.	6/28/2023 8:47 PM
230	Keeping this area to small acreages and not developments like Harmony.	6/28/2023 8:39 PM
231	Again, Springbank needs to be a fun place to live where people can walk, bike exercise and access the river. The river is the greatest asset.	6/28/2023 8:32 PM
232	We need more protection for wildlife corridors and environmental features. There is limited policing (Cochrane RCMP) and Fish and a wildlife protection services. As long time residents we don't need water (well) or wastewater services (septic field and tank).	6/28/2023 8:19 PM
233	More intense and specific communication and rationale	6/28/2023 7:53 PM
234	What I have learned after decades of providing input and talking to other residents, it doesn't matter what the residents want or respond.	6/28/2023 7:16 PM
235	more wildlife corridors	6/28/2023 11:16 AM
236	eliminate it. It is inconsistent with the rest of Springbank, and the wishes othe majority residents (excluding developers, who are not residents)	6/27/2023 12:44 PM
237	It's too geared to development. There needs to be opportunity for someone to sell land and for people to purchase it and use it for their own agricultural purposes.	6/27/2023 12:37 PM
238	Do not put in open space residential. I didn't move out here to have the city follow me. Go build somewhere else in calgary.	6/26/2023 3:11 PM
239	There should be NO Open Space Residential within this boundary.	6/26/2023 2:30 PM
240	Public access points are not very clear. Air, noise and light pollution areas of concern are not very clear. Potential Crime and fire corridors are not very well displayed or presented.	6/26/2023 10:54 AM
241	It's funny that the "Open Space Residential" development space is overlooking the new highway that you approved to run through Springbank; though you claim that Open Space residential is designed to "preserve views"	6/25/2023 8:09 PM
242	One residence per two acres. Period.	6/25/2023 6:12 PM
243	Residents don't want this. Why would we?	6/25/2023 9:06 AM
244	I think I would like to understand the environmental plans, is the county looking at solar and other renewable projects?	6/23/2023 4:49 PM
245	We are confused on the Open Space Residential Development, Open Space Land, Institutional and Community Use, and Recreation Use. There more clarity, definition and understanding of these terms.	6/23/2023 2:27 PM
246	I am supportive of the open space residential in the southern are of the ASP. I am not supportive of it in the central area along the Highway 1 corridor.	6/23/2023 10:26 AM
247	Need proper infrastructure	6/22/2023 6:37 PM
248	Only allow development with a service road parallel to the # 1 on both sides. Plan for large lots that can sustain agri-businesses.	6/22/2023 9:59 AM
249	Revert back to 2 acre development	6/22/2023 9:48 AM
250	I am in support of pathways and environmental protections. Cluster residential is not conducive to the rural concept of Springbank.	6/22/2023 8:04 AM
251	Eliminate it. Residents did not purchase acreage homes to leave near "open space residential development".	6/21/2023 10:20 PM
252	lower density	6/21/2023 3:38 PM
253	The language is unclear. Minimum .5 acre lots but maximum 2 per 1.5 acres? The requirement	6/21/2023 2:47 PM

for open space is vague, and it is unclear what the interface between these properties and the larger country residential properties would look like.

254	Ensure Roads and Utilities are available before development starts. Ensure developments meet country residential ideals.	6/21/2023 10:37 AM
255	Less residential development. This is a rural area. What's the push to keep decreasing rural land with development.	6/20/2023 5:59 PM
256	Open space residential is not legally binding to future development. Best not to allow any development at all rather than provide high density nodes for future development. The only way to stop cities sprawling is to stop all new development in surrounding rural areas.	6/17/2023 1:08 PM

Q13 An expansion of Business uses around the Springbank Airport and Highway 1/Range Road 33 interchange is proposed within the Springbank ASP with the detailed planning for the lands around the Airport to be undertaken by the County in consultation with residents and landowners. How supportive are you of the location and scale of Business uses as proposed within the revised draft Springbank ASP?

Answered: 304 Skipped: 10



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	4	1,354	304
Total Respondents: 304			

#		DATE
1	2	8/1/2023 6:54 AM
2	5	8/1/2023 12:40 AM
3	4	8/1/2023 12:35 AM
4	0	8/1/2023 12:11 AM
5	0	7/31/2023 11:09 PM
6	2	7/31/2023 10:47 PM
7	0	7/31/2023 10:41 PM
8	3	7/31/2023 10:27 PM
9	8	7/31/2023 10:03 PM
10	0	7/31/2023 10:00 PM
11	7	7/31/2023 9:56 PM
12	0	7/31/2023 9:49 PM
13	3	7/31/2023 9:19 PM
14	8	7/31/2023 8:55 PM
15	2	7/31/2023 7:57 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
16	6	7/31/2023 7:54 PM
17	6	7/31/2023 7:50 PM
18	6	7/31/2023 7:49 PM
19	6	7/31/2023 7:49 PM
20	3	7/31/2023 7:39 PM
21	8	7/31/2023 6:39 PM
22	2	7/31/2023 5:46 PM
23	0	7/31/2023 5:06 PM
24	1	7/31/2023 4:55 PM
25	9	7/31/2023 4:21 PM
26	0	7/31/2023 4:17 PM
27	2	7/31/2023 4:08 PM
28	5	7/31/2023 4:05 PM
29	4	7/31/2023 3:47 PM
30	5	7/31/2023 3:31 PM
31	4	7/31/2023 2:41 PM
32	10	7/31/2023 2:35 PM
33	8	7/31/2023 2:02 PM
34	1	7/31/2023 1:34 PM
35	1	7/31/2023 1:16 PM
36	8	7/31/2023 1:15 PM
37	5	7/31/2023 1:08 PM
38	0	7/31/2023 1:02 PM
39	7	7/31/2023 11:58 AM
40	9	7/31/2023 11:44 AM
41	8	7/31/2023 11:33 AM
42	1	7/31/2023 10:47 AM
43	8	7/31/2023 10:41 AM
44	10	7/31/2023 10:25 AM
45	0	7/31/2023 10:13 AM
46	4	7/31/2023 9:44 AM
47	8	7/31/2023 9:28 AM
48	0	7/31/2023 9:24 AM
49	0	7/31/2023 9:04 AM
50	0	7/30/2023 11:53 PM
51	0	7/30/2023 10:38 PM
52	0	7/30/2023 10:38 PM
53	2	7/30/2023 10:14 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
54	0	7/30/2023 9:49 PM
55	6	7/30/2023 9:20 PM
56	8	7/30/2023 9:06 PM
57	0	7/30/2023 6:38 PM
58	10	7/30/2023 4:12 PM
59	0	7/30/2023 3:52 PM
60	4	7/30/2023 2:57 PM
61	3	7/30/2023 2:55 PM
62	0	7/30/2023 2:53 PM
63	0	7/30/2023 2:47 PM
64	5	7/30/2023 8:59 AM
65	5	7/29/2023 9:45 PM
66	8	7/29/2023 6:00 PM
67	8	7/29/2023 12:03 PM
68	0	7/29/2023 11:22 AM
69	8	7/29/2023 10:44 AM
70	8	7/29/2023 10:13 AM
71	10	7/29/2023 9:47 AM
72	8	7/28/2023 8:10 PM
73	0	7/28/2023 5:32 PM
74	5	7/28/2023 5:09 PM
75	9	7/28/2023 3:02 PM
76	6	7/28/2023 2:43 PM
77	8	7/28/2023 12:31 PM
78	7	7/28/2023 11:24 AM
79	10	7/28/2023 10:55 AM
80	0	7/28/2023 10:42 AM
81	10	7/28/2023 10:29 AM
82	3	7/28/2023 9:12 AM
83	8	7/28/2023 9:11 AM
84	3	7/28/2023 3:09 AM
85	8	7/27/2023 10:37 PM
86	10	7/27/2023 9:47 PM
87	4	7/27/2023 3:41 PM
88	8	7/27/2023 2:22 PM
89	8	7/27/2023 12:12 PM
90	9	7/27/2023 10:18 AM
91	8	7/27/2023 10:10 AM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
92	9	7/27/2023 9:20 AM
93	10	7/27/2023 9:14 AM
94	10	7/27/2023 8:48 AM
95	10	7/27/2023 6:09 AM
96	1	7/26/2023 9:19 PM
97	8	7/26/2023 7:35 PM
98	7	7/26/2023 5:14 PM
99	10	7/26/2023 5:06 PM
100	0	7/26/2023 3:57 PM
101	3	7/26/2023 3:29 PM
102	5	7/26/2023 2:59 PM
103	8	7/26/2023 2:05 PM
104	8	7/26/2023 1:48 PM
105	8	7/26/2023 1:40 PM
106	8	7/26/2023 11:30 AM
107	10	7/26/2023 11:07 AM
108	8	7/26/2023 9:27 AM
109	6	7/26/2023 8:20 AM
110	6	7/25/2023 10:39 PM
111	9	7/25/2023 9:59 PM
112	1	7/25/2023 9:01 PM
113	6	7/25/2023 5:03 PM
114	8	7/25/2023 3:01 PM
115	10	7/25/2023 11:51 AM
116	10	7/25/2023 11:50 AM
117	9	7/25/2023 10:25 AM
118	8	7/25/2023 10:01 AM
119	5	7/24/2023 8:32 PM
120	7	7/24/2023 7:32 PM
121	0	7/24/2023 7:04 PM
122	9	7/24/2023 4:22 PM
123	6	7/24/2023 3:13 PM
124	9	7/24/2023 2:36 PM
125	8	7/24/2023 2:20 PM
126	10	7/24/2023 1:08 PM
127	8	7/24/2023 12:51 PM
128	8	7/24/2023 12:51 PM
129	10	7/24/2023 12:49 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
130	7	7/24/2023 12:19 PM
131	9	7/24/2023 12:14 PM
132	7	7/24/2023 11:55 AM
133	8	7/24/2023 11:50 AM
134	7	7/24/2023 11:13 AM
135	6	7/24/2023 10:29 AM
136	8	7/24/2023 10:01 AM
137	9	7/24/2023 8:21 AM
138	10	7/24/2023 7:41 AM
139	8	7/23/2023 8:50 PM
140	3	7/23/2023 10:25 AM
141	0	7/22/2023 3:28 PM
142	0	7/22/2023 2:55 PM
143	5	7/22/2023 9:51 AM
144	9	7/22/2023 9:48 AM
145	0	7/22/2023 9:32 AM
146	10	7/22/2023 6:12 AM
147	0	7/22/2023 3:28 AM
148	3	7/21/2023 12:50 PM
149	5	7/20/2023 1:29 PM
150	7	7/20/2023 10:01 AM
151	7	7/20/2023 8:36 AM
152	5	7/19/2023 3:13 PM
153	9	7/19/2023 3:03 PM
154	10	7/19/2023 12:44 PM
155	7	7/18/2023 1:44 PM
156	0	7/18/2023 11:50 AM
157	6	7/18/2023 10:57 AM
158	6	7/17/2023 7:34 PM
159	1	7/17/2023 4:04 PM
160	5	7/17/2023 3:15 PM
161	5	7/17/2023 1:53 PM
162	0	7/17/2023 12:07 PM
163	0	7/16/2023 11:00 AM
164	0	7/16/2023 10:23 AM
165	2	7/15/2023 5:50 PM
166	4	7/15/2023 5:49 PM
167	0	7/15/2023 5:07 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
168	7	7/15/2023 9:45 AM
169	9	7/14/2023 3:44 PM
170	8	7/14/2023 3:44 PM
171	8	7/14/2023 1:35 PM
172	5	7/14/2023 1:06 PM
173	10	7/14/2023 11:38 AM
174	9	7/14/2023 11:32 AM
175	7	7/14/2023 11:03 AM
176	8	7/14/2023 10:36 AM
177	0	7/14/2023 9:40 AM
178	0	7/14/2023 9:30 AM
179	5	7/13/2023 9:39 PM
180	2	7/13/2023 9:12 AM
181	3	7/13/2023 7:21 AM
182	2	7/12/2023 10:55 PM
183	0	7/12/2023 9:52 PM
184	9	7/12/2023 9:14 PM
185	3	7/12/2023 3:53 PM
186	0	7/12/2023 2:02 PM
187	0	7/12/2023 1:37 PM
188	5	7/12/2023 1:21 PM
189	4	7/12/2023 12:32 PM
190	2	7/12/2023 11:59 AM
191	4	7/12/2023 11:56 AM
192	4	7/12/2023 11:50 AM
193	2	7/12/2023 11:24 AM
194	8	7/12/2023 10:50 AM
195	3	7/12/2023 10:49 AM
196	8	7/12/2023 10:02 AM
197	6	7/11/2023 7:53 PM
198	2	7/11/2023 9:44 AM
199	0	7/10/2023 9:42 PM
200	3	7/10/2023 4:05 PM
201	4	7/10/2023 8:32 AM
202	4	7/10/2023 7:30 AM
203	3	7/9/2023 9:41 PM
204	0	7/9/2023 6:48 PM
205	0	7/9/2023 3:37 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
206	0	7/9/2023 2:09 PM
207	0	7/9/2023 10:12 AM
208	1	7/9/2023 9:26 AM
209	0	7/8/2023 10:23 PM
210	0	7/8/2023 7:32 PM
211	4	7/8/2023 3:55 PM
212	9	7/8/2023 2:50 PM
213	7	7/8/2023 2:40 PM
214	7	7/7/2023 9:56 PM
215	0	7/7/2023 7:36 PM
216	2	7/7/2023 5:41 PM
217	0	7/7/2023 3:44 PM
218	10	7/7/2023 2:25 PM
219	7	7/7/2023 11:27 AM
220	0	7/7/2023 9:09 AM
221	1	7/7/2023 7:45 AM
222	4	7/7/2023 7:24 AM
223	5	7/7/2023 1:15 AM
224	0	7/7/2023 1:03 AM
225	0	7/6/2023 9:25 PM
226	10	7/6/2023 9:05 PM
227	0	7/6/2023 6:10 PM
228	0	7/6/2023 5:27 PM
229	0	7/6/2023 5:06 PM
230	2	7/6/2023 3:47 PM
231	2	7/6/2023 2:11 PM
232	5	7/6/2023 11:08 AM
233	5	7/6/2023 10:17 AM
234	8	7/6/2023 7:51 AM
235	2	7/6/2023 7:23 AM
236	0	7/5/2023 1:34 PM
237	9	7/4/2023 4:06 PM
238	5	7/4/2023 11:55 AM
239	0	7/4/2023 10:45 AM
240	6	7/4/2023 6:48 AM
241	8	7/3/2023 5:11 PM
242	5	7/3/2023 12:08 PM
243	3	7/2/2023 7:12 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
244	10	7/2/2023 9:37 AM
245	7	7/1/2023 8:40 PM
246	0	7/1/2023 12:21 PM
247	0	6/30/2023 10:55 PM
248	10	6/30/2023 10:39 AM
249	7	6/29/2023 7:09 PM
250	0	6/29/2023 6:46 PM
251	9	6/29/2023 6:22 PM
252	7	6/29/2023 2:10 PM
253	9	6/29/2023 12:38 PM
254	0	6/29/2023 11:51 AM
255	2	6/29/2023 11:19 AM
256	10	6/29/2023 10:53 AM
257	10	6/29/2023 10:37 AM
258	7	6/29/2023 8:39 AM
259	0	6/29/2023 7:59 AM
260	1	6/28/2023 10:58 PM
261	2	6/28/2023 10:39 PM
262	10	6/28/2023 10:20 PM
263	0	6/28/2023 10:15 PM
264	2	6/28/2023 10:12 PM
265	10	6/28/2023 9:58 PM
266	0	6/28/2023 9:56 PM
267	0	6/28/2023 8:48 PM
268	6	6/28/2023 8:41 PM
269	7	6/28/2023 8:34 PM
270	6	6/28/2023 8:20 PM
271	4	6/28/2023 8:20 PM
272	2	6/28/2023 7:53 PM
273	4	6/28/2023 7:16 PM
274	0	6/28/2023 5:46 PM
275	0	6/28/2023 2:48 PM
276	0	6/28/2023 11:48 AM
277	0	6/28/2023 11:17 AM
278	0	6/27/2023 5:16 PM
279	0	6/27/2023 12:45 PM
280	0	6/27/2023 12:41 PM
281	0	6/26/2023 3:11 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)

SurveyMonkey

282	0	6/26/2023 2:31 PM
283	0	6/26/2023 10:57 AM
284	0	6/26/2023 9:42 AM
285	0	6/26/2023 8:54 AM
286	0	6/26/2023 8:40 AM
287	0	6/25/2023 8:43 PM
288	0	6/25/2023 8:13 PM
289	0	6/25/2023 6:14 PM
290	5	6/23/2023 4:50 PM
291	7	6/23/2023 2:28 PM
292	10	6/23/2023 10:27 AM
293	4	6/22/2023 6:38 PM
294	0	6/22/2023 10:01 AM
295	0	6/22/2023 9:49 AM
296	0	6/22/2023 8:07 AM
297	0	6/21/2023 10:22 PM
298	0	6/21/2023 3:39 PM
299	1	6/21/2023 2:48 PM
300	1	6/21/2023 10:38 AM
301	0	6/20/2023 6:00 PM
302	5	6/20/2023 11:42 AM
303	10	6/19/2023 9:39 AM
304	5	6/17/2023 1:19 PM

Q14 What would you change regarding the the location and scale of Business uses as proposed within the revised draft Springbank ASP?

Answered: 282 Skipped: 32

#	RESPONSES	DATE
1	More time	8/1/2023 6:54 AM
2	Scale does not fit with a "rural lifestyle blending residential uses with agricultural heritage". Reduce it please. And is local commercial is really necessary? Most people will use west Calgary services and businesses as evidenced by the previous attempt to do this at the Wild West Event Centre area.	8/1/2023 12:40 AM
3	Do not increase the existing areas by much at all. We are so close to west Calgary where there are all the services we could possibly need. The large commercial areas don't fit with our country and agricultural lifestyle and heritage.	8/1/2023 12:35 AM
4	I don't want to see any further development on range road 33. Because there's already too much that's being developed on Bingham with Costco going there. Any further development is unneeded, undesirable would make the area completely overdeveloped commercially, and will devalue the residential properties in the surrounding area.	8/1/2023 12:11 AM
5	Eliminate the proposed plan of building business commercial buildings and airport employment area along RR33.	7/31/2023 11:09 PM
6	The existing transportation routes do not support this amount of business development in the area. Nor does there appear to be much demand for it, as evidenced by the slow start in Bingham Crossing and vacancies in Commercial Court.	7/31/2023 10:47 PM
7	No comments	7/31/2023 10:41 PM
8	I would scale this all back as RVC is trying to monetize Springbank. Springbank is successful today and can continue to be successful without the density of commercial being proposed. Here is an article already professing a concept plan of greater than 1 million sq feet of commercial / retail. https://retail-insider.com/retail-insider/2023/07/massive-costco-store-set-to-anchor-innovative-bingham-crossing-retail-development-near-calgary-interview/	7/31/2023 10:27 PM
9	No opinion at the moment.	7/31/2023 10:03 PM
10	DO NOT DEVELOP ANYTHING ALONG RR33. IF EXPANSION IS DESIRED NEAR THE AIRPORT DO IT BETWEEN THE AIRPORT AND HWY1 . OR DONT EXPAND THE AIRPORT AREA. I DO NOT WANT TO DRIVE THRU ANY INDUSTRIAL PARK ON THE WAY HOME ALONG RR33 EACH DAY AND DIDNT MOVE HERE FOR THAT???	7/31/2023 10:00 PM
11	Will need more information on this	7/31/2023 9:56 PM
12	Don't need them. You are really going to drop our property values. Springbank has a substantial tax base business is not required in this part of rocky view there are already a number business areas elsewhere in rockyview	7/31/2023 9:49 PM
13	The location lends itself to development. It is the scale of the development that is of great concern. The current plan to cement in place an 'extra large' commercial/retail site portends a sad state for the area (2nd largest Costco in Canada?!). Previously my understanding was that the "shopping area" would be unique and open air area -- a draw for the area in a positive manner -- shops, crafts, market etc. Perhaps a nod to the country history of the area and the beauty of agriculture not only in Springbank but also in Calgary. But my dread is now that driving to the area will present nothing but a concrete and big box venue with a massive parking lot and gas bar. No more country character for Springbank. This will also encourage additional big box stores in the area creating greater traffic, pollution, disruption of wildlife and greater need for infrastructure (as noted above, emergency services etc.). The idea of a special natural country area having a large concrete and parking lot area with big box stores, and the concrete of the dam currently being built, is depressing. How much more big commercial and infrastructure will be poured on to Springbank?	7/31/2023 9:19 PM

14	Definitely in support of business. Could be more intense uses and opportunities, especially for further economic development and emerging business. Business opportunities should be allowed in the community core.	7/31/2023 8:55 PM
15	It's insulting that you would even ask this question after you approved the Costco. Commercial Court has many vacant buildings and lots and has never achieved maximum occupancy. Live-work-play is not realistic. Ask the commuters who sit in traffic twice a day. If someone wants to live-work bring it to a public hearing. Do not designate land as a Business Hub.	7/31/2023 7:57 PM
16	Commercial uses should be provided for on adjoining lands to the west of the Springbank Airport, specifically SW 5.	7/31/2023 7:50 PM
17	Commercial uses should be provided for on adjoining lands to the west of the Springbank Airport, specifically SW5.	7/31/2023 7:49 PM
18	Commercial uses should be provided for on adjoining lands to the west of the Springbank Airport, specifically SW 5.	7/31/2023 7:49 PM
19	All businesses within the Springbank area need to be businesses that support a country residential community. Big box stores such as Costco do not enhance the community rather they detract from it and also bring immense crime and traffic concerns. This is no different at the airport and the surrounding area.	7/31/2023 7:39 PM
20	That Rocky View provide more certainty of future uses of land in the area. with more highway commercial around the RR33 Trans- Canada highway interchange.	7/31/2023 6:39 PM
21	As commented by many of the residents, why do we need this scale of business uses? We have already seen that developer proposed uses quickly go by the wayside after they have their approvals in hand - Bingham being the perfect example of this. So many of these business uses are available a short distance away in Calgary and getting closer all the time - Valley Ridge, Crestmount and Trinity Hills. This is not for country residential.	7/31/2023 5:46 PM
22	Infrastructure, such as water usage & existing roadways are not sufficient to support further development.	7/31/2023 5:06 PM
23	Development of the area around the airport that benefits local residents and existing businesses is acceptable. Development should be based on community needs, not developers wishes. The Bingham Crossing development is a mess. The Edge School and Springbank Schools need to be separate from any industrial development, so there should be no commercial development within 1/2 km of those locations.	7/31/2023 4:55 PM
24	I would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. I am generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange.	7/31/2023 4:21 PM
25	Inserted here as this seems the most appropriate. • Even more powerful than these surveys is a prime example of not consulting or listening to the clearly expressed desires and wishes of residents properly would be the recent endorsement of the Costco outlet at Bingham Crossing. PS fyi we do not live in the proximity of Bingham Mall. Possibly the most extreme example of a totally undesired imposition of any form of development. Developers' brochures and open houses on Bingham were fabrications and amounted to an unequivocally orchestrated con job (On a technical point since Costco area was being segregated for independent consideration does not excuse what happened). • Then culminating with a final decision left to Committee Level process that took it out of the political, as well as public exposure and attention it deserved. This should have been a Council decision to make due to its significant magnitude, overwhelming trickle-down implications and impact to our community in addition to the broader County area for the short term, as well as long into the future of Springbank. Yet it was blatantly obvious the process was far from neutral and was biased. Creative and sensible development is needed NOT another Macleod Trail.	7/31/2023 4:17 PM
26	Why do we need a massive Costco in Springbank??? This type of development is totally out of character for this area. Keep the big box stores in Calgary. We don't need them out here. If this is what you have in mind for "business" in Springbank then I do not support the proposals. Keep all the businesses low scale and located over at the Springbank Airport and do not allow them to proliferate all over Springbank, including along Highway #1 where it meets Old Banff Coach Road.	7/31/2023 4:08 PM
27	More commercial along the Trans Canada highway corridor	7/31/2023 4:05 PM

28	There are three schools completely within the business commercial and airport employment zones and within close proximity to the interchange. The current interchange is inadequate. Any increases in traffic necessitate significant roadway reconfiguration to buffer the school zones	7/31/2023 3:47 PM
29	Not enough detail	7/31/2023 3:31 PM
30	I have concerns re the impact of the traffic and the needed infrastructure. And who is paying for this infrastructure?	7/31/2023 2:41 PM
31	Would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. We are generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange	7/31/2023 2:35 PM
32	As previously noted	7/31/2023 1:34 PM
33	Include details that support the rezoning and changed traffic patterns.	7/31/2023 1:16 PM
34	I believe that is okay - keeping business development together is wise.	7/31/2023 1:15 PM
35	As long as business use is expanded only near current business and industrial areas.	7/31/2023 1:08 PM
36	Keep the business use around the airport, as in South of the airport, east of the airport along 250, or west along 250. RR 33 is my main route to my home, and it would definitely impact my drive.	7/31/2023 1:02 PM
37	We would prefer that Rocky View provide more certainty of the future land uses within the area. We are generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange.	7/31/2023 11:58 AM
38	supportive of business uses, it could be more intense use and opportunities, especially for emerging business and further economic development. Business opportunities should be allowed in community core. Very supportive of all business opportunities.	7/31/2023 11:33 AM
39	Although the theory seems good, the road system is totally inadequate as it is. Hwy1/RR 33 is heavily used & by time sensitive travel ie Ambulance, Fire, schools, airport & the costco will make this way worse. It seems costco doesn't have to pay for any infrastruture improvement, yet will hugely impact use for locals and travellers. Why is RV not forcing costco to make improvements? What will change with the addition of more traffic & businesses.	7/31/2023 10:47 AM
40	There are still several future development areas that have not been designated with certainty. We support more commercial development close to Highway 1.	7/31/2023 10:41 AM
41	The revised draft shows uncertainty as to future development. I would prefer that there be more certainty as to the development of highway commercial around the RR33 Trans-Canada Hwy interchange.	7/31/2023 10:25 AM
42	I do not like the plans for RR33, north of #1. I do not think that the Airport Employment area needs to extend 4 miles north of #1. I would like to see commercial activity closer to the #1 corridor, closer to Commercial drive, maybe south of the airport.	7/31/2023 10:13 AM
43	better studies of road/traffic issues prior to implementing any changes (i.e. Costco gets approx 700 cars PER HOUR into its lots; how is this traffic going to be managed?) Does the plan provide any other access to residences in Harmony (one road in). Changing the entryway into the industrial park from 33 to TWP 245 is a bad idea... the road is a typical 2 lane country road with no shoulders and sharp ditches. many cyclists use this road, as well as schoolbuses. The additional traffic will likely increase the risk for serious injury and/or death due to the nature of the road. Is the County planning a 4 lane roadway to accomodate this additional traffic? who is going to be responsible for any additional costs to provide water/sewer infrastructure; presumable to service only 10% of whatever development plan goes ahead?	7/31/2023 9:44 AM
44	Could be more intense uses and opportunities, especially for emerging business and further economic development. Business opportunities should be allowed in community core.	7/31/2023 9:28 AM
45	Do not extend airport commercial east of east-west runway!	7/31/2023 9:24 AM
46	Same answer I have on question 12	7/31/2023 9:04 AM
47	I would eliminate the plan to have additional businesses and buildings along RR33 and around the airport	7/30/2023 11:53 PM

48	Business's only adjacent to number 1 highway and no further North or South than 300 meters	7/30/2023 10:38 PM
49	We would like clear and precise information from RVC about ideas, changes, etc, in a timely and professional manner, and we would like for the opinions of the residents of RVC to be taken into account and heard. How many people proposing these changes etc, live or will be affected by such changes? Would these people like a mall or traffic circle their Children's back yard?Most likely not	7/30/2023 10:38 PM
50	Keep Business uses to the Commercial Court and the Springbank Airport area.	7/30/2023 10:14 PM
51	I would move the locations of these Springbank Airport Employment Area to areas which do not have residential areas around it. This would help with adoption and reduction in risk from future accidents.	7/30/2023 9:49 PM
52	Could you clarify the use of housing for business use--such as home business and rental properties	7/30/2023 9:20 PM
53	The ASP could support/promote more intense uses and opportunities, especially for emerging business and further economic development. In addition, business opportunities should be allowed in community core. Definitely support creation and support of business to help in tax burden in RVC..	7/30/2023 9:06 PM
54	No businesses here. Specifically, Springbank Airport is large enough and further expansion should be halted. Costco is completely inappropriate for this area!	7/30/2023 6:38 PM
55	Take this somewhere else	7/30/2023 3:52 PM
56	provide more clarity and assurances that the transportation infrastructure will be up to the requirements of more businesses, and not substantially impact the quiet of the residences to the east. I don't believe it can be done	7/30/2023 2:57 PM
57	It looks as if the Springbank United Church and Cemetery will be surrounded by business development.	7/30/2023 2:55 PM
58	I would cancel the project	7/30/2023 2:53 PM
59	Business use areas should be restricted to what exists now	7/30/2023 2:47 PM
60	Concentrating commerical/business around the airport and nearby makes sense but we already have Harmony, Bingham and Commercial Court, the latter has always struggled to thrive. Why do we need more?	7/30/2023 11:35 AM
61	The major issues are outlined above in terms of the transportation infrastructure. As presently proposed it is clearly inadequate and I am gravely concerned about who bears the cost of the required upgrades given past experiences with the County in the East Balzac area. We don't need the same traffic nightmares here. I am also concerned with the traffic impacts of these developments on other areas of Springbank as traffic is already an issue on Springbank Road, OBCR and parts of RR31.	7/30/2023 8:59 AM
62	I would be fully supportive if a) strict boundaries were imposed, and b) the proponent demonstrates how the quality of life of existing residents is improved.	7/29/2023 9:45 PM
63	I support more business in Springbank, could be more intense uses and opportunities, especially for emerging business and further economic development. Business opportunities should be allowed in community core. As well, as defined in the Rocky View/Intermunicipal Plan I believe our land should be includedd as a business use area. Pls see my letter for further information. The location along Highway 1 and east of Commercial Court, and the new Bingham Crossing/Costco make our land an obvious area for business development.	7/29/2023 6:00 PM
64	More clarity from Rocky view on commercial property	7/29/2023 12:03 PM
65	Traffic volumes will create problems with the existing infrastructure. Springbank road is essentially a community feeder road, not a "back way" in and out of a large retail facility.	7/29/2023 11:22 AM
66	Would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. Generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange.	7/29/2023 10:44 AM
67	Would like to see more certainty re highway commercial around RR33	7/29/2023 9:47 AM

68	We would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. We are generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange.	7/28/2023 8:10 PM
69	Remove the "Springbank Airport Employment Area" completely out of the ASP. I am absolutely 100% against the Springbank Airport Employment Area - AND any further commercial/Industrial along Twp. 250. Commercial/Industrial is never in the realm of "Rural Lifestyle" "Country Residential" – as you stated in the goals and visions of the ASP. Commercial/Industrial on RR 33 North was never in other ASP drafts , including the 2022 draft– why is it in the ASP in now WITHOUT consulting residents?? Residents do NOT want nor did they ever ask for the Employment Area. See the 2022 survey results. The few developer landowners of course are all for it. It will increase the value of their land from agricultural to commercial/industrial and be worth a lot more. Rocky View cares more about pleasing developers than the people they are entrusted to represent. The overwhelming majority of residents do NOT want the Springbank Airport Industrial Area - and they are VERY concerned about traffic in the area - please listen to them! I just hope they fill in the surveys! There is no evidence there is a need for commercial/Industrial. See the Tate study RV paid for. Below is an important concept Rocky View just does not get: North Springbank is hemmed in by the river to the north and Hwy 1 on the south – and is NOT physically located to handle a lot of traffic. This is directly from a provincial engineer. This is an emergency response issue also. Planners and Council are totally ignoring this fact. Rocky View is totally ignoring the traffic nightmare you are creating on RR 33. RR 33 North is NOT where this should be built - it is in the middle of residential and in future a LOT more residential. Balzac has lots of land for expansion and with the Sheppard Industrial - you can find elsewhere to put commercial/Industrial – away from residential. Residents along RR 33 will be hugely impacted by having to drive by this type of land use – never in the realm of "Rural Lifestyle", "Country Residential" , "Agricultural Heritage" as stated in the Vision and goals of the ASP. Parents and school busses drive RR 33 North multiple times a day and it is unsafe to drive with transport trucks. This a safety concern – transport trucks and school busses ?? You have already created a nightmare of traffic at the RR 33 overpass with Costo/Bingham and filtering out Harmony's "undesirable" traffic (Public, condo, golf course, spa, Delivery Trucks, Transport Trucks) via the Heartland road- Don't dare create more on RR 33 north. The type of commercial/industrial will not be supporting the airport. The airport is a training airport and that is why it is the 6th busiest as the training planes go up and down so frequently to train. Costco/Bingham and Harmony "Village" will have all the commercial/employment Springbank could ever need! Calgary is 7 minutes away. Why does RV keep burying the real impact of traffic on RR 33 North?? It appears RV is hoping to create an absolute mess of traffic and have the Province bail you out – but this could realistically be 15- 20 years away! Councilors are voting for all this "Springbank Airport Employment Area" - ruining the area by appeasing developers. Rocky View is misleading residents the traffic on RR33 North will be ok when it certainly will not !! Residents are furious about the future traffic on RR 33, and the Springbank Airport Employment Area and you need to listen and understand you are proposing a traffic nightmare o RR 33 North for years to come. Rocky View needs to look elsewhere to develop Balzac or Sheppard type areas – away from residential where it does not ruin one of the most desirable communities in Canada.	7/28/2023 5:32 PM
70	Seems acceptable	7/28/2023 5:09 PM
71	I am very supportive of of more intense uses County would be the benefactor of increasing tax base. We would like to see the business core expanded in the Range Road 33 area	7/28/2023 3:02 PM
72	I would prefer that Rocky View provide more certainty of the future uses of land within the area.	7/28/2023 12:31 PM
73	The Business Commercial areas make sense.	7/28/2023 11:24 AM
74	More certainty including more specificity of the future uses of land within the area. We are supportive of more highway commercial around the RR33 Trans Canada Highway interchange.	7/28/2023 10:55 AM
75	Stick with the original, accepted proposal of Retail & Commercial.	7/28/2023 10:42 AM
76	Move to south side of airport	7/28/2023 9:12 AM
77	We would like to see more specifics of the future uses of land within the area. We'd like to see more highway commercial around RR33 and TCH interchange	7/28/2023 9:11 AM
78	More commercial along the trans canada highway corridor	7/28/2023 3:09 AM

79	I would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. I am generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange.	7/27/2023 10:37 PM
80	More opportunities	7/27/2023 9:47 PM
81	location is fine.	7/27/2023 3:41 PM
82	We aren't sure if the present draft gives enough surety for commercial development. We want to make sure that we don't have to drive distances for services.	7/27/2023 12:12 PM
83	Generally we are supportive of the location and scale	7/27/2023 10:18 AM
84	as noted earlier, range road 33 bridge has to be built up before development; the costco is a good idea but their road access plans are insufficient	7/27/2023 10:10 AM
85	Supportive of more highway commercial around the RR33 Trans-Canada Highway interchange	7/27/2023 9:14 AM
86	We would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. We are generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange.	7/27/2023 8:48 AM
87	We are supportive of the business area and feel it should be developed a bit faster.	7/27/2023 6:09 AM
88	Is this going to turn into another Balzac Area (Cross Iron Mills). Water and waste water being an issue. Will the developers really pay for the required infrastructure: Potable water, wastewater and roads? We the tax payers should not be held responsible for this.	7/26/2023 9:19 PM
89	No concerns	7/26/2023 7:35 PM
90	I support the location and local business - but am vehemently against Costco and other box stores. Dark sky lighting will be impacted. I had really hoped for local shopping per previous ASP.	7/26/2023 5:14 PM
91	More certainty regarding the parcels labeled "Future Development," would be welcome, particularly the parcels along the highway west of Calaway Park. Prior ASPs indicated "Business Commercial" in their intent for these areas. As previously stated, I believe that this would be beneficial to the residents, and would be in keeping with the contemporary focus on self-contained community and reducing the need for excess motor vehicle usage.	7/26/2023 5:06 PM
92	No added business is needed in springbank	7/26/2023 3:57 PM
93	In my mind we didn't and don't need any more big box scale stores. Agriculture or Airport. I think the size is too much.	7/26/2023 3:29 PM
94	The location and scale is good, just not clear enough is some sections that are now designated as "Future Development"	7/26/2023 2:59 PM
95	The idea is fine but the roads and infrastructure need developing before the buildings go up. Range road 33 will need serious changes to accommodate even construction traffic.	7/26/2023 2:05 PM
96	I would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. I am generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange	7/26/2023 1:48 PM
97	we would like to see the commercial and employment centers extended along the Trans-Canada Hwy West to the ASP boundary on lands that border the Hwy and that could potentially connect Harmony to a commercial center along with improving the overall tax base for the county.	7/26/2023 1:40 PM
98	I would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. I am generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange.	7/26/2023 11:30 AM
99	I think it is the right location, more Business is good for everybody. I would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. I am generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange.	7/26/2023 11:07 AM
100	Defined transportation mitigation and flow	7/26/2023 9:27 AM

101	Generally supportive but the business use should be expanded west adjacent to Highway 1.	7/26/2023 8:20 AM
102	no suggestions.	7/25/2023 10:39 PM
103	Central location supports all Springbank residents. Close to airport makes sense. Along the HWY for access and convenience. No changes.	7/25/2023 9:59 PM
104	I'm unsure as to the amount of consultation with residents. What specifically constitutes consultation? A survey monkey? A limited lecture without time for full questions?	7/25/2023 9:01 PM
105	N/A	7/25/2023 5:03 PM
106	We would like Rocky View to provide more specificity regarding future uses of land within the area. We are supportive of more highway commercial around RR33 Trans-Canada Hwy interchange	7/25/2023 3:01 PM
107	We would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. We are generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange.	7/25/2023 11:51 AM
108	The ASP needs to make sure the interchange off the highway allows efficient traffic flow on and off the highway. As previously stated this is an excellent point to have highway traffic stop use the services without needing to enter the city in both directions. provide high quality road side services with good access from the highway sides. Then provide local community services and access from other side. a win win.	7/25/2023 11:50 AM
109	Prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. Supportive of more highway commercial around the RR33 Trans-Canada Highway interchange.	7/25/2023 10:25 AM
110	We would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. We are generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange.	7/25/2023 10:01 AM
111	We just want to get our money out before we die	7/24/2023 8:32 PM
112	I would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. We are generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange.	7/24/2023 7:32 PM
113	Highway one interchange is not efficient for large amounts of traffic. People will start using range rd 33 (with schools on that road), and Twp rd 250. With increased traffic, how are residents going to be able to safely access the road?	7/24/2023 7:04 PM
114	More certainty, how you will use the land in the area in the future	7/24/2023 4:22 PM
115	I would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. I am generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange.	7/24/2023 3:13 PM
116	We would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. We are generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange.	7/24/2023 2:36 PM
117	Generally more supportive of highway commercial along the Trans Canada	7/24/2023 2:20 PM
118	I would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. I am generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange.	7/24/2023 1:08 PM
119	We would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. We are generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange.	7/24/2023 12:51 PM
120	Like what is proposed.	7/24/2023 12:51 PM
121	get it moving and get some businesses in the area	7/24/2023 12:49 PM
122	We would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. We are generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange.	7/24/2023 12:14 PM

123	Having amenities is nice, but the size of the business use is concerning, as roadways and construction are going to be an ongoing issue for the next 5-10 years.	7/24/2023 11:55 AM
124	would like more certainty of commercial areas around the transcanada highway	7/24/2023 11:50 AM
125	We would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. We are generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange.	7/24/2023 10:01 AM
126	I would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. We are generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange	7/24/2023 8:21 AM
127	I would like to see more certainty including more specificity of the future uses of land within the area. I am generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange.	7/24/2023 7:41 AM
128	More commercial access from Highway 1	7/23/2023 8:50 PM
129	Minimum expansion and clear limitations on types of commercial expansion. It should be a recreational aviation facility. Noise in the surrounding areas minimize. The location of the airport is inappropriate an alternative siting of a new airport outside springbank should be developed. Pilatus aircraft should not be allowed	7/23/2023 10:25 AM
130	Eliminate this altogether and return to country residential or agriculture.	7/22/2023 3:28 PM
131	The air traffic noise is already very high	7/22/2023 2:55 PM
132	It seems ok.	7/22/2023 9:51 AM
133	More certainty on future development area land uses. Need more highway commercial land use designations	7/22/2023 9:48 AM
134	Run these businesses along the Transcanada. Not into lands where animals frequent, noise and light pollution becomes evident, and impact to existing residents is minimal	7/22/2023 9:32 AM
135	We would prefer more certainty and specificity of the future uses of land within the area. Would like to see more highway commercial around the RR33 Trans-Canada Highway interchange.	7/22/2023 6:12 AM
136	Stop the development. Just say NO TO COSTCO!!!!!! ANOTHER GENERIC BIG BOX BRAND MEGA MALL???? YOU CANT BE SERIOUS?!!	7/22/2023 3:28 AM
137	Keep the density to a minimum. The Springbank Airport is already busy enough.	7/21/2023 12:50 PM
138	Use Range Road 33 as the eastern boundary. No commercial or industrial development east of that road.	7/20/2023 1:29 PM
139	nothing	7/20/2023 10:01 AM
140	The roads in this area likely will need to be upgraded to support all the increased traffic.	7/20/2023 8:36 AM
141	It appears that this area will turn into another commercial warehouse area - like the Balzac area. Traffic will be a nightmare with this type of scale (Costco, Amazon,Walmart warehouses). Not the right fit at this time.	7/19/2023 3:13 PM
142	As a resident, Costco scale at Bingham crossing is absolutely NOT supported. "Big Box" is not needed. However I am supportive of small to medium size business/commercial in this area to create a community core and amenities.	7/19/2023 3:03 PM
143	This is the logical place to do it.	7/19/2023 12:44 PM
144	Safety for children attending area schools is paramount! We send our kids to these schools where they are surrounded by open spaces, clean air, and little traffic (during school hours) for a reason! RR 33 is already a gong show during drop off and pick up! Adding commercial businesses will be an issue that needs to be carefully managed. I would rather see increases to Commercial Court with businesses that locals actually would use (coffee shops, Subway, gas station, for example).	7/18/2023 1:44 PM
145	Smaller scale and limit the development to intersection of RR 33 and Twp Rd 250 (south side of Twp Rd 250, and west side of RR 33).	7/18/2023 11:50 AM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)

SurveyMonkey

146	Infrastructure must be done first before any development so as not to burden the existing infrastructure. Mainly highway access.	7/18/2023 10:57 AM
147	I think the location is appropriate but I think the scale could be reduced.	7/17/2023 7:34 PM
148	Don't need further business uses in residential. Residents can already register a business permit at home.	7/17/2023 4:04 PM
149	unsure	7/17/2023 1:53 PM
150	Limit it to the highway areas only and max 3 sections of land. The rest can be kept forever designated as farming/agricultural if they need to protect their airspace from further residential community developments.	7/17/2023 12:07 PM
151	To the west of RR33 should be kept agricultural as to the east of RR33 is now developed.	7/17/2023 11:12 AM
152	At this point I don't have any suggestions	7/17/2023 11:01 AM
153	It needs to be something that supports the residents of the area, not something that doesn't make sense for the neighborhood	7/16/2023 5:38 PM
154	Remove this section. There is no clear commercial demand for this development, and certainly no support for this from residents. Industrial should only be permitted along the HWY 1 corridor with dedicated access roads.	7/16/2023 11:00 AM
155	go back to the previous asp	7/16/2023 10:23 AM
156	I'm ok with business expansion but there needs to be upgrades to roadways and traffic/pedestrian flow.	7/15/2023 5:50 PM
157	Keep it small scale to reflect the rural area that springbank is.	7/15/2023 5:49 PM
158	Minimize commercial and business uses. The need does not exist.	7/15/2023 5:07 PM
159	Nothing	7/15/2023 9:45 AM
160	KEEP ALL BUSINESS AND INDUSTRIAL IN THOSE AREAS ONLY	7/15/2023 8:22 AM
161	I would prefer to see more certainty regarding lands for future development.	7/14/2023 3:44 PM
162	I think business use near the airport is best use of space, as most people would not want their homes to be next to a busy airport, and it seems that Springbank airport is getting busier as time goes on.	7/14/2023 3:44 PM
163	On the central and very east side of the ASP and anywhere close to HWY 1 , all lands abutting mass residential and commercial development within Calgary , and virtually /literally/actually across the road, should have the same development designation	7/14/2023 1:35 PM
164	none	7/14/2023 11:32 AM
165	We would prefer that Rocky View provide more certainty, including more specificity of the future uses of land within the area. We are generally supportive of more highway commercial around the RR33 Trans-Canada Highway interchange	7/14/2023 10:36 AM
166	There should be no allowance for the Bingham Crossing commercial development with a Costco as it will have an extreme impact to the rural community with massive impact to transportation infrastructure, schools, safety, etc. This does not show support of preserving rural landscape.	7/14/2023 9:40 AM
167	Do not expand the business use.	7/14/2023 9:30 AM
168	It makes sense to support some business development but a bunch of box stores selling cheaply made overseas products will not increase small business but instead compete and take away business .	7/13/2023 9:39 PM
169	I would like to see removal of light industrial designations in the Springbank airport employment area. A designation as more recreational/tourist uses would be more in keeping with the spirit of the area. A well thought out aviation museum, tourist flights, more aviation education and even education about the area, the natural elements and regions of southern Alberta/foothills etc would be more in keeping with the descriptions in the ASP of promoting a "peaceful" experience.	7/13/2023 9:12 AM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)

SurveyMonkey

170	No industrial landed north of hyw 1	7/13/2023 7:21 AM
171	Current roads are far too undersized and overpass interchanges are already outdated and dangerously designed. Significant investment will be necessary to improve access/egress. Keep commercial development to the airport and highway corridor only.	7/12/2023 10:55 PM
172	Less commercial	7/12/2023 9:52 PM
173	Transportation infrastructure - specially roads can not accomodate the traffic	7/12/2023 3:53 PM
174	Far, far too much of it. Easily three times what Springbank's population can actually support, at a very conservative estimate based on the fact that Commercial Court is still nowhere near capacity. Stop building crap that no one needs and residents have to pay for!	7/12/2023 2:02 PM
175	Business use should only be allowed along highway 1	7/12/2023 1:37 PM
176	Better access to highway one.	7/12/2023 1:21 PM
177	Traffic patterns and proposed changes to highways prior to approving any development	7/12/2023 12:32 PM
178	The proposed location is sensible; however, the scale is totally unjustified. Identifying any more land for commercial / industrial uses requires pre-conditions, which currently do not exist: (1) The ASP must be revised to ensure that the RR33/Hwy1 transportation infrastructure is upgraded before additional commercial/industrial development is approved. Assuming Costco goes ahead, the Stage 1 upgrades to the interchange will be done, but those will be inadequate to deal with any additional business traffic, plus the growing residential traffic from Harmony as it builds out. There is no rationale to impose on Springbank residents traffic chaos like that at Hwy566/Hwy2. (2) Clear evidence of the need for more commercial/ industrial development at this location is lacking. Commercial Court has significant vacant land; the land already identified for business uses around the airport is not fully developed; even assuming Costco goes ahead, there is still substantial undeveloped commercial land at Bingham Crossing. Why is more needed? Balzac is a much more logical location for regional commercial/industrial development - the transportation infrastructure is much better (Hwy 2 is a more significant trucking route than Hwy 1, Calgary airport and train options are close by - while the Springbank Airport is busy in terms of take-offs/landings, it is not a commercial distribution hub like YYC). There are also far fewer residents in Balzac to be inconvenienced by all the unavoidable negative externalities that go with large-scale commercial/ industrial development.	7/12/2023 11:59 AM
179	Should include Bingham Crossing east quarter section as business / commercial or residential with flexibility for more dense residential forms and cluster development.	7/12/2023 11:56 AM
180	This is harder for me to comment on. It will effect land owners directly adjacent and how will this effect their lifestyle and landvalue??? Some development and progress must and will always happen i understand this.	7/12/2023 11:50 AM
181	Want to avoid warehouse development in the area, interested in community space/community gardening or solar production.	7/12/2023 11:24 AM
182	Preserve farms and ranches	7/12/2023 10:49 AM
183	No changes	7/12/2023 10:02 AM
184	I'm not sure that I would change anything with respect to the location. There is reasonable scale of industrial already in around the Springbank airport and with the Costco approval it makes sense.	7/11/2023 7:53 PM
185	Reduce the size.	7/11/2023 9:44 AM
186	While we are opposed to the "Springbank Airport Employment Area", we would support the development at Hwy 1/RR33 interchange (Bingham Crossing), provided transportation infrastructure be is improvement upon.	7/10/2023 4:05 PM
187	n	7/10/2023 8:32 AM
188	Roll back the Bingham Crossing development and cancell the Costco permit.	7/10/2023 7:30 AM
189	Roads would need to be upgraded to handle increased business and this would need to be done BEFORE any new businesses could be done otherwise the roads will NEVER be completed	7/9/2023 9:41 PM
190	Again, RR 33 is a thorough fare to a residential area that affects 250-300 residents.	7/9/2023 6:48 PM

191	Remove all of the lands included along RR33. This is better suited for the land west of the Edge School and South of Twp Rd 251	7/9/2023 3:37 PM
192	Make the area an agricultural land reserve	7/9/2023 2:09 PM
193	Remove all reference to Industrial. Minimize the Business related to the Airport. Smaller local shopping similar to what Bingham Crossing was ordinally is good. NO COSTCOs and no large warehousing. Replace with small agricultural and recreation opportunities. Hobby farms to support local farmers market. Make this area as a destination for locals and visitors. Make Springbank unique. Current plan appears to be destroying the opportunities for Community, Agriculture & Recreation in North Springbank.	7/9/2023 10:12 AM
194	Less business, more agriculture.	7/9/2023 9:26 AM
195	The location is at a very busy intersection for residents of Springbank and Harmony for schools, churches and sports. Further West would have provided safer and more convenient access.	7/8/2023 10:23 PM
196	WE do not support an expansion of the Springbank Airport.	7/8/2023 7:32 PM
197	Don't you think the road system will be not enough capacity?	7/8/2023 3:55 PM
198	The airport continues to develop with no contribution to the community services, ie roads. I believe that the Airport/ Federal government should be overall contributing to the development of the area financially. Have never understood this.	7/8/2023 2:50 PM
199	This makes sense	7/8/2023 2:40 PM
200	Would like to see Small private business and amenities for the community	7/7/2023 9:56 PM
201	Only administration need these developments to exist- residents do not	7/7/2023 7:36 PM
202	I am not supportive of large shopping and commercial areas in Springbank, or in the "country." I can easily drive to the large metropolis of Calgary for this. This is not why I choose to live in country residential.	7/7/2023 5:41 PM
203	The road system is not in place to handle the increased traffic for such enterprises	7/7/2023 3:44 PM
204	We would prefer that Rocky View provide more certainty, including more specificity of the future uses of land with in the area. We are generally supportive of more highway commercial around the RR33 TCH interchange.	7/7/2023 2:25 PM
205	More focus to airport area rather than Hwy1. Light business.	7/7/2023 11:27 AM
206	There is no need to expand business areas. Current business footprints are not fully used and there is no need for this.	7/7/2023 9:09 AM
207	Totally support the business areas around 33/highway 1. Fairly distressed about what an extremely busy Costco will do to our quiet country neighbourhood.	7/7/2023 7:45 AM
208	I do not believe Rockyview is holding developers to their contracts of ensuring proper infrastructure is completed. An example of this is with Harmony not following through with building access to its neighborhood from RR40. Council is now allowing a Costco to be built thinking traffic circles immediately off hwy1 will not cause a massive traffic jam and seriously dangerous driving situations.	7/7/2023 1:15 AM
209	This development would require major upgrades to current infrastructure to make it viable. We have already seen issues in Rocky View County in other communities, where large developments were built without the proper supporting infrastructure (Balzac and Cross Iron Mills), and the residents of Springbank don't want to experience similar issues here.	7/7/2023 1:03 AM
210	With the current interchange at range road 33 and highway 1 no more commercial development should be allowed. I use this interchange everyday. It can barely handle the traffic now during the summer. I have seen many close calls. Some days traffic backs up onto highway 1. One day someone is going to plow into the stopped vehicles at highway speed. The consequences will be devastating. Build Costco and it's guaranteed.	7/6/2023 9:25 PM
211	Roadways must be sufficient to support this additional traffic. Not in place today and already very busy.	7/6/2023 9:05 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
212	Having an industrial type area that is larger than it already is will negatively affect our quiet community.	7/6/2023 6:10 PM
213	keep the businesses in the city. Stopping taking up productive land with concrete & parking lots	7/6/2023 5:27 PM
214	Where is the demand for this? 1100 acres on RR 33 near residential is the wrong place; if the airport needs this, put it on airport land or directly south of the airport on 250. How much consultation has the County done with the airport re: employment areas?	7/6/2023 5:06 PM
215	Upgrade transportation corridors first; twin RR33 over the TransCanada Highway; upgrade Twp Rd 250; add a new interchange at RR40.	7/6/2023 3:47 PM
216	Scale of business development is far too large ambitious and again not required at this time. Will take decades to build out.	7/6/2023 2:11 PM
217	I'm not as concerned about scale and actual businesses as I am about making sure the developers ensure roadway upgrades and water/sewage are scaled appropriately at their cost!	7/6/2023 10:17 AM
218	I do not represent land here so have less to say. However, overly prescriptive policies should be reviewed to ensure they are business-friendly. Businesses need to be nimble and respond to market.	7/6/2023 7:51 AM
219	The road infrastructure does not support the proposed scale of development and the plan does not address this.	7/6/2023 7:23 AM
220	It's fine	7/4/2023 11:55 AM
221	Remove!! This is the worst thing that a country residential area could add. In no way do we want the additional truck traffic (assuming the light industrial would include, UPS, Purolator, Amazon, etc) as the area will not be able to handle that on top of the chaos that the Costco will all ready be bringing. With no solid plans of who would be moving into this area there is no way the county should approve anything to do with this airport area.	7/4/2023 10:45 AM
222	Less airport development spreading into residential and agricultural area. Prefer to keep the business and employment along the highway 1 corridor.	7/4/2023 9:24 AM
223	Ensure proper infrastructure including roads and services before allowing any development including Costco	7/3/2023 5:11 PM
224	Nothing at this time	7/3/2023 12:08 PM
225	Do not want to see big box stores in this rural community. It's not what we moved here for.	7/2/2023 7:12 PM
226	lands identified are logical with the airport interface area...more thought to "fazing in/timing" of the various portions of the area starting with the quarter with the United Church and expanding outward as the demand increases	7/2/2023 9:37 AM
227	Keep the warehouses set back from the roads - plant lots of trees that are already 5-10 years old.	7/1/2023 8:40 PM
228	Why is this even being brought up? Is is the intention to pave over Springbank. Who is pushing this forward - Developers/city of Calgary?	7/1/2023 12:21 PM
229	Most importantly, from what we have seen happening with the Bingham Crossing/ Costco fiasco, are we actually meant to naively believe that residents will really be consulted and their opinions on this business development taken into serious account? Once again there will be a huge impact from traffic on these small intersections and narrow roads.	6/30/2023 10:55 PM
230	lessen the light industrial and hanger uses near the airport (north side of Hwy 1). Making that airport larger or more "industrial" is not good	6/30/2023 10:39 AM
231	Ensure transportation and road systems are in place before building!!! As noted in comments above.	6/29/2023 7:09 PM
232	Range Road 33 north of TWP Road 250 is not a good fit for Business development. It's a residential community access road.	6/29/2023 6:46 PM
233	No change	6/29/2023 6:22 PM
234	The Community Core between the RVC Schools is where the Residents of Springbank will	6/29/2023 12:38 PM

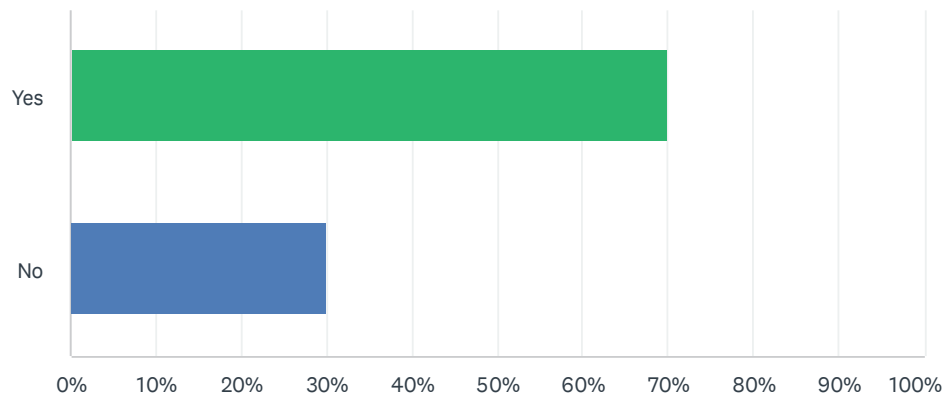
	come. North of HWY 1 will be where regional shoppers will go.	
235	Location either next to edge along the highway or west of the airport by Harmony and build a new access from the highway	6/29/2023 11:51 AM
236	Concentrate commercial and airport support to south of hwy 1 or already existing airport development, not along rr33	6/29/2023 11:19 AM
237	Commercial development along airport/highway corridor	6/29/2023 10:53 AM
238	I would like to see more employment areas adjacent to the trans Canada around the RR 33 interchange	6/29/2023 10:37 AM
239	I would like to see the future development lands codified as a development type rather than just future, and I would like to see the Airport Employment zone extended further west	6/29/2023 8:39 AM
240	It is dubious there is an economic study supporting ~1,100 acres of industrial-commercial. If there is demand for further airport commercial then it should be limited to TWP250 near the entrance to the airport and not on RR33. Perhaps a first step is for the airport to kick out all the car collections and man-caves from the airport and let the commercial demand fill the airport lands.	6/29/2023 7:59 AM
241	The location does not sit well with me. I have one way in and one way out of my neighbourhood and now I'm going to have to pass through an industrial park to get home. I didn't sign up for this when I bought my property. I moved out of the city to avoid industrial living. This brings much more heavy traffic and I just don't feel comfortable with the extra people that are going to be in and out of my quiet cul de sac.	6/28/2023 10:58 PM
242	Not on range road 33	6/28/2023 10:39 PM
243	Extend the area to the west as directly under airport flight paths.	6/28/2023 10:20 PM
244	Would like to see any expansion of the airport to be hangers for private planes. Not warehouse. Don't want the airport to expand (bigger runways for bigger cargo planes)	6/28/2023 10:15 PM
245	Make it significantly smaller!!! RR 33 is already loaded enough with development.	6/28/2023 10:12 PM
246	nothing	6/28/2023 9:58 PM
247	Put it in Harmony.	6/28/2023 9:56 PM
248	Move it to Twp 250	6/28/2023 8:48 PM
249	Let us not recreate the mistake of Bingham Crossing. Let's move forward with small local businesses or marketplaces like the Calgary Farmers Market that provide a roof for small business that produce quality, and unique goods.	6/28/2023 8:41 PM
250	I think more of the business area should be along the transCanada corridor not extending toward country estate on both side of Range road 33. The east side of range road 33 should be park or green space to separate the airport and the business area from the residential area	6/28/2023 8:34 PM
251	understand some business in necessary but Cosco was a little hard to swallow.	6/28/2023 8:20 PM
252	Immediate stoppage.	6/28/2023 8:20 PM
253	Same as residential	6/28/2023 7:53 PM
254	What I have learned after decades of providing input and talking to other residents, it doesn't matter what the residents want or respond.	6/28/2023 7:16 PM
255	As a resident of Country Lane Estates, I am opposed to the Springbank Airport Employment Area that is north of twp 250 on RR33. Ideally, it would be located along the south side of twp 250 to the west of Edge School. This allows for best access to the airport while taking commercial development and commercial traffic away from residential developments along RR33 north of twp 250.	6/28/2023 5:46 PM
256	See previous response. NOT NEEDED OR WANTED, JUST LIKE COSTCO. You are forcing long time residents out of their communities. We bought country residential and that's what we want.	6/28/2023 2:48 PM
257	NO INDUSTRIAL DEVELOPMENT ALONG RR 33!!!!	6/28/2023 11:48 AM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
258	keep it country living	6/28/2023 11:17 AM
259	As provided	6/27/2023 5:16 PM
260	reduce the size. It's not needed or wanted	6/27/2023 12:45 PM
261	Range Road TransCanada overpass can't handle anything more. And nothing north of Township Road 250 in any case!!	6/27/2023 12:41 PM
262	Leave things the way they are.	6/26/2023 3:11 PM
263	There should be NO Open Space Residential within this boundary.	6/26/2023 2:31 PM
264	No commercial corridors should be proposed along RR33. All commercial corridors should be designed along the Hwy 1 to Hwy22 interchange in an East-West fashion. No north-south corridors for commercial purposes should be designed.	6/26/2023 10:57 AM
265	Change location to area along TC highway and put traffic controls in place. What about access for traffic across TC highway?	6/26/2023 8:54 AM
266	move to areas around the number 1 hiway not in residential areas	6/26/2023 8:40 AM
267	Do not support this at all. Industrial land use was NEVER part of the plan for Springbank	6/25/2023 8:43 PM
268	I don't see the need for more commerical lots in Springbank seeing as though Springbank Commercial Park already exists. Expanding the airport is only in the interests of the land and business owners looking to make money. More emphasis should be placed on the opinions of the residents whose daily commutes, activities and general everyday life are affected.	6/25/2023 8:13 PM
269	The traffic would be horrendous given our present road structure. There would be too much vehicular traffic. At night, this is greater issue to residents currently residing in the area.	6/25/2023 6:14 PM
270	How about addressing roads????	6/25/2023 9:06 AM
271	I think it depends on the vision of the area and the types of types of businesses the county is trying to attract. Giant boxes that lack vision or creativity are probably not a good place to start.	6/23/2023 4:50 PM
272	Needs to be extended to the east to meet up with high density developments coming out of the CoC. These developments will come, and the city will grow; the county needs to have that in mind that we cannot put our heads into the sand and ignore the growth the CoC is undergoing and will continue to have.	6/23/2023 10:27 AM
273	No consideration has been made regarding the current traffic mess, only to be made worse with the approval of Costco.	6/22/2023 10:01 AM
274	The infrastructure cannot support this kind of development. This is country living not highly densified as proposed	6/22/2023 9:49 AM
275	The Airport employment plan is a gateway to a Balzac development with zero infrastructure to support. Water and transportation issues to name two. The traffic increase is bordering on dangerous. I do not support unmitigated, unsustainable growth that benefits only the developers. The price tag on a new interchange alone is well over \$150 million to be borne by Albertan taxpayer. Totally unacceptable.	6/22/2023 8:07 AM
276	I would eliminate it. The proposed business use is not intended to serve Springbank residents - it is intended to draw high traffic from Calgary into what is supposed to be country residential.	6/21/2023 10:22 PM
277	no further development	6/21/2023 3:39 PM
278	Get the road infrastructure in place before considering any expansion.	6/21/2023 2:48 PM
279	Listen to residents. especially closest ones to development. You know we dont want big box stores. we have said that for many years. and that wont change. We are not in the city. Big box stores can build in already developed areas with no issues.	6/21/2023 10:38 AM
280	Stop it, We don't need it with the proximity to Calgary. And we don't need the increased traffic.	6/20/2023 6:00 PM
281	This is needed	6/19/2023 9:39 AM
282	This is about 20 years too late. Development is already ahead of you! Bingham Crossing and Harmony are already approved; the airport industrial is sprawling — genie is out of the box. We	6/17/2023 1:19 PM

will now see development all the way along Highway 1 west to 22. And areas to the south and North will fill in. I am totally apposed to this because of loss of world-heritage views along highway 1 and loss of agricultural land. Land planning in RVC is a total joke. It's actually insulting to be asked this question and have to pay for this work from my taxes tbh.

Q15 The revised ASP continues to support Range Road 33 (south of Calaway Park and Commercial Court) as the Community Core, providing for a range of institutional uses such as schools, community centres, and healthcare facilities. Detailed planning for the Community Core would be undertaken by the County through a future conceptual scheme and complementary local commercial uses or residential uses may be allowed. Would you support the possibility of local commercial uses and/or residential uses in the community core to complement existing and future institutional uses?

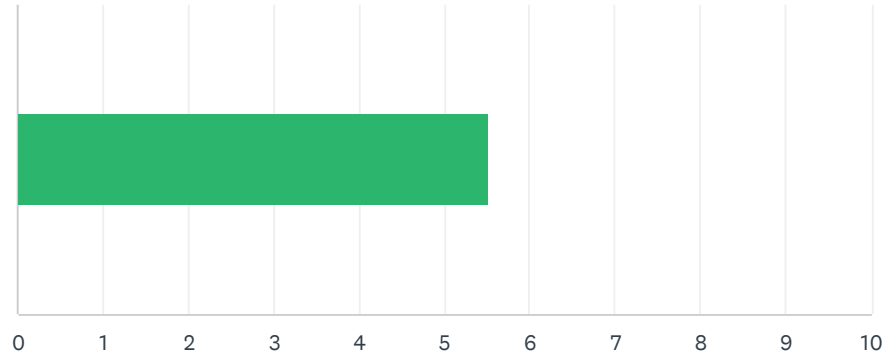
Answered: 310 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes	70.00%	217
No	30.00%	93
TOTAL		310

Q16 How supportive are you of the Community Core as currently proposed within the revised draft Springbank ASP?

Answered: 299 Skipped: 15



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	6	1,652	299
Total Respondents: 299			

#		DATE
1	7	8/1/2023 12:44 AM
2	7	8/1/2023 12:44 AM
3	0	8/1/2023 12:12 AM
4	2	7/31/2023 11:10 PM
5	2	7/31/2023 10:50 PM
6	0	7/31/2023 10:41 PM
7	5	7/31/2023 10:30 PM
8	5	7/31/2023 10:05 PM
9	3	7/31/2023 10:01 PM
10	6	7/31/2023 9:58 PM
11	4	7/31/2023 9:51 PM
12	3	7/31/2023 9:19 PM
13	8	7/31/2023 8:58 PM
14	2	7/31/2023 8:00 PM
15	3	7/31/2023 7:54 PM
16	10	7/31/2023 7:51 PM
17	10	7/31/2023 7:51 PM
18	10	7/31/2023 7:51 PM
19	6	7/31/2023 7:40 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
20	9	7/31/2023 6:44 PM
21	3	7/31/2023 5:46 PM
22	8	7/31/2023 5:07 PM
23	2	7/31/2023 5:07 PM
24	9	7/31/2023 4:22 PM
25	5	7/31/2023 4:18 PM
26	9	7/31/2023 4:06 PM
27	5	7/31/2023 3:31 PM
28	2	7/31/2023 2:46 PM
29	10	7/31/2023 2:37 PM
30	7	7/31/2023 2:03 PM
31	2	7/31/2023 1:36 PM
32	1	7/31/2023 1:18 PM
33	7	7/31/2023 1:16 PM
34	8	7/31/2023 1:10 PM
35	0	7/31/2023 1:04 PM
36	8	7/31/2023 11:59 AM
37	9	7/31/2023 11:46 AM
38	7	7/31/2023 11:33 AM
39	7	7/31/2023 11:31 AM
40	1	7/31/2023 10:51 AM
41	8	7/31/2023 10:45 AM
42	9	7/31/2023 10:26 AM
43	6	7/31/2023 10:15 AM
44	8	7/31/2023 9:46 AM
45	1	7/31/2023 9:24 AM
46	0	7/31/2023 9:04 AM
47	5	7/30/2023 11:57 PM
48	1	7/30/2023 10:20 PM
49	6	7/30/2023 9:21 PM
50	0	7/30/2023 6:40 PM
51	10	7/30/2023 4:14 PM
52	0	7/30/2023 3:53 PM
53	8	7/30/2023 2:58 PM
54	6	7/30/2023 2:56 PM
55	0	7/30/2023 2:54 PM
56	5	7/30/2023 2:47 PM
57	5	7/30/2023 11:39 AM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
58	8	7/30/2023 9:02 AM
59	2	7/29/2023 9:53 PM
60	7	7/29/2023 6:08 PM
61	8	7/29/2023 12:05 PM
62	0	7/29/2023 11:27 AM
63	10	7/29/2023 10:45 AM
64	8	7/29/2023 10:17 AM
65	9	7/29/2023 9:48 AM
66	8	7/28/2023 8:11 PM
67	5	7/28/2023 5:32 PM
68	7	7/28/2023 5:10 PM
69	10	7/28/2023 3:05 PM
70	4	7/28/2023 2:44 PM
71	8	7/28/2023 12:35 PM
72	2	7/28/2023 11:27 AM
73	8	7/28/2023 11:00 AM
74	0	7/28/2023 10:44 AM
75	10	7/28/2023 10:30 AM
76	5	7/28/2023 9:14 AM
77	8	7/28/2023 9:13 AM
78	9	7/28/2023 3:11 AM
79	8	7/27/2023 10:38 PM
80	10	7/27/2023 9:48 PM
81	5	7/27/2023 3:44 PM
82	8	7/27/2023 2:22 PM
83	8	7/27/2023 12:15 PM
84	8	7/27/2023 10:22 AM
85	7	7/27/2023 10:11 AM
86	9	7/27/2023 9:22 AM
87	9	7/27/2023 9:16 AM
88	10	7/27/2023 8:50 AM
89	9	7/27/2023 6:11 AM
90	0	7/26/2023 9:21 PM
91	8	7/26/2023 7:36 PM
92	10	7/26/2023 5:15 PM
93	10	7/26/2023 5:09 PM
94	0	7/26/2023 3:58 PM
95	7	7/26/2023 3:33 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
96	6	7/26/2023 2:59 PM
97	8	7/26/2023 2:07 PM
98	9	7/26/2023 1:50 PM
99	9	7/26/2023 1:48 PM
100	8	7/26/2023 11:37 AM
101	10	7/26/2023 11:10 AM
102	8	7/26/2023 9:27 AM
103	8	7/26/2023 8:21 AM
104	6	7/25/2023 10:39 PM
105	10	7/25/2023 10:00 PM
106	1	7/25/2023 9:01 PM
107	6	7/25/2023 5:04 PM
108	8	7/25/2023 3:03 PM
109	9	7/25/2023 11:59 AM
110	10	7/25/2023 11:53 AM
111	9	7/25/2023 10:26 AM
112	7	7/25/2023 10:02 AM
113	5	7/24/2023 8:33 PM
114	7	7/24/2023 7:33 PM
115	4	7/24/2023 7:05 PM
116	9	7/24/2023 4:23 PM
117	9	7/24/2023 3:15 PM
118	9	7/24/2023 2:37 PM
119	8	7/24/2023 2:21 PM
120	10	7/24/2023 1:09 PM
121	8	7/24/2023 12:53 PM
122	10	7/24/2023 12:52 PM
123	7	7/24/2023 12:50 PM
124	7	7/24/2023 12:20 PM
125	10	7/24/2023 12:15 PM
126	5	7/24/2023 11:56 AM
127	8	7/24/2023 11:51 AM
128	7	7/24/2023 11:15 AM
129	7	7/24/2023 10:30 AM
130	8	7/24/2023 10:03 AM
131	10	7/24/2023 8:23 AM
132	10	7/24/2023 7:43 AM
133	8	7/23/2023 8:51 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
134	6	7/23/2023 10:26 AM
135	2	7/22/2023 3:28 PM
136	0	7/22/2023 3:04 PM
137	4	7/22/2023 9:52 AM
138	10	7/22/2023 9:50 AM
139	5	7/22/2023 9:34 AM
140	10	7/22/2023 6:15 AM
141	0	7/22/2023 3:29 AM
142	0	7/21/2023 12:51 PM
143	7	7/20/2023 1:31 PM
144	7	7/20/2023 10:14 AM
145	9	7/20/2023 8:38 AM
146	7	7/19/2023 3:19 PM
147	9	7/19/2023 3:04 PM
148	9	7/19/2023 12:45 PM
149	6	7/18/2023 1:51 PM
150	8	7/18/2023 11:51 AM
151	6	7/18/2023 10:58 AM
152	6	7/17/2023 7:34 PM
153	7	7/17/2023 4:05 PM
154	5	7/17/2023 3:15 PM
155	5	7/17/2023 1:54 PM
156	8	7/17/2023 12:08 PM
157	5	7/17/2023 11:13 AM
158	6	7/17/2023 11:03 AM
159	6	7/16/2023 5:39 PM
160	9	7/16/2023 11:00 AM
161	0	7/16/2023 10:24 AM
162	0	7/15/2023 5:52 PM
163	6	7/15/2023 5:08 PM
164	5	7/15/2023 9:46 AM
165	0	7/15/2023 8:23 AM
166	8	7/14/2023 3:46 PM
167	8	7/14/2023 3:45 PM
168	8	7/14/2023 1:37 PM
169	0	7/14/2023 1:06 PM
170	5	7/14/2023 11:39 AM
171	9	7/14/2023 11:33 AM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
172	7	7/14/2023 11:04 AM
173	8	7/14/2023 10:37 AM
174	7	7/14/2023 9:44 AM
175	0	7/14/2023 9:31 AM
176	0	7/13/2023 9:49 PM
177	8	7/13/2023 9:22 AM
178	3	7/13/2023 7:32 AM
179	1	7/12/2023 10:58 PM
180	0	7/12/2023 9:53 PM
181	10	7/12/2023 9:14 PM
182	7	7/12/2023 3:54 PM
183	1	7/12/2023 2:05 PM
184	3	7/12/2023 1:38 PM
185	6	7/12/2023 1:21 PM
186	2	7/12/2023 12:33 PM
187	2	7/12/2023 11:59 AM
188	8	7/12/2023 11:57 AM
189	4	7/12/2023 11:52 AM
190	6	7/12/2023 11:26 AM
191	3	7/12/2023 10:50 AM
192	10	7/12/2023 10:50 AM
193	8	7/12/2023 10:03 AM
194	6	7/11/2023 7:54 PM
195	2	7/11/2023 9:49 AM
196	0	7/10/2023 9:43 PM
197	8	7/10/2023 4:07 PM
198	4	7/10/2023 8:33 AM
199	7	7/10/2023 7:31 AM
200	4	7/9/2023 9:44 PM
201	6	7/9/2023 6:50 PM
202	7	7/9/2023 3:38 PM
203	6	7/9/2023 2:10 PM
204	6	7/9/2023 10:13 AM
205	0	7/9/2023 9:28 AM
206	2	7/8/2023 10:25 PM
207	0	7/8/2023 7:35 PM
208	5	7/8/2023 3:56 PM
209	10	7/8/2023 2:50 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
210	5	7/8/2023 2:41 PM
211	8	7/7/2023 9:57 PM
212	0	7/7/2023 7:37 PM
213	2	7/7/2023 5:43 PM
214	1	7/7/2023 3:44 PM
215	10	7/7/2023 2:28 PM
216	7	7/7/2023 11:30 AM
217	0	7/7/2023 9:10 AM
218	7	7/7/2023 7:47 AM
219	5	7/7/2023 7:25 AM
220	0	7/7/2023 1:19 AM
221	2	7/7/2023 1:05 AM
222	1	7/6/2023 9:27 PM
223	9	7/6/2023 9:11 PM
224	1	7/6/2023 7:25 PM
225	1	7/6/2023 5:12 PM
226	2	7/6/2023 3:48 PM
227	8	7/6/2023 2:12 PM
228	5	7/6/2023 11:09 AM
229	5	7/6/2023 10:17 AM
230	2	7/6/2023 7:51 AM
231	0	7/6/2023 7:24 AM
232	0	7/5/2023 1:34 PM
233	8	7/4/2023 4:07 PM
234	6	7/4/2023 11:57 AM
235	1	7/4/2023 10:47 AM
236	7	7/4/2023 9:26 AM
237	6	7/4/2023 6:49 AM
238	8	7/3/2023 5:13 PM
239	5	7/3/2023 12:08 PM
240	10	7/2/2023 9:39 AM
241	3	7/1/2023 8:42 PM
242	10	7/1/2023 12:22 PM
243	5	6/30/2023 10:56 PM
244	10	6/30/2023 10:40 AM
245	2	6/29/2023 7:29 PM
246	7	6/29/2023 7:09 PM
247	5	6/29/2023 6:47 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
248	8	6/29/2023 6:27 PM
249	7	6/29/2023 2:12 PM
250	8	6/29/2023 12:46 PM
251	0	6/29/2023 11:52 AM
252	8	6/29/2023 11:24 AM
253	10	6/29/2023 10:55 AM
254	10	6/29/2023 10:37 AM
255	9	6/29/2023 8:39 AM
256	8	6/29/2023 8:03 AM
257	5	6/28/2023 11:05 PM
258	2	6/28/2023 10:39 PM
259	10	6/28/2023 10:21 PM
260	2	6/28/2023 10:17 PM
261	2	6/28/2023 10:15 PM
262	0	6/28/2023 10:01 PM
263	10	6/28/2023 9:59 PM
264	5	6/28/2023 8:49 PM
265	2	6/28/2023 8:44 PM
266	10	6/28/2023 8:34 PM
267	2	6/28/2023 8:22 PM
268	9	6/28/2023 8:21 PM
269	2	6/28/2023 7:55 PM
270	4	6/28/2023 7:16 PM
271	7	6/28/2023 5:47 PM
272	0	6/28/2023 2:48 PM
273	4	6/28/2023 11:50 AM
274	0	6/28/2023 11:18 AM
275	5	6/27/2023 5:17 PM
276	1	6/27/2023 12:45 PM
277	1	6/27/2023 12:44 PM
278	0	6/26/2023 3:13 PM
279	0	6/26/2023 2:32 PM
280	10	6/26/2023 10:58 AM
281	5	6/26/2023 9:43 AM
282	5	6/26/2023 8:54 AM
283	5	6/26/2023 8:41 AM
284	0	6/25/2023 8:43 PM
285	5	6/25/2023 8:17 PM

286	2	6/25/2023 6:16 PM
287	4	6/25/2023 9:07 AM
288	5	6/23/2023 4:51 PM
289	7	6/23/2023 2:28 PM
290	7	6/23/2023 10:29 AM
291	5	6/22/2023 6:40 PM
292	2	6/22/2023 10:05 AM
293	5	6/22/2023 9:50 AM
294	3	6/21/2023 2:49 PM
295	4	6/21/2023 10:40 AM
296	0	6/20/2023 6:02 PM
297	5	6/20/2023 11:42 AM
298	10	6/19/2023 9:40 AM
299	0	6/17/2023 1:24 PM

Q17 What would you change in regards to the Community Core as currently proposed within the revised draft Springbank ASP?

Answered: 246 Skipped: 68

#	RESPONSES	DATE
1	The proposed area looks fine as it's already where we have schools, churches etc. No large commercial please, and still keep services well spaced out like they currently are to support the country feel.	8/1/2023 12:44 AM
2	No commercialization please. Support services like pharmacy or labs would be useful, but keep the general sales out.	8/1/2023 12:44 AM
3	Add a bridge and 2 exits between Calaway Park and Hwy 22 and build out there.	8/1/2023 12:12 AM
4	Provide a recreational centre and also outdoor recreational area.	7/31/2023 11:10 PM
5	Significant increases in businesses along the core region may only be viable with significant increases in residential densities.	7/31/2023 10:50 PM
6	I would focus less on retail and focus on what helps people stay mentally healthy. Fitness fields, walking paths, open dog parks, parks/greenspace, horse riding. Not retail which can be built anywhere rather than taking up healthy land rich with views and character. Why put a car lot of retail dog grooming business there. Fitness and community facilities, then yes.	7/31/2023 10:30 PM
7	Have no detailed information to comment at the moment.	7/31/2023 10:05 PM
8	NOTHING TO ADD TO IT.	7/31/2023 10:01 PM
9	Density/number of business to match the country leaving and limiting traffic	7/31/2023 9:58 PM
10	Seniors housing	7/31/2023 9:51 PM
11	The community core area is very important and it is good to see this recognized in the plan. The RR33 roadway for community places is special and should remain as such but not with commercial or retail development. Healthcare facilities are businesses and increasingly this could be a convenient way for franchise businesses to be positioned within the healthcare facilities. It is approximately a 10-20 minute drive to city areas that have all of these facilities. Will there be enough draw for the businesses, and if not what will be put in place? Please provide more detailed definitions of "healthcare facilities" (dental, medical, optometrists, physiotherapy etc?) or would these be sport style facilities or a community library? Would the current Springbank schools have input and would the areas be safe and accessible for local families and children or other? What is the accountability for the development of the areas?	7/31/2023 9:19 PM
12	If it includes our lands (as shown in draft ASP) and provides opportunity for business uses on the lands. Concerns (from my letter) about the county planning, timing and certainty should be addressed. An interim use should be included as an option, consistent with the edge condition (examples: commercial next to commercial, residential next to institutional, residential next to residential, country residential minimum).	7/31/2023 8:58 PM
13	The idea of a "community" core was trashed by the Costco approval. What you're asking now is do we want to see the same big box store development that exists close to every Costco. NO	7/31/2023 8:00 PM
14	None	7/31/2023 7:51 PM
15	No changes	7/31/2023 7:51 PM
16	No changes suggested.	7/31/2023 7:51 PM
17	adequate consultation with the residents that are affected by traffic, impact to water in the nearby area	7/31/2023 7:40 PM
18	Should integrate well with more highway commercial west of Callaway Park and the Trans-	7/31/2023 6:44 PM

	Canada highway corridor.	
19	What health care institutional facilities are intended that are not already available on the east end of Springbank in Crestmount, Valley Ridge and Trinity Hills? The schools and community centres already exist or are being planned. Bingham was supposed to have some of these commercial facilities, but so far other than COSTCO it is a bust more than 5 years on.	7/31/2023 5:46 PM
20	Little to no need for residential development in the Community Core except for provision of housing for seniors/long term care facilities. Strongly support providing room for expansion of schools and associated sports fields/facilities.	7/31/2023 5:07 PM
21	Again, without the pre-requisite infrastructure it will be fraught with issues	7/31/2023 5:07 PM
22	I believe it should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park.	7/31/2023 4:22 PM
23	Amenities consistent with community activities as determined by the area residents and invited by area residents. This could also consider seniors retirement facilities since Harmony has failed on this promise as well so far.	7/31/2023 4:18 PM
24	The Community Core should remain as residential and recreational. Commercial business should not go into this area. Businesses should remain around the airport and the Commercial Court.	7/31/2023 4:12 PM
25	More highway commercial	7/31/2023 4:06 PM
26	We have repeatedly provided input supporting housing and services for Seniors. Bingham Crossing/Costco clearly is no longer an option though the idea clearly helped progress the original application.	7/31/2023 3:54 PM
27	More detail	7/31/2023 3:31 PM
28	More clarity and transparency re impact on community, including cost	7/31/2023 2:46 PM
29	It should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park	7/31/2023 2:37 PM
30	See response to question 4.	7/31/2023 2:03 PM
31	What core? 2 schools and playing fields?	7/31/2023 1:36 PM
32	I support commercial development, but it must be reviewed and approved on a case-by-case basis. We were originally told "No big box store will go into Bingham". A agreement with the biggest of big box stores is in place. Trust in our representation is very low and it's up to RVC to fix this.	7/31/2023 1:18 PM
33	Ideas seem okay but how much development is really needed around the schools?	7/31/2023 1:16 PM
34	Nothing. It is currently accepted as the community core.	7/31/2023 1:10 PM
35	AS I mentioned, the move outside of the city was to be outside of the city, by making a Community Core, it seems like we are trying to create a community within Springbank, where most of us are all happy with what we currently have.	7/31/2023 1:04 PM
36	We believe it should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park.	7/31/2023 11:59 AM
37	The Community Core concept should include commercial uses.	7/31/2023 11:46 AM
38	If it includes our lands (as shown in draft ASP) and provides opportunity for business uses on the lands. Concerns (from my letter) about the county planning, timing and certainty should be addressed. An interim use should be included as an option, consistent with the edge condition (examples: commercial next to commercial, residential next to institutional, residential next to residential, country residential minimum).	7/31/2023 11:33 AM
39	If it includes the Longway lands (as shown in draft ASP) and provide opportunity for business uses on the lands. Concerns (from our letter) about the county planning, timing and certainty should be addressed. An interim use should be included as an option, consistent with the edge condition (examples: commercial next to commercial, residential next to institutional, residential next to residential, country residential minimum)	7/31/2023 11:31 AM

40	No commercial business in that area is best as there are 3 schools, a daycare & the only playing fields. The latter already require kids to cross RR 33. Springbank has little enough outdoor facilities, let's not make them less useable.	7/31/2023 10:51 AM
41	Expand commercial development along Highway 1 west of designated business commercial to ensure adequate local services.	7/31/2023 10:45 AM
42	I believe it should integrate with more highway commercial in the Trans-Canada Hwy corridor.	7/31/2023 10:26 AM
43	I can support development close to #1 and or Commercial Court.	7/31/2023 10:15 AM
44	again, traffic may be an issue and not enough studies have been provided on any changes that may need to occur should the area be developed out as in the plan.	7/31/2023 9:46 AM
45	A recreational centre with more facilities like tennis courts, swimming pool, gymnasium	7/30/2023 11:57 PM
46	Again, we would like precise and comprehensive info about progress and changes. There are clearly better alternatives to progress than to build stores and malls on a one way country road that will affect existing residents who will be directly and adversely affected by poor planning and choices.	7/30/2023 10:41 PM
47	I highly doubt about allowing residential development on this section of RR33. I also question whether there is a need for local retail when there is so much available a short ride away in west Calgary. Can local commercial be financially viable here? Or will residents continue to shop on there way to and from work?	7/30/2023 10:20 PM
48	These are two separate asks, you are mixing community core with commercial use. I would support community core considering it being built in areas which have availability for the said uses like next to a school etc. Not in support of commercial use in areas closer to residential areas.	7/30/2023 9:51 PM
49	It would be good to connect all core facilities with walking and cycle tracks.	7/30/2023 9:21 PM
50	More support if revised plan includes our lands (as shown in draft ASP) and provides opportunity for business uses on the lands. However, there are concerns (from my letter) about the county planning, timing and certainty that need to be addressed. An interim use should be included as an option, consistent with the edge condition (examples: commercial next to commercial, residential next to institutional, residential next to residential, country residential minimum).	7/30/2023 9:09 PM
51	RR#33 is a rural route. It should have zero industrial development	7/30/2023 6:40 PM
52	No comment - the proposed Conceptual Scheme needs to address the specifics regarding things such as Community Identification, Pedestrian mobility, landscaping and architectural guidelines, etc.	7/30/2023 4:14 PM
53	We don't want development here	7/30/2023 3:53 PM
54	I would cancel the project	7/30/2023 2:54 PM
55	There should be no further lands designated commercial or business areas other than what already exists. Any residential contemplated in this area should be in tune with the rural aesthetics of the Springbank area and should be Country Residential type land use with generous greenspace.	7/30/2023 2:47 PM
56	Transportation plans are inadequate, especially Hwy 1/RR33 intersection. Utility services are lacking and the proposals in the ASP fall short, especially for water supply.	7/30/2023 11:39 AM
57	I have some concerns as to how residential fits into this. This area already has some significant non-residential uses and I wonder about the integration of residential with the plans for other non-residential uses.	7/30/2023 9:02 AM
58	Costco approval at Bingham crossing is not consistent with a country lifestyle environment	7/29/2023 9:53 PM
59	If it includes our lands (as shown in draft ASP) and provides opportunity for business uses on the lands. Concerns (from my letter) about the county planning, timing and certainty should be addressed. An interim use should be included as an option, consistent with the edge condition (examples: commercial next to commercial, residential next to institutional, residential next to residential, country residential minimum).	7/29/2023 6:08 PM
60	Feel it would integrate well with more hwy commercial	7/29/2023 12:05 PM

61	This plan is lacking on specifics and the potential for problems created by what is loosely proposed. There is a difference comes with WHAT future conceptual scheme is placed on the area as a whole. This is open to so much interpretation and confusion, anything can happen in the area	7/29/2023 11:27 AM
62	It should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park.	7/29/2023 10:45 AM
63	More highway commercial west of Calaway Park	7/29/2023 9:48 AM
64	We believe it should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park.	7/28/2023 8:11 PM
65	I would support schools and non-cluster residential. Bingham Crossing, Costco and Harmony Village will be enough to support commercial. You need bike paths. (Not on the skinny shoulder of the road) to support the schools so students can ride their bike to school - and others can also use the bike lanes without getting run over. I am in favour of a community centre.	7/28/2023 5:32 PM
66	No major changes	7/28/2023 5:10 PM
67	I believe it should integrate well with more highway commercial in the Trans Canada corridor, especially west of Calaway Park.	7/28/2023 12:35 PM
68	I support it, but it has to be done right, have the appropriate non-competing land uses and the size of the community core area must be adjusted. Its too large!! Comments on Community core will be in the community core survey.	7/28/2023 11:27 AM
69	We believe it should integrate well with more highway commercial in the Trans Canada highway corridor especially west of Callaway Park	7/28/2023 11:00 AM
70	Scrap the Revised ASP and continue with the already accepted proposal.	7/28/2023 10:44 AM
71	It would integrate well with more highway commercial in the TCH corridor, especially west of Calaway Park	7/28/2023 9:13 AM
72	I believe it should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park.	7/27/2023 10:38 PM
73	Broaden it to include durum lands	7/27/2023 9:48 PM
74	Our concern would be the lack of certainty in the future for development. If businesses are unsure, they won't locate to this area, thus depriving landowners of services we would like to see.	7/27/2023 12:15 PM
75	We believe it should integrate with more hwy commercial especially by Calaway Park	7/27/2023 10:22 AM
76	Ensure community members have voices that are heard regarding all development of their core	7/27/2023 9:22 AM
77	Springbank ASP should integrate with more highway commercial in the Trans-Canada Highway corridor, west of Calaway Park.	7/27/2023 9:16 AM
78	We believe it should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park.	7/27/2023 8:50 AM
79	The area fits well with everything else	7/27/2023 6:11 AM
80	Not sure we need a Community Core!	7/26/2023 9:21 PM
81	None	7/26/2023 7:36 PM
82	The plans for the Community Core are fine as they are. I wouldn't change anything.	7/26/2023 5:09 PM
83	I have used some of the services/businesses there. The size of operation should be restricted. Social eg coffee shop, school, day care type services/businesses. Dog grooming etc. A village type community.	7/26/2023 3:33 PM
84	I feel that it is pretty good, except I feel that more commercial designation along the Trans-Canada Hwy west of Calaway Park is needed, especially if Institutional services are to be considered for some of the all ready designated Commercial spaces.	7/26/2023 2:59 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
85	Just to repeat. Roads and infrastructure before buildings.	7/26/2023 2:07 PM
86	Extend the potential commercial uses along the Trans-Canada corridor to include lands to the border of the ASP west	7/26/2023 1:50 PM
87	I believe it should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park	7/26/2023 1:48 PM
88	I believe it should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park.	7/26/2023 11:37 AM
89	More highway commercial along Trans-Canada Highway, especially west of Calaway Park	7/26/2023 11:10 AM
90	Seems reasonable and fair.	7/26/2023 8:21 AM
91	no suggesstions.	7/25/2023 10:39 PM
92	Agree with it.	7/25/2023 10:00 PM
93	Has Springbank "core" already been defined? We weren't consulted.	7/25/2023 9:01 PM
94	N/A	7/25/2023 5:04 PM
95	It should integrate with more Hwy commercial especially west of Calaway Park	7/25/2023 3:03 PM
96	again make sure highway access is part of the plan with commercial development off the highway traffic. perfect place to build services outside of the city. Service both local and highway needs.	7/25/2023 11:59 AM
97	We believe it should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park.	7/25/2023 11:53 AM
98	It should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park.	7/25/2023 10:26 AM
99	We believe it should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park.	7/25/2023 10:02 AM
100	No comment	7/24/2023 8:33 PM
101	We believe it should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park	7/24/2023 7:33 PM
102	The community core seems to be expanding to include more than above stated area	7/24/2023 7:05 PM
103	More commercial development west of Calaway Park	7/24/2023 4:23 PM
104	I believe it should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park.	7/24/2023 3:15 PM
105	We believe it should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park.	7/24/2023 2:37 PM
106	More development along the Trans Canada	7/24/2023 2:21 PM
107	It should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park.	7/24/2023 1:09 PM
108	I think having the commercial core west of Calaway Park will work well.	7/24/2023 12:53 PM
109	We believe it should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park.	7/24/2023 12:52 PM
110	we need more commercial as well.	7/24/2023 12:50 PM
111	We believe it should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park.	7/24/2023 12:15 PM
112	Not sure	7/24/2023 11:56 AM
113	should be more commercial along transcanada highway west of calaway park	7/24/2023 11:51 AM
114	Really need to think about schools, piped water, wastewater treatment and transportation	7/24/2023 11:15 AM

	management. With three schools in that corridor - proper management here is critical	
115	If we have to have it somewhere... keeping it there is great	7/24/2023 10:30 AM
116	We believe it should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park	7/24/2023 10:03 AM
117	Should be more commercial along the trans Canada highway especially west of Calaway Park.	7/24/2023 8:23 AM
118	I believe there should be more highway commercial near Hwy 1 corridor, especially west of Calaway Park.	7/24/2023 7:43 AM
119	Need more definition of what is in or out.	7/23/2023 10:26 AM
120	No commercial development around schools.	7/22/2023 3:28 PM
121	The area designated for the community core is too large, and the definition of allowable uses is too vague. The main reason we and our neighbors chose this location is that the community is small, and we appreciate the absence of large institutional, commercial, or high-density residential areas in the vicinity.	7/22/2023 3:04 PM
122	The services seem to be plover the place. They are not just in the core, they are in the work from home area (strip malls) and not contained to the community core.	7/22/2023 9:52 AM
123	Integrate with more highway commercial along Trans Canada highway	7/22/2023 9:50 AM
124	I am ok with it. I would also be ok with some of these facilities being where the current proposed Springbank Employment Area is shown.	7/22/2023 9:34 AM
125	not so much change but make sure the multi-uses integrate well, transitions between residential, retail, commercial through to the highway commercial	7/22/2023 6:15 AM
126	I wouldnt allow one more development.PERIOD.	7/22/2023 3:29 AM
127	See my letter to Ravi.	7/21/2023 12:51 PM
128	Eliminate all other commercial developments outside of the Community Core	7/20/2023 1:31 PM
129	Nothing	7/20/2023 10:14 AM
130	Provide proper funding for maintenance of the area, and for landscaping/garbage cleanup. Provide funding for recreational activities such as tennis/pickleball courts.	7/19/2023 3:19 PM
131	Leave area between Springbank Middle School and Springbank Community High School only for parks and recreation (safety, low traffic and aesthetic rural appeal). Build up areas around Commercial Court with parks, coffee shops, farmers market.	7/18/2023 1:51 PM
132	It's so general that it's hard to comment. Who can disagree with a range of possible uses?	7/17/2023 4:05 PM
133	unsure	7/17/2023 1:54 PM
134	Springbank would hugely benefit from health care/walk-in clinics, grocery/gas amenities in this area near Calaway and commercial court/park.	7/17/2023 12:08 PM
135	To the west of RR33 - no development.	7/17/2023 11:13 AM
136	None	7/17/2023 11:03 AM
137	Ensure there are enough suggestions for supports for residents	7/16/2023 5:39 PM
138	go back to the previous asp	7/16/2023 10:24 AM
139	The proposed types of development are far too vague. They could encompass nearly anything.	7/15/2023 5:52 PM
140	Whatever is done here need to be done with taste and planning. Efficient use of groundworks and landscaping in addition to natural / rural architecture will help.	7/15/2023 5:08 PM
141	Less density	7/15/2023 9:46 AM
142	KEEP IT ALL NEAR THE HIGHWAY, NOT ALL THE WAY DOWN RR 33	7/15/2023 8:23 AM
143	I think it could be strengthened by providing for more highway commercial in the Trans Canada corridor, West of Calaway Park.	7/14/2023 3:46 PM

144	Surely the areas designated for Community Code development are way too small for what is going to happen to RVC in the next 20 years	7/14/2023 1:37 PM
145	no change	7/14/2023 11:33 AM
146	Upgrades to RR 33 to be completed on or before improvements are initiated.	7/14/2023 11:04 AM
147	We believe it should integrate well with more highway commercial in the Trans-Canada Highway corridor, especially west of Calaway Park.	7/14/2023 10:37 AM
148	This is already a commercial area so it makes sense that further commercial development occurs here in a controlled manner. We DO NOT support the supervised medical injection site that was proposed near schools. What are people thinking here? This site MUST NOT be allowed.	7/14/2023 9:44 AM
149	Remove it.	7/14/2023 9:31 AM
150	Springbank already has a community centre called the Heritage club and is full available to all springbank residents and maybe even to others outside to rent for events. Having a second standalone banquet hall does not make sense. It would have made more sense for Springbank to work with Webber academy and build a larger community / activity / stadium center on their current plot that would benefit the school and the community. We do not need a medical center in Spring bank as calgary foothills is 17 minutes away, there are multiple medical and pharmacy clinics in west 85th in calgary as well as the cochrane community health center only 20 minutes away. I would recommend that the county actually talk to and listen and take direction from the Springbank Community Association rather than taking the \$10MM in funds received from the provincial government based on SCA dropping opposition of the Springbank Reservoir and then the RVC doing whatever RVC want to do with the funds without any policy or direction from Springbank community association.	7/13/2023 9:49 PM
151	Strengthen the requirements for secured plans for infrastructure to support access the the area prior to development occurring.	7/13/2023 9:22 AM
152	0 consulting has been done	7/13/2023 7:32 AM
153	This has been poorly communicated to residents, even within the survey it sounds vague. I'm unable to offer feedback.	7/12/2023 10:58 PM
154	Not enough information on future plans is available	7/12/2023 9:53 PM
155	THE recent Binghamn Crossing fiasco makes me believe the county are not to be trusted with sensible planning	7/12/2023 3:54 PM
156	Community Core's honestly a pretty good idea, in theory. Unfortunately, you went and forgot that it was supposed to be distinct from the residential subdivisions across Springbank, and also forgot that there is no demand for significant additional commercial development in Springbank. As I quite clearly mentioned on the previous page, the existing small area of commercial-zoned land in Springbank doesn't exactly seem to be overflowing.	7/12/2023 2:05 PM
157	Smaller footprint. Cut area by 50%	7/12/2023 1:38 PM
158	as previously noted. We dont want another cross iron project disaster	7/12/2023 12:33 PM
159	The community core should be institutional and community service uses only. There is no logic for residential development in the community core. Local commercial has no hope of being financially sustainable. If it did, it would already exist in Commercial Court. There will be local commercial/retail in Harmony once it builds out. Why make it harder for that already-approved development to succeed?	7/12/2023 11:59 AM
160	nothing	7/12/2023 11:57 AM
161	Making sure directly impacted residences are satisfied with the changes. I am rr31a so this area again is a little away from my back door. Residents of this area must be satisfied and I will go with their majority decisions.	7/12/2023 11:52 AM
162	Better idea of the kinds of businesses. Road and traffic improvements.	7/12/2023 11:26 AM
163	Provide greater breadth of future uses in this zone. Commercial office The Community Core needs to provide greater breadth of uses to ensure that it does not take decades to get approval. Uncertainty of development will prevent it from happening. The uses should provide	7/12/2023 10:50 AM

for a multitude of commercial uses, grocery (less than 60,000 sq. ft.), personal services (accountant, fitness, yoga), service station, postal outlet, daycares, restaurants, pubs, medical / quasi-medical, spa, nails, hair, retail, distillery / breweries, agricultural / agricultural supports type uses, farmers markets, coffee shops, entertainment, theater, car wash, pet grooming, veterinarian, cosmetic procedures / esthetician, offices, business center, etc. All of this in addition to potential community / government type uses, libraries, county offices, RCMP dispatch / office, fire hall, etc.

164	No change	7/12/2023 10:03 AM
165	If truly beneficial to the community and not a major impact to those that live directly adjacent.	7/11/2023 7:54 PM
166	I would support it if you used it only for future expansion of the schools and other recreational facilities. Adding in commercial use and healthcare facilities just opens the door for a mishmash of development. You already have an area not far from this area designated as commercial use.	7/11/2023 9:49 AM
167	n	7/10/2023 8:33 AM
168	N/A	7/10/2023 7:31 AM
169	I don't have enough information about what this would look like to comment.	7/9/2023 9:44 PM
170	I don't mind the residential development for the community core.	7/9/2023 6:50 PM
171	Need more information	7/9/2023 10:13 AM
172	Keep it as is. There are enough commercial business company's already.	7/9/2023 9:28 AM
173	I did not find enough information was provided	7/8/2023 10:25 PM
174	Move the boundary east of RR33, we do not want ANY commercial development west of RR 33 and south of highway one. Putting a healthcare facility in a rural neighbourhood is a ridiculous idea.	7/8/2023 7:35 PM
175	Like this. Would want to be a main participant of this area.	7/8/2023 2:50 PM
176	Assuming it would not adversely affect the existing residents due to traffic and congestion I am supportive	7/8/2023 2:41 PM
177	Forget this idea. The city is the core	7/7/2023 7:37 PM
178	Less commercial and health care facilities. Health care facilities won't be staffed anyhow	7/7/2023 5:43 PM
179	Stop trying to turn us into a city!!	7/7/2023 3:44 PM
180	We believe it would integrate well with more highway commercial in the TCH corridor, especially west of Calaway Park.	7/7/2023 2:28 PM
181	Clearer descriptions of what you are proposing. Unclear what is being said.	7/7/2023 11:30 AM
182	Reduce the size of this	7/7/2023 9:10 AM
183	Nothing	7/7/2023 7:47 AM
184	This area will not be for springbank residence benefit it will create massive influx from West calgary and passing travelers heading west.	7/7/2023 1:19 AM
185	Most of the infrastructure to support the Community Core is already there, so I am not sure why we would need further development here.	7/7/2023 1:05 AM
186	Again the range road 33 and highway 1 interchange will not be able to handle the traffic related to new developments here.	7/6/2023 9:27 PM
187	Overall happy with the community core proposal.	7/6/2023 9:11 PM
188	remember that you are building in a long standing and very productive agricultural area. I see little that supports that. How will you ensure that agricultural lands aren't trespassed upon? How will you ensure continued food production beyond market gardens? How will you accommodate large equipment that also needs to travel the roads? How will you protect livestock from loose dogs, etc.?	7/6/2023 7:25 PM

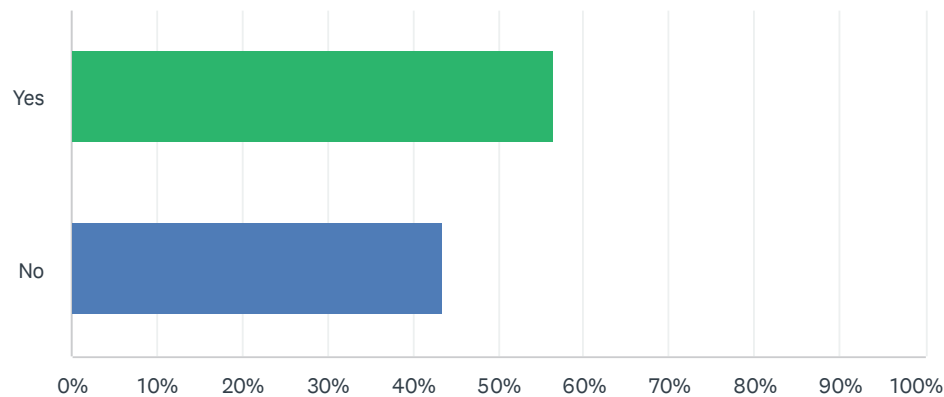
189	No high density housing.	7/6/2023 6:12 PM
190	Pradera Springs was approved 3 long years ago for seniors housing, yet nothing is happening. Why not? Was this a mistake? Seniors' housing is all that is needed on RR 33. No commercial unless it is related to bikes, hockey, soccer, dance, martial arts, etc. These sports exist here and may be needed. No restaurants, no hotels that would increase unnecessary traffic on RR 33, which is already overwhelmed with traffic.	7/6/2023 5:12 PM
191	Upgrade the transportation corridor first, including the interchange over the TransCanada highway, twinning it.	7/6/2023 3:48 PM
192	Supportive but do not be too ambitious.	7/6/2023 2:12 PM
193	It should expand to include lands further west and east along the highway.	7/6/2023 7:51 AM
194	Reduce the scope of the proposed development area and once again the road infrastructure is not addressed	7/6/2023 7:24 AM
195	Nothing	7/4/2023 11:57 AM
196	The proposed rehab facility should not be allowed near the daycares, schools, Calaway park area. This will only bring a negative impact to the area.	7/4/2023 10:47 AM
197	Keep it as close as possible to HWY 1 and RR 33.	7/4/2023 9:26 AM
198	The area allows for this zoning needs to be verified. May be too large	7/3/2023 5:13 PM
199	nothing at this time	7/3/2023 12:08 PM
200	Consideration should be given to the needs of the community - not just Harmony residents.	7/2/2023 7:13 PM
201	be more specific with proposed timelines and prioritize core community services like a new Community Center	7/2/2023 9:39 AM
202	With 3 schools and a community centre on RR33 - the increase in traffic will be a major issue to deal with.	7/1/2023 8:42 PM
203	As long as it is maintained to be a Community Core of services and uses.	7/1/2023 12:22 PM
204	A good small area of business type use is good for the area...enlarging or overfillinvvit is detrimental to the schools and facilities already in place.	6/30/2023 10:56 PM
205	Nothing, except provide adequate set backs	6/30/2023 10:40 AM
206	All comments noted above.	6/29/2023 7:09 PM
207	No change	6/29/2023 6:27 PM
208	Ensure that developments are compatible and empathetic to existing, local churches.	6/29/2023 2:12 PM
209	The Community Core permitted use list is far too restrictive. Having a greater variety of uses will enhance the experience for all community members. If it were only instutions, it would be sterile and still require users to go to Calgary for entertainment, restaurants etc. and not promote interaction of community members within the community. Adding an extensive list including personal services (hair, nails, spa, massage), Medical (physio, chiro, dentist, physician, clinic, etc.), professional services (lawyer, accountant, etc.), Restaurants, Pub, liquor, grocery, post office, convenience, local gas station, shops, retail, all of these uses plus many more give reasons for the residents of Springbank to stay in Springbank - not go to Calgary. It also provides opportunities for Working, living, playing in parallel to the existing, educating, sporting etc.	6/29/2023 12:46 PM
210	Who is it serving? Springbank or Calgary residents? How is rr33 servicing all of this again when majority of people will access through here and highway 1? Insufficient planning	6/29/2023 11:52 AM
211	Commercial that is complementary to school/heath care to improve facilities (vs a destination on their own).	6/29/2023 10:55 AM
212	More commercial uses	6/29/2023 10:37 AM
213	It is not clear what is meant by commercial. A more robust limitation to development that is like in nature to the schools and the Heritage Center would be helpful. The 70 acres for the SPFAS is a good start (but the vision document recently released is not a good start).	6/29/2023 8:03 AM

214	All I see is dollar signs. The community core is already ruined by allowing a Costco across the highway. The schools and the churches there already are beautiful but for how long is it going to last. All it is doing is bringing the city out further and you cannot deny it. More businesses, more tax dollars. We don't care for walking paths, we don't care for more businesses. We want safe, quiet streets that our children can walk and ride their bikes on without getting run off the road by transport trucks.	6/28/2023 11:05 PM
215	Put it closer to the elementary school.	6/28/2023 10:17 PM
216	Make them significantly smaller. Again, I live out here to enjoy the wide open spaces and intimate community settings. If I want services, I go to Calgary and understand that my commute is my own sacrifice for enjoying our wide open spaces.	6/28/2023 10:15 PM
217	Fix the roads if you're going to do anything. Also, cancel Costco and Bingham Crossing	6/28/2023 10:01 PM
218	nothing	6/28/2023 9:59 PM
219	Keep the services relevant to the local area and schools.	6/28/2023 8:49 PM
220	First of all, there are already two schools. And if creating West 85th is in your vision, then I would suggest against it because again, the sentiments of this community are to retain urban feel of this area as much as possible.	6/28/2023 8:44 PM
221	We need more health and emergency services not shopping!	6/28/2023 8:22 PM
222	would be nice to be able to get a cup of coffee somewhere (other than Cosco)	6/28/2023 8:21 PM
223	Keep on asking the same question. What is happening has been extremely poorly communicated so residents have now become untrusting and skeptical	6/28/2023 7:55 PM
224	What I have learned after decades of providing input and talking to other residents, it doesn't matter what the residents want or respond.	6/28/2023 7:16 PM
225	I think this plan makes sense and agree that RR33 from the High School to twp 250 is the Community Core and would benefit from complementary community services.	6/28/2023 5:47 PM
226	It's not needed	6/28/2023 2:48 PM
227	Less commercial uses!!!	6/28/2023 11:50 AM
228	more wildlife corridors	6/28/2023 11:18 AM
229	No commercial. It should be exclusively for non profit community activity.	6/27/2023 12:45 PM
230	Don't know enough except that it can't handle anything more at present.	6/27/2023 12:44 PM
231	Leave things the way they are. Stop trying to build out here.	6/26/2023 3:13 PM
232	There should be NO Open Space Residential within this boundary.	6/26/2023 2:32 PM
233	N/A	6/25/2023 8:17 PM
234	More traffic issues - not identified	6/25/2023 6:16 PM
235	Adding a Costco to our 'main street' will change this community forever. You have approved an urban commercial giant for a classy, rural community.	6/25/2023 9:07 AM
236	potentially	6/23/2023 4:51 PM
237	More of a business oriented focus. Newer developments in the region such as Harmony have significant land set aside for schools and other community uses so I am unsure that this entire area could be supported effectively without business use cases being a significant driver for it.	6/23/2023 10:29 AM
238	It really depends if there is proper infrastructure to support the community core	6/22/2023 6:40 PM
239	Remove large portions of the planned Springbank Airport Support area. Promote adequate transportation infrastructure.	6/22/2023 10:05 AM
240	Infrastructure	6/22/2023 9:50 AM
241	It's not clear to me what is being proposed.	6/21/2023 10:24 PM
242	nothing	6/21/2023 3:39 PM

243	There seems to be no real plan. Traffic is already concerning in the summer when Calaway park is open.	6/21/2023 2:49 PM
244	Again, roads and utilities. Hire road planners that aren't 20 years old and dont care about the traffic..	6/21/2023 10:40 AM
245	We already deal with incredible light pollution on our acreage from the Springbank High School and Park for All Seasons. No more development regardless of what is is here.	6/20/2023 6:02 PM
246	Harmony is going to be a city! Bingham is going to be a large shopping Center. Why does Springbank need a community core? Certainly additional commercial development in the proposed "core" is not necessary. Harmony's population is going to need a swimming pool and Rec center, maybe safe some space in the core for that?	6/17/2023 1:24 PM

Q18 The County has identified areas along the boundary of the city of Calgary and Stoney Trail and west of the Plan area that require further planning and consideration. Do you agree with this approach of keeping these areas as Future Development Areas as identified on the land use map?

Answered: 301 Skipped: 13



ANSWER CHOICES	RESPONSES
Yes	56.48% 170
No	43.52% 131
TOTAL	301

#	PLEASE BRIEFLY EXPLAIN THE REASON BEHIND YOUR RESPONSE.	DATE
1	They need to be defined as what the future use would be and have restrictions so that more commercial or city blocks aren't pushed in later.	8/1/2023 12:46 AM
2	Future Development Areas WITH RESTRICTIONS. These should not be open to future high density development and commercialization. Keep the country country.	8/1/2023 12:46 AM
3	As stated in my previous responses, my belief that Rocky View County are facilitating urban sprawl, and council members appear to be pursuing goals that do not reflect the true desires of our community. It appears as though council members have hidden agendas, possibly involving land developers. My beliefs are because Rocky View County does not promote transparency and had singlehandedly sewn a thread of distrust among community members. In fact, if there wasn't such an uprising of concern among community members at the last meeting, this online survey would not have been created. The letter that was sent out to residents should have been the first step taken and not an afterthought.	8/1/2023 12:22 AM
4	I do agree as it's a transition zone and there needs to be some flexibility in the outcome of it's final state. That being said, I dont think it should be a catchall for things that won't fit elsewhere.	7/31/2023 10:32 PM
5	As areas become occupied and as those areas grow in use, provisions must be in place to facilitate the growth and development accordingly.	7/31/2023 10:06 PM
6	STRONGLY PREFER LESS DEVELOPMENT WEST OF CALGARY. EACH YEAR ITS BECOMING LESS RURAL AND MORE URBAN. THAT NEEDS OT SLOW.	7/31/2023 10:04 PM

7	Potential expansion should not affect country leaving setting.	7/31/2023 10:01 PM
8	Needs more detailed info	7/31/2023 9:51 PM
9	Yes and no. It is fine to set the areas as "Future Development" but I cannot agree to development that at this point there is no clear indication of what that might involve. It is understandable that specifics are not available but some sense of whether it will be commercial or cluster residential would be helpful.	7/31/2023 9:19 PM
10	It also lacks clarity on the future land uses and timing. Same problem as Area 1, 2 and anything not country residential.	7/31/2023 8:59 PM
11	There is no VISION for keeping the open spaces for the enjoyment of all citizens. The continuous stream of traffic that heads west every weekend and holidays fully supports keeping the development to a minimum. The highway backs up on a normal weekend. There is not enough discussion around transportation and road improvements. Do that first	7/31/2023 8:13 PM
12	Yes but in the areas in and adjacent to the west of the plan area, some lands should be designated as either Hamlet Interface or commercial or residential development, for the reasons discussed above.	7/31/2023 7:59 PM
13	Yes but in the areas in and adjacent to the west of the Plan area, some lands should be designated as either Hamlet Interface or commercial or residential development, for the reasons discussed above.	7/31/2023 7:59 PM
14	Yes, but in and adjacent to the areas to the west of the plan area, some lands should be designated as either Hamlet interface or commercial or residential development, for the reasons discussed above.	7/31/2023 7:58 PM
15	Conditionally supportive.	7/31/2023 6:46 PM
16	The city via their veto power over anything we want to do will require serious discussion.	7/31/2023 5:46 PM
17	There is obviously a need to ensure Springbank residents have a say in the development plans in the "boundary areas" but the primary goal should be to ensure that development in this area is not pushed, is appropriate for the buffer between the city and Springbank. The current building of a Cadillac Dealership at the corner of 101 Street and Old Banff Coach Road is an excellent example of what we should try to avoid!	7/31/2023 5:22 PM
18	I am conditionally supportive of these areas. I understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will likely require another engagement process, the success and timing of which will be uncertain. I believe that uncertainty created by this process may be a detriment in attracting future investment in this area.	7/31/2023 4:23 PM
19	These areas should all be Country Residential. Why has this not been done? We need to know NOW what is being planned for these areas. What is the point of having an ASP where huge areas have no plan??? Please define the plans for these areas and include them in the ASP BEFORE it is approved, not later! Am very concerned that these areas will be annexed by Calgary to allow high density development, as has happened with previous annexations. Once this occurs, the City has demonstrated that it will not abide by previous agreements with Rocky View and Springbank residents, as has recently happened with approval of development of South Crestmont, next to Artists View. Even without annexation, am expecting Calgary to again push Rocky View to do what it wants and Calgary almost always does what the big money developers want, with high density development. Please maintain the character of Springbank by not allowing this to happen.	7/31/2023 4:22 PM
20	<ul style="list-style-type: none"> • Developers must pay 100% of the costs their projects impose on the jurisdiction including their fair share of major infrastructure such as roads, bridges and intersections providing 'egress and access' needed to make the commercial development acceptable. Yes some trees in planter boxes to make them look pretty as well and sell the concept to the public. • Postulating into the future when the line up of local traffic to Costco and snaking through the Bingham mall area becomes so unbearable that the county is forced by complaints from businesses and residents to put in the infrastructure necessary. So once again we the taxpayers will pay for the majority of it. • More and complete disclosure of the survey results segregating the opinions of residents from outside interests. For those that wish to make their comments public (survey or written) to allow them to do that and provide repository and access 	7/31/2023 4:20 PM

for this. • In the development indicate which details or amenities (categorized as a guiding principle) of the given proposal are to be integral through the whole process and become part of the directive for the development. Preferably ratified at Council. Fortified by an independent review/oversight process to be made public during and at the end of the application. • Publish guiding principles and objectives of working for Rocky View County administration in and for the planning department. As residents we don't think we can recall having seen any this kind of information which would be reassuring.

21	We believe that the uncertainty created by this process may be a detriment in attracting future investment in this area	7/31/2023 4:09 PM
22	I think they should be designated as wildlife corridors and left as natural areas. Along the roadways in particular, treed areas would also act to mitigate traffic noise.	7/31/2023 3:57 PM
23	The area at the boundary with Calgary definitely needs a plan. I'm not as convinced that the western area does.	7/31/2023 3:43 PM
24	More environmental consideration required	7/31/2023 3:32 PM
25	Future Development area is vague and leaves too much room for development of any kind to take place	7/31/2023 2:47 PM
26	Conditionally supportive of these areas. We understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will likely require another engagement process, the success and timing of which will be uncertain. We believe that uncertainty created by this process may be a detriment in attracting future investment in this area	7/31/2023 2:38 PM
27	The land maybe held for future development. A rezoning of that land should happen as use cases are presented, reviewed and approved.	7/31/2023 1:19 PM
28	For now it is okay - again we want to keep our side of RVC as is. Our fear is the thought or need to add business to this corridor as RVC doesn't require these.	7/31/2023 1:18 PM
29	I want to be outside the city, not the city beside me.	7/31/2023 1:05 PM
30	We are conditionally supportive of these areas. We understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will likely require another engagement process, the success and timing of which will be uncertain. We believe that uncertainty created by this process may be a detriment in attracting future investment in this area.	7/31/2023 12:03 PM
31	It also lacks clarity on the future land uses and timing. Same problem as Area 1, 2 and anything not country residential.	7/31/2023 11:33 AM
32	It also lacks clarity on the future land uses and timing. Same problem as Area 1, 2 and anything not country residential.	7/31/2023 11:31 AM
33	Not without more information. I can't find future land uses on any maps.	7/31/2023 11:06 AM
34	We support timely decisions and action regarding the Future Development Areas to ensure future investment interests.	7/31/2023 10:49 AM
35	I believe they should be kept as Potential Business commercial in order to provide development in the area without the uncertainty of nothing happening in the area with the change to Future Development.	7/31/2023 10:29 AM
36	Approach seems reasonable.	7/31/2023 10:16 AM
37	there are other developments along Stoney Trail that seem to work	7/31/2023 9:49 AM
38	That area would be better because it is away from the residential areas of Springbank	7/31/2023 9:05 AM
39	Transparency, information provided to RVC residents well ahead of proposals. Development in rural areas should be kept adjacent to busy roadways and kept from impacting acreages and farms	7/30/2023 10:47 PM
40	More precise info is needed.	7/30/2023 10:42 PM

41	Rocky View should rather wait for the appropriate infrastructure be put in place prior to planning any development in such areas.	7/30/2023 10:23 PM
42	I believe you are setting people for failure, when you indicate "Future Development Area" and ask people to bring in their families to Springbank area without clarity of what that future development area could be. Future Development Areas should be outside the scope of these ASP, and should be either further West or further South of Calgary.	7/30/2023 9:57 PM
43	Some should probably be in the current plan such as Harmony and the airport.	7/30/2023 9:21 PM
44	No, it also lacks clarity on the future land uses and timing. Same problem as Area 1, 2, and anything not country residential. Too limiting.	7/30/2023 9:10 PM
45	I do not agree with the expansion plans of the city	7/30/2023 6:41 PM
46	Too much unknown at this time to create a specific planning guideline for these lands.	7/30/2023 4:15 PM
47	Future Development Area is too vague. A little more thought into what these areas should look like is required. There will be more shopping and residences within the City of Calgary adjoining those areas, and some of that shopping development will be what the Rencor development was supposed to be. I think that moving out to an acreage and then expecting shopping on your doorstep is wrong	7/30/2023 3:04 PM
48	I am not in favour of more commercial and industrial development.	7/30/2023 3:02 PM
49	Future Development Areas We object to the Future Development Areas especially those Future Development Areas in NE and S/2 of section 17-24-2 W5M ("Section 17 Areas"). Just because Future Development Areas border on the boundary of the City does not mean they should have "more intensive land uses". Section 17 Areas should be single detached residential, no commercial or Employment Areas, and the density of the residential needs to be in line with the existing density of Springbank which is Country Residential and Built Out Country Residential with preservation of ample open greenspace. Of the proposed land uses, Country Residential Infill (minimum parcel size 0.80 hectares) land use would be the closest to what the Section 17 Areas should be designated as. Most of the Section 17 Areas is beautiful steeply graded escarpment land that is home to many types of flora and a diverse wildlife population. The Country Residential Infill (minimum parcel size 0.80 hectares) is the appropriate land use for the Section 17 Areas to retain this and the rural esthetic. It would be a mistake not to preserve the Section 17 Areas. Any greater density in the Section 17 Areas would increase traffic which the infrastructure and the sloping lands could not accommodate. If, for some reason, the Country Residential Infill land use (minimum parcel size 0.80 hectares) or something similar cannot be selected for the Section 17 Areas at this time and the Section 17 Areas must remain within Future Development Areas, then: 1. the Future Development Areas should not have wording that generally pre-determines its future land use. There should be a "clean slate" when any future land use is determined at the time any change to a Future Development Area is made pursuant to the policies of a Future Development Areas in the ASP. Therefore those types of pre-determinative wording in the ASP should be deleted e.g. should delete "Within most parts of the Future Development Areas there is the potential demand for more intensive land uses which transition from urban to country residential living and maximize the investment in existing and planned transportation and servicing infrastructure"; delete "to determine the appropriate transition from an urban to country residential development form" and replace with "to determine the appropriate transition from urban development within the city of Calgary to country residential development form." References to "Employment Areas", including in the second paragraph of Future Development Lands, should be deleted; 2. we agree with section 12.2 of the ASP that any amendment be County led but it should go further to say that the City of Calgary would have minimum involvement as the City of Calgary has a very poor record of properly developing rural type lots with beautiful geographical and environmental features e.g. Springbank Hill, which we experienced first-hand. Therefore, in Objectives, the following should be deleted: "with particular emphasis on strong collaboration with The City of Calgary" The policies of the ASP should be added to section 12.4(f) of the ASP. Other Comments The existing municipal reserves in NW 17-24-2 W5M should be designated and remain as they presently are, native greenspace rather than including those areas as Institutional and Community Services which have many other allowable land uses. The transition setback between Business and Residential in section 14.5 of the ASP should be greater than what is in section 14.5 of the ASP to preserve the existing tranquility and quality of the existing Country Residential, Country Residential Infill and Built Out Country Residential areas. The setback should be 200 metres not 50 metres. The Residential Form transition setback in sections 14.12 to 14.14 from existing Country Residential, Country Residential Infill	7/30/2023 2:47 PM

and Built Out Country Residential areas and existing integrated municipal reserve to developments of greater density, should be set out in these policies and should be 100 metres.

50	They should be shown as agricultural until such time as a future Council and residents decide otherwise. To mark agricultural land as Future Development gives the agricultural industry NO incentive to continue farming/ranching even when the ASP claims to support this industry.	7/30/2023 11:41 AM
51	See my reasons above. These areas have been left as an afterthought. I recognized that collaboration with the City is going to be required and it is difficult to forecast what that may entail. But given that uncertainty, you need to build in adequate protections to ensure that future land use is carefully considered and implemented. At present you have just left an open invitation for future councils to effectively subvert the overall concept of this ASP by doing what they please in FDAs by simple land use changes. That is clearly inadequate and frankly seems a bit lazy.	7/30/2023 9:05 AM
52	Disagree because it presumes development will occur in these areas.	7/29/2023 10:04 PM
53	No, it also lacks clarity on the future land uses and timing. Same problem as Area 1, 2 and anything not country residential.	7/29/2023 6:08 PM
54	I respond yes conditionally, dependant on what exactly the further development designation means	7/29/2023 12:06 PM
55	Identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will likely require another engagement process, the success and timing of which will be uncertain. We believe that uncertainty created by this process may be a detriment in attracting future investment in this area.	7/29/2023 10:46 AM
56	much consideration / planning is needed	7/29/2023 10:22 AM
57	Supportive	7/29/2023 9:49 AM
58	We understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will likely require another engagement process, the success and timing of which will be uncertain. We believe that uncertainty created by this process may be a detriment in attracting future investment in this area.	7/28/2023 8:13 PM
59	I do not agree at all! (On the RR 33 and Twp 20 area). I understand Rocky View already knows they are planning to designate commercial/Industrial on the 7 quarter sections along Twp 250 west of RR 33 and also south of Hwy. 1. I believe I am correct in saying developers already own a lot of land and have plans? For the 7 quarter sections on RR 33 North designated "Springbank Airport Employment Area" combined with the 7 quarter sections West of RR 33 on Twp 250 "Future Development"- you are proposing 14 Plus times the size of Beacon Hill, Buffalo Run, or Westhills. You need to understand - this area is not promotive to a lot of traffic – but you refuse to acknowledge this. There is a safety issue here. There is NO need for commercial/Industrial in this area. Rocky View needs to look elsewhere – Balzac or Sheppard type where it does not ruin a community. Once again, Rocky View is being dishonest about what the plans actually are. There are no plans address policing - The RCMP are 20 minutes away and apparently in Springbank area twice a week - once at night. You are creating a similar scenario as Buffalo Run - where they need 1 million dollars to address safety/crime issues.	7/28/2023 5:32 PM
60	Seems like a natural location adjacent to a major transportation route for additional services to be located.	7/28/2023 5:14 PM
61	We need more clarification future land uses	7/28/2023 3:07 PM
62	Some buffer zones needed.	7/28/2023 2:45 PM
63	I am conditionally supportive however, the new designation of future development provides much less certainty and will likely require another engagement process which creates too much uncertainty.	7/28/2023 12:41 PM
64	The FDA areas should be removed from the ASP boundary until future consultation and agreement is reached. No decision has been made on these areas. Pages 42-43 should be discussed in the MDP at this point only.	7/28/2023 11:29 AM

65	We understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will require another engagement process, the success and timing of which will be uncertain. We believe that uncertainty created but this process may be a detriment in attracting future investment in this area.	7/28/2023 11:04 AM
66	Stop revising and get the original/ accepted proposal done.	7/28/2023 10:46 AM
67	The land that I represent is located at 101 St and Old Banff Coach Road and is located in the proposed Future Development Area. We understand the need for collaboration and future discussions with the City of Calgary to address the policies identified in this proposed amendment. The concern we have is with the specific language which describes the requirement for a County-led amendment process. We do not understand if this process will cover all the lands within the Future Development Area or if it is possible for one land owner to request an amendment for his/her land prior to other land owners requesting a plan amendment. We feel the policy should allow a developer/owner to propose a plan for their land to the County with the ability to work jointly with the County and City together to advance an amendment to the ASP. It is important for a landowner to be able to create a plan for their land and be allowed to start the process for amendment under direction and guidance of the County. We request that the policy language provide clarity and the possibility for this to happen. The concern is the length of time it has taken to get to this point with the ASP Amendment. Is it going to take this long to get future amendments in the Future Development Areas approved?	7/28/2023 10:30 AM
68	Potential annexation of land by the City would make planning unnecessary.	7/28/2023 9:16 AM
69	Conditionally supportive. The new designation of Future Development provides much less certainty and may be a detriment to future investment in the area.	7/28/2023 9:15 AM
70	I understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will likely require another engagement process, the success and timing of which will be uncertain. I believe that uncertainty created by this process may be a detriment in attracting future investment in this area.	7/27/2023 10:40 PM
71	Takes too long to plan to plan. Need quicker action on these uses	7/27/2023 9:49 PM
72	Future development continually leads to a population explosion within our Hamlet. Springbank is no longer a quiet hamlet but a bustling suburb where development will continually destroy wildlife habitat all in the pursuit of profit. there are enough businesses 5 minutes from the last section of the ring road . There is no need for more.	7/27/2023 3:51 PM
73	But it would be nice to deal with all the questions regarding the future now rather than go through the process again in the future. That just wastes time and costs money.	7/27/2023 12:16 PM
74	It provides less certainty. We believe that the uncertainty may be a detriment to future development	7/27/2023 10:24 AM
75	all the areas noted next to the city requires a lot of consideration than what has been done; lot more infrastructure is required/built before development is started	7/27/2023 10:14 AM
76	The new designation of Future Development provides much less certainty and will likely require another engagement process.	7/27/2023 9:17 AM
77	We are conditionally supportive of these areas. We understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will likely require another engagement process, the success and timing of which will be uncertain. We believe that uncertainty created by this process may be a detriment in attracting future investment in this area.	7/27/2023 8:52 AM
78	We generally support other future development	7/27/2023 6:13 AM
79	The Springbank Area will soon be just like the City!	7/26/2023 9:22 PM
80	Areas should be left open, future needs are not all known at this time . So options are still available	7/26/2023 7:39 PM
81	Not refining the designation of the areas adds uncertainty and will delay the process since more engagement and more time will be required. The uncertainty associated with this delay	7/26/2023 5:23 PM

	may discourage investment in the area	
82	I believe that in order for this ASP to pass, you had to do this -I believe Calgary will dictate or appropriate future development lands. If we want to protect the integrity of the ASP as written we should have planned for this - but I believe it is Calgary who will dictate this and not Rockyview. Sad.	7/26/2023 5:17 PM
83	The word Development should be Planning. Perhaps an areas should be identified as transition or no development but still needs to be identified. Development implies change.	7/26/2023 3:35 PM
84	This is a yes and no answer. Yes it is good to identify areas for future development, but no because it seems that it is just prolonging a process that has taken a long time already. Why not have clarity from the start as to what the "future development" sections are to be used for? In the long run, it will save money to present the completed plan for review. It will give incentive to investors to execute the plan. Ultimately, it will get the tax dollars back into the municipal coffers quicker. Basically, this process has already taken way too long!!!	7/26/2023 3:10 PM
85	There is risk that Calgary will annex the areas and put in high density housing. While it is part of Springbank we have more say and our focus should be rural and not city development.	7/26/2023 2:14 PM
86	we believe the areas west of Calaway Park to the border of the ASP to the west should be designated as Commercial corridors	7/26/2023 1:53 PM
87	We understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will likely require another engagement process, the success and timing of which will be uncertain. We believe that uncertainty created by this process may be a detriment in attracting future investment in this area.	7/26/2023 1:49 PM
88	I am conditionally supportive of these areas.	7/26/2023 11:37 AM
89	I understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will likely require another engagement process, the success and timing of which will be uncertain. The uncertainty created by this process will be a detriment in attracting future investment in this area.	7/26/2023 11:15 AM
90	There needs to be ability to keep these boundaries between regions.	7/26/2023 9:27 AM
91	The designation "Future Development" offers reduced certainty, potentially necessitating another engagement process with uncertain success and timing. This heightened uncertainty resulting from the process could hinder the attraction of future investments in this area. It is more effecient and effective to designate obvious land use now, such as parcels adjascent to the Trans Canada as "Business Commercial"	7/26/2023 8:26 AM
92	Agree with it considering the coordination of external influences such as the Metropolitan Growth Plan. A more defined system or process for land planning and future growth needs to be determined in these areas.	7/25/2023 10:04 PM
93	Possibly I would need more information on specifics	7/25/2023 9:02 PM
94	We see this simply as a way to appease the City for the short-term to seek approval by the CMRB, and not to do the work now. This puts these landowners at a disadvantage. Seeking the appropriate land use districts in the future will be that much more difficult.	7/25/2023 5:05 PM
95	We believe that there should be more certainty so that it does not have to go back to the CMRB for another engagement	7/25/2023 3:05 PM
96	meet the needs the needs now. Yes you need to plan for future but build the existing ASP into a commercial reality now and supplement the ASP with future tweaks as needed. can't keep putting things off.	7/25/2023 12:03 PM
97	We understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will likely require another engagement process, the success and timing of which will be uncertain. We believe that uncertainty created by this process may be a detriment in attracting future investment in this area.	7/25/2023 10:03 AM
98	No comment	7/24/2023 8:33 PM

99	We are conditionally supportive of these areas. We understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will likely require another engagement process, the success and timing of which will be uncertain. We believe that uncertainty created by this process may be a detriment in attracting future investment in this area	7/24/2023 7:34 PM
100	As long as it is not just commercial that is being planned	7/24/2023 7:06 PM
101	There is to much uncertainty about Future Developments.	7/24/2023 4:24 PM
102	I am conditionally supportive of these areas. I understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will likely require another engagement process, the success and timing of which will be uncertain. I believe that uncertainty created by this process may be a detriment in attracting future investment in this area.	7/24/2023 3:17 PM
103	I am conditionally supportive. I understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will likely require another engagement process, the success and timing of which will be uncertain. We believe that uncertainty created by this process may be a detriment in attracting future investment in this area.	7/24/2023 2:38 PM
104	I understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will likely require another engagement process, the success and timing of which will be uncertain, which may be a detriment in attracting future investment in this area.	7/24/2023 1:10 PM
105	The more detail that can be put into the future, makes investment into the area more certain.	7/24/2023 12:55 PM
106	We are conditionally supportive of these areas. We understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will likely require another engagement process, the success and timing of which will be uncertain. We believe that uncertainty created by this process may be a detriment in attracting future investment in this area.	7/24/2023 12:53 PM
107	We understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will likely require another engagement process, the success and timing of which will be uncertain. We believe that uncertainty created by this process may be a detriment in attracting future investment in this area.	7/24/2023 12:17 PM
108	If we knew for sure that there would be no more growth then there would be no need for further planning considerations, but we know that's not realistic.	7/24/2023 12:00 PM
109	future development likely means more years of engagement process which can limit interest in future investment in the area	7/24/2023 11:52 AM
110	We don't fully understand the impact of Stoney Trail on the community as of yet so time for consideration of impact is essential	7/24/2023 11:16 AM
111	We are conditionally supportive of these areas. We understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will likely require another engagement process, the success and timing of which will be uncertain. We believe that uncertainty created by this process may be a detriment in attracting future investment in this area.	7/24/2023 10:04 AM
112	I support it conditionally. I understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will likely require another engagement process, the success and timing of which will be uncertain. I also believe that uncertainty created by this process may be a detriment in attracting future investment in this area	7/24/2023 8:25 AM

113	I am conditionally supportive of this and understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. However, the new designation of Future Development provides much less certainty and will likely require another engagement process, the success and timing of which will be uncertain. We believe that uncertainty created by this process may be a detriment in attracting future investment in this area.	7/24/2023 7:44 AM
114	More overpass access to the south side of Highway	7/23/2023 8:51 PM
115	Allows for forward thinking rather than ad hoc development	7/23/2023 10:27 AM
116	Same reasons as other responses, keep agricultural feel of springbank by encouraging country residential development. Rockyview county needs to stop trying to urbanize what is a beautiful area next to an urban center.	7/22/2023 3:30 PM
117	Conditionally supportive. New Future Development area provides less certainty. This is seen as detriment to attracting future investment in the area	7/22/2023 9:54 AM
118	Any changes in these areas impact the transportation corridor between North Springbank residents and to Calgary. Areas to the north and west of this ASP should also be identified on this ASP to help ensure knowledge of up and coming impacts to the residents of North Springbank.	7/22/2023 9:36 AM
119	The new designation captures lands that could be developed relatively soon - providing much less certainty for these lands and it will likely require another engagement process which will require more timing/costs. The uncertainty created by this process may be a detriment in attracting future investment in this area.	7/22/2023 6:19 AM
120	Stoney trail has raped the land.now pushing out further is greed.when will it stop? When every wetland has been destroyed???? THATS WHAT HELPS WITH FLOODING!!!!	7/22/2023 3:31 AM
121	Not enough information has been provided to date.	7/21/2023 12:52 PM
122	As long as the majority of the development is for residential with a small portion used for light commercial	7/20/2023 1:33 PM
123	I'd prefer to keep these as part of Springbank but recognize the pressure on these areas.	7/20/2023 8:41 AM
124	Someone needs to take ownership of the land area and a collaboration is required for this to work.	7/19/2023 3:20 PM
125	These should be NATURAL 'community gateways' and NOT designated for future development. We do not want intense commercial/industrial development to be what greets visitors to our community.	7/19/2023 3:05 PM
126	There should be no consideration for any commercial development west of 101 St. 101St cannot become an industrial/ commercial corridor. Residential and open parks/ pathways would retain area appeal and safety of the corridor for abundant wildlife in the area.	7/18/2023 1:55 PM
127	I think some area needs to be set aside as nature preserves, and wildlife corridors as well as being a boundary between Calgary and the surrounding rural development.	7/18/2023 11:00 AM
128	Doesn't "need" development just because it's adjacent to Calgary. Could be a Green Belt for example like many other cities. Rockyview needs to keep its character and identity. We are not a land bank for the city.	7/17/2023 4:07 PM
129	All land is future development it's all to vague	7/17/2023 3:17 PM
130	There should be some transition area beside the ring road since Calgary has created that situation and intends to exploit it.	7/17/2023 1:55 PM
131	Please include a public access with a boat launch for residents to use. Almost the entire bow river corridor is blocked by private land owners for people to use the river for fishing, boating, recreational activities.	7/17/2023 12:10 PM
132	The city will likely annex in the near future	7/17/2023 11:04 AM
133	Commercial or institutional development makes more sense along Stoney Trail or highway 22 corridors than in the middle of springbank.	7/15/2023 5:54 PM
134	The outward development of Calgary is inevitable, we just need to go about it carefully and	7/15/2023 5:09 PM

	thoughtfully.	
135	KEEP THE REST OF SPRINGBANK RURAL RESIDENTIAL, NOT FOR FUTURE CONSIDERATION. IT'S TIME FOR ROCKY VIEW TO CONSIDER THE RESIDENTS WHO HAVE BUILT IS NOT THE TAX\$\$ GRAB!	7/15/2023 8:25 AM
136	I am supportive however, investments were made in these lands on the basis the lands would be designated for potential future commercial. I would prefer that designation to future development, as it provides somewhat more certainty.	7/14/2023 3:49 PM
137	The city of Calgary will most likely keep expanding west as demand for more residential areas increases, and access to city centre is much easier from the west side.	7/14/2023 3:48 PM
138	RVC and the ASP cover what many believe is the most desirable part of Calgary. Calgary is always ranked in the top 5 cities IN THE WORLD in which to live . The ASP will obviously be changed in the future with the accelerated development	7/14/2023 1:43 PM
139	we moved out here to live in the country, if we wanted higher density and more commercial development, we would have stayed either in Calgary or would have chosen other RVC areas with such density, or planned density, such as Harmony etc..	7/14/2023 1:08 PM
140	Require a buffer between Stoney Trail and rural residences. Adding more residences will lower attractiveness of area substantially.	7/14/2023 11:40 AM
141	make total sense to study further	7/14/2023 11:34 AM
142	Any considerations in this regard should be managed in an amicable fashiion with regional planning commission that give full acknowledgement that RVC is acting in the best interests of all residents rather than in competition with the City of Calgary to gobble up deveiopment projects with the sole purpose of facilitating growth.	7/14/2023 11:10 AM
143	We understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. We believe that it is important that Rocky View clearly identify these lands as part of the ASP to ensure that Rocky View will be able to benefit from future development in these areas. While we would prefer more certainty of use, we understand the approach	7/14/2023 10:39 AM
144	These areas require careful consideration for future planning in the spirit of maintaining the rural landscape. Allowing uncontrolled commercial development such as the Bingham Crossing commerical development has been a massive mistake and it would be prudent to not to continue to perpetuate this without proper stakeholder consultation.	7/14/2023 9:50 AM
145	They do not require future development	7/14/2023 9:33 AM
146	Can you please explain why RVC believes futher planning is required?	7/13/2023 9:51 PM
147	Planning for infrastructure seems to be an area where delays or oversights are common. Keeping an eye on these areas may increase the likelihood that thoughtful planning can mitigate this risk.	7/13/2023 9:23 AM
148	It looks like development, only delaying fairly informing residents about more densification.	7/12/2023 10:59 PM
149	Need more consultation and information	7/12/2023 9:54 PM
150	Acknowledging the necessity of working with Calgary given the CMRB's veto authority in the case of the eastern FDA is simply recognizing reality, and I have no problem with it. The other one has no business existing. Reference previous comments re small group of rich landowners who think they matter more than anyone and everyone else.	7/12/2023 2:07 PM
151	as previously noted	7/12/2023 12:34 PM
152	would provide future land use considerations.	7/12/2023 11:59 AM
153	This is not a simple yes/no answer. The question assumes that the answer will be the same for both areas - given how different the two areas area, that is an unreasonable assumption. Treating the land along the boundary with Calgary as Future Development Area makes sense. There is absolutely no rationale to include the Future Development Area on the west side of the ASP. It will only increase pressure to develop that land. Once the rest of Springbank has come close to being built out, then the ASP can be expanded to include those lands. Until then, including them only increases pressures for leapfrog development.	7/12/2023 11:59 AM

154	Development will continue. Keeping in line with existing landowners needs and buffer zones so not to impact their lifestyle and land value	7/12/2023 11:53 AM
155	Agriculture land not preserved	7/12/2023 10:51 AM
156	Considers many valid factors before future dev including Calgary's plans	7/12/2023 10:05 AM
157	Should always be open for conversation with the changing of dynamics and time.	7/11/2023 7:55 PM
158	If you are going to go for higher density areas in Springbank, these are the areas that make more sense to do that.	7/11/2023 9:51 AM
159	I would require further information.	7/10/2023 4:08 PM
160	Cancel the idea of Cluster Residential areas.	7/10/2023 7:32 AM
161	Can't answer this as I don't understand the implications.	7/9/2023 9:46 PM
162	I'm not against development but want the development to reflect the character of the community	7/9/2023 6:52 PM
163	This area makes the most sense for Harmony style development	7/9/2023 3:38 PM
164	I realize the city is growing ever closer so having input into the development would be important	7/9/2023 2:11 PM
165	Need More Information	7/9/2023 10:14 AM
166	This is too vague. Does future development mean more acreage housing, high density housing or business development?	7/8/2023 10:27 PM
167	We are not supportive of any high density development in the area. It seems like suddenly now that the County wants to add more housing it is suddenly interested in "community use spaces". We already have Springbank Park fo all seasons and we do not need any further business or residential in this area. I strongly disagree with the "core" boundary, you are turning my backyard into a city!! I pay huge taxes to live here and enjoy the peace and quiet, I do not want this to look like the city otherwise I would not have moved here. This is shameful and not taking adjacent residents into consideration is making your process look like a joke.	7/8/2023 7:38 PM
168	When is Calgary going to annex these lands?	7/8/2023 3:56 PM
169	Too much is unknown at this time from all of the stakeholders.	7/8/2023 2:51 PM
170	Again, it must be retained as a rural development only.	7/8/2023 2:42 PM
171	Looking forward to more community amenities	7/7/2023 9:59 PM
172	This is all owned by speculators and should remain agricultural	7/7/2023 7:39 PM
173	No opinion.	7/7/2023 5:43 PM
174	Keep it as an empty buffer between us and the city	7/7/2023 3:45 PM
175	We understand that identifying these areas as requiring future planning approvals may make the plan more likely to be approved by the CMRB. We believe that it is important that Rocky View clearly identify these lands as part of the ASP to ensure that Rocky View will be able to benefit from future development in these areas. While we would prefer more certainty of use, we understand the approach.	7/7/2023 2:35 PM
176	Do not understand what the FDA would be. The words leave the interpretation open to moderate residential to full commercial - what ever the interpretation is. Do NOT want big box stores. In the 2021(?) Coach Creek proposal, the developer altered the ASP/CS to put heavy commercial - no consultation. Maintain a transition to country residential .	7/7/2023 11:40 AM
177	Development is not needed	7/7/2023 9:11 AM
178	The more planning for impacts the better.	7/7/2023 7:47 AM
179	Use as transition area between city and springbank	7/7/2023 7:26 AM
180	Much of this land is currently forest or plains. If we are marking it for future development, there is a good chance that this natural environment would be destroyed. I don't see why it's	7/7/2023 1:09 AM

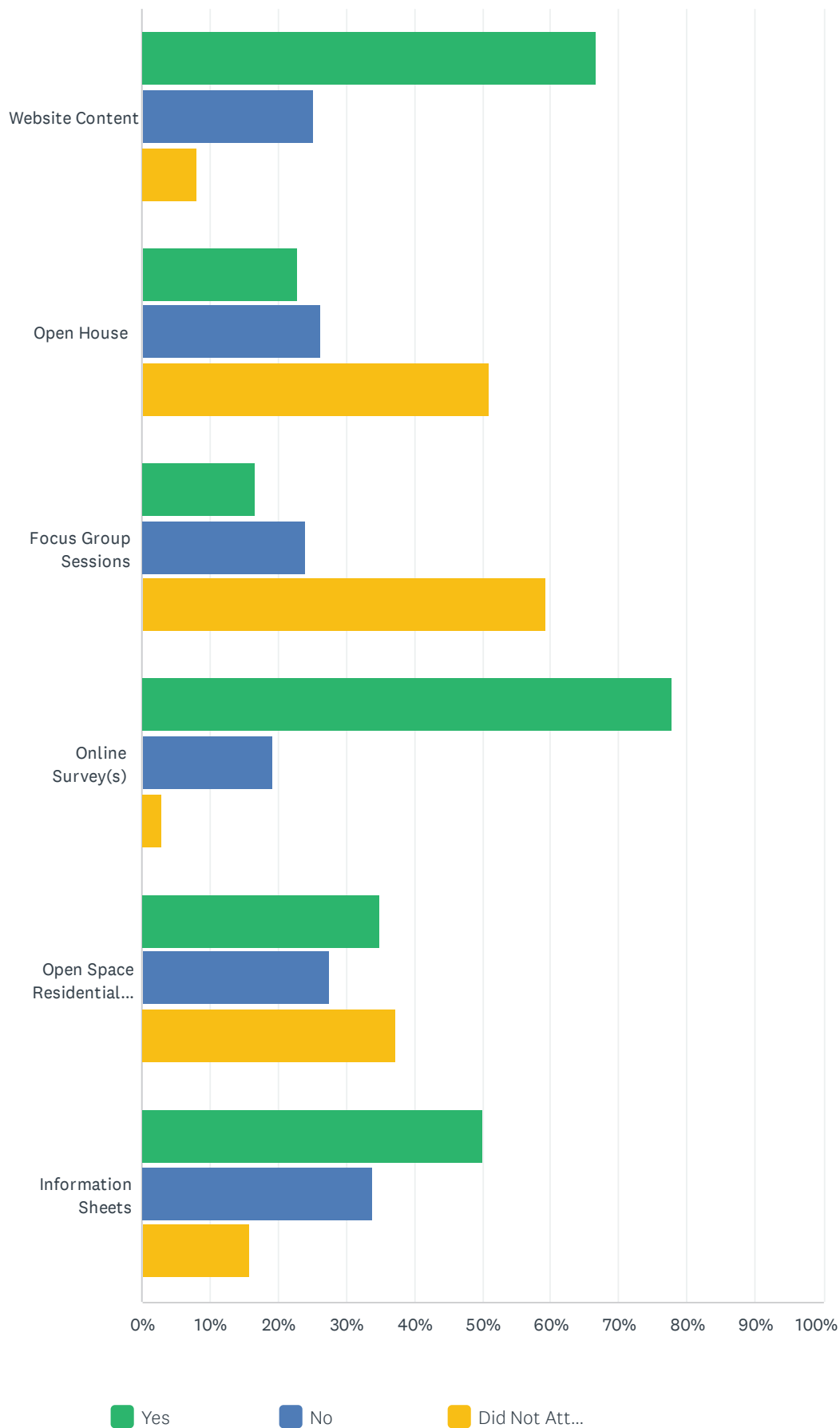
	necessary to destroy these natural habitats for development, when the residents can get everything they need within the City of Calgary limits, within five minutes of these areas designated as Future development. These areas don't need to serve as a transition between urban and rural communities. We can just leave the natural environment as is. That way, we remain distinct from the City of Calgary, and people will immediately notice the difference as they travel from the city into Springbank.	
181	Clearly this is done to allow the city of Calgary to annex these areas.	7/6/2023 9:28 PM
182	Yes, as long as existing areas are properly built out, this is a good investment in the county.	7/6/2023 9:13 PM
183	Agriculture first!	7/6/2023 7:26 PM
184	The development of adjacent lands would be better undertaken by us rather than others, be it the city or other neighbors to the west (like Harmony).	7/6/2023 6:14 PM
185	There has been no explanation from RVC at all as to why over 1100 acres needs to be put on the back burner for potential development.	7/6/2023 5:13 PM
186	Yes, however consult with existing communities first; support the transportation corridors.	7/6/2023 3:49 PM
187	It is very important for Springbank to hold the line against urban sprawl from Calgary. Make these areas Green environmental buffer zones with public access. This is by-far the best gift we can make to future generations.	7/6/2023 2:14 PM
188	I'm unclear as to the intentions for this area.	7/6/2023 11:10 AM
189	Businesses and services will be needed by the increased number of residents.	7/6/2023 10:19 AM
190	Again, planning to plan is not action, nor certainty of use.	7/6/2023 7:52 AM
191	Like the need to have infrastructure in place as part of development.	7/4/2023 4:08 PM
192	Same rules for all	7/4/2023 11:57 AM
193	There is no way the county can plan further west until this proposed area has been cleaned up and approved by the residents. Further expansion if it is already being worked on means that this existing proposal going through the community acceptance is just a formality and the county is going to do what they want regardless as they need the cash grab.	7/4/2023 10:49 AM
194	I am wondering what will happen to the agricultural areas in North Springbank along the east border of the ASP. Will they also require further planning and consideration as they are not identified as future development areas?	7/4/2023 9:31 AM
195	Pinebrook Estates should also have future development potential designation.	7/3/2023 12:09 PM
196	I don't trust what the county will do based on the ASP to date or that it will be in the interest of residents. Progress for profit seems more of the current county approach to development.	7/2/2023 7:15 PM
197	need to work with Calgary as part of Regional Planning	7/2/2023 9:40 AM
198	lets see how the traffic will be to see how to best use these lands.	7/1/2023 8:42 PM
199	As Calgary expands, I suspect it will be inevitable that the City will require more land. It is imperative that it be preserved for residential as the first and foremost consideration.	7/1/2023 12:24 PM
200	Our open farm type areas are being eaten away by big conglomerates.. This is detrimental to all who value this open space outside town	6/30/2023 10:58 PM
201	make the areas west of Calaway, and south of highway 1 available for highway commercial uses. No one is going to want to live there, and the highway commercial uses are appropriate for that area.	6/30/2023 10:41 AM
202	Should be kept as farmland.	6/29/2023 7:10 PM
203	These areas should be planned sooner before it becomes too late to have input on their future.	6/29/2023 6:50 PM
204	Development of these areas need to be coordinated with the city	6/29/2023 6:28 PM
205	I am in close proximity to Springbank Road and the new Stoney Trail. As yet, when Stoney opens, I do not know the effect on local roads. So, considering other developments immediately west of Calgary needs some study.	6/29/2023 2:14 PM

Springbank Area Structure Plan (ASP) Refinement - Survey (June 2023)		SurveyMonkey
206	Boarders city of Calgary, so will depend on timing of future growth and development	6/29/2023 10:58 AM
207	But we need specific certainty to timeframe and what uses may look like in these areas. And developers should be able to do a developer led ASP in these areas	6/29/2023 10:40 AM
208	I would like to see the type of development codified rather than having it just designated as "Future Development"	6/29/2023 8:40 AM
209	The Stoney Trail is a natural area for the ASP to be focusing the commercial and industrial uses as the transportation infrastructure already exists and this allows for a buffer of road, then commercial, then moving into residential as you head west.	6/29/2023 8:05 AM
210	Instead of crowding our community with cluster communities and more industrial parks why not use the land bordering the city for your plans to make more tax dollars. We clearly don't want what you're trying to do to supplement it all. It makes more sense to change your land development closer to the city than it does to change it where residents have spent their lives trying to get away from it all.	6/28/2023 11:13 PM
211	You are talking about 2 very different areas. One the city will probably expropriate and the other needs to be in the Springbank Airport employment area.	6/28/2023 10:23 PM
212	The city has enough development going on in those areas. There is no need to add to them.	6/28/2023 10:16 PM
213	I agree you should consult the residents rather than sneak it in like you did this one without informing anyone. Thankfully we have neighbours that are heavily involved.	6/28/2023 10:02 PM
214	#8 Highway has several housing developments that have been put on hold for many years. These lands need approval to develop.	6/28/2023 10:01 PM
215	The residents in this area should be the ones to determine what kind of development goes there.	6/28/2023 8:49 PM
216	Please keep these areas undeveloped. We have left the city for a reason! End of story!	6/28/2023 8:45 PM
217	We need a green buffer between the city Rockyview/Springbank	6/28/2023 8:24 PM
218	Same as previous responses...I may change my mind with more indepth information	6/28/2023 7:56 PM
219	What I have learned after decades of providing input and talking to other residents, it doesn't matter what the residents want or respond.	6/28/2023 7:17 PM
220	Makes sense for future consideration	6/28/2023 5:49 PM
221	Residents and landowners require additional information and details of the potential development.	6/28/2023 11:52 AM
222	We are not close minded to appropriate development and will not oppose change as a default position. We request (require) the opportunity for input as alternatives are developed. AN IMPORTANT ASIDE: the process by which we came to learn of these latest plans, the survey and the remaining opportunity to participate in input was far from transparent . We were not given direct notice based on our home location despite the changes' significant impact on the sole, practical source of access to our community.	6/27/2023 5:21 PM
223	We don't know enough. We just found out about the plan. Why were we not informed? The timing is bad. Why would this be sprung on residents at the start of vacation times. Put everything on pause, and reschedule with lots of notification to everyone in the plan area and somewhat further out as well.	6/27/2023 12:52 PM
224	Not enough clarity about what the potential land use would be	6/27/2023 12:46 PM
225	Leave things the way they are.	6/26/2023 3:13 PM
226	Not unless there is a defined process included with this as to how that will be done.	6/26/2023 8:56 AM
227	In the future, be sure to consider the area as something you should leave alone.	6/25/2023 8:18 PM
228	There needs to be greenbelt areas between the City and Springbank. That's what makes our community unique; we are not an extension of Calgary	6/25/2023 6:18 PM
229	Does it actually matter what residents think. Many of us would like to be left alone. We live in a rural area so that we are away from urban development.	6/25/2023 9:08 AM

230	I think planning should be done. However if its piecemeal you end up with a piecemeal result.	6/23/2023 4:52 PM
231	It should be clear in the ASP that any future development areas could mean a variety of land use types, up to and included higher density master planned communities like Harmony.	6/23/2023 10:30 AM
232	If you install proper infrastructure then appropriate growth can be considered	6/22/2023 6:41 PM
233	Do they need development and unfettered growth?	6/22/2023 9:51 AM
234	Retain as agriculture. Put some measures in place to protect the rural nature of the area.	6/22/2023 8:07 AM
235	I don't understand the implications of that designation.	6/21/2023 10:25 PM
236	seems reasonable	6/21/2023 3:40 PM
237	Planning and consultation would be nice. Consultation being the key.	6/21/2023 2:50 PM
238	Constrained growth in a country residential area is best. Again roads and utilities. We want this to be the best city in Canada not the fastest developed. Seek residents input before agreeing to build developments.	6/21/2023 10:41 AM
239	Sure. Close to the city is worthy of considering.	6/20/2023 6:03 PM
240	Areas west of the revised ASP need to be include in the plan now and locked down to prevent development/further sprawl....assuming planning in RVC has any value for tax payers which history suggests it does not.	6/17/2023 1:26 PM

Q19 Are you satisfied with how we engaged with you at this stage?

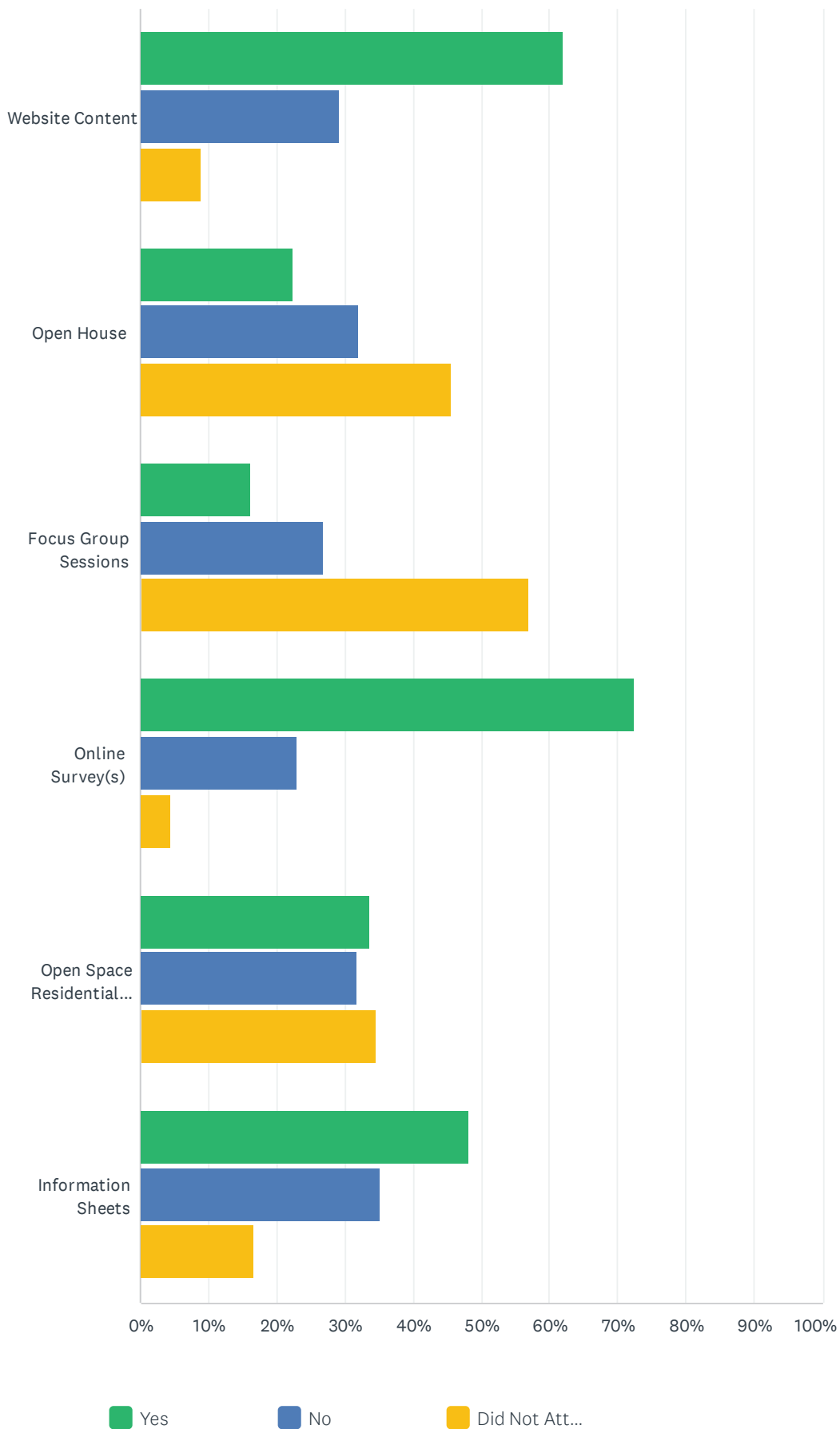
Answered: 303 Skipped: 11



	YES	NO	DID NOT ATTEND/VIEW	TOTAL
Website Content	66.78% 199	25.17% 75	8.05% 24	298
Open House	22.85% 69	26.16% 79	50.99% 154	302
Focus Group Sessions	16.56% 50	24.17% 73	59.27% 179	302
Online Survey(s)	77.85% 232	19.13% 57	3.02% 9	298
Open Space Residential Video	35.02% 104	27.61% 82	37.37% 111	297
Information Sheets	50.17% 149	34.01% 101	15.82% 47	297

Q20 Are you satisfied with how we engaged with you at this stage?

Answered: 253 Skipped: 61



	YES	NO	DID NOT ATTEND/VIEW	TOTAL
Website Content	61.94% 153	29.15% 72	8.91% 22	247
Open House	22.40% 56	32.00% 80	45.60% 114	250
Focus Group Sessions	16.26% 40	26.83% 66	56.91% 140	246
Online Survey(s)	72.47% 179	23.08% 57	4.45% 11	247
Open Space Residential Video	33.74% 83	31.71% 78	34.55% 85	246
Information Sheets	48.18% 119	35.22% 87	16.60% 41	247

Q21 Do you have any other comments on the information we provided or how we engaged with you on the revised draft ASP document?

Answered: 229 Skipped: 85

#	RESPONSES	DATE
1	This process did not go well and I'm not really sure council will take into account any of the feedback given through this survey. The thread of distrust has been sewn.	8/1/2023 12:26 AM
2	I found the information was not presented clearly and it is very confusing. There was very little awareness of these plans or the open house. We only heard about it last minute from a neighbour.	7/31/2023 11:13 PM
3	The important issues of water supply, waste water servicing and electricity seem to be absent from this survey.	7/31/2023 10:55 PM
4	I like the diligence that has been applied to the ASP. For example, recognizing the environmentally sensitive areas and having a protection strategy. Also, the conservation and goals vision are good within the ASP. Directionally overall the ASP is good. But I really think the density is greater than it should be and the commercialization of the area is way overboard. RVC should be protecting the investments of the current residents rather than proactively promoting and encouraging the development of the area. The area is unique because of what it is today. Open views, rolling hills, cattle, horses, etc. Not retail shopping and strip malls. There was a news article the other day where Rencor claims they have a concept plan for > 1,000,000 square feet of retail for the RR33/Highway 1 intersection indicating a predisposition to an appetite monetizing the region.	7/31/2023 10:41 PM
5	THE INITIAL TIMELINE WAS A CONCERN...OPENHOUSE WAS END OF JUNE JUST BEFORE START OF SUMMER VACATION AND STAMPEDE. AND GOING INTO THE BUSIEST TIME OF YEAR WE HAD ONLY 2 WEEKS TO REPLY?? SO EXTENDING THE DEADLINE IN JULY 31 WAS APPRECIATED. HOPEFULLY COUNCIL STARTS LISTENING MORE TO ROCKY-VIEW RESIDENTS AND LESS TO INTERESTS OF DEVELOPERS.	7/31/2023 10:14 PM
6	No comments. Thank you.	7/31/2023 10:08 PM
7	This types of engagements should not be done in such as short time notice to get adequate information specially in the summer months when most people are on holidays or away.	7/31/2023 10:03 PM
8	Thank you for the continued consideration of the concerns of Springbank residents. Many people that moved here from the city made a careful and measured choice to have a quiet country lifestyle to improve our physical and mental health. Unfortunately, it feels as if the area is continually under threat. In the new materials there is recognition of some of the concerns but details are limited about how these things will be addressed or their impact. The developments lack details for infrastructure developments (accountability, maintenance, oversight) and costs remain issues that have not been directly addressed (specific to traffic management, increased need for emergency first responders (fire, policing), water (water table changes, treatment for sewage systems planned and/or increased septic systems), neighbourhood safety concerns, telecommunications etc., impact on wildlife, noise, bylaw changes etc.). There are nice descriptions of the updated changes and some ideas have merit, but descriptions, engaging videos, and renaming/remarketing ideas (such as "cluster housing" renamed to "open space housing" -- merely describing cluster housing in a field), are not enough to give me confidence in the overall proposed directions. The planned future of the area sees it getting busier, not better. I appreciate the opportunity to have input and value the efforts made to consider my concerns. Peace, quiet, and respect for nature are hallmarks of Springbank and the unique, cherished country character should be preserved and respected. My warmest thanks for your time and patience. MS.	7/31/2023 9:53 PM
9	Lack of opportunity, certainty and timing are killing opportunity and investment in Springbank. Development decisions are confusing and inconsistent, for example: Less than 2.5 miles directly south of our farm, the land for the Webber Academy Athletic Park was purchased in 2020. This development is out of the ground and running in under 3 years. Where is the	7/31/2023 9:44 PM

outrage and pushback from the local anti-development groups or any other Springbank residents about this development being so quickly approved and built out of prime agricultural land? Why was this development not held back with demands to retain viewsheds and scenic corridors - the 'state-of-the-art 50,000 square foot, two-storey, multi-purpose, indoor recreation facility' on this site blocks/impedes mountain views of many Springbank residents. If there was none, is it possible that this proves that these local groups actually only advocate against development on lands near to them, specifically ours, while purporting to represent all of Rocky View and Springbank? These residents, who want these views, but are not willing to work with the County or us so we can realize the value of our land while more than reasonably accommodating them, need to step up and buy our land. Or the County should buy it. Holding up our sale by creating, building on and enforcing the by now well-established 'reputational risk' of anyone taking on the development of our property is wholly un-democratic and unacceptable. In closing, another important point I wanted to mention is that I did not attend the Open House because I was concerned about the unacceptable behavior many have experienced from the NIMBY's in the past. Members of my family did attend the Open House and the harassment, aggression and verbal abuse that they experienced at the hands of the NIMBY'S s was unacceptable, extremely offensive and completely inexcusable.

10	We appreciate the opportunity to attend sessions and open houses. However, it was difficult to hear or understand the staff. It's always disappointing that we have to continue to express what we as a community want. We love our acreage living and our open spaces. We are not looking to densify or bring commercial development to our community when everything we need is ten minutes down the road. Really the approval of Costco makes the whole ASP discussion a joke.	7/31/2023 8:19 PM
11	Thank you for the opportunity for input and consideration on the matters discussed above.	7/31/2023 8:17 PM
12	We appreciate the opportunity for comment and thank you in advance for your consideration of the above.	7/31/2023 8:17 PM
13	We appreciate the opportunity for comment and thank you in advance for your consideration of the above.	7/31/2023 8:17 PM
14	The engagement with the community has been less than optimal. Serious questions about water, traffic, wastewater management, environmental impact, and costs seem to be continually deflected with no transparency or honest response. This has been very evident in the discussions about approving a costco in springbank. This council seems to be forgetting the immense amount of consultation that happened years ago to ensure that springbank stay as a country residential neighborhood that would protect the environment, the residents and the water supply. Part of that consultation documented that there shall never be large box stores or developments as such in this community. If there was serious intent about taking community consultation to heart, the members of the county would honor those consultations and all the recent ones and the costco would not be going ahead. Meaningful engagement would look like one on one personal discussions with the responsibility lying on rockyview county not the tax paying residents. Further to this would be transparent reporting on all the responses and findings with decisions supporting the majority of the feedback. No where do I see this happening.	7/31/2023 7:57 PM
15	None at this time.	7/31/2023 6:48 PM
16	How are 19. and 20. different?	7/31/2023 5:47 PM
17	Information provided promotes significant development in all areas where this is not the desire of the vast majority of the current community residents. It has the appearance of being heavily influenced by those who stand to benefit monetarily from development. There is a lack of focus on environmental impact, preservation of environmentally sensitive and critical wildlife habitat. The focus needs to be on why is this or that absolutely needed instead of how can we use all this land? Costs associated with various aspects of the ASP can have a substantial impact on taxes on residents and that impact needs to be quantified to the extent possible. Those that have worked on the ASP need to clearly identified as does their mandate.	7/31/2023 5:34 PM
18	As always, RVC seeks engagement which isn't reflected in their plans/strategies. Timing of requested input is often during summer months, and with short lead times, that gives the impression of wanting to limit considered input	7/31/2023 5:10 PM
19	Would like to have seen more clarity and specific information in the ASP. In some parts, the language is vague enough that almost anything can be expected in the future. The ASP should	7/31/2023 4:36 PM

be designed to protect the interests of the people of Springbank. Without more specific language in this document, am concerned that our interests and the country character of Springbank will be sacrificed in favour of rampant big money development, like we see in Calgary. Many of us moved to Springbank to get away from that nonsense. Please work with the Springbank Community Planning Association and seriously take their concerns into consideration. If modifications are made to the ASP, then would appreciate a future opportunity to review these and provide additional feedback.

20	<ul style="list-style-type: none"> • Where is the mention of and consideration for viable existing agricultural and ranching businesses. Where they exist give them assistance ie reduce the taxes and provide the incentives and help to keep them going. • A printable version of the comments submitted in this survey for our personal records. • Full public disclosure of the technical and supporting sources detailing the specific information backing capacity for fresh water and wastewater water disposal (verified and proven by the County) for all categories of development. 	7/31/2023 4:21 PM
21	We encourage reflection to the results of previous engagements.	7/31/2023 4:12 PM
22	Appreciate the opportunity to respond by survey. Thank you for extending the deadline.	7/31/2023 3:59 PM
23	It would be nice to have an "executive summary" in the documents that highlights key points for each intended land use designation. The document also tends to have an "aspirational" flavor that leaves me uncertain and concerned as to how hard and fast some of the concepts mentioned will be adopted and enforced.	7/31/2023 3:49 PM
24	Details lacking on revised draft	7/31/2023 2:48 PM
25	This is not the first round of engagement on plans for the area, yet there is no reference made to previous engagements or the engagement summaries shared by Rocky View. I encourage reflection and deference to the results of previous engagement	7/31/2023 2:42 PM
26	All maps should show the runways at Springbank Airport. Maps could be further scalable and include colour coded keys that are consistent	7/31/2023 1:41 PM
27	Over communication is a key to rebuilding trust. Keep up the good work and ensure your land owners are given the details we need to make informed decisions. Thank-you.	7/31/2023 1:21 PM
28	no	7/31/2023 1:19 PM
29	There needs to be more open houses, brochures, letters, and focus group sessions to really engage the residents of Springbank.	7/31/2023 1:12 PM
30	I do believe we didn't have any advance notice regarding this plan, as I mentioned I had attended a session about 10 years ago and there was absolutely no talk of industrial development along RR33. Also if Harmony is being proposed to be expanded, putting the Costco on the West side of Harmony makes more sense than putting it East of RR33. It would make more sense for Costco to be closer to a larger number of residents, than having those residents travel further to get to the costco on the East side of RR33.	7/31/2023 1:10 PM
31	This is not the first round of engagement on plans for the area, but there was no reference made to the previous engagements or engagement summaries shared. We encourage reflection and deference to the results of previous engagements.	7/31/2023 12:36 PM
32	Its been very helpful to have all the information easily accessible.	7/31/2023 11:47 AM
33	Lack of opportunity, certainty and timing are killing opportunity and investment in Springbank. Development decisions are confusing and inconsistent, for example: Less than 2.5 miles directly south of our farm, the land for the Webber Academy Athletic Park was purchased in 2020. This development is out of the ground and running in under 3 years. Where is the outrage and pushback from the local anti-development groups or any other Springbank residents about this development being so quickly approved and built out of prime agricultural land? Why was this development not held back with demands to retain viewsheds and scenic corridors - the 'state-of-the-art 50,000 square foot, two-storey, multi-purpose, indoor recreation facility' on this site blocks/impedes mountain views of many Springbank residents. If there was none, is it possible that this proves that these local groups actually only advocate against development on lands near to them, specifically ours, while purporting to represent all of Rocky View and Springbank? These residents, who want these views, but are not willing to work with the County or us so we can realize the value of our land while more than reasonably accommodating them, need to step up and buy our land. Or the County should buy it. Holding up our sale by creating, building on and enforcing the by now well-established 'reputational risk'	7/31/2023 11:33 AM

of anyone taking on the development of our property is wholly un-democratic and unacceptable.

34	Lack of opportunity, certainty and timing are killing opportunity and investment in Springbank. Development decisions are confusing and inconsistent, for example: Less than 2.5 miles directly south of our farm, the land for the Webber Academy Athletic Park was purchased in 2020. This development is out of the ground and running in under 3 years. Where is the outrage and pushback from the local anti-development groups or any other Springbank residents about this development being so quickly approved and built out of prime agricultural land? Why was this development not held back with demands to retain viewsheds and scenic corridors - the 'state-of-the-art 50,000 square foot, two-storey, multi-purpose, indoor recreation facility' on this site blocks/impedes mountain views of many Springbank residents. If there was none, is it possible that this proves that these local groups actually only advocate against development on lands near to them, specifically ours, while purporting to represent all of Rocky View and Springbank? These residents, who want these views, but are not willing to work with the County or us so we can realize the value of our land while more than reasonably accommodating them, need to step up and buy our land. Or the County should buy it. Holding up our sale by creating, building on and enforcing the by now well-established 'reputational risk' of anyone taking on the development of our property is wholly un-democratic and unacceptable.	7/31/2023 11:33 AM
35	We would like more clarity of what the future land use etc changes will allow RV & developers to do as opposed to now.	7/31/2023 11:09 AM
36	We feel it is prudent that all engagements (prior and current) are considered.	7/31/2023 10:52 AM
37	none	7/31/2023 10:17 AM
38	the presentation at the Heritage Club was poor, although there was signifcant involvement. Surprisingly, some residences had no prior knowledge of the meeting as they were on the "outskirts" of the ASP plan, yet are directly impacted by it. There is NO TIME LINE GIVEN for any of this to be implemented. There does not seem to be any recognition of the nature of the Springbank residences, meaning larger lots and less people. I don't beleive that the residents are being listened to: no one is objecting to development, but Cluster Housing/the plans Open Residential Space does NOT reflect the nature and spirit of Spinrgbank living. Further, only vague comments are being provided as to water, waste and roads upgrading to accomodate the plan as presented.	7/31/2023 9:55 AM
39	The open house was not promoted to the residents. We only heard about it from a neighbour. The majority of our community had no idea about the open house and most of them knew noth8ng about the area structure plan.	7/31/2023 12:01 AM
40	The open house meeting didn't come to my email address until 3 hours prior to the meeting, why ? Are questions 19 & 20 the same ?	7/30/2023 10:51 PM
41	RVC seems to have a record not letting residents know WHAT is going on. We are told to check the website, which is time consuming and unrealistic in regards to getting pertinent info. if not for neighbours, many residents would not be aware of happenings. We have come to RVC with good intensions, and community spirit, however, any contact with RVC, has sadly, and universally become confused and suspect.How sad for well meaning, contentious, caring residents	7/30/2023 10:47 PM
42	The County could have disclosed plans to include high-density residential development areas right from the public consultation onset.	7/30/2023 10:26 PM
43	I would recommend and ask to be engaged with further details and timelines on what these project entails. A lot of details are very ambiguous and unclear.	7/30/2023 10:01 PM
44	Kudos for staff for showing up for the Open Houses but they were a disaster. I know people who would not attend due to the actions of the anti-everything, NIMBY crowd. Staff could not keep the sessions on topic or control outbursts. Sessions turned out skewed towards the negative as the NIMBY group claimed to speak for all Springbank and tried to shout down those who said this was not true. NIMBY members attended both sessions to highjack the agenda, stifle open discussion, and the outright aggression made it difficult to present an opposing view. A small group has made it impossible for these open houses to be an effective tool to gather information and should be terminated in the future. The reason why should be communicated to all those in RVC.	7/30/2023 9:21 PM

45	It appears that you only listen to the developers and have zero regard for the views of the residents	7/30/2023 6:44 PM
46	We did move out here because of the view and beauty of this place we don't want anything to change	7/30/2023 2:58 PM
47	Map 5 is poorly done. Agriculture, Business Commercial and Institutional and Community Services are too close in colour, especially Business Commercial and Institutional and Community Services. Built-Out Country Residential and Future Development are almost the same hatchting. The resolution of the maps on the website was of poor quality that prevented detailed examination. Why are Survey questions 19 and 20 the same? The formatting of the survey, where you were required to answer all questions on a page before you could move onto the next pages, made it difficult to use and answer the survey. I had no comment in no. 7 but had to put down a number to advance to the next page. So, I put 0. The designation of properties along the east side of Rge Rd 25 north of Lower Springbank Rd. are included in the Future Development Areas which cannot be correct as there are existing Country Residential homes on those lands. The open house was held on the Thursday before the long weekend which would have reduced the number of attendees. The open house session was only scheduled for an hour which was clearly inadequate and there was not enough time for any workshop/focus sessions. I note that the deadline for completion of the survey was extended. The original deadline was far too short.	7/30/2023 2:48 PM
48	Holding ONE open house a few days before the July 1 holiday weekend is not just bad scheduling, it almost appears to be an effort by RVC to avoid interacting with Springbank residents?	7/30/2023 11:44 AM
49	Doing this heading into summer was a bad idea. Nice that you extended the deadline but still not a very good approach. I like the openness to consultation and change and the willingness to meet individually as I did. You have a tough balancing job to do. However, I hope you avoid the disasters of the past in other areas of Springbank and provide a counterbalance to the oversized influence of developers. The way in which the County has been pushed around on the Costco development gives me grave concerns. Having the County defend Costco's permit on their behalf and at our expense was exceedingly offensive.	7/30/2023 9:09 AM
50	Wish you could provide me with a record of my comments	7/29/2023 10:04 PM
51	In our 1/1 meetings we were told that generally residents seemed positive about the Open Space concept, which encouraged us to attend the evening meetings which were extremely negative and frankly abusive - not only to us but to RVC staff. I felt unheard, bullied and ignored, and in the end am not sure of the usefulness of the meeting. Knowing these people were a small resident proportion, i hope RVC will weigh accordingly and will look at ways of controlling these meetings going forward as i am sure you are losing attendance. Lack of opportunity, certainty and timing are killing opportunity and investment in Springbank. Development decisions are confusing and inconsistent, for example: Less than 2.5 miles directly south of our farm, the land for the Webber Academy Athletic Park was purchased in 2020. This development is out of the ground and running in under 3 years. Where is the outrage and pushback from the local anti-development groups or any other Springbank residents about this development being so quickly approved and built out of prime agricultural land? Why was this development not held back with demands to retain viewsheds and scenic corridors - the 'state-of-the-art 50,000 square foot, two-storey, multi-purpose, indoor recreation facility' on this site blocks/impedes mountain views of many Springbank residents. If there was none, is it possible that this proves that these local groups actually only advocate against development on lands near to them, specifically ours, while purporting to represent all of Rocky View and Springbank? These residents, who want these views, but are not willing to work with the County or us so we can realize the value of our land while more than reasonably accommodating them, need to step up and buy our land. Or the County should buy it. Holding up our sale by creating, building on and enforcing the by now well-established 'reputational risk' of anyone taking on the development of our property is wholly un-democratic and unacceptable.	7/29/2023 6:16 PM
52	That previous engagement results hold as much weight as this one, as well as future engagements	7/29/2023 12:09 PM
53	Progress does not have to be an inevitable destruction of the flavour and presence of Springbank's harmony with the wildlife, the quietness, and the farming and ranching community members. Is Calgary's destiny to be a sprawling Metropolis like Vancouver and Toronto? Is the farm and ranching heritage of the Alberta up for sale? Where does this stop? Rockyview loves	7/29/2023 11:36 AM

the tax base of the new development. Yet is that increase in Tax base merely to solve a "today" problem at the expense of a heritage and way of life forever? Thinking past our present problems to an Alberta that can maintain its own identity is worth the effort. For every complex question in life there is a simple, clear answer that is wrong. Do not make the wrong choices for this area to solve your complex problems

54	This is not the first round of engagement on plans for the area, yet there is no reference made to previous engagements or the engagement summaries shared by Rocky View. Would encourage reflection and deference to the results of previous engagements.	7/29/2023 10:49 AM
55	website content was still very confusing to me Just against that much development and pushing farmers out or to smaller operations.	7/29/2023 10:26 AM
56	No	7/29/2023 9:50 AM
57	This is not the first round of engagement on plans for the area, yet there is no reference made to previous engagements or the engagement summaries shared by Rocky View. We encourage reflection and deference to the results of previous engagements.	7/28/2023 8:13 PM
58	Rocky View is totally ignoring the horrific traffic congestion they are creating around RR 33 and Hwy. 1, RR 33 North, Heartland Road and Twp. 250. You are also ignoring what the residents want and that is what the ASP is supposed to be about. The overwhelming majority of residents on RR 33 north are very concerned about traffic and do not want the Springbank Employment Area. I just hope they fill out the surveys. Bike lanes – North Springbank An ASP requirement needs to be added: Bike lanes need to be built or widened as a requirement for RR 33, Twp 250, Twp, 245 and the future Heartland Road. This is a safety issue you need to add in the ASP. Resident feedback: The tactics used by Rocky View to limit the amount of feedback are blatantly obvious. Where is this direction coming from? It needs to stop. RV is relying on residents to sign up for notices, but they are not signing up, so you need to change the way you notify residents!! Mail notices on the ASP to EVERY resident. Residents were absolutely infuriated they were not notified of the ASP open house! PLEASE - Educate the councillors on the survey and all the other feedback long before the Governance meeting. It was apparent at the April governance meeting some concillors were not aware of some changes ahead of time they were voting on. It is the councillors who vote on the land uses in the ASP - I so hope they are thinking of their job to represent ALL the residents of the County.	7/28/2023 5:32 PM
59	Do not want to change the housing density in Springbank, people have moved to the area to enjoy one house per two acres for the country living experience.	7/28/2023 5:19 PM
60	Not real happy how we as individual landowners are treated. People who have no vested interest are allowed to speak against proposals in Council without any clarification of who or how many people they represent in the community or if they even live in or own property in the community	7/28/2023 3:33 PM
61	This is not the first round of engagement on plans for the area, yet, there is no mention of previous summaries shared by Rocy View.	7/28/2023 12:47 PM
62	Comments on community core will be in that specific survey.	7/28/2023 11:31 AM
63	None	7/28/2023 11:05 AM
64	We understand there has been engagement on this in the past, yet there is no reference made to those previous engagements. We would like to see those taken into account and be part of the process	7/28/2023 9:18 AM
65	This is not the first round of engagement on plans for the area, yet there is no reference made to previous engagements or the engagement summaries shared by Rocky View. i would like to encourage reflection and deference to the results of previous engagements.	7/27/2023 10:43 PM
66	Since this is not the first draft we would encourage that previous drafts would still be taken into consideration when making a final decision.	7/27/2023 12:34 PM
67	We encourage more sharing of the process. We also encourage reflection and deference to the results of previous engagements.	7/27/2023 10:27 AM
68	This is not the first round of engagement on plans for the area, yet there is no reference made to previous engagements or the engagement summaries shared by Rocky View. We encourage reflection and deference to the results of previous engagements	7/27/2023 8:54 AM

69	No further comments	7/27/2023 6:15 AM
70	None at this time	7/26/2023 7:41 PM
71	No additional comments at this time. Thanks	7/26/2023 5:27 PM
72	We are away most of the summer- I am very disappointed not to be able to participate in open houses. I really wish you would plan these things during the school year - Sept. - May	7/26/2023 5:18 PM
73	I appreciated the extension provided but it still was a short period of time to comprehend the information and more opportunity (better timing other than end of June) for more than one Open House. The open space video was too simplified. I still do not understand the density calculations for the Open Space. Need some illustrations. (Both questions 19 and 20 look the same to me???)	7/26/2023 3:43 PM
74	Mostly, it looks good. Just a bit of a tweak along the highway corridor. It needs to be commercial, so why not designate it from the get go as commercial. People do not want to live beside a busy highway, but commercial property needs to be by highways, so consider completing the proposal to address those gaps on the plan.	7/26/2023 3:14 PM
75	Thank you for the opportunity to comment. We have one other item we would like you to consider. Part of the existing quarry on Range Road 32 (Springbank Heights Way) and TWP road 252 has a beautiful sandstone cliff that has been home to numerous nesting swallows for years. It is almost at the end of 252 and on the east side. Can it be protected under the ASP as a species specific critical site?	7/26/2023 2:24 PM
76	This is not the first round of engagement on plans for the area, yet there is no reference made to previous engagements or the engagement summaries shared by Rocky View here. Would like more info shared.	7/26/2023 1:50 PM
77	This is not the first round of engagement on plans for the area, yet there is no reference made to previous engagements or the engagement summaries shared by Rocky View. I encourage reflection and deference to the results of previous engagements.	7/26/2023 11:39 AM
78	This is not the first round of engagement on plans for the area, yet there is no reference made to previous engagements or the engagement summaries shared by Rocky View. I would like to see reflection and deference to the results of previous engagements.	7/26/2023 11:18 AM
79	IT would be nice to be included in future open house/ content	7/26/2023 9:27 AM
80	No	7/26/2023 8:27 AM
81	For a number of years the planning staff have provided continued engagement including many options to gather information and attend sessions in various settings. Face to face meetings were available.	7/25/2023 10:09 PM
82	This seems to ignore the once protected area of drumlins and periglacial deposits between 242 and the Elbow. This was described as classical Alberta scenery and won't be the same if houses are built on it. The maps shown in the presentation are meaningless without a full key to colours and symbols. Why was this done? We would like to meet before your arbitrary deadline of 31st July. We received the letter yesterday. 22nd 403 619 7781	7/25/2023 9:16 PM
83	Appreciated the 1 on 1 meeting opportunity	7/25/2023 5:06 PM
84	We were not informed of previous drafts so no we are not happy with how you engaged with us on the first drafts.	7/25/2023 3:07 PM
85	Bring the development forward. Yes everyone needs a voice but at some point services need to go in and meet growing needs. The longer this goes on and nothing is done costs rise and options are reduced.	7/25/2023 12:08 PM
86	No other comments at this time.	7/25/2023 11:55 AM
87	Although this is not the first round of engagement there is no reference made to previous engagements or the engagement summaries shared by Rocky View. I encourage consideration of the results of previous engagements.	7/25/2023 10:28 AM
88	None, thank you.	7/25/2023 10:06 AM
89	No comment	7/24/2023 8:34 PM

90	This is not the first round of engagement on plans for the area, yet there is no reference made to previous engagements or the engagement summaries shared by Rocky View. We encourage reflection and deference to the results of previous engagements	7/24/2023 7:34 PM
91	It seems it does not matter what residents feel. The changes for commercial reasons will happen irregardless. No thought has been given to the impact on the roads with increased traffic.	7/24/2023 7:08 PM
92	Where is the transparency of the earlier plans for the area. Plans have been revised but you are not sharing the earlier versions.	7/24/2023 4:27 PM
93	This is not the first round of engagement on plans for the area, yet there is no reference made to previous engagements or the engagement summaries shared by Rocky View. We encourage reflection and deference to the results of previous engagements.	7/24/2023 3:18 PM
94	Is there a difference between questions 19 & 20? They seem to duplicate. Also, I note that this is not the first round of engagement on plans for the area, yet there is no reference made to previous engagements or the engagement summaries shared by Rocky View. I would encourage reflection and deference to the results of previous engagements.	7/24/2023 2:41 PM
95	There has been so much time and energy spent on "engagement", it is time to start development	7/24/2023 1:00 PM
96	More history so we can reflect on the improvements and changes that have taken place with the process.	7/24/2023 12:58 PM
97	This is not the first round of engagement on plans for the area, yet there is no reference made to previous engagements or the engagement summaries shared by Rocky View. We encourage reflection and deference to the results of previous engagements.	7/24/2023 12:54 PM
98	This is not the first round of engagement on plans for the area, yet there is no reference made to previous engagements or the engagement summaries shared by Rocky View. We encourage reflection and deference to the results of previous engagements.	7/24/2023 12:19 PM
99	I appreciate the extended deadline, spring/summer are the seasons where time is most limited, so having a little more time to devote to the survey was necessary.	7/24/2023 12:04 PM
100	there has been several rounds of engagement and no references are now made to previous engagements. please finalize	7/24/2023 11:54 AM
101	Will asking the same question twice (19 and 20) skew your results.	7/24/2023 11:18 AM
102	I have been unable to attend meetings so far. You have provided many opportunities, I just haven't been able to get there.	7/24/2023 10:32 AM
103	This is not the first round of engagement on plans for the area, yet there is no reference made to previous engagements or the engagement summaries shared by Rocky View. We encourage reflection and deference to the results of previous engagements.	7/24/2023 10:05 AM
104	This is not the first round of engagement on plans for the area, yet there is no reference made to previous engagements or the engagement summaries shared by Rocky View. I would like to see reflection and deference to the results of previous engagements.	7/24/2023 8:29 AM
105	This has been an ongoing process and yet there is no mention of the past engagements or summaries shared by Rocky View. I would like to see these reviewed and considered in the decision process as these lands could be a vital and important key to the open space concept.	7/24/2023 7:52 AM
106	In future development the should not be any hotel resort development and absolutely no gambling or gaming development	7/23/2023 10:30 AM
107	Thankful for less cluster residential development being pushed on the community.	7/22/2023 3:31 PM
108	Sections 19 and 20 are the same, should they be different or one section is redundant?	7/22/2023 3:07 PM
109	We attended a presentation of our neighbourhood with two members of the planning team. These are some of the comments I heard from my neighbours regarding the presentation: the worst plan I have ever seen (developer) unprofessional (lawyer) dishonest and misleading (national business owner) very poor sales pitch (marketing expert). One individual, a larger landowner who wants to develop their land, said they liked the plan.	7/22/2023 9:59 AM
110	No reference to previous engagement feedback and results.	7/22/2023 9:56 AM

111	We did not find out about the open house until two days prior. The website content should include ALL documents and information regarding meetings in one place, and in a format that we can interpret to read the documents that are applicable to our ASP. It is very difficult to find meeting minutes etc, as the information in the document titles is almost cryptic to the general public. I found a document from the Metropolitan regional board, after some digging, which indicated the City of Calgary's view on development further west of the city without the transportation corridor being improved. This impacts more than our local residents, and thankfully the city currently recognizes that. Focus group sessions? How do we find out about those? I know that we cannot stop progress, however there are ways to improve how we do progress! Please slow down and get ducks in a row before any more building happens. Get the traffic flow straightened out before accidents happen. Traffic backed up for hours impacts the environment. What about that carbon footprint??	7/22/2023 9:47 AM
112	I do not see much reference or consideration/explanation for changes from previous engagements	7/22/2023 6:22 AM
113	You guys (Springbank) are the only ones who help me understand what's going on. Rockyview county does NOTHING!!!! ABSOLUTLEY DOES NOT CARE ABOUT ITS LANDOWNERS! AT ALL.	7/22/2023 3:36 AM
114	Yes, see my letter to Ravi.	7/21/2023 12:53 PM
115	no	7/20/2023 1:35 PM
116	#s 19 & 20 are the same?? Lot of this appears to be hand waving, pie in the sky, lots of paper but nothing one can sink their teeth into. Gov't type of presentation.	7/20/2023 10:21 AM
117	It appears that this plan is already being approved without much thought to the order of events. The Costco mall project will determine how well the planning department executes on it's "vision". Traffic will be a nightmare, and servicing the existing roads while construction is in progress, will be at an additional cost to the taxpayer.	7/19/2023 3:27 PM
118	Well written and easy to understand!	7/18/2023 2:01 PM
119	The timing of the open house and survey are likely to have resulted in poor attendance, return rate due to the start of summer holidays (open houses on the last scheduled day of school!). I feel like I have come across this before with the MD looking for input over the summer.	7/18/2023 11:57 AM
120	A summary sheet needs to be provided for people who do not have time to read through 122 page document and/or attend open house meetings.	7/18/2023 11:02 AM
121	Questions 19 and 20 appear to be the same?	7/17/2023 4:07 PM
122	Is #20 a duplicate just to see if we're paying attention?	7/17/2023 2:00 PM
123	All of the in-person meetings are done when everyone is at their place of work (middle of the day). Please allow for working families to attend by having an alternative evening option in the future. I don't plan to take time off from work to attend a county meeting or information session.	7/17/2023 12:11 PM
124	Please send relevant info with surveys, I had to dig for information that you are asking about in the surveys.	7/16/2023 5:40 PM
125	There is significant room for improvement in the clarity of communication from the county to residents. Further, the open house required more time and better AV equipment to allow for meaningful participation.	7/16/2023 11:03 AM
126	Wording in the ASP is very vague.	7/15/2023 5:55 PM
127	Not in favour of increased residential density	7/15/2023 9:48 AM
128	There has been extensive engagement on plans for the area, yet no reference is made to that process, and no engagement summaries of the previous process have been provided. I think that information would be relevant and important to the present process.	7/14/2023 3:52 PM
129	Relative to my property/home , and as a resident since 1981, I now need to be have my personal worries, concerns and issues dealt with by meeting with RVC	7/14/2023 1:47 PM
130	I wish to discuss further.	7/14/2023 11:41 AM

131	19 & 20 seem to be the same. The response screens are awkward to work with & should have a spell checker feature in the future. All in all, a very good effort on your part.	7/14/2023 11:15 AM
132	This is not the first round of engagement on plans for the area, yet there is no reference made to previous engagements or the engagement summaries shared by Rocky View. We encourage reflection and deference to the results of previous engagements.	7/14/2023 10:40 AM
133	Would be nice to have online webinars in addition to Open House format for those that work full time with a young family. Also, stakeholder engagement seems useless when developments such as Bingham Crossing and Costco are allowed against the will of the local community. Apparently this is a dictatorship and not a democracy.	7/14/2023 9:53 AM
134	The real question is whether or not the concerns brought up through these forums will be followed or if the proposed changes will be made without the support of the general population. This seems to be a trend in other locations.	7/14/2023 9:37 AM
135	Would it be possible to have a register for all springbank community with RVC so that we are automatically notified and advised of changes or additions to the website. As well would it be possible to send paper letter notifications for those not using electronic communications.	7/13/2023 9:57 PM
136	It is disappointing that the focus groups and open house were not advertised more broadly.	7/13/2023 9:25 AM
137	Who the hell have you engaged.	7/13/2023 7:33 AM
138	Please truly listen to residents ideas and make innovative plans for this beautiful land. Don't pave it over and sell out.	7/12/2023 11:01 PM
139	No	7/12/2023 9:54 PM
140	Vitally important to me that Pinebrook community remain 2 acre lots.	7/12/2023 9:17 PM
141	The ISL water servicing report is inadequate it does not show that the water servicing plan is feasible. Water availability is and has been a huge issue that is not addressed.	7/12/2023 3:57 PM
142	The information provided is quite adequate to properly understand Administration's position. It is not *quite* adequate to contact the police on suspicion of bribery. That said, I am - much like everyone I care to interact with on a regular basis - am implacably opposed to letting a handful of wealthy and stupendously arrogant landowners dictate County policy with Administration seemingly having no problem giving them everything they want, and expecting ordinary residents to bend over and take it.	7/12/2023 2:10 PM
143	Get better design and graphics. Poor explanations on the approval process and how to appeal any planned development within a new ASP	7/12/2023 1:41 PM
144	I am directly on the proposed property adjacent to the new development. I am aware of 5 neighbors in my immediate area that received a letter to make them aware of the last coffee meetings. How could I not be on a mailing list???? I have paid taxes in rockyview since 2016. Yet I found out about the coffee sessions from a neighbor. I felt like a very low effort was made to inform very few to help push through another stage for a developer. I did attend the coffee session and there was a generally very negative reaction to the development. Was this due to pushing hard for an approval? I do agree that development will happen everywhere but the method and delivery was poor. I put up 1 garage on a 2 acre parcel in Rockyview and every owner within a 1000 meter range gets notification to be aware of the proposed change and can challenge this in council. Letters go out to all affected the moment I submit for a DP. How can this PROPOSAL be this far with architectural draws and I have not received 1 letter.	7/12/2023 12:02 PM
145	Q19 & Q20 are the same. If you meant to obtain different information from each, the questions failed. Engagement opportunities were far too limited. It made no sense to restrict attendance at the coffee chats - people will self-sort and only those who are interested will attend. It was an extremely tone-deaf decision. The material on the website could have been organized in a more user-friendly manner. Many people had trouble finding the survey since they didn't realize they had to scroll down so far to find it. The information sheets and video were good concepts. However, the content read like propaganda - leaving people wondering why Admin felt it was necessary to try and "sell" them on the ASP.	7/12/2023 12:01 PM
146	I learned a lot from. The in person information session, but this is the first time I have engaged in the process over the course of the last 8 years. I would like to see more targeted focus groups- specially for northern springbank.	7/12/2023 11:30 AM

147	No. As a parent of a young family there is not the time to inspect all the material to the extent I would like.	7/12/2023 10:09 AM
148	With limited information and definitely not the data that Rocky View County has I think we have a good plan with respect to Commercial but I also think we should continue with 2 acre parcels because the cost of transportation infrastructure, portable water and waste water for exceeds any gains that the developer may promote. Thank you best regards, Lorne Frisch	7/11/2023 8:02 PM
149	The open houses were to short in duration to cover all the material and allow for any discussion.	7/11/2023 9:54 AM
150	Should the "Springbank Airport Employment Area" be constructed, we are concerned that our surrounding rural/agricultural setting would be replaced by a commercial/industrial setting. This would bring about increased traffic flow on a road which is not designed to handle it, and which leads into residential areas. With increased density, increased crime could be a factor. It would destroy the aesthetics of the area, as well as the corridor which is frequently used by wildlife. In addition, the property values of adjacent residential areas would decrease. For these and other reasons, we are opposed to the proposed "Springbank Airport Employment Area".	7/10/2023 4:18 PM
151	n	7/10/2023 8:33 AM
152	Thanks.	7/10/2023 7:34 AM
153	No one engaged directly with the neighbours who live in Panorama Bay or Panorama Ridge to discuss the huge community that would be adjacent to them. Not one neighbour was asked anything about how this might impact the already existing neighbourhood.	7/9/2023 9:50 PM
154	You intentionally avoided the biggest area of residents impacted by this plan. Your chosen line of boundary to deliver communication was limited and didn't affect many. Idlewild and Country Lane Estates must be included in all future discussions	7/9/2023 6:54 PM
155	The ASP appears to be a paper exercise performed by RV administration. No engagement with the community until the end of the process. Was there a committee that had community representatives? Information is being released mid year when many residents are on holidays and then short timeline for input. Open house in late June was poorly run and only caused confusion.	7/9/2023 10:19 AM
156	Each proposal is left too vague leaving community members concerned with future development. More communication, with better notice, is needed with all residents of the community.	7/8/2023 10:29 PM
157	You are pretending to engage people, making them think they actually have a say in what is going into their backyard but this whole process has really told us that you do not actually care about the residents here and just want to push your own agenda. When are you going to personally reach out to the residents that are directly affected?	7/8/2023 7:40 PM
158	I really do not like the tactics used by the administration to recycle these high density area under new names and ignore the stated desires of the people who live and VOTE here	7/7/2023 7:43 PM
159	N/a	7/7/2023 5:44 PM
160	It feels like development is being rammed down our throat for no other purpose than increased tax revenue for the county. Springbank is a country residential area. People want to see the stars at night, we want to hear the birds, we want to see wild animals roaming, we want peace and quiet and privacy. That is why we moved here. If I need to buy something, I drive into Calgary. I do not need a commercial area. The road systems in Springbank are not meant to handle traffic volumes that this ASP is proposing. The Springbank schools cannot handle the types of development and increased population the ASP is proposing, and it is highly unlikely that any funds would be forthcoming from the provincial government for this.	7/7/2023 3:52 PM
161	This is not the first round of engagement on plans for the area, yet there is no reference made to previous engagement or the engagement summaries shared by Rocky View. We encourage reflection and deference to the results of previous engagement.	7/7/2023 2:38 PM
162	Questions 19 and 20 appear/are the same. This does not reflect well on a 'planning department'.	7/7/2023 11:45 AM
163	No clear communication with community on developing the plan. Plan was developed with developers not the community. Terrible plan and does not reflect community values.	7/7/2023 9:14 AM

164	Questions 19 and 20 are the same	7/7/2023 8:23 AM
165	It would be helpful for the changes to be stated in much more layman's terms. Especially in the mail that we receive. I often find I read over the proposed changes and cannot understand the greater lasting impact of what is proposed.	7/7/2023 7:50 AM
166	Change format of meetings that are being controlled by noisy people that will not allow others to speak. Suggest separating people who want to express opinions and ask questions from others who want to interrupt by having a separate microphone separate from the crowd. Participants can line up to ask questions	7/7/2023 7:33 AM
167	Approvals for development of Costco have been given with conditions. Would like to know the conditions? If there is no provision to upgrade the intersection of highway 1 and range road 33 your approval is going to kill someone.	7/6/2023 9:34 PM
168	I hope that through the open house, residence were heard. Springbank should not be all things to all people. The agricultural feel of this community is most important to majority of people. It is imperative we keep the country feel. There is a lot of traffic and we are losing the country feel. The commercial development will bring a lot of traffic and noise which takes away from our enjoyment of this community. It is imperative that any new development, residential or commercial not negatively impact current residence.	7/6/2023 9:18 PM
169	one more time--what about supporting agriculture & not decimating it for more sprawl housing & useless acreages?	7/6/2023 7:27 PM
170	no	7/6/2023 6:16 PM
171	For once, listen to the residents who have taken the time to be engaged over the last 5-6 years. Many residents are now frustrated that the County has not paid attention and some are giving up with trying to engage further.	7/6/2023 5:16 PM
172	Some communities were left out. Stop the current adjacent landowner notification as they don't work; residents have been left out who live around the corner and who have to drive through new development in order to exit and enter their community.	7/6/2023 3:50 PM
173	Significant improvements in process are acknowledged...thank you. Content of plan needs to increase its focus maintaining the rural environment, enhancing environmental protection, and thinking longer term. The world is changing, the plan needs to lead and not lag these changes. take the lead on environmental matters. Leave industry to others and listen to the residents	7/6/2023 2:18 PM
174	The county needs to make greater effort to communicate with the residents of Springbank. I've received little communication from the county, most of the information received has been through 3rd party community groups.	7/6/2023 11:12 AM
175	The information should be electronically sent to all residents rather than us having to go look for it. Currently it seems as if council wants as few people as possible to see and contribute to planning.	7/6/2023 10:21 AM
176	Questions 19 and 20 are the same. Ironie for engagement.	7/6/2023 7:55 AM
177	Not enough open houses!!! It's obvious that the planning group is singularly focused on increasing residential and commercial density in Springbank. We also find the changing of the wording Cluster Development to Open Space an insult to our intelligence as if the changing of the wording will allow a more favorable outcome of the increase residential density plans.	7/6/2023 7:31 AM
178	The open space video is too light weight, promotional. Questions at open house indicated people want more specifics.	7/4/2023 4:10 PM
179	Not at this time	7/4/2023 12:00 PM
180	It was decided not to include the Country Lane and Idlewyld communities from this ASP meeting even though we have our only way in and out on RR33 and will be most impacted by this plan. So poorly communicated that our community owes a thank you to one resident who personally walked door to door letting us know of this meeting (which was already attempt #2 by the county) so that we can express our discontent to this development. Hopefully the county re-evaluates this and gives the resident a fair shot to work through this in a better manner for us who live in the area rather than ignoring the feedback provided.	7/4/2023 10:53 AM
181	After attending many open houses I am unhappy with the inability to speak or ask questions due to aggressive attendees taking up all the question period time. Also it is very difficult to	7/4/2023 9:38 AM

	hear speakers and questions. I would prefer a scenario where you line up to ask your question (limit to one and go back to end of line for more) and speak into a microphone. Also ask that everyone identify themselves to get some politeness back into the sessions. I don't like the shouting and negative experience. It seems only people against all progress attend your open houses and reasonable folks stay away. As a result you are not hearing from all concerned residents.	
182	Holding public engagement over the summer months is inappropriate	7/3/2023 5:16 PM
183	Pinebrook estate residents WERE NOT engaged in this process.	7/3/2023 12:10 PM
184	Would like to see more consideration for acreage owners in development planning - who are the core residents of the Springbank community. Harmony has years of development already zoned and we highly oppose additional high concentration or business development.	7/2/2023 7:17 PM
185	Use overview feedback from Springbank residents through their surveys/representatives and possibly engage at the Board level for clarity and direction (SCA and SPFAS)	7/2/2023 9:43 AM
186	Can you ensure that the road infrastructure is in place BEFORE the developments start. The small narrow road to Harmony is a good example of want not to do (build a large community and no decent road to get to it)	7/1/2023 8:45 PM
187	We really wonder what the point of all this is as we feel it is already a 'done' deal. The county will do what it wants no matter what residents wish. We are sure payments have been exchanged to buy out Springbank.	7/1/2023 12:26 PM
188	Engaging with the residents via meetings, open houses, online etc is absolutely no use to anyone and a complete waste of time if residents' opinions are not taken into account.	6/30/2023 11:03 PM
189	are 19 and 20 above not a duplication?	6/30/2023 10:43 AM
190	We require more open house dates. We require longer session, was very pushed for time, especially with the number of people attending. There should have been recording of sessions so the presenters could walk away with all noted discussions.	6/29/2023 7:13 PM
191	Start asking the property owners / taxpayers for input BEFORE assuming a course of action for them.	6/29/2023 6:53 PM
192	No	6/29/2023 6:31 PM
193	The open house I attended was vigorously opposed by owners north of Hwy 1. There wasn't time to answer questions from other attendees.	6/29/2023 2:17 PM
194	One open house before July long weekend and coffee chats where only adjunct property owners are invited is not a community involvement. Neighbours 500m away in Idlewild estates had no idea about what is going on because they were not notified and they were not allowed into coffee chat because they are not "impacted".	6/29/2023 11:55 AM
195	Fulsome review with multiple ways to provide feedback	6/29/2023 10:58 AM
196	I think the exclusive June 27 sessions for residents adjacent to the Springbank Airport Employment Area was disingenuous. I am not directly adjacent but will be personally and directly adversely affected as RR33 is my only ingress/egress.	6/29/2023 8:08 AM
197	Well for starters I wouldn't have even heard of this information session if my neighbour hadn't gone door to door telling us all about it. I find that a little disheartening considering how closely this affects me and my family. The time frame set aside for the session wasn't even enough time to have all our questions answered and we did not even get to break out into group discussions. I think the whole set up was secretive and noninclusive to members of the community who might not have Facebook or gracious neighbours spreading the word. Since moving here in 2021 I've heard more happenings of the county from my neighbour up the road than I have from my county officials. This community is not happy with the changes you're implementing and we're especially unhappy with the lack of support for its residents from the county.	6/28/2023 11:23 PM
198	Didn't really get down to practicalities like transportation.	6/28/2023 10:24 PM
199	Stop scheduling all of your "engagement" during the busy summer months when people are away. It is extremely difficult for families with young children to attend these sessions when they're planned for the last week of school. As you saw at your June 28 session, there was	6/28/2023 10:24 PM

	hardly a person below 60 years of age attending. You must do better to engage the community residents. Mail outs should be sent to EVERY springbank resident, not just adjacent landowners to the proposed development and engagement should happen with the thought of actually trying to reach all residents rather than underhandedly scheduling info nights right before long weekends, summer months etc. this survey should be open ALL SUMMER and into the fall. Closing in on July 14 is not fair nor enough due diligence to get feedback.	
200	Would like to see more efforts put into let everyone in the effected areas know what is being perposed.	6/28/2023 10:20 PM
201	Listen to the people who live here please. Thank you for this opportunity to participate in my community.	6/28/2023 10:03 PM
202	The answers provided at the open house, while respectful, did not actually provide useful information to the questions being asked. It seems that the sentiments of the community are not being heard, nor respected at all given that there have been many meeting and the concerns remain the same.	6/28/2023 8:47 PM
203	I think it would be important to include kids from the high school. They will be the ones raising kids here by the time these plans are in effect.	6/28/2023 8:36 PM
204	Please provide better promotion of the Open Houses, perhaps local signage as well. Provide more time for people have a voice but limited time/person. Less workshop format, more questions answered, and more experienced speakers (use of microphones and pointers)	6/28/2023 8:30 PM
205	The meeting 1860 on 28/6 was a little bit painful. we could not see the maps or here the questions. The presentation was hijacked by a handful on miserable trolls...you can do better. (there was excellent turnout from the MD staff and our councillor).	6/28/2023 8:25 PM
206	More inclusive of people in the community..the ability to ask questions before the sessions...online	6/28/2023 7:59 PM
207	What I have learned after decades of providing input and talking to other residents, it doesn't matter what the residents want or respond.	6/28/2023 7:17 PM
208	I hope the council will seriously consider the feedback from residents like myself that are not opposed to reasonable and well thought out development. I also would like RVC to hold developers of new projects to the terms of their engagement. Harmony heavily courted all neighbouring communities with shared ammenities and promises of lake access in order to curry favour from RVC. But once they got their required approvals, Harmony put up fences and signs to keep out anyone that is not a Harmony resident. Harmony's bait and switch has not been contested and has left neighbouring communities with a very bad taste in their mouth regarding Harmony. I hope RVC holds Harmony, and any developers in Springbank to their word and doesn't let them renege on promises once they receive their approvals. Thank you for your time.	6/28/2023 5:55 PM
209	Greater effort to solicit input from ALL impacted tax payers is required.	6/27/2023 5:22 PM
210	The timeline or timing of this at the end of June is unacceptable. And we only found out about any of this because of some other residents informing us. That's no way to get community involvement. There's way too much of the plan north of the TransCanada highway that would have a huge impact on us that we never asked for or could have expected. How the whole Harmony thing came about has left a very sour taste regarding the county. The community consultation and involvement was simply a ploy. The plan was going to go through anyway. The justification was all theoretical. And it has affected lots of people's scenic views despite the name RockyVIEW. The name Harmony is a joke. What with Edge school traffic of city folks and the town of Harmony, we have people who don't even know what a 4-way stop is. Many don't stop. Many wait and hold up traffic without knowing that others are waiting for them. And we don't want a traffic light or a traffic circle that looks good on paper but is an accident prone idea, especially if it's a 2-lane circle.	6/27/2023 1:11 PM
211	not enough advance notice or clear communication about the coffee chats for open house. much of the information was incorrect or conflicting	6/27/2023 12:48 PM
212	Leave this community the way it is.	6/26/2023 3:14 PM
213	Not enough time and the open houses should be more then 2 days. Need more time to review and comment.	6/26/2023 2:33 PM

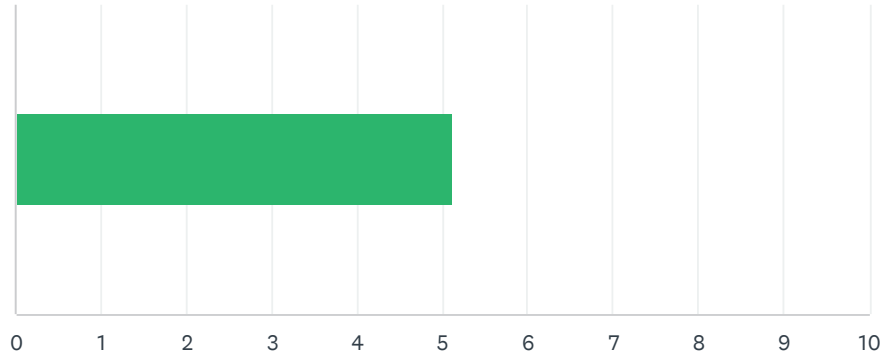
214	Clear communication required on impacts from air, light and noise pollution impacts. Updated Crime impacts and statistics due to additional public access points. No clear communication on traffic flow increases. No environmental impact study plan is communicated in the ASP document. Existing conflict areas (Harmony development and Costco example) are not being communicated by staff or the documentation. Pros/Cons section of ASP impacts should be implemented. 122 pages of non-useful documentation is a waste of taxpayer time and dollars. I stopped reading it after the first 10 pages. Clear and concise communication is required.	6/26/2023 11:05 AM
215	Please look at moving to protect agriculture in our community. (ALR)	6/26/2023 8:43 AM
216	No	6/25/2023 8:19 PM
217	Too little too late. I have lost all respect for the members of RV that make decisions for our community. You just don't listen and you don't do what's best for those of us who chose to live in a RURAL community. I have lost all faith in your documents, 'engagement' etc.	6/25/2023 9:11 AM
218	While I appreciate the opportunity to engage with the ideas presented in the plan, I believe there is room for improvement in the plan and the process to engage people. It would be beneficial to hear a clear vision and better understand the potential impacts of the plan. My ultimate goal is to see Springbank thrive as a vibrant and safe community, where residents and workers alike are proud to call it home.	6/23/2023 5:00 PM
219	Communication and Engagement of residents could be improved.	6/23/2023 2:31 PM
220	It seems that concerns are always ignored and you side with the developers	6/22/2023 6:44 PM
221	One Open House just before the long weekend is not sufficient. Another date in July should be considered. The chat sessions are hard to get into and have been dominated by the loudest person in the group.	6/22/2023 10:10 AM
222	All the maps you release are difficult to read as no landmarks and areas are listed which leads to frustration and mistrust. Having an open house the day before the long weekend in the summer calls your integrity about engagement into question. Again, as seen through the eyes of history, the views of the powerful and rich take precedence over all	6/22/2023 9:58 AM
223	Right before the long weekend is an insufficient amount of time for resident consultation.	6/22/2023 8:08 AM
224	none	6/21/2023 3:42 PM
225	A single information session is unacceptable. More information sessions should be considered	6/21/2023 2:51 PM
226	I/We are happy when you listen to residents and take into account the requests we have.	6/21/2023 10:43 AM
227	I really hope us acreage owners who have consciously chosen a rural lifestyle are heard. Please keep Springbank rural. The sense of consumption and more isn't needed when we are in close proximity to Calgary.	6/20/2023 6:05 PM
228	As a land owner whos land designation is proposed to change, we were not contacted directly once.	6/20/2023 11:43 AM
229	Question 19 is a loaded question. A better question is "Do tax paying residents achieve value for money from public consultation and/or planning in RVC". For this question I would answer "no". Until RVC follows ASPs the whole process is self serving and a waste of tax payers money.	6/17/2023 1:30 PM

Q1 In providing feedback on the Springbank ASP, please identify the legal description(s) or municipal address(es) of the property that you are representing within Springbank.*Please note, any personal information shared (including addresses) will not be shared publicly. Location information helps us understand the context of the feedback received and helps to avoid duplication of responses.

Answered: 8 Skipped: 0

Q2 On a scale of 0-10, how supportive are you of the proposed Springbank Community Core, as identified in the draft Springbank ASP?

Answered: 8 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	5	41	8
Total Respondents: 8			

#		DATE
1	2	7/28/2023 11:46 AM
2	3	7/24/2023 10:21 AM
3	3	7/19/2023 10:37 PM
4	5	7/18/2023 6:10 PM
5	8	7/16/2023 10:13 PM
6	5	7/15/2023 8:33 AM
7	7	7/1/2023 5:06 PM
8	8	6/29/2023 9:37 AM

Q3 Relating to the question above, please identify the main topic that led to your response (ex. transportation, infrastructure, land uses, community values, servicing, environment, etc.)

Answered: 8 Skipped: 0

#	RESPONSES	DATE
1	1. Size - the area designated for community core is too large. It is a better land use option and demand to designate the area south of Huggard road as country residential (not open space residential). The area north of Huggard Road should remain as community core but the must be developed with considerable care, attention, and timing to the costco open aired commercial area otherwise it will fail to attract demand.	7/28/2023 11:46 AM
2	With 3 schools, most of the students are not bussed, but driven, to school which makes this road extremely busy. Any further development shouldn't cause excess traffic on its own, and residential development should be low density to prevent further traffic issues on RR 33. Any new development, including residential, needs to be fully serviced because there is are natural springs everywhere and a creek running from behind Calaway Park all the way down to the Springbank creek development. The community has asked for services that complement the schools and recreation. As per the community consultation in 2022, very few residents want local amenities. Keep it focused on institutional users only.	7/24/2023 10:21 AM
3	Transportation concerns resulting in poor traffic flow, not sure of the need for a core given the advent of Bingham Crossing. If Bingham Crossing does not happen then we could support a community core as discussed here.	7/19/2023 10:37 PM
4	Community values	7/18/2023 6:10 PM
5	Land use, transportation	7/16/2023 10:13 PM
6	I don't want to pay higher taxes. Period. I see there is a wastewater gravity line running past the north end of my yard, I would like the option to remain on my septic field. Also, we have a small water coop that is operating perfectly with beautiful water. I don't want to be tied into a large regional system. We are fine.	7/15/2023 8:33 AM
7	I was concerned to hear that there will be some commercial/retail. I myself am against any retail or commercial being allowed in this area. This may draw extra traffic from Calgary, could cause parking issues and safety issues, as there are schools here. Springbank is close enough to Calgary and Cochrane, that I do not feel that even a few retail/commercial ventures belong here. This just opens the doors for future retail/commercial development in this area. Please confine this to areas along the TransCanada highway, Commercial Dr. and Bingham Crossing. If one wants city amenities throughout Springbank, then one should live in the city and not push to change the rural life in Springbank.	7/1/2023 5:06 PM
8	I am supportive of the overall plan. I feel the open residential concept will protect lands from City of Calgary style developments in the far future therefore protecting the style of Spring Bank for future Generations. I feel the community core concept is amazing. The community core needs to allow for commercial uses. People come to a Community core to meet and see other community members. This should be a place where people meet and greet fellow community members at the spa, the nail salon, the independent Community style grocer, the local Pizzeria, the convenience store with popsicles and candy for kids, akin to a small town Crossroads. Prohibiting or limiting the commercial uses will sterilize the Future character of this area. In concept the community core is an amazing idea but it needs to be a more encompassing definition. I can understand limiting The Big Box style retail which would draw Regional versus local shoppers.	6/29/2023 9:37 AM

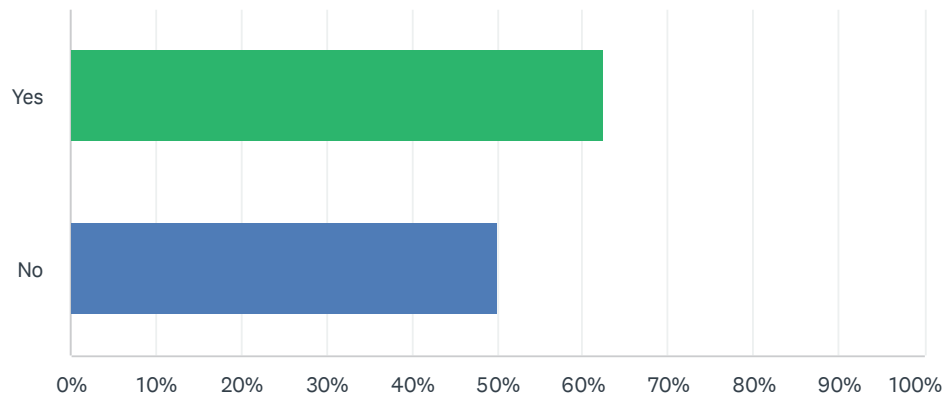
Q4 If you do not support the Community Core being located on these lands, what alternative land uses do you think are more appropriate?

Answered: 7 Skipped: 1

#	RESPONSES	DATE
1	As per above.	7/28/2023 11:46 AM
2	This area is fine, but keep it focused on institutional uses only and business that supports those institutions.	7/24/2023 10:21 AM
3	Stay with residential and small agricultural enterprises. Building a park with pool and tennis/pickle ball courts would be nice to have locally	7/19/2023 10:37 PM
4	No alternative to suggest	7/16/2023 10:13 PM
5	I support it	7/15/2023 8:33 AM
6	This area, in my opinion is fine, if kept for community and not retail or commercial development.	7/1/2023 5:06 PM
7	I think this is the right Zone. North of the highway would mean community members now are putting further stress unto the limited roads that will already be impacted by a regional Shopping Center with Costco.	6/29/2023 9:37 AM

Q5 Does the idea of having the County lead the detailed planning of these lands lessen any concerns you may have with these lands being supported as the Community Core?

Answered: 8 Skipped: 0

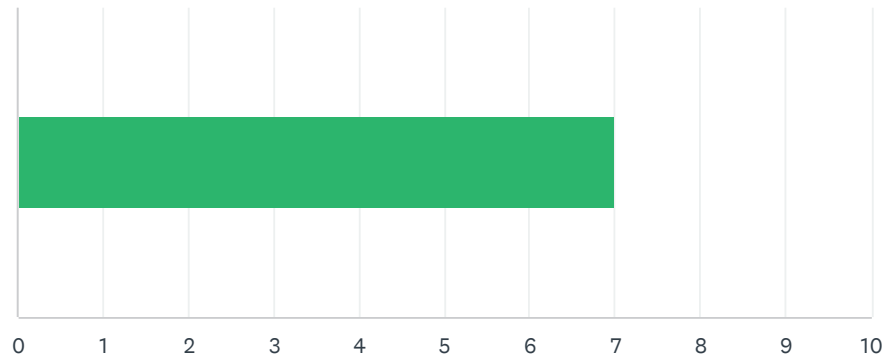


ANSWER CHOICES	RESPONSES	
Yes	62.50%	5
No	50.00%	4
Total Respondents: 8		

#	PLEASE EXPLAIN:	DATE
1	This recent round of public consultation has been disastrous, with the planning department basically telling the residents what will go where. For the most part, community input is being ignored and I find the County is simply not interested in simmering other than what is already in the draft.	7/24/2023 10:21 AM
2	We somehow entirely missed hearing about the coffee chats. I find the survey questions 7 and 8 difficult to answer as they include "in addition" which I already don't endorse. to	7/19/2023 10:37 PM
3	The County needs to be flexible yet remain firm on tasteful design.	7/15/2023 8:33 AM
4	I believe the County planners will do a good job. Unfortunately, I no longer trust Council. Sadly, I feel that Council listens to developers, that don't necessarily even live in Springbank, that seem to have more influence with Council than do the residents that live here.	7/1/2023 5:06 PM
5	Good planning needs to be approved and in place for many years into the future. Individuals or groups who are going to develop land need certainty that what they plan will reasonably be approved and not get unnecessarily delayed for decades.	6/29/2023 9:37 AM

Q6 How supportive are you of expanding institutional and community service uses such as schools, health care facilities and community centres within the Community Core area?

Answered: 8 Skipped: 0

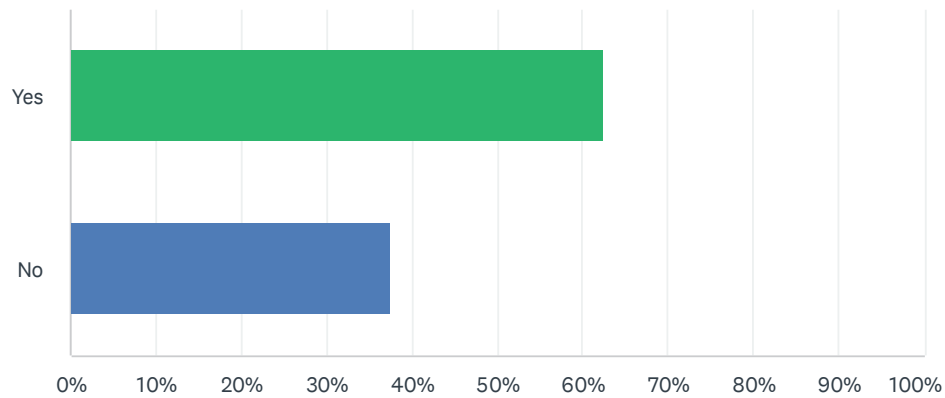


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	7	56	8
Total Respondents: 8			

#		DATE
1	8	7/28/2023 11:46 AM
2	6	7/24/2023 10:21 AM
3	3	7/19/2023 10:37 PM
4	5	7/18/2023 6:10 PM
5	8	7/16/2023 10:13 PM
6	8	7/15/2023 8:33 AM
7	8	7/1/2023 5:06 PM
8	10	6/29/2023 9:37 AM

Q7 In addition to institutional and community service uses, do you support the County exploring potential complementary country residential or open space residential housing forms within the Community Core?

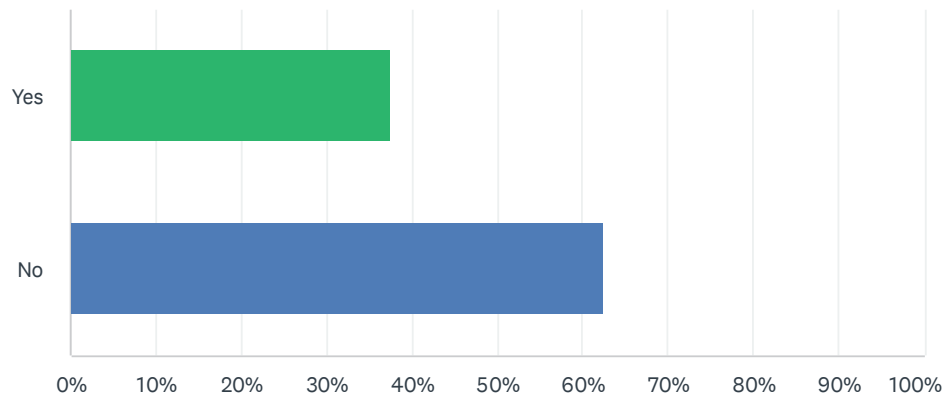
Answered: 8 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	62.50%	5
No	37.50%	3
TOTAL		8

Q8 In addition to institutional and community service uses, do you support the County exploring potential complementary local commercial uses within the Community Core?

Answered: 8 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	37.50% 3
No	62.50% 5
TOTAL	8

#	IF YOU DO SUPPORT SOME FORM OF LOCAL COMMERCIAL USES IN THE COMMUNITY CORE, WHAT TYPES OF BUSINESS WOULD YOU WANT TO SEE?	DATE
1	Only anything related to recreation or education	7/24/2023 10:21 AM
2	A saloon, like a real one where horses can be tied up and the only outdoor lights are neon beer signs.	7/15/2023 8:33 AM
3	Do not support.	7/1/2023 5:06 PM
4	Hair salons, dentists, all medical uses, post office, package delivery and pick up Center, corner store, small family style grocery, farmers markets, Corner Gas Station not major size, convenience store, a pub, specialty liquor store, daycares, coffee shop, restaurants, restaurants with patios, distilleries, Brewery, old age support, fitness centers, and a multitude of uses that have not yet been identified. Future proofing the commercial area from future unknown services that may benefit the community.	6/29/2023 9:37 AM

Q9 If the Springbank ASP does support the Community Core on these lands, what additional features or improvements would you like to see within the Community Core policy section?

Answered: 6 Skipped: 2

ANSWER CHOICES		RESPONSES	
a.		100.00%	6
b.		83.33%	5
c.		50.00%	3

#	A.	DATE
1	Remove policy 10.3. No developments of limited scope can be considered prior to adoption of a County-led Conceptual Scheme. Allowing development to proceed before a conceptual scheme is approved. These limited scope developments may not align with the future vision as per the scheme and will likely hinder the future development potential or vision and stakeholder buy-in.	7/28/2023 11:46 AM
2	Pathways between all the schools is a priority	7/24/2023 10:21 AM
3	Noise, lighting, height restrictions	7/18/2023 6:10 PM
4	Paved pathway for biking/walking. I mow the one there now every year, it needs an upgrade	7/15/2023 8:33 AM
5	A Springbank Community Centre would be an asset.	7/1/2023 5:06 PM
6	Pathway	6/29/2023 9:37 AM

#	B.	DATE
1	Keep all heavy truck traffic off this road	7/24/2023 10:21 AM
2	Green space, bicycle and pedestrian pathways	7/18/2023 6:10 PM
3	If a round about is put in the community, I would like to see a metal art piece of a horse or something	7/15/2023 8:33 AM
4	Perhaps an area for an outdoor skating rink, that could charge a nominal fee (\$2.00 a person) to help with maintenance.	7/1/2023 5:06 PM
5	Lower speed on RR33	6/29/2023 9:37 AM

#	C.	DATE
1	Rerouting or restricting airport helicopter overflights	7/18/2023 6:10 PM
2	No street lights	7/15/2023 8:33 AM
3	Perhaps a small skateboarding park, again for a nominal fee?	7/1/2023 5:06 PM

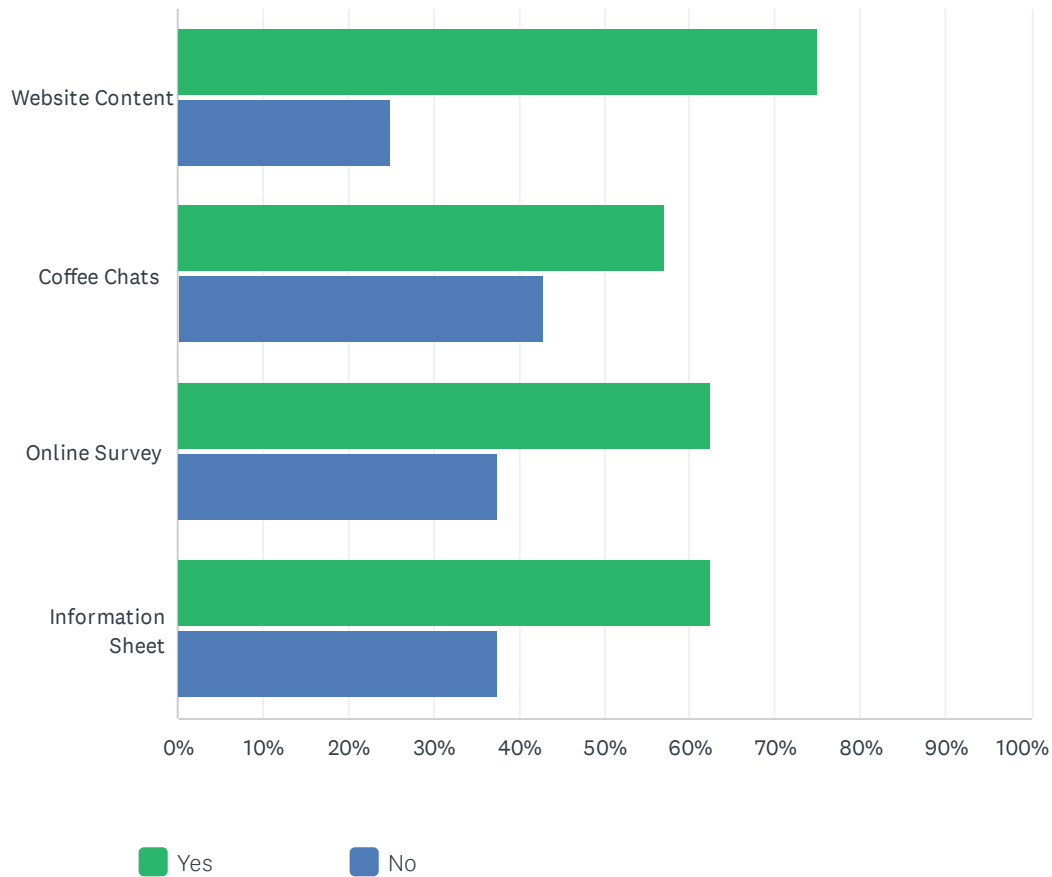
Q10 If you have any additional comments or questions on the Springbank Community Core, please note these in the space below.

Answered: 5 Skipped: 3

#	RESPONSES	DATE
1	I'm not certain that any comments from the community will be considered by the County. So far all my experiences with meetings and open houses have been very frustrating because the planners appear to want to PUSH this draft ahead come hell out high water. Not a single one of them lives in a country residential area and they have no idea how this plan could ruin a perfect country residential community. The coffee chats and the surveys all contain leading questions designed to get the answers RVC wants. I'm also not confident that administration will deliver the appropriate information to Council.	7/24/2023 10:21 AM
2	I am not sure why a community core is being considered when Bingham Crossing could provide the setting for a "community core"	7/19/2023 10:37 PM
3	Traffic concerns on RR33 and Springbank Road. Need for roundabouts, lights, and enforcement. Our community must not become a cut through route any longer.	7/18/2023 6:10 PM
4	I would really be uncomfortable with introducing a complex the size of the Westside Recreation Centre in the Core. Again, Springbank is NOT a city. I really would like to keep Springbank as rural as possible.	7/1/2023 5:06 PM
5	I believe the team has put together a great area structure plan. With the tweaks to include a multitude of commercial and other uses that would service the local community in the community core area, I believe plan will be a home run.	6/29/2023 9:37 AM

Q11 Are you satisfied with how we engaged with you at this stage?

Answered: 8 Skipped: 0



	YES	NO	TOTAL	WEIGHTED AVERAGE
Website Content	75.00% 6	25.00% 2	8	2.25
Coffee Chats	57.14% 4	42.86% 3	7	2.43
Online Survey	62.50% 5	37.50% 3	8	2.38
Information Sheet	62.50% 5	37.50% 3	8	2.38

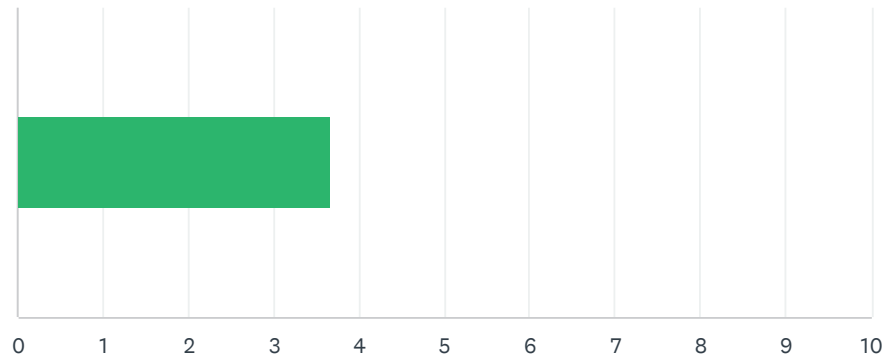
Q1 In providing feedback on the Springbank ASP, please identify the legal description(s) or municipal address(es) of the property that you are representing within Springbank.*Please note, any personal information shared (including addresses) will not be shared publicly. Location information helps us understand the context of the feedback received and helps to avoid duplication of responses.

Answered: 10 Skipped: 2

#	RESPONSES	DATE
1		7/30/2023 6:19 PM
2		7/29/2023 4:59 PM
3		7/26/2023 8:52 AM
4		7/22/2023 12:37 PM
5		7/21/2023 11:32 PM
6		7/14/2023 12:53 PM
7		7/12/2023 8:47 PM
8		7/7/2023 11:05 AM
9		6/28/2023 10:30 AM
10		6/27/2023 10:37 AM

Q2 On a scale of 0-10, how supportive are you of the proposed Open Space Residential Area along Township Road 245, as identified in the draft Springbank ASP?

Answered: 12 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	4	44	12
Total Respondents: 12			

#		DATE
1	0	7/30/2023 6:19 PM
2	2	7/29/2023 4:59 PM
3	1	7/26/2023 8:52 AM
4	10	7/22/2023 12:37 PM
5	2	7/21/2023 11:32 PM
6	0	7/20/2023 10:14 AM
7	10	7/19/2023 3:58 PM
8	8	7/14/2023 12:53 PM
9	3	7/12/2023 8:47 PM
10	6	7/7/2023 11:05 AM
11	0	6/28/2023 10:30 AM
12	2	6/27/2023 10:37 AM

Q3 Relating to the question above, please identify the main topic that led to your response (ex. transportation, infrastructure, land uses, environment, servicing, etc.)

Answered: 12 Skipped: 0

#	RESPONSES	DATE
1	Land use unique to the residents living here. We get almost no services for our money we pay to Rockyview, we provide and care for our own septic, water, waste. All we wanted were some trails for bikes and horses in the ditches next to the road. Our responses were misconstrued in forcing this development upon us. This is driven by a few developers and not in line with what the residents paid for.	7/30/2023 6:19 PM
2	Land use allowing less than 2 acre lots	7/29/2023 4:59 PM
3	Land use	7/26/2023 8:52 AM
4	Housing shortages	7/22/2023 12:37 PM
5	High density land use	7/21/2023 11:32 PM
6	Land use	7/20/2023 10:14 AM
7	Infrastructure	7/19/2023 3:58 PM
8	Land use but also infrastructure and amd environment	7/14/2023 12:53 PM
9	Land use and transportation	7/12/2023 8:47 PM
10	Servicing concerns - water & sewer. Transportation concerns - access from Range Rd 33 & increased load on Range Rd 31. Positive aspect - prefer residential rather than commercial.	7/7/2023 11:05 AM
11	All infrastructure and its costs; effects of traffic on 245; Cluster does not fit in a CR community	6/28/2023 10:30 AM
12	Inadequate open space and inadequate protection for it from future development. Developers will put in their high density cluster houses and then in future look to "fill in" the open spaces with more houses unless something permanent like an easement is placed on title deeds. Future councils can easily become controlled by developer interests as in the past.	6/27/2023 10:37 AM

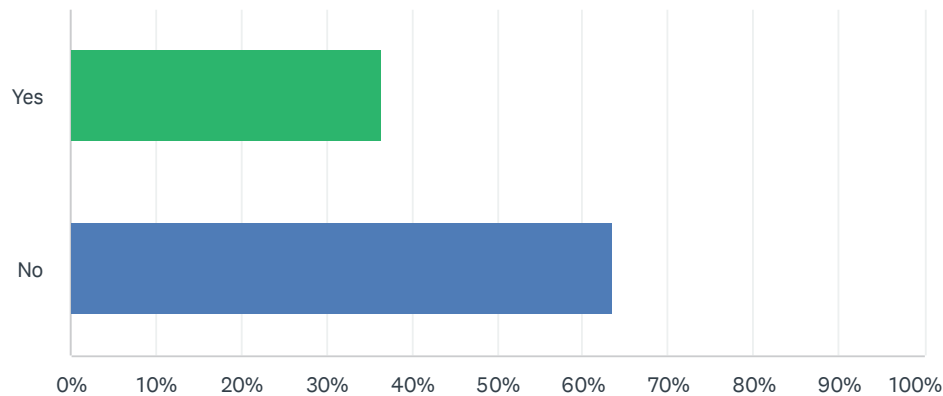
Q4 If you are not in support of Open Space Residential development being located on these lands, what alternative land uses do you think are more appropriate?

Answered: 9 Skipped: 3

#	RESPONSES	DATE
1	Develop the strip next to the highway. The idea that it will obscure the view to the mountains is absurd. No one expect to be on the road long enough to want to enjoy a scenic route in this area.	7/30/2023 6:19 PM
2	2 acre lots or substantial buffer zones between existing 2+ acre lots and the houses in the Open Space Development. Say minimum 4 acres of open space	7/29/2023 4:59 PM
3	Lands that border the #1 highway	7/26/2023 8:52 AM
4	Country living acreage sized lots	7/21/2023 11:32 PM
5	By Harmony	7/20/2023 10:14 AM
6	Agriculture and/or residential that complies with the current density structure ie: minimum 2acres per single residential unit.	7/12/2023 8:47 PM
7	Country residential or light commercial. Regional bicycle or walking path, connecting other areas.	7/7/2023 11:05 AM
8	Large lots, minimum 2 acres up to 40 acres to continue the agriculture theme on this road.	6/28/2023 10:30 AM
9	Agriculture. Community park. Larger acreages of at least 4 acres as at present in surrounding fields.	6/27/2023 10:37 AM

Q5 Does the idea of having the County lead the detailed planning of these lands lessen any concerns you may have with these lands being supported as Open Space Residential development?

Answered: 11 Skipped: 1



ANSWER CHOICES	RESPONSES
Yes	36.36% 4
No	63.64% 7
Total Respondents: 11	

#	PLEASE EXPLAIN:	DATE
1	The county seems to push the idea regardless of what the residents want. It appears the decisions are driven by financial reasons for both the developers and the county.	7/30/2023 6:19 PM
2	Ensures community feedback	7/22/2023 12:37 PM
3	I trust the county will support residents concerned with overcrowding of land parcels	7/21/2023 11:32 PM
4	Requires non bias party	7/20/2023 10:14 AM
5	Isn't the county already leading this and aren't they then responsible for the residential density changes?	7/12/2023 8:47 PM
6	Not sure we understand the question.	7/7/2023 11:05 AM
7	I don't favour Cluster or OSR in Springbank. Dense housing is available in Harmony, Cochrane and Calgary.	6/28/2023 10:30 AM
8	County is heavily pressured and influenced by developers.	6/27/2023 10:37 AM

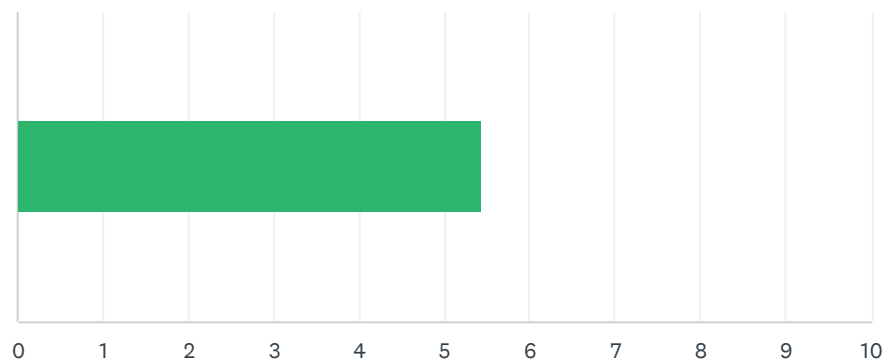
Q6 The draft Springbank ASP policies proposed that a minimum of 50% of the overall Open Space Residential area be preserved as open space, and of that open space, 50% should support passive and active recreation activities. If the Springbank ASP is to support Open Space Residential development in this area of Springbank, what recreation uses would you like to see provided within the open space areas?

Answered: 12 Skipped: 0

#	RESPONSES	DATE
1	Obviously we are not in favour of the development. If they develop next to the highway they can use the open spaces to benefit that population that like high density housing but also communal green space.	7/30/2023 6:19 PM
2	Trails and paths	7/29/2023 4:59 PM
3	Parks	7/26/2023 8:52 AM
4	Pickle ball, kids water park, picnic tables, water lagoon/winter ice rink	7/22/2023 12:37 PM
5	Treed parks possibly trail system	7/21/2023 11:32 PM
6	Fitness parks	7/20/2023 10:14 AM
7	Parks, water, green space, landscape etc	7/19/2023 3:58 PM
8	Outdoor riding arena and pathways for horseback riding	7/14/2023 12:53 PM
9	Walking and biking paths, a playground, tennis courts, basketball courts etc	7/12/2023 8:47 PM
10	Regional walking and/or bicycle paths.	7/7/2023 11:05 AM
11	Equestrian trails	6/28/2023 10:30 AM
12	Park. Wildlife refuge. Like a bird refuge with boardwalk etc.	6/27/2023 10:37 AM

Q7 The draft Springbank ASP policies propose that in developing detailed plans for the area the County will explore the idea of home-based business hubs within areas of the Open Space development that are remote from existing country residential areas, but close to pathways and open space. These hubs would provide the opportunity for homeowners to establish a small-scale business complementary to their residential use of their property which is centred on a courtyard setting and is accessible by pathways running through the development. Outside storage would not be allowed as a principal use of the home-based businesses and strict design criteria would be established to ensure the area is compatible with the rural setting of Springbank. How supportive are you of the idea of the limited placement of home-based business hub areas within the Open Space Residential areas?

Answered: 9 Skipped: 3



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	5	49	9
Total Respondents: 9			

#		DATE
1	7	7/29/2023 4:59 PM
2	5	7/26/2023 8:52 AM
3	10	7/22/2023 12:37 PM
4	4	7/21/2023 11:32 PM
5	0	7/20/2023 10:14 AM
6	8	7/14/2023 12:53 PM
7	7	7/7/2023 11:05 AM
8	0	6/28/2023 10:30 AM

9	8	6/27/2023 10:37 AM
---	---	--------------------

Q8 If the Springbank ASP does support Open Space Residential development on these lands, what additional features or improvements would you like to see within the Open Space Residential policy section?

Answered: 10 Skipped: 2

ANSWER CHOICES	RESPONSES
a.	100.00% 10
b.	90.00% 9
c.	60.00% 6

#	A.	DATE
1	Noise and light limitations	7/30/2023 6:19 PM
2	Privacy protection to surrounding acreages	7/29/2023 4:59 PM
3	No lots smaller than 4 acres close to existing homes	7/26/2023 8:52 AM
4	Trees	7/22/2023 12:37 PM
5	Min tree requirements	7/21/2023 11:32 PM
6	No businesses	7/20/2023 10:14 AM
7	2 acre residential parcels, minimum	7/12/2023 8:47 PM
8	More details on the home-based business hubs	7/7/2023 11:05 AM
9	Traffic calming features on 245	6/28/2023 10:30 AM
10	Much more emphasis on pathways that connect different residential areas and to schools etc	6/27/2023 10:37 AM

#	B.	DATE
1	Traffic away from existing acreages	7/30/2023 6:19 PM
2	Put higher density close to highway	7/26/2023 8:52 AM
3	Limited night lighting	7/22/2023 12:37 PM
4	Exterior light guidelines	7/21/2023 11:32 PM
5	Density control.	7/20/2023 10:14 AM
6	Separate small business centre, not to be combined with residential	7/12/2023 8:47 PM
7	Guarantee that the open space would remain open space in the future.	7/7/2023 11:05 AM
8	Restricting semis from using 245	6/28/2023 10:30 AM
9	Much more legal protection of open space like easements on title	6/27/2023 10:37 AM

#	C.	DATE
1	We do not want to have our taxes go up to support the infrastructure for these developments.	7/30/2023 6:19 PM
2	Put green area closest to panorama Bay no houses directly backing onto existing homes	7/26/2023 8:52 AM
3	Bike paths	7/22/2023 12:37 PM
4	Independent road access	7/21/2023 11:32 PM
5	Places for children and teens to gather and play	7/12/2023 8:47 PM

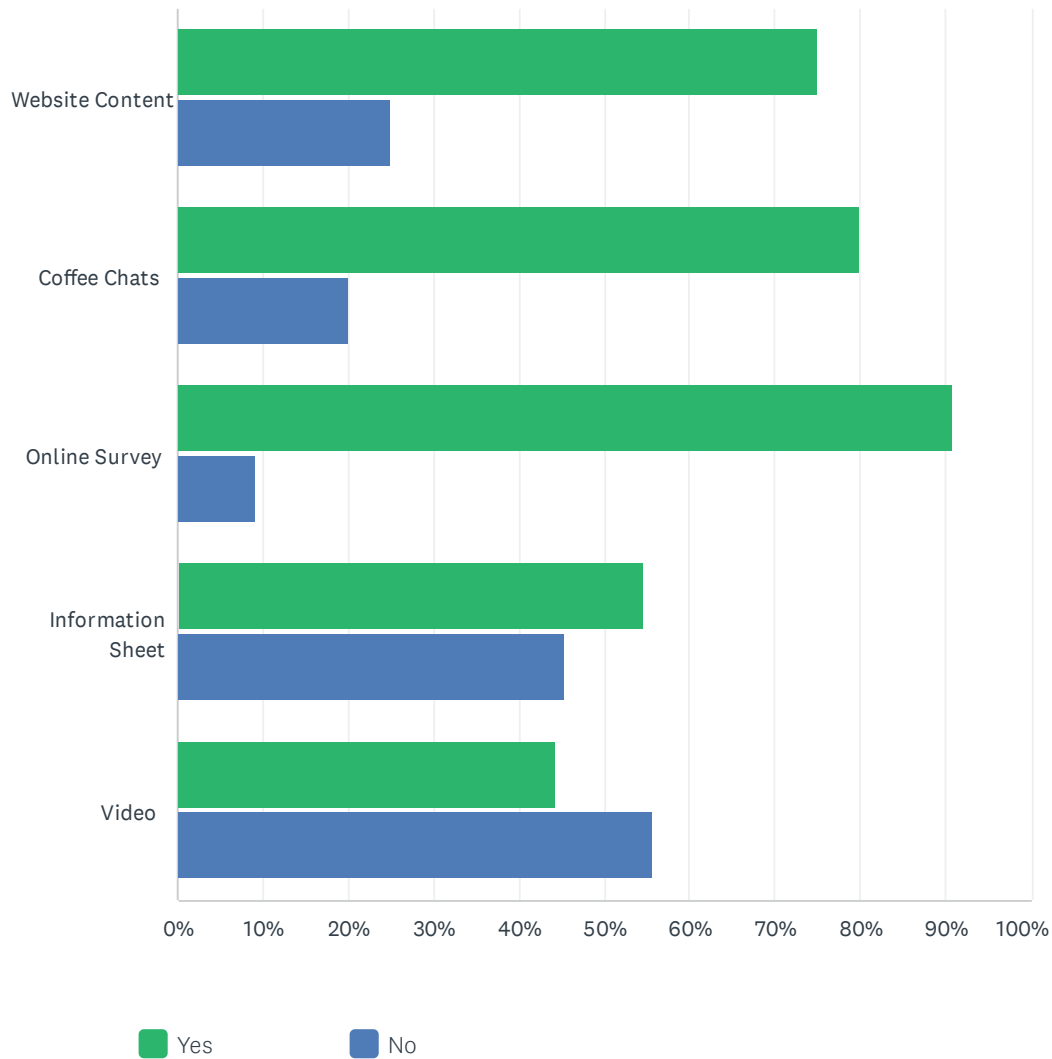
Q9 If you have any additional comments or questions on the Open Space Residential area along Township Road 245, please note these in the space below.

Answered: 6 Skipped: 6

#	RESPONSES	DATE
1	All as voiced and documented during the residential meeting in Springbank	7/30/2023 6:19 PM
2	Not happy with the idea of small lots close to existing developed areas	7/26/2023 8:52 AM
3	Stick to the acreage size lot min 2 acres and only access from TS road 245	7/21/2023 11:32 PM
4	Need to define what home-based businesses would be acceptable and how they would be managed.	7/7/2023 11:05 AM
5	The cost of servicing is a big concern. The impact on 245 with all the extra traffic from Commercial Court could create unsafe conditions.	6/28/2023 10:30 AM
6	Ensure that road through is not a through road as it will become s cut through	6/27/2023 10:37 AM

Q10 Are you satisfied with how we engaged with you at this stage?

Answered: 12 Skipped: 0



	YES	NO	TOTAL	WEIGHTED AVERAGE
Website Content	75.00% 9	25.00% 3	12	2.25
Coffee Chats	80.00% 8	20.00% 2	10	2.20
Online Survey	90.91% 10	9.09% 1	11	2.09
Information Sheet	54.55% 6	45.45% 5	11	2.45
Video	44.44% 4	55.56% 5	9	2.56

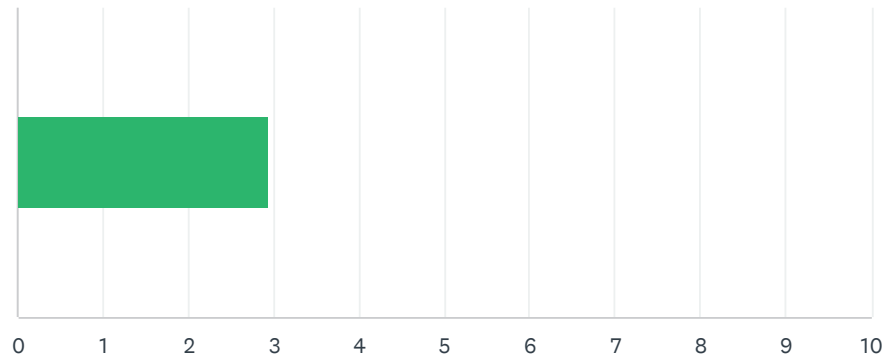
Q1 In providing feedback on the Springbank ASP, please identify the legal description(s) or municipal address(es) of the property that you are representing within Springbank.*Please note, any personal information shared (including addresses) will not be shared publicly. Location information helps us understand the context of the feedback received and helps to avoid duplication of responses.

Answered: 19 Skipped: 2

#	RESPONSES	DATE
1		7/31/2023 8:19 PM
2		7/30/2023 3:04 PM
3		7/27/2023 8:23 PM
4		7/26/2023 4:11 PM
5		7/25/2023 8:19 PM
6		7/25/2023 1:25 PM
7		7/24/2023 4:33 PM
8		7/23/2023 11:59 AM
9		7/19/2023 3:06 PM
10		7/19/2023 11:55 AM
11		7/17/2023 9:07 PM
12		7/16/2023 8:27 AM
13		7/14/2023 10:14 PM
14		7/14/2023 6:28 PM
15		7/14/2023 3:51 PM
16		7/13/2023 8:09 PM
17		7/13/2023 1:27 PM
18		7/13/2023 9:07 AM
19		7/7/2023 10:45 AM

Q2 On a scale of 0-10, how supportive are you of the proposed Open Space Residential Area along Township Road 242, as identified in the draft Springbank ASP?

Answered: 21 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	3	62	21
Total Respondents: 21			

#		DATE
1	3	7/31/2023 8:19 PM
2	0	7/30/2023 3:04 PM
3	5	7/27/2023 8:23 PM
4	3	7/26/2023 4:11 PM
5	1	7/25/2023 8:19 PM
6	8	7/25/2023 1:25 PM
7	8	7/24/2023 7:20 PM
8	0	7/24/2023 4:33 PM
9	10	7/23/2023 11:59 AM
10	0	7/21/2023 1:12 PM
11	8	7/19/2023 3:06 PM
12	5	7/19/2023 11:55 AM
13	0	7/17/2023 9:07 PM
14	1	7/16/2023 8:27 AM
15	0	7/14/2023 10:14 PM
16	0	7/14/2023 6:28 PM
17	0	7/14/2023 3:51 PM
18	0	7/13/2023 8:09 PM

19	1	7/13/2023 1:27 PM
20	5	7/13/2023 9:07 AM
21	4	7/7/2023 10:45 AM

Q3 Relating to the question above, please identify the main topic that led to your response (ex. transportation, infrastructure, land uses, environment, etc.)

Answered: 20 Skipped: 1

#	RESPONSES	DATE
1	Increased density in quiet rural area is undesirable for numerous reasons including service and transportation infrastructure challenges, and impact on quiet residential quality of life. We have chosen to spend our lives here due to the quietness of the area.	7/31/2023 8:19 PM
2	Land use	7/30/2023 3:04 PM
3	I would be very happy to have river access and pathways. A week thought out development is also an attractive idea. Concerns about increased traffic, use of infrastructure and loss of agricultural land	7/27/2023 8:23 PM
4	Over development of the area.	7/26/2023 4:11 PM
5	Not really in favour of higher density development in the area that is already well into the 2 acre lot parcels. Not against the concept of larger park like areas linked to higher density residential developments but those areas should be set up in locations where buyers are well aware of that structure from the onset. This current ASP seems to encompass an area already well established under past 2 acre guidelines and that is why the owners bought into it in the first place. We enjoy the large lots and privacy they offer. changing that this far into the process is not fair to those that bought into that concept many yrs ago	7/25/2023 8:19 PM
6	Land uses	7/24/2023 7:20 PM
7	Increased traffic, over population	7/24/2023 4:33 PM
8	Land uses and reduced dwelling density	7/23/2023 11:59 AM
9	Land use	7/21/2023 1:12 PM
10	Protection of the land, access to river, and no housing development.	7/19/2023 3:06 PM
11	Flow of traffic & increase in infrastructure required to avoid congestion	7/19/2023 11:55 AM
12	Water supply to the existing Springbank community is a concern, which has not been addressed by the OSR plan. Currently the communities experience periodic low pressure events (i.e.: 15 psi) to no water coming from taps for a very brief period. This has been raised as an issue with Westridge Utilities, prior Rocky View councillors and the issue remains. The water utility clearly is having difficulty supporting existing residential properties and therefore this must be addressed before any further significant development can occur. Rocky View county also needs to comment on potential impacts to RR31, Springbank Road and Lower Springbank road will be impacted by the OSR. Will these roads require increased width to accommodate more residents and undoubtedly increased traffic potentially from high density residential development east of Springbank, such as those near Aspen Landing.	7/17/2023 9:07 PM
13	Land Use and Infrastructure	7/16/2023 8:27 AM
14	It compromises the current country feel, as higher density living should be left in the city.	7/14/2023 10:14 PM
15	The beauty of springbank is all the open land and the mountain view. All this development is taking that away.	7/14/2023 6:28 PM
16	We bought a house in Springbank to live in the country, not in the city. The proposal would change our view of Springbank.	7/14/2023 3:51 PM
17	Do not support further residential development	7/13/2023 8:09 PM
18	Transportation	7/13/2023 1:27 PM

19	Traffic, infrastructure, and environmental impact	7/13/2023 9:07 AM
20	The number of residences to put on the land and how the open space will be managed.	7/7/2023 10:45 AM

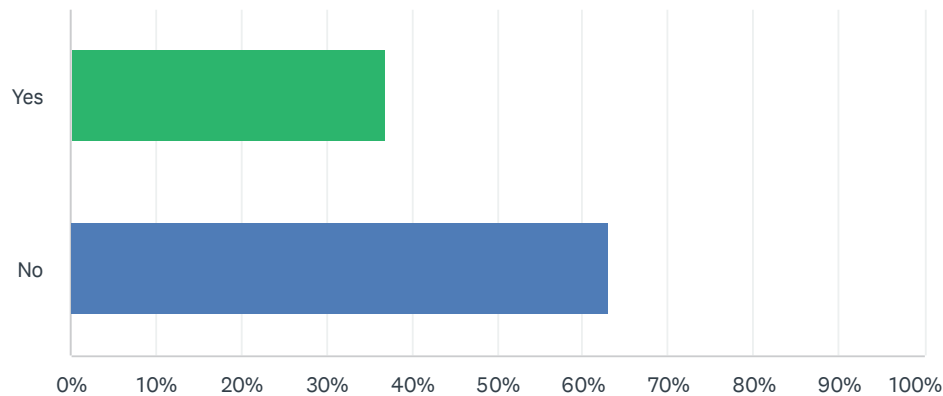
Q4 If you are not in support of Open Space Residential development being located on these lands, what alternative land uses do you think are more appropriate?

Answered: 18 Skipped: 3

#	RESPONSES	DATE
1	Continue with the same model of 2 acre individual land parcels that has been so successful for the past 50 years in this area.	7/31/2023 8:19 PM
2	2 acre parcels per one house	7/30/2023 3:04 PM
3	Agriculture	7/26/2023 4:11 PM
4	Continue with the min 2 acre lot subdivision concept as a grandfathered established development method and set up NEW area boundaries for the open space and higher density development concept. That can work well for those who understand in advance and know what they are buying in to. Examples of this might include Harmony and Elbow Valley with city lot sizes and larger community shared spaces for recreation	7/25/2023 8:19 PM
5	Something closer to the city	7/24/2023 4:33 PM
6	N/A	7/23/2023 11:59 AM
7	None	7/21/2023 1:12 PM
8	NA	7/19/2023 3:06 PM
9	Park space - off leash dog space - I do appreciate the pathways added along 17 Ave & seems it would be useful for some athletic/family/pet space - quality of life	7/19/2023 11:55 AM
10	Until water supply concerns and potential increased traffic concerns are addressed by the County, it is difficult to suggest land use that differs from existing farm land use.	7/17/2023 9:07 PM
11	Lands closer to Harmony where services are available	7/16/2023 8:27 AM
12	Farm land is nice, but if it is to be developed as residential, then it should be kept with 2+ acre lots.	7/14/2023 10:14 PM
13	None. No more development in Springbank.	7/14/2023 6:28 PM
14	2+ acre acreages.	7/14/2023 3:51 PM
15	Open pasture and/or public parks	7/13/2023 8:09 PM
16	True open space	7/13/2023 1:27 PM
17	Retain current use	7/13/2023 9:07 AM
18	Maintaining agriculture lands and country residential.	7/7/2023 10:45 AM

Q5 Does the idea of having the County lead the detailed planning of these lands lessen any concerns you may have with these lands being supported as Open Space Residential development?

Answered: 19 Skipped: 2



ANSWER CHOICES	RESPONSES
Yes	36.84% 7
No	63.16% 12
Total Respondents: 19	

#	PLEASE EXPLAIN:	DATE
1	Not confident in their ability to support existing home owners	7/30/2023 3:04 PM
2	As long as the community needs are prioritized and not the highest bidder	7/27/2023 8:23 PM
3	If the county sets the rules for development then anyone wishing to develop lands will have to be bound by the rules of engagement and the county should ensure they are followed	7/25/2023 8:19 PM
4	The opportunity to provide input with someone leading the process is appealing - the more inclusion of people the more buy in after the fact	7/19/2023 11:55 AM
5	The County seems to be ignoring fundamental utility and traffic issues for the area, and while unclear it seems the county is washing its hands of this and passing on that responsibility to the developers.	7/17/2023 9:07 PM
6	The County does not appear to represent the view espoused by the actual residents of Springbank	7/16/2023 8:27 AM
7	If the county can protect the rural feel of Springbank, then it feels safe having them control it	7/14/2023 10:14 PM
8	No because I think the County leaders are pro development	7/14/2023 6:28 PM
9	No matter who leads, the change goes away from country living concept.	7/14/2023 3:51 PM
10	Do not support regardless	7/13/2023 8:09 PM
11	Past record	7/13/2023 1:27 PM
12	County should be running this in conjunction with current residents	7/13/2023 9:07 AM
13	Not sure that we understand the question.	7/7/2023 10:45 AM

Q6 The draft Springbank ASP policies proposed that a minimum of 50% of the overall Open Space Residential area be preserved as open space, and of that open space, 50% should support passive and active recreation activities. If the Springbank ASP is to support Open Space Residential development in this area of Springbank, what recreation uses would you like to see provided within the open space areas?

Answered: 19 Skipped: 2

#	RESPONSES	DATE
1	Parks, trees, playgrounds, walking and biking paths, green space, ponds / retention ponds.	7/31/2023 8:19 PM
2	Walking and bike paths	7/30/2023 3:04 PM
3	Pathways, hiking trails, equestrian areas, sports field and playground. River access with beach, fishing access, community centre with gardens	7/27/2023 8:23 PM
4	At least 50% or more.	7/26/2023 4:11 PM
5	Community shared lands could provide for walking and biking trails, sport activities like badminton, pickle ball courts, and amenities like skating or lake based swimming and recreation	7/25/2023 8:19 PM
6	Hiking, biking	7/24/2023 7:20 PM
7	Don't want to see this project go through.	7/24/2023 4:33 PM
8	Pathways for pedestrians and bike, tennis courts, soccer fields, splash parks.	7/23/2023 11:59 AM
9	Playgrounds	7/21/2023 1:12 PM
10	Bike/walk pathways and parks	7/19/2023 3:06 PM
11	Outdoor activity spaces/ dog walking trails or off leash/tennis or pickleball courts/ outdoor rink	7/19/2023 11:55 AM
12	There can be no discussion on any of these topics until water supply and traffic concerns are addressed.	7/17/2023 9:07 PM
13	I don't support Open Space Residential and find this question ignores this fact. This is a leading question which presupposes my support	7/16/2023 8:27 AM
14	Nothing. The 50% should be left as open spaces, except for maybe a few walking paths that support whatever neighborhood is built	7/14/2023 10:14 PM
15	None. Leave it just as open land.	7/14/2023 6:28 PM
16	We are against Open Space Residential areas.	7/14/2023 3:51 PM
17	Parks	7/13/2023 8:09 PM
18	Biking and walking trails, park areas	7/13/2023 9:07 AM
19	Regional walking paths.	7/7/2023 10:45 AM

Q7 If the Springbank ASP does support Open Space Residential development on these lands, what additional features or improvements would you like to see within the Open Space Residential policy section?

Answered: 14 Skipped: 7

ANSWER CHOICES	RESPONSES	
a.	100.00%	14
b.	71.43%	10
c.	28.57%	4

#	A.	DATE
1	Less houses per acre	7/30/2023 3:04 PM
2	1 dwelling per 2 acres	7/27/2023 8:23 PM
3	Maintain reasonable height restrictions on construction	7/25/2023 8:19 PM
4	1a acre lots	7/21/2023 1:12 PM
5	No housing construction in south of Lower Springbank Rd section	7/19/2023 3:06 PM
6	Benches	7/19/2023 11:55 AM
7	See comments above.	7/17/2023 9:07 PM
8	I don't support it so why waste my time suggesting hypothetical features and improvements	7/16/2023 8:27 AM
9	2+ acre lots	7/14/2023 10:14 PM
10	None. Leave it as open land.	7/14/2023 6:28 PM
11	We are opposed this concept.	7/14/2023 3:51 PM
12	Parks	7/13/2023 8:09 PM
13	Better water supply	7/13/2023 9:07 AM
14	County maintained	7/7/2023 10:45 AM

#	B.	DATE
1	Do not support this plan therefore no improvement will help	7/30/2023 3:04 PM
2	Playgrounds	7/27/2023 8:23 PM
3	Apply reasonable architectural controls for consistency in a area theme	7/25/2023 8:19 PM
4	Pathway system connection to communities	7/19/2023 3:06 PM
5	Picnic tables	7/19/2023 11:55 AM
6	Architectural guidelines	7/14/2023 10:14 PM
7	None. Leave it as open land.	7/14/2023 6:28 PM
8	Lot size should be minimum of 2 acres.	7/14/2023 3:51 PM
9	Proper sidewalks along major roadways(lower springbank rd)	7/13/2023 9:07 AM
10	Guarantee that the open space would remain open in the future	7/7/2023 10:45 AM

#	C.	DATE
---	----	------

1	Community gardens	7/27/2023 8:23 PM
2	Access to river	7/19/2023 3:06 PM
3	Luxury homes	7/14/2023 10:14 PM
4	None. Leave it as open land.	7/14/2023 6:28 PM

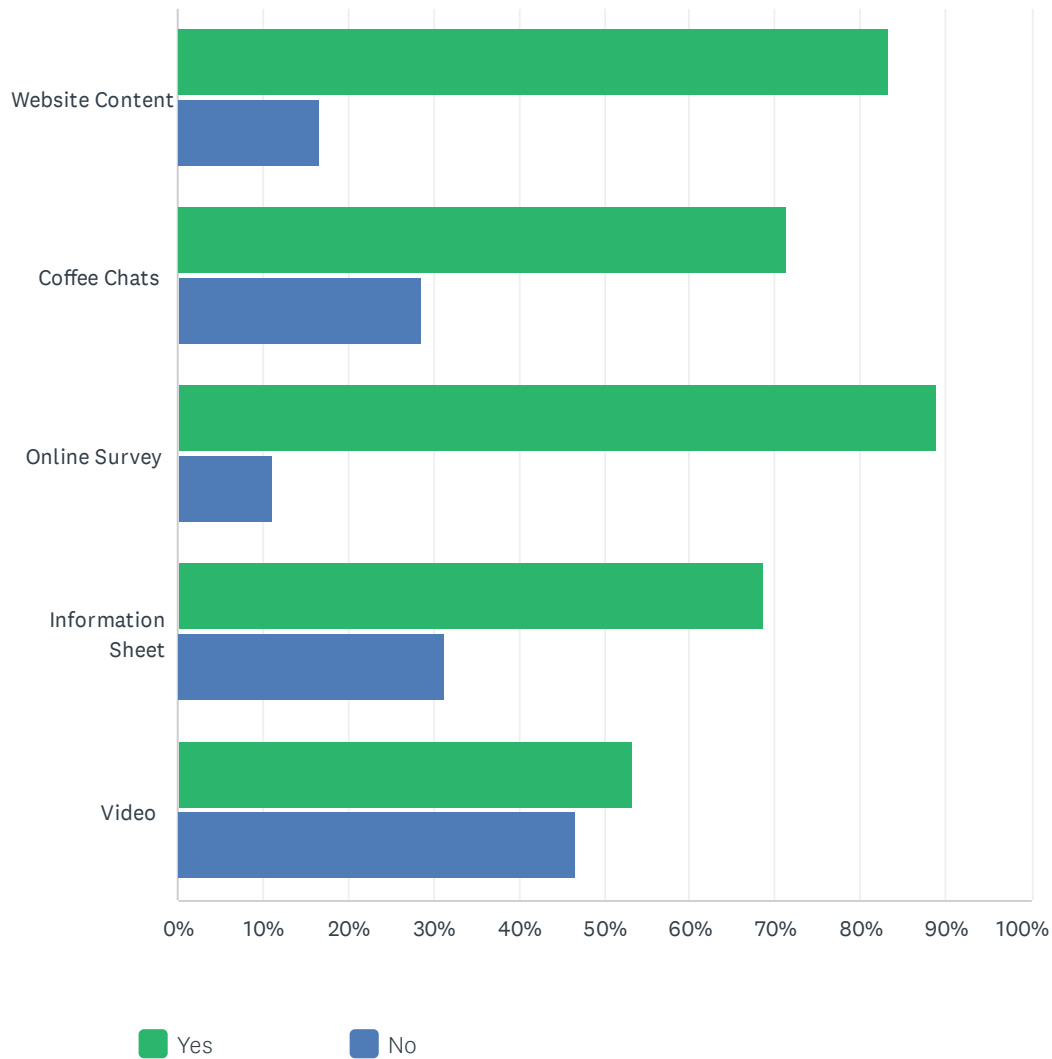
Q8 If you have any additional comments or questions on the Open Space Residential area along Township Road 242, please note these in the space below.

Answered: 9 Skipped: 12

#	RESPONSES	DATE
1	Better traffic control to deal with heavy volume Light restrictions	7/27/2023 8:23 PM
2	My main concern is over development in Springbank. We do t want it to end up being an extension of the City.	7/26/2023 4:11 PM
3	Suggest defining a new area boundary for the implementation of the high density residential development in conjunction with the community open space plans.	7/25/2023 8:19 PM
4	Road system not supported	7/21/2023 1:12 PM
5	I've had the opportunity to view the video, information sheet and have scanned some of the other online content. If I'm frank it appears to be something prepared by a developer marketing firm that is attempting to deflect the viewer's attention from real issues, like community water supply, increased traffic patterns or the potential impact to Springbank from high density residential construction currently underway on the eastern edges of Springbank.	7/17/2023 9:07 PM
6	This is a "pipe dream" arising from planners who need first to look at the feasibility and cost of servicing. If people want small lots, move to Harmony or live in Cochrane	7/16/2023 8:27 AM
7	Please don't develop Springbank. This is our home.	7/14/2023 6:28 PM
8	Please keep the Springbank area as undeveloped as possible. It is the reason most people love living here.	7/13/2023 8:09 PM
9	Development is necessary ensuring the population and lot plans are consistent with the current make up of this area of springbank. Low density housing	7/13/2023 9:07 AM

Q9 Are you satisfied with how we engaged with you at this stage?

Answered: 20 Skipped: 1



	YES	NO	TOTAL	WEIGHTED AVERAGE
Website Content	83.33% 15	16.67% 3	18	2.17
Coffee Chats	71.43% 10	28.57% 4	14	2.29
Online Survey	88.89% 16	11.11% 2	18	2.11
Information Sheet	68.75% 11	31.25% 5	16	2.31
Video	53.33% 8	46.67% 7	15	2.47

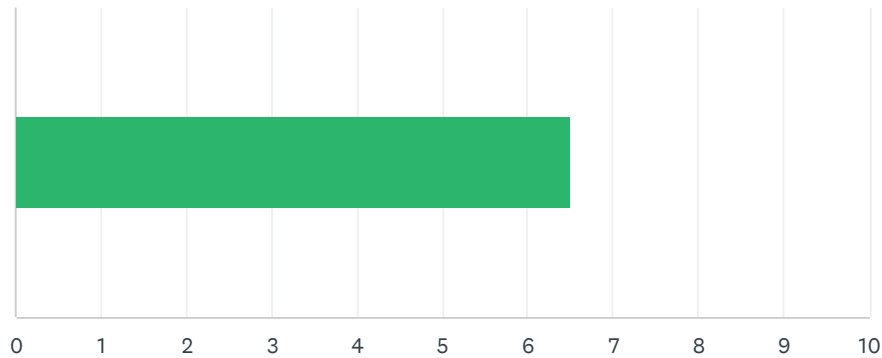
Q1 In providing feedback on the Springbank ASP, please identify the legal description(s) or municipal address(es) of the property that you are representing within Springbank.*Please note, any personal information shared (including addresses) will not be shared publicly. Location information helps us understand the context of the feedback received and helps to avoid duplication of responses.

Answered: 14 Skipped: 0

#	RESPONSES	DATE
1		7/31/2023 12:11 PM
2		7/29/2023 12:55 PM
3		7/24/2023 1:39 PM
4		7/22/2023 4:32 PM
5		7/19/2023 10:37 PM
6		7/17/2023 1:13 PM
7		7/14/2023 3:21 PM
8		7/14/2023 4:51 AM
9		7/13/2023 1:02 PM
10		7/12/2023 7:51 PM
11		7/12/2023 2:35 PM
12		7/6/2023 5:26 PM
13		6/30/2023 11:22 AM
14		6/29/2023 8:45 AM

Q2 On a scale of 0-10, how supportive are you of the proposed Springbank Airport Employment Area, as identified in the draft Springbank ASP?

Answered: 14 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	7	91	14
Total Respondents: 14			

#		DATE
1	0	7/31/2023 12:11 PM
2	0	7/29/2023 12:55 PM
3	0	7/24/2023 1:39 PM
4	7	7/22/2023 4:32 PM
5	10	7/19/2023 10:37 PM
6	3	7/17/2023 1:13 PM
7	5	7/14/2023 3:21 PM
8	7	7/14/2023 4:51 AM
9	10	7/13/2023 1:02 PM
10	10	7/12/2023 7:51 PM
11	10	7/12/2023 2:35 PM
12	9	7/6/2023 5:26 PM
13	10	6/30/2023 11:22 AM
14	10	6/29/2023 8:45 AM

Q3 Relating to the question above, please identify the main topic that led to your response (ex. transportation, infrastructure, land uses, etc.)

Answered: 14 Skipped: 0

#	RESPONSES	DATE
1	Traffic management on RR33. Transcanada and RR33 interchange is not clear. Buffers between homes adjacent to roads that are designated for industrial use are not detailed. Light and noise pollution - Harmony was supposed to have a dark skies policy, but there are giant floodlights that are ruining the night sky.	7/31/2023 12:11 PM
2	The land and area around the airport needs to remain agricultural and undeveloped. You are ruining this community! We don't move to rural areas to have city ideas infiltrate our peace and quiet.	7/29/2023 12:55 PM
3	Land use, infrastructure and additional traffic.	7/24/2023 1:39 PM
4	Infrastructure, commercial spaces to avoid longer travel to the city for basic amenities	7/22/2023 4:32 PM
5	The farm is surrounded by commercial areas/school. It can't be used for residential. Springbank Airport Employment Area is ideal usage.	7/19/2023 10:37 PM
6	Residential property near airport a colossal historic mistake.	7/17/2023 1:13 PM
7	Just a massive 2 acre parcel space is tough to imagine. 30% shared green space would make way more sense. Or a min green space per mile.	7/14/2023 3:21 PM
8	Land use properly & infrastructure	7/14/2023 4:51 AM
9	North Springbank airport areas with Bingham, edge school, the airport and the population of Harmony is the correct place for employment sectors.	7/13/2023 1:02 PM
10	Land Use	7/12/2023 7:51 PM
11	Land Use	7/12/2023 2:35 PM
12	Appropriate land Use designation in the area surrounding Springbank Airport	7/6/2023 5:26 PM
13	Land use in the surrounding area.	6/30/2023 11:22 AM
14	Infrastructure	6/29/2023 8:45 AM

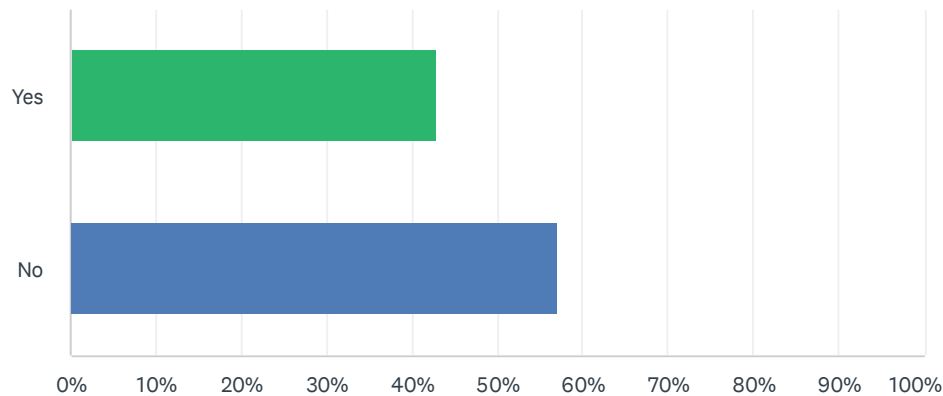
Q4 If you are not in support of Employment uses on these lands, what alternative land uses do you think are more appropriate?

Answered: 9 Skipped: 5

#	RESPONSES	DATE
1	Until you explain how these developments are not going to destroy our property values, and our quality of life, clear skies at night, noise, I want things to stay as they are.	7/31/2023 12:11 PM
2	Remain agriculture, development needs to stop in this area. We don't need more business/employment areas or more people out here.	7/29/2023 12:55 PM
3	West and south of Harmony. Already residential in the area and no acreages south of there which will consider this an eye sore.	7/24/2023 1:39 PM
4	Need more playgrounds for kids - there is none currently. Young kids are missing the opportunity to know the other kids in community due to lack of playgrounds. Springbank is no longer just a retirement or older folks - we got a lot of young families here with young kids. Also, we need a pathway/trail system to leverage river front and connect to bow river pathway in calgary.	7/22/2023 4:32 PM
5	Support as nothing else makes sense.	7/19/2023 10:37 PM
6	Question too vague	7/17/2023 1:13 PM
7	I support them. Just put some standards in.	7/14/2023 3:21 PM
8	We are supportive of Employment uses	7/12/2023 7:51 PM
9	We are supportive of Employment uses and clustered residential to buffer (see response to question #6 below).	7/12/2023 2:35 PM

Q5 Does the idea of having the County lead the detailed planning of these lands lessen any concerns you may have with these lands being supported for Employment uses?

Answered: 14 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	42.86% 6
No	57.14% 8
Total Respondents: 14	

#	PLEASE EXPLAIN:	DATE
1	I'm not sure you care about residents concerns above the interests of commercial developers..	7/31/2023 12:11 PM
2	You haven't listened to anything coming from the people who actually live here, you're more concerned with lining your pockets with developers money and the City of Calgary should have absolutely NO input into our community.	7/29/2023 12:55 PM
3	Not interested In any more commercial development near us. Could be detrimental to our home value in the future.	7/24/2023 1:39 PM
4	Sounds better than everyone doing their own thing.	7/19/2023 10:37 PM
5	But the county should never have allowed Harmony.	7/17/2023 1:13 PM
6	Respect every one' s interests & keep natural beauty	7/14/2023 4:51 AM
7	No, having the County lead detailed planning will only slow down the development process due to lack of administrative resources. Allowing applicants to prepare conceptual schemes would allow more timely processes. The County should set policy, and leave the design up to the landowners.	7/12/2023 7:51 PM
8	Having the County lead detailed planning will only slow down the development process due to lack of administrative resources. Allowing applicants to prepare conceptual schemes would allow more timely processes. The County should set policy and leave the design up to the landowners.	7/12/2023 2:35 PM
9	I am fearful that the county leading the detailed planning will cause very significant delays in development and cause confusion as to what the land can be used for.	6/30/2023 11:22 AM

Q6 If the Springbank ASP does support Employment uses on these lands, what additional features or improvements would you like to see within the Employment Area policy section?

Answered: 11 Skipped: 3

#	RESPONSES	DATE
1	If you build warehouses across the road from us, make the offsets from the street large enough that it doesn't completely destroy our quality of life, and doesn't render our residence unsellable.	7/31/2023 12:11 PM
2	Zero, we don't want or need it.	7/29/2023 12:55 PM
3	North of Twp 250 and rr33 should be off limit for commercial development as it will massively decrease home value in the area all while ruining the country feel and views of all homes offsetting these lands.	7/24/2023 1:39 PM
4	Industrial use only	7/17/2023 1:13 PM
5	Minimum disturbance	7/14/2023 4:51 AM
6	Some higher density residential (townhomes, etc) so more people that work in the area can afford to live in the area.	7/13/2023 1:02 PM
7	Policy 8.23 should be rewritten to allow parking in front of buildings. Warehouses and commercial development often have parking in front of the building. Policy 8.26 should be reworded regarding where fencing should be placed. Depending on the type of business, fencing may be required in the front of the building. Allow for flexibility in wording or delete the policy as fencing can be addressed at the conceptual or Development Permit stage. We would prefer that the County not lead the conceptual scheme process due to lack of administrative resources to prepare the plans and time it would take to create for approval. Waiting for the County Plan to be updated before preparing conceptual schemes will further delay any opportunity for development. Simplify the process so that the area can take advantage of the momentum created by the Costco construction. Do not require every landowner to require a conceptual scheme before proceeding with a Land Use application as it is not necessary in all situations due to surrounding land uses and parcel size.	7/12/2023 7:51 PM
8	Policy 8.23 should be rewritten to allow parking in front of buildings. Warehouses and commercial development often have parking in front of the building. Policy 8.26 should be reworded regarding where fencing should be placed. Depending on the type of business, fencing may be required in the front of the building. Allow for flexibility in wording or delete the policy as fencing can be addressed at the conceptual or Development Permit stage. Consider creating a policy that gives the option to allow some residential on new employment lands adjacent to country residential as a means of creating a buffer between uses. This may allow for an easier transition for existing residents and make new employment development less controversial. We would prefer that the County not lead the conceptual scheme process due to lack of administrative resources to prepare the plans and time it would take to create for approval. Waiting for the County Plan to be updated before preparing conceptual schemes will further delay any opportunity for development. Simplify the process so that the area can take advantage of the momentum created by the Costco construction. Do not require every landowner to require a conceptual scheme before proceeding with a Land Use application as it is not necessary in all situations due to surrounding land uses and parcel size.	7/12/2023 2:35 PM
9	Access roads and development infrastructure policies clearly stated. A clear statement of anticipated or proposes business types and developments.	7/6/2023 5:26 PM
10	Access to the area from surrounding communities and businesses regarding roads and traffic control	6/30/2023 11:22 AM
11	Roads, recreation	6/29/2023 8:45 AM

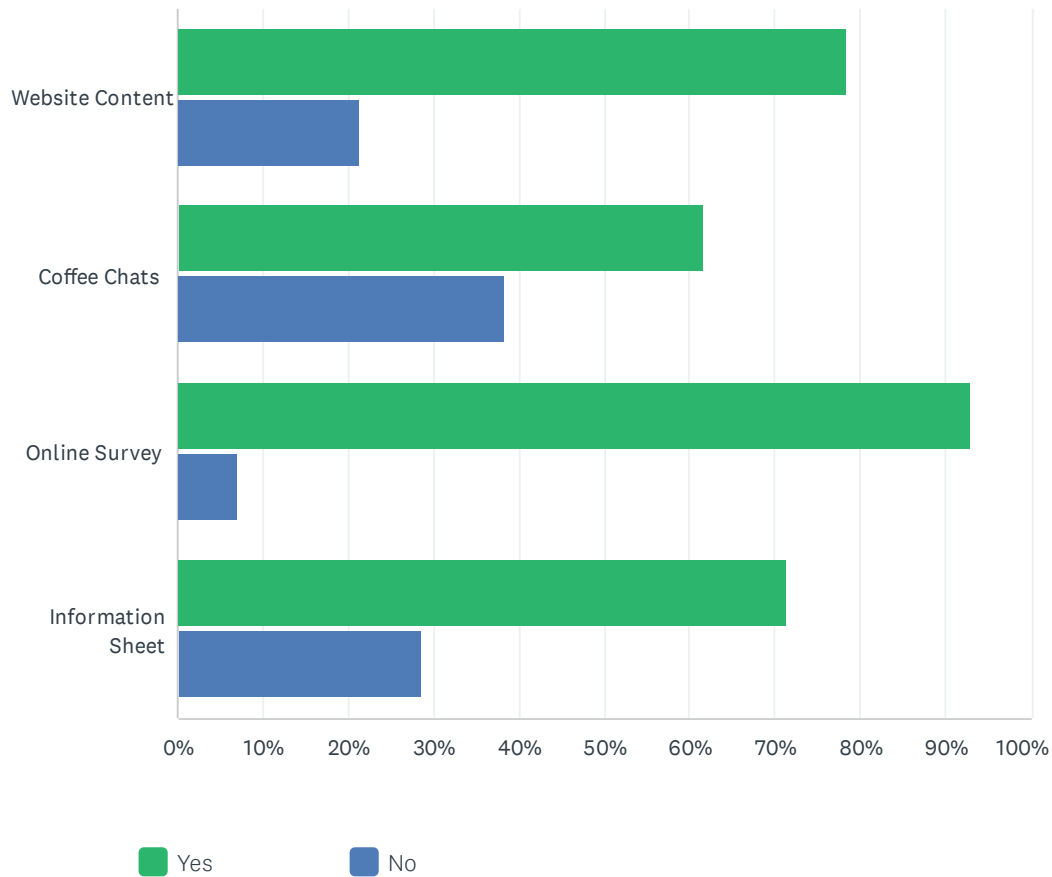
Q7 If you have any additional comments or questions on the Springbank Airport Employment Area, please note these in the space below.

Answered: 8 Skipped: 6

#	RESPONSES	DATE
1	We got the coffee-chat letter in our letterbox the day of the event. It's really not clear that RVC are looking out for the residents of areas affected by these development plans. Given that the Costco development seems to be going ahead as is, doesn't fill me with confidence that you're even listening to residents.	7/31/2023 12:11 PM
2	No knew business or industrial areas and stop calling it an employment area. You sound idiotic and inexperienced, most people out here are well educated and you're making yourselves look entirely unqualified to have any say in this. Keep in mind your terms are short and you can be replaced (elected or not).	7/29/2023 12:55 PM
3	Residential voters want noise restrictions imposed on airport. County councilors will never hear the end of noise complaints.	7/17/2023 1:13 PM
4	preserving natural environment & local flora	7/14/2023 4:51 AM
5	Consider creating a policy that gives the option to allow some residential on new employment lands adjacent to country residential as a means of creating a buffer between uses. This may allow for an easier transition for existing residents and make new employment development less controversial.	7/12/2023 7:51 PM
6	We would only support these changes if policies and processes are put in place to avoid the type of ad hoc development that has happened on the SE corner of Highway 1 and RR 33	7/6/2023 5:26 PM
7	Will the final product provided for approval address issues with water sewer and roads directly related to the maximum number of businesses proposed to avoid repeat rejection. I also have concerns that developers are not part of the detailed planning - there should be collaboration with the experts and certainly this includes representatives from the county	6/30/2023 11:22 AM
8	I think we should have a time frame for these kind of projects so everyone can benefit from it	6/29/2023 8:45 AM

Q8 Are you satisfied with how we engaged with you at this stage?

Answered: 14 Skipped: 0



	YES	NO	TOTAL	WEIGHTED AVERAGE
Website Content	78.57% 11	21.43% 3	14	1.21
Coffee Chats	61.54% 8	38.46% 5	13	1.38
Online Survey	92.86% 13	7.14% 1	14	1.07
Information Sheet	71.43% 10	28.57% 4	14	1.29

Q1 In providing feedback on the Springbank ASP, please identify the legal description(s) or municipal address(es) of the property that you are representing within Springbank.*Please note, any personal information shared (including addresses) will not be shared publicly. Location information helps us understand the context of the feedback received and helps to avoid duplication of responses.

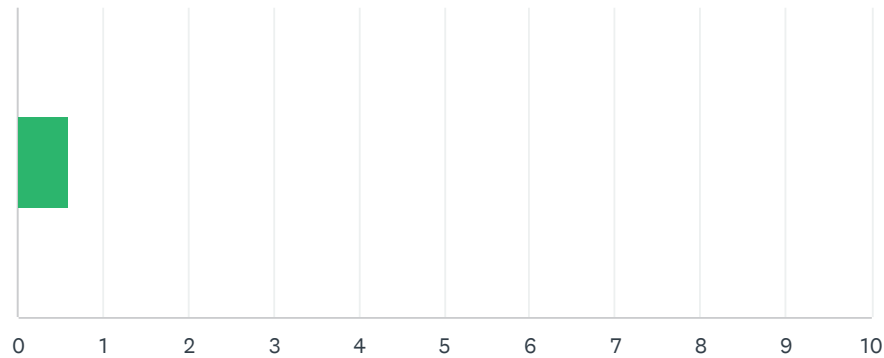
Answered: 45 Skipped: 5

#	RESPONSES	DATE
1		7/31/2023 9:39 PM
2		7/31/2023 9:04 PM
3		7/31/2023 7:33 PM
4		7/31/2023 5:06 PM
5		7/31/2023 4:40 PM
6		7/31/2023 3:36 PM
7		7/31/2023 2:56 PM
8		7/31/2023 1:37 PM
9		7/31/2023 1:10 PM
10		7/31/2023 12:37 PM
11		7/31/2023 8:49 AM
12		7/31/2023 8:43 AM
13		7/31/2023 8:31 AM
14		7/30/2023 10:15 PM
15		7/30/2023 10:08 PM
16		7/30/2023 8:15 PM
17		7/30/2023 6:48 PM
18		7/30/2023 2:35 PM
19		7/30/2023 10:21 AM
20		7/27/2023 10:28 AM
21		7/26/2023 10:59 PM
22		7/26/2023 9:49 PM
23		7/20/2023 2:46 PM
24		7/19/2023 7:47 PM
25		7/18/2023 1:27 PM
26		7/17/2023 10:55 AM
27		7/16/2023 5:34 PM

28	7/16/2023 1:00 PM
29	7/16/2023 10:34 AM
30	7/15/2023 7:24 PM
31	7/13/2023 7:47 PM
32	7/13/2023 3:35 PM
33	7/13/2023 2:05 PM
34	7/13/2023 2:00 PM
35	7/13/2023 10:30 AM
36	7/13/2023 9:37 AM
37	7/13/2023 7:09 AM
38	7/12/2023 7:05 PM
39	7/12/2023 6:20 PM
40	7/12/2023 6:16 PM
41	7/12/2023 1:46 PM
42	7/10/2023 10:26 AM
43	7/9/2023 2:17 PM
44	7/9/2023 12:14 PM
45	7/8/2023 8:03 AM

Q2 On a scale of 0-10, how supportive are you of the proposed Springbank Airport Employment Area, as identified in the draft Springbank ASP?

Answered: 50 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	1	30	50
Total Respondents: 50			

#		DATE
1	0	7/31/2023 10:03 PM
2	0	7/31/2023 9:39 PM
3	0	7/31/2023 9:04 PM
4	1	7/31/2023 7:33 PM
5	0	7/31/2023 5:06 PM
6	0	7/31/2023 4:40 PM
7	0	7/31/2023 3:36 PM
8	1	7/31/2023 2:56 PM
9	0	7/31/2023 1:37 PM
10	1	7/31/2023 1:10 PM
11	0	7/31/2023 12:37 PM
12	0	7/31/2023 11:24 AM
13	0	7/31/2023 8:49 AM
14	0	7/31/2023 8:43 AM
15	0	7/31/2023 8:31 AM
16	0	7/30/2023 10:15 PM
17	0	7/30/2023 10:08 PM
18	0	7/30/2023 8:15 PM

Springbank Airport Employment Area Survey 2

SurveyMonkey

19	0	7/30/2023 6:48 PM
20	0	7/30/2023 2:35 PM
21	2	7/30/2023 10:21 AM
22	4	7/28/2023 8:50 AM
23	5	7/27/2023 10:28 AM
24	0	7/26/2023 10:59 PM
25	0	7/26/2023 9:49 PM
26	0	7/20/2023 2:46 PM
27	1	7/19/2023 7:47 PM
28	4	7/18/2023 1:27 PM
29	0	7/17/2023 10:55 AM
30	2	7/16/2023 5:34 PM
31	2	7/16/2023 1:00 PM
32	0	7/16/2023 10:34 AM
33	0	7/15/2023 7:24 PM
34	0	7/15/2023 1:01 PM
35	2	7/13/2023 7:47 PM
36	3	7/13/2023 3:35 PM
37	0	7/13/2023 2:05 PM
38	0	7/13/2023 2:00 PM
39	0	7/13/2023 10:30 AM
40	2	7/13/2023 9:37 AM
41	0	7/13/2023 7:09 AM
42	0	7/12/2023 7:05 PM
43	0	7/12/2023 6:20 PM
44	0	7/12/2023 6:16 PM
45	0	7/12/2023 1:46 PM
46	0	7/10/2023 10:26 AM
47	0	7/9/2023 2:17 PM
48	0	7/9/2023 12:14 PM
49	0	7/8/2023 9:24 AM
50	0	7/8/2023 8:03 AM

Q3 Relating to the question above, please identify the main topic that led to your response (ex. transportation, infrastructure, land uses, etc.)

Answered: 49 Skipped: 1

#	RESPONSES	DATE
1	1. Leads to disruption of the peaceful life of residence in Country lane and idlwild. 2. Increase noise; air pollution and light pollution	7/31/2023 10:03 PM
2	Traffic, noise, pollution, etc.	7/31/2023 9:39 PM
3	Not understanding the wish of current residents to maintain rural residential character. Residents don't want warehouses, semis, 24/7 access, light pollution, traffic issues on already stretched RR33 that simply can't take everything that is already being planned	7/31/2023 9:04 PM
4	Road infrastructure needs significant upgrades before any further development.	7/31/2023 7:33 PM
5	Location - land use not suitable in the middle of Country Residential, and not compliant with the goals and vision of the Area Structure Plan Transportation - RR 33 will not support the traffic esp. with the added Heartland Road traffic on RR 33 north from Harmony and the Airport Services - Wastewater etc. Destroys the country residential on RR 33 North	7/31/2023 5:06 PM
6	Land use and transportation	7/31/2023 4:40 PM
7	land use, what is the driver behind this large a block of land, transportation/access, isolation of a large block of residential block of land to the north - this county advertises that it values a quiet lifestyle	7/31/2023 3:36 PM
8	We don't need business/commercial activity along RR33 as it will negatively affect access to our properties and further deteriorate the existing road.	7/31/2023 2:56 PM
9	Land use, poor infrastructure proposal. We need agricultural reserve lands designation to avoid urban sprawl and increase quality of life	7/31/2023 1:37 PM
10	If a land owner wishes to rezone land, there is a process which involves providing justification for the rezoning. A large amount of land is being rezoned for an unclear "future use". What exactly is going on the land and when, that requires the land to be rezoned today? Please make this clear. Also, if a land owner wishes to rezone land which would change traffic volumes, types of vehicles (eg: heavy trucks), the surrounding infrastructure would need to be included in the plan. As the reason for the rezone is unclear, so to is the mitigation of changes required to support this rezone.	7/31/2023 1:10 PM
11	Springbank Airport Employment Area gets a zero on the scale!! There are multiple main topics you cannot ignore! Councillors are voting for this "Springbank Airport Employment Area" - ruining the RR 33 North area. Rocky View is designing land uses to appease existing landowners – NOT residents. Planners are telling residents traffic on RR33 North will be ok when it certainly will not!! Ethics: The Springbank Area Structure Plan goes totally against the: Goals and Visions, and Land Use strategy of the ASP and this is not acceptable: ASP Vision and goals: Springbank will offer a rural lifestyle that blends residential uses with its agricultural heritage. ASP Land Use Strategy: Continue to develop Springbank as a distinct and attractive country residential community, with tranquil neighbourhoods and thriving business areas developed at appropriate locations. RR 33 North is ABSOLUTELY NOT an appropriate Location – and Rocky View knows this and is ignoring the residents. Rocky View added the Springbank Airport Employment Area without resident consultation or feedback. Residents do NOT want it. Residents NEVER asked for it - look at the 2022 survey responses. The few developer landowners of course are all for it. It will increase the value of their land from agricultural to commercial/industrial and be worth a lot more. Rocky View cares more about pleasing developers than the people they are entrusted to represent. Location: RR 33 is NOT suitable for Commercial/Industrial The location of the RR 33 Springbank Airport Employment Area goes against the ASP land use strategy by putting Commercial/Industrial in a Country residential area. The land uses does not fit with Country Residential. The airport owns land on the south side of RR 250 by the entrance to the Springbank Airport. This is where any Airport	7/31/2023 12:37 PM

Commercial/Industrial need to be located. The Commercial/Industrial on RR 33 North goes against the ASP Visions and Goals of "Country Residential", "Rural Lifestyle" and the "Agricultural Heritage". Rocky View added 7 quarter sections of RR 33 Employment Area land use to the Area Structure Plan without ANY consultation. The land is currently actively farmed – good flat land for farming. Agricultural blends well with the Springbank Rural/Country Residential lifestyle – Commercial/Industrial does NOT!!! There is no evidence there is a need for commercial/Industrial on RR 33 North and certainly residents did not ask for it. See the Tate study RV paid for. Residents along RR 33 will be hugely impacted by having to drive by this undesirable type of land use – never in the realm of "Rural Lifestyle" "Country Residential". The type of commercial/industrial will not be supporting the airport. If the airport needs land look at RR 250 near Harmony. Costco/Bingham Crossing and Harmony "Village" along with Commercial Court and Callaway Park will have all the commercial/employment this area of Springbank could ever need. Calgary is 7 minutes away. Commercial/Industrial on RR 33 goes against the purpose of the ASP – resident's input. The 7 quarter sections of the Springbank Airport Employment Area will be 7 times the size of the current Buffalo Run, Beacon Hill or Westhills. Westhills has 13 lanes of traffic and is the only Calgary Costco development with residents going in and out. This is not even taking into account the additional 7 quarter sections of "undeveloped lands" West of RR 33 making the North Springbank commercial/Industrial 14 times the size of Buffalo Run, Beacon Hill or Westhills. It appears Rocky View may be hiding the fact this area will be totally like ugly Balzac. Rocky View needs to look elsewhere in the County – with places that have logistical connections - Balzac has lots of land, and Hwy 2 with 6 lanes of traffic and a nearby railway or Sheppard or other areas in the County. The Springbank Airport owns land across from the entrance on the South of Twp. 250. Use this. Holiday traffic along Hwy. 1 will not venture this far off the highway – north on RR 33. I have traveled in an RV on Highway 1 into BC many times and have only ever stopped at gas stations or stores immediately off the highway – Bingham Crossing and Costco will give travelers passing by all the shopping they need. RR 33 traffic (transportation) Rocky View is grossly overtaxing the entire area, creating a nightmare of traffic for years to come. You have grossly misjudged the traffic issues on RR 33 and need to stop the Commercial/Industrial from happening on RR 33 North in the Springbank ASP. Renaming a 2 lane "Arterial" road to "Industrial Commercial Collector" is still a 2 lane "Arterial" road with limited capacity and you are proposing WAY over this capacity for RR 33. Rocky View is already creating a horrendous traffic bottleneck by allowing Costco to open with only one lane South and one lane North over the overpass at RR33 and Hwy. 1 in addition to creating insufficient lanes in and out of Costco/Bingham. Now add all the traffic on RR 33 North from filtering out from the Heartland Road (Airport and Harmony "Village area"/Residential PLUS the RR 33 North commercial/Industrial – and you are taxing RR 33 30-40 times what it is built for. Make Harmony use Harmony roads. Why are you filtering all the vehicles –transport trucks, large service trucks, busses, public vehicles onto RR 33 – impacting existing Springbank residential and loading RR 33 WAY OVER the capacity it is designed for. ...and then adding on top RR33 North Commercial/Industrial traffic NOT NEEDED and NOT WANTED! Harmony's Village area with Employment, Condos, Villas, Lock and Leave (condos?), world class golf course, world class Spa - 300,000 to 400,000 visitors per day (958 per year), East Harmony residents, plus Airport traffic filter onto RR 33 North at the Springbank residents' expense – when all of this needs to exit via Copithorne Trail. Harmony needs to build the overpass on RR 40 (like they were supposed to) to filter out their residential. A second overpass off Copithorne Trail is also needed – then the "Undesirable" traffic from Harmony Village can use Copithorne Trail to exit instead of overloading RR 33 and Springbank residents with Developer's undesirable traffic. Bicycle Access, Walking and Safety: RR 33 is used consistently for bicycling and walking/jogging (with baby strollers). There is NO plan to widen bike lanes nor add bike lanes to RR 33 North. The 2022 survey results indicate folks want their children to ride bikes to school but must drive them for safety reasons. Building this commercial/industrial compounds the safety of RR 33 North biking and creates a HUGE safety concern for bikes mixing with transport trucks and other truck traffic – making RR 33 North unsafe for biking and walking and ruining the most desired amenity communities ask for. Unsightly It is imperative Rocky View understands commercial/Industrial is not suited to RR 33 North. It will be ugly, noisy, creates safety concerns, undesirable traffic on RR 33, incites crime especially at night when police are 20 minutes away. Artist renderings (proposed atmosphere) are not followed – just look at Buffalo Run – the rendering was beautiful – when built is box stores and parking lots – nothing at all as advertised. Emergency Response North Springbank is hemmed in by the river to the north and Hwy 1 to the south – and is NOT physically located to handle a lot of traffic. This is directly from a provincial engineer. Planners and Council are totally ignoring this fact and intentionally misleading residents on traffic plans for yet confirmed actual numbers. Ambulance, fire, police, residents racing for emergency help, or all of North Springbank area

fleeing from a tornado – all will be at the mercy of the extreme traffic congestion. Even 2 lanes each way over the RR 33 bridge will not help – look at the traffic at Beacon Hill – they have 2 lanes in AND 2 lanes out and it is backed up. First – the bridge is only a “hope” now and could take 15-20 years to build. Second – Rocky View is not taking into consideration the hemmed in physicality’s of North Springbank as I noted above in Traffic. Adding the increased traffic on RR 33 North will only add to the emergency response time costing lives. Emergency Response in this area is a life-threatening situation and something an AB Transportation Engineer warned about. Rocky View is not listening. Security (policing) Cochrane RCMP drive Springbank roads twice a week - once in daytime and once at night. If you look at Cross Iron Mills and now Buffalo Run as examples – these areas attract crime, especially at night. Buffalo Run (Tsuu ‘Tina) recently go 1 million dollars from the government to help with crime. With no plans to increase policing, you are creating a huge safety concern for residents leaving this unmanned commercial/industrial area open to anyone at night and in the daytime too.

12	Invasion of commercial into residential area with minimal transparency. Adverse affect on commercial development on residential property values.	7/31/2023 11:24 AM
13	Mostly transportation with the traffic increase. Taking away from the country feel that we all moved out here for!	7/31/2023 8:49 AM
14	Surely land closer to the Transcanada is more appropriate for commercial activity. Would prefer to see an east west corridor of commercial development, 1 mile north & south of Transcanada.	7/31/2023 8:43 AM
15	Transportation snd kand use	7/31/2023 8:31 AM
16	Land Uses, increased traffic, increased pollution - air & light, increased rural crime	7/30/2023 10:15 PM
17	Concerns that this will bring more traffic, noise, pollution, population, crime etc to our area. This will directly affect times for us to commute to and from our homes etc.	7/30/2023 10:08 PM
18	We want it kept as agricultural, farm land so people can eat.	7/30/2023 8:15 PM
19	The airport is large enough and further industrial development is destroying the rural nature of the community.	7/30/2023 6:48 PM
20	We don't want the land to be used other then agriculture	7/30/2023 2:35 PM
21	Infrastructure and land use	7/30/2023 10:21 AM
22	Infrastructure	7/28/2023 8:50 AM
23	Infrastructure and transportation then landuse	7/27/2023 10:28 AM
24	Transportation/Traffic RR 33 and access off they highway is not made to handle the current traffic loads. This infrastructure has not change in the over 25 years that I have been a resident and there has already been significant growth in the area (Harmony, The Edge, The Airport and Commercial court). Current traffic on RR3 North of Township Road 250 is residential and any development in this area will require significant upgrade to the roadways. Infrastructure The is limited infrastructure to support large commercial or light industrial uses. There is no country sewage treatment service, therefore sewage treatment will be left to the property owners. Water may also be a concern as residence in the area rely on well water or the water coop Impact on Residents In addition to traffic concerns and I am very concerned that we will see the area around RR 33 and the highway turn into an industrial and commercial wasteland similar to Balzac and Cross Iron Mills. This would result in many of the current residence who moved here for the quiet country life to leave the area. Keeping employment and commercial area south of Township Road 250 is critical to keeping the country agricultural and residential atmosphere of the region.	7/26/2023 10:59 PM
25	Transportation, Infrastructure and land use on Range Road 33.	7/26/2023 9:49 PM
26	Transportation and land use	7/20/2023 2:46 PM
27	No traffic plan nor commitments.	7/19/2023 7:47 PM
28	Infrastructure constraints and the size of the airport employment area.	7/18/2023 1:27 PM
29	I moved here almost 20 years ago because it is peaceful and quiet. I have a car I can use when I need anything that is not here already. Why would anyone who bought here welcome commercial buildings. I do not relish the additional traffic that these changes would inevitably	7/17/2023 10:55 AM

bring. I like the status quo. I am also concerned about potential drainage issues. Currently drainage flows through the NE corner of my property. I worry about damage to my septic field. How are drainage issues going to be addressed.

30	Infrastructure - traffic/road issues	7/16/2023 5:34 PM
31	The areas mapped out north of range road 250 are the areas we object to. Let's see what Bingham Crossing effects will have before adding infrastructure in our access road. Everything to the south of range road 250 will not affect the Country Lane and Idlewild communities and we're fine with.	7/16/2023 1:00 PM
32	Infrastructure is not in place to handle the added transportation demands, and it is not clear to me how light industrial will benefit or improve our neighbourhood in any way.	7/16/2023 10:34 AM
33	There is no need for this much commercial space is a rural / country residential area. The lack of thought towards transportation infrastructure is also concerning.	7/15/2023 7:24 PM
34	land use. And increased traffic issues with no proper infrastructure to accomodate	7/15/2023 1:01 PM
35	Land use, development and the exclusion of any services/benefit to our area. Based on the drawings included, there are no plan to include fiber optics, direct waste management or any other considerations meanwhile the proposal will include higher traffic, business and building development that otherwise contradicts the stated vision of the ASP. Higher traffic and denser population is the opposite to the rural vision. The Employment is strongly emphasized throughout to give the impression it's purpose is to benefit the community and landowners. This is meant to benefit the developers, that is it.	7/13/2023 7:47 PM
36	Land uses	7/13/2023 3:35 PM
37	Land use is inappropriate for north end of RR33 This is not an industrial area. There is currently increase levels of noise,air and light pollution from Harmony, oil wells and Increased air traffic from springbank airport. Lear jets, heavy lift helicopters and twin engine trainers are an hourly occurrence across country lane estates/idlewild developments.	7/13/2023 2:05 PM
38	Land use is not appropriate for this area, this should be positioned on the south side of 250 or along the already designated east side of Harmony	7/13/2023 2:00 PM
39	The commercialization of a country residential community which includes transportation, land use, etc. issues	7/13/2023 10:30 AM
40	Land use: I am concerned about the use of the land for "light industrial" purposes. I am also concerned that the new ASP does not contain as much information about the uses of the land as the old one did, and the reason for this was not included in the summary of the changes. I like the focus on "Industrial development should be set back from Township Road 250 and Range Road 33, with preference given to Commercial uses and landscaping interfacing with public frontages and existing residential areas", but I am concerned that the wording about limiting industrial uses is not strong enough.	7/13/2023 9:37 AM
41	Traffic property values dropping crime increases	7/13/2023 7:09 AM
42	Concern about traffic, crime, safety and destruction of natural environment that many have come out here to enjoy.	7/12/2023 7:05 PM
43	Transportation involving RR33, proximity to residential communities, noise issues relating to having industrial users so close to communities	7/12/2023 6:20 PM
44	Residents bought into this area because it is not going to be built upon. It was to stay rural.	7/12/2023 6:16 PM
45	We moved to Springbank for a country residential lifestyle. Not to live beside an industrial park. We DO NOT want to become like Balzac. This will reduce our property values while decreases our quality of life.	7/12/2023 1:46 PM
46	I am concerned about transportation as RR33 is the main thorough fare to my community of 250 plus people. Also, the area should not be an industrial land use as there are industrial land uses already planned or being utilized west of the airport and south of the highway.	7/10/2023 10:26 AM
47	land use , infrastructure and traffic	7/9/2023 2:17 PM
48	Our household is NOT against reasonable development. For instance, while we have significant traffic management worries regarding the Bingham/Costco development, we are	7/9/2023 12:14 PM

generally supportive. We do not support the 'industrialization' of our rural neighborhood. There are existing industrialized areas (the airport area itself and lands immediately west and the area SE of the Hwy 1/RR33 interchange) that can be extended if required. Adding new industrial will change the character of the area and, specifically, as someone who travels RR33 multi times a day as it is the sole, practical access to my (and my 100's of neighbors') community, both the traffic and quality of life impacts are unreasonable (and avoidable).

49	Commercial land use and traffic are the main issues along RR33. Traffic on RR33 at TWP250 and HWY1 is untenable with approved development and will only worsen as Harmony builds out and Costco opens. The County, nor Alberta Transportation, have a plan to deal with the traffic. Springbank is a desired community for the country residential lifestyle and the commercialization like East Balzac is not a desirable mix.	7/8/2023 8:03 AM
----	---	------------------

Q4 If you are not in support of Employment uses on these lands, what alternative land uses do you think are more appropriate?

Answered: 50 Skipped: 0

#	RESPONSES	DATE
1	I choose not to answer	7/31/2023 10:03 PM
2	Agriculture	7/31/2023 9:39 PM
3	Leave it as it is.	7/31/2023 9:04 PM
4	I don't think any alternative land use should be considered until road infrastructure is upgraded, highway on and off ramps accessing RR33, intersection upgrades to TR250 and RR33, lane increase for TR250 from Bingham's crossing to Harmony turn off, paving of TR250A.	7/31/2023 7:33 PM
5	Agriculture Some residential could be put there with caveats not to complain about the airplanes.	7/31/2023 5:06 PM
6	Agricultural	7/31/2023 4:40 PM
7	I would support residential, agricultural, institutional/community	7/31/2023 3:36 PM
8	The previous Employment Area boundaries did not extend North of the first section at the corner where the church is located. This was acceptable.	7/31/2023 2:56 PM
9	Designated 50 per cent agricultural reserve land	7/31/2023 1:37 PM
10	I'm not against alternative land uses, I'm against the intentional lack of clarity and longer term plan RVC is withholding.	7/31/2023 1:10 PM
11	Keep as Agricultural – it is good farmland and is actively farmed. We need to keep more agricultural land use in the ASP. Agricultural fits with the “Springbank Rural Lifestyle” of the ASP – Commercial/Industrial absolutely does NOT!! Rocky View – stop appeasing developers at the expense of Residents who are overwhelmingly against the RR 33 North Springbank Airport Employment area land use.	7/31/2023 12:37 PM
12	Residential or agricultural.	7/31/2023 11:24 AM
13	Keep it for farming crops like it is now.	7/31/2023 8:49 AM
14	Areas further from #1 should transition from agriculture to country residential.	7/31/2023 8:43 AM
15	Farming, cattle, agriculture	7/31/2023 8:31 AM
16	farm land	7/30/2023 10:15 PM
17	Land use for agriculture	7/30/2023 10:08 PM
18	Non traditional Agricultural. Regenerative Farms	7/30/2023 8:15 PM
19	Agricultural and rural acreage living	7/30/2023 6:48 PM
20	Agricultural	7/30/2023 2:35 PM
21	Agriculture and residential . Why do you need and employment plan? Surely when approval for industrial or commercial development is given, employment is a factor in that decision.	7/30/2023 10:21 AM
22	Agricultural	7/28/2023 8:50 AM
23	Open fields, low density residential, trails and parkland	7/27/2023 10:28 AM
24	I am not against growth, as that is inevitable, however I feel that the community would be better served keeping Employment areas closer to the Highway corridor to reduce impact residential infrastructure. It was my expectation that this would eventually be residential space.	7/26/2023 10:59 PM

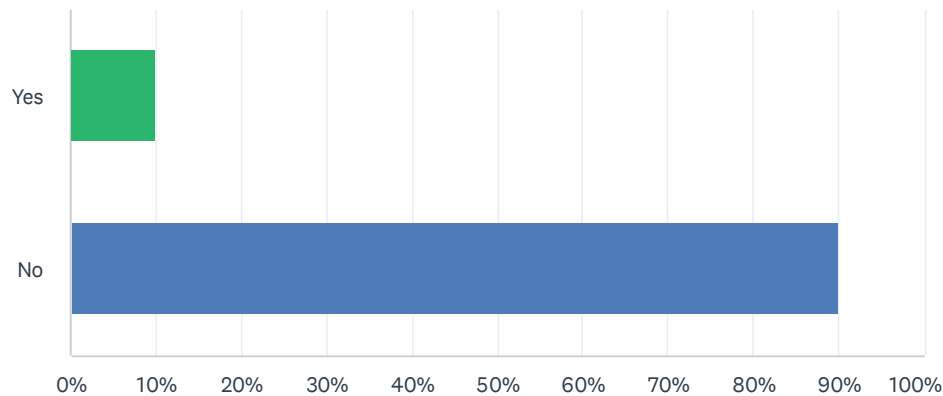
Understanding that proximity to the airport for some portion of this area may not make it appealing for residential uses, the space could be used for recreational and agriculture.

25	Alternative land better suited for Business Commercial uses would be land TWP RD 250 west of the Springbank Airport. As a resident of Country Lane Estates, we only have one paved road entering and exiting our community. With the Edge School, Springbank Airport and soon Bingham Crossing traffic, getting in and out of our community is getting hectic as is. To allow Business Commercial property to be established on Range Road 33, north of TWP Road 250 will only add more traffic congestion to our access road.	7/26/2023 9:49 PM
26	Agricultural and "country residential"	7/20/2023 2:46 PM
27	Leave them as tgey are now.	7/19/2023 7:47 PM
28	I do support commercial expansion but too much space has been allocated. At the rate things get approved and built in Springbank it will be 50+ years before the area is built up. A smaller area with more defined uses would be more appropriate. Also needed is a detailed infrastructure plan that will be completed before any expansion is allowed.	7/18/2023 1:27 PM
29	I am concerned that employment uses for the area labelled for airport employment suggests that the plan is to expand Springbank Airport. How about a nature reserve or something like Inglewood bird sanctuary. Maybe a riding stable or animal rescue	7/17/2023 10:55 AM
30	In the commercial zone across from Calaway Park or in towards the airport	7/16/2023 5:34 PM
31	Agriculture, oil and gas	7/16/2023 1:00 PM
32	Leave them as is. We live in the country because we choose to be surrounded by landscape. MANY community members choose to bike/run/walk along this road. Providing "pathways" in other areas that are not easily accessible to our homes is not a solution. Leave our existing "pathway" along RR33 as is.	7/16/2023 10:34 AM
33	In areas already zoned for commercial use with adequate infrastructure .	7/15/2023 7:24 PM
34	acreage residential	7/15/2023 1:01 PM
35	Agricultural, wilderness areas, rural or acreage no less than 2 acres each. Keep it in line with the ASP vision. People don't move out here for a business district, they move out here to see the wilderness, quiet and agricultural surroundings.	7/13/2023 7:47 PM
36	Low density Residential and farmland.	7/13/2023 3:35 PM
37	Leave as crash zone for springbank airport and existing oil well production. No industrial development should take place along RR33. Put all industrial and commercial activities west of Bigham crossing along highway 1.	7/13/2023 2:05 PM
38	Farm or residential	7/13/2023 2:00 PM
39	Agricultural or residential	7/13/2023 10:30 AM
40	I think more focus on community core development would be reasonable - a museum, community education (both aviation education and education about the area, the history, the importance of nature), and tourism would be a good focus for this region.	7/13/2023 9:37 AM
41	Farming, stables	7/13/2023 7:09 AM
42	Agricultural, Homesteads/acreages.	7/12/2023 7:05 PM
43	Residential development	7/12/2023 6:20 PM
44	None. Keep it as is with farming.	7/12/2023 6:16 PM
45	I would leave them Agricultural. Without AG lands we humans have no food. A trailer storage yard will not feed the generations to come.	7/12/2023 1:46 PM
46	Maintain the character of the community so that it can be low density residential, open area. You already have industrial areas - stick to them	7/10/2023 10:26 AM
47	make them agricultural land reserve areas	7/9/2023 2:17 PM
48	As suggested in three; extending west of the industrialized airport area or along highway frontage south of Hwy 1 where industrial/non residential is already in place.	7/9/2023 12:14 PM

49	farming	7/8/2023 9:24 AM
50	Consider looking at Agricultural Land Reserves in BC as an option.	7/8/2023 8:03 AM

Q5 Does the idea of having the County lead the detailed planning of these lands lessen any concerns you may have with these lands being supported for Employment uses?

Answered: 50 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	10.00% 5
No	90.00% 45
Total Respondents: 50	

#	PLEASE EXPLAIN:	DATE
1	It will not change my decision	7/31/2023 10:03 PM
2	No need	7/31/2023 9:39 PM
3	The whole plan doesn't care about current residents and the character of our community.	7/31/2023 9:04 PM
4	Rocky View will vote for the RR 33 Employment Area when residents in the area are SO against it.	7/31/2023 5:06 PM
5	Very little trust in most of the councils that have represented us in the 17 years I have lived here, there seems to be bias that exist between east and west side of the county	7/31/2023 3:36 PM
6	Our present County (Springbank) representatives did not bother to inform the affected communities of the proposed change.	7/31/2023 2:56 PM
7	Who else is going to lead? Better then City of Calgary	7/31/2023 1:37 PM
8	An awkward qestion. My understanding is: Am I happier that RVC is leading these land changes? No, RVC appears to be withholding infomration. Why?	7/31/2023 1:10 PM
9	ABSOLUTELY NOT! The County added the Springbank Airport Employment Area to the 2023 ASP – without ANY resident consultation. The Employment Area was NEVER in any of the other draft ASP's – even the 2022 draft. Rocky View put it in the 2023 draft without ANY feedback or consultation and will continue to do as they please unless they actually listen to residents. If Rocky View really took the Country Residential residents' 2022 survey results to heart you would know they did NOT ask for commercial/Industrial on RR 33 North. The overwhelming majority of residents North on RR 33 are totally against this RR 33 North Commercial/Industrial land use. The hope is they all fill out the surveys - however the open houses clearly showed the residents do not want it. Rocky View tried to solicit a little feedback	7/31/2023 12:37 PM

as possible by not properly notifying residents – clearly a tactic! Rocky View is clearly designing land uses to appease developers while ignoring goals and visions, and land uses set out in the ASP while ignoring residents they were elected to represent. The RR 33 North Employment land use must NOT be in the next draft of the ASP!!!!

10	Continuation of adhoc changes to ASP driven by developers without elected official guidance. History of elected officials not from division overriding desires of residence of the division.	7/31/2023 11:24 AM
11	There are better areas to support Employment areas	7/31/2023 8:49 AM
12	Cynical of their agenda.	7/31/2023 8:43 AM
13	It somewhat helps.	7/31/2023 8:31 AM
14	lack of transparency	7/30/2023 10:15 PM
15	Those working for the County, do not live within the County, nor will any changes affect them or their families.	7/30/2023 10:08 PM
16	The county is too sneaky and we don't trust them.	7/30/2023 8:15 PM
17	You are not representing my interests as a resident of a rural community	7/30/2023 6:48 PM
18	Two approved projects seem to be stalled. Further projects should not be considered until these are completed.	7/30/2023 10:21 AM
19	The county historically has been short sighted only looking at revenue and not infrastructure necessary for large developments.	7/28/2023 8:50 AM
20	System failure and long-standing buracrats	7/27/2023 10:28 AM
21	I believe it is the responsibility of Rockyview administration to thoughtfully lead discussions regarding the future vision of the county. This process can be led by the Rockyview administration, but the committee should involve representatives from all stakeholder groups. It is my understanding the coffee chat were limited to adjacent property owners, however the changes will have significant impact on all resident who use RR33. Was this stakeholder group involved in the recommendation of industrial development along RR33? My concerns are more about the process and how is it came to recommend the development along RR33, rather than who coordinates the process.	7/26/2023 10:59 PM
22	The County may be reluctant to change their their detailed planning of these lands at this stage.	7/26/2023 9:49 PM
23	The county is much more widespread around Calgary than just Springbank with only one councillor representing the Springbank area concerns	7/20/2023 2:46 PM
24	Conflicts of interest	7/19/2023 7:47 PM
25	The county would probably be more in tune with the desires of the community than a developer would.	7/18/2023 1:27 PM
26	Well I don't think Bingham Crossing will resemble anything close to what marketed to us. Harmony is a huge disappointment. Massive homes with pocket sized yards. Horrible. Oh and drainage plans for Country Lane Estates. I notice an increase in weeds and cutting the ditches is now much more difficult for the home owners. I think it slows the drainage which might of improved things for my property because the water flows more slowly.	7/17/2023 10:55 AM
27	The County has been responsible thus far	7/16/2023 5:34 PM
28	Council has a reputation of sneezing projects through without full consultation.	7/16/2023 1:00 PM
29	The county seems primarily concerned with the interests of developers and not residents.	7/16/2023 10:34 AM
30	I am concerned that the county is only interested in the financial benefits and not maintaining Springbank as a rural residential area.	7/15/2023 7:24 PM
31	It's an interesting method to phrase this, but at the end of the day, the developers benefit, while the land owners bear the cost, mentally and financially down the road.	7/13/2023 7:47 PM
32	The county only looks at the monetary gain to its coffers with no thought to the environmental impact or traffic impacts. So why on earth would anyone want the county to lead the detailed planning?	7/13/2023 3:35 PM

33	I do not trust RVC planning department or springbank airport authority.	7/13/2023 2:05 PM
34	The county has no expertise and is always in alignment with developers needs and not with residents	7/13/2023 2:00 PM
35	It was the County that proposed 1100 acres of commercial after the majority of the community said no to more commercial in 2022	7/13/2023 10:30 AM
36	A lot of times the decisions made by the county seem out of step with the residents. Only one councillor is from the region.	7/13/2023 9:37 AM
37	The plans for a Costco where never in development plan	7/13/2023 7:09 AM
38	Don't trust my counsellor.	7/12/2023 7:05 PM
39	The County hasn't shown it listens to residents concerns in the past	7/12/2023 6:20 PM
40	I do not trust we will be correctly represented as homeowners.	7/12/2023 6:16 PM
41	Our county has let us down many times, ie, Costco, Harmony, The Launch Pad lighting.	7/12/2023 1:46 PM
42	The county has developed the current plan and it is not satisfactory	7/10/2023 10:26 AM
43	don't want all of springbank to become industrial and don't know that the county has that same goal	7/9/2023 2:17 PM
44	The county plan as laid out today fails to honor the character of the area.	7/9/2023 12:14 PM
45	It was the County leading the planning that led to the design of these 1,075 acres of commercial land after the 2022 survey results opposed this type of land use.	7/8/2023 8:03 AM

Q6 If the Springbank ASP does support Employment uses on these lands, what additional features or improvements would you like to see within the Employment Area policy section?

Answered: 47 Skipped: 3

#	RESPONSES	DATE
1	I do NOT support employment uses on these lands, so no comment for this question.	7/31/2023 10:03 PM
2	Improve road conditions	7/31/2023 9:39 PM
3	Ban any access from Rocky Range view, ban semis, ban 24-7 access and think about current residents not future profit	7/31/2023 9:04 PM
4	Appreciate infrastructure	7/31/2023 7:33 PM
5	REMOVE the Springbank Airport Employment Area from the Area Structure Plan. End of Story...	7/31/2023 5:06 PM
6	i believe that there there should be a demonstration of need and sound business rational for for any employment/business on this or any block of land in the county. If the airport needs the land - and by all appearances they don't - they should come to council with a sound business case on individual blocks of land as the opportunities arise and request rezoning>	7/31/2023 3:36 PM
7	I DO NOT support the Employment uses in the proposed Springbank ASP.	7/31/2023 2:56 PM
8	It is a rural area and opposed to big box stores like Costco. Just a continuance of urban sprawl	7/31/2023 1:37 PM
9	Why Do you Keep capitalizing Employment? Employment of whom, and doing what? "Airport stuff" isn't an answer. What, exactly, is the plan for the land that requires it be to rezoned?	7/31/2023 1:10 PM
10	Remove the Springbank Airport Employment Area on RR 33 North from the Area Structure Plan completely!! It does not adhere to Land Use, Visions or Goals of the ASP. You cannot ignore the feedback this time !	7/31/2023 12:37 PM
11	Mixed commercial/residential only. No stand alone commercial, light industrial or industrial at all!	7/31/2023 11:24 AM
12	There is nothing that would improve such a development in the area they want to do this project.	7/31/2023 8:49 AM
13	Not willing to consider its approval.	7/31/2023 8:43 AM
14	Roads, roads, roads. We realize increased accessibility is being looked at and hooe it will arrive BEFORE years of improper roads for volume.	7/31/2023 8:31 AM
15	leave the land as farm land	7/30/2023 10:15 PM
16	We would not like to see these changes affect our country way of life,as we now know it, be affected.	7/30/2023 10:08 PM
17	Aviation only, training and enthusiasts. Nothing for Costco, shopping, no commercial, no industrial. Help the people start and keep proper farms on this land.	7/30/2023 8:15 PM
18	I do not want employment next to my home	7/30/2023 6:48 PM
19	No other features	7/30/2023 2:35 PM
20	Developers should be required to upgrade roads and utilities in conjunction with the new commercial or residential developments.	7/30/2023 10:21 AM
21	Bike Lanes and trails	7/27/2023 10:28 AM
22	If employment uses is included in these lands then the infrastructure changes such access off the highway and significant upgrading of RR33, include pathways the can support both frequent	7/26/2023 10:59 PM

	foot and bicycle traffic on RR33	
23	Pave TWP RD 251 A (currently gravel) to give Country Lane and Idlewild residents an alternative paved road to exit onto RGE RD 32. Improve the access to Highway 1 east off Range Road 33 by lengthening the merge lane to accommodate east bound traffic from the employment area and the increased traffic from Harmony and the proposed Bingham Crossing and Costco development.	7/26/2023 9:49 PM
24	It's not conceivable that this would be an area that would provide employment for Springbank residents. It is just another commercial and light industrial area outside of the city that would replicate the area of southeast Calgary and beyond the city boundary. Furthermore, that would just bring city traffic to the area, and moreover without existing traffic infrastructure, and the plans to handle the increased traffic are woefully inadequate, and if adequately planned for would devastate the area!! We don't see any value for the area as an employment use in the first place, so we of course would not like to see any additional features or improvements. There are lots of other areas of the county that are more conducive to employment provisions. If this is an idea to increase the tax base, then use those areas, not Springbank. This idea will ruin the Springbank area.	7/20/2023 2:46 PM
25	Leave it alone.	7/19/2023 7:47 PM
26	Detailed infrastructure plans to handle the increased traffic including a new bridge at RR33 over the highway.	7/18/2023 1:27 PM
27	I kind of like the fields and some cattle grazing would be nice.	7/17/2023 10:55 AM
28	Limit the amount of traffic and people in the area - maybe an entrance to those facilities via the airport road	7/16/2023 5:34 PM
29	Basic amenities. Hopefully Bingham Crossingg will provide some of these.	7/16/2023 1:00 PM
30	Minimize disruptions to residents by locating the employment area along HWY 1 with a dedicated access road for industrial traffic.	7/16/2023 10:34 AM
31	Any further development in the area needs to have more consideration given to traffic use and concealment of unsightly commercial areas.	7/15/2023 7:24 PM
32	dont support	7/15/2023 1:01 PM
33	Less business, commercial development focused on Calgary growth and more focused on supporting local landowners.	7/13/2023 7:47 PM
34	It more of what we don't want to see vs. What we want to see. I can't imagine anyone wanting to see the Bingham Crossing development go ahead with the inclusion of a Costco. This is absolutely ludicrous! One thing that would be nice to be included in the ASP would be some nice bike or running paths like there are near Morgan's rise, thereby allowing residents the opportunity to run or ride their bikes somewhere other than on RR33.	7/13/2023 3:35 PM
35	Stop any corridor being developed along RR33. This is country residential or agricultural activity corridor. Springbank airport can develop its "employment corridor" along highway 1.	7/13/2023 2:05 PM
36	The pre-disposition of this question, puts the legitimacy of this whole process and survey in question.	7/13/2023 2:00 PM
37	Limit this designation to the airport lands or a quarter along TWP250 across from entrance to airport	7/13/2023 10:30 AM
38	- Consider uses alternate to light industrial - Limit how far north the development can go - Strengthen infrastructure requirements - Identify a maximum density of businesses - Incorporate required contributions of the businesses to the local area/community - Incorporate park space - Consider uses for community/tourism services	7/13/2023 9:37 AM
39	2nd hyw1 link for Harmony	7/13/2023 7:09 AM
40	Do not support	7/12/2023 7:05 PM
41	Separate transportation corridor into the area from Twp Rd 251 rather than RR33, berms and tree planting to minimize noise	7/12/2023 6:20 PM
42	I do not want to see this approved. I would not endorse any further improvements.	7/12/2023 6:16 PM

43	It is not supported by the community therefore it should not be supported by the County. JUST LIKE COSCTO.	7/12/2023 1:46 PM
44	Not applicable. Employment use on these lands are not appropriate. Again, keep the character of RR33 as residential communities	7/10/2023 10:26 AM
45	stated above turn them into agricultural reserve areas	7/9/2023 2:17 PM
46	While your use of 'Employment uses' soft sells the industrial nature of the proposed development, it is difficult to conceive of realistic improvements. Significant traffic mitigation (perhaps impossible?) and setback from the roadway behind substantial berms might offer modest improvement. Critically that development in the proposed area is inappropriate and unnecessary.	7/9/2023 12:14 PM
47	Commercial Court still has vacancies. Bingham hasn't built a single store. Harmony hasn't fully developed it's commercial. There are vacant spaces at the airport and there would be more if Mr. Stock evicted the car collections and man-caves. If commercial space is needed then co-locate with the airport near its entrance on TWP250, however the demand doesn't exist.	7/8/2023 8:03 AM

Q7 If you have any additional comments or questions on the Springbank Airport Employment Area, please note these in the space below.

Answered: 33 Skipped: 17

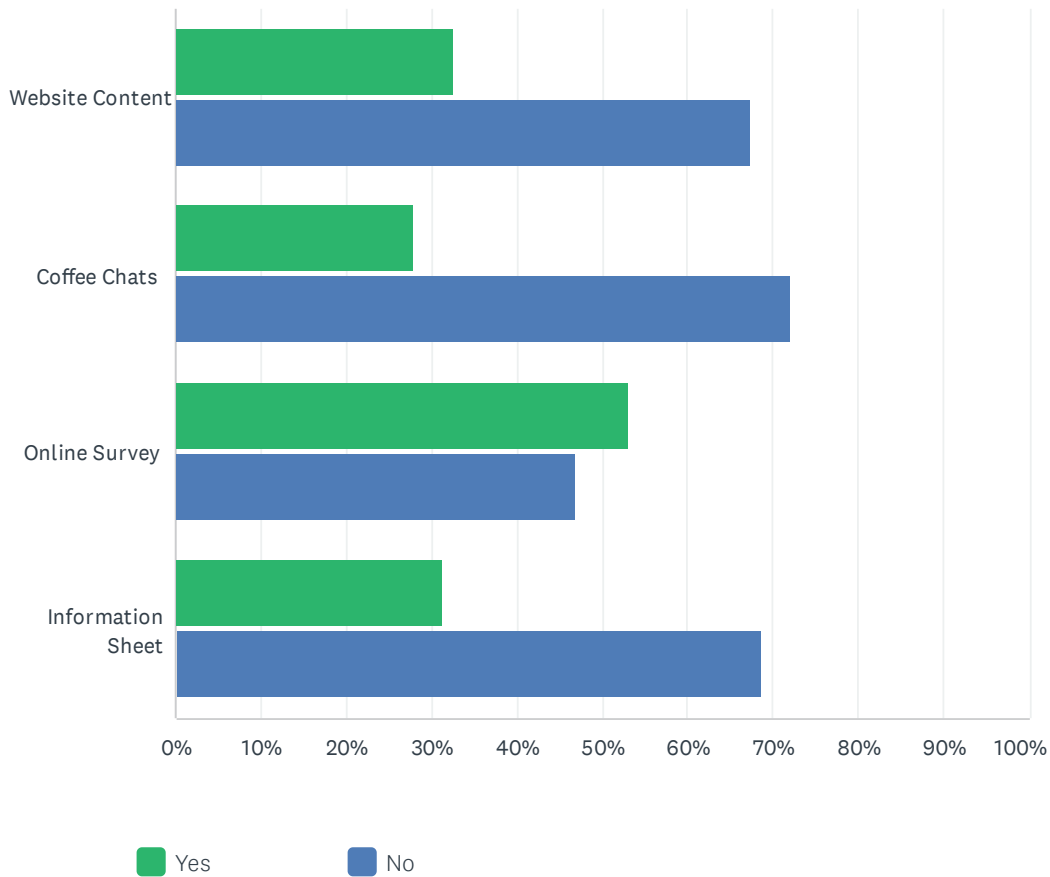
#	RESPONSES	DATE
1	No one was able to explain why is Rocky Range view marked as arterial road- only explanation is that "there might be upgrades needed to support Employment area"- absolutely not acceptable. Rocky range view residents made it previously very clear we will not allow access to Harmony using RRV and the same will happen with this proposal.	7/31/2023 9:04 PM
2	Does not fit with country residential whatsoever. Residents in the area (RR 33 north) don't want it. Future residential developments would not either. The area will become downgraded as being so desirable to live in. There is no need for it in this area. The Airport has land they can use better located and other parts of the County are much better suited away from country residential with much more transportation in place. RR 33 will pose transportation issues with increased traffic from the Employment Area and the Heartland Road traffic. Crime loves these locations - police are 20 minutes away and rarely in the area. Rocky View needs to listen to the residents feedback of those living on RR 33 North in the 2023 survey. Rocky View did not take note in the 2022 survey. Only a few landowners/developers who benefit from rezoning from agricultural wanted any commercial/industrial. This "Empolyment Area" was not even in the 2022 survey. Definitely NO NEED for this on RR 33 north and disgusting location.	7/31/2023 5:06 PM
3	Who of what drove this proposed redesignation for 'Airport Employment Area'?	7/31/2023 3:36 PM
4	Our Springbank representatives made no effort to reach out to our community and seemed surprised that we would object. I can only assume that their neighbourhoods are not affected.	7/31/2023 2:56 PM
5	I am for rural residential with significant agricultural reserve land. No consultation on the revision of the area restructuring plan	7/31/2023 1:37 PM
6	Honest details, please. The coffee chats where a great attempt, but questions that should have been expected where not answered. Land owner and reasons for rezoning where not present or given.	7/31/2023 1:10 PM
7	Remove the Springbank Airport Employment Area on RR 33 North from the Area Structure Plan completely!! In the surveys and in the name "Springbank Airport Employment Area" - you tried to disguise it as Business/Employment when it is Commercial/Industrial – similar to changing the name from Cluster to Open Residential – an easier pill for residents to swallow. Harmony Village area, Costco, Bingham Crossing, Commercial Court, and Callaway Park will provide all the "employment ", residential/commercial, restaurants, coffee shops etc. anyone needs in Springbank North and RR 33/Hwy 1 area. Put Industrial elsewhere in Rocky View where it adheres to the area and does not destroy one of the most desirable areas in Canada at resident's expense. Springbank Airport already owns land south of the entrance off Twp. 250 - they can use this. Residents North on RR 33 are overwhelmingly against the Springbank Airport Employment Area (Commercial/Industrial). You heard this loud and clear at the open houses and I know it firsthand. Rocky View you cannot side with developers on this one and allow Commercial/Industrial along RR 33 North. Rocky View Councillors - you must listen to the residents on this one.	7/31/2023 12:37 PM
8	The Springbank Airport has a problem in dealing in good faith with its neighbors. Probably in part because air traffic is controlled by Calgary, not Springbank. The Springbank Airport has not been straight forward when dealing with low flying trainers and helicopters. Calls to the complaint line, while always responded to, offered rationales which include: 1) we were here first. Never a rationale that RCV considered of current property owners when making changes to the ASP 2) Residential areas are not considered a built up area. Not true. We are entitled to having aircraft respect our airspace. 3) helicopters regularly fly along west edge of the properties at 500' in breach of elevation rule. 4) Out going traffic occasionally decides not to respect the Lockend road route and climb after takeoff over country Lane estates. 5) planes descending flying eastward often are below 1000'. The excuse is they that are on approach and allowed to even though have yet to turn south and line up with the run way.	7/31/2023 11:24 AM

9	Developpers always caricature home owners as « selfish not in my backyard » opponents to projects. We are not against diversification and expansion, we just want it to align with the nature of surrounding properties so our land value is not decreased by someone else's decisions. Yes, there is sn attempt to inform (as seen in list in question 8), yet we believe it is likely more for appearances and whatever expansion will happen regardless of population's take on nature of this area.	7/31/2023 8:31 AM
10	It seems like we don't hear about projects being approved until it's too late, ie:Bingham - COSTCO	7/30/2023 10:15 PM
11	How very unfortunate that those proposing changes the Springbank area, do not actually live in the area, and therefore the change of life style will not directly affect them, as those of us who've sought for years, to live and thrive here, are suddenly thrust into situations which we have worked to overcome.	7/30/2023 10:08 PM
12	The county needs to do a better job consulting the neighbours on these matters. If not for concerned neighbours we couldn't know.	7/30/2023 8:15 PM
13	Stop the expansion!!!	7/30/2023 6:48 PM
14	Wasn't Harmony to have developed access from range road 40. Perhaps new commercial development would be better suited to the west side of the airport.	7/30/2023 10:21 AM
15	I would suggest that the land south of the airport and west of Edge school would be a better location for airport employment area	7/28/2023 8:50 AM
16	Turning a blind eye to the massive infrastructure problems	7/27/2023 10:28 AM
17	I strongly encourage the Springbank ASP committee to reconsider the placement of employment areas north on RR 33 North of Township Rd 250.	7/26/2023 10:59 PM
18	Merging traffic eastbound onto Highway 1 is already difficult and dangerous at times due to heavy traffic. Additional traffic from the Harmony, Bingham Crossing and your current suggested Springbank Airport Employment Area plans will only make it worse.	7/26/2023 9:49 PM
19	We've been told that a road planned for from the town of Harmony to Range Road 33 is not part of the plan, but it would be part of the area. It is disingenuous to ignore that fact in this area plan. We've only been informed of that planned road in recent weeks, and it runs counter to the originally-stated plan for Harmony to have its own TransCanada highway access. It's not good enough to say now that it will come eventually. And it was never good enough to plan for that without advising area property owners prior to to the approval of Harmony development. The Harmony town should never have been approved in the first place if they were never going to follow through with the original transportation "plan" as stated to the existing area residents.	7/20/2023 2:46 PM
20	I think I addressed this in question 4 but I would like to talk to someone about potential drainage issues which could arise.	7/17/2023 10:55 AM
21	Status of Bingham Crossing?	7/16/2023 1:00 PM
22	I would like to see the evidence of commercial demand for this employment area, and to have the county explain how this area will benefit residents.	7/16/2023 10:34 AM
23	Still not happy with the way things are progressing regarding the Costco.	7/13/2023 3:35 PM
24	Stop any further access of springbank airport employment area along RR33. RVC planners are just creating conflict with existing residents and current commercial/agriculture activity. This area should be left as a crash zone for air traffic out of the springbank airport.	7/13/2023 2:05 PM
25	The county is always working in alignment with developers need and wants, and never with land owners or residents	7/13/2023 2:00 PM
26	The TWP250, RR33 and HWY1 overpass don't support the intensification of land use	7/13/2023 10:30 AM
27	Industrial place on south side of hyw1 is not fully developed maybe fill that before we make more.	7/13/2023 7:09 AM
28	The vacant land west of the Edge School, south of Harmony and north of Hwy1 is better suited for the Springbank Airport Employment Area	7/12/2023 6:20 PM
29	I do not support the Springbank Area Structure Plan.	7/12/2023 6:16 PM

30	This is not a required development. We do not live in a country residential area to be inundated with traffic that the roads, 250/33 can not handle. The 250 (especially the 4 way stop) cannot handle current traffic flow especially during the school year. And a serious question, does anyone from the county actually come to the community and see what the roads look like, where the people live, and how detrimental all of this development is? I would love to have the answer to that.	7/12/2023 1:46 PM
31	Happy to have this survey but would have liked better communication as my community is strongly affected by these changes. The transportation alone will disrupt the daily lives of my 300 plus neighbours. I demand that Idlewild and Country Lane Estates is included in all of your communication. Ie, coffee chats, emails, surveys etc.	7/10/2023 10:26 AM
32	I look forward to scheduling a one-on-one discussion of the matter to better articulate the significant concern I have for this proposal.	7/9/2023 12:14 PM
33	Stick to the vision for Springbank in the ASP - "a rural lifestyle that blends residential uses with its agricultural heritage. High-quality design, viewsheds and open space will all be promoted to ensure that the beauty and tranquility of Springbank is preserved"	7/8/2023 8:03 AM

Q8 Are you satisfied with how we engaged with you at this stage?

Answered: 49 Skipped: 1



	YES	NO	TOTAL	WEIGHTED AVERAGE
Website Content	32.61% 15	67.39% 31	46	1.67
Coffee Chats	27.91% 12	72.09% 31	43	1.72
Online Survey	53.06% 26	46.94% 23	49	1.47
Information Sheet	31.25% 15	68.75% 33	48	1.69

APPENDIX 'C'

Focus Group Coffee Chat Minutes

Springbank Coffee Chats – Tuesday, June 27, 2023

Focus: Springbank Airport Employment Area (9:00 AM)

Question 1: Introductions

Redacted for privacy.

“P” denotes Participant comment.

Question 2: Do you agree with the draft ASP supporting Employment uses on these lands?

Why?

- P: driving by for 33 years, doesn't have problem if what's there right now is going to stay as is, likes garbage, fencing, neat and clean, will it stay/develop like that, except for one thing: talked about the County-led conceptual scheme, needs to have citizens in committees, they have something in Springbank that was never in the original plan; second thing, comment on building and society, dark night/sky is the biggest lies that we have, yes they should put it in, thanks to Harmony, they've lost the dark sky every year - that should be focus
- P: totally supportive of employment area, we're curious why they were employment areas and why they have been taken out / as future development area, hasn't been clear to them (represents investors in parcels) - additionally, the limitation of not having the developer led asp in the future is quite limiting on future development lands, they're going to be a big question mark when the county decides to do another ASP;
- P: as I understand, RR 33 North of traffic circle will be expanded to 4 lanes, mostly to accommodate Harmony and access to east side b/c of golf course; that's meant to provide a bit of relief to north country res; always had view that ASP as it sits in Springbank is too large, they look at greater section max for ASP, this is immense - the residents of airport are stuck, watched property values go down for 6 years b/c it was recognized that it was a negative influence, airport expanded by 400% which changed traffic, every time we try and make some traction here, there's something else going on and with the CMRB, they acknowledged airport is unique place, anything that you propose there is going to get pushback, if you start adding other things in, it's not going to happen, we've been frustrated with that - if things were dealt with in a local nature, addressing the wishes of people there, don't want to change zoning as it is now, if the county comes up with underlying second zoning (low density business) that could complement what the airport needs, as a former retired banker, rather lend to someone that owns property, lack of property for whole area for that, airport and expansion is identifying me - it's the bottom line, we as the residents have approached county in 2011 - councillor after put in road blocks that did nothing for the community - respectful of what's going on around, there's pieces of puzzle that complement everything as it goes, traffic network that Bingham is proposing will easily handle the area, nothing will come down to traffic circle at church, issue comes out is where does traffic go when it comes out of the development - people in the area will try and backdoor things to get in there, knowing what Costco's done in other locations in city area, they're only talking about 4 lines in gas area. I agree with principle of what's there, big concern is when, we need to have some finality to it and move on - get that piece of puzzle out of way and deal with everything else.
- P: long term residents sees staff turnover as one of issues
 - P: Am in support of this, the ASP was tweaked and it kept changing; my concern as things progress, permits are being approved after it's already there - don't have a lot of faith in county

following through with the conditions they put on things - still have outstanding conditions on many things since 2006

- P: worried about light industrial, as residents b/c we live here, how can keep County accountable - what kind of powers have we got
 - Staff: County's intent is to fully engage with residents with county-led concept scheme, bingham crossing was developer led, county intends to keep control of these lands and design in higher standard and something that residents are happy with
 - P: idea is to have supportive use that has lower density that doesn't generate a lot of traffic - sees that at Airport - how it's worded is critical; as soon as you put industrial, the vision is something different, has to be sensitive to
 - P: if you look at Bingham and Harmony, their documents have never proposed costco - night light is an oxymoron, the strip of highway into mountains is tourism, the experience starts when you're driving across #1 highway, now it's going to change - my concern is things like cleanliness, fencing, not going to allow certain things, at the same time, we will have development and what we can all do to control it. Harmony has temporary golf course building and put an entertainment system (launch pad) - the lighting system in it lights up the night sky, you can see the lights in cold and fog - put that under entertainment, as a landowner, they didn't question the purpose, because of that word, reading all of it, what's the guarantee about the future when something is added in?
 - P: county has strict architectural guidelines about what it looks like, it would be a later document that happens later in the process
- P: sit on the fence, in some ways they are in support b/c no matter what we say it's going to happen anyway; curious about if they want to develop to have 4 acre lots, will it get turned down?
 - Staff: If the ASP is successful, and the land is identified as employment area, there are certain uses that are a part of this area, if the uses are in line with this, as soon as it's approved, County will go back and get input
 - P: East side of Harmony is business, they have permission to go through airport land (tanker base) and develop/drive through it.

Question 3: If the ASP does not move forward with supporting Employment uses , what alternative development would you suggest is appropriate on these lands?

- P: into tiny homes for employees to limit commute; Springbank has nothing like townhomes or senior areas, bungalows, apartments, etc.
- P: one of the biggest alarm bells is the airport, they are own entity, has a good friend who has an airplane who are being pressured by calgary authority; what kind of leeway
 - Staff: County does not have any power for airport, it's AT and Federal
 - P: Is it up to us to control what development goes on around there? Yes.
- P: either move it forward with something that can be worked with, if you leave it for nothing, we'll get another Costco - the City looks at corridor going west, if County's not going to make it work and can't annex it, then we're done - the city will run it
- P: need more community engagement - costly, more advertising / mailout is helpful - agree with P, stick with plan, doesn't think it's ready, need more public input
- P: likes that talking to people that are directly impacted
- P: just to comment about airport being black box, you look at airports in general, typically you have supporting uses around it, having employment areas makes sense

- Staff: one of the intents is that we did study on noise in the area to determine boundaries for uses.
 - P: don't get a lot of noise except helicopters
 - P: when heavy duty helis come over, sometimes they go over house, they shake house

Question 4: If the ASP is to support the Springbank Airport Employment Area on these lands, what types of business uses should be provided?

- P: don't want anything like Costco anymore; that's what was going to be different about Bingham build, if we've got something like that, like chain stores/drive thrus, it would be nice that was architecturally designed
 - P: prefers low density business environment
 - P: no problem with employees living above their house, don't want to drive through - want to protect environment/littering problem - people who would come to a business not en masse, use that service, one or 2 cars leaving, has no problem with accountants, dentists, hairstylists, huge concern is industrial
 - P: take industrial out of vocab and use business, commercial so that residents don't get wrong idea - if it's not worded the right way, people get misconception
 - P: size of businesses, need to remember what it costs to run business is a concern - biggest eye openers was rr 33 and a coke truck came down, it's not a part of everyday life - it just doesn't belong on that road

Question 5: Do you have any other comments or questions about the Springbank Airport Employment Area?

- P: big concern is water wells and water contamination, will there be water piped into the communities?
 - Staff: Harmony area has piped water connectivity
- P: if there is need and capacity to supply water for the whole area, but also need to give money back to investors

Question 6: Has the project team provided enough information on what the area structure plan is proposing for this area? Do you understand the process for how we will plan development on these lands?

P: only response we haven't got it timeframe, recognize process takes time, but it's been taking a long time and has been going through processes for a long time

P: issues with communication, P4 is promoting Safe and Sound every week, represent different side of residents in Springbank; County needs to work on better, effective communication, lots of growth in community.

Focus: Open Space Residential (Township Road 242) (10:15 AM)

Question 1: Please introduce yourself and your interest in the project.

Redacted for privacy.

“P” denotes Participant comment.

Question 2: Do you agree with the draft ASP supporting the Open Space Residential development on these lands? Why?

- P: Agree with open space, green spaces, maintain natural environment - it makes sense

Question 3: the ASP does not move forward with supporting the Open Space Residential development, what alternative development would you suggest is appropriate on these lands?

- P: Leave it as farmland/agriculture; development is needed, might as well do it properly
- Staff: Follow up question: Anything you don't want to see?
 - P: Condos, high-density development
 - P: Weren't as okay with Costco, with the design of it

Question 4: If the ASP is to support Open Space Residential development on these lands, what recreational uses would you like to see on the open-space lands?

- P: Bike paths, program space (pickleball courts), community gardens

Question 5: Do you have any other comments or questions regarding the Open Space Residential development?

- P: Issues with the land beside us, no issues with residential area

Question 6: Has the project team provided enough information on what the area structure plan is proposing for this area? Do you understand the process for how we will plan development on these lands?

- P: before receiving letter, we didn't know this was happening; everyone is quite helpful and friendly to work with.

Focus: Open Space Residential (Township Road 245) (11:30 AM)

Question 1: Please introduce yourself and your interest in the project.

Redacted for privacy.

“P” denotes Participant comment.

Question 2: Do you agree with the draft ASP supporting the Open Space Residential development on these lands? Why?

- P: For - would prefer smaller scaled business
- P: trying to keep country residential. Maintain as much open space as you can; not a fan of high density. Concern with change in the community - visually, sense of community, traffic, etc. Open Space, yes, Open Space Residential Development - unsure, open to it but a diff design perhaps

Question 3: If the ASP does not move forward with supporting the Open Space Residential development, what alternative development would you suggest is appropriate on these lands?

- P: No real alternative, if you keep going 2 acre spacing/country residential

Question 4: Do you support the idea of home-based business areas within the Open Space Residential area?

- P: Home Based Business - supportive and just small commercial - would prefer a community core type.

Question 5: Do you have any other comments or questions regarding the Open Space Residential development?

- No concerns

Question 6: Has the project team provided enough information on what the area structure plan is proposing for this area? Do you understand the process for how we will plan development on these lands?

- P: It's good that you're involving community, in the past, not sure they've been heard

Focus: Open Space Residential (Township Road 245) (1:30 PM)

Question 1: Please introduce yourself and your interest in the project.

Redacted for privacy.

“P” denotes Participant comment.

Question 2: Do you agree with the draft ASP supporting the Open Space Residential development on these lands? Why?

- P: Why put this plan in place now?
 - Staff: Need to plan in advance, need continuous land to be fragmented - by putting plan into place now, it ensures that it will develop this way - if we didn't do this, it might be developed in another way
- P: In favor of 4 acre plots
 - Staff: Is this concept something you would support?
 - P: 600 houses feels like a lot - but it's important that it's continuous open space

Question 3: If the ASP does not move forward with supporting the Open Space Residential development, what alternative development would you suggest is appropriate on these lands?

- P: Farmland, agricultural; worried about overpopulating the area; open space as it is quiet, brings people out here - open space, quiet, not insanely busy with cars
- P: houses, condos - hard question to answer, natural tendency is to prefer the status quo, we've benefitted from some of the development that's happened here - pros and cons to both answers. Like the accessibility of the space
- P: When talking about contemporary agriculture, would that be specific to the people in that area?
 - Staff: Depends how it occurs, if it's under HOA, it can be through them. It's intended to be for the Springbank community

Question 4: Do you support the idea of home-based business areas within the Open Space Residential area?

- P: How are types of HBB vetted?
 - Staff: Would be further detailed in later plans, but would have to follow policies of certain plan (most likely DC District). The idea is they would have to live and work there

Question 5: Do you have any other comments or questions regarding the Open Space Residential development?

- P: not a fan of HOA being the administration for the remaining 25% of open space land
- P: Unsure that “County-led” is defined very well; change colour scheme of ASP

Question 6: Has the project team provided enough information on what the area structure plan is proposing for this area? Do you understand the process for how we will plan development on these lands?

- P: how is this feedback used?
 - Staff: Input is looked at and used to revise the plan

Focus: Community Core (2:45 PM)

Question 1: Please introduce yourself and your interest in the project.

Redacted for privacy.

"P" denotes Participant comment.

**Question 2: Do you agree with the draft ASP supporting the Community Core on these lands?
Why?**

- P: only concern is that is the core going to connect by the highway? Is there enough space by the highway instead of it being infringed on the community?
 - Staff: We can have policies built in to regulate the development of these areas
- P: where is it located? the middle and elementary school, south of that, east as well?
 - Staff: It stops at Springbank Road
- P: with Harmony and Bingham crossing a possibility, are these community services meant to attract ppl from Harmony in our area?
 - Staff: This is for Springbank community only, dedicated to springbank residents, idea is expanding the community services - whatever needs to come in to support the community
 - P: if we're going to do that anyway, is that the best spot for the community core?
 - Staff: Leads into Q 2 - if we do have it, is this the ideal place to have it?
 - P: Yes, in support - based on types of building and services - not in favor of commercial side of it
 - P: Has to consider traffic that would come in / fine with spot if it's not commercial
- P: have people cutting in through springbank, wondering if there's any plans to gauge the traffic that comes in?
 - Staff: There will have to be technical studies done to ensure that infrastructure can catch up before development moves forward
- P: If any developer comes in, can they change everything?
 - Staff: If the ASP moves forward, we have next steps to go to concept scheme, come back to discuss what's there

Question 3: If the ASP does not move forward with supporting the Community Core, what alternative development would you suggest is appropriate on these lands?

- P: in proposed ASP, what are the permitted uses and the discretionary uses?
 - Staff: Since this is so high level, these are not established yet - generally, institutional community services, schools, religious assemblies, rec centres - very localized commercial
- P: rural residential, country residential, don't want the plots to get too small (under 2 acres)
- P: Minimum 4 acres
- P: what Springbank is lacking is senior living; it would be best if the seniors don't have to leave community to get care
- P: against any commercial in area, considering Bingham crossing there now - my understanding there'll be a Costco; prefer to keep commercial on other side of highway

- P: SB is a unique situation, not in favour of turning it into a city
- P: Who comes up with concept plan?
 - Staff: Goes through stages, public engagement, statutory documents (MDP), higher order documents (CMRB Growth Plan) - collaboration with City of Calgary (IDP) - all these policies and residents are included in this process and the input is used to come up with plan
- P: mentioned small commercial building, that could be included in this area? That could possibly be in any part of the area that's encircled? Curious about economic value of development surrounding FG areas

Question 4: If the ASP is to support the Community Core on these lands, what would your vision for the area be?

- P: Would like to see a rec centre
- P: Don't want to live in a place that is the city; SB is a special area, not in favour of rec centres
- P: don't mind some, wouldn't mind community centre, not overly huge like a rec facility
- P: senior living/housing
 - P: Not really supportive of city living out here, don't like idea of condensed housing, do see the benefit of it
 - P: like the idea for senior complex, concern with traffic
- P: can see benefit for kids with soccer fields, baseball diamonds, etc. - open space recreation

Question 5: Do you have any other comments or questions about the Community Core?

- P: Yes - depends on if it gets adopted or not
- P: Based on stage it's in, good enough info
- P: What about bike paths? That seems to be the big deal, is this area going to look at bike paths put in in the near future?
 - Staff: active transportation is an important part of concept scheme level, bike paths would be important if there's a connectivity that needs to be connected to the other side of land
 - Staff: Would it be the developer's responsibility?

Springbank Coffee Chats – Wednesday, June 28, 2023

Focus: Open Space Residential (9:00 AM)

Question 1: Please introduce yourself and your interest in the project.

Redacted for privacy.

“P” denotes Participant comment.

Question 2: Do you agree with the draft ASP supporting the Open Space Residential development on these lands? Why?

- P: There are 2 of the last working farms in SB on that road; they have cattle, and they're trying to run these farms; the 3 quarter sections runs cattle and haul them a lot with trailers in the fall and spring; I see that there could be a huge conflict - what is going to happen with these farmers if you do it?
 - Staff: These areas were chosen because they're agricultural lands; someone will have to have an interest to buy these lands - by no means are these people being pushed off these lands.
- P: The RGP allows for 2 acre lots, it doesn't have to go high density and doesn't have to go 600 houses, what is the demand for this? There's a big demand for 4 acre lots here; you can't find any for sale, and if you do find them flipped to someone else, they never had a for sale sign for them - that kind of thing is really popular out here because you can have animals of your own - 2 and 4 acre lots would fit in nicely
- P: My concern is already 245 is busy; there are buses, semis, people hauling cattle, cyclists, pedestrians, etc. - that's all going to come out on 245, it can't go out to RR 33 anymore.
- P: Concerns about water servicing
- P: I'm happy that there's a plan, otherwise it's chaos –
- P: when you're going up to 600 something, you're doubling the density
- P: Retention of Springbank's natural character

Question 3: If the ASP does not move forward with supporting the Open Space Residential development, what alternative development would you suggest is appropriate on these lands?

- P: it's okay the way it is now; development is inevitable however, there just needs to be a plan/regulations in place
- P: 2 and 4 acre lots; maybe some smaller or a variety of sizes - or more open space around it if 1 acre lots are allowed. Option like Mountain River Estates - gated community - provides a variety of uses.

Question 4: Do you support the idea of home-based business areas within the Open Space Residential area?

- P: Why does it say that 20% of land can be used as businesses?
 - 20% of that could potentially be HBB; it does not need to be that number - if it's wanted, then we would consider
- P: need to define the kind of businesses first

- P: Have a comment about taking business away from where it should be; why not put something like that on RR 33, where there's more traffic? It's out of place, nowhere near the core; it should be down where the schools are. I feel that it should be where RR 33 is.
- P: Have concerns over traffic with HBB's

Question 5: Do you have any other comments or questions regarding the Open Space Residential development?

- P: Yes; has issues with servicing

Question 6: Has the project team provided enough information on what the area structure plan is proposing for this area? Do you understand the process for how we will plan development on these lands?

- P: Needs to read through documents to get a better idea; came to the FG to start the process

Springbank Coffee Chats – Wednesday, June 28, 2023

Focus: Springbank Airport Employment Area (10:15 AM)

Question 1: Please introduce yourself and your interest in the project.

Redacted for privacy.

“P” denotes Participant comment.

Question 2: Do you agree with the draft ASP supporting Employment uses on these lands?

Why?

- P: Yes, it makes sense in terms of the airport context; managing transition around golf course sections and country residential lands to the north would be important; generally, understanding limitations around the airport makes sense - curious about heard airport is doing another update to the master plan, and wondering how that would impact the area
- P: what's going to happen to the oil wells?
 - Staff: would need to be decommissioned.
- P: mostly absorbing information - acknowledge that it will be an employment area - recognizes all details will come out at next level planning - curious about timing, will be determined later
 - Timing will be part of the MDP process and would define.
- P: do the concept schemes have to go through the board?
 - Staff: Yes - made a small policy change that the concept scheme will be appended to the ASP.
 - P: Why County led and not developer led?
 - Staff: Same thing, wanted to further engage with community members, at the ASP level, just defining what potentially could go in those areas (land use) - all studies would be scaled out
- P: Supportive; have not been able to do anything with their land, my concern is that the way it's worded in ASP is setup for years of not being able to do anything, would like to echo previous sentiments that there must be a better way to move this forward - curious about if there's been much response from homeowners in the area?
- P: Like the idea of it, and the idea of buffering - buffering would be nice to have cluster residential dev around the area to buffer the people - now with Harmony going on around here, have some buffering there and some commercial in the corner with gas stations, strip mall of some sort because of all the traffic coming out of Harmony. Connection into airport has to be ensured.
- P: Yes support
- P: Support - concerned about timeframe - it's doable, but needs action and priority needed for right now rather than in the far future - any city to grow, needs this sorts of projects so that residents don't leave - ensure balance of infrastructure. Now's the time to capitalize on this project with the new development of Harmony and Costco
- P: when talking about urgency, because it's identified at the regional level, if the County manages to do this MDP in an efficient manner, they'll most likely prioritize ASP/employment area as a growth area

Question 3: If the ASP does not move forward with supporting Employment uses, what alternative development would you suggest is appropriate on these lands?

- P: Residential/cluster development - being around the airport, residential makes sense
- P: Residential would make sense in certain places
- P: Concerned about intensity/rejected again at CMRB - if it was rejected because there was not enough intensity, worried it might be rejected again because of even lower intensity

Question 4: If the ASP is to support the Springbank Airport Employment Area on these lands, what types of business uses should be provided?

- P: limit heavy industrial makes sense; creating consistency with uses with Harmony and Bingham; a lot of opportunity with west corridor of Banff - makes sense with volume of traffic between that corridor, there's potentially a lot of county to consider what might be appropriate for that area - growth plan identifies it as a regional corridor, lots of convo about transit connections, it's a great opportunity to consider
- P: Not sure what sorts of things to talk about as far as development goes, wonder if medical facilities/uses would be useful
- P: aviation related - aviation park where people can have large houses/hangars
- P: keep it open, there will be a variety of uses - preferred to not restrict use
- P: Agree with above point ^ have to be flexible; business will come to the airport based on demand/needs

Question 5: Do you have any other comments or questions about the Springbank Airport Employment Area?

- P: Should open it up to private concept scheme

Question 6: Has the project team provided enough information on what the area structure plan is proposing for this area? Do you understand the process for how we will plan development on these lands?

- P: constructive criticism: provide more info on servicing for the plan

Focus: Community Core (11:30 AM)

Question 1: Please introduce yourself and your interest in the project.

Redacted for privacy.

"P" denotes Participant comment.

Question 2: Do you agree with the draft ASP supporting the Community Core on these lands?

Why?

- P: only suggestion, for the community description in ASP, add commercial development component to say it would be community services - tourism is a big vague
- P: yes in terms of dev and focusing our community attention on that area, where there's limitations, I believe community should be driving what gets built there, and with that, you see also there's the fact that commercial uses would be acceptable and desired, not in a regional format (costco) but on a smaller, local scale - in terms of in its details, for example, that list is far too restrictive- if we wanted to do a private fitness centre, need a variance instead of it being a permitted uses - permitted uses are too restrictive
- P: The county needs to understand to entice investment out into the community to get stuff built, if it becomes too regulated, whether we subdivide and develop these services ourself, or we have convos with companies, for them to be interested, they want to know - if we put too much outside investment to get the services there, otherwise there would be too many rules and it would lose interest
- P: not against some concept scheming, wasn't in favour of commercial court development, whole intent with new lands is community focus - just want to hear that and at the same time, have some hands on the guardrails so that everybody is in alignment to go forward
- P: other thing, on the Calaway lands, because of B-REC, and DC-20, how at this point of the game, how would you step in and tell us what the concept scheme would be on those lands when we already have those discretionary uses?
- P: intent to do something local commercial on RR 33 - the remainder of lands from here would be residential, under this, that's not going to be permitted, now; it's too big to do commercial
- P: Intent to have a welcoming village centre - looking for commercial b/c that's best way to provide services to community
- P: a lot of guidelines on parking and not blocking storefronts; we have had Dillon plan this, is it a possibility to sit down with someone in Planning to talk about the guidelines in ASP about parking?
- P: regarding concept scheme and architectural guidelines - problem is architecture changes over time; what is the architectural style going to be, and how do you create it so that it evolves with new developments? How to create style that evolves and is lasting, and is reasonably economic?

Question 3: If the ASP does not move forward with supporting the Community Core, what alternative development would you suggest is appropriate on these lands?

- P: like the concept of community core; commercial vein is from SB airport to highschool - services vein is RR 33, four quarters were identified for the north SB plan, that was always the commercial - the extension now goes to the high school and is the vein of RR 33 - has momentum between schools, pathways, and can create beautification - it would remain the same, it's applicable, makes all the sense in the world

- P: Ideally, local service providers providing local products to the community
- P: problem in other communities is you have great arch controls over residential portion, and commercial, but sometimes they don't mix

Question 4: If the ASP is to support the Community Core on these lands, what would your vision for the area be?

- P: light grocery, services such as child care, dentist, doctor, lawyer, art studio, post office (amazon depot), liquor store, the needs of community - what's coming out of coffee chats, we want to know any new services or needs - want to build to needs and something that's going to be successful
- P: vision, not Bragg Creek architecture, country village design - SB character, senior living

Question 5: Do you have any other comments or questions about the Community Core?

- P: flagged the list of uses in section (bullet list) - like some of those policies to be put on that page - separate to that, there is some duplication between business commercial and cc on policies -
- P: add catch all phrase to allow flexibility to above page - it would be great if there were restaurant uses, grab and grow grocery, all these things to make living and working in SB even better - where we seem to be missing is a community is work, live, and play - very limited work options - work, live, play options are limited, play has opportunities if it's a community-led initiative - tweaks would allow the community to get the product that they're proud of that's long lasting, on the same right, it doesn't sterilize the concept because it's too prescriptive

Question 6: Has the project team provided enough information on what the area structure plan is proposing for this area? Do you understand the process for how we will plan development on these lands?

- Yes

Focus: Open Space Residential (TWP 245) (1:00 PM)

Question 1: Please introduce yourself and your interest in the project.

Redacted for privacy.

“P” denotes Participant comment.

Question 2: Do you agree with the draft ASP supporting the Open Space Residential development on these lands? Why?

- P: like the idea, just get up to speed about what's going to happen to the land
- P: concerned about legal issues, agreements, etc.

Question 3: If the ASP does not move forward with supporting the Open Space Residential development, what alternative development would you suggest is appropriate on these lands?

- P: commercial, just the north strip - residential/houses for the rest of it - like the idea of piped water. Like the idea of having a detailed plan

Question 4: Do you support the idea of home-based business areas within the Open Space Residential area?

- P: In favor of HBBs

Question 5: Do you have any other comments or questions regarding the Open Space Residential development?

- P: interested in any detail regarding what can occur in the open space.
- P: Thinks input from developer would be important regarding this project
- P: frustrated with timing and length of process
- P: in favour of open space recreational uses
- P: consider the road to transition into areas
- P: Wish timeline was more solid and to have something more concrete

Question 6: Has the project team provided enough information on what the area structure plan is proposing for this area? Do you understand the process for how we will plan development on these lands?

- P: Yes, visuals are also more helpful to conceptualize

APPENDIX 'D'

Written Feedback

From: [REDACTED]

Sent: Monday, July 31, 2023 3:37 PM

To: Planning Policy <planning_policy@rockyview.ca>; [REDACTED]

Subject: Arbor Memorial Inc. (Eden Brook MG): Springbank ASP Commenting

Hello Planning Policy Team,

Cosmopolitan Associates Inc. (CAI) represents Arbor Memorial Inc. (Arbor) on land use planning, engineering and land economics matters.

Arbor is the owner of the Eden Brook Memorial Gardens located at 24200 and 24223 Township Rd 242, Calgary, AB T3Z 3K2.

We are writing to provide our comments on the Springbank Area Structure Plan. Please see our letter attached.

Please do not hesitate to contact us if you have any questions or would like to consult with us.

Thank you.

Sincerely,

[REDACTED] [REDACTED]

July 31, 2023

Planning Policy, Rocky View County
262075 Rocky View Point, Rocky View County, AB, T4A 0X2
via: planning_policy@rockyview.ca

Re: Arbor Memorial Inc. Submission on Draft Springbank Area Structure Plan

Dear Sir/Madam,

Please accept this letter in response to the request for comments on the draft Springbank Area Structure Plan ('Springbank ASP'). We continue to follow the current ASP process and are thankful for this opportunity to provide our feedback and participate in shaping Rocky View County's future communities.

Cosmopolitan Associates Inc. represents Arbor Memorial Inc., ('Arbor'), a Canadian company engaged in providing interment rights, cremations, funeral services and associated death care needs to thousands of families across Canada. First established in 1947, Arbor provides for the specific and unique needs of the patrons they serve and are recognized as important contributing members within their respective communities. Complete communities require planning policies that support the development of cemeteries to serve the needs of current and future residents in addition to other urban infrastructure and services. Arbor carefully plans for the current and future development of the cemeteries on their land holdings, and makes substantial investments in their efforts to serve the needs of their communities.

Arbor would like to ensure that any policy changes or future directions in the Springbank ASP are supportive of the respective plans and goals for their properties, allowing Arbor to fully develop their land holdings consistent with their current approvals.

DATE: July 31, 2023

Arbor is a long-term owner of the Eden Brook Funeral Home & Cemetery and continues to play an active role in contributing to the fulfillment of cemetery needs in Rocky View County and the Calgary Metropolitan Region.

The Eden Brook Funeral Home & Cemetery ('Eden Brook MG', 'Property') located at 24200 and 24223 Township Rd 242, Calgary, AB T3Z 3K2, close to its intersection with Lower Springbank Road. The Property is designated as Institutional & Community Uses area, and Cemetery and Interment



AERIAL PHOTO OF PROPERTY

EDEN BROOK FUNERAL HOME & CEMETERY, 24200 & 24223 Township Rd 242, Calgary, AB T3Z 3K2
SPRINGBANK AREA STRUCTURE PLAN 2023



Services is a permitted use.

We have conducted a preliminary review of the Springbank ASP text and maps, specifically as they relate to Arbor's properties, and have the following observations and comments:

1. Transportation Network

The funeral home building is located north of Township Rd 242 and the cemetery is to the south, with two driveways aligned with each other, forming non-signalized intersections. The current

DATE: July 31, 2023

Township Rd 242 is a 2-lane Regional Collector, and both Lower Springbank Road and RR25 are 2-lane Regional Arterials. The Property is also in close proximity of the future Highway 201 interchange and ramp with 17 Ave SW.

As the build-out of the southeast portion of the Springbank ASP area progresses, Township Rd 242 and Lower Springbank Road can be foreseen as becoming major connectors for the various land uses within the surrounding area and to the future Highway 201.

We would like to know if there are any long-range plans for potential need for expansion/widening of Township Road 242 and/or Lower Springbank Road that may impact our client's Property through development restrictions such as setback requirements and/or future land takings.

2. Open Space Residential Area (Twp Rd 242/Horizon View Rd)

The proposed Open Space Residential Area 2: Township Rd 242/Horizon View Road is located directly west of Eden Brook MG, west of Range Road 25 (and its southward extension). With an average density of 1.5 units per gross acre within the 1690 acres of Area 2, the proposed development at full build-out would consist of over 2,500 residential homes.

We understand the County's objectives relative to the use of cluster development concept and environmental conservation goals of the Springbank ASP. While cemeteries, as a land use, are compatible with a variety of other land uses including residential developments and environmental protection areas, in this specific location, we would like to review this proposal further in light of the expected traffic impacts to local roads and to our client especially in terms of access and egress.

Additional areas of Future Development, identified in Map 5: Land Use Strategy, suggest further intensification of development surrounding the highway interchange to the north and east of the Property, and the accompanying increase in traffic along the east-west road currently separating the two inseparable parts of the Property would need to be reviewed in terms of impact to the existing accesses to our clients properties on both sides of the Township Road 242.

We would like to review traffic studies and to know if there are any long-range plans to mitigate any negative impacts to neighboring properties, specifically to Eden Brook North and South, that will be affected by traffic due to the future build-out of the proposed land uses and transportation

DATE: July 31, 2023

networks, including through concurrent associated improvements, such as formalized and/or signalized intersections.

We understand that the staff report to the County's Governance Committee is anticipated in October 2023, with further refinements to the draft ASP and engagement with relevant public and municipal stakeholders. We request that we meet with appropriate staff and be consulted as part of this process to provide input and guidance. We will continue to stay informed of the Springbank ASP process, and look forward to participating in and providing our comments on behalf of Arbor and Eden Brook MG.

We are more than happy to speak with the planning team, if necessary, in addressing our concerns on behalf of our client. We submit that this letter maybe forwarded to any external agencies by the planning team, as necessary and appropriate.

Sincerely,

COSMOPOLITAN ASSOCIATES INC.

[Redacted signature block]

From: [REDACTED]
To: [Steven Altena](#)
Cc: [Division 2, Don Kochan](#); [REDACTED]
Subject: Support for the Proposed Riverside Estates Residential Acreage Development
Date: Monday, July 31, 2023 4:24:26 PM
Attachments: [Letr230731 from \[REDACTED\].pdf](#)
[Riverside Estates.pdf](#)

Dear Steve,

On behalf of the Board of Directors of [REDACTED], attached is a letter from us strongly supporting 1) the approval of the Riverside Estates Conceptual Scheme and 2) keeping the associated land as acreage development, open space, pathways, outdoor recreation and access to the Bow River for paddling.

The attached PDF letter explains our support for the Conceptual Scheme and the second PDF file contains relevant sections from the Conceptual Scheme.

We are willing to meet with Rocky View County for further review and consultation.

Thank you.

Sincerely,

[REDACTED]

On behalf of the Board of Directors

July 31, 2023

Board of [REDACTED]

C/o [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Mr Steve Altena
Rocky View County
Department of Planning Policy
262075 Rocky View Point
Rocky View County, Alberta T4A 0X2
(sent via email saltena@rockyview.ca)

Re: Support for the Proposed Riverside Estates Residential Acreage Development

Dear Mr. Steve Altena,

The Board of [REDACTED] expresses its strong support for the development of the proposed Riverside Estates. The proponent of this development has submitted an application to Rocky View County for approval of the Riverside Estates Conceptual Scheme. The development is situated in the N1/2 of Section 1, Township 25, Range 3 W5M.

The proposed Riverside Residential Development of thirty-two (32), 2 acres lots is adjacent to 5 residential acreage communities in North Springbank and the nearby Deer Springs community. These five communities are the Sandstone Ranch, Windmill Way (previously Calling Horse Estates Phase 2), Calling Horse Estates Phase 1, Villosa Ridge and Emerald Bay.

The Board of [REDACTED] strongly supports this proposed development for the following reasons.

- Four nearby communities of Windmill Way, Sandstone Ranch, Calling Horse Estates and Deer Springs receive potable water from the privately owned Salt Box Coulee Water Supply Company Ltd (Salt Box). This water supply is costly, regulatory non-compliant, potentially unsafe and lacks economy of scale. These communities are evaluating other water supply options as an optimum, long term water supplier. With the development of the Riverside Estates added to the evaluations, the costs of water of some of the options reduce significantly to an acceptable level.
- The northeast area of Springbank lacks access to the Bow River, outdoor recreational space and pathways, and useable municipal reserves. Attached are sections 4.3 and 4.4 of the Riverside Estates Conceptual Scheme that describe the Conceptual Scheme and the Municipal Reserve, Open Space, Pathways and Recreation for the community (and

the adjacent communities), respectively. Exhibit 9 shows the various areas of land use as 26.67 ha (65.9 ac) of residential, and a significant, beneficial 23.09 ha (57.06 ac) of open (recreational) space including the pathways and access to the Bow River. Exhibit 10 shows the 3.381 km pathways which is extremely needed by the communities. This pathway can be improved by adding a connection section just west of Lot 31 to a protruding point just south of Lot 32. Also, Rocky View County (RVC) could extend the pathway along the Bow River to the eastern edge of RVC.

- The Board of [REDACTED] sees the Riverside Estates residential development as providing significant benefits to the many communities in the areas of open space, pathways and outdoor recreation and in gaining economy of scale for a regional water provider and a regional waste water provider. This scheme should be approved providing the land use amenities are accessible to the communities.

It is our understanding that the current draft of the Springbank Area Structure Plan is proposing to change the designation of this land from Residential to Agriculture. The Board disagrees with this unfair change in the land designation. It seems very unfair since previous land owners were able to develop the several surrounding residential communities. Also, this land is not and will never be agricultural. The best use of this land is partly residential acreage development and the rest being open space, pathways, access to the Bow River for paddling, and recreational use.

In summary, the Board of [REDACTED] strongly supports the development of the Riverside Estates and requests that Rocky View County reviews and considers the merits and benefits of this development to the surrounding communities and to the County. If needed, we can meet with RVC for further discussions and consultation.

We appreciate and look forward to a response.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

On Behalf of the Board

cc. Councillor Don Kochan

[REDACTED]

[REDACTED]

[REDACTED]

Attachment – Part of Riverside Estates Conceptual Scheme (Pages 10-13, Exhibits 7-10)

Riverside Estates Conceptual Scheme



Prepared for Bearspaw Lakefront Estates LP
by IBI Group
December 13, 2019

- Value and respect local resident interests; and
- Pursue consistency with the provisions of the Central Springbank Area Structure Plan and the forthcoming Springbank Area Structure Plan to offer a livable and sustainable community design;

4.3 Concept Plan Design

Riverside Estates is proposed as an efficient and sustainable country residential development with a cluster approach that, while featuring homesite sizes consistent with surrounding areas, secures abundant open space supporting a residential lifestyle that is harmonious to the Central Springbank area. The proposed development achieves a substantial reduction in the residential development footprint compared to traditional residential development in the area while maintaining a residential character common to two-acre sites. The Concept Plan is illustrated on **Exhibit 7**. The Lot Layout and Concept Plan is shown as an overlay with the aerial photo of the site in **Exhibit 8**.

Riverside Estates is a 32-lot development structured in three development cells with existing road connections to neighboring communities. Development Cell A is located in the southwestern corner of the site and has a total of 8 residential lots that are accessible through north and east extensions of Calling Horse Drive (Range Road 31) and Rodeo Dr. respectively. The northern extension of Calling Horse Drive (Range Road 31) leads into Development Cell B, which is located on the northeastern corner of the site, with a couple of its 12 lots backing onto the Springbank Links Golf Course property. The third development cell, Cell C, is accessible through Emerald Bay Dr. from the north, extending into the northeast corner of the site to its 12 residential lots.

The proposed wastewater facility that will service the development is located south of development Cell B. Its location and anticipated environmental performance is respectful of the central ravine and key topographic features characteristic of the site that are preserved in the central portion of the site, thus ensuring the protection of the natural setting that extends towards Bearspaw Reservoir and the southeastern corner of the site. Overall, the project is conceived for a total of 32 residential lots that will feature reduced building envelopes to foster a seamless blend with the natural setting.

Ranging from 2.0 to 2.68 acres, the 32 country estate homesites provide a practical balance of the space provided with a traditional country residential lot with greater manageability and attainability. Many of these homesites are located in prime locations backing onto open space and treed areas. Lot and building sites have been carefully designed to ensure residential integration to the natural character while providing privacy and tranquility for individual lots. Fencing shall not be allowed on individual lots to preserve the natural environment of the site perimeter. Instead, the use of landscaping and vegetation as a natural boundary marker for homeowners will be encouraged to obtain privacy and consistency throughout the Riverside Estates community. Privacy fencing and dog runs within the building envelope areas will be permitted.

The proposed concept for Riverside Estates adheres to the applicability of the conservation country residential concept already applied to other developing areas with Rocky View County. The Residential One (R-1) land use designation existing on the subject site is appropriate for the intended development and aligns with the cluster residential concept advanced in the forthcoming Springbank Area Structure Plan.

Open space has been carefully intertwined to allow a relaxing pedestrian experience through the site's landscape and natural amenities. The greenway system generally corresponds to the grassland and treed areas naturally found in the planning area. Dedication of these green areas permits recreation while preserving the open vistas and views.

CONCEPT PLAN



LEGEND	
	Boundary Site
	Residential area
	Limit of Disturbance
	Building Envelope
	Lot Setback Line
	Wastewater Treatment Area
	Geo-Tech Setback Line
	Natural Low-lying Area
	Pathways
	1,00m Contours
	Lot Number

LOT LAYOUT + CONCEPT PLAN



Subject Site

The stormwater management system has been integrated within the open space network following a Conservation plan approach, allowing the existing terrain and vegetation to naturally maintain sheet flows across lot property lines. Enhanced infiltration at the back of lots to reduce overland flows, as well as punctual grading to divert water away from buildings towards pervious areas and channels, will allow stormwater to be managed using appropriately sized low impact development practices and storm pond facilities to retain stormwater within the site.

The following table summarizes the subdivision and land use concept stats:

Table 1 – Subdivision and Concept Plan Stats

Gross Area:	±55.46 ha (±137.04 ac)		
<u>Residential (R-1)</u>			
Cell A (Lot 1-8)	±6.83 ha (±16.87 ac)		
Cell B (Lot 9-20)	±9.91 ha (±24.49 ac)		
Cell C (Lot 21-32)	±9.93 ha (±24.54 ac)		
TOTAL	±26.67 ha (±65.90 ac)		
<u>Services</u>			
S-SPR	±23.49 ha (±58.04 ac)		
PUL – Wastewater Treatment Area	±1.97 ha (±4.87 ac)		
TOTAL	±25.46 ha (±62.91 ac)		
Roads	±3.33 ha (8.23 ac)		
TOTAL LAND	±55.46 ha (±137.04 ac)		
LOTS BY CELL:			
	Quantity	Lot Size Range	Ave. Lot Size
Cell A	8	2.00 ac – 2.68 ac	±2.11 ac (±0.85 ha)
Cell B	12	2.00 ac – 2.25 ac	±2.04 ac (±0.82 ha)
Cell C	12	2.00 ac – 2.14 ac	±2.05 ac (±0.83 ha)
TOTAL	32 LOTS		

- Policy 4.1 Subdivision of land within the Riverside Estates planning area shall be generally in accordance with Exhibits 7 and 8. The final size, configuration and design of individual parcels and road system proposed through subdivision shall be identified on the tentative plan for subdivision approval.*
- Policy 4.2 Residential lot sizes within Riverside Estates shall be a minimum of 0.8 hectares (2.0 acres) and a maximum of 1.08 hectares (2.68 acres).*
- Policy 4.3 There shall be a maximum of 32 residential units within Riverside Estates.*

4.4 Municipal Reserve, Open Space, and Pathways

4.4.1 Open Space

Riverside Estates features over 42.3% open space, (approximately 58 acres) comprised of municipal reserve, environmental reserve and public utility lots. **Exhibit 9** illustrates the open space and existing trees to be preserved, where possible, within the planning area.

The Riverside Estates parcel features a varied topography and natural vegetation. While the valley and central ravine through the parcel limit developable area, they provide an attractive and interesting feature for the adjacent homesites and for all residents to enjoy the natural open space and trails.

The continuity of the open space network within Riverside Estates allows for the maximization of the rural character of the development and the preservation of existing vegetation and natural areas to maintain corridors for wildlife movement. The conservation design approach used in Riverside Estates allows the pursuit of the goals for open space expressed in section 2.6 of the Central Springbank ASP.

- Policy 4.4 An open space network within the planning area, including the delineation of public and private land, shall be constructed by the developer, as generally shown in Exhibit 9, to the satisfaction of the County.*
- Policy 4.5 The Developer shall dedicate Municipal Reserve in accordance with Exhibit 9 at the time of subdivision, subject to a review of Environmental Reserve/ Environmental Easement requirements. Municipal Reserve shall be developed in a form acceptable to the County at the time of dedication. Notwithstanding the provisions of the Municipal Government Act, the Developer is committed to the provision of Municipal Reserve in accordance with Exhibit 9 of this Conceptual Scheme.*

4.4.2 Pathways and Trails

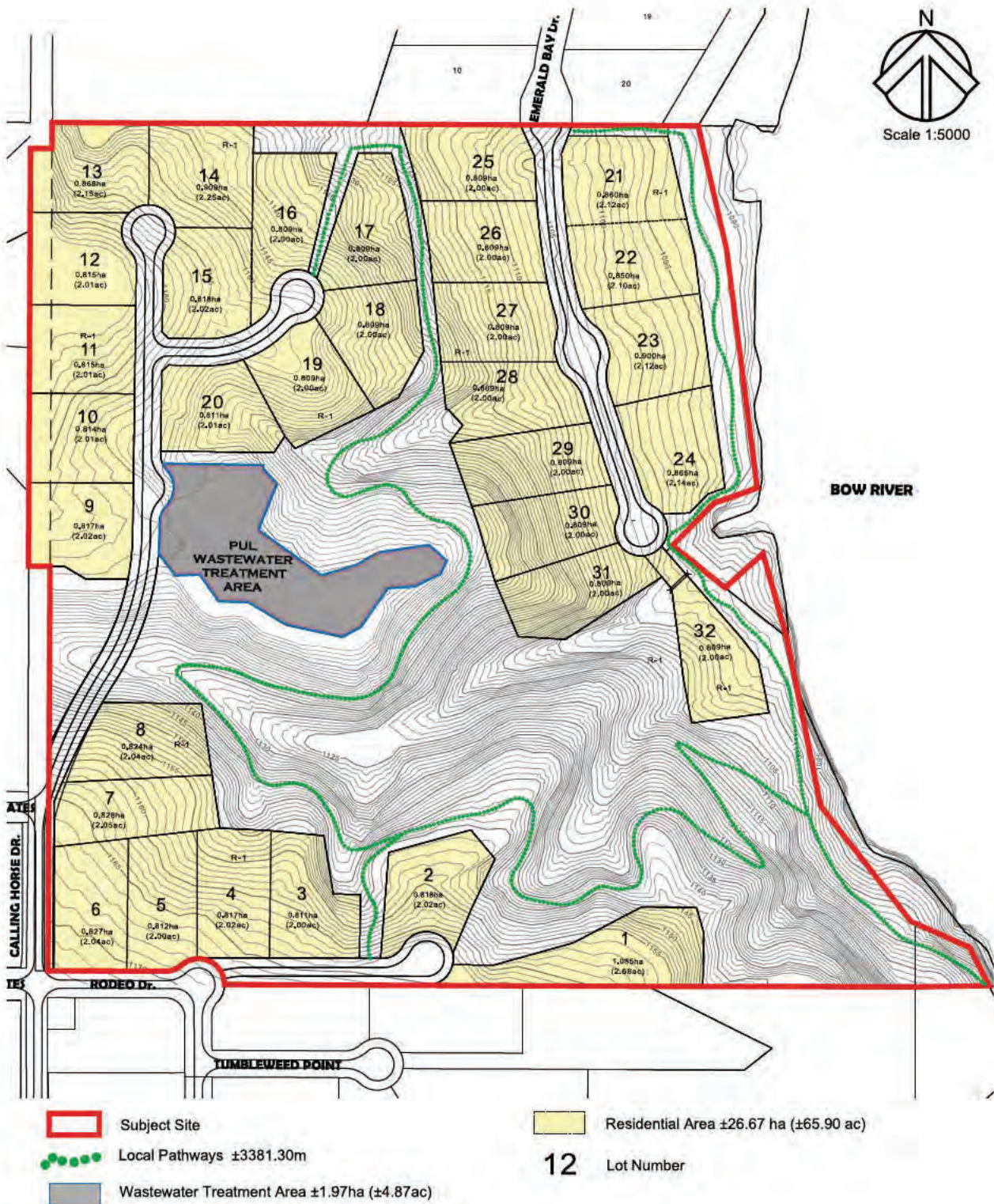
The pathways and trails network for Riverside Estates responds to the community's aspiration to achieve a connecting walkway system that offers a convenient, safe recreational pedestrian passage throughout the community, as expressed in the Rocky View West Recreation Board's Master Plan and Operating Guidelines. The development concept also aligns with the Active Transportation Plan (2018) recently adopted for the County. The proposed development will feature an estimated 3.4 kms of publicly accessible pathways and trails. The local pathway and rustic trails system provide a connected network of pedestrian routes and recreation opportunities that connect to the regional pathway system in the surrounding areas. **Exhibit 10** illustrates the connected pathways and trail network.

A 1.5m wide natural local pathway will provide connectivity to adjacent lands and pathways.

OPEN SPACE



PATHWAYS AND TRAILS



Approximately 3.3 kms of rustic trails will run internal to the large open area located within the development site, maintaining public access to the trails and ravines the community has come to appreciate.

- Policy 4.6 The pathway and trail system (Local, Rustic) within the planning area, as generally shown in Exhibit 10, shall be constructed by the Developer, to the satisfaction of the County.*
- Policy 4.7 The pathway and trail system (Local, Rustic) within the Planning area, as generally shown in Exhibit 10, shall be publicly accessible.*
- Policy 4.8 Pathways and trails including road crossings (crossing requirements and locations to be determined at the time of subdivision) shall be constructed in accordance with the descriptions in the County's Pathways and Trail Classification and the requirements of the County's Servicing Standards and shall be situated outside any proposed road widening.*
- Policy 4.9 The pathway and trail system (Local, Rustic) within the planning area, as generally shown in Exhibit 10, shall be maintained by the Riverside Estates Homeowners Association through an agreement to be determined with the County at the subdivision stage.*

4.4.3 Recreation

In addition to the passive recreational opportunities provided by the extensive trail system, the developer of Riverside Estates will discuss the community's recreational needs with the Rocky View West Recreation District Board.

Public access to the site will be possible along the local pathway and trail system or via the Rustic Pathway.

4.5 Transportation Overview

The proposed transportation network is designed to provide safe and efficient access to the development and includes a discrete hierarchy of road typologies to best account for safety, accessibility and country residential design character. Wherever possible, the road alignments follow the natural topography of the land to minimize cut and fill areas while still being able to achieve maximum road grade performance criteria. The road network along with carriageway widths were minimized wherever possible to reduce the amount of impervious surfaces, while meeting the network capacity requirements. In addition, although it is proposed that road right of ways (ROW) be minimized and encourage the location of deep services within the road ROW to reduce disruption to existing tree stands from being cleared in key zones on the property, the development concept for Riverside Estates allows for the integration of a shared use pathway to ease connectivity for active transportation modes to other developments in the area, thus responding to the County's Active Transportation Plan (2018). **Exhibit 11** illustrates the proposed road network hierarchy and proposed right of ways. The proposed right of ways are to be finalized at the appropriate subdivision stage for each given phase, at which time, detailed cross sections will be required. The proposed ROW for each road may be subject to change at the subdivision stage.

From: [REDACTED]
To: SDKochan@rockyview.ca; [Division 1, Kevin Hanson](#); [Ravi Siddhartha](#); [Division 3, Crystal Kissel](#); [Division 6, Sunny Samra](#); [Division 4, Samanntha Wright](#); [Division 5, Greg Boehlke](#); [Division 7, Al Schule](#)
Subject: Rockyview's proposed high density (720 houses) development on the fields north of Panorama Ridge.
Date: Saturday, August 5, 2023 4:04:02 PM
Attachments: [Letter to Don Kochan.pdf](#)

Dear all,

Please see attached.

Thank you, [REDACTED]



CancerControl Alberta, Alberta Health Services
Clinical Department of Oncology, Calgary Zone
Section of Surgical Oncology
Tom Baker Cancer Centre



August 5, 2023

To: Springbank Div 2 Councillor Don Kochan DKochan@rockyview.ca
Springbank Div 1 Councillor KRHanson@rockyview.ca
Planning Manager Ravi Siddhartha rsiddhartha@rockyview.ca

CC: Reeve Crystal Kissel CKissel@rockyview.ca
Deputy Reeve Sunny Samra ssamra@rockyview.ca
Councillor Samantha Wright swright@rockyview.ca
Councillor Greg Boehlke gboehlke@rockyview.ca
Councillor Al Schule aschule@rockyview.ca

August 3, 2023

Dear Rockyview Councillors and Planning Department,

I am writing as a nearby, affected landowner in the central Springbank area proposed by Rocky View's conceptual scheme to become "Open Space Residential". **Our address is**

This high density housing development of approximately 720 houses would change the Springbank Area Structure Plan (ASP) to facilitate development of the 6 quarters of land on both sides of Township Road 245, from Springbank Middle School to the Old Banff Coach Road/Hwy 1 junction.

*The last municipal election saw a group of Rocky View councillors specifically elected on the promise of better listening to Rockyview residents and taxpayers, and ensuring our views are reflected in Council decision-making. **Don, you visited my home when we lived at [REDACTED] before the election, with this campaign promise, and as such, we voted for you. The RR34 development "The Acres" prompted us to move from [REDACTED] to [REDACTED] last year to avoid the density, only to now see a similar proposal in our new neighborhood.***

Accordingly, as a nearby homeowner, I wish to register my opposition to this proposal as it currently stands, and join with my neighbours in proposing a better way forward, for the following reasons:

1. **High density housing is inconsistent with the existing surrounding country neighborhood and lifestyle, and is likely to decrease nearby property values.** The proposal is for a Harmony-style development with houses on lot sizes of 0.5 acres. The surrounding neighborhood including Panorama Ridge, Panorama Bay, RR 31, RR 32, Huggard Road and Longway Place feature acreage lot sizes of 4-20 acres, along with a handful of 2 acre lots. A high density development on the doorstep of this area of central Springbank would likely be detrimental to existing property values, spoil the open rural

vistas that are the pride of Springbank, and create an eyesore in the heart of the countryside.

2. **Community consultation has been rushed and inadequate, with a lack of consideration of alternative options for this land.** The “coffee chats” hosted by the Rocky View planning department were held on June 28, the last day of school, with a 2 week deadline for comments. This was the start of summer when most families are away on vacation and unable to become informed, or participate. This has created the perception that Rocky View County is trying to sneak in this high density development “by the back door”. Some adjacent, directly and materially affected landowners received no notice whatsoever by the County of the proposed development, as is normally required. While the Planning Department extended its consultation deadline to Aug. 7, five weeks in summer is still a wholly inadequate window for residents to learn about and comment on a proposed change of this magnitude to Springbank. There needs to be truly meaningful and significant public engagement around this proposal.
3. **The Springbank schools are already overcrowded and cannot handle an influx of hundreds more students.** The Harmony development was approved on the basis that it would have its own school. However, this now appears to be years if not decades away. In the meantime, thousands of houses are being built and hundreds of students from Harmony are overflowing the Springbank school system. According to our local school trustee Judi Hunter, the Harmony school is not even yet in the planning pipeline.

Another high density housing development in Springbank would exacerbate this existing capacity problem at the schools. The Rocky View planning department has responded to this concern by simply saying Rocky View County would inform the school division of the development so it can plan accordingly. However Rocky View School Division’s hands are tied as they cannot build new schools without provincial funding. Countless other neighborhoods across Alberta have been waiting for such funding to for years or decades with no result. The excellence of the Springbank school system is an integral part of the attraction of this neighborhood. However, its success is now already in jeopardy and this proposed development would further crowd the schools, worsening the problem.

4. **The proposed development would amplify existing severe seasonal flooding of several adjacent homes and land in Panorama Bay, increasing property damage, reducing property values and creating potential liability issues for Rocky View Council.** The facts, photos, and evidence of this flooding are outlined in community resident [REDACTED] July 27 letter, that I support. The intersection of Panorama Ridge and Panorama Bay is the low point where the surrounding land slopes steeply upward to all sides. This intersection is regularly severely flooded in spring, with most water coming from the north (the 6 quarters identified for development). Repeatedly, the water volume has flooded multiple Panorama Bay basements with several feet of water (despite sump pumps, berms etc.), created a wide and fast rushing stream over the road lasting days, and damaged other infrastructure on the affected properties. Furthermore, this area has a high water table, in addition to the run-off.

All of the approximately 25 existing acreages on these two intersecting roads are 4-20 acres, with the exception of about 4 two-acre lots. Additionally, the 6 quarters identified for high density development are currently grazed pasture fields. *This means there is already a flooding problem despite large amounts of grass or pasture land all around that is not hard surface and therefore absorbs water.*

However, the proposed development would add several hundred houses on these fields, on lot sizes of 0.5 acres. As [REDACTED] letter explains, most of a small developed lot is

hard surface like house roof or driveway that greatly increases run-off because it doesn't absorb water like a field. Therefore the addition of hundreds of houses would greatly increase the run-off and also flooding and property damage. The Rocky View planning department responded to this concern raised by residents by assuring us in a July 28 email that "stormwater management facilities will be constructed for the development, and may be a combination of traditional pond facilities and low impact development measures such as rain gardens, bio swells, absorptive landscaping, and other measures."

This is unconvincing. With hundreds of new houses creating a built environment of largely hard surfaces, the "absorptive" landscaping could only be a fraction of what it is at present, and yet the existing 6 quarters of undeveloped, "absorptive" grassland already cannot handle the flooding.

The municipality cannot expect to greatly magnify an existing run-off/flooding problem but engineer its way out of it through providing a tiny fraction of "absorptive" surfaces to the existing fielded that are already inadequate to stop the seasonal flooding.

Other recent Rocky View developments such as at Cochrane Lake, included Rocky View County approved "stormwater management facilities" that proved unable to stop the surrounding houses from flooding. We need to learn the lesson from this not repeat the mistake.

5. **The surrounding road infrastructure is inadequate to meet the demands of another high density development.** There is already increasing pressure on the RR 33 (school corridor), roads to/from Harmony, and now plans for a Costco/shopping development around the RR 33/Hwy 1. Existing roads cannot handle thousands more vehicles per day. We Springbank residents chose to live here for its unique country lifestyle and do not want our back roads used by hundreds (or thousands) of vehicles as short cuts to get around traffic jams created by unchecked development despite inadequate infrastructure.

Again, a relevant comparable is Harmony, where a County plan to build an exit road from Harmony to Highway 1 has not materialized despite the development in progress of thousands of houses and resulting mushroom of traffic. The answer from County planners in their July 28 email is that the County will assume the province will provide funding so that "roads and intersections will be improved". As with the lack of schools being funded by the province to keep up with population growth, this may be only wishful thinking as there is no assurance this will be provincially funded or on the timescale needed.

6. **The development as proposed exceeds the maximum housing density allowed by the Calgary Metropolitan Region Board (CMRB), whose approval is required for it to go forward.** This development proposes densities of an average of 120 houses per quarter, about double the existing density of 65 houses per quarter and clearly much higher than the 80 houses/quarter allowed by the CMRB. It is nonsensical to waste taxpayer money on planning for a high density development, that the community doesn't want, and that based on the recent CMRB rejections of similar schemes, appears doomed to fail anyway.
7. **Potential for water/wastewater servicing costs to be met by Rocky View County taxpayers instead of developers –** as per Policy 21.21 of the new draft Springbank ASP. This is unacceptable. It is standard practice that developers are responsible for water and waste water infrastructure, and this cost not be downloaded on local taxpayers.

8. **Need to slow down, listen to community ideas and input, and evaluate more alternatives** – Following the July 20 meeting of some local homeowners with the Rocky View Planning department, [REDACTED] drafted a letter that summarized some resident concerns and alternative ideas for these 6 quarters, expressed at that meeting. This could include:

- a. a gradient of density with the highest density along the highway area particularly on the NE side, leading to lower densities on the lands south of Township Road 245 that are consistent with existing parcel sizes (a mix of mostly 4-20 acres with a few 2 acres, NOT “lots up to 4 acres” as stated in the July 28, 2023 emailed response of Rocky View Planning to the meeting participants). The higher density highway area could be a mix of commercial or high density residential, for example. In conjunction with a plan for stormwater drainage, this could reduce the likelihood of magnifying the nearby seasonal flooding of Panorama Bay homes.
- b. Community support for cluster residential development (clusters of closer houses together with large amounts of undeveloped land preserved in perpetuity). However, this approval is **ONLY** on the basis that the higher density clusters (commercial, high density residential, etc) are located along the highway. Acreage lots sizes away from the higher density NE/highway strip must be similar and in keeping with the existing surrounding neighborhood (4-20 acre parcels), to safeguard the existing countryside that Springbank is known for and its residents cherish.
- c. The necessity for conservation easements (that are in perpetuity and registered on title deed) , not just municipal policy, to maintain open space on on the approximately 50% of the land proposed to be left undeveloped. This is to ensure that future councils do not simply approve development of more residences on what was understood and agreed to be “open space”.
- d. consideration of additional alternatives for some of the land, such as maintaining wildlife corridors (as in Canmore planning), public parks and outdoor recreation.
- e. Unanimously, residents are expressing very strong support for a primary network of bike/walking paths to and between key areas in Springbank, such as the schools. We believe this should be a high funding priority for Rocky View in its allocation of taxpayer money. We do *not* agree that secondary paths within developments such as Elbow Valley, Morgan’s Rise etc fill this need.

In summary, the conceptual plan as currently proposed for these 6 quarters along Township Road 245 is unacceptable to myself, and I believe the overwhelming majority of nearby affected landowners. I wish further options to be considered, with a longer timescale for community consultation, as outlined above.

I further request to be invited to a meeting with Division 1 and Division 2 councillors before the end of August, at an easily accessible venue in the community such as the Springbank Park for All Seasons or the Springbank Heritage Club. I understand that [REDACTED] [REDACTED] has kindly agreed to act as a contact person to set up a date.

Yours sincerely,

[REDACTED]

[REDACTED]

From: [REDACTED] >
Sent: Friday, July 28, 2023 3:51 PM
To: Planning Policy <planning_policy@rockyview.ca>
Subject: Fwd: FW: Letter for Springbank ASP 'NEW'

Don Kochan <mailto:dkochan@rockyview.ca>
and Kevin Hanson – krhanson@rockyview.ca <mailto:

[.ca](#)>

July 31, 2023

RVC Planning Group,

This letter is in response to the draft Springbank Area Structure Plan currently under review.

We do not support the Open Space concept proposed for our property. We would prefer to go back to the previous ASP and have our land designated for commercial and residential development.

Up to this date, we have been working with the RVC planning department and after many

meetings were open to the idea of Open Space development for our property, along with the other five quarter sections included. We were asked to give up 50% of our remaining farm which we were happy to explore as we were offered greater lot allowances along with servicing from the County. Public access to this 50% open space would create community building, a live work/live component, and smaller more manageable lots – all things we believe are important to Springbank's growth and future.

Attending the RVC Open House this past June 28, we were subjected to NIMBY residents loud and unreasonable anger towards this new and forward looking concept.

Our farm [REDACTED] and by all measures should be developed for commercial and residential. In the Rocky View/Calgary Intermunicipal Plan our land is included within the Highway 1 West Corridor Key Focus Area which states:

4.3 Highway 1 west corridor

included in the 2006 annexation agreement, the city of calgary identified much of this area for employment growth to better balance jobs and population by locating employment opportunities closer to residential areas on the west side of the city. there is existing rural residential development within Rocky view county that is proximate to this key focus area. Benefits of developing this area include efficient utilization of existing transportation infrastructure and creating employment opportunities close to existing residential areas.

With our land's positioning [REDACTED], we wholly agree.

Further comments:

- 1) Our family thinks that a combination of business and residential is the best fit for our lands based primarily on location. A mixed land use, with proximity to the highway and Commercial Court would provide us, the landowner, the opportunity to provide effective transition of uses on our lands between existing commercial, existing small acreage, estate residential, the trans-Canada highway, and interim agricultural lands.
- 2) We understand that the CMRB's Growth Plan severely restricts the uses of land in Springbank and Rocky View County which may affect the possibility of the preferred combination of business and residential land uses in the Draft Springbank ASP. We think RVC Council and administration could be pushing the restrictions on land use and opposing the limitations of growth in RVC by the Growth Plan, opening the door to economic opportunity and affordability (which have long been the attraction to RVC and Springbank), both of which are suffering under the regional planning. This comment requests confirmation from RVC administration on supporting details such that RVC administration thinks the Growth Plan requires a new designation in Open Space Residential, and one to be County-led.

a) The CMRB Growth Plan is the largest limiting factor now for future development in RVC. Can the ASP address how the ASP would change in the event that the Growth Plan changed (such that another long, many-year process could be avoided)?

3) If RVC continues to think Open Space Residential and a County-led Concept Plan requirement are essential to the successful approval and adoption of the Springbank ASP, we feel strongly that unless and until a County-led plan is created, the land must have a definitive land use. Again, preference is for a mixture of business and residential. Failing that possibility, Country Residential should be granted as the use until the Concept Plan is complete. In addition, approval for Country residential should not be unreasonably withheld should an application proceed prior to RVC commencement of the Concept Plan. This date should be easily registered as it will likely require Council approval. These details should be included in the Springbank ASP.

4) The Springbank ASP needs to better define “rural character”. The future interpretation should be of concern. It is our concern since we see “rural character” being defined by the same types of groups and individuals who have also fought to prevent development of the Longeway lands. More specifically, our vision of “rural character” includes acreage development and intensification of residential living in Springbank. Our viewpoint is as a long-time agricultural family and operation that invited change and innovation but now is squashed by both resistance to further change and by the very residences that were invited into our area. We think this is an increasing problem, not just for us, but for growth and positive changes being lost for RVC. A definition of rural character that includes our experiences and allows for further changes – ones that would support agricultural families who rely on change to continue and/or move their operations to avoid residential interference – would be beneficial.

Open Space language can also be vague: “development supports the character of Springbank”. How and by whom is the “character of Springbank” defined? It is not in the ASP’s definitions. Differing views on this seem to be at the crux of the issue for development of this ASP (and the Open House).

5) We object to the use of “viewsheds” or “viewsapes” or ‘Scenic Corridor Views’ and any associated policy that attempts to preserve views. It begs the questions: “views from where?”, “views by who?” and “views of what?” among others. Further, we think this is an attempt to preserve lands for the personal enjoyment of the few who already have homes in our vicinity, making it near impossible to have more homes populating the county; that it is more about sterilizing the use of land but based on an ill-defined term. We do not recommend defining the term in this case. Please remove it and all reference to it. As long-time agricultural operators in RVC, it is almost offensive that we have moved so far from recognizing the valuable use of land for economic benefit and safety (like preventing fire hazards) that we would consider sterilizing developable land for an undefined view.

a) Driving west on Highway 1 past the ‘Scenic Corridor View’ (SCV) indicated as #2 on page 46 which encompasses the majority of our farm, and when looking to the south, the only ‘view’ is of the treetops of Longeway Place subdivision. The mountains are clearly visible to the west above

the rooftops of the Commercial Court development, well before and after this area. So why is the view of the trees in Longeway Place so important as to constitute inclusion as an important SCV in this ASP?

b) If this is for the cars travelling west on Hwy 1, why are we required to provide this SCV without compensation and in perpetuity? Who is going to pay for this?

6) We think that feasibility of the Open Space Residential policy should be scrutinized more closely. As a potentially new land use, with a new combination of requirements, there should be some incentive for landowners / developers to want to engage. All control has been taken from the landowner / developer with the County-led Concept Plan requirement (see above comments on interim use and opportunity) so some consideration of development opportunity should be included to incentivize both the County and the landowner / developer.

Considerations for better feasibility of Open Space Residential Use:

i) Increase density to 1 unit per gross acre (from 0.75), equivalent to 2 units per non-open-space acre (from 1.5) when required open space is 50% and piped water servicing and sanitary servicing are required. Stormwater and runoff solutions may be integrated within/as part of the open space.

ii) Review and potentially remove proportionally prescriptive items. For example, Open Space Residential is intended to be a new land use that is better defined in the Conceptual Planning process. However, it is very specific, noting particularly the restriction on two storey buildings and business uses, for this stage. Those should be provided as a range and available to change in future Conceptual Planning.

iii) The land use in Areas 1 and 2 is designated “country residential” until such time as the county moves forward to create open space residential, giving owners the opportunity to develop rather than wait for another process.

iv) The process of applying for country residential will not be unreasonably held up in the absence of an approved open space conceptual scheme and any country residential conceptual plan and/or land use application applied for prior to Council approval of the terms of reference for the open space residential concept planning process will be grandfathered into the design and process of the open space planning, any change would be at the sole choice of the landowner / developer.

v) Once the intended county-led open space residential conceptual plan is created and approved, it is a “by right” designation which means, an owner/developer may immediately apply for land use redesignation. (The County-led Concept Plan can provide emphasis on “thorough and inclusive engagement process with landowners and residents within and adjoining OSR areas together with broader consultation with Springbank community” that will satisfy engagement requirements). A land use redesignation that meets the requirements of the open space concept plan, requires no further public participation or circulation (except for information) and goes through the permit and approval process with the county only. The by-right form of development prohibits delay and/or denial of an open space residential plan, provided the open space plan meets the provisions of the conceptual plan.

vi) The county-led process requires zero financial investment of dollars from landowners within

Area 1, requires primary consultation with Area 1 landowners only, and only secondary circulation as information to other members of the community.

vii) Option that the county-led open space residential process could be circumvented with a developer-led open space residential process with council approval, that may not be rescinded once given.

viii) Typically, open space residential is required in areas that are high priorities for preservation, for example: 1) Industrial use buffers 2) High-quality forest resources 3) Individual trees 4) Critical habitat areas 5) High-quality soil resources. Since Area 1 is farmland, extensive costs to develop new green spaces and pathways are expected...feasibility requires some further tradeoffs for the designation that preserves farmland.

7) Preferential / antagonistic language: that language in the Draft ASP that uses words and phrases like “protects’ existing residents from new development” should be removed from policy documents.

Sincerely,

[REDACTED]
[REDACTED]

Hi ,

Please review the attached for content and comments on the ASP. It is aligned with our discussions. I have kept it short / simple for now and we'd need to add the introductory phrases to send, there could always be more detail in the policy but these are the big ideas and basis of concerns about the Draft ASP.

Please let me know thoughts and further comments.

Thank you.

Kind regards,



From: [REDACTED] >
Sent: Tuesday, July 4, 2023 1:11 PM
To: Planning Policy <planning_policy@rockyview.ca>
Cc: [REDACTED] >
Subject: Springbank Area Structure Plan

Good afternoon,

We are co-owners of [REDACTED] which is the [REDACTED] of the Bingham Crossing Conceptual Scheme. This area was originally contemplated for wastewater treatment and spray irrigation which is no longer required as the property will be serviced by a connection to the Harmony WWTP. The June 2023 draft of the ASP shows this as Country Residential on Map 5. This is a specific District (R-CRD) under the Land Use Bylaw and ASP Policy 7.12 with minimum parcel sizes of 0.8ha (1.98 ac.). It is our desire that, subject to all applicable policies and acceptable servicing requirements, this area be developed into more urban densities and built forms (combination of R-URB, R-SML, Direct Control, etc.) to provide comprehensive planning that is

complimentary to the retail/commercial/residential components of Bingham Crossing to the west and integrated into the overall surrounding context. We would respectfully request that the land use and associated policies shown in the ASP be updated appropriately to avoid any confusion or misinterpretation in the future.

If you have any questions or require additional information, please respond at your convenience. We are available at your convenience to meet and discuss further. Thank you.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Our Response as Residents



Adjacent landowners affected by the Airport Employment Area

And

Other Concerns with the ASP proposals – as 33-year North Springbank Residents

Transportation

Not enough information provided to residents as to how the existing roads will be impacted and subsequent support by RVC or Alberta Transportation, due to increase growth by the proposed ASP planning.

Exit from #1 Hwy westbound onto RR33; distribution of traffic to design; infrastructure will follow traffic increase.

Road – size, design – traffic flow

Current Issues

RR33 will remain a 2-lane crossover on the #1 Hwy; this is a huge concern to the immediate proposed traffic increase with the Costco build, and the current users (Edge School, Airport Business Park, Harmony) whose numbers are already dominating this intersection.

Traffic Concerns

We don't feel RVC completely understands the consequences of Range Rd 33 and Twp 250: Costco, Springbank airport, Edge School, Harmony, Airport Business PLUS future developments of these areas. As well as the traffic numbers that access Calaway Park every year.

Costco Warehouse

Impact of the (1) shoppers, (2) gas pump customers, (3) supply trucks incl. fuel trucks

Harmony

Will develop the Airport Air Tanker Base road – to become Heartland Road – and in their estimate will carry 10,000 vehicles a day. How will this affect RR33 with the new development at Twp 250 and RR33

Communication

Other residents are not involved in the notifications (see Adjacent Landowners)

Adjacent Landowners

This has to stop; an area wide communication system has to be installed; homes immediately adjacent to the affected landowners are not being notified; how is this fair when change also affects and impacts their lives. Why do changes only affect a small group?

Community Input: residents should be invited to join area decision making committees before proposed notification changes go out. Area residents can advise RVC of impacts and consequences to the communities, because they live in these areas.

Size of Growth

How can this be monitored and controlled with respect to the above road concerns and the consequences of growth.

Wastewater is a concern.

Surface Drainage – particularly in wet years.

OPEN SPACE RESIDENTIAL

We are not in full agreement with this new style/plan. We strongly feel that this must be explored by each existing community as to whether this is a good fit for existing residents, when change is proposed.

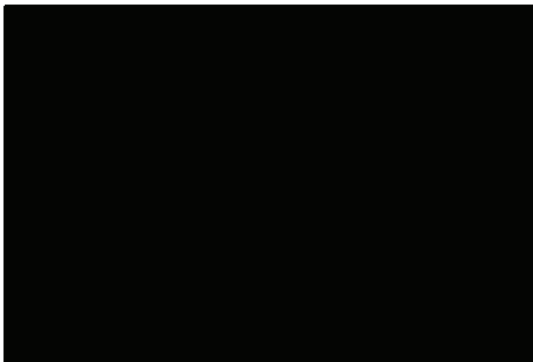
We would like to see existing community groups grand-fathered so as not to disrupt the existing harmony. If development within such a community, then we would request a full and open hearing be held with proper Springbank-wide open house information sessions that would fully display and explain the reasons for a land change.

As long-term residents, 33 years, we have been "caught" by hidden wording that was not disclosed by either Rocky View or developers and now have to live with the consequences. Examples of this are Bingham Crossing inviting a warehouse retail which never in the original plans, and, further the new "entertainment" Top Flight golf system at Harmony's Phil Mickelson Golf Course and the lack of dark sky commitment that is occurring in Harmony.

We want to see a diverse community, much as it is now, and not be strangled by poor planning.

DARK SKY LIGHTING

While any proposed development should have to abide by this, it is not being regulated!



From: [REDACTED] >

Sent: Sunday, July 30, 2023 8:53 PM

To: Planning Policy <planning_policy@rockyview.ca>

Cc: Division 1, Kevin Hanson <KRHanson@rockyview.ca>; Don Kochan <dkochan@rockyview.ca>

Subject: Springbank Draft ASP

Please add my attached letter to the feedback.

--

[REDACTED]

July 31, 2023

RVC Planning Group,

This letter is in response to the draft Springbank Area Structure Plan currently under review.

We do not support the Open Space concept proposed for our property. We would prefer to go back to the previous ASP and have our land designated for commercial and residential development.

Up to this date, we have been working with the RVC planning department and after many meetings were open to the idea of Open Space development for our property, along with the other five quarter sections included. We were asked to give up 50% of our remaining farm which we were happy to explore as we were offered greater lot allowances along with servicing from the County. Public access to this 50% open space would create community building, a live work/live component, and smaller more manageable lots – all things we believe are important to Springbank's growth and future.

Attending the RVC Open House this past June 28, we were subjected to NIMBY residents loud and unreasonable anger towards this new and forward looking concept.

Our farm [REDACTED] and by all measures should be developed for commercial and residential. In the Rocky View/Calgary Intermunicipal Plan our land is included within the Highway 1 West Corridor Key Focus Area which states:

4.3 Highway 1 west corridor

included in the 2006 annexation agreement, the city of calgary identified much of this area for **employment growth** to better balance jobs and population by locating employment opportunities closer to residential areas on the west side of the city. there is existing rural residential development within Rocky view county that is proximate to this key focus area. **Benefits of developing this area include efficient utilization of existing transportation infrastructure and creating employment opportunities close to existing residential areas.**

With our land's positioning [REDACTED], we wholly agree.

Further comments:

- 1) Our family thinks that a combination of business and residential is the best fit for our lands based primarily on location. A mixed land use, with proximity to the highway and Commercial Court would provide us, the landowner, the opportunity to provide effective transition of uses on our lands between existing commercial, existing small acreage, estate residential, the trans-Canada highway, and interim agricultural lands.
- 2) We understand that the CMRB's Growth Plan severely restricts the uses of land in Springbank and Rocky View County which may affect the possibility of the preferred combination of business and residential land uses in the Draft Springbank ASP. We think RVC Council and administration could be pushing the restrictions on land use and opposing the limitations of growth in RVC by the Growth Plan, opening the door to economic opportunity and affordability (which have long been the attraction to RVC and Springbank), both of which are suffering under the regional planning. This comment requests confirmation from RVC administration on

supporting details such that RVC administration thinks the Growth Plan requires a new designation in Open Space Residential, and one to be County-led.

- a) The CMRB Growth Plan is the largest limiting factor now for future development in RVC. Can the ASP address how the ASP would change in the event that the Growth Plan changed (such that another long, many-year process could be avoided)?
- 3) If RVC continues to think Open Space Residential and a County-led Concept Plan requirement are essential to the successful approval and adoption of the Springbank ASP, we feel strongly that unless and until a County-led plan is created, the land must have a definitive land use. Again, preference is for a mixture of business and residential. Failing that possibility, Country Residential should be granted as the use until the Concept Plan is complete. In addition, approval for Country residential should not be unreasonably withheld should an application proceed prior to RVC commencement of the Concept Plan. This date should be easily registered as it will likely require Council approval. These details should be included in the Springbank ASP.
- 4) The Springbank ASP needs to better define “rural character”. The future interpretation should be of concern. It is our concern since we see “rural character” being defined by the same types of groups and individuals who have also fought to prevent development of the Longeway lands. More specifically, our vision of “rural character” includes acreage development and intensification of residential living in Springbank. Our viewpoint is as a long-time agricultural family and operation that invited change and innovation but now is squashed by both resistance to further change and by the very residences that were invited into our area. We think this is an increasing problem, not just for us, but for growth and positive changes being lost for RVC. A definition of rural character that includes our experiences and allows for further changes – ones that would support agricultural families who rely on change to continue and/or move their operations to avoid residential interference – would be beneficial.

Open Space language can also be vague: “development supports the character of Springbank”. How and by whom is the “character of Springbank” defined? It is not in the ASP’s definitions. Differing views on this seem to be at the crux of the issue for development of this ASP (and the Open House).

- 5) We object to the use of “viewsheds” or “viewsapes” or ‘Scenic Corridor Views’ and any associated policy that attempts to preserve views. It begs the questions: “views from where?”, “views by who?” and “views of what?” among others. Where is the study that these ‘views’ came from?

Further, we think this is an attempt to preserve lands for the personal enjoyment of the few who already have homes in our vicinity, making it near impossible to have more homes populating the county; that it is more about sterilizing the use of land but based on an ill-defined term. We do not recommend defining the term in this case. Please remove it and all reference to it. As long-time agricultural operators in RVC, it is almost offensive that we have moved so far from recognizing the valuable use of land for economic benefit and safety (like preventing fire hazards) that we would consider sterilizing developable land for an undefined view.

- a) Driving west on Highway 1 past the ‘Scenic Corridor View’ (SCV) indicated as #2 on page 46, looking to the south, the only ‘view’ is of the treetops of the Longeway Place subdivision. The mountains are clearly visible to the west above the rooftops of the Commercial Court development, well before and after this area. So why is this view of the trees in Longeway Place so important as to constitute inclusion as an important SCV in this ASP?
- b) Further, if this is for the cars travelling west on Hwy 1, why are we required to provide this SCV without compensation and in perpetuity? Who is going to pay for this?
- 6) We think that feasibility of the Open Space Residential policy should be scrutinized more closely. As a potentially new land use, with a new combination of requirements, there should be some incentive for landowners / developers to want to engage. All control has been taken from the landowner / developer with the County-led Concept Plan requirement (see above comments on interim use and opportunity) so some

consideration of development opportunity should be included to incentivize both the County and the landowner / developer.

Considerations for better feasibility of Open Space Residential Use:

- i) Increase density to 1 unit per gross acre (from 0.75), equivalent to 2 units per non-open-space acre (from 1.5) when required open space is 50% and piped water servicing and sanitary servicing are required. Stormwater and runoff solutions may be integrated within/as part of the open space.
 - ii) Review and potentially remove proportionally prescriptive items. For example, Open Space Residential is intended to be a new land use that is better defined in the Conceptual Planning process. However, it is very specific, noting particularly the restriction on two storey buildings and business uses, for this stage. Those should be provided as a range and available to change in future Conceptual Planning.
 - iii) The land use in Areas 1 and 2 is designated “country residential” until such time as the county moves forward to create open space residential, giving owners the opportunity to develop rather than wait for another process.
 - iv) The process of applying for country residential will not be unreasonably held up in the absence of an approved open space conceptual scheme and any country residential conceptual plan and/or land use application applied for prior to Council approval of the terms of reference for the open space residential concept planning process will be grandfathered into the design and process of the open space planning, any change would be at the sole choice of the landowner / developer.
 - v) Once the intended county-led open space residential conceptual plan is created and approved, it is a “by right” designation which means, an owner/developer may immediately apply for land use redesignation. (The County-led Concept Plan can provide emphasis on “thorough and inclusive engagement process with landowners and residents within and adjoining OSR areas together with broader consultation with Springbank community” that will satisfy engagement requirements). A land use redesignation that meets the requirements of the open space concept plan, requires no further public participation or circulation (except for information) and goes through the permit and approval process with the county only. The by-right form of development prohibits delay and/or denial of an open space residential plan, provided the open space plan meets the provisions of the conceptual plan.
 - vi) The county-led process requires zero financial investment of dollars from landowners within Area 1, requires primary consultation with Area 1 landowners only, and only secondary circulation as information to other members of the community.
 - vii) Option that the county-led open space residential process could be circumvented with a developer-led open space residential process with council approval, that may not be rescinded once given.
 - viii) Typically, open space residential is required in areas that are high priorities for preservation, for example: 1) Industrial use buffers 2) High-quality forest resources 3) Individual trees 4) Critical habitat areas 5) High-quality soil resources. Since Area 1 is farmland, extensive costs to develop new green spaces and pathways are expected...feasibility requires some further tradeoffs for the designation that preserves farmland.
- 7) Preferential / antagonistic language: language in the Draft ASP that uses words and phrases like “‘protects’ existing residents from new development” should be removed from policy documents.

From: [REDACTED] >

Sent: Friday, July 28, 2023 3:51 PM

To: Planning Policy <planning_policy@rockyview.ca>

Subject: Fwd: FW: Letter for Springbank ASP 'NEW'

Don Kochan <mailto:dkochan@rockyview.ca>
and Kevin Hanson – krhanson@rockyview.ca <mailto:

[.ca](#)>

July 31, 2023

RVC Planning Group,

This letter is in response to the draft Springbank Area Structure Plan currently under review.

We do not support the Open Space concept proposed for our property. We would prefer to go back to the previous ASP and have our land designated for commercial and residential development.

Up to this date, we have been working with the RVC planning department and after many

meetings were open to the idea of Open Space development for our property, along with the other five quarter sections included. We were asked to give up 50% of our remaining farm which we were happy to explore as we were offered greater lot allowances along with servicing from the County. Public access to this 50% open space would create community building, a live work/live component, and smaller more manageable lots – all things we believe are important to Springbank's growth and future.

Attending the RVC Open House this past June 28, we were subjected to NIMBY residents loud and unreasonable anger towards this new and forward looking concept.

Our farm [REDACTED] and by all measures should be developed for commercial and residential. In the Rocky View/Calgary Intermunicipal Plan our land is included within the Highway 1 West Corridor Key Focus Area which states:

4.3 Highway 1 west corridor

included in the 2006 annexation agreement, the city of calgary identified much of this area for employment growth to better balance jobs and population by locating employment opportunities closer to residential areas on the west side of the city. there is existing rural residential development within Rocky view county that is proximate to this key focus area. Benefits of developing this area include efficient utilization of existing transportation infrastructure and creating employment opportunities close to existing residential areas.

With our land's positioning [REDACTED]
[REDACTED], we wholly agree.

Further comments:

- 1) Our family thinks that a combination of business and residential is the best fit for our lands based primarily on location. A mixed land use, with proximity to the highway and Commercial Court would provide us, the landowner, the opportunity to provide effective transition of uses on our lands between existing commercial, existing small acreage, estate residential, the trans-Canada highway, and interim agricultural lands.
- 2) We understand that the CMRB's Growth Plan severely restricts the uses of land in Springbank and Rocky View County which may affect the possibility of the preferred combination of business and residential land uses in the Draft Springbank ASP. We think RVC Council and administration could be pushing the restrictions on land use and opposing the limitations of growth in RVC by the Growth Plan, opening the door to economic opportunity and affordability (which have long been the attraction to RVC and Springbank), both of which are suffering under the regional planning. This comment requests confirmation from RVC administration on supporting details such that RVC administration thinks the Growth Plan requires a new designation in Open Space Residential, and one to be County-led.

a) The CMRB Growth Plan is the largest limiting factor now for future development in RVC. Can the ASP address how the ASP would change in the event that the Growth Plan changed (such that another long, many-year process could be avoided)?

3) If RVC continues to think Open Space Residential and a County-led Concept Plan requirement are essential to the successful approval and adoption of the Springbank ASP, we feel strongly that unless and until a County-led plan is created, the land must have a definitive land use. Again, preference is for a mixture of business and residential. Failing that possibility, Country Residential should be granted as the use until the Concept Plan is complete. In addition, approval for Country residential should not be unreasonably withheld should an application proceed prior to RVC commencement of the Concept Plan. This date should be easily registered as it will likely require Council approval. These details should be included in the Springbank ASP.

4) The Springbank ASP needs to better define “rural character”. The future interpretation should be of concern. It is our concern since we see “rural character” being defined by the same types of groups and individuals who have also fought to prevent development of the Longeway lands. More specifically, our vision of “rural character” includes acreage development and intensification of residential living in Springbank. Our viewpoint is as a long-time agricultural family and operation that invited change and innovation but now is squashed by both resistance to further change and by the very residences that were invited into our area. We think this is an increasing problem, not just for us, but for growth and positive changes being lost for RVC. A definition of rural character that includes our experiences and allows for further changes – ones that would support agricultural families who rely on change to continue and/or move their operations to avoid residential interference – would be beneficial.

Open Space language can also be vague: “development supports the character of Springbank”. How and by whom is the “character of Springbank” defined? It is not in the ASP’s definitions. Differing views on this seem to be at the crux of the issue for development of this ASP (and the Open House).

5) We object to the use of “viewsheds” or “viewsapes” or ‘Scenic Corridor Views’ and any associated policy that attempts to preserve views. It begs the questions: “views from where?”, “views by who?” and “views of what?” among others. Further, we think this is an attempt to preserve lands for the personal enjoyment of the few who already have homes in our vicinity, making it near impossible to have more homes populating the county; that it is more about sterilizing the use of land but based on an ill-defined term. We do not recommend defining the term in this case. Please remove it and all reference to it. As long-time agricultural operators in RVC, it is almost offensive that we have moved so far from recognizing the valuable use of land for economic benefit and safety (like preventing fire hazards) that we would consider sterilizing developable land for an undefined view.

a) Driving west on Highway 1 past the ‘Scenic Corridor View’ (SCV) indicated as #2 on page 46 which encompasses the majority of our farm, and when looking to the south, the only ‘view’ is of the treetops of Longeway Place subdivision. The mountains are clearly visible to the west above

the rooftops of the Commercial Court development, well before and after this area. So why is the view of the trees in Longeway Place so important as to constitute inclusion as an important SCV in this ASP?

b) If this is for the cars travelling west on Hwy 1, why are we required to provide this SCV without compensation and in perpetuity? Who is going to pay for this?

6) We think that feasibility of the Open Space Residential policy should be scrutinized more closely. As a potentially new land use, with a new combination of requirements, there should be some incentive for landowners / developers to want to engage. All control has been taken from the landowner / developer with the County-led Concept Plan requirement (see above comments on interim use and opportunity) so some consideration of development opportunity should be included to incentivize both the County and the landowner / developer.

Considerations for better feasibility of Open Space Residential Use:

i) Increase density to 1 unit per gross acre (from 0.75), equivalent to 2 units per non-open-space acre (from 1.5) when required open space is 50% and piped water servicing and sanitary servicing are required. Stormwater and runoff solutions may be integrated within/as part of the open space.

ii) Review and potentially remove proportionally prescriptive items. For example, Open Space Residential is intended to be a new land use that is better defined in the Conceptual Planning process. However, it is very specific, noting particularly the restriction on two storey buildings and business uses, for this stage. Those should be provided as a range and available to change in future Conceptual Planning.

iii) The land use in Areas 1 and 2 is designated “country residential” until such time as the county moves forward to create open space residential, giving owners the opportunity to develop rather than wait for another process.

iv) The process of applying for country residential will not be unreasonably held up in the absence of an approved open space conceptual scheme and any country residential conceptual plan and/or land use application applied for prior to Council approval of the terms of reference for the open space residential concept planning process will be grandfathered into the design and process of the open space planning, any change would be at the sole choice of the landowner / developer.

v) Once the intended county-led open space residential conceptual plan is created and approved, it is a “by right” designation which means, an owner/developer may immediately apply for land use redesignation. (The County-led Concept Plan can provide emphasis on “thorough and inclusive engagement process with landowners and residents within and adjoining OSR areas together with broader consultation with Springbank community” that will satisfy engagement requirements). A land use redesignation that meets the requirements of the open space concept plan, requires no further public participation or circulation (except for information) and goes through the permit and approval process with the county only. The by-right form of development prohibits delay and/or denial of an open space residential plan, provided the open space plan meets the provisions of the conceptual plan.

vi) The county-led process requires zero financial investment of dollars from landowners within

Area 1, requires primary consultation with Area 1 landowners only, and only secondary circulation as information to other members of the community.

vii) Option that the county-led open space residential process could be circumvented with a developer-led open space residential process with council approval, that may not be rescinded once given.

viii) Typically, open space residential is required in areas that are high priorities for preservation, for example: 1) Industrial use buffers 2) High-quality forest resources 3) Individual trees 4) Critical habitat areas 5) High-quality soil resources. Since Area 1 is farmland, extensive costs to develop new green spaces and pathways are expected...feasibility requires some further tradeoffs for the designation that preserves farmland.

7) Preferential / antagonistic language: that language in the Draft ASP that uses words and phrases like “protects’ existing residents from new development” should be removed from policy documents.

Sincerely,

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Division 2, Don Kochan](#); [Division 1, Kevin Hanson](#); [Ravi Siddhartha](#)
c: [Division 3, Crystal Kissel](#); [Division 6, Sunny Samra](#); [Division 4, Samanntha Wright](#); [Division 5, Greg Boehlke](#);
[Division 7, Al Schule](#)
Subject: Letter of Concern re Proposed Development on both sides of Township Road 245, from Springbank Middle School to the Old Banff Coach Road Hwy 1 uncton
Date: Monday, August 7, 2023 2:41:46 PM
Attachments: [20230_07 Letter Re high density development.pdf](#)

Please see attached.

Sincerely

[REDACTED]

To: Springbank Div 2 Councillor Don Kochan DKochan@rockyview.ca
Springbank Div 1 Councillor KRHanson@rockyview.ca
Planning Manager Ravi Siddhartha rsiddhartha@rockyview.ca

CC: Reeve Crystal Kissel CKissel@rockyview.ca
Deputy Reeve Sunny Samra ssamra@rockyview.ca
Councillor Samantha Wright swright@rockyview.ca
Councillor Greg Boehlke gboehlke@rockyview.ca
Councillor Al Schule aschule@rockyview.ca

August 7, 2023

Dear Rockyview Councillors and Planning Department,

I am writing as a nearby, affected landowner in the central Springbank area proposed by Rocky View's conceptual scheme to become "Open Space Residential". This high density housing development of approximately 720 houses would change the Springbank Area Structure Plan (ASP) to facilitate development of the 6 quarters of land on both sides of Township Road 245, from Springbank Middle School to the Old Banff Coach Road/Hwy 1 junction.

The last municipal election saw a group of Rocky View councillors specifically elected on the promise of better listening to Rockyview residents and taxpayers, and ensuring our views are reflected in Council decision-making.

Accordingly, as a nearby homeowner, I wish to register my opposition to this proposal as it currently stands, and join with my neighbours in proposing a better way forward, for the following reasons:

1. **High density housing is inconsistent with the existing surrounding country neighborhood and lifestyle, and is likely to decrease nearby property values.** The proposal is for a Harmony-style development with houses on lot sizes of 0.5 acres. The surrounding neighborhood including Panorama Ridge, Panorama Bay, RR 31, RR 32, Huggard Road and Longeway Place feature acreage lot sizes of 4-20 acres, along with a handful of 2 acre lots. A high density development on the doorstep of this area of central Springbank would likely be detrimental to existing property values, spoil the open rural vistas that are the pride of Springbank, and create an eyesore in the heart of the countryside.
2. **Community consultation has been rushed and inadequate, with a lack of consideration of alternative options for this land.** The "coffee chats" hosted by the Rocky View planning department were held on June 28, the last day of school, with a 2 week deadline for comments. This was the start of summer when most families are away on vacation and unable to become informed, or participate. This has created the perception that Rocky View County is trying to sneak in this high density development "by the back door". Some adjacent, directly and materially affected landowners received no notice whatsoever by the County of the proposed

development, as is normally required. While the Planning Department extended its consultation deadline to Aug. 7, five weeks in summer is still a wholly inadequate window for residents to learn about and comment on a proposed change of this magnitude to Springbank. There needs to be truly meaningful and significant public engagement around this proposal.

3. **The Springbank schools are already overcrowded and cannot handle an influx of hundreds more students.** The Harmony development was approved on the basis that it would have its own school. However, this now appears to be years if not decades away. In the meantime, thousands of houses are being built and hundreds of students from Harmony are overflowing the Springbank school system. According to our local school trustee Judi Hunter, the Harmony school is not even yet in the planning pipeline.

Another high density housing development in Springbank would exacerbate this existing capacity problem at the schools. The Rocky View planning department has responded to this concern by simply saying Rocky View County would inform the school division of the development so it can plan accordingly. However Rocky View School Division's hands are tied as they cannot build new schools without provincial funding. Countless other neighborhoods across Alberta have been waiting for such funding to for years or decades with no result. The excellence of the Springbank school system is an integral part of the attraction of this neighborhood. However, its success is now already in jeopardy and this proposed development would further crowd the schools, worsening the problem.

4. **The proposed development would amplify existing severe seasonal flooding of several adjacent homes and land in Panorama Bay, increasing property damage, reducing property values and creating potential liability issues for Rocky View Council.** The facts, photos, and evidence of this flooding are outlined in community resident [REDACTED] July 27 letter, that I support. I have personally witnessed this flooding several times over the period that I have resided in Springbank (beginning in 1992). The intersection of Panorama Ridge and Panorama Bay is the low point where the surrounding land slopes steeply upward to all sides. This intersection is regularly severely flooded in spring, with most water coming from the north (the 6 quarters identified for development). Repeatedly, the water volume has flooded multiple Panorama Bay basements with several feet of water (despite sump pumps, berms etc.), created a wide and fast rushing stream over the road lasting days, and damaged other infrastructure on the affected properties. Furthermore, this area has a high water table, in addition to the run-off.

All of the approximately 25 existing acreages on these two intersecting roads are 4-20 acres, with the exception of about 4 two-acre lots. Additionally, the 6 quarters identified for high density development are currently grazed pasture fields. *This means there is already a flooding problem despite large amounts of grass or pasture land all around that is not hard surface and therefore absorbs water.*

However, the proposed development would add several hundred houses on these fields, on lot sizes of 0.5 acres. As [REDACTED] letter explains, most of a small developed lot is hard surface like house roof or driveway that greatly increases run-off because it doesn't absorb water like a field. Therefore

the addition of hundreds of houses would greatly increase the run-off and also flooding and property damage. The Rocky View planning department responded to this concern raised by residents by assuring us in a July 28 email that “stormwater management facilities will be constructed for the development, and may be a combination of traditional pond facilities and low impact development measures such as rain gardens, bio swells, absorptive landscaping, and other measures.”

This is unconvincing. With hundreds of new houses creating a built environment of largely hard surfaces, the “absorptive” landscaping could only be a fraction of what it is at present, and yet the existing 6 quarters of undeveloped, “absorptive” grassland already cannot handle the flooding.

The municipality cannot expect to greatly magnify an existing run-off/flooding problem but engineer its way out of it through providing a tiny fraction of “absorptive” surfaces to the existing fielded that are already inadequate to stop the seasonal flooding.

Other recent Rocky View developments such as at Cochrane Lake, included Rocky View County approved “stormwater management facilities” that proved unable to stop the surrounding houses from flooding. We need to learn the lesson from this not repeat the mistake.

5. **The surrounding road infrastructure is inadequate to meet the demands of another high density development.** There is already increasing pressure on the RR 33 (school corridor), roads to/from Harmony, and now plans for a Costco/shopping development around the RR 33/Hwy 1. Existing roads cannot handle thousands more vehicles per day. We Springbank residents chose to live here for its unique country lifestyle and do not want our back roads used by hundreds (or thousands) of vehicles as short cuts to get around traffic jams created by unchecked development despite inadequate infrastructure.

Again, a relevant comparable is Harmony, where a County plan to build an exit road from Harmony to Highway 1 has not materialized despite the development in progress of thousands of houses and resulting mushroom of traffic. The answer from County planners in their July 28 email is that the County will assume the province will provide funding so that “roads and intersections will be improved”. As with the lack of schools being funded by the province to keep up with population growth, this may be only wishful thinking as there is no assurance this will be provincially funded or on the timescale needed.

6. **The development as proposed exceeds the maximum housing density allowed by the Calgary Metropolitan Region Board (CMRB), whose approval is required for it to go forward.** This development proposes densities of an average of 120 houses per quarter, about double the existing density of 65 houses per quarter and clearly much higher than the 80 houses/quarter allowed by the CMRB. It is nonsensical to waste taxpayer money on planning for a high density development, that the community doesn’t want, and that based on the recent CMRB rejections of similar schemes, appears doomed to fail anyway.
7. **Potential for water/wastewater servicing costs to be met by Rocky View County taxpayers instead of developers** – as per Policy 21.21 of the new draft Springbank ASP. This is unacceptable. It is

standard practice that developers are responsible for water and waste water infrastructure, and this cost not be downloaded on local taxpayers.

8. **Need to slow down, listen to community ideas and input, and evaluate more alternatives** –

Following the July 20 meeting of some local homeowners with the Rocky View Planning department, [REDACTED] drafted a letter that summarized some resident concerns and alternative ideas for these 6 quarters, expressed at that meeting. This could include:

- a. a gradient of density with the highest density along the highway area particularly on the NE side, leading to lower densities on the lands south of Township Road 245 that are consistent with existing parcel sizes (a mix of mostly 4-20 acres with a few 2 acres, NOT “lots up to 4 acres” as stated in the July 28, 2023 emailed response of Rocky View Planning to the meeting participants). The higher density highway area could be a mix of commercial or high density residential, for example. In conjunction with a plan for stormwater drainage, this could reduce the likelihood of magnifying the nearby seasonal flooding of Panorama Bay homes.
- b. Community support for cluster residential development (clusters of closer houses together with large amounts of undeveloped land preserved in perpetuity). However, this approval is **ONLY** on the basis that the higher density clusters (commercial, high density residential, etc) are located along the highway. Acreage lots sizes away from the higher density NE/highway strip must be similar and in keeping with the existing surrounding neighborhood (4-20 acre parcels), to safeguard the existing countryside that Springbank is known for and its residents cherish.
- c. The necessity for conservation easements (that are in perpetuity and registered on title deed) , not just municipal policy, to maintain open space on on the approximately 50% of the land proposed to be left undeveloped. This is to ensure that future councils do not simply approve development of more residences on what was understood and agreed to be “open space”.
- d. consideration of additional alternatives for some of the land, such as maintaining wildlife corridors (as in Canmore planning), public parks and outdoor recreation.
- e. Unanimously, residents are expressing very strong support for a primary network of bike/walking paths to and between key areas in Springbank, such as the schools. We believe this should be a high funding priority for Rocky View in its allocation of taxpayer money. We do *not* agree that secondary paths within developments such as Elbow Valley, Morgan’s Rise etc fill this need.

In summary, the conceptual plan as currently proposed for these 6 quarters along Township Road 245 is unacceptable to myself, and I believe the overwhelming majority of nearby affected landowners. I

wish further options to be considered, with a longer timescale for community consultation, as outlined above.

I further request to be invited to a meeting with Division 1 and Division 2 councillors before the end of August, at an easily accessible venue in the community such as the Springbank Park for All Seasons or the Springbank Heritage Club. I understand that [REDACTED] has kindly agreed to act as a contact person to set up a date.

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED] >
Sent: Monday, August 7, 2023 6:15 PM
To: Planning Policy <planning_policy@rockyview.ca>
Subject: SPRINGBANK Area Structure Planning and Policy

EXTENSION DEADLINE: August 7, 2023

My fellow Springbank residents,

Today, we are presented with an opportunity, a legacy to pass down to the next generations. Springbank holds a unique charm, a testament to its diverse and inclusive nature. Our community thrives amidst serene landscapes and winding roads, a treasure that deserves our careful consideration as we plan for the future.

As we discuss the road ahead, let us strike a balance between progress and preservation. While development is essential, we must safeguard the natural parkways and preserve our habitats to protect the fabric of our community. It is crucial to recognize the needs of our culturally diverse residents and embrace the values that have shaped Springbank's identity.

Any new residential forms must strive to be creatively inspired and include the residents in planning and approval to continue the legacy of Springbank's country charm including the spacing of residential and mix used space (commercial/residential/cultural/community). Open space residential as proposed is still not acceptable. Urban style housing on small lots with high density is not desired. Any open space must remain open space in the future and not be able to change. At present we must prioritize parks and recreation areas, not only as physical spaces for our residents but as destinations that draw visitors from around the globe far into the future. By leveraging cutting-edge technologies like virtual reality, we can share the essence of Springbank with the world, fostering connections and promoting understanding.

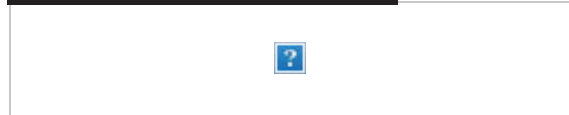
I propose that we reevaluate the industrial use designation for the 3/4 sections on Range Road 33. By creating a mix of lots that encourage agriculture and diversity, we can build boutique experiences that highlight our rich history. These offerings, along with digital innovations, will showcase Springbank to the world and provide opportunities for engagement across generations. A connector road connecting the valley to Range Road 33 is not desired as a public road.

Let us proceed with a vision that aligns progress with community values, ensuring a vibrant and sustainable future for Springbank. Together, we can craft a blueprint that celebrates our heritage while embracing the boundless possibilities of tomorrow.

Sincerely,

[Redacted signature]

[Redacted signature]



From: [REDACTED]
To: [Steven Altena](#); [Ravi Siddhartha](#); [Planning Policy](#)
c: [Division 2, Don Kochan](#); [REDACTED]
Subject: Draft Springbank ASP
Date: Friday, July 2, 2023 1:20:11 PM
Attachments: [Caribou letter to Rocky view re Draft Springbank ASP.pdf](#)

Please see the attached letter in response to the County's Draft Springbank Area Structure Plan (June 2023). We have separately provided a submission through the online Survey.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

July 28 , 2023

Rocky View County
Department of Planning Policy
262075 Rocky View Point, AB T4A 0X2
Attention: Steve Altena
Ravi Siddhartha

Via email: saltena@rockyview.ca ; rsiddhartha@rockyview.ca; Planning_Policy@rockyview.ca

Dear Sirs,

I am writing to you today to express our concerns regarding the recently released Draft Springbank Area Structure Plan (June 2023).



We have owned a parcel of land of approximately 140 acres in size in Springbank since 2006. Our land is located at [REDACTED]. The former owner of the property had plans to pursue a dense development which would have seen approximately 130 homes constructed. Instead, we have chosen to pursue a more appropriate plan of approximately 30 to 40 homes. We believe this is in keeping with traditional country residential development in Rocky View, consistent with the immediately adjacent communities which surround our parcel, best conserves the natural features and beauty of this land and respects its location next to the Bearspaw Reservoir.

Background

The land has been designated country residential since 2002 (currently R-CRD - Residential, Country Residential District) and our current land use designation allows for residential parcels to be developed, as of right, into parcels with a minimum size of 0.8 ha (1.98 ac).

Based on this land use district, and the direction from the existing Central Springbank ASP (2001) that these lands are identified as a "New Residential Area", we developed a Conceptual Scheme – Riverside Estates Conceptual Scheme. We received first reading at the County's Council meeting on April 28, 2020 to build 32 lots on our parcel. We again presented to Council in the summer of 2021, after incorporating input from the community, to request 2nd and 3rd reading and were refused mainly due to concerns related to our proposed servicing solutions. We also recognize the County's sensitivity to proper stormwater management.

Since that refusal, we have been working diligently to find alternative servicing solutions for the country residential development. In the last two years, we have been encouraged by various contacts within Rocky View County to pursue a connection to a regional piped water and wastewater solution. Before we presented our conceptual scheme in 2021, we reached out to each of the water and wastewater co-ops in Springbank and were told they did not have sufficient capacity to accept our development. Since then, we have spent a significant amount of time engaging with Hawsco to find a practical solution to



service our site as County Staff have indicated they are strongly supportive of Hawsco as the regional service provider in our area. In addition to working with Rocky View County's team on potential piped servicing solutions, we have also been collaborating with our neighbours on collective piped servicing solutions, emergency access/egress, and access to public space. We plan to continue this important work to seek positive outcomes for the entire Springbank community.

Draft Springbank ASP

We have been following and monitoring the County's progress over the last several years with various iterations of a new ASP for the area. Our land's designation has gone from "New Residential", to "Cluster Country Residential", and most recently with the latest draft, to "Agricultural".

This agricultural designation will render our land sterile for development, for all practical purposes.

Despite having a permissive land use designation, and direction for residential development under the current ASP, this change to have the lands designated as 'Agricultural' removes all development capability of our lands, and exponentially reduces its market value.

This "Agricultural" designation creates an unnecessary inconsistency between the draft ASP and the Land Use Bylaw. It removes existing development direction for the compatible country residential use. It renders all our efforts and costs, to find a regional servicing solution to this area of Springbank, useless.



We are confident that a modest country residential community can be developed on our lands which addresses any County/City/resident concerns while complementing the area, relying on sustainable servicing solutions, and preserving significant open space.

Country residential use is appropriate – as evidenced by all development in the surrounding area, the existing ASP direction, and site-specific conditions. Maintaining the country residential use for the lands has no risk to the County, or the health of the Bearspaw reservoir, as no development can occur before a Conceptual Scheme is approved satisfying all technical development considerations.

Engagement

We (along with our advisors at Urban Systems) had an opportunity to meet with representatives of Rocky View Staff on July 17, 2023, and appreciated their feedback. I would like to address several items raised during that discussion:



1. TransAlta. We understand TransAlta has concerns about access to the reservoir over their easement next to the Reservoir and along the Eastern edge of our land. We are prepared to address those concerns. We had significant feedback from residents in the area at the time we submitted our conceptual scheme for approval, and it is also evident from the draft ASP feedback published by Rocky View, that some residents want to access the water from our



lands. Also, we were previously told by County Staff that we could not restrict public access to the water. We are happy to take Rocky View's direction on what makes the most sense in developing our land, taking TransAlta's views into consideration. I would like to note that we have been working collaboratively with AltaLink, who manages the electrical transmission lines that cross our land, including providing access whenever they have needed it for maintenance work. I have no doubt we can work well with TransAlta.

2. The City of Calgary. We understand the City has concerns about the source of its drinking water. We have no intention of degrading the quality of the water at the Bearspaw reservoir. Likewise, our conceptual scheme will be required to meet the County's current stormwater management regulations. With respect, the City cannot expect to prevent people from living near the Bow or Elbow Rivers upstream of the City.
3. Wildlife Corridor and Environmental Sensitive designation. Our land is surrounded by existing communities that are long established. Any wildlife corridor that may pass through our lands must involve wildlife transiting through these existing communities. I don't believe that our proposed development, with significant open spaces down to the water, will pose any incremental challenge at all to any wildlife moving in the area.
4. A land designation as "Agricultural" in the ASP will sterilize or effectively expropriate the land. Suggesting that we can make an application to amend the ASP later is impractical at best. It will be next to impossible to get that done with the "political pressures" from the City referenced by Staff in our meeting.
5. Agricultural use. This is an impractical designation for a 140-acre parcel with significant topography. Utilizing fertilizer and/or having livestock on this parcel could have much worse impact on the water at the Reservoir than having a development that meets with Rocky View's development standards.
6. Homeowners as stewards. Currently, the land is vacant and although we have taken reasonable steps to limit access, we know that people and their dogs use the site regularly, including for recreational purposes next to the water. I respectfully submit that homeowners living there will act as stewards of the land and at least discourage inappropriate use of the land and access to the water, to the betterment of the water quality at the Reservoir.
7. Recent land purchase. This did not come up on the call, but Rocky View Staff approached us last year to purchase a road right of way adjacent to the western boundary of our property, which we ended up acquiring. It's unfortunate that we were unaware of Rocky View's plans to change the land designation for our property at that time.

In addition to the discussion detailed above, and this written correspondence, we will be responding to the County's online survey, engaging with Council members, and presenting at the County's public hearing.



We believe we can address the challenges put to us by Council and Staff in connection with a residential development on this property. We believe we can provide a design which fits within the traditional country residential form of development that is prevalent in Rocky View County, while providing a significant amount of preserved natural space – consistent with the top priorities for the Springbank Community contained in the ASP Engagement Findings. Alternatively, we are open to working with Staff to find another form of residential development that is best suited to the unique features of our property.

We are asking that our lands not be designated for agricultural use, which is impractical given its significant topographical features, the small size of the parcel and its proximity to the Bow River. We ask that we be allowed to retain our land use as residential (Country Residential) and not be prevented or discouraged from making a proposal to Rocky View Administration and Council which meets with the stated objectives of the Draft Springbank ASP. Before any development can proceed, we must provide a conceptual scheme for your review, and Council and Staff retain full discretion to consider any plan we present.

Thank you for your thoughtful consideration of our comments, and we look forward to engaging with Rocky View County Administration and Council ahead of finalizing the new Springbank ASP.

Sincerely,



CC:

Don Kochan, Division 2 Councilor, Rocky View County
Rick Deans, Utility Services Strategist, Rocky View County



From: [REDACTED]
To: [Ravi Siddhartha](#); [Andrew Chell](#)
Cc: [REDACTED]; [Dominic Ka mierc ak](#)
Subject: Draft: Consolidated feedback from Bow Water Land following Springbank ASP One-on-One meeting
Date: Wednesday, August 2, 2023 12:15:35 PM

Dear Ravi and Andrew,

Thank you for taking the time for a one on one Springbank ASP meeting with me, [REDACTED] on July 11. We appreciate that it is a challenging process to balance feedback from many quarters and apply good planning principals to the development of the Springbank Area Structure Plan Draft.

For your records and development of a summary of stakeholder engagement, the key items that we wish to provide feedback on are as follows:

1) Deference to past engagements. Following a thorough engagement program earlier in the development of the Draft Springbank ASP, Rocky View County published an Engagement Summary (June 2017). We believe that engagement process was more extensive and thorough and is deserving of some deference. It concluded that there was general support for commercial development along the Trans Canada Highway near the RR#33 interchange.

2) Bow Water & Land's water licence may be critical to future development in the Springbank Area. As you are aware, Bow Water & Land ("BWL") purchased and holds a water licence that allows for the diversion and use of over 1000 acre-feet of water annually (1,300,000 cubic metres). BWL's licence is one of the largest and only licences to divert from the Elbow River that is well suited to future development. The maintenance of this water licence in Springbank may be critical to future water security and development. BWL has been participating in engagement processes related to the Springbank ASP since 2015 and our objective has always been to develop commercial uses on BWL's lands. In order to maintain ownership of BWL's lands and water licence, BWL needs a clear timeline for economic development of its lands.

3) Future development areas will anchor and help to finance key infrastructure. As discussed, significant infrastructure improvements will eventually be required to service future development near RR#33 and the Trans Canada Highway. In particular a new interchange at the south end of Coppithorne Trail will help to address current and future transportation issues. We suggest that a critical mass of adjacent future development will be required to finance such infrastructure upgrades and leverage the opportunities that they will provide.

4) Meeting Rocky View County's strategic objectives by enhancing non-residential tax base. Previous reports on engagement suggested that there is relatively strong support for future commercial development along the Trans Canada Highway West of the RR#33 interchange. Being visible and accessible from the Trans Canada Highway, this area will benefit from a potential trade area that includes West Calgary, Cochrane, Canmore, Banff, and other Trans Canada Highway travellers. Further, the topography of the area ensure that development will not affect sight-lines of established communities including Artists View and others closer to the Elbow River. We believe this is why there was little opposition to commercial uses proposed in previous drafts of the Springbank ASP. Development of BWL's lands will help to enhance Rocky View County's non-residential tax base while balancing the interests of Springbank residents.

5) Protect Rocky View's Future Opportunities. The CMRB Growth Plan includes recognition of the importance of opportunities to leverage existing federal and provincial infrastructure, but remains vague on how this is to be accomplished. We believe that it is critical that Rocky View signal its intent to further develop lands around the Springbank Airport and the Trans Canada Highway by including them as current or future development areas in the Springbank Area Structure Plan. If Rocky View fails to assert that it believes the CMRB Growth Plan allows for development in key areas, then other interpretations of the CMRB Growth Plan may prevail and Rocky View may forever lose opportunities.

6) Consider redistributing Airport Employment Area. While we do not object to the areas identified as potential Airport Employment Area, we would like the BWL lands to be included in the Airport Employment Area, or identified as "Highway Commercial" as they were in past Springbank ASP drafts. We believe that these uses provide additional certainty that is required to ensure that we can continue to finance ownership and gradual progress toward development of the BWL lands.

Thank you for your consideration,

[REDACTED]

[REDACTED]

[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]
Sent: Monday, August 7, 2023 3:32 PM
To: Planning Policy <planning_policy@rockyview.ca>
Subject: Draft Springbank Area Structure Plan - comments

We agree with the comments and concerns outlined in Rocky View Forwards submission on the draft Springbank ASP (copy attached).

[REDACTED]
[REDACTED]

ROCKY VIEW FORWARD SUBMISSION ON THE DRAFT SPRINGBANK AREA STRUCTURE PLAN JULY 2023

Rocky View Forward is a resident advocacy group that represents over 500 families across the County, many of whom reside in Springbank. This submission does not go through the current draft ASP in detail. Instead, it focuses on several key issues that must be considered before the draft is revised for presentation at a public hearing.

These include:

- Lack of consistency with community input
- Lack of consistency with municipal and regional statutory plans
- Specific concerns/questions with land use proposals:
 - Open Space Residential
 - Springbank Airport Employment Area
 - Community Core

These are the areas that need the most revision for the final draft ASP to meet council's core directions – to revise the ASPs to reflect community input and to ensure its acceptability at the CMRB.

Lack of consistency with community Input

Since the review of the Springbank ASP began in 2016, the County has received consistent feedback from residents that they value the unique rural character of their country residential community and want to ensure that it is maintained.

In December 2021 when this council directed Administration to continue the process, Councillor Hanson stated that there had been good buy-in from the community until shortly before the previous draft ASPs were approved by the last Council and that a key objective was “to get everyone back on the train”. That sentiment was echoed by many on council in their direction to Administration to go out and re-engage with stakeholders and revise the Springbank ASPs to reflect the input from that engagement.

The public engagement undertaken in 2022 re-confirmed the community's support for its country residential lifestyle. Although the 2022 survey did not ask for input on residential land use options, over half the respondents made it clear that their top priority was to maintain and protect the rural character of Springbank's country residential community with its minimum 2-acre parcel sizes.

This sentiment was strongly restated at the open houses held in late June 2023 where most residents in attendance expressed strong opposition to the continued presence of any cluster residential land uses. As many individuals stated, if anyone had asked if they were willing to trade-off minimum 2-acre parcels to have trails and pathways within higher density developments, the answer would have been a resounding “no”. People made it clear that what they wanted was pathways that connected their existing communities, not pathways inside higher density communities.

We have observed that there are some residents who appear to support higher density residential development options are supportive so long as the higher density housing is not located close to where they live themselves. In our view, this is a classic example of nimbyism.

Lack of consistency with the County Plan

The County Plan's core growth policies stipulate that development in identified country residential communities, which include Springbank, is supported "in accordance with their area structure plan" (Policy 5.8). This is reiterated in Policy 10.1 which states that "development within ... North and Central Springbank ... shall conform to their relevant area structure plan". The current Central Springbank ASP mandates minimum parcel sizes of 2 acres and a maximum of 64 parcels per quarter section. This is the constraint that the County Plan supports for development within Springbank. The County Plan's policies focus on consistency and compliance with the ASPs that were in place when it was approved.

In discussing possible amendments to existing country residential ASPs, the County Plan encourages consideration of alternative development forms such as "compact residential development". The County Plan doesn't provide any different constraints for compact residential development beyond the general mandate that development shall conform to the relevant ASP, which strongly suggests that whatever development form is used it must comply with the existing ASP's requirements. This conclusion is supported by the County Plan's illustration on page 47 that compares a traditional country residential development with a compact residential development on the same large parcel of land. In that illustration, both development forms include the same number of housing units, simply configured differently. Based on that illustration, there has been a general understanding that overall density in compact residential developments could not exceed the overall density in a traditional country residential development.

This understanding is strengthened by County Plan Policy 5.13 which "direct[s] high density forms of residential development to adjacent urban municipalities".

At public meetings and in recent correspondence with residents, staff are presenting the proposed open space residential development as consistent with County Plan policies. It is difficult to reconcile the proposed overall density in the draft ASP's open space residential development with provisions in the County Plan, without seriously cherry-picking which policies to emphasize and which ones to ignore.

The existing County Plan is the statutory plan with which all ASPs must conform. Its policies were approved in 2013 and relied on ASPs in place at that time. Since all those ASPs defined country residential development as 2 – 4-acre parcels, the County Plan did not need to explicitly define what it meant by "country residential". To now reinterpret the County Plan's policies as permitting smaller parcel sizes if ASPs are amended to include higher densities is disingenuous at best. If such a fundamental

change is going to be made to the County Plan's policy intent, it must be done as part of its upcoming review, not done by stealth through the back door.

The local commercial land uses in the Community Core and the "home based business hub" proposed in the draft ASP are also both inconsistent with the County Plan's policies regarding acceptable locations for business development. The County Plan identified the area immediately adjacent to the RR33/Hwy1 interchange as the appropriate location for additional business development in Springbank.

Lack of consistency with Regional Statutory Plans

In its direction to Administration, council emphasized the importance of aligning the ASP with the CMRB's Regional Growth Plan. Although this draft conflicts far less with the Regional Growth Plan than the 2021 drafts that were rejected by the CMRB, it still has significant inconsistencies which include:

- Excessive densities in the proposed open space residential land use areas;
- Live-work in the open space residential area straddling Township Rd 245; and
- Local commercial in the community core.

As with County Plan policies, staff appeared to be cherry-picking policies from the Regional Growth Plan in explaining "open space residential" development to residents. Although staff presented the proposal as consistent with the CMRB's Regional Growth Plan, that Plan clearly stipulates that the maximum density in its Rural & Country Cluster Placetype is 0.5 dwelling units/acre and to a maximum of 80 dwellings per quarter section regardless of whether those houses are built on traditional 2-acre parcels or clustered onto smaller parcels with open space.

In contrast, the ASP's open space residential land use proposes an overall density of 1.5 units/acre with no maximum number of housing units stipulated. In some discussions with residents, staff have indicated that the maximum number of housing units in the six quarter sections straddling Township Road 245 would be 640 units. In other discussions, they have indicated that the maximum number would be an average of 120 dwellings/quarter section. This latter number is consistent with the ASP's explanation of how to calculate the maximum number of housing units which gives a maximum of 720 units on the six quarter sections straddling Township Road 245. Whichever is correct, they both significantly exceed the Regional Growth Plan's maximum of 480 housing units that would be permitted on the six quarter sections.

The Regional Growth Plan provides for Rural Employment Areas, which would apply to both the local commercial development proposed in the Community Core and the business live-work development proposed for up to 20% of the housing units in the open space residential development proposed along Township Road 245.

The Regional Growth Plan exempts home-based businesses from its Rural Employment Area policies. However, staff have made it clear that the intention for the proposed "home-based business hub" goes beyond what would be permitted under the County's home-based business rules. As a result, this proposal would not qualify for the

exemption. From staff's descriptions, the expectation is that these will be commercial operations with storefronts facing the public space as opposed to a home-based business that blends relatively seamlessly into a residential community.

The local commercial development proposed in the Community Core and the "home-based business hub" along Township Road 245 will both be less than two kilometres from the existing commercial areas in the Springbank ASP (Commercial Court and Bingham Crossing). This appears to conflict with the Regional Growth Plan's prohibition against locating rural employment areas within two kilometres of each other.

It is not clear why the County would pick a fight with the CMRB over any of these aspects of the ASP, especially given that they have weak support, at most, within the community.

Specific Concerns – Open Space Residential

Higher density cluster residential development may be a rational development form, when fully serviced with both piped water and wastewater infrastructure, in actual transition areas immediately adjacent to the City of Calgary, such as Elbow Valley or Watermark. However, it is difficult to see how proposing an average of 120 housing units per quarter section can be presented as a development form that maintains Springbank's rural country residential character.

Such high-density housing fits far more appropriately in Harmony, which has only recently started to gain momentum. Creating a new housing style that will cannibalize Harmony's development is highly questionable, especially given that Harmony already has fully piped water and wastewater infrastructure for its housing while the proposed open space residential areas require installation of extremely expensive infrastructure.

Implementation Issues

Beyond this substantial design "flaw", the proposal raises significant implementation issues. As staff noted on several occasions, growth in Springbank has been slow. Regional population projections foresee Rocky View's population increasing over time at much the same rate as in the recent past, which suggests that Springbank's growth cannot be expected to surge any time soon.

Building permit statistics from RVC's Building Services Department indicate that over the past 3½ years (2020 – June 2023) Springbank built an average of 13.7 new houses per year. At staff's lower estimate of 640 houses in the open space residential area along Township Road 245, it will take over 45 years to build out, assuming that all new residential construction in Springbank is concentrated in this one area.

The higher density proposed in the open space residential development is only environmentally viable if it is fully serviced by piped water and wastewater infrastructure from its inception. However, it is not clear how fully piped infrastructure can be feasible given reasonably foreseeable population growth. If nothing else, piped wastewater services require minimum volumes to function. Even with its own wastewater treatment

plant in place, Harmony initially relied on pump and haul sewage disposal until its population reached a critical mass.

Staff's response to this concern is to assert that fully piped services will be required. This assertion raises additional concerns since the draft ASP includes provisions for the County to "provide or assist with the provision of a wastewater collection, treatment, and disposal system within the Springbank area" (Policy 21.22).

With realistic build-out being this slow, it is highly unlikely that any developer will be willing to front the costs associated with extending servicing to either of the areas proposed for open space residential development. (The cost estimate in the 2020 Servicing Study for piped wastewater infrastructure was \$229 – \$286 million.) This raises the specter of the County repeating a "build it and they will come" investment similar to that still being paid for in east Rocky View, but with an estimated price tag that is twice as high. It is not clear how that would be a fiscally responsible choice.

The 2020 Servicing Study's recommendations were also based on the assumption that Harmony's wastewater treatment plan will obtain approval for an outflow to the Bow River that is necessary to expand its capacity beyond its own anticipated full build-out requirements. Since that has not yet occurred, planning development that relies on future provincial approvals appears foolhardy.

Business Live-Work Component

The open space residential policies for the area straddling Township Road 245 propose to allocate up to 20% of its housing units to what is being called a "home-based business hub" – a maximum of 128 – 144 units. As noted earlier, staff indicated that the intention is to have commercial operations that are more intensive than would be permitted under the County's home-based business rules.

The County is currently in the process of removing its ill-fated business live-work land use district from east Rocky View. Experience demonstrated that this land use form is fundamentally incompatible with either residential or agricultural communities. Given this reality, it is not clear why a similar experiment is being proposed in Springbank, especially since the proposal is also inconsistent with the CMRB's Regional Growth Plan policies dealing with rural employment areas.

Viability of Open Space Component

The proposed open space residential land use will require 50% of its area to be dedicated as open space with half of that (25%) to be publicly accessible. The draft ASP is unclear how those open spaces will be managed, which raises concerns regarding their viability.

In its description of "open space" on page 28 the private open space is to be maintained by a homeowners' association and the public open space by the County. If this is how the open space is managed, the County will be taking on significantly more upkeep costs than it currently has for municipal reserves.

However, it is unclear whether this is the intention since in the policies outlining how the open space residential development will be managed, Policy 7.36 refers to an Asset Management & Revenue Creation Plan to ensure financial stability for the responsible HOA and sound management of all communal and public lands. This policy requires the identification of income generating opportunities, such as user fees, to generate income from open space assets. This suggests that the general public may have to pay user fees to access the “public” open space in these developments, which raises questions as to the actual public accessibility of that space.

Past experience also raises doubts about whether the publicly accessible open space will actually be accessible to those who live outside the immediate community. Elbow Valley has pathways that are theoretically public built on municipal reserve land. However, to access those pathways people must go past signs stating that only “residents and guests” are welcome and have nowhere to park their cars if they ignore those signs. As well, although Harmony originally promised that its open space amenities would be publicly accessible, the reality is that some, such as access to the lake, are only available to members of its HOA and others, such as public riding trails, have never been built.

The proposed open space component includes small scale contemporary agricultural operations as one of its anticipated uses. Community gardens in the private open space might be a viable use of open space. However, it is difficult to see how many other agricultural activities, such as greenhouse operations or animal husbandry, will be “acceptable” adjacent to relatively high-density housing or how their operations could viably provide “open space” accessibility even for those who live in the community.

Specific Concerns – Springbank Airport Employment Area

Although we realize that the CMRB’s Regional Growth Plan provides for a possible employment area adjacent to the Springbank Airport, we question whether assigning 1,120 acres to commercial / light industrial uses is consistent with the overall goals and visions of the ASP. The ASP’s vision clearly states that “Springbank will offer a rural lifestyle that blends residential uses with its agricultural heritage. High quality design, viewsheds and open space will all be promoted to ensure that the beauty and tranquility of Springbank is preserved” (pg. 8).

Commercial warehouses and light industrial operations that frequently operate 24/7 are not consistent with that vision. The traffic, noise and light pollution will have a serious adverse impact on the area’s existing country residential communities. Simply ensuring that these operations are enclosed in architecturally attractive buildings, as proposed in the draft ASP, does not address the real adverse impacts from such a significant amount of commercial / light industrial development.

There is also a significant question as to whether there is market demand for so much commercial / light industrial development in this location. The County’s existing technical studies concluded that there was no demand for additional commercial / light

industrial land beyond what had already been redesignated for such uses. In response to that negative professional assessment, staff are now commissioning a new study with the hope that its conclusions will support their proposed land uses. This ordering is questionable.

It would seem more sensible to undertake an independent technical market demand assessment and then, based on its conclusions, assign appropriate land uses. Doing things in the other order raises concerns about the true independence of that study's conclusions.

Although the existing studies were done a few years ago (2016), there has been little incremental development of those lands in the interim. There is still significant undeveloped land in Commercial Court, Phase 1 of Bingham Crossing, Harmony, and vacant land within the existing commercial / industrial development adjacent to the Airport. If there is enough pent-up demand to require seven more quarter sections of land for these purposes, why has the already available land not been more fully utilized?

The Springbank Airport location is also not as logical a location for regional commercial / industrial development as East Balzac or the proposed development in the Shepard area. In Balzac, there is easy access to the Calgary international airport and the CN logistics yard as well as to the Highway 2 corridor. The Shepard area has comparable access. In Springbank, there is only access to the Highway 1 corridor, which is not as significant a trucking route as is Highway 2. The Springbank Airport is a busy airport, but its focus is on flight training and private aircraft. It is not set up for cargo distribution. Springbank also has no rail link nearby. Another key difference is that the Balzac and Shepard areas were not developed as major residential communities and, as a result, do not have as significant concerns about negative impacts on nearby residents.

There are also realistic concerns that the transportation infrastructure will not be able to cope with the dramatic increase in truck traffic that will unavoidably accompany 1,120 acres of commercial / industrial development between the Airport and Range Road 33. Residents have witnessed the 15 years of gridlock in East Balzac after the County approved Cross Iron Mills and the nearby commercial / industrial development. At least in that area, there is not a substantial residential community that has no option but to use the overcapacity interchange as their only access to and from their homes. Building first and hoping that the resulting traffic chaos will force the Province's hand to fund the necessary road upgrades is beyond irresponsible.

Given all these realities, it is not clear how the proposed Springbank Airport Employment Area can be developed in a manner consistent with the requirements imposed by the CMRB's Regional Growth Plan, which requires, among other things that:

- the location "provide a transportation network suitable for the scale of the proposed development"; and

- “the development is compact and makes efficient use of land, infrastructure and services”.

Specific Concerns – Community Core

Concentrating community and institutional uses along RR33 makes sense since it already has the vast majority of such uses within Springbank. However, there is no rationale for including either local commercial or residential uses along that corridor.

There is ample land already appropriately designated that could provide local commercial opportunities if there was sufficient demand for such businesses – Commercial Court, Bingham Crossing, Harmony. The fact that local commercial businesses have not developed in these locations suggests that they are not a viable business option given how close Springbank is to the wealth of commercial businesses in Calgary. Setting aside even more land for such uses will only cannibalize the land that has already been designated for such purposes.

It is worth remembering that when the Elbow Valley ASP was adopted it included local commercial land uses at the south-west corner of Lott Creek Blvd. and Highway 8. It was never financially viable to establish local retail businesses there so the land was subsequently redesignated for residential development. That change of use makes sense in Elbow Valley. But, along RR33, what alternative use would arise when it becomes evident that local retail could not be sustained? As noted earlier, since this land use is inconsistent with the CMRB’s Regional Growth Plan, it is not clear why the ASP is risking CMRB approval by proposing financially infeasible land uses.

With respect to providing for additional residential development along the Community Core, there is already a significant amount of residential development approved in the Pradera Springs proposed development at the south-east corner of RR33 and Township Road 245. Bingham Crossing also continues to promise its proposed seniors housing, as does Harmony. The existence of these already-approved residential land uses raises serious doubts about the need for any more in this location.

Conclusion

As we indicated in the introduction, this submission focuses on the key aspects of the draft ASP that need to be addressed if it is to successfully comply with Council’s direction. There are many other issues that should be addressed before finalizing the draft in advance of its public hearing. We would be more than happy to sit down with staff and go through the draft in detail to highlight what we see as smaller, but still problematic, elements of this draft.

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

From: [REDACTED]
Sent: Wednesday, July 12, 2023 10:06 AM
To: Planning Policy <planning_policy@rockyview.ca>
Cc: [REDACTED]
Subject: Springbank ASP

My comments on the Springbank Area Structure Plan:

1. Overall, the Plan contemplates too much growth and Development for the quality of infrastructure that exists in Springbank. It needs to be scaled way back. Township Road 250 is already very busy with the addition of the Edge School. With the Buildout of Costco, even though traffic is not to be funnelled down Twp Rd 250, it will be under even more stress. I would like to comment that Developers always seem to complete the most minimum infrastructure work that they can get “away with”. For example, the traffic pattern/system approved for Costco is absolutely disgusting, and it has zero chance of working. The traffic circle concept doesn’t work well and will cause all kinds of traffic headaches. Another example is the Harmony subdivision. There is not even a turning lane in either direction off Twp Rd 250. This causes traffic issues, and it should NEVER have been approved. In addition, the continual expansion at the Airport is adding stress to Twp. Rd 250.
2. I would like to know how much demand there is for the amount of Development contemplated in the new ASP. I think you are over-estimating demand. There are still lots of places for development to occur in Rockyview without adding more. On the basis of what information are you assuming we need so much commercial space? Besides storage for RV’s at the Airport?
3. There is not enough preservation of Agricultural Lands. We do not need to be part of the City of Calgary. We can be a rural/agricultural/ranching/ wide open space Community. Not enough recognition has been given to that.
4. Rural Residential. Open space residential lots should be a minimum of two acres. (Nothing less.)
5. Land set aside for “Open Space” is somewhat suspect, as I have seen in the past Open Space can easily be changed at the whim of the Government of the Day. We have a responsibility to our native wildlife to preserve meaningful spaces. Because of our proximity to the Bow River, we have become home to large mammals, such as

moose and deer, as well as smaller coyotes, foxes, etc. I'm not sure there has been any thought given to wildlife corridors. Should these be exclusive to the National Parks? Environmentally sensitive areas should be designated in perpetuity, and they should be identified FIRST, before any other planning is underway.


6. I realize that some of the developments contemplate using the water/wastewater facilities at Harmony, which I hope work (but I am not optimistic). For the rest of Springbank, unless and until we can be tied into the Calgary wastewater system, it is not feasible to contemplate development.

7. Not enough consideration given to potable water availability throughout Springbank, or to the fact that Springbank has a high water table, and waste water disposal will always be under stress. The more paving that occurs, the less opportunity there is for water to return into the ground. Where is it going to go? Overland?

In conclusion, I would like to note that there are already a number of places earmarked for development in Springbank. I think rural agriculture still has a place in our world, and Rockyview seems to want to deny that. I also feel that the Administration is working against rather than for their constituents. Bingham Crossing and Costco are the two best examples of this. Bingham, which received development approval years ago, has done nothing—and I mean nothing— since it was approved, except to make changes to the approval, all to the detriment the community.

Yours very truly,

A solid black rectangular box used to redact the signature of the sender.



July 31, 2023


Rocky View Planning Department
262075 Rocky View Point
Rocky View County, AB
T4A 0X2

I write today to provide a detailed response to the current draft of the Springbank Area Structure Plan (ASP) that was released in June 2023. I am a Director of a corporate landowner which has operated a business in Springbank on land that my family has owned for over 50 years. I have been involved with the ASP engagement process for years now and I admit that I was surprised at some of the revisions to the current draft. I hope this letter can provide sufficient detail to support my position.

Upon reading the June 2023 ASP draft I was dismayed to find such sweeping changes to what was referred to in the previous draft ASP as Cluster Residential. Not only was the nature of the land use altered and the name changed to Open Space Residential but the areas where it would be permitted were drastically reduced. I struggle to understand how these changes support the objectives of the ASP or the broader County Plan.

In broad terms, Cluster Residential as proposed would have allowed in exchange for permanent dedication of otherwise private land to green space for lot sizes to be reduced from the current minimum parcel size of two acres in Country Residential districts to as low as a third of an acre. While smaller lots would be created, the overall density of the site of two units per acre would not change. Such an arrangement would have allowed flexibility for landowners and developers to develop land in ways that aligned with several of the stated goals of the ASP and the County Plan. The upside for current residents is minimizing the fracturing of land that is necessary when the minimum parcel size is two acres. The permanent open spaces created under Cluster Residential would maintain the rural character of the community while potentially offering other site-dependent benefits such as wildlife corridors, pathways, other public amenities, and river access, all of which are identified ASP and County Plan goals. By clustering homes nearer to one another, developers could reduce both the cost and the scale of disturbed land for servicing and roadways without adding density beyond what is currently allowed under Country Residential. It stands to reason that these clustered lots would also see safety benefits where neighbors would be able to look out for one another unlike in more fractured subdivisions where homes are much farther apart with longer driveways. Common solutions for wastewater are likely much more viable in a Cluster development than in Country Residential. Further, smaller lots would introduce a novel type of housing form to Springbank which would allow new residents to purchase homes in the area which would not be as prohibitively expensive as those on two acre lots. It would also allow current residents, who may no longer be interested in or capable of the maintenance of a two acre lot to remain in the community which they currently call home. This would be positive for the County by maintaining the robust property tax base required to provide the growing servicing needs of Springbank and encouraging the next generation of residents to make homes in the area. It bears repeating that all of this could be achieved *without* increasing the allowed overall density of any site beyond the currently allowed one unit per two acres.

The Open Space Residential districts as currently proposed are not an adequate replacement for Cluster Residential. Open Space Residential is limited to a much smaller area of the community thus reducing the amount of viable sites for the land use. Requiring a County-led concept plan would be burdensome on otherwise interested developers who might be reluctant to spend the time and resources on a concept plan



that is out of their control. It would also require significant County resources to be expended on a process that would otherwise be led by the actual project proponents. While I can appreciate that some residents may prefer to experiment with this land use on a smaller scale before widespread adoption, the previous North Springbank ASP is nearly 25 years old and asking landowners to wait another 25 years before achieving the most productive use of their land is unreasonable and detrimental to economic development in the community.

In summary, Cluster Residential offers the benefits of more efficient land use, more permanent open space, improved protection of the environment, lower costs, diversity of housing stock, improved safety, improved economic and fiscal outcomes for the County, and flexibility for servicing options. All of these are stated goals of either or both of the current draft ASP and the County Plan. In light of this, I do not understand why Rocky View County and Springbank would not want to pursue this land use. I hope that after consideration, the County would allow Cluster Residential development to occur on the same terms and in the same areas highlighted as on the previous draft Area Structure Plan.

I appreciate your time and I am available to answer any questions you may have about my submission.

Sincerely,



From: [REDACTED]

Sent: Sunday, July 30, 2023 12:09 PM

To: Planning Policy <planning_policy@rockyview.ca>; Ravi Siddhartha <RSiddhartha@rockyview.ca>

Subject: my comments on Springbank ASP

In addition to completing the survey, and meeting Ravi & Andrew in an online meeting, I am submitting these more detailed comments on the draft Springbank ASP, attached.

Thank you for taking my comments into consideration.

Re the survey I did NOT receive a notice of receipt when I submitted it - does that mean it did not go thru? Can you please check?

If you did not receive my survey, please let me know and I can submit it again tomorrow, thanks

[REDACTED]

DRAFT Springbank ASP (June 2023) – Notes for RVC Planning, July 2023

From: [REDACTED], Springbank Resident since 1989

THIS IS A MUCH-IMPROVED DRAFT ASP COMPARED TO THE PREVIOUSLY PROPOSED 2 ASPs FOR SPRINGBANK.

(MY COMMENTS AND QUESTIONS ARE IN CAPS, UNDERLINED AND HIGHLIGHTED). Other material is mainly quoted from the ASP, where underlined sentences relate to my comments.

Springbank Vision – MANY OF THE VISION STATEMENTS ARE EASY TO SUPPORT BUT THE PROOF AND THE CHALLENGE IS IN THE IMPLEMENTATION.

... Springbank will offer a rural lifestyle that blends residential uses with its agricultural heritage. High-quality design, viewsheds and open space will all be promoted to ensure that the beauty and tranquility of Springbank is preserved. 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, but with ... Agricultural land uses will continue to be supported, and new development will respect existing agricultural operations. ... Residents and visitors will enjoy an extensive active transportation network linked with open space and community focal points.

Lands adjacent to the city of Calgary will be reserved for future comprehensive development that is compatible with Springbank's unique character, while integrating into the urbanized environment and major transportation corridors within the city. IT'S IMPOSSIBLE TO ACHIEVE BOTH RETAINING "Springbank's unique character" AND "integrating into the urbanized environment and major transportation corridors within the city".

...Future County-led local plans will ensure comprehensive planning and inclusive engagement with residents and landowners in the key development areas of the community.

Goals

Community Character and Appearance

7. Complement the character and appearance of Springbank through high-quality design that: a. preserves and enhances the existing landscape and natural environment; b. recognizes and blends with the immediate surroundings and vistas; and c. supports efficient use of land and encourages provision of accessible public spaces.
8. Provide for attractive and high-quality scenic corridors into the Springbank community along the Highway 1 corridor as well as community corridor running north-south along Range Road 33 from Rocky Range View to Township Road 244.

Housing

9. Respect the existing built environment but explore the use of alternate forms of residential development, such as open space residential and mixed-use development.
10. Establish a framework for the sensitive and orderly infilling of fragmented residential lands to provide for efficient lot sizes that are reflective of a country residential community

Agriculture

12. Support agricultural uses until alternative forms of development are determined to be appropriate. THIS IS NOT REALLY SUPPORTING AGRICULTURE THEN, BUT JUST WAITING FOR A DEVELOPER PROPOSAL ... AGRICULTURAL ENTERPRISES NEED LONG-TERM SUPPORT (FOR MULTI GENERATIONS).

Support diversification of agricultural operations as a means of retaining an agricultural land base.

13. Promote the development of smaller agricultural operations within residential, community, and business uses to maintain the rural character of Springbank

Environment

17. Demonstrate sensitivity and respect for environmental features, particularly through protection of wildlife corridors, the existing groundwater resource, and drainage patterns within the Bow and Elbow River watersheds.
18. Protect, conserve, and enhance existing natural amenities and minimize

impacts on natural areas through sensitive development.

19. Integrate the naturalized open space with active and passive recreation

Map 4 (Existing Land use) and Map 5 (Land use Strategy) – WHAT IS THE PURPOSE/CONTENT OF THE BLUE AREA BETWEEN Hwy 8 and Lower Springbank Rd, to the west of Pinebrook Estates, SHOWN AS “Institutional and Community Services”?

Map 05 (Land use Strategy) – THERE IS ONLY A TINY AMOUNT OF LAND LABELLED “Agriculture” COMPARED TO THE EXISTING ASP RE THE LARGE BLOCK OF OSR ALONG THE ELBOW RIVER, A SIGNIFICANT PART OF THAT IS IN THE FLOODPLAIN AND SHOULD BE SET ASIDE AS GREEN SPACE.

7. Residential

Country Residential Infill – THE FOLLOWING IS MISSING FROM 7.15 AND NEEDS TO BE COPIED & ADDED from **Country Residential**: 7.10 c) demonstrate consideration and accommodation of wildlife corridors as identified in Map 07: Wildlife Corridors.

Open Space Residential

Open Space 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 a variety of conservation, recreation, and small- scale agricultural uses – WHAT GUARANTEE IS THERE THAT A FUTURE ROCKY VIEW COUNCIL WOULD NOT ALLOW OPEN SPACES TO BE DEVELOPED AS WAS STATED BY A PREVIOUS COUNCILLOR? HOW IS THE “OPEN SPACE” BEING PERMANENTLY PROTECTED?

THIS HIGH-DENSITY HOUSING DOES NOT FIT INTO THE EXISTING COUNTRY RESIDENTIAL COMMUNITY. THIS SHOULD BE BUILT IN HARMONY INSTEAD.

... open space areas provide increased opportunities for on-site storage and treatment of stormwater – THIS REFERS TO STORMWATER BUT ONSITE SPRAYING OF WASTEWATER (AND ANY CONTAMINATED STORMWATER) SHOULD NOT BE ALLOWED – IT IS UNACCEPTABLE TO NEIGHBOURS AND DANGEROUS FOR THE ENVIRONMENT AND GROUNDWATER/DRINKING WATER SUPPLY

Area 2: Township Road 242/Horizon View Road – AS A PRIORITY THIS AREA SHOULD BE ADDRESSED FIRST AS A GREEN SPACE, THEN WHATEVER IS LEFT OVER COULD BE DESIGNATED FOR RESIDENTIAL. INCLUDED SHOULD BE ALL OF THE LANDS DESIGNATED Floodway, flood fringe, ESA, riparian setback and steep slopes.

NOTE: NOT ENOUGH OF Area 2 HAS BEEN DESIGNATED AS GREEN SPACE.

8. BUSINESS – BUSINESS COMMERCIAL

Policies General - 8.1 Commercial development shall be located in the areas identified on Map 05: Land Use Strategy, and local commercial uses shall also be considered within the Community Core.

MORE LOCAL RETAIL IN SPRINGBANK IS NOT NECESSARY AND LIKELY NOT VIABLE, WITH THE EXISTING COMMERCIAL PLUS RETAIL AT BOTH BINGHAM CROSSING AND HARMONY AND MORE IMPORTANTLY SO CLOSE IN CRESTMONT, TRINITY HILLS AND MONTGOMERY. LOCAL COMMERCIAL OUTLETS CONTINUE TO STRUGGLE SO MORE COMPETITION IS NOT NEEDED.

15 NATURAL AND HISTORIC ENVIRONMENT

Objectives

- Ensure that development identifies and considers biophysical and heritage assets within the Plan area.
- Minimize the disturbance caused by development to the topography, landscape features, wildlife habitat and water resources of the Plan area through sensitive design that adapts to the natural environment. WHAT DOES THIS PHRASE MEAN?? YOU CAN'T SIMULTANEOUSLY PROTECT AND DEVELOP THE SAME LAND. THIS DESCRIPTION NEEDS TO BE REVISED.
- Support development that preserves wetlands, watercourses, and riparian areas within the Plan area.
- Conserve or replant native and adapted species.
- Protect and enhance existing natural amenities and key vistas across the Springbank and the river valleys

POLICIES for Natural Environment, Wildlife Corridors / Habitat, Wetlands, Riparian Areas NEED TO BE PROACTIVE AND AT THE VERY LEAST, NEED TO BE

STRENGTHENED AS OPPOSED TO STATED IN THIS REACTIVE MANNER. PLEASE REVISE WORDING.

Map 06 (Environmental Areas) COACH CREEK WATERCOURSE (S AND W OF ARTISTS VIEW WEST) SHOULD BE DESIGNATED AS AN ESA AS IT IS ALONG THE WILDLIFE CORRIDOR SHOWN IN Map 07 (Wildlife Corridors)

17 RECREATION

Objectives - Minimize the physical and visual impacts of recreational opportunities to the natural areas and views.

Policies

17.9 Recreational opportunities in the wildlife and biodiversity zones should be passive, low-intensity, informal, and unstructured to minimize the physical and visual impacts to the natural areas and views.

18 ACTIVE TRANSPORTATION, PARKS, AND OPEN SPACE

The landscape, the land, the magnificent views, and access to natural areas are components of 'open space', and their maintenance is a high priority in the Plan area. Open space can be enjoyed and appreciated through physical and visual access. Current and future parks, environmentally significant areas, and other natural areas, greenways, trails, and land for schools and recreation facilities, are some of the opportunities that provide physical open space.

THERE ARE VIRTUALLY NO CURRENT PARKS, ESAs AND OTHER NATURAL AREAS, GREENWAYS, TRAILS IN SPRINGBANK. WE WILL NOT HAVE FUTURE PARKS UNLESS THEY ARE PLANNED FOR IN THE ASP AND THEN DESIGNATED AND SET ASIDE. THIS NEEDS TO BE ADDED TO THE ASP.

Open Space and Parks (PAGE 63)

- Ensure that open space and parks have an ecological, social, cultural, recreational, and/or aesthetic function that operates in a safe and sustainable manner.
- Promote, conserve, and enhance an interconnected open space system, one that is geared to the needs of the identified business areas. **DO YOU MEAN**

“BUSINESS AREAS” OR SOMETHING ELSE?? PLEASE REVISE WORDING OR EXPLAIN WHAT THIS MEANS.

- Provide suitable open space and parks to accommodate development of an interconnected regional and local active transportation network.

18.3 Open space shall be provided through such means as:

- a) the dedication of reserve lands and public utility lots;
- b) the provision for environmental reserve easements, conservation easements, or other easements and rights-of-way
- f) land purchases, endowment funds, land swaps, and donations.

THE ABOVE ARE GREAT TOOLS BUT THESE PROCESSES SHOULD NOT BE INITIATED PIECEMEAL BY EACH NEW DEVELOPMENT. INSTEAD, WE ALREADY KNOW WHERE THE HIGH-VALUE GREEN SPACES ARE, SO RVC SHOULD BE INTERACTING WITH THE LANDOWNERS OF THESE GREEN SPACES AND WILDLIFE CORRIDORS TO INDICATE THAT SOME OR ALL OF THEIR LAND WILL BE DESIGNATED FOR CONSERVATION AS OPEN SPACE, WHICH SHOULD BE REFLECTED IN THE ASP. SIMILAR TO THE PROCESSES SUGGESTED FOR River Access in 18.9-18.14.19

Reserves – THESE MRs AND ERs ARE TRADITIONALLY TINY PARCELS OF LAND WHERE THE ERs WERE CONSIDERED “UNDEVELOPABLE” LAND – SO THEY DO NOT FIT THE DEFINITION OF “GREEN SPACE” OR PARK. IN MANY CASES THEY HAVE BECOME VIRTUAL DOG PARKS.

THE GOAL SHOULD BE: TO IDENTIFY AND PROTECT LARGER GREEN SPACES FOR FUTURE PARKS/GREEN SPACES, ALONG WITH WILDLIFE CORRIDORS – NOT JUST FOR PASSIVE RECREATION BUT FOR THE HEALTH OF EXISTING AND FUTURE RESIDENT COMMUNITIES, INCLUDING PEOPLE, WILDLIFE AND NATIVE PLANTS.

TRANSPORTATION

SPRINGBANK ROADS ARE ALREADY OVERBURDENED ESPECIALLY AT THE HWY 1/ RR 33 INTERSECTION. THE ASP DOES NOT ADDRESS THE PRESENT (BINGHAM) OR FUTURE CONSEQUENCES OF FURTHER DEVELOPMENT IN THE COMMUNITY CORE AND MORE BUSINESS COMMERCIAL

UTILITY SERVICES

Water servicing Map 10 – WHERE IS THE SOURCE OF THE WATER? – BOTH CalAlta and Harmony LICENCES ARE RESTRICTED TO SPECIFIC GEOGRAPHIC AREAS, MUCH SMALLER THAN THE AREAS SHOWN BY THE EXTENSIVE PIPELINES ON THE MAP.

Wastewater Servicing Map 11

WHAT IS THE EXACT LOCATION OF THE “MINOR LIFT STATION” ALONG THE RVC/Calgary BOUNDARY – IS IT IN ARTISTS VIEW OR CRESTMONT?

WHAT IS THE CAPACITY OF THE HARMONY WATER TREATMENT PLANT NOW? AND WHEN SPRINGBANK IS BUILT OUT AS PER THE ASP?

Map 12 – **Stormwater Catchment** – WHY IS THE SMALL AREA WITH PURPLE LINES BESIDE BEARSPAW RESERVOIR – PURPLE SHOWING THAT IT’S IN THE ELBOW RIVER CATCHMENT? SEEMS UNLIKELY? REVISE MAP.

Water Sources – IS THERE A REPORT WITH CALCULATIONS TO INDICATE HOW MUCH WATER IS AVAILABLE IN ALL WATER LICENCES WITHIN SPRINGBANK ASP? COULD THAT AMOUNT PROVIDE WATER FOR ALL, IF BOTH HARMONY AND SPRINGBANK WERE FULLY BUILT OUT AS PROPOSED?

IS THERE A REPORT THAT SHOWS THE CAPACITY OF EXISTING OR PLANNED WATER TREATMENT PLANTS, IF BOTH HARMONY AND SPRINGBANK WERE FULLY BUILT OUT AS PROPOSED?

IF THERE ARE SUCH TECHNICAL REPORTS, WHEN WILL THEY BE MADE PUBLICLY AVAILABLE?

27 INTERMUNICIPAL COORDINATION AND COOPERATION

FUTURE DEVELOPMENT AREAS IDENTIFIED IN Map 05 (Land use Strategy) ALONG THE RVC/Calgary BOUNDARIES – HOW AND WHEN WILL PUBLIC ENGAGEMENT HAPPEN FOR THESE AREAS? OUR EXPERIENCE OF 2 PREVIOUS QUALICO CONCEPT PLANS [FOR THE RESIDENTIAL “Coach Road” DEVELOPMENT (ADJACENT TO ARTISTS VIEW WEST) AND THEIR COMMERCIAL/MALL DEVELOPMENT AT HWY 1/ OLD BANFF COACH RD], WAS THAT THERE WAS VIRTUALLY NO PUBLIC ENGAGEMENT.

Prepared by: [REDACTED], July 2023

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

From: [REDACTED]
Sent: Friday, August 4, 2023 5:32 PM
To: Planning Policy <planning_policy@rockyview.ca>
Subject: Proposed ASP feedback

Hi,

I am writing with serious and troubling concerns about the proposed Springbank ASP.

As a resident raising 3 young kids in what was intended to be a rural upbringing, the proposed development for higher density and additional commercial development is so disheartening.

Whether it's called cluster residential or open space residential, the higher density development is not wanted and highly contradicts the rural residential feel of what the majority in this community desire. I feel strongly that the 1 unit/2acre requirement should be maintained and the higher density development should be limited to only the areas where the higher density is currently approved (eg Harmony).

The commercial development proposed by Springbank airport is also very concerning. We have chosen to raise our family in this rural environment to step away from the noise/traffic/congestion that urban communities experience. In short, we do not want commercial development out here. Please kindly respect residents desire to preserve the small town, country feel! There are sufficient amenities in close proximity that have served Springbank residents for decades. It is absolutely inaccurate to suggest that residents need commercial developments and amenities in this area, we don't. That's one of the reasons we chose to raise our family here.

Aside from my strongest opposition to this development being the risk of losing the rural feeling of this community is the lack of thorough thought being given to infrastructure around RR33 and township roads nearby, along with lack of water and services. When the building occurs and this infrastructure is lacking, requiring significant dollars to resolve, where is this funding coming from. The province has already indicated they will not be funding the required infrastructure so it seems completely irresponsible that the county undertake these plans with a hail Mary hope that funding will somehow fall into our laps.

To summarize my thoughts, I believe the proposed ASP has not met residents continued pleas to maintain the rural feel. Higher density and commercial development is not desired.

I would be more than happy to discuss or share further thoughts on this at any time. Please feel free to contact me at [REDACTED].

Sincerely,

[REDACTED]

From: [REDACTED]
Sent: Friday, August 4, 2023 12:03 PM
To: Steven Altena <SAltena@rockyview.ca>; Planning Policy <planning_policy@rockyview.ca>
Subject: Re: Springbank ASP Concerns

Hello,

I am writing in response to the ASP correspondence and received an out of office message for Steven until Aug 14. As this is timely for me as a resident I am forwarding my message - please see below for the original.

[REDACTED]

On Fri, Aug 4, 2023 at 11:59 AM [REDACTED] wrote:

Dear Mr. Steven Altena,

I hope this email finds you well. Thank you for your response - I am writing to express my deep concerns regarding the Springbank Area Structure Plan (ASP) draft. After carefully reviewing your response and the proposal, several critical issues still need immediate attention.

Density Plans:

One of my primary concerns is the high-density plans outlined in the draft ASP. Higher-density housing options are not suitable for our beloved county's residential community. Springbank's residents have consistently expressed their desire to maintain the area's unique rural character with minimum 2-acre parcel sizes. However, the proposed higher-density developments in the plan disregard our community's vision and preferences.

Consistency with Community Input:

I highlighted the need for more consistency with community input in the draft ASP. Our neighbors have unequivocally expressed their support for preserving Springbank's rural character. The proposed higher-density developments in the plan directly contradict our community's preferences, and this matter must be addressed promptly.

Consistency with the County Plan:

To ensure the success of the draft ASP, it must align seamlessly with the County Plan. The proposed open space residential development's overall density exceeds the County Plan's maximum dwelling units per quarter section. This inconsistency requires urgent attention and revision.

Consistency with Regional Statutory Plans:

The draft ASP also has inconsistencies with the CMRB's Regional Growth Plan, which is disconcerting. The proposed open space residential land use areas show higher densities than the Regional Growth Plan permits. Additionally, the Springbank Airport Employment Area's commercial and light industrial development may compromise the area's beauty and tranquility.

Commercial Development Mixed with Residential:

Including local commercial and residential uses along RR33 in the proposed Community Core is also worrying. It raises serious questions about the financial feasibility of such a move and whether it aligns with the policies outlined in the Regional Growth Plan. We must carefully consider the market demand for these businesses before proceeding with any additional commercial development.

Implementation Issues:

The practical challenges of implementing the proposed open-space residential development have not been adequately addressed. The slow growth rate in Springbank raises questions about the financial feasibility of the proposed plans. Additionally, the required piped water and wastewater infrastructure may need to be revised, and the proposed business live-work component raises compatibility issues.

Viability of Open Space Component:

The viability and management of the open-space component within the proposed open-space residential development are also questionable. Clarity on the public accessibility of the open spaces and potential conflicts with other land uses is crucial before proceeding with this plan. Also, as residents, we have repeatedly articulated that we want pathways and public spaces, but that does not mean we want high-density with them. The two items are not related and do not need to be.

Springbank Airport Employment Area:

The proposed extensive commercial and light industrial development in the Springbank Airport Employment Area may not align with our vision of preserving the area's charm. Conducting an independent market demand assessment is necessary to ensure the viability and need for such land uses.

Community Core:

While concentrating community and institutional uses along RR33 is reasonable, including local commercial and residential uses in the Community Core requires careful consideration. Given the existing approvals for nearby residential development, we must question the need for such land uses.

Mr. Altena, I urge you to address these concerns promptly and ensure that the Springbank Area Structure Plan's final version truly reflects our community's aspirations and preferences.

Thank you for your attention to these pressing matters. I eagerly await your response.

Sincerely,

[REDACTED]
[REDACTED]

On Tue, Aug 1, 2023 at 5:04 PM Steven Altena <SAltena@rockyview.ca> wrote:

>

> Hello [REDACTED],

>

>

>

> Thank you for reaching out regarding the draft Springbank ASP. I work with the Planning Policy team at Rocky View County and am part of the Project Team for the Springbank ASP. I can offer the information below in response to your comments:

>

>

>

> Open Space Residential

>

>

>

> County Administration has proposed the Open Space Residential areas to align with the objectives and policies of the County Municipal Development Plan (the County Plan) and the Calgary Metropolitan Region Board (CMRB) Growth Plan. These policy documents provide direction to Administration to explore alternative development types such as the Open Space Residential proposed in the draft Springbank ASP. We believe the Open Space Residential development type offers opportunities to permanently retain open space land, reduce development footprints, promote housing diversity to accommodate people at various life stages, increase viability of piped water and wastewater servicing, offer alternatives to stormwater management and retain rural character and view sheds. The intent is to develop the Open Space Residential areas to retain the rural character of Springbank by integrating with the landscape and transitioning appropriately to the existing communities.

>

>

>

> Regarding the number of units per quarter section, Policy 10.9 (c) of the County Plan states that area structure plans shall determine the parameters for establishing the maximum number of dwelling units on the basis of developable land within compact residential development. The draft Springbank ASP proposes a residential density of 1.5 units per acre of the gross residential area,

which is the land area less the 50% open space dedication. This is equivalent to an average of 120 units per quarter section. However, the Open Space Residential areas are meant to be considered comprehensively so each individual quarter section within the area may have more or less than 120 units depending on the ultimate layout.

>

>

>

> The specific mechanisms to protect the open spaces from future development will be determined at a later stage however options include municipal and environmental reserve dedication, land use designations, conservation easements, restrictive covenants and others. The ASP stipulates that 25% of the open space must be publicly accessible, there is not an intention to replicate Elbow Valley's exclusivity. The intent is to have a Homeowners Association, Condominium Board or other similar body to maintain the open space.

>

>

>

> The Home-Based Business Hubs are intended to promote a concentration of single buildings with commercial and residential components occupied by the same residents that provide services or small-scale commercial such as doctors, hair salons, art studios, dentists, lawyers' offices and similar. Use within these hubs will differ significantly from County's the current Business, Live-Work District, which allows light to medium industrial, automotive, outdoor storage, intensive agriculture and others as discretionary uses.

>

>

>

> Servicing

>

> The servicing studies are based on the higher population presented in the 2021 South and North Springbank ASPs. The studies will be updated following the presentation to Governance Committee in October to reflect the final proposed ASP.

>

>

>

> Servicing is normally designed and constructed at the developer's cost as a reflected in Section 21 Utility Services within the draft Springbank ASP. Policy 21.21, offers the County the flexibility to be involved with the provision of wastewater service within the ASP should the County acquire a wastewater system, develop its own system or need to assist with negotiations with other service providers.

>

>

>

> The policies of the Open Space Residential area require permanent piped water and wastewater servicing. The requirement to build this infrastructure will be reflected in the conditions of subdivision and within a Development Agreement. Building permits are typically not released until the infrastructure is constructed and inspected by the County. You are correct that Harmony

needed to pump and haul initially, this was an operational necessity in the short term as the wastewater treatment plant did require a minimum flow to operate. The homes themselves still had piped service and the pump and haul was done at the plant itself. Ultimately, when required by policy, permanent piped servicing infrastructure needs to be constructed prior to release of building permits. Interim servicing arrangements, such as Harmony above, are assessed on case-by-case basis and are always intended to be short term.

>

>

>

> Piped water and wastewater servicing will be required for all residential development within the Community Core and Open Space Residential areas. This will reduce the overall need for septic fields and groundwater wells within the plan area helping to protect groundwater health and supply. We appreciate the comment that the recommendation for piped servicing for the remaining areas is unclear, we will work to clarify this policy as we refine the ASP. The intent is for new development to connect to piped servicing when possible/feasible. Where piped servicing is not possible and new development makes use of septic fields, the County will continue to require that the appropriate studies and environmental assessments are carried out in accordance with County policy to mitigate impacts to the environment.

>

>

>

> Springbank Airport Employment Area

>

> Commercial and industrial land uses are proposed for the Springbank Employment Area. Heavy industrial or residential development will not be supported. The intent is to allow for complementary businesses to develop adjacent to the airport lands. These lands will be planned through a County-led Conceptual Scheme with a commitment to a thorough and inclusive engagement process with landowners and residents within and adjoining this area and more broadly with the Springbank community at large to establish a development form on these lands that works for Springbank.

>

>

>

> The CMRB Growth Plan has identified the Springbank Airport as an employment area. The County is currently undertaking an industrial and commercial needs assessment for the Springbank area which will assist to identify the appropriate amount of land required to support these uses considering local and regional contexts. This will be considered, along with community feedback, in the refinement of the ASP.

>

>

>

> Community Core

>

> The focus of the community core is for institutional and community services complementing the existing educational, community and religious assembly uses along Range Road 33. Residential

uses can be permitted but are intended to be secondary to the existing and planned institutional and community uses.

>

>

>

> Transportation

>

> A Transportation Network Analysis was prepared for the Springbank ASP, which identifies the transportation improvements required to support the land-use scenarios and therefore assists the County in short- and long-term capital planning for transportation infrastructure. Transportation improvements are further refined at the local plan and subdivision stages through project specific Transportation Impact Assessments (TIAs). The County will work with Alberta Transportation and Economic Corridors and developers to fund and construct transportation network improvements at the local and regional level.

>

>

>

> For the Highway 1 and Range Road 33 interchange, Bingham Crossing will construct the first stage of improvements to support the Costco development. For the second stage of improvements the County and area developers have agreed to a funding arrangement for a portion of the improvements and are working with Alberta Transportation to secure the remaining funding. The province has committed \$2 million for the second stage of improvements.

>

>

>

>

>

> I trust the above provides information in response to your comments below.

>

>

>

> The survey on the Springbank ASP closed on July 31st, however, we will accept written submissions of final comments up to August 7th, 2023. These comments will be incorporated into a Public Engagement Summary and presented to County Governance Committee in October. Should you wish to submit final comments, please send to my e-mail.

>

>

>

> Please reach out should you need any further information.

>

>

>

> Regards,

>

>

>
> Steve Altena, P.Eng., MPlan
> Supervisor | Planning Policy
>
>
>
> Rocky View County
>
> 262075 Rocky View Point | Rocky View County | AB | T4A 0X2
>
> Phone: 403-520-1286 | Cell: 403-463-9601
> saltena@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: Wednesday, July 26, 2023 3:52 PM
> To: Planning Policy <planning_policy@rockyview.ca>; dkochan@rockyview.ca; Division 1, Kevin Hanson <KRRHanson@rockyview.ca>
> Subject: Springbank ASP Concerns
>
>
>
> Hi,
>
>
>
> We live at [REDACTED]. I am so upset that anything less than 2 acres is being considered for building in our area. Additionally, I have the following concerns - same as many people.
>
>
>
> Costs and who pays, community use land preservation, agricultural loss, traffic considerations = see below:
>
>
>

- > Sincerely, [REDACTED]
- >
- >
- >
- > Open Space Residential (formerly Cluster Residential)
- > ASP proposal
 - > · Two areas totalling 2,555 acres – 6 quarter sections straddling Twp Rd 245 east of
 - > Commercial Court (up to 20% of houses can be “business live-work”) and 10½
 - > quarter sections south of Lower Springbank Road east of RR31
 - > · Maximum housing density of 3 houses/2 acres (1.5 upa); minimum half-acre parcel
 - > sizes – to be serviced by fully piped water & wastewater infrastructure.
 - > o Minimum of 640 house in proposed Twp Rd 245 development
 - > · 50% open space – half of which is to be publicly accessible.
- > Questions / concerns
 - > · Does such high-density housing “fit” into Springbank’s country residential community
 - > of 2 – 4+ acre properties? Or does it belong in Harmony?
 - > o County Plan directs high-density housing to adjacent urban centres.
 - > o County Plan’s references to compact residential development assumed the
 - > same number of parcels / quarter section as with 2-acre parcels.
- >
- > · Who will pay for servicing?
 - > o ASP says it will be developer-paid. However, ASP also includes provisions
 - > for County to front the costs of wastewater infrastructure.
- >
- > · How will servicing be implemented? What is the critical mass for piped wastewater?
 - > o Over the last 20 years, an average of 26 houses were built in Springbank
 - > each year.
 - > o FYI – Harmony relied on pump and haul sewage servicing until its housing
 - > units reached a critical mass. Elbow Valley West relied on pump and haul for
 - > over a decade. This should not be permitted in Springbank.
- > · Is high density housing a good trade-off for 15% more open space?
 - > o Is this really what residents meant when they said they wanted more
 - > pathways?
- >
- > · Who will pay to maintain the “public” open space? How long will it remain as open
 - > space since future councils can simply change its use?
- > · How will public access to open space be assured?
 - > o FYI – Elbow Valley technically has public open space, but to get to it you must
 - > drive by “residents & guests only” signs and have no parking.
- >
- > · Does Springbank need “business live-work” development?
 - > o Council is eliminating this in east RVC because of significant problems.
 - > o Home-based businesses are possible anywhere in RVC – What’s different
 - > about this “home based business hub”? If it is more obviously commercial,
 - > does it fit into community?

- >
- > 2
- >
- > Springbank Airport Employment Area
- > ASP proposal
- > · 1,120 acres of commercial / light industrial development at TwpRd250 / RR33
- > Questions / concerns
- > · Does this much commercial / light industrial fit with the ASP's vision for Springbank?
- > o ASP's vision is "a rural lifestyle blending residential uses with agricultural heritage. High-quality design, viewsheds and open space will ... ensure that the beauty and tranquility of Springbank is preserved".
- > o Do Amazon style warehouses operating 24/7 belong in Springbank?
- > · Is there demand for this much business development? Existing approved development is nowhere near built out.
- > · How will existing transportation network cope with more development?
- > Community Core
- > ASP proposal
- > · Community core along RR33 between Hwy 1 & Springbank Rd – to include community and institutional uses as well as local commercial & residential.
- > Questions / concerns
- > · Should there be any residential development on this stretch of RR33?
- > · Is local retail needed with so much available in west Calgary?
- > · Can local commercial be financially viable? Or will people simply continue to shop on way to/from work?
- > Transportation
- > ASP proposal
- > · The ASP largely ignores the impact its proposed land uses will have on the already overburdened transportation infrastructure in Springbank, especially at the Hwy 1 / RR33 interchange.
- > Questions / concerns
- > · How will RVC ensure that roads are upgraded on a timely basis?
- > · How will RVC avoid a similar 15 – 20-year lag between its approved development at Cross Iron Mills & Balzac and the province upgrading that area's interchange?
- > · What are the implications of changing the labels on many Springbank roads from "regional arterial roads" to "industrial / commercial collector roads"?
- >
- > 3
- >
- > Water / Wastewater Servicing
- > ASP proposal
- > · ASP asserts that there is "cost-effective, sustainable" servicing to support its proposed higher density housing and commercial / industrial developments – without providing any details.
- > · The "cost-effective, sustainable" servicing referred to appears to be the full-build out recommendation from the 2020 Servicing Study. That could provide fully piped

- > services for about 10% of the ASP, primarily along the Hwy 1 corridor.
- > o The cost estimates were \$341 – \$386 million for piped potable water and
- > \$229 – \$286 million for piped wastewater. A total of \$570 – \$674 million,
- > compared to the East Rocky View infrastructure of just over \$130 million.
- > o That study was based on significantly higher population densities and more
- > non-residential development. Are its assumptions still valid?
- >
- > · For the 90% of Springbank not serviced by this infrastructure, the ASP recommends
- > “piped” servicing, but does not explain what this means. In earlier drafts, this area
- > was to be serviced by stand-alone septic fields or communal wastewater systems.
- > Questions / concerns
- > · How does a continued reliance on stand-alone septic fields and/or communal
- > wastewater systems address Springbank’s high water table and risks to aquifer?
- > · Don’t these environmental realities limit the amount of housing that can be built,
- > even at current 2 – 4 acre parcel densities?

From: [REDACTED]
To: [Division 2, Don Kochan](#); [Division 1, Kevin Hanson](#); [Ravi Siddhartha](#)
c: [Division 3, Crystal Kissel](#); ssamra@rockyview.ca; [Division 4, Samanntha Wright](#); [Division 5, Greg Boehlke](#); ashule@rockyview.ca; [REDACTED]
Subject: Concerns regarding proposed Open Space Residential Development along Township Road 245, Springbank
Date: Saturday, August 5, 2023 5:37:3 PM
Attachments: [Letter Re high density development.doc](#)

See attached.

[REDACTED]

To: Springbank Div 2 Councillor Don Kochan DKochan@rockyview.ca
Springbank Div 1 Councillor KRHanson@rockyview.ca
Planning Manager Ravi Siddhartha rsiddhartha@rockyview.ca

CC: Reeve Crystal Kissel CKissel@rockyview.ca
Deputy Reeve Sunny Samra ssamra@rockyview.ca
Councillor Samantha Wright swright@rockyview.ca
Councillor Greg Boehlke gboehlke@rockyview.ca
Councillor Al Schule aschule@rockyview.ca

August 3, 2023

Dear Rockyview Councillors and Planning Department,

I am writing as a nearby, affected landowner in the central Springbank area proposed by Rocky View's conceptual scheme to become "Open Space Residential". This high density housing development of approximately 720 houses would change the Springbank Area Structure Plan (ASP) to facilitate development of the 6 quarters of land on both sides of Township Road 245, from Springbank Middle School to the Old Banff Coach Road/Hwy 1 junction.

The last municipal election saw a group of Rocky View councillors specifically elected on the promise of better listening to Rockyview residents and taxpayers, and ensuring our views are reflected in Council decision-making.

Accordingly, as a nearby homeowner, I wish to register my opposition to this proposal as it currently stands, and join with my neighbours in proposing a better way forward, for the following reasons:

1. **High density housing is inconsistent with the existing surrounding country neighborhood and lifestyle, and is likely to decrease nearby property values.** The proposal is for a Harmony-style development with houses on lot sizes of 0.5 acres. The surrounding neighborhood including Panorama Ridge, Panorama Bay, RR 31, RR 32, Huggard Road and Longeway Place feature acreage lot sizes of 4-20 acres, along with a handful of 2 acre lots. A high density development on the doorstep of this area of central Springbank would likely be detrimental to existing property values, spoil the open rural vistas that are the pride of Springbank, and create an eyesore in the heart of the countryside.
2. **Community consultation has been rushed and inadequate, with a lack of consideration of alternative options for this land.** The "coffee chats" hosted by the Rocky View planning department were held on June 28, the last day of school, with a 2 week deadline for comments. This was the start of summer when most families are away on vacation and unable to become informed, or participate. This has created the perception that Rocky View County is trying to sneak in this high density development "by the back door". Some adjacent, directly and materially affected landowners received no notice whatsoever by the County of the proposed development, as is normally required. While the Planning Department extended its consultation deadline to Aug. 7, five weeks in summer is still a wholly inadequate window for residents to learn about and comment on a proposed change of this magnitude to Springbank. There needs to be truly meaningful and significant public engagement around this proposal.

3. **The Springbank schools are already overcrowded and cannot handle an influx of hundreds more students.** The Harmony development was approved on the basis that it would have its own school. However, this now appears to be years if not decades away. In the meantime, thousands of houses are being built and hundreds of students from Harmony are overflowing the Springbank school system. According to our local school trustee Judi Hunter, the Harmony school is not even yet in the planning pipeline.

Another high density housing development in Springbank would exacerbate this existing capacity problem at the schools. The Rocky View planning department has responded to this concern by simply saying Rocky View County would inform the school division of the development so it can plan accordingly. However Rocky View School Division's hands are tied as they cannot build new schools without provincial funding. Countless other neighborhoods across Alberta have been waiting for such funding to for years or decades with no result. The excellence of the Springbank school system is an integral part of the attraction of this neighborhood. However, its success is now already in jeopardy and this proposed development would further crowd the schools, worsening the problem.

4. **The proposed development would amplify existing severe seasonal flooding of several adjacent homes and land in Panorama Bay, increasing property damage, reducing property values and creating potential liability issues for Rocky View Council.** The facts, photos, and evidence of this flooding are outlined in community resident [REDACTED] July 27 letter, which I support. The intersection of Panorama Ridge and Panorama Bay is the low point where the surrounding land slopes steeply upward to all sides. This intersection is regularly severely flooded in spring, with most water coming from the north (the 6 quarters identified for development). Repeatedly, the water volume has flooded multiple Panorama Bay basements with several feet of water (despite sump pumps, berms etc.), created a wide and fast rushing stream over the road lasting days, and damaged other infrastructure on the affected properties. Furthermore, this area has a high water table, in addition to the run-off.

All of the approximately 25 existing acreages on these two intersecting roads are 4-20 acres, with the exception of about 4 two-acre lots. Additionally, the 6 quarters identified for high density development are currently grazed pasture fields. *This means there is already a flooding problem despite large amounts of grass or pasture land all around that is not hard surface and therefore absorbs water.*

However, the proposed development would add several hundred houses on these fields, on lot sizes of 0.5 acres. As [REDACTED] letter explains, most of a small developed lot is hard surface like house roof or driveway that greatly increases run-off because it doesn't absorb water like a field. Therefore the addition of hundreds of houses would greatly increase the run-off and also flooding and property damage. The Rocky View planning department responded to this concern raised by residents by assuring us in a July 28 email that "stormwater management facilities will be constructed for the development, and may be a combination of traditional pond facilities and low impact development measures such as rain gardens, bio swells, absorptive landscaping, and other measures."

This is unconvincing. With hundreds of new houses creating a built environment of largely hard surfaces, the "absorptive" landscaping could only be a fraction of what it is at present, and yet the existing 6 quarters of undeveloped, "absorptive" grassland already cannot handle the flooding.

The municipality cannot expect to greatly magnify an existing run-off/flooding problem but engineer its way out of it through providing a tiny fraction of “absorptive” surfaces to the existing fielded that are already inadequate to stop the seasonal flooding.

Other recent Rocky View developments such as at Cochrane Lake, included Rocky View County approved “stormwater management facilities” that proved unable to stop the surrounding houses from flooding. We need to learn the lesson from this not repeat the mistake.

5. **The surrounding road infrastructure is inadequate to meet the demands of another high density development.** There is already increasing pressure on the RR 33 (school corridor), roads to/from Harmony, and now plans for a Costco/shopping development around the RR 33/Hwy 1. Existing roads cannot handle thousands more vehicles per day. We Springbank residents chose to live here for its unique country lifestyle and do not want our back roads used by hundreds (or thousands) of vehicles as short cuts to get around traffic jams created by unchecked development despite inadequate infrastructure.

Again, a relevant comparable is Harmony, where a County plan to build an exit road from Harmony to Highway 1 has not materialized despite the development in progress of thousands of houses and resulting mushroom of traffic. The answer from County planners in their July 28 email is that the County will assume the province will provide funding so that “roads and intersections will be improved”. As with the lack of schools being funded by the province to keep up with population growth, this may be only wishful thinking as there is no assurance this will be provincially funded or on the timescale needed.

6. **The development as proposed exceeds the maximum housing density allowed by the Calgary Metropolitan Region Board (CMRB), whose approval is required for it to go forward.** This development proposes densities of an average of 120 houses per quarter, about double the existing density of 65 houses per quarter and clearly much higher than the 80 houses/quarter allowed by the CMRB. It is nonsensical to waste taxpayer money on planning for a high density development which the community doesn’t want, and that based on the recent CMRB rejections of similar schemes, appears doomed to fail anyway.
7. **Potential for water/wastewater servicing costs to be met by Rocky View County taxpayers instead of developers** – as per Policy 21.21 of the new draft Springbank ASP. This is unacceptable. It is standard practice that developers are responsible for water and waste water infrastructure, and this cost not be downloaded on local taxpayers.
8. **Need to slow down, listen to community ideas and input, and evaluate more alternatives** – Following the July 20 meeting of some local homeowners with the Rocky View Planning department, [REDACTED] drafted a letter that summarized some resident concerns and alternative ideas for these 6 quarters, expressed at that meeting. This could include:
 - a. a gradient of density with the highest density along the highway area particularly on the NE side, leading to lower densities on the lands south of Township Road 245 that are consistent with existing parcel sizes (a mix of mostly 4-20 acres with a few 2 acres, NOT “lots up to 4 acres” as stated in the July 28, 2023 emailed response of Rocky View Planning to the meeting participants). The higher density highway area could be a mix of

commercial or high density residential, for example. In conjunction with a plan for stormwater drainage, this could reduce the likelihood of magnifying the nearby seasonal flooding of Panorama Bay homes.

- b. Community support for cluster residential development (clusters of closer houses together with large amounts of undeveloped land preserved in perpetuity). However, this approval is **ONLY** on the basis that the higher density clusters (commercial, high density residential, etc) are located along the highway. Acreage lots sizes away from the higher density NE/highway strip must be similar and in keeping with the existing surrounding neighborhood (4-20 acre parcels), to safeguard the existing countryside that Springbank is known for and its residents cherish.
- c. The necessity for conservation easements (that are in perpetuity and registered on title deed, not just municipal policy, to maintain open space on on the approximately 50% of the land proposed to be left undeveloped. This is to ensure that future councils do not simply approve development of more residences on what was understood and agreed to be "open space".
- d. Consideration of additional alternatives for some of the land, such as maintaining wildlife corridors (as in Canmore planning), public parks and outdoor recreation.
- e. Unanimously, residents are expressing very strong support for a primary network of bike/walking paths to and between key areas in Springbank, such as the schools. We believe this should be a high funding priority for Rocky View in its allocation of taxpayer money. We do *not* agree that secondary paths within developments such as Elbow Valley, Morgan's Rise etc fill this need.

In summary, the conceptual plan as currently proposed for these 6 quarters along Township Road 245 is unacceptable to myself, and I believe the overwhelming majority of nearby affected landowners. I wish further options to be considered, with a longer timescale for community consultation, as outlined above.

I further request to be invited to a meeting with Division 1 and Division 2 councillors before the end of August, at an easily accessible venue in the community such as the Springbank Park for All Seasons or the Springbank Heritage Club. I understand that [REDACTED] has kindly agreed to act as a contact person to set up a date.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Ravi Siddhartha](#)
Subject: Submission for Springbank ASP
Date: Monday, July 10, 2023 11:54:00 AM
Attachments: [Springbank ASP Traffic and RR 33 Commercial Industrial.pdf](#)

Ravi:

I have attached a PDF of the document you requested I send to you - to add to the Springbank ASP submissions.

I also have it in PowerPoint if you would like this format.

Thank you for meeting with me last week.

Let me know if you have any questions.

[REDACTED]

Springbank DRAFT ASP

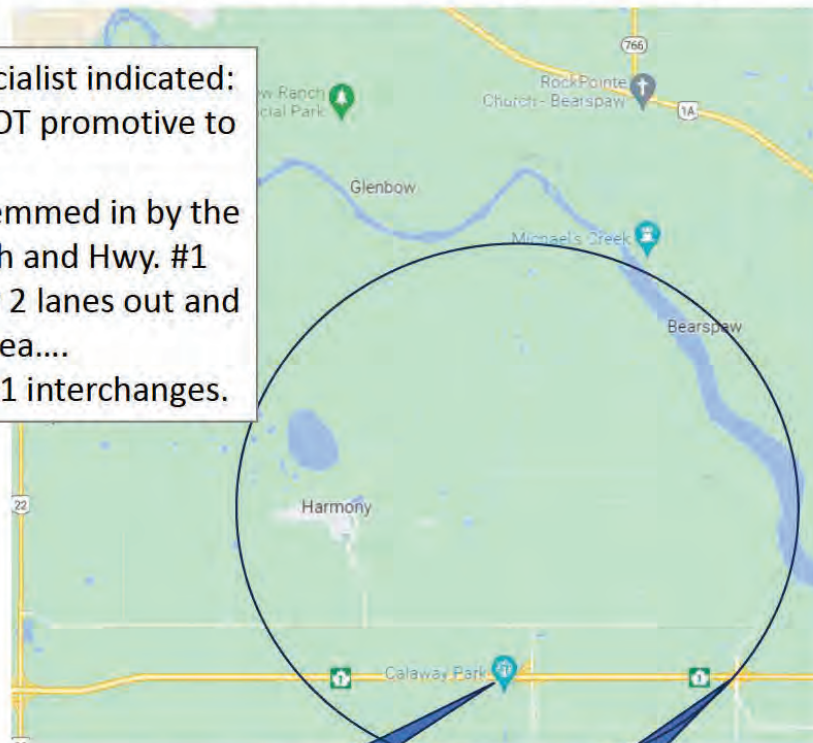
Traffic and the
“Springbank Airport
Employment Area”
RR 33 North

TRAFFIC is a huge concern of Springbank Residents

AB Transportation specialist indicated:
North Springbank is NOT promotive to
a lot of traffic!!

North Springbank is hemmed in by the
Bow River on the North and Hwy. #1
on the south with only 2 lanes out and
2 lanes in the entire area....

On the RR 33 and RR 31 interchanges.



One lane
each way

One lane
each way

The data provided on the maps is provided for informational purposes only. The author of the maps makes no claims or guarantees about the accuracy or currency of the map contents and expressly disclaims liability for errors and omissions in its contents.

Maps are to scale as best as the author can do with City of Calgary and Google maps.

Commercial/Industrial

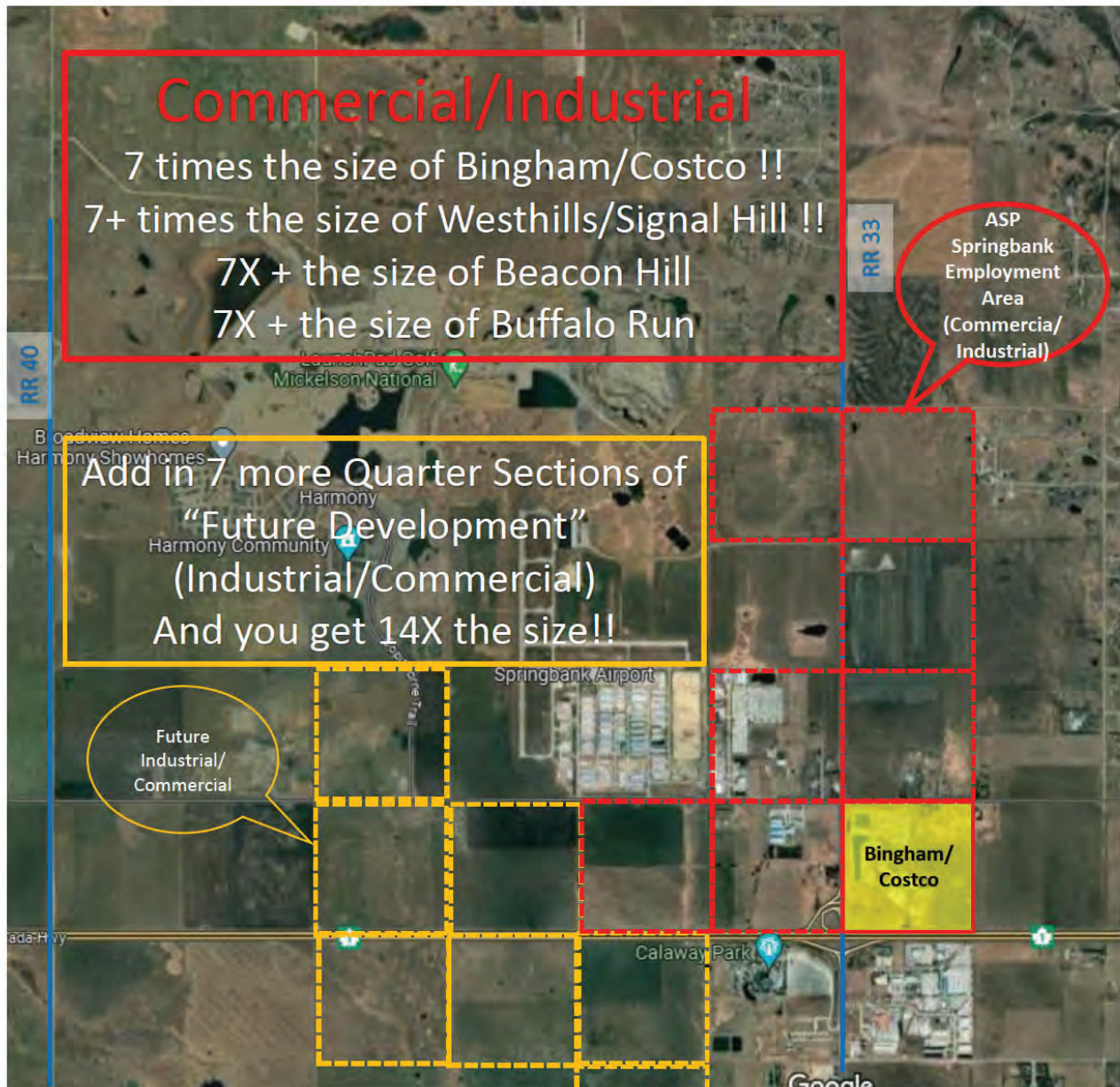
7 times the size of Bingham/Costco !!
7+ times the size of Westhills/Signal Hill !!
7X + the size of Beacon Hill
7X + the size of Buffalo Run

ASP
Springbank
Employment
Area
(Commercial/
Industrial)

Add in 7 more Quarter Sections of
"Future Development"
(Industrial/Commercial)
And you get 14X the size!!

Future
Industrial/
Commercial

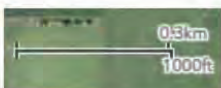
Bingham/
Costco



- This is Bingham Crossing/Costco
- One lane in and one lane out of the development.
- One lane each way over the RR 33 overpass.



- Westhills – smaller than Bingham/Costco
- Westhills is an example of a commercial area with residents using the same roads.
- Westhills has **13 lanes of traffic !!!**
- ...and still traffic backs up terribly



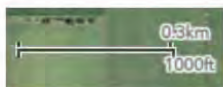
NO other "Costco plus adjacent commercial" in Calgary has residents driving through the traffic to get home !

- Beacon Hill (NO residents using these roads)
- Beacon Hill has 2 lanes in and 2 lanes out of the original Costco and immediate surrounding retail!
 - Traffic is stop and go getting into the area.
- Springbank residents MUST go through this kind of traffic to get in or out of the area on RR 33 and Twp. 250. Parents and school busses drive RR 33 MULTIPLE times a day.
- No other area in Calgary with a Costco has residential folks driving through the traffic congestion!! It is unjust to make residents fight this magnitude of traffic congestion every day.



Original
Beacon Hill
area
Traffic
nightmare!

- Buffalo Run – NO residential accessing this area.
- Gas pump vehicles backed up all around the Costco parking lot
- Line ups to get in.
- Smaller area- $\frac{3}{4}$ the size of Bingham Crossing !
- 5,000 to 9,000 vehicles a DAY – just for the gas pumps!



CTV News Calgary



Tsuut'ina Costco hires local police to alleviate gas station ...

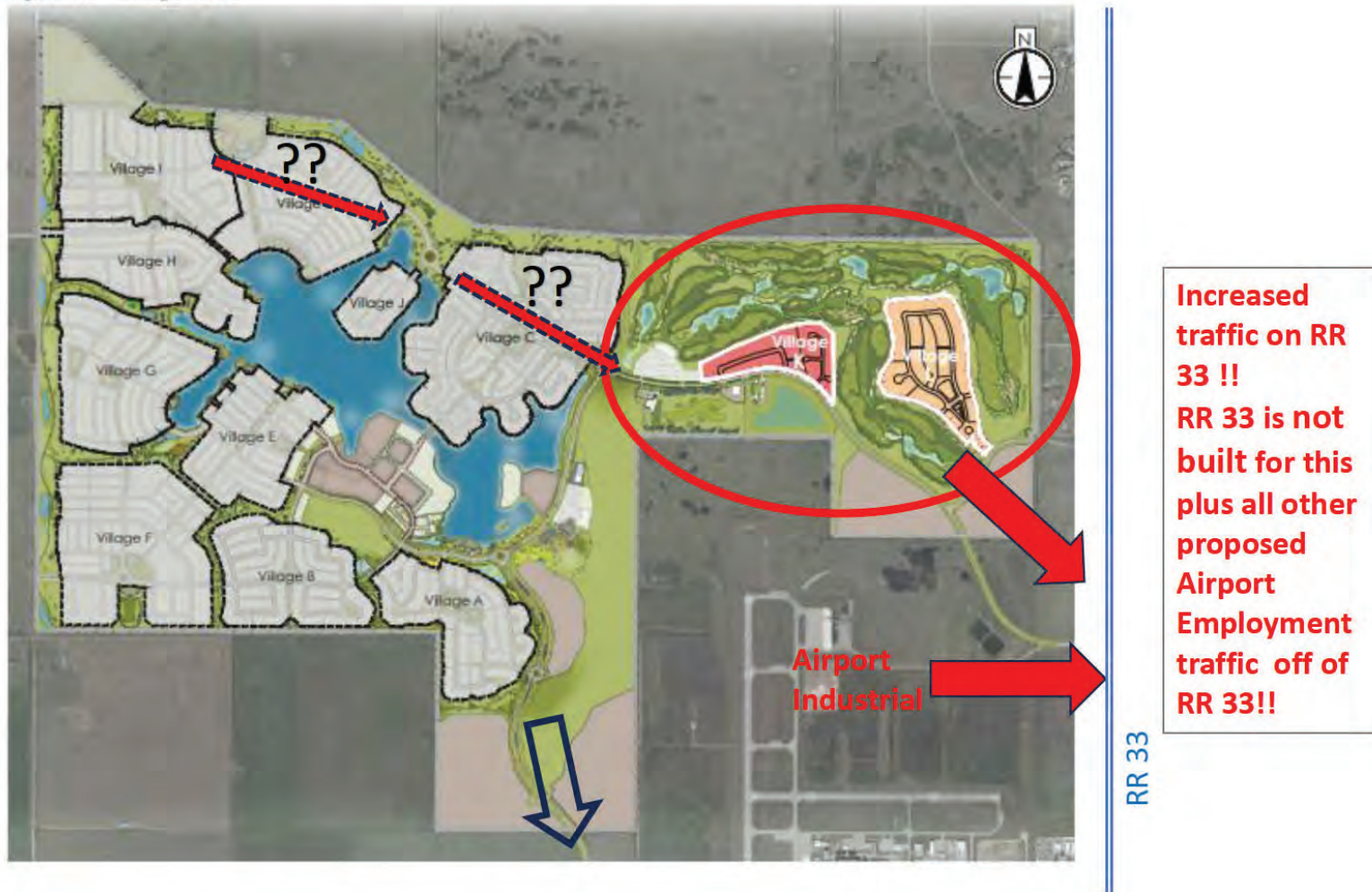
[Visit](#)

Proposed:

Harmony houses are kept away from the public Golf Course, Spa, Commercial, Retail, condos, Employment etc.

The public plus additional East Harmony residents will all accesses via RR 33 !!

Figure 5.0 Village Areas



Traffic on RR 33 from the proposed Heartland Road PLUS the increase from the Springbank Employment area

- 13 acres (5 ha) Employment (how many vehicles??) XXX?
- 8 acres (3 ha) Condos, villas, lock and leave (how many vehicles??) XXX?
- Accommodation for golf course visitors (how many vehicles??) XXX?
- Spa (300,000 to 400,000 per year (958 per day)
- Golf course (how many vehicles??) XXX?
- Additional Harmony housing (how many vehicles??) (10,000 per day??)
- Add the Springbank Airport Employment area (How many cars/transport trucks?) PLUS resident traffic....

How many cars is this on RR 33 North every day ???

Make Harmony use Harmony roads – why are you filtering all the vehicles – large service trucks, busses, public vehicles through RR 33 – impacting the existing Springbank residential and loading RR 33 WAY OVER the capacity it is designed for. ...and then adding on top Commercial/Industrial NOT NEEDED!

Renaming a 2 lane “Arterial” road to “Industrial Commercial Collector” is still a 2 lane Arterial road with limited capacity and you are proposing WAY over this capacity!

The right plan for Harmony traffic ! (Not on RR 33)

Harmony Residential exit out on RR 40 and Village etc. exit on Copithorne Trail

(Not RR 33)

Figure 5.0 Village Areas



Rocky View clearly is going to make the new proposed “Springbank Airport Employment Area”

7 times more the size of:

Buffalo Run

Beacon Hill

Westhills

Add in the 7 quarter sections of “Future Development” and it is 14 times+ the size!

1. Rocky View is ignoring residents’ traffic concerns and clearly Counsellors and planners are ignoring the unique hemmed in status of North Springbank– the area is NOT promotive to a lot of traffic.
2. **PLEASE Councillors – We know for most of you this is not your area, but we need you to be a counsellor for ALL of the County – not just your division and do the right thing.**
3. **You have grossly misjudged the traffic issues on RR 33 and need to stop the Commercial/Industrial from happening on RR 33 North in the Springbank ASP.**
4. Residents do not need any more commercial/Industrial/shopping/coffee shops/restaurants than Bingham/Costco and Harmony Village will provide.
5. Residents clearly do NOT want Industrial/Commercial along RR 33 north and residents did not ask for it. It was never in the ASP before.
6. **You need to stop construction in Bingham/Costco until a proper traffic study is complete and all roads are upgraded including the RR33 overpass.**

Rocky View is grossly overtaxing the entire area, creating a nightmare in an area that will never be conducive to a lot of traffic.

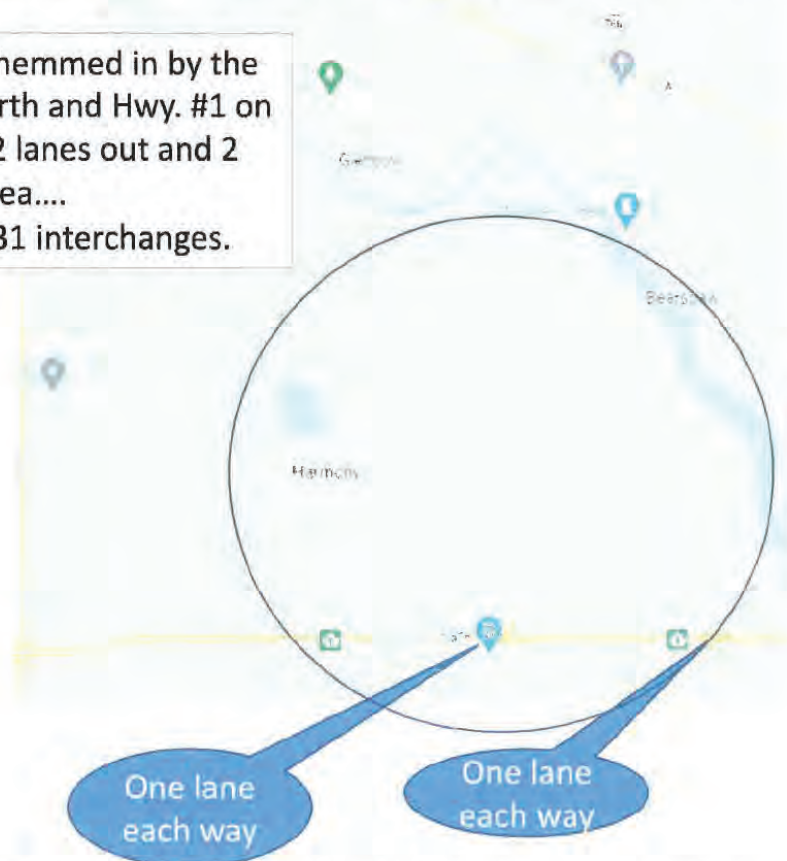


Springbank DRAFT ASP

Traffic and the
“Springbank Airport
Employment Area”
RR 33 North

TRAFFIC is a huge concern of Springbank Residents

North Springbank is hemmed in by the Bow River on the North and Hwy. #1 on the south with only 2 lanes out and 2 lanes in the entire area....
Off of RR 33 and RR 31 interchanges.



The data provided on the maps is provided for informational purposes only. The author of the maps makes no claims or guarantees about the accuracy or currency of the map contents and expressly disclaims liability for errors and omissions in its contents.

Maps are to scale as best as the author can do with City of Calgary and Google maps.

Commercial/Industrial

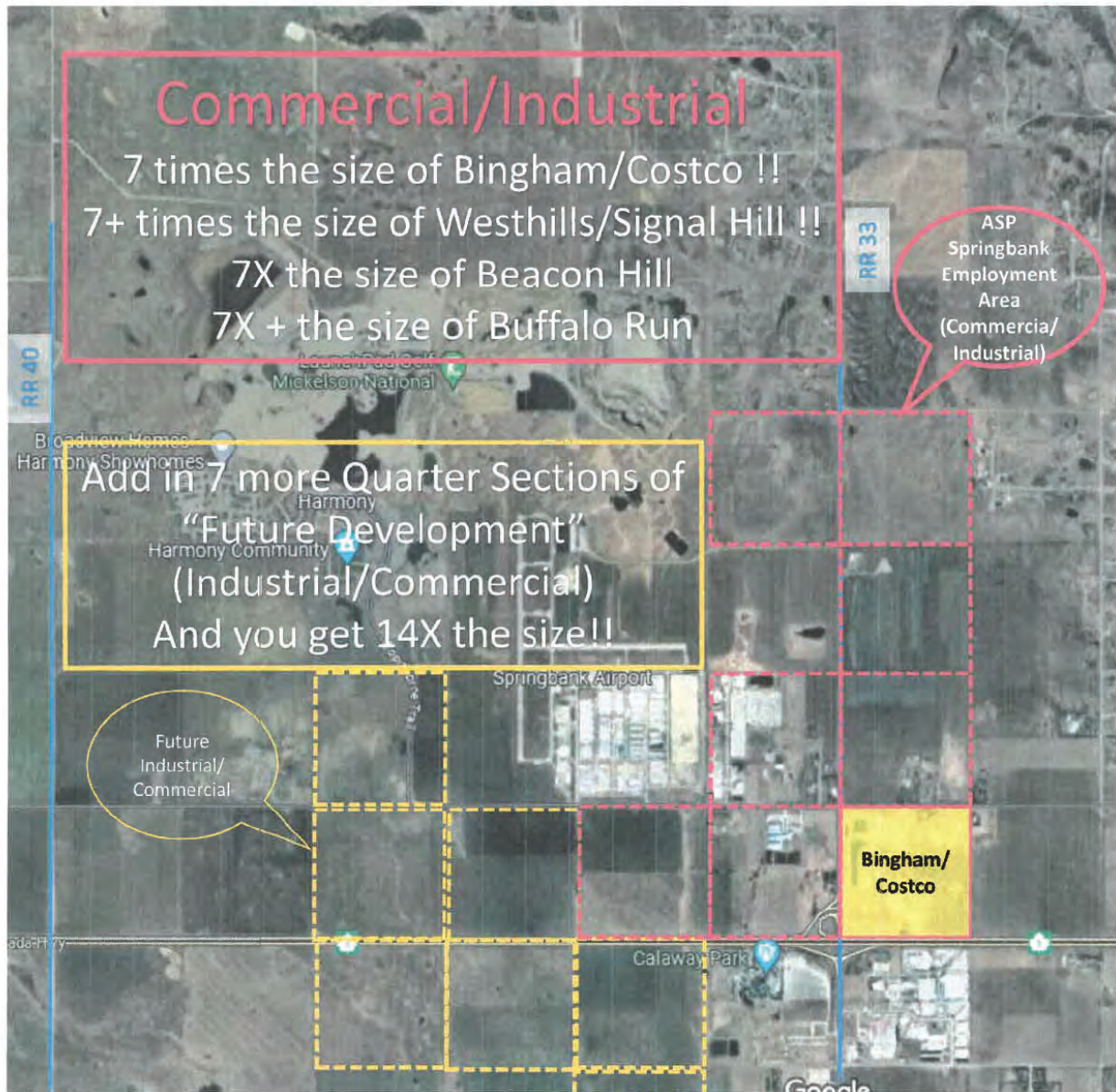
7 times the size of Bingham/Costco !!
7+ times the size of Westhills/Signal Hill !!
7X the size of Beacon Hill
7X + the size of Buffalo Run

ASP
Springbank
Employment
Area
(Commercial/
Industrial)

Add in 7 more Quarter Sections of
"Future Development"
(Industrial/Commercial)
And you get 14X the size!!

Future
Industrial/
Commercial

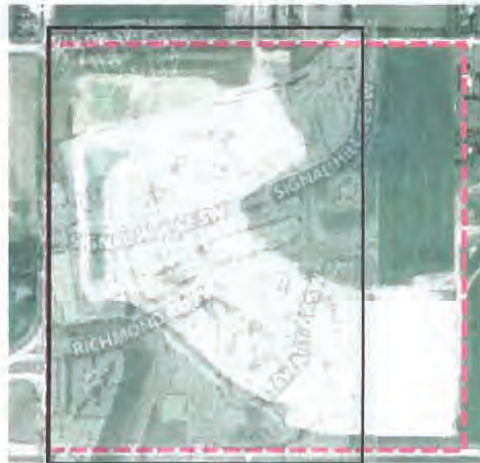
Bingham/
Costco



- This is Bingham Crossing/Costco
- One lane in and one lane out.
- One lane each way over the RR 33 overpass.



- Westhills – smaller than Bingham/Costco
- Westhills is an example of a commercial area with residents using the same roads.
- Westhills has **13 lanes of traffic !!!**
- ...and still traffic backs up terribly



- Beacon Hill (NO residential using these roads)
- Beacon Hill has 2 lanes in and 2 lanes out to Costco and the immediate surrounding retail!
 - Traffic is backed up all the time! Backed up onto Sarcee Trail !
- Rocky View – even if you upgrade the RR 33 Hwy overpass.....
- 2 lane upgrade each way will ONLY get you to the traffic congestion of Beacon Hill – **you need at LEAST 4 lanes each way** over the overpass – AND another exit out of North Springbank (RR 40)!

RV is overtaxing the entire area – creating a nightmare of traffic for years to come!



Original
Beacon Hill
area
Traffic
nightmare!

- Buffalo Run – NO residential accessing this area.
- Gas pump vehicles backed up all around the Costco parking lot
- Line ups to get in.
- Smaller area- $\frac{3}{4}$ the size of Bingham Crossing !
- 5,000 to 9,000 vehicles a DAY – just for the gas pumps!



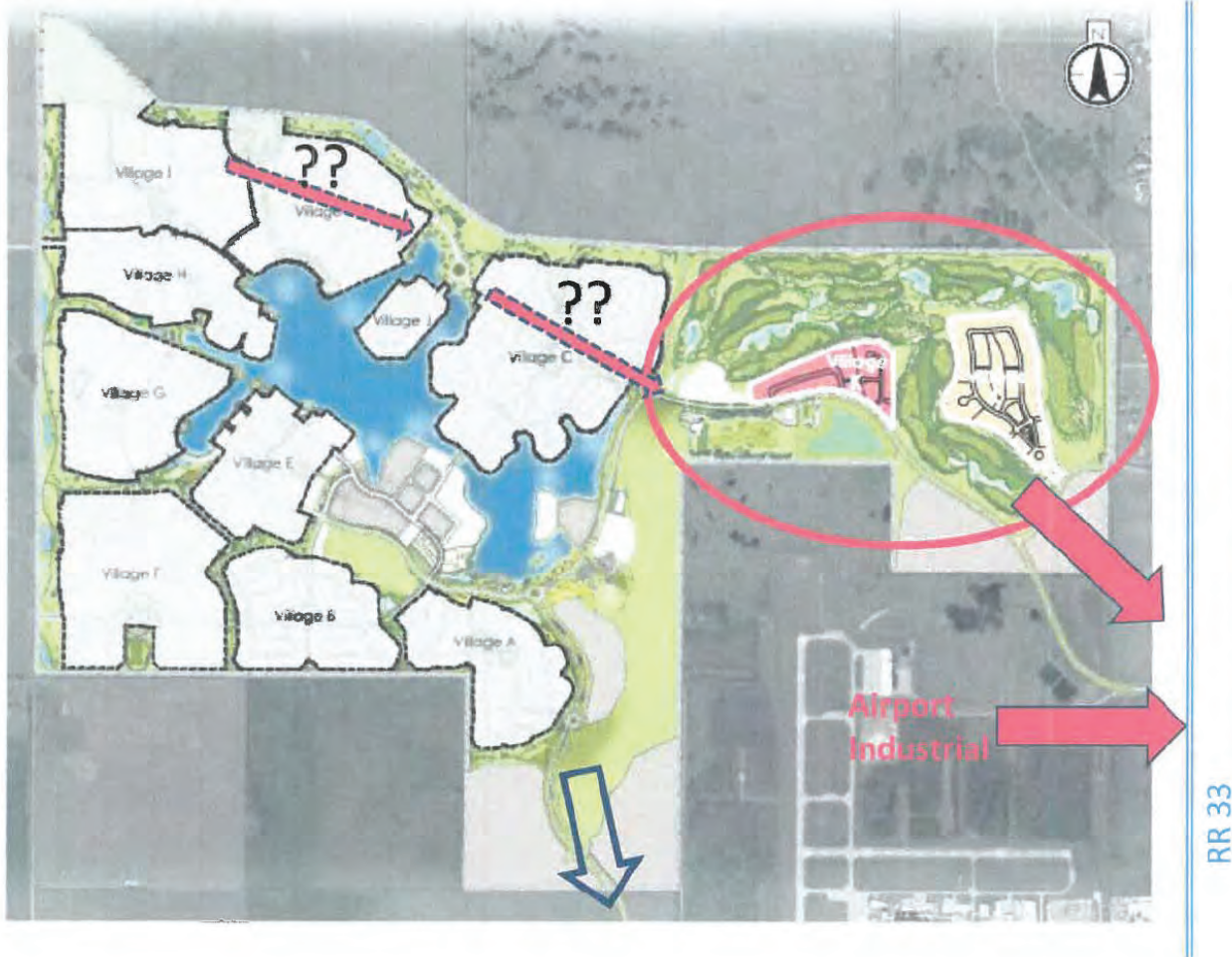
Tsuut'ina Costco hires local police to alleviate gas station ...

Currently:

Harmony houses are kept away from the public Golf Course, Spa, Commercial, Retail, condos, Employment etc.

The public all accesses via RR 33 !!

Figure 5.0 Village Areas



**Increased
traffic on RR
33 !!
RR 33 is not
built for this
plus all other
proposed
Airport
Employment
traffic off of
RR 33!!**

Traffic on RR 33 from Heartland Road PLUS the increase from Springbank Employment area

- 13 acres (5 ha) Employment (how many vehicles??) XXX?
- 8 acres (3 ha) Condos, villas, lock and leave (how many vehicles??) XXX?
- Accommodation for golf course visitors (how many vehicles??) XXX?
- Spa (300,000 to 400,000 per year (958 per day)
- Golf course (how many vehicles??) XXX?
- Additional Harmony housing (how many vehicles??) (10,000 per day??)

How many cars is this on RR 33 every day – on a road with 700 vehicles per day limit ???

Make Harmony use Harmony roads – why are you filtering all the vehicles – large service trucks, busses, public vehicles through RR 33 – impacting the existing residential and loading RR 33 WAY OVER the capacity it is designed for.

The right plan for Harmony traffic ! (Not on RR 33)

Harmony Residential exit out on RR 40 and Village etc. exit on Copithorne Trail

Figure 5.0 Village Areas

NOT out to RR 33 !!



Rocky View clearly is going to make the new proposed
“Springbank Airport Employment Area”

7 times more the size of:

Buffalo Run

Beacon Hill

Westhills

1. Rocky View is ignoring residents' traffic concerns and clearly Counsellors are ignoring the unique hemmed in status of North Springbank– the area is NOT promotive to a lot of traffic.
2. PLEASE councillors – We know for most of you this is not your area, but we need you to be a counsellor for ALL of the County – not just your division and do the right thing.
3. You have misjudged the traffic issues and need to stop the Commercial/Industrial from happening on RR 33 North in the Springbank ASP.
4. Residents clearly do NOT want Industrial/Commercial along RR 33 north and residents did not ask for it. It was never in the ASP before.

Points

1. It is interesting to note that there is little agriculture left on the land use plan. It is true that Springbank is not really rural anymore after the approval of Costco and its urban demand on roads. Therefore why is Rocky View trying to blanket areas of urban/rural interface with rural standards for roads? We already were given a highway in front of our schools instead of a divided street with trees and places to walk and bike. It is time to streetscape range road 33 to create safety and a community atmosphere instead of a highway. The rules of rural road development and active transportation referenced in this document are not suitable going into the future and Springbank needs standards defined more similar to Harmony c/w trails for safe pedestrian access. You can not add more and more population and urban use without addressing the safe movement of pedestrians and bikers. Note: The pathway shown between Harmony and the church does not exist. Also of note is the fact that we lost our pathway between the schools many years ago and nothing has been done to replace it?

A. Road standards should be similar to those used in Harmony or new residential designed roads. Rural road standards are not acceptable now that we are getting shopping malls and Costco. Design standards need to be part of the ASP and concept schemes must exist to guide the safety and cohesive design of the community.

2. There is no clear definition of future river parks. The Crown land at the end of range road 33 is going to be conservation land and must be included in the ASP for adequate planning for future resident and tourist use of the new river conservation park. Note that this is the only flat area to access the Bow River in Springbank and must be utilized for river access and a future park.

A. Include the Bow River Horse ranch lands to the ASP so that adequate planning can be done for future recreational access to the conservation park of the future. Include the future plan for flood fringe of the Elbow to be developed as a future park. This sets up Range Road 33 to be an incredible recreational hub connecting the two rivers. Add a chapter on river parks and their future role in the recreational development of Rockyview. It is incredible that our economic development has no vision for an area that is rich in its tourism and recreational value.

-situated between the Elbow River and the Bow River but no public access or parks planned at this time.

-New Spa in Harmony

-5 golf courses

There are no guidelines mentioned for future conservation for both river valleys and the opportunity to add flood mitigation with parks as done with Fish Creek Park and Bowness Park. Both these parks offer flood mitigation while serving as highly used recreational areas. This is an opportunity not to be missed for future planning of river parks for a large community with no parks.

-Add goals of supporting mechanisms for conservation donations of land during development to achieve river parks.

3. The airport business park is interesting. The community receives nothing from the airport other than more planes and helicopters going over. Should communities north of 250 be required to drive through

3-5 quarter sections of business park to get home to their lovely acreage? How far will property values drop when there is a wall of 3 story buildings in what is now a view for most of the north Springbank population? How will those quarter sections backing onto a business park sell their already approved residential lots when the view is a fence, bulk storage and a 3 storey building. Should Springbank be known as an industrial park next to the airport?

4. I do not agree with increased business parks along range road 33. I do not see the commercial core being quarter sections of development. There should be no industrial along range road 33 as it will be the main route to our future conservation areas and we do not have adequate access to the highway in the next 20 years.

People in Balzac can go north, south and east should traffic back up. The residents of North Springbank can only go south to the highway on two roads. The access east is blocked by Valley Ridge, West, by the airport and North, by the Bow River. This is not an area that can handle any great amount of traffic.

5. Right now large landowners have little choice in what they can do as I understand it. First parcel out or sell to a developer for 2 acre development or go to council and not follow anything in the ASP. Why can we not offer landowners the opportunity to subdivide into larger parcels for creative agricultural uses such as equestrian arenas, cheese making, growing food, wineries, breweries and more diverse uses for food production? I would sooner support small agriculture into Springbank's growing future than industrial business parks with urban buildings? Is there a demand for larger parcels to allow more animals to be part of the community?

-Why can we not encourage long time ranching families to retain their homes and yet subdivide some larger parcels for agriculture? Why does subdivision in this plan focus only on smaller and smaller lots that are extremely expensive to service rather than larger parcels that are more self-sufficient and maintain the agriculture and rural community?

-When you really look at the land use strategy we went from 4 existing quarter sections of business to 7 quarter sections north of the highway for business and from 2 existing quarter sections to 6 quarter sections south of the highway. Add future development along Stoney Trail and there are 17 more quarters designated future development. This is too many lands changing to commercial from residential.

When I review the cluster/open space concept, I believe it is too dense and urban in format for flat farmland, does not address how 100's will share the open space and how the public lands will be maintained and shared with the community. I also believe that a range of lots sizes from 20 acres down is required.

It has been 25 years since we prepared the asp. At that time, we could not put recreation into the plan. Today, recreation is a main sales tool for real estate and there is a breaking point with roads and number of cars that now points to planning for future parks to serve the community.

Thank you and look forward to the next version of the ASP,

[REDACTED]

From: [REDACTED]

Sent: Monday, July 31, 2023 2:54 PM

To: Planning Policy <planning_policy@rockyview.ca>; Dominic Kazmierczak <DKazmierczak@rockyview.ca>; Matt Boscariol <MBoscariol@rockyview.ca>

Cc: Division 1, Kevin Hanson <KRHanson@rockyview.ca>; Division 2, Don Kochan <DKochan@rockyview.ca>; Division 3, Crystal Kissel <CKissel@rockyview.ca>; Division 4, Samanntha Wright <SWright@rockyview.ca>; Division 5, Greg Boehlke <GBoehlke@rockyview.ca>; Division 6, Sunny Samra <SSamra@rockyview.ca>; Division 7, Al Schule <ASchule@rockyview.ca>

Subject: Submission on the draft Springbank ASP

Greetings:

Please find attached our comments on the summer 2023 draft Springbank Area Structure Plan. If you have any questions, please be sure to let us know.

all the best,

[REDACTED]
[REDACTED]

ROCKY VIEW FORWARD SUBMISSION ON THE DRAFT SPRINGBANK AREA STRUCTURE PLAN JULY 2023

Rocky View Forward is a resident advocacy group that represents over 500 families across the County, many of whom reside in Springbank. This submission does not go through the current draft ASP in detail. Instead, it focuses on several key issues that must be considered before the draft is revised for presentation at a public hearing.

These include:

- Lack of consistency with community input
- Lack of consistency with municipal and regional statutory plans
- Specific concerns/questions with land use proposals:
 - Open Space Residential
 - Springbank Airport Employment Area
 - Community Core

These are the areas that need the most revision for the final draft ASP to meet council's core directions – to revise the ASPs to reflect community input and to ensure its acceptability at the CMRB.

Lack of consistency with community Input

Since the review of the Springbank ASP began in 2016, the County has received consistent feedback from residents that they value the unique rural character of their country residential community and want to ensure that it is maintained.

In December 2021 when this council directed Administration to continue the process, Councillor Hanson stated that there had been good buy-in from the community until shortly before the previous draft ASPs were approved by the last Council and that a key objective was “to get everyone back on the train”. That sentiment was echoed by many on council in their direction to Administration to go out and re-engage with stakeholders and revise the Springbank ASPs to reflect the input from that engagement.

The public engagement undertaken in 2022 re-confirmed the community's support for its country residential lifestyle. Although the 2022 survey did not ask for input on residential land use options, over half the respondents made it clear that their top priority was to maintain and protect the rural character of Springbank's country residential community with its minimum 2-acre parcel sizes.

This sentiment was strongly restated at the open houses held in late June 2023 where most residents in attendance expressed strong opposition to the continued presence of any cluster residential land uses. As many individuals stated, if anyone had asked if they were willing to trade-off minimum 2-acre parcels to have trails and pathways within higher density developments, the answer would have been a resounding “no”. People made it clear that what they wanted was pathways that connected their existing communities, not pathways inside higher density communities.

We have observed that there are some residents who appear to support higher density residential development options are supportive so long as the higher density housing is not located close to where they live themselves. In our view, this is a classic example of nimbyism.

Lack of consistency with the County Plan

The County Plan's core growth policies stipulate that development in identified country residential communities, which include Springbank, is supported "in accordance with their area structure plan" (Policy 5.8). This is reiterated in Policy 10.1 which states that "development within ... North and Central Springbank ... shall conform to their relevant area structure plan". The current Central Springbank ASP mandates minimum parcel sizes of 2 acres and a maximum of 64 parcels per quarter section. This is the constraint that the County Plan supports for development within Springbank. The County Plan's policies focus on consistency and compliance with the ASPs that were in place when it was approved.

In discussing possible amendments to existing country residential ASPs, the County Plan encourages consideration of alternative development forms such as "compact residential development". The County Plan doesn't provide any different constraints for compact residential development beyond the general mandate that development shall conform to the relevant ASP, which strongly suggests that whatever development form is used it must comply with the existing ASP's requirements. This conclusion is supported by the County Plan's illustration on page 47 that compares a traditional country residential development with a compact residential development on the same large parcel of land. In that illustration, both development forms include the same number of housing units, simply configured differently. Based on that illustration, there has been a general understanding that overall density in compact residential developments could not exceed the overall density in a traditional country residential development.

This understanding is strengthened by County Plan Policy 5.13 which "direct[s] high density forms of residential development to adjacent urban municipalities".

At public meetings and in recent correspondence with residents, staff are presenting the proposed open space residential development as consistent with County Plan policies. It is difficult to reconcile the proposed overall density in the draft ASP's open space residential development with provisions in the County Plan, without seriously cherry-picking which policies to emphasize and which ones to ignore.

The existing County Plan is the statutory plan with which all ASPs must conform. Its policies were approved in 2013 and relied on ASPs in place at that time. Since all those ASPs defined country residential development as 2 – 4-acre parcels, the County Plan did not need to explicitly define what it meant by "country residential". To now reinterpret the County Plan's policies as permitting smaller parcel sizes if ASPs are amended to include higher densities is disingenuous at best. If such a fundamental

change is going to be made to the County Plan's policy intent, it must be done as part of its upcoming review, not done by stealth through the back door.

The local commercial land uses in the Community Core and the "home based business hub" proposed in the draft ASP are also both inconsistent with the County Plan's policies regarding acceptable locations for business development. The County Plan identified the area immediately adjacent to the RR33/Hwy1 interchange as the appropriate location for additional business development in Springbank.

Lack of consistency with Regional Statutory Plans

In its direction to Administration, council emphasized the importance of aligning the ASP with the CMRB's Regional Growth Plan. Although this draft conflicts far less with the Regional Growth Plan than the 2021 drafts that were rejected by the CMRB, it still has significant inconsistencies which include:

- Excessive densities in the proposed open space residential land use areas;
- Live-work in the open space residential area straddling Township Rd 245; and
- Local commercial in the community core.

As with County Plan policies, staff appeared to be cherry-picking policies from the Regional Growth Plan in explaining "open space residential" development to residents. Although staff presented the proposal as consistent with the CMRB's Regional Growth Plan, that Plan clearly stipulates that the maximum density in its Rural & Country Cluster Placetype is 0.5 dwelling units/acre and to a maximum of 80 dwellings per quarter section regardless of whether those houses are built on traditional 2-acre parcels or clustered onto smaller parcels with open space.

In contrast, the ASP's open space residential land use proposes an overall density of 1.5 units/acre with no maximum number of housing units stipulated. In some discussions with residents, staff have indicated that the maximum number of housing units in the six quarter sections straddling Township Road 245 would be 640 units. In other discussions, they have indicated that the maximum number would be an average of 120 dwellings/quarter section. This latter number is consistent with the ASP's explanation of how to calculate the maximum number of housing units which gives a maximum of 720 units on the six quarter sections straddling Township Road 245. Whichever is correct, they both significantly exceed the Regional Growth Plan's maximum of 480 housing units that would be permitted on the six quarter sections.

The Regional Growth Plan provides for Rural Employment Areas, which would apply to both the local commercial development proposed in the Community Core and the business live-work development proposed for up to 20% of the housing units in the open space residential development proposed along Township Road 245.

The Regional Growth Plan exempts home-based businesses from its Rural Employment Area policies. However, staff have made it clear that the intention for the proposed "home-based business hub" goes beyond what would be permitted under the County's home-based business rules. As a result, this proposal would not qualify for the

exemption. From staff's descriptions, the expectation is that these will be commercial operations with storefronts facing the public space as opposed to a home-based business that blends relatively seamlessly into a residential community.

The local commercial development proposed in the Community Core and the "home-based business hub" along Township Road 245 will both be less than two kilometres from the existing commercial areas in the Springbank ASP (Commercial Court and Bingham Crossing). This appears to conflict with the Regional Growth Plan's prohibition against locating rural employment areas within two kilometres of each other.

It is not clear why the County would pick a fight with the CMRB over any of these aspects of the ASP, especially given that they have weak support, at most, within the community.

Specific Concerns – Open Space Residential

Higher density cluster residential development may be a rational development form, when fully serviced with both piped water and wastewater infrastructure, in actual transition areas immediately adjacent to the City of Calgary, such as Elbow Valley or Watermark. However, it is difficult to see how proposing an average of 120 housing units per quarter section can be presented as a development form that maintains Springbank's rural country residential character.

Such high-density housing fits far more appropriately in Harmony, which has only recently started to gain momentum. Creating a new housing style that will cannibalize Harmony's development is highly questionable, especially given that Harmony already has fully piped water and wastewater infrastructure for its housing while the proposed open space residential areas require installation of extremely expensive infrastructure.

Implementation Issues

Beyond this substantial design "flaw", the proposal raises significant implementation issues. As staff noted on several occasions, growth in Springbank has been slow. Regional population projections foresee Rocky View's population increasing over time at much the same rate as in the recent past, which suggests that Springbank's growth cannot be expected to surge any time soon.

Building permit statistics from RVC's Building Services Department indicate that over the past 3½ years (2020 – June 2023) Springbank built an average of 13.7 new houses per year. At staff's lower estimate of 640 houses in the open space residential area along Township Road 245, it will take over 45 years to build out, assuming that all new residential construction in Springbank is concentrated in this one area.

The higher density proposed in the open space residential development is only environmentally viable if it is fully serviced by piped water and wastewater infrastructure from its inception. However, it is not clear how fully piped infrastructure can be feasible given reasonably foreseeable population growth. If nothing else, piped wastewater services require minimum volumes to function. Even with its own wastewater treatment

plant in place, Harmony initially relied on pump and haul sewage disposal until its population reached a critical mass.

Staff's response to this concern is to assert that fully piped services will be required. This assertion raises additional concerns since the draft ASP includes provisions for the County to "provide or assist with the provision of a wastewater collection, treatment, and disposal system within the Springbank area" (Policy 21.22).

With realistic build-out being this slow, it is highly unlikely that any developer will be willing to front the costs associated with extending servicing to either of the areas proposed for open space residential development. (The cost estimate in the 2020 Servicing Study for piped wastewater infrastructure was \$229 – \$286 million.) This raises the specter of the County repeating a "build it and they will come" investment similar to that still being paid for in east Rocky View, but with an estimated price tag that is twice as high. It is not clear how that would be a fiscally responsible choice.

The 2020 Servicing Study's recommendations were also based on the assumption that Harmony's wastewater treatment plan will obtain approval for an outflow to the Bow River that is necessary to expand its capacity beyond its own anticipated full build-out requirements. Since that has not yet occurred, planning development that relies on future provincial approvals appears foolhardy.

Business Live-Work Component

The open space residential policies for the area straddling Township Road 245 propose to allocate up to 20% of its housing units to what is being called a "home-based business hub" – a maximum of 128 – 144 units. As noted earlier, staff indicated that the intention is to have commercial operations that are more intensive than would be permitted under the County's home-based business rules.

The County is currently in the process of removing its ill-fated business live-work land use district from east Rocky View. Experience demonstrated that this land use form is fundamentally incompatible with either residential or agricultural communities. Given this reality, it is not clear why a similar experiment is being proposed in Springbank, especially since the proposal is also inconsistent with the CMRB's Regional Growth Plan policies dealing with rural employment areas.

Viability of Open Space Component

The proposed open space residential land use will require 50% of its area to be dedicated as open space with half of that (25%) to be publicly accessible. The draft ASP is unclear how those open spaces will be managed, which raises concerns regarding their viability.

In its description of "open space" on page 28 the private open space is to be maintained by a homeowners' association and the public open space by the County. If this is how the open space is managed, the County will be taking on significantly more upkeep costs than it currently has for municipal reserves.

However, it is unclear whether this is the intention since in the policies outlining how the open space residential development will be managed, Policy 7.36 refers to an Asset Management & Revenue Creation Plan to ensure financial stability for the responsible HOA and sound management of all communal and public lands. This policy requires the identification of income generating opportunities, such as user fees, to generate income from open space assets. This suggests that the general public may have to pay user fees to access the “public” open space in these developments, which raises questions as to the actual public accessibility of that space.

Past experience also raises doubts about whether the publicly accessible open space will actually be accessible to those who live outside the immediate community. Elbow Valley has pathways that are theoretically public built on municipal reserve land. However, to access those pathways people must go past signs stating that only “residents and guests” are welcome and have nowhere to park their cars if they ignore those signs. As well, although Harmony originally promised that its open space amenities would be publicly accessible, the reality is that some, such as access to the lake, are only available to members of its HOA and others, such as public riding trails, have never been built.

The proposed open space component includes small scale contemporary agricultural operations as one of its anticipated uses. Community gardens in the private open space might be a viable use of open space. However, it is difficult to see how many other agricultural activities, such as greenhouse operations or animal husbandry, will be “acceptable” adjacent to relatively high-density housing or how their operations could viably provide “open space” accessibility even for those who live in the community.

Specific Concerns – Springbank Airport Employment Area

Although we realize that the CMRB’s Regional Growth Plan provides for a possible employment area adjacent to the Springbank Airport, we question whether assigning 1,120 acres to commercial / light industrial uses is consistent with the overall goals and visions of the ASP. The ASP’s vision clearly states that “Springbank will offer a rural lifestyle that blends residential uses with its agricultural heritage. High quality design, viewsheds and open space will all be promoted to ensure that the beauty and tranquility of Springbank is preserved” (pg. 8).

Commercial warehouses and light industrial operations that frequently operate 24/7 are not consistent with that vision. The traffic, noise and light pollution will have a serious adverse impact on the area’s existing country residential communities. Simply ensuring that these operations are enclosed in architecturally attractive buildings, as proposed in the draft ASP, does not address the real adverse impacts from such a significant amount of commercial / light industrial development.

There is also a significant question as to whether there is market demand for so much commercial / light industrial development in this location. The County’s existing technical studies concluded that there was no demand for additional commercial / light

industrial land beyond what had already been redesignated for such uses. In response to that negative professional assessment, staff are now commissioning a new study with the hope that its conclusions will support their proposed land uses. This ordering is questionable.

It would seem more sensible to undertake an independent technical market demand assessment and then, based on its conclusions, assign appropriate land uses. Doing things in the other order raises concerns about the true independence of that study's conclusions.

Although the existing studies were done a few years ago (2016), there has been little incremental development of those lands in the interim. There is still significant undeveloped land in Commercial Court, Phase 1 of Bingham Crossing, Harmony, and vacant land within the existing commercial / industrial development adjacent to the Airport. If there is enough pent-up demand to require seven more quarter sections of land for these purposes, why has the already available land not been more fully utilized?

The Springbank Airport location is also not as logical a location for regional commercial / industrial development as East Balzac or the proposed development in the Shepard area. In Balzac, there is easy access to the Calgary international airport and the CN logistics yard as well as to the Highway 2 corridor. The Shepard area has comparable access. In Springbank, there is only access to the Highway 1 corridor, which is not as significant a trucking route as is Highway 2. The Springbank Airport is a busy airport, but its focus is on flight training and private aircraft. It is not set up for cargo distribution. Springbank also has no rail link nearby. Another key difference is that the Balzac and Shepard areas were not developed as major residential communities and, as a result, do not have as significant concerns about negative impacts on nearby residents.

There are also realistic concerns that the transportation infrastructure will not be able to cope with the dramatic increase in truck traffic that will unavoidably accompany 1,120 acres of commercial / industrial development between the Airport and Range Road 33. Residents have witnessed the 15 years of gridlock in East Balzac after the County approved Cross Iron Mills and the nearby commercial / industrial development. At least in that area, there is not a substantial residential community that has no option but to use the overcapacity interchange as their only access to and from their homes. Building first and hoping that the resulting traffic chaos will force the Province's hand to fund the necessary road upgrades is beyond irresponsible.

Given all these realities, it is not clear how the proposed Springbank Airport Employment Area can be developed in a manner consistent with the requirements imposed by the CMRB's Regional Growth Plan, which requires, among other things that:

- the location "provide a transportation network suitable for the scale of the proposed development"; and

- “the development is compact and makes efficient use of land, infrastructure and services”.

Specific Concerns – Community Core

Concentrating community and institutional uses along RR33 makes sense since it already has the vast majority of such uses within Springbank. However, there is no rationale for including either local commercial or residential uses along that corridor.

There is ample land already appropriately designated that could provide local commercial opportunities if there was sufficient demand for such businesses – Commercial Court, Bingham Crossing, Harmony. The fact that local commercial businesses have not developed in these locations suggests that they are not a viable business option given how close Springbank is to the wealth of commercial businesses in Calgary. Setting aside even more land for such uses will only cannibalize the land that has already been designated for such purposes.

It is worth remembering that when the Elbow Valley ASP was adopted it included local commercial land uses at the south-west corner of Lott Creek Blvd. and Highway 8. It was never financially viable to establish local retail businesses there so the land was subsequently redesignated for residential development. That change of use makes sense in Elbow Valley. But, along RR33, what alternative use would arise when it becomes evident that local retail could not be sustained? As noted earlier, since this land use is inconsistent with the CMRB’s Regional Growth Plan, it is not clear why the ASP is risking CMRB approval by proposing financially infeasible land uses.

With respect to providing for additional residential development along the Community Core, there is already a significant amount of residential development approved in the Pradera Springs proposed development at the south-east corner of RR33 and Township Road 245. Bingham Crossing also continues to promise its proposed seniors housing, as does Harmony. The existence of these already-approved residential land uses raises serious doubts about the need for any more in this location.

Conclusion

As we indicated in the introduction, this submission focuses on the key aspects of the draft ASP that need to be addressed if it is to successfully comply with Council’s direction. There are many other issues that should be addressed before finalizing the draft in advance of its public hearing. We would be more than happy to sit down with staff and go through the draft in detail to highlight what we see as smaller, but still problematic, elements of this draft.

From: [REDACTED]
To: [Ravi Siddhartha](#)
Cc: [Steven Altera](#) [REDACTED]
Subject: Draft Springbank ASP - Qualico Letter
Date: Tuesday, August 1, 2023 2:20:58 PM
Attachments: [image001.png](#)
[Springbank ASP 2023 draft - Qualico Letter.pdf](#)

Good afternoon Ravi,

Hope you had a nice weekend. Please find our comments on the draft Springbank ASP attached for your consideration. Thank you again for the opportunity to meet and discuss the plan – we found it very helpful.

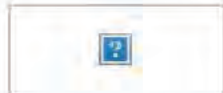
I was wondering if you're able to confirm the next steps and anticipated timelines as I understood them.

- Draft was circulated to City of Calgary in July;
- Review feedback and make adjustments - August – September;
- Governance Committee update and request for direction – October;
- Updates to relevant technical studies and intermunicipal discussion – November – December
- Public Hearing – Q1 2024

We appreciate any further guidance you can provide in terms of next steps, and again, we appreciate the opportunity to participate in this process.

Kind regards,

[REDACTED]



[REDACTED]

[REDACTED]

[REDACTED]

August 1, 2023

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

Via Email: RSiddhartha@rockyview.ca

Attn: Ravi Siddhartha

Reference: Springbank Area Structure Plan – 2023 Draft

Dear Ravi,

Qualico is pleased the County is striving to update the Springbank ASP as it is an important growth area for Rocky View County. We thank you for the opportunity to participate in the recent coffee-chat sessions as well as our follow-up meeting on July 18th.

In providing our comments on the current draft that was presented to the community on June 28, 2023, we'd like to highlight our concerns, supported by our recommendations, and requested revisions. We feel these revisions would serve to enhance the Plan ensuring a viable, healthy, and sustainable community for existing and future residents. Our concerns are focused on:

- The additional layer of planning proposed for the Future Development Areas, and the added uncertainty and substantial delay this creates;
- Removal of policy to support or provide an avenue for planning and development of the Coach Creek lands, which were comprehensively planned with Rocky View Council, Alberta Transportation, the City of Calgary, and obtained CMRB Administrative approval;
- Lack of policy alignment with service availability, demonstrated by the removal of policy to support the Coach Creek lands advancing, which have a viable servicing solution planned and ready to be implemented by HAWSCo;
- Removal of policy from County Residential Infill that provided a rational approach to support one acre parcel sizes where servicing was available; and
- Business-Residential Transition and the blanket 50 metre setback of commercial and industrial buildings to a residential area.

Further details and recommended revisions to address these concerns are provided in this letter.

Future Development Areas

The Future Development Area (referred to as Special Planning Areas in the previous version of the draft ASP), and particularly these areas along the eastern boundary serve as a bridge between urban and rural areas and intermunicipal boundaries, and therefore, are an essential piece to carefully consider from a planning and implementation perspective. Focusing on these areas as a priority of the ASP supports a seamless and sustainable transition that benefits both urban and rural communities.

These Future Development Areas also present an opportunity to develop critical infrastructure and offer a suitable environment to realize and establish infrastructure projects that are vital for supporting the desired land use. Infrastructure such as roads (e.g. Old Banff Coach Road realignment), utilities (piped water and wastewater), and public amenities can be strategically planned and implemented within these areas to ensure efficient and effective development in the greater Springbank area.

Despite the critical nature of the Future Development Areas, the proposed policy (Policy 12.2) adjustments have resulted in policy framework that requires a County-led ASP amendment for Future Development Areas. This restriction on the ability of landowners to advance planning in the Future Development Area is compounded by the requirement to stage this ASP amendment following a County-led planning exercise for the Community Core and Springbank Employment Area.

The resulting impact on timing of an amendment to support development within the Future Development Areas is both extensive and inflexible, especially given lands identified as 'Coach Creek' have undergone thorough planning and engagement in recent years to support subsequent design and implementation exercises. The Coach Creek, as well as Melcor, lands (*see Attachment A*) are unique and should be identified as such in the Springbank ASP. The Coach Creek lands were planned through a collaborative planning exercise undertaken in 2020-21 with both County and City of Calgary involvement. Extensive intermunicipal collaboration, public engagement, technical analysis, and planning work was completed to align the vision for these lands with the existing and proposed Springbank ASPs, the RVC/City of Calgary Intermunicipal Development Plan, the County Plan, and the Interim Growth Plan. The resulting Highway 1 / Old Banff Coach Road Conceptual Scheme and supporting land use application was recommended for approval by Council and CMRB Administrations respectively. The proposal was ultimately rejected at the CMRB level for political reasons at the time. No other Future Development lands in the Springbank ASP have been planned to date, nor are they afforded specific policy support within the Intermunicipal Development Plan (IDP) (excepting the Burnco lands).

From a technical perspective, these lands are physically separated from the balance of the eastern Future Development Lands via topography, drainage, and the presence of Range Road 31/Old Banff Coach Road. Furthermore, the Coach Creek lands specifically offer the following

infrastructure solutions/improvements which benefit the broader Springbank community as well as developing communities within the City.

- Staged reconfiguration and improvement of Old Banff Coach Road in collaboration with Alberta Transportation, the City of Calgary, and Rocky View County – a comprehensive network study of Old Banff Coach Road was approved by these authorities as part of the Old Banff Coach Road Conceptual Scheme application;
- Source water protection – Qualico is actively planning the adjacent Crestmont lands in collaboration with the City, which presents an opportunity to explore source water solutions with intermunicipal benefits;
- Piped Water and Wastewater – These lands are supported by planned expansion of the HAWSCo water and wastewater servicing network and can therefore be immediately serviced in concurrence with implementation activities. A Feasibility Analysis has already been completed in support of the previous planning approvals. With the recent expansion of the Hawsco wastewater line to serve the Bingham Crossing development, the infrastructure has not only been sized to accommodate developments downstream, but the proximity of this critical infrastructure has been increased;
- Transition and interface management – the west half of section 36 is uniquely positioned in that the ownership of both quarters has continuity with the ownership eastward within the City. The ability to comprehensively plan in terms of land use, infrastructure solutions, architecture and urban design elements, recreation and open space amenities, and timing are highly advantageous.

In light of the extensive planning and previous Council support for these lands, we respectfully request the County make the following policy adjustments to the draft ASP.

Policy 12.2 With the exception of agricultural development exempt as per Policy 12.1, an comprehensive County-led amendment to this Plan is required to remove any part of the Future Development Areas designation and define appropriate land uses, development densities, and supporting servicing and infrastructure.

Re-include Policy 12.5 The Future Development Areas may be amended in isolation or concurrently, according to each area's ability to meet the criteria listed in Policy 12.4.

These amendments will ensure the Plan is sufficiently flexible and rational, while offering a clear vision for the future of these lands, including key criteria to be addressed prior to development advancing, and importantly creating a plan that allows Council and Administration to approach planning in the Springbank area opportunistically as new information and solutions arise.

County Residential Infill

With respect to the County Residential Infill policies, we request that the originally proposed policy 7.17 be re-introduced as it provides the necessary and logical flexibility to accomplish comprehensive planning on the larger infill parcels such as the remaining Artists View lands (Infill Opportunities Area 10). We note that 1 acre lots are suitable to provide transitions in areas adjacent to urban development, and the existing boundary treatment north of Artist's View include lots considerably less than 1 acre. Additionally, revised mapping in Appendix C of the draft Springbank ASP clearly identifies piped servicing opportunities for several of the Infill Opportunity areas. Inclusion of the notwithstanding policy provides sufficient flexibility for Council to consider reductions to parcel sizes on the larger infill parcels, which is consistent with the higher order planning framework. The originally proposed policy is noted below for reference.

Policy 7.17 Notwithstanding Policy 7.16, parcel sizes below 0.80 hectares (1.98 acres), and to a minimum of 0.40 hectares (1.00 acres), may be supported subject to:

- a) the availability of satisfactory communal or regional potable water and wastewater servicing, in accordance with municipal servicing standards.*
- b) the provision of open space and/or active transportation routes, as required by the County.*
- c) management of the interface with existing country residential development, addressing the policies and requirements of Section 11 (Transitions) of this Plan.*

This policy poses no risk to the approvability of the Springbank ASP as it remains consistent with the Regional Growth Plan and better reflects the County's commitment to transitioning towards new and improved development forms.

Business-Residential Transition

Section 14 of the draft ASP addresses the development of non-residential uses in proximity to and adjacent residential areas. While we agree with the intent of this policy area, the associated policy takes a 'blanket' approach to facilitating outcomes, rather than providing flexibility for specific approaches where these typical requirements would not be considered necessary or reasonable. Specifically, Policy 14.5 requires a 50 metre setback of commercial and industrial buildings to a residential area. This setback may be appropriate in the majority of cases, however, in the instance of the Coach Creek lands (for example), a transition from more traditional urban residential uses to commercial is excessive and not required. Accordingly, we request this policy be amended to provide some flexibility for instances where this setback is not relevant and/or necessary.

14.5 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, unless otherwise approved within a Conceptual Scheme.

Closing

As outlined within this letter, we have significant concerns with a select number of policies and approaches that have been incorporated within the latest version of the draft Springbank ASP. The current draft is a plan to plan with respect to the Future Development Areas, and our position is that much of the planning work has already been conducted for a portion of this area. It is recognized that meaningful collaboration with the City of Calgary is required in order to support and advance Conceptual Schemes along the shared boundary, and Qualico is prepared to lead that exercise on behalf of our land holdings.

We trust this information is helpful and we look forward to continued collaboration with the County in developing and enhancing the Springbank community. We would be pleased to discuss our comments further at your convenience. Please feel free to contact me at [REDACTED] or [REDACTED]

Thank you in advance for your consideration.

Sincerely,

[REDACTED]

[REDACTED]

Attachments: Attachment A – Subject Lands

Attachment A - Subject Lands



From: [REDACTED]
To: [Ravi Siddhartha](#)
Subject: Meeting July 11
Date: Friday, July 7, 2023 10:02:00 AM

Ravi

I had arranged a meeting with you on April 11. Unfortunately I can no longer make the meeting.

In brief my concerns are mainly around water servicing. I fail to understand the plan for building piped water services. My calculations show there is not enough water available in all the existing water licences to supply Springbank at full build out. Nowhere in the ASP is water capacity addressed. There is clearly not enough water in the Harmony and Calalta licences. Add to that their delivery is restricted by licence to specific lands.

In addition the asp states developers will bring their own water to any development. How will RVC ensure the reservoir and pipelines get built to the ISL plan?

Sorry for the cancelation but I am having health issues.

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Ravi Siddhartha](#)
Subject: Follow up with a meeting with [REDACTED]
Date: Sunday, July 30, 2023 5:35:05 PM

Hi Ravi,

Thanks again for meeting with me and some of my siblings. Hopefully what we talked about and what I will write in this email, can be shared with the planning counsel and even the City of Calgary representatives. Our family farm is [REDACTED]. There are 400 acres, about 300 acres are considered floodway, and about 100 acres are not in the floodway. The farm was included in the last area structure plan under cluster development. Right now the farm is no longer in the area structure plan. We would like to see the farm put back in the area structure plan under "Open Space Residential".

As we shared with you at our meeting, [REDACTED] has been in Springbank since 1886 and was part of the small group that actually named it Springbank. Maybe this does not mean much to some people, but we certainly feel that we should have a strong say in what occurs with our land. We understand that planning is needed, but should not be forced on us by a few loud people and be controlled by the City of Calgary. It's ironic that Calgary has so much power over what happens in Springbank and our land; when our ancestors came to Springbank a few years before Calgary was even a city. The other voice that seems to be so powerful is some of the land owners of 2 acres who do not want any more development. Again, it is ironic that the only reason they live where they live is because a farmer sold his land to a developer who then sold the 2 acres to that individual.

We feel the "Open Space Residential" makes a lot of sense for our land. I would like to give you an example of why. One example could be clustering 100 homes on 1/2 acre lots on land not in the floodway. The 300 acres of land in the floodway would then be owned and used by the people of those 100 homes. In this example, the ratio would be 1 home every 4 acres. Much less than even the old system of 1 home every 2 acres.

We hope you can share this with both Springbank Planning and the City of Calgary. We know we are looking out for our interests, but in this example, we think that we are being very reasonable.

Thanks again for all your help.

[REDACTED]

From: [REDACTED]
To: [Steven Altena](#)
c: [Dominic Ka mierzak](#); [Rhonda Pusnik](#); [Division 2, Don Kochan](#); [Matt Boscarol](#)
Subject: Re: Comments on Draft Springbank ASP
Date: August 1, 2023 1:30:37 PM

Apologies for re-sending but I neglected to include Matt on the email string. [REDACTED]

On Tue, Aug 1, 2023 at 12:58 PM K W <[REDACTED]> wrote:

Steve,

I am not certain whether your email was intended as a response on behalf of Matt Boscarol (his email of July 20) however I surmise it is. It is also unclear if your email was inviting feedback; regardless I will provide some since inaccuracies need to be addressed.

As per your suggestion I took some time to familiarize myself with the Rocky View County, [County Plan](#) and the Calgary Metropolitan Region Board, [Growth Plan](#).

In neither of these plans do I see a reference to 1,075 acres of the Springbank Airport Employment Area and specifically to have them littered along RR33 north of TWP250.

In the County Plan there is reference to Springbank as containing a “country residential area structure plan”, as being one of many “country residential communities” and containing “commercial activity is situated adjacent to the provincial highways, primarily at Range Road 33 and Springbank Airport”. I take this last quote to mean the four corners of RR33 at HWY 1 (Commercial Court, Calaway Park, Bingham and Edge School) and not on RR33 north of TWP250. The other aspect is Springbank Airport which I take to mean their federal lands and the quarter section to the south between TWP250 and HWY1.

In the Growth Plan there is a reference to the Springbank Airport Employment Area however the Springbank Airport Employment Area is noted as being outside of a preferred growth area. The Growth Plan mechanism for an employment area to occur outside of a preferred growth area is for the applicant municipality (i.e., Rocky View County) to provide rationale as to why the employment area cannot be located within a preferred growth area. As per my letter of July 14 Rocky View County is pushing the commercialization of North Springbank. This commercialization is not being pushed by the Calgary Metropolitan Region Board nor by the majority of Springbank residents vigorously opposing developing further business areas.

I am not comprehending this subterfuge by Rocky View County to commercialize Springbank north of HWY1. Perhaps you will furnish a copy of the letter (and map) from Rocky View County to the Calgary Metropolitan Region Board invoking the Growth Plan mechanism to create the Springbank Airport Employment Area outside of a preferred growth area.

Regarding your information on transportation, that is a lot of bureaucrat-ese. There was an article in the recent edition of the [Rocky View Weekly](#) discussing upgrades to the RR33 bridge at HWY1 that also adds to the confusion. It now seems there is a consortium of provincial and municipal governments along with a cabal of developers who are going to do something along RR33

between TWP250 and TWP245 in an unspecified period. The 'something' to be done appears to include ramps and traffic circles for 3 of 4 directions on the compass, creating a safety issue with 3 lanes of traffic over a 2-lane bridge deck, a hope no motorists seek Old Banff Coach Road and then TWP250 or TWP 245 as an alternate route, a prayer vehicle counts at Bingham and Harmony don't eclipse the horizon of road upgrades (like the HWY566 bridge funding [announcement](#) 14 years after CrossIron opened).

Again, back to my letter of July 14 Rocky View County has approved an amount of development that will result in traffic that is untenable for RR33. If your new estimate of a population projection of 17,150 people in Springbank is accurate then about 11,295 of those people will come from Harmony (4500 homes*2.51 people), never mind the commercial aspect of Harmony, plus now Costco as an anchor for Bingham. Untenable.

In short, I want to know in plain language that my commute to and from my residence will not be impacted in time, safety, or experience and the Springbank setting of my residence will retain rural character and view sheds.

Finally, if the North and South Springbank ASP proposals were rejected by the CMRB and therefore not in use by the County, then no member of the Project Team should be comparing them to the current Draft Springbank ASP. Rather, the comparator is the legal (by bylaw) 2001 Springbank ASP and the input by Springbank residents from the 2022 and 2023 public engagement sessions.

Thanks

██████

On Fri, Jul 28, 2023 at 12:22 PM Steven Altena <SAltena@rockyview.ca> wrote:

Good afternoon ██████,

I work with the Planning Policy team at Rocky View County and am part of the Project Team for the Springbank ASP. Your comments on the ASP (attached) have been received and will be included within the engagement summary presented to County Governance Committee in October. I can offer the information below in response to your letter:

Public Engagement

We acknowledge that not all residents were able to attend the engagement sessions held on June 27th and 28th, 2023. We heard from participants at these sessions that residents needed more information and more time to provide feedback. In response we have:

- Extended the survey deadline from July 14th to July 31st

- Offered one-on-one meetings with the Project Team throughout July
- Sent mailouts regarding the Springbank Airport Employment Area survey to Idlewild Estates and Country Lane Estates

To date we have received over 500 survey responses and staff have attended more than 25 one-on-one sessions. Administration will prepare a feedback summary report for presentation to the County's Governance Committee in October, and we will then receive further direction from the Committee on the ASP project considering the feedback provided.

Open Space Residential

We acknowledge that the County did not conduct extensive engagement previously on the cluster residential type. The previous South and North Springbank ASPs that were presented to the Calgary Metropolitan Region Board (CMRB) in 2021 included 7,558 acres of cluster residential, however, the current draft Springbank ASP includes 2,555 acres of cluster type identified as Open Space Residential, a significant reduction from what was previously proposed. County Administration has proposed the Open Space Residential area to align with the objectives and policies of the County Municipal Development Plan (the County Plan) and the CMRB Growth Plan. These policy documents provide direction to Administration to explore alternative development types. We believe the Open Space Residential development type offers opportunities to permanently retain open space land, reduce development footprints, promote housing diversity to accommodate people at various life stages, increase viability of piped water and wastewater servicing, offer alternatives to stormwater management and retain rural character and view sheds.

Economic Assessment

The 2016 commercial and industrial needs assessments conducted Tate Economic Research focused on local need within the Springbank Area. The CMRB Growth Plan has identified the Springbank Airport as an employment area and the County is currently reviewing regional need in a new assessment. This will be considered, along with community feedback, in the refinement of the ASP.

Transportation

The Springbank ASP Network Analysis will be updated following further direction from Governance Committee in October. The 2020 analysis was based on a population projection of 36,400 for the combined 2021 North and South Springbank ASPs that were not successful at CMRB. The County has taken steps to reduce the intensity of development within the draft Springbank ASP resulting in a population projection of 17,150.

The Transportation Network Analysis identifies the transportation improvements required to support the land-use scenarios and therefore assists the County in short- and long-term capital planning for transportation infrastructure. Transportation improvements are further refined at the local plan and subdivision stages through project specific Transportation Impact Assessments (TIAs). The County will work with Alberta Transportation and Economic Corridors and developers to fund and construct transportation network improvements at the local and regional level. The County is committed to ensuring road network improvements are in place to support existing and new development traffic in order to provide for a safe, efficient transportation network.

Thank you for providing your comments and concerns on the draft Springbank ASP, they will be included in the engagement summary presented to Governance Committee in October and considered as we refine the ASP. Please reach out should you need any further information.

Regards,

STEVE ALTENA, P.ENG., MPLAN
Supervisor | Planning Policy

ROCKY VIEW COUNTY

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

Phone: 403-520-1286 | Cell: 403-463-9601
saltena@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: Friday, July 14, 2023 11:41 AM
To: Matt Boscariol <MBoscariol@rockyview.ca>; Division 2, Don Kochan <DKochan@rockyview.ca>

Subject: Comments on Draft Springbank ASP

Matt and Don,

Attached are comments on the Draft Springbank ASP that are in addition to the online survey.

Matt - please share with staff as needed.

Don - please lobby your peers on the Council and Governance Committee.

Thanks



July 14, 2023

Rocky View County

Attention: Matt Boscariol and Don Kochan (via email)

Re: Draft Springbank ASP

Rocky View County (County) has invited public comments on the Springbank [Area Structure Plan](#) Summer 2023 Draft (ASP) that was released on June 16, 2023. I live on the north end of RR33 and consider myself to be personally and directly adversely affected by aspects of the ASP.

The never seen before land use designations of Springbank Airport Employment Area and Open Space Residential are in competition to the ASP stated Springbank Vision of offering “a rural lifestyle that blends residential uses with its agricultural heritage. High-quality design, viewsheds and open space will all be promoted to ensure that the beauty and tranquility of Springbank is preserved” and are contradictory to the April 2022 Engagement Summary.

Resident Input

The ASP states “Through the process of preparing this Plan, several opportunities were provided to landowners, residents, adjacent jurisdictions, and other stakeholders for input on the development of policy.” While this may be true what appears to be missing from the statement and the ASP is that the County chose to heed the advice of residents.

As evidenced, the April 2022 [Engagement Summary](#) Springbank Area Structure Plan Review contains input to the County that does not appear in the ASP.

During 2022 engagement and when asked about the potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor and around the Springbank Airport, 50% of respondents opposed this idea. Within that majority opposition, the County was provided with sentiments along the line of commercial development mars the landscape and creates congestion from Calgary and passing travellers, there is an existing commercial transition in place along the Ring Road between Calgary and Springbank, and the resident preference to move away from business infrastructure to the Springbank countryside.

Missing options during the 2022 engagement was 2,555 acres of Open Space Residential so there was no direct question however the majority of comments on lot size and housing type preferred the country residential (2-acre lot) designation. The County was provided with comments such as maintain and protect the country residential character that makes Springbank a special and unique rural community and to keep Springbank from turning into city like living. I believe I also heard there is more than 80 years of approved development in Springbank in reserve as only 30-40 lots are developed annually so it is unclear why the County’s Governance Committee is promoting this cluster style.

Commercialization

In addition to the majority of respondents opposing the proposal to develop further business areas in Springbank the County contracted professional advice from Tate Economic Research Inc. (Tate), which also seems to have been overlooked when drafting the ASP.

In the [Commercial / Retail Demand and Capacity Study](#), Springbank / HWY 1 Area, August 2016 study, Tate concluded “The current population in the Springbank Area does not warrant a substantial amount of retail space. Springbank Area residents have access to a wide array of retail and service uses in neighbouring Calgary and Cochrane.” Further, Tate said, “There is a significant amount of planned / approved retail development in Springbank and the surrounding area” and Springbank could support a retail supply perspective of 185,000 square feet (in 2016) and up to 449,500 square feet by 2031. Current approved commercial activity at Springbank Airport (2,000,000 ft²), Bingham (270,000 ft²) and Harmony (115,000 ft²) have eclipsed this square footage (Costco alone meets the Tate 2016 recommendation). Tate goes on to say, “if the Harmony and Bingham Crossing developments build out as planned, there will not be a requirement for additional commercial lands to support the convenience needs of Springbank Area residents” and “that the designation of additional commercial lands in the Springbank Area is currently not required”.

In the [Springbank Industrial Needs Addendum](#), Rocky View County, December 2016 study, Tate concluded “that the demand for industrial land has been overstated”. Tate found there is industrial supply of 23 acres of vacant lands within the Springbank Mountainview Industrial Area and 155.5 acres of vacant lands in the designated Springbank Airport Interface lands south of the airport. Tate goes on to say it “has not quantified the historical absorption in Springbank and therefore cannot comment on the adequacy of the existing supply” however then says, “that consideration should be given to designating additional lands given its unique locational attributes”. It seems odd a professional would disqualify themselves from being able to offer an opinion only to offer an opinion. However, Tate does say earlier in the study “Anecdotal evidence through conversations with industrial land brokers indicate that demand for smaller 1 to 2 acre industrial lots in Springbank is steady, and there could be 5 – 10 acres absorbed per year.” Given the vacancy in Commercial Court and the 100% vacancy of the Interface lands the anecdotal evidence of the industrial land brokers was unreliable.

Regardless, it is dubious that the County could have possibly inferred from resident input or from the Toronto based Tate that Springbank requires 1,075 additional acres under the Springbank Airport Employment Area designation in the ASP. It is also disconcerting this land use designation is being tested in the ASP months ahead of a pending (Sept 2023?) economic assessment study to update the Tate information. Perhaps the County should engage with the Springbank Airport to see what Mr. Stock can do to remove the car collections and man-caves from the airport making it possible for complementary uses to locate within the airport lands before considering TWP 250 lands. There is certainly no call for RR33 lands.

Additionally, at a one-on-one session (with [REDACTED] a RVC staff member implied the ‘Future Development’ lands (7 quarter sections) bordering HWY1 west of RR33 will likely also be denoted as ‘commercial/industrial’ lands. If so, this is a bait and switch tactic that is not grounded in reason, study, or public consultation.

Traffic

According to the [Springbank ASP Transportation Network Analysis](#) (2020) the County is already aware that Range Road 33 is currently described as a Regional Arterial two-lane rural paved standard road with a peak of 700 daily vehicle trips. The intersection at TWP250/RR33 is shown currently not to operate at an acceptable standard for primary traffic movement (Watt assigned an F). The 2018 vehicle count on RR33 North was at 666 vehicles daily which means in 2023 the standard for RR33 is exceeded.

Since the 2020 Transportation Network Analysis the County has approved an amendment to add more density to Harmony and approved Costco at Bingham (Watt didn’t account for Costco traffic in their FAR).

The Harmony amendment (2022) provides there will be the new Regional Heartland Service Road connection to Range Road 33. This east access road will access the business, institutional, golf course, regional park, and

residential uses (at least 1,000 of 4,500 homes) on the east side of Harmony. The east access road may also provide direct access to the proposed employment lands within the federal Springbank Airport. Finally, Harmony predicts their Regional Heartland Service Road will mean greater than 10,000 daily vehicle trips.

The Bingham development, specifically its anchor tenant Costco, recently (2023) went through a Subdivision Development Appeal Board hearing process that did not consider a probable count of 800 vehicles per hour. The proposal by the developer is to only build 2 roundabouts. One is on RR33 just north of the HWY1 bridge and the other is a bit further north at the intersection of RR33 and TWP250 roads. These roundabouts will only serve to queue the vehicles to the 2-lane bridge over HWY1 and queue the vehicles from westbound HWY1 to RR33 and little else.

The concern, as demonstrated in the ASP, is Rocky View County Councillors, Administration and now their Subdivision Development Appeal Board continue to ignore voices of Springbank residents and expert testimony (transportation engineer) that the TWP250 2-lane road, the RR33 2-lane road and the RR33 interchange at HWY1 already does not sustain the commercial and residential traffic from existing approved developments, namely Calaway Park, Commercial Court, Harmony, Edge School, Bingham, and the Springbank Airport, and is promoting an additional 1,075 acres of commercial.

It is astonishing the County has the courage to continue to promote this commercialization and traffic intensity while concurrently assuring residents the 2-lane bridge on RR33 will suffice with 2 proposed roundabouts for decades longer. And changing the names of the roads from 'Regional Arterial' to 'Industrial Commercial Collectors' doesn't help with the traffic count nor with gaining trust of residents that the County has their best interests in mind.

Inadequate Consultation

The County has limited and restricted consultation on the ASP. The limitation was a two-hour slot on June 28, 2023 for all residents to have their say before the Canada Day long weekend and the start of summer holidays. The restriction of a few hours on June 27, 2023 for a subset of only adjacent residents to have their say on the Springbank Airport Employment Area, again on the eve of the long weekend and summer vacation.

When queried about the inadequacy of the consultation efforts on the ASP that establishes a legal framework for the coming decades in Springbank the County responded with "Unfortunately, Administration was unable to arrange the open house for an earlier date, and scheduling time after the Canada Day long weekend was too late to catch people prior to them leaving for vacation in July."

To borrow from the journalist [Rex Murphy](#) "This is not communication. It is verbal smoke, fog, marsh gas, stultifyingly boring in intent and effect, a smog of words, coming up a ventilator shaft from the sewer of bureaucratese."

Why is the County merely going through the motions of checking a box on consultation rather than actively seeking meaningful feedback that will be used to re-draft the ASP in the view of the already expressed desires of the residents?

Sordid Element

A new consequence to the current commercialization in and around the rural fabric of Springbank is the attraction of an element of society that is opportunistically surviving off the honest work of others. Rural crime is on the rise and the crime rate is 36 per cent higher in rural Alberta than it is in urban areas, according to a 2021

[report](#) by Statistics Canada. The police-reported crime rate in rural parts of Alberta was 7,632 per 100,000 people in 2021 compared to urban areas of Alberta where the rate was 4,958 per 100,000.

Promoting additional commercialization is creating more opportunity for the element of criminality to travel through the Springbank community to scout potential targets. The previous local MLA said Rocky View County committed a portion of their \$9 million in 2019 MSI capital funding to hire 3 additional RCMP officers but the MLA did not know whether or where the 3 officers were deployed other than not in Springbank. Since 2019, no further funding has been committed by Rocky View to policing manpower, facilities, or equipment through the MSI funding stream.

In speaking with the Cochrane RCMP detachment, they don't have the resources for community policing and can only dedicate one member to drive the major roads of Springbank once a week during daylight hours and once a week during non-daylight hours.

Summary

Through this demonstration of not listening to residents a trust and credibility issue arises that the County is merely 'checking a box'. Based on historical decision making it seems highly likely the County (Governance Committee and Council) will ignore residents' concerns and prop up developers under the guise of these never seen before land use designations (Springbank Airport Employment Area and Open Space Residential) that suddenly appeared in the ASP.

It appears the County is trying to duplicate the \$80M indebted East Balzac experiment (massive mall, commercial & industrial warehousing) with their proposed commercialization of Springbank. It seems the County has no concept of appropriate land use development with the furtive attempt to commercialize an area with little population and a long-standing highly sought-after country residential area.

I am personally and directly adversely affected by the commercialization of North Springbank, particularly on RR33, and strongly object. The relief sought is the ASP should not expand business or commercial land use beyond the existing land use (Map 4) until further study and then, if needed, should be minimally co-located within the Springbank Airport or infinitesimally on TWP250. Should the commercialization in the ASP be about agricultural producers seeking retirement benefits then a solution could be an [Agricultural Land Reserve](#) where the government administers a farmland preservation program or a land trust paying fair market value, the land is kept as agricultural land, and can continue to be farmed on a lease basis.

Thanks

[REDACTED]
[REDACTED]

From: [REDACTED]

Sent: Monday, July 31, 2023 2:51 PM

To: Planning Policy <planning_policy@rockyview.ca>

Cc: Division 1, Kevin Hanson <KRHanson@rockyview.ca>; Division 2, Don Kochan <DKochan@rockyview.ca>; Division 3, Crystal Kissel <CKissel@rockyview.ca>; Division 4, Samanntha Wright <SWright@rockyview.ca>; Division 5, Greg Boehlke <GBoehlke@rockyview.ca>; Division 6, Sunny Samra <SSamra@rockyview.ca>; Division 7, Al Schule <ASchule@rockyview.ca>

Subject: Comments on Springbank ASP Update

Please find attached my comments on the Springbank ASP.

--

[REDACTED]

Comments re: Revisions to the Springbank ASP

I have several points to note regarding the Springbank ASP draft and appreciate your attention on this issue:

1. Open Space Residential (Cluster Housing)

- The draft is assuming that OSR/cluster residential is necessary, when it is not. The draft is putting anywhere from 95-120 units on a quarter section.
- As the **Regional Growth Plan** states in Section 3, rural and country cluster should be in a focused area, where servicing can be accessed, with no more than 80 units per quarter section. Country residential continues to be an acceptable place-type in the RGP.
- The **County Plan** itself directs dense population growth to urban areas (such as Harmony) which already has water and wastewater infrastructure. The CP's "compact residential" was acceptable to residents in 2013 as it follows the ASP guidelines for no more than 64 units per quarter section.
- Presenting an ASP with excessive density to the CMRB will likely result in another refusal. Please stay within the limits defined by the RGP and 2001 ASP, or simply proceed without the OSR, which is what the majority of residents prefer.
- Although Harmony (UPA = 5) is not part of the ASP, it sits on the ASP boundary. This hamlet has existing infrastructure, is developing local commercial services and doesn't need density competition nearby.
- The proposed HOA for the Clustered housing allows for it to charge fees, so are the trails really free to the public?
- The County will incur higher costs with maintaining the proposed open space and trails.
- As soon as density occurs, anything related to existing agriculture faces unnecessary issues. The machinery noises during seeding, haying, harvesting and associated dust, along with animal smells and noises are not compatible with urban style development. Add to that the dramatic increase in traffic that makes moving animals and machinery dangerous.
- The most easterly lands identified on TWP 245 are prone to a high water table and consequent overland drainage. There is simply no absorption, and the excess water at different times of the year flow through a residential area to the south, flooding basements and their road. Further development on these lands will exacerbate this.
- Past public consultation indicates that the majority of SB residents do not want Cluster-type housing, as it doesn't fit within the existing acreage community. This was re-iterated at the Open Houses in June.

- The draft ASP is imposing a land use for the future that has no financially viable servicing available. The Servicing Strategy projects up to half a billion dollars will be required to service only a small area adjacent to Highway 1, a cost that should not be borne by the County and is out of reach for a developer.
- Planning's reason for adding OSR to the ASP is that it provides open space. This is not what residents have asked for; we have asked for trails and pathways to connect us from one area to another. We already have our own open spaces on our own properties.
- Consultation in 2022 showed about 85% of residents want the status quo for housing, ie: 2+ acre country residential with no clustering nearby.
- Perhaps in 8-10 years, the landscape will have changed sufficiently in Springbank for cluster-type housing to be considered, but at this time, there is no known demand.
- Harmony provides the dense housing already in Springbank and will for many years, as it is only building on average 74 houses per year since 2020, and can build up to around 4000 homes. At this rate, buildout will take decades. Springbank itself is only building 12 houses per year on average since 2020. The demand is just not there now.

Viable Option for Cluster Housing

- If Council chooses to include OSR in this ASP, consider the lands that are truly adjacent to Calgary, such as the lands immediately west of Valley Ridge and Crestmont, east of the Old Banff Coach Road interchange (RR 31)..These are the Qualico and Melcor lands.
- This is the most logical and appropriate place to transition from city to County and, like Elbow Valley, has both an interesting undulating topography and a real ability to connect to the city of Calgary water and wastewater infrastructure. RVC and Calgary have already proven that they can indeed work together as development partners on the Shepard lands in the southeast.
- Servicing from the (literal) edge of Calgary onto the Melcor and Qualico lands along Highway 1 will be far less costly than running lines from Harmony, and the developers will pick up the more appropriate costs.
- These lands on the west edge of Calgary will keep the density and associated traffic out of the acreage and farming areas of TWP 245, Panorama Ridge and RR 32, a win for all.
- The Coach Creek development on the Rudiger Ranch hasn't proceeded, and is too close (according to the RGP) to the Bingham Crossing lands to be a commercial area.

Live Work Hub

- How this land use appeared in the draft ASP is anyone's guess. With up to 20% of the clustered housing able to be live-work, we are looking at over 100 of these odd units that will have store fronts on a home.
- The lands are outside of the area that the County Plan identifies as suitable for business uses, and encroaches on the existing farms and acreages, is unwanted and unneeded.
- The County already allows for Home Based Businesses of different intensities, and that is far more logical than creating a "hub" of businesses which would draw even more traffic to TWP 245, and would be above and beyond the traffic that the high density housing and Commercial Court will attract. .
- If a landowner in this area wishes to re-designate land, they have a right to apply for this already and could proceed to a Public Hearing.
- A few years ago, the County added the Live-Work Land Use in east Rocky View in order to bring several properties into compliance, but found it created more problems than it fixed. Consequently, Council has directed staff to remove that land use from the Land Use Bylaw, and I do not welcome this particular land use now in Springbank because of unforeseen issues in the future.
- More business development draws more crime, Springbank doesn't have any kind of decent policing and the criminal element knows it.

2. Airport Employment Area

- Once again, Planning has added a new land use on RR 33, "Airport Employment Area", which is called "Rural Employment Area" in the Regional Growth Plan.
- The RGP directs employment areas to a Preferred Growth Area (Harmony) that has "adequate infrastructure, circulation and services". This is where the employment area belongs.
- The draft ASP has placed the employment area on RR 33, directly south of Rocky Range View, Idlewild and Country Lane Estates, taking up 3 full quarter sections of land.
- Nowhere is there any justification for this large amount of land, as the Industrial Land Needs Assessment notes there is low demand and land is still available.

- The SB airport is not like the Calgary International Airport at all. It isn't equipped for large aircraft, and is mainly a training airport which makes it the 6th busiest in Canada.
- What is the employment area supposed to be for if there isn't really any businesses associated with the airport other than training? There are no answers to this.

Viable Option for an Employment Area

- Because the airport entrances are along TWP 250, it is again logical to consider the lands that are adjacent to it, closer to the airport and Harmony's water and wastewater servicing.
- Once Harmony builds the overpass at either RR 34 or RR 40, this industrial-type traffic will be able to use those roads to access Hwy 1 and not have to travel on RR 33 near the acreages or Bingham Crossing (which, by the way, will have more than enough traffic once Costco is built). Keep the industrial traffic and buildings off RR 33.
- An employment area on TWP 250 makes more sense because of its proximity to water/wastewater servicing, a dense workforce from Harmony and Cochrane traveling on TWP 250, and is adjacent to the actual airport, not creeping down a road toward country residential.

3. Community Core

- The community has somewhat agreed that a logical place for community institutions and recreation belong on RR 33, between the schools, with limited commercial capacity.
- The land identified as the "Core" is comprised of the 4 quarter sections on both sides of RR 33, something that wasn't envisioned by the community.
- The main "wishes" for RR 33 were a coffee shop and a small convenience store. Some developers want to build hotels and restaurants here but this is completely out of character for RR 33. .
- There was no indication during previous engagements that there would be general residential along RR 33, and consequently it was rarely brought up in previous comments.
- There is an existing parcel of land, Pradera Springs, which was redesignated 3 years ago for seniors' living, but nothing has happened there yet, and it was for sale last year.


Viable Options for the Core

- The County owns 79 acres of land east and NE of the High School/Park for All Seasons. This is the future home for a community centre and park, which is a perfect location and size.
- RR 33 is home to 3 schools, a church, and the Heritage Club, all institutional uses, but the traffic is overwhelming and dangerous during the school year.
- Keep this area available only for small conveniences and recreation, as desired by the residents and their children/families who drive this road every day for either school, church or recreation. Adding unneeded businesses simply creates more dangerous situations.
- A pathway or trail between the schools, the Heritage Club and Commercial Court needs to be part of the Core and we should be focusing on walking amongst these uses. Do not add businesses that increase the traffic.

Sincerely,



-



OSR Area TWP 245 Coffee Chat

Do you agree with the draft ASP supporting the Open Space Residential development on these lands? Why?

No, I do not for these reasons:

1. The first thing that comes to mind is that this will create massive conflict with two of the last working farms in Springbank. Why on earth would anyone plan to put massive housing in this area? High density residential will bring more traffic which makes agriculture more difficult, and we've all heard about this. When these farms are ready to "move on", they'll let everyone know but don't push this concept on them.
2. In last year's public engagement, 88% of the responses were opposed to any type of "cluster residential" development in Springbank and favoured the status quo. Only 12% of responses asked for densification or affordable housing or seniors' housing or cluster housing. I now fail to understand why Rocky View is again asking what SB residents think about cluster or Open Space Residential. They're the same thing.
3. No one is talking about how 245 will be impacted when the interchange on RR 33 and Hwy 1 is upgraded to Stage 1 for Costco. What will happen is that Commercial Court will lose one of their two accesses (on RR 33), and their only access point will be on TWP 245. Today, 245 sees an abundance of traffic already to and from the schools and Commercial Court (semis, delivery trucks, heavy equipment, school buses, cyclists, travel trailers, work trucks, pedestrians, customers and employees). Why add over 500 more houses on this 2 mile stretch of road? Leave this area alone until RVC finds out how 245 is going to handle all the traffic.
4. Perhaps because of #3, the ASP draft now refers to 245 as an "Industrial Commercial Collector" instead of a Regional Arterial Road (DA Watt Transportation Study). No one is saying anything about the name change that sounds very "industrial" and busy.
5. The number of new homes in the OSR is never stated; the 2001 ASP stipulated no more than 64 homes per quarter section. We see that the proposed minimum lot size is .5 acres, and there can be three homes on 2 acres. This is a **big** change from minimum 2 acre lots. How many homes will there be? How many people will there be? How many more vehicles will there be?
6. 245 is a narrow 2-way road without shoulders. Who is going to pay to upgrade this road once we find out how much traffic is using it?
7. Servicing is questionable. What does "piped" wastewater even mean? Does it mean treated on site and then pumped into a lagoon-type structure for evaporation? Or does it mean connecting to an actual "Regional" System like the City of Calgary?

Is Harmony's wastewater system considered "Regional"? Keeping treated wastewater on site is not an intelligent option because the water table is high and there are many springs. Then there is the question of who operates such a treatment area? Wastewater must be removed from the land.

Water In, Wastewater Out.

8. RVC cites there will be less infrastructure (roads, pipes) if the houses are clustered. However, any savings there will be offset by the fact that the County will have to maintain the public open space and pathways (25% of the area) year-round. That is not cost-effective and is not a good trade-off for some pathways.

9. Re: Home Based Business Hubs:

Again, the County is mum on why anything like this should be introduced into a residential area and is outside of the preferred business areas of RR 33 and Hwy 1, and the Airport land. Why let small business "creep" into a residential and farming area? This Live-Work land use option has failed miserably in east Rocky View and I fail to understand why it would be introduced in Springbank within cluster housing? If a homeowner wants to run a small business out of his/her house, they can apply for a HBB from Rocky View but 20% of the land should not and cannot be a Live-Work situation.

If the ASP does not move forward with supporting the Open Space Residential development, what alternative development would you suggest is appropriate on these lands?

I see 2-4 acre Country residential parcels as complementary to what is already there, especially 4 acre parcels because they are hard to find and are necessary if people want to have animals. This type of development is a much better fit on 245 which already has larger lot sizes and two working farms. Ask any farmer if putting cluster residential near or next to his/her farm is a good idea. What will happen is it will drive the farmers out, which is not what they or we want.

Do you support the idea of home-based business areas within the Open Space Residential area?

No. If someone wants to redesignate their property as Live-Work, bring it to a Public Hearing. If they want a HBB, let them apply for that use but do not designate 20% of this land as a "Business Hub". This is not in alignment with the County Plan (MDP).

Do you have any other comments or questions regarding the OSR development?

Why are we still discussing cluster residential? It was clear last year that residents opposed it but here we are again. The Regional Growth Plan supports country

residential, and the residents support country residential. When will the County stop asking?

Has the project team provided enough information on what the ASP is proposing for this area? Do you understand the process for how we will plan development on these lands?

1. I believe a lot of relevant information has been glossed over, especially with respect to actual servicing costs (in the hundreds of millions of dollars) and transportation. These costs appear far higher than the east RVC servicing costs (for which RVC went into debt almost 20 years ago). Bring out the numbers so that residents can see and understand the cost of development.
2. What is a "Shallow private utility system"? This term is on p 71 of the ASP draft. Does it mean septic fields? Does it mean on-site treatment of wastewater? What is it?
3. When the draft refers to a "piped wastewater system", is that actually a pipe that connects to a regional service? Or is it simply a pipe into an on site lagoon?
4. Under Utilities, 21.21 states that Rocky View County "reserves the right to provide or assist in the provision of a wastewater collection, treatment and disposal system within the Springbank area". What does this mean? Does it mean that Rocky View is prepared to take on the debt and risk of development?
5. I don't understand the "process" or the reason for developing these lands to OSR. Almost 1000 acres of land is far too much to designate as dense residential; less dense development assimilates more easily and there can still be pathways that meander through the developments.

SPRINGBANK ASP ENGAGEMENT

CLUSTER DEVELOPMENT

88% X

12% ✓

What I found is that, even though there were no direct questions about Cluster residential development other than the on the maps, many people commented on the types of housing and lot sizes they want to see in Springbank. The vast majority chose minimum 2 acre lots.

This tells me that housing type and lot size is of great importance to those who live in Springbank and that urban-style housing is not welcome. The closer together the houses are, the more urban the development appears, even if there is a lot of green space surrounding these homes. There were several responses that pointed to Harmony as being urban and therefore out of place in Springbank.

Another question that needs to be asked is “How does infill work and what servicing parameters do we need to put around it?”

1. COFFEE CHAT – No questions re: Cluster
2. LAND USE STRATEGY MAPS from 2021
 - Cluster identified on about 42 quarter sections that are presently “Agricultural”
 - Mix of CR, Infill and Cluster identified on about 75% of the map
3. SURVEY – No questions re: Cluster
4. OPEN HOUSE – No questions re: Cluster

FINDINGS – The only way residents would know about Cluster housing is if they looked at the maps. There were NO questions put to residents about Cluster.

SURVEY RESPONSES

TOP PRIORITIES – 242 responses

228 ANSWERED, 14 SKIPPED.

The question was open-ended and not about housing BUT about half the answers were about housing. All responses are direct quotes.

Three answered that there should be “affordable” housing in Springbank.

Status Quo Housing:

1. Acreages, not high density residential and commercial spaces.
2. Residential housing - low density fits but higher density should be directed to Harmony
3. Minimum residential parcel size should be 2 acres, including the road if water is supplied from a drilled well on the parcel. Smaller parcel sizes only if water is supplied by a piped in line.
4. Maintain and protect the country residential character that makes Springbank a special and unique rural community
5. To keep Springbank from turning into city like living
6. To maintain a Multi Acreage family usage
7. No infills, no cluster development
8. ...adding addition multi residential properties will take away from all hallmarks of Springbank which is known for acreages and farms
9. Water & wastewater issues - for any parcel less than 2 acres, W & WW needs to be piped in and out;
10. That Springbank will principally offer a tranquil rural lifestyle, (Country Residential minimum size two-acre lots)
11. Maintain country residential status (defined minimum 2-acre)
12. Maintain Country Residential Living with homes on a minimum of 2 acres each.
13. No to 'cluster residential' development, it will completely destroy the look, feel, and desirability of Springbank as a community.
14. Low density(minimum 2 acre lots)
15. Maintaining a country residential look and feel that is unique to springbank
16. Maintain Springbank's rural, low-density country residential character
17. -Country residential lifestyle is a priority for us
18. Low density mix of farmlands and country residential unique to Springbank must be valued and preserved.
19. Ensure proper servicing for all developments – that means fully piped in/out water/wastewater for any development that permits less than 2-acre parcels, if any such development is permitted
20. Staying rural, little to no new commercial development (big box stores, industrial, etc), smaller housing developments (Harmony style housing developments?- NO!).
21. To keep Springbank (North and South) a rural area with residential development no less than 2 acre parcels.
22. Keeping the community country residential.
23. Keep home lot sizes to a minimum 2 acres.
24. Prevent Springbank from becoming a continuation of Calgary by preventing spread of high density development.
25. As a long time resident of Springbank and now Bragg Creek, I would like the area to remain as is with local ranches left to continue their legacy, no dam and restrictions of new residential developments and no new commercial development.
26. Maintaining the semi rural acreage high quality living standards

27. Maintaining the rural/ agricultural landscape
28. Keep it rural with population pockets
29. Curb Springbank development
30. Preservation of Springbank's Country Residential character
31. Again, maintain tranquil, rural character
32. Low density acreage development to fit the existing nature of the community
33. . maintain an acreage lifestyle by avoiding further high density housing.
34. Maintenance of the current semi-rural feel of the community
35. To keep the predominantly country residential lifestyle that has made Springbank one of Rocky View's jewels within the Calgary Region.
36. . rural agricultural and acreage living
37. Maintain the rural / agricultural vibe of the area
38. Maintain a country residential development plan.
39. Acreages
40. A priority is to NOT to revisit subdividing EXISTING two acre lots, annexation of such existing lots should be avoided. The infrastructure in these communities was established for two acres, not higher density.
41. To continue to remain as rural as possible with open spaces and very little commercial areas
42. Future land development should maintain the country residential feel.
43. Biggest priority is that existing two acre lot size NOT be revisited. Existing two acre lots MUST remain as is.
44. Keeping the historical charm of the area by sticking to 2 acre lots.
45. No major developments that reduces our house parcel sizes from 2 acres. We moved to Springbank to have the county feel spread out and do not approve of lots smaller than 2 acres
46. This is a unique and beautiful area and I would like to see well planned development that reflects the areas history and beauty. It would be a real lost if there was commercial developments and high density housing without having large parkland areas for the existing wildlife and for all citizens enjoyment.
47. To maintain and protect the country residential (2 Acreages Minimum) character that makes Springbank a special and unique rural community
48. Keeping it a rural community. Not having developments like Bingham crossing ruining acreage life. Keeping urban sprawl at bay. We moved to Springbank to live away from city life and it is horrible that we continue to be turned into a city!
49. Preservation of Country Residential character by restricting commercial development to designated areas.
50. A lot of us home owners purchased acreages out here for the quiet atmosphere, the views of the mountains and to not live the city life.
51. Maintain and protect the Country Residential Character that makes Springbank a Special and Unique Community! Ensure that the residence that live in the community, not absentee landowners are heard, the quality of life, what they expect, concerns, etc as they live the area 24/7.
52. Maintaining Country Residential and where there is a change in zoning, sufficient transition zoning is in place, going from 2.5 acre parcels to 1 acre parcels onto cluster, High Density,..... We need to take into consideration the residence that

- are in established communities such as Morgan Rise, Solace Ridge, Timberstone, Artistview,and what made them purchase there property originally
53. Less residential development, more rural
 54. We live in a rural acreage community. Increasing density should preserve that feeling as much as possible
 55. To vigorously protect and maintain the rural residential character of Springbank and show the way forward for an environmentally conscious community with clean air and clean water and an abundance of trees.
 56. I only support Springbank for residential development following the minimum 2 acre lot size.
 57. To maintain and protect the country residential character that makes Springbank a special and unique rural community.
 58. Maintaining the unique and historical heritage of Springbank as compared to the dense and commercial aspects of living in a city. In other words not simply a suburb of Calagry.
 59. To maintain and protect the country residential character that makes Springbank a special and unique rural community
 60. Maintain the country/rural atmosphere, maintain and preserve the small acreage living way of life, and create more protected park spaces.
 61. Retain the rural culture and feel of the area
 62. maintaining the rural features that give Springbank it's value and lifestyle
 63. Subdividing to 2 acre properties
 64. For Springbank to remain as a country acreage residential and rural agricultural community. No cluster residential please.
 65. Limit commercial development, preserve 2 acre minimum,
 66. Maintain the country feel versus big development. Areas such as Harmony, Bingham crossing etc don't seem to fit with the history/wants if this areas.
 67. 1. Maintain the rural character. 2. Have the County listen to the concerns & priorities of residents. 3. Stop bringing commercial and residential development that fits in the City into Springbank.
 68. No more commercial or residential development.
 69. To maintain a country like atmosphere with no commercial development
 70. To maintain and protect the country residential character that makes Springbank a special and unique rural community
 71. Maintaining a feeling of acreages and farms and not turning into another subdivision (like Harmony). We moved here to get the feeling of living not in an urban area.
 72. Maintenance of low density housing and no development of large, disruptive commercial entities (eg, shopping malls and other establishments or facilities drawing large numbers of people to the area).
 73. To retain the rural lifestyle with minimum of 2 acre properties. Keep big box businesses out.
 74. 2 acre lot sizes maintained
 75. Maintaining the country residential feel of the community by avoiding city residential lot sizes
 76. Lower population and not Stressing the school system

77. Maintain the rural living conditions
78. Keep it Country Acreage and not infill communities. The beauty of living out here is the large properties that allow space and division. Infill houses belong in a city like Calgary or Cochrane
79. Maintain & protect country residential character\
80. Maintain rural living, low density, large lot sizes, and existing skyline/views.
81. Keeping Springbank a Country residential area.
82. Residents want to maintain the country residential format
83. Keep it dark and quiet and Acreages provide this
84. Maintain rural residential feel with appropriate developments that embrace the community character
85. Keep a country feel to Springbank
86. Maintain the rural feel and responsibly develop to lower densities. Large box retail not an option
87. maintain parcel size
88. maintaining the 2 acre minimum lot size.
89. Keeping it rural
90. Limiting high-density development (Cluster residential and condo). measured development that maintains the character of Springbank as a community.
91. Maintain existing identity as rural country lifestyle with acreages, agriculture, horse barns etc
92. Halt approving new residential developments until current inventory is absorbed.
93. Maintain a rural identity.
94. preserve farmland and greenspace and a country feel
95. Maintain "country residential"
96. Maintaining the country living feel
97. I agree that this agricultural land could be developed with 2 acre lots to preserve the counties tax base from annexation, but not to high-density housing or commercial/ retail

In Favour of Increasing Housing and/or Density:

116.

1. Maintain community character while allowing for designated areas of densification and commercial corridors, including necessary services
2. densification, pathways, municipal reserve, traffic patterns - specifically Old Banff Coach Road- This was supposed to be closed by now. (Not sure this fits in here, as it appears to be more of a concern than a want)
3. Multi-family type accommodations for seniors, but located in quieter rural settings - not always on a busy road or commercial hubs
4. allowing the construction of more affordable housing options (for younger people and seniors)
5. Creation of more affordable housing options
6. Some cluster development but only if serviced for sewer and water and servicing is paid by entirely by the developer
7. Allow reduction in minimum lot size for Pinebrook Estates, now that the Ring Road has cut us off from the rest of Rockyview

8. Maintaining Country Residential and where there is a change in zoning, sufficient transition zoning is in place, going from 2.5 acre parcels to 1 acre parcels onto cluster, High Density,.....
9. We live in a rural acreage community. Increasing density should preserve that feeling as much as possible
10. Increased housing
11. Sr. Housing
12. Continued growth and development
13. Any new developments should have buffer areas that approximate the lot sizes of existing, bordering communities
14. Seniors housing and Public River Access
15. Residential development, Schools, Brigham crossing (Costco)
16. Listen to the Agricultural parcel holders - they want to sell but have no ability to sell and maximize value - it is no longer farm land and two acre parcels are a strain on the environment.

Question 12 – Other areas for improvement in the draft ASP?

123 answered, 119 skipped question

This was another open ended question, but there was a proliferation of responses about housing types and acreage sizes.

Opposed:

1. ASP should be centered on agriculture and nature preservation not development for developers.
2. If we are going to preserve the Springbank communities' sense of open country space, it will require that development projects MUST meet the specified criteria - not optional. These development requirements need to be captured in more detailed design and planning requirements.
3. -Remove high density housing in the Springbank area. Remain low density to maintain the country residential character.
4. -Stay with traditional country residential 2 and 4 acre parcels only.
5. No condo or multi family housing, single family housing should not be less than 2 acres
6. Hamlet Interface Area - what is the definition? This looks like density creep from Harmony. Again, until Harmony is built out, it doesn't need more high density adjacent to it.
7. The Urban Interface areas are defined to allow for far too much density. It should be mandatory for Lands such as Urban interface areas intended to be developed as higher density along any of the boundaries of Springbank's (two-acre+) Country Residential Areas (including along the boundary with Calgary) to have large undeveloped buffer zones and a very gradual transition between the two.

8. As an example, we are opposed to the re-designation of Lands in the N-1/2-25-24-03- W05M, an area currently designated Agricultural, into any kind of Urban Interface Area. If a proposal like this proceeded, it would mean extensive urban style development immediately adjacent to existing Country Residential properties. The proposed zoning was 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 negatively impacting residents who have deliberately chosen not to live in a higher density environment.
9. Weighted emphasis to cluster (high-density) development (i.e., Harmony style)
10. I have significant concerns about real infrastructure and direct costs associated with increasing density from 6000 to 50,000 plus. Fire, police, water, septic, schools, traffic, roads, road maintenance to name a few.
11. Note that the current draft plan appears to propose 5x the number of cluster dwelling units vs. typical country residential dwelling units, that is a lot more than exploring, it is defining a direction for Springbank that is not consistent with country residential community. It appears that urban residential planning methods are being applied to a country residential setting, need to fix that.
12. No accountability, generalist language describing the developments raises questions about quality, standards, commitment, timelines (for instance "anonymous developers" working with realtors, i.e., Escarpment Drive area; and "The Acres/River Edge" 49-single lots now planned at south end RR33 by the river)
13. The ASP also must recognize that any development on parcels smaller than 2-acres must be accompanied by fully piped servicing, paid for upfront by developers. Any such development must also be limited in scope so as to not negatively impact the rural country residential character of the community. Housing variety already approved for Harmony should be reflected in the residential land use requirements in the ASP.
14. You make no mention of population density. You are forcing people to read the ASP to understand "cluster". This is a new concept that Rocky View has conveniently hidden in the ASP rather than highlight and define in this survey.
15. Also, cluster residential - less than 2 acres should not be considered. Leave that in Harmony or Calgary.
16. There is a large proportion of cluster residential development in the draft ASPs. These should undergo further discussion -- will have major implications for services, education, and overall feel of the community.
17. You do not improve the land by developing cluster housing and condo's . You ultimately upset the balance of nature and destroy the idyllic life that single acreages or farms already have here.
18. The existing documents put too great an emphasis on cluster development (increasing density) in Springbank. This detracts from the Country Residential nature of the area. Residential lot sizes ideally should remain 0.8 hectares but some 0.4 hectare lots may be acceptable where land constraints limit the larger lot size.

19. Please avoid cluster housing. Once the cat is out of the bag, there will be no end to these types of development
20. Save for very limited areas such as a community node on RR33, Springbank must remain a country residential area. High-density development should not be allowed so that the current character is kept, properties keep their value hence tax revenue from the area keeps at high levels.
21. Remove the cluster residential development
22. Please listen to residents when we say development is okay but with a minimum of 2- acre parcels and ZERO commercial development outside of current areas.
23. Keep our community rural country residential.
24. Less development. Keep the community rural
25. More support needs to be provided for maintaining the country way of life. This is a unique and beautiful area and needs to be protected.
26. I understand development is going to happen no matter what. However, the charm of Springbank is our agricultural history, low density population, and excellent schooling systems. The more development that happens, the faster our community identity is lost.
27. Reading through the ASP it seems that a significant community would be added to this area. Whereas I have not problems with communities that utilizing acres (or bigger) I have concerns about the addition of development that allow condos, or 1/4 acre lots
28. All infill lots must be (not should be) 1.98 acres lots. By allowing small lot sizes it creates a very urban feel - not what residents signed up for. Especially along OBCR, where I can't even imagine more traffic and cluster neighborhoods.
29. All cluster residential areas adjacent to bow river should only be country residential areas or park.
30. Someone is trying to make Springbank into something urban, and that is simply wrong.
31. I beleive the "Cluster residential development" will destroy the lifestyle in Springbank and would be unwelcome to the residents. It is poorly defined and seems to allow Condos. Even homes would only be required to have a .3 acre lot. That density is simply too high for the area. The concept leaves to much latitude and the areas identified are too large. There are no significant new areas designated for new country residential infill requiring lots of 2 acres in keeping with the current character. This despite this being characterized as a "country residential community." maintaining a "country residential community" should be the priority, not other type s of development.

In Favour:

1. we are supportive of development proposal previously given second reading
2. We were supportive of the North and South Springbank ASPs previously given second reading by RVC Council and submitted to the CMRB. We suggest only minimal changes that will respond to the challenges raised at the CMRB.

3. I am supportive of the North and South Springbank ASPs previously given second reading by RVC Council and submitted to the CMRB. I suggest only minimal changes that will respond to the challenges raised at the CMRB

EMAILED SURVEYS (Hard Copy)

NOTE: ***No one seems to be sure whether or not the undeveloped land around cluster housing is public or private and this needs to be sorted out.

Opposed:

1. Value lower density, green space; clarify "cluster"; consistent density
2. Remain largely country residential
3. Manage future land use so that it will maintain this unique Country Residential community as the dominant land use.
4. Any new residential development that is more dense than 2 acre parcels, and more intense business/commercial must be fully serviced with water and wastewater.
5. Re: Cluster Residential - If clustering is more than 64 units per quarter section or anything less than 2 acre parcels, it must be fully serviced and all treated wastewater must be removed from the area, not sent to a pond for evaporation.
6. Cluster Residential Development- We found this an interesting concept balancing a rural residential development whilst reducing development costs. We are neutral on the concept but feedback from many of our neighbours is less receptive. We also have own trepidations, fearing that discipline will fail and that ways will be found to fill in the reserved open spaces. After all, the services will be there. Villa Condo Developments - We are quite supportive of the Villa Condo concept, particularly as a retirement option within a rural setting. The previously proposed Auto Mall site would be an ideal location for this form of development.
7. Maintain and protect the country residential character that makes Springbank a special and unique rural community

In Favour:

8. Cluster with green space

COFFEE CHATS

One relevant question: What has been approved in Springbank and not been built?

***Admin to create a map set showing approved plans. Has this been done?

A farm family with 130 acres says it cannot sustain a family economically. They haven't had to for the last 30+ years. (My tongue-in-cheek comment)

In Favour:

1. New ideas around Agrihood (small farm) may fit with cluster.
2. More demand for housing choices should be accommodated in the plan
3. Cluster should only be supported in certain areas.

Opposed:

4. The nature of SB as a rural residential area is a foundational priority.
5. Value CR lifestyle that is why residents choose here
6. Country residential lifestyle preferred, residents don't want cluster communities.
7. Against any cluster development
8. Maintaining the residential character. SB is a unique rural community. SB is a treasure to be protected.

WRITTEN FEEDBACK**In Favour: (sort of)**

1. the ASP should mandate a gradual and incremental approach to new development in these areas (Urban Interface) that would focus on slighter denser residential areas and no commercial whatsoever.
2. I think cluster development contributes to efficient service provision and community cohesion, but overall density limits must be maintained per historical guidelines. Thus significant retention of agricultural space and enforcement of shared green space in cluster communities are critical. I support high density units as long as surrounding communal open space reflects the traditional low density standards for the whole area.
3. Urban Interface Areas should be transition zones that transition from the high density of the city to the low density of our country residential. They should not be a continuation the city high density. Transitioning with 0.40 hectare lots would be appropriate. High density housing and/or big box type shopping malls are not appropriate for Urban Interface Areas as they do nothing more than move the city style of living into the County

Opposed:

4. A similar comment applies to the substantial and concentrated densities in the Cluster Development Areas. In some cases it appears that this came in at just under 30% of the total area. Consider also whether some of these areas should be set aside for wildlife corridors as many of these existing areas, including on the eastern edge of Springbank, already contain a substantial concentration of wildlife
5. I also wonder about the seeming focus more on servicing for industrial and commercial, when high density residential attracts its own servicing issues. The ASP document indicates that lots less than 1.98 acres would be serviced through piped or regional waste water treatment systems and that piped systems would be provided by developers and then transferred to the City at the breakeven point.

This seems to highlight a piecemeal case by case approach rather than a comprehensive regional water and wastewater strategy

6. We all want to maintain and protect the country residential character that makes Springbank unique and an asset to the greater Calgary area. That would not be possible with unsustainable high density residential and commercial developments like those proposed in the ASPs
7. I would like to see Rocky View County ("County") retain the country way of life that most homeowners enjoy. That would mean maintaining the current 0.80 hectare restriction for country residential
8. Cluster Residential Development (CRD) - A significant portion of land in the previous proposed ASPs had been proposed as CRDs. While the provision of CRD for seniors is a desirable aim, the amount of land proposed for CRD in those previous draft ASPs goes far beyond the needs for seniors. I am concerned that the use of CRDs is nothing more than a ploy to build high density housing in stages. The concept of the CRD is justified on the basis of offsetting the high density housing with significant open space provisions. One might take 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 Rocky View County Council ("Council") and seek to develop these green spaces with more high density housing. We also have no guarantee that the Council of the day would not support such a proposal. Therefore all the CRD concept does is provide for a phasing in of what will ultimately be large areas of high density housing. I am opposed to this happening.
9. Villa Condo Developments - The previous draft ASPs promoted the concept of Villa Condo developments. These high density condo developments in Springbank were justified primarily on the basis of, again, meeting the needs for seniors who want to stay in Springbank. This 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 were proposed for this kind of high density housing in the previous ASPs.
10. - Please let us know what we can do to not have high density or Commercial 2 development, this was past by past council and the residents of the area did not move to this area to have a Qualico Commercial / high Density Development.
11. The Springbank ASP does not seem to lay out any provision for the type of development that currently exists within Springbank. That would be country residential lots of two or more acres with a single dwelling. Why is that? In both plans, the areas identified on Land Use Strategy Map 5 as County Residential Infill (yellow areas) are supported for country residential development to a minimum of 2 acres in size. As well, all of the areas identified as Cluster Residential Development (pink) are supported for country residential development to a minimum of 0.30 acres. However, all of these areas are also

- supported for the larger county residential (2 acres) if the cluster design cannot be achieved (policies 7.10 and 7.11 in the North ASP). (Jessica Anderson's answer)
12. The Springbank ASP does not seem to lay out any provision for the type of development that currently exists within Springbank. That would be country residential lots of two or more acres with a single dwelling. Why is that? In both plans, the areas identified on Land Use Strategy Map 5 as County Residential Infill (yellow areas) are supported for country residential development to a minimum of 2 acres in size. As well, all of the areas identified as Cluster Residential Development (pink) are supported for country residential development to a minimum of 0.30 acres. However, all of these areas are also supported for the larger county residential (2 acres) if the cluster design cannot be achieved (policies 7.10 and 7.11 in the North ASP). (Jessica)
 13. The proposed land-use strategy has cluster residential development earmarked for much of Springbank but none is identified in the ASP for Bearspaw. Can you explain that? The existing Bearspaw ASP was adopted in 1994 and generally provides for country residential to a minimum of 4 acres in size. It does include provision for smaller lot sizes (no minimum) with preparation of a conceptual scheme, but it doesn't specifically support the cluster design. The South Saskatchewan Regional Plan (adopted in 2014) provides direction to shift to more sustainable forms of residential development, and then, cluster and conservation design were introduced in the County Plan (our Municipal Development Plan) in 2013. In 2019, Council approved a Terms of Reference to review and update the Bearspaw ASP and one of the items for consideration is the land use strategy. That project is currently on-hold pending a decision by the Minister on the Regional Growth Plan. (Jessica)
 14. The ASP indicates that development would be centered along range Road 33 and the highway and yet much of the area in North Springbank and South Springbank is identified as cluster residential. This does not seem appropriate and is difficult to understand why cluster residential is being proposed all down range Road 32 and on northern range road 33 when such development would be much more appropriate closer to Highway 22 and Harmony as it is high density. I don't understand the thought behind that. Much of the feedback received over the last several years on this project was that residents generally wanted the area to remain residential with opportunities for more institutional type uses along Range Road 33 (near existing schools, Calaway Park, etc.). The area around the airport has limited residential potential due in part to the AVPA restrictions, and this area (and the north portion of Range Road 33) are currently identified for business uses in the existing North Springbank ASP. As well, the County Plan identifies these areas as future regional and highway commercial. Although expansion of the west boundary was considered and reflected in the future expansion area in the North ASP, an expansion to Highway 22 was not contemplated. As well, the Harmony Conceptual Scheme is not included within the ASP boundary and where that area is currently developing it was determined that a change to that boundary was not appropriate at this time. I'm not sure I've captured your question here so happy to chat further on any of this. (Jessica)

15. In the redline document from spring 2021 cluster residential was initially assigned as .5 acre lots and reduced to .3 acre lots. I'm not sure why that is and believe that is completely inappropriate. The minimum parcel size was reduced to improve the cluster design with respect to servicing (the increased lot yield may balance the cost of piped servicing, centralized stormwater management, etc.) as well as increase the portion of the lands that can be set aside for open space. We will include your comments in the feedback received and consider all feedback as we consider amendments to the draft ASPs. (Jessica)
16. Cluster residential allows for the inclusion of condominiums within the cluster residential development. However, it is unclear under what circumstances condominiums would be considered. Can you provide some clarity on that? Condominiums are utilized throughout the County in various business and residential development settings. They are employed in some of the existing cluster residential developments such as Elbow Valley, but are certainly not required to facilitate that form of development. The ASP contemplates condominiums as a tool to manage development with further assessment at the local plan stage (conceptual scheme). (Jessica)
17. Who would have the final say in cluster residential developments? For example, if the owners of an adjacent estate were opposed to the development of cluster residential, what recourse would they have? All applications for land use redesignation, local plan adoption, and ASP amendments under the existing Springbank ASPs and future ASPs are determined by Council. Applications are submitted by or with the consent of a landowner, assessed against the relevant policies, bylaws, etc. and then Administration provides a recommendation to Council on the application's alignment with the ASP, County Servicing Standards, etc. Council considers (at a public hearing) the recommendation of Administration, the rationale of the applicant and the response from adjacent landowners. At the public hearing they (Council) consider, ask questions and render a decision. (Jessica)
18. As a Springbank resident I am disturbed by the nebulous definition applied to cluster residential and the amount of land allocated for potential cluster
19. I do not support the amount of land allocated for cluster residential
20. I do not support the lot sizes of .3 acres for cluster residential
21. I have concerns about water supply for cluster residential as that is not addressed in the ASP.
22. I am concerned that the plan seems to be a concerted attempt to destroy the country residential nature of SB in favour of higher density development.
23. I do support development of infill country residential or CR as currently defined with lots of a minimum of 2 acres per residence.
24. We understand and 100% support the existing land use limitations that generally restrict rural residential developments to be no less than 2 acres in our area. We believe these and other existing development restrictions have served to protect Springbank very well and have managed the pace of development in a such way that allows for the compounding implications of incremental projects to be considered in a balanced and thoughtful way. We see the Area Structure Plan as a

- material effort to circumvent that clunky but effective process at the expense of our Community.
25. we do not support the large area residential land use intentions that promote higher density urban sprawl "Cluster Residentials" and "Villa Condos" concepts. Again, the existing 2 acre minimum residential restriction serves to protect our Community from such developments.
 26. Country residential status would require maintaining 2-acre lot sizes, not clustered single lot neighbourhoods, and the planned promise of an adjacent field set aside to make up for the clustered housing is a weak nod to maintaining countryside. The dramatic increase in population, traffic, roadways, infrastructure needs etc. cannot be made up by a few acres of cluster neighbourhood park space.
 27. we were surprised to learn that the plan aims to increase the current Springbank population from 6,000 upwards to 32,000-50,000 population. The maps provided in the proposed plan show condensed, high-density, "cluster" and "condo villa" housing filling many areas throughout Springbank, which would result in most if not all the area becoming a concentrated development (such as Harmony or Airdrie). The justification for some of the changes includes speculation about residents retiring in the area, however, there is no substantive information to indicate that this would happen nor whether this is a viable suggestion, i.e., addressing medical care etc., and if such an option is suggested for current residents, then the current plan would far exceed what was needed. This is just one example where there is a lack of clear support or evidence for making dramatic changes to the area.
 28. - Higher density development than 2-acre country residential will require piped water and wastewater. Developers must show how they would bring this servicing at THEIR cost before their concept plan is accepted by RVC. If they can't afford to provide the servicing, then they should generate an alternative development plan for their land. Therefore "cluster" development is inadvisable in a rural setting. These higher density options should be built in Harmony and other hamlets in RVC.
 29. A minimum size of two-acre residential parcels should be mandatory. One-acre or smaller parcels do not fit with Springbank's currently country residential character. No cluster residential. Large undeveloped buffers and very gradual transition must be part of the Urban Interface areas.
 30. We do not support the residential land use intentions of the County to allow for and allocate broad zones for higher density urban sprawl "Cluster Residentials" and "Villa Condos".
 31. Cluster Developments Earlier in this email chain I was critical of RVC staff explanations of Cluster Developments – they are too complicated and resultingly fail. I suggested simplifying the explanations by reducing the densities to the equivalent of 2 acre developments. Subsequently reading the CMRB challenges, and noting the positive reaction of the urban municipalities to increased density, perhaps an alternate explanation not changing the proposed densities (much) would be "equivalent to 1 residence per 1.1 acres". My other comment on the poor name choice for this category stands.

32. the country residential character of Springbank is the reason that we and many other families moved to this area. To us 'Country Residential' means maintaining the peaceful rural character of the area, keeping 'dark skies', keeping parcel sizes at 2 acres and mandating that the density of future developments is the same as existing adjacent developments.
33. There may be areas within Springbank that can accommodate cluster developments or 1acre parcel sizes (eg. Elbow Valley or Harmony), however where existing developments have 2acre parcel sizes, new developments planned to be located adjacent to them, should also have 2acre lots. Higher density developments would also need to have potable water and wastewater services available.
34. Agricultural lands should be maintained as much as possible, but if in some cases they are changed to accommodate future development, designation should be 'Country Residential' with 2 acre lot sizes and have plans for adequate utilities financed by the developer.
35. Development on lands within Rocky View County should have 2 acre lot sizes pursuant to the existing 'Country Residential' land designation. Developments on the Calgary-side of the Rocky View border should be planned as 1 acre lot sizes to accommodate a gradual transition between the two housing densities.
36. Cluster Development in Springbank: NO, there is enough already There should be NO parcel sizes smaller than 2 acres from the City of Calgary boundary to RR 33, (with the exception of Harmony which already exists) The drinking water and wastewater servicing is essential for smaller parcels, and needs to be provided by the Developer. IN ADDITION, the Developer should have to put up a large bond for a period of 20(? Or some number) years after completion of Development to be used in the event of a malfunction of said drinking water/wastewater system.
37. 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 North ASP will further the development of our unique rural area that is located adjacent to a major urban centre. I believe that the Urban Interface fundamentally contradicts this Vision.
38. Expanding the city density housing and commercial development into Springbank is definitely urban sprawl.
39. We want to keep Springbank a 'rural' area, thus any new residential developments should have lots no less than 2 acres. We are opposed to high density housing, and large new subdivisions like Harmony.
40. Low density building [in Springbank] is a big draw for people moving to the Calgary area who want this option.
41. To maintain the look & feel of Springbank & not to have feel of city living. More green space with 4 acre lots than 1 or 2 acre lots
42. Define what is cluster residential? Is cluster residential a different way to reconfigure the same number of houses or a way to increase density? Yes, it is. We do not want cluster residential.
43. No parcels [should be] less than 2 acres.
44. Avoid cluster residential, high density

45. People moved to Springbank for low density lifestyle – changing that is not appropriate
46. Avoid cluster residential – it is simply “code” for high density – that already exists in Harmony and should stay there, not be expanded into Springbank
47. People moved to Springbank for its rural lifestyle – where do they go if density is built up and the community loses its uniqueness? There have been several proposals for seniors housing, but none of them have been built. Why not?
48. The overall strategy for this ASP is too aggressive to cluster residential development. The current densities proposed at full buildout of 1.17 UPA is too aggressive. The Net buildout density for infill and cluster residential areas should be around 0.5 UPA net developable area. This overall density is more amenable towards preservation of the rural character of the area and align with some areas that are built out at the 3.5 acres or less density.
49. . The cluster residential category is approx. 30% of the plan area with a minimum lot size of 0.3 acres. This is too aggressive and does not take into account the thoughts and wishes of existing owners in the area. The minimum lot size needs to be bumped down to a minimum of 1 acre (discretionary), with a focus of 2 acres preferred (permitted). 4. Based on the proposed cluster residential development, it is not clear what areas will be set aside for public service (parks/rec/etc). All I see on the map is a dominance of aggressive residential development.
50. . Infill development should not be permitted down to a minimum of 1 acre. The minimum should be set to 2 acres (or 1.98 acres) to promote a more conservation subdivision design approach.
51. The cluster live-work land use area shown south of highway and west of RR33 is not acceptable. . People did not move into the rural country to live next to villas/townhouses not matter how nice they may look.
52. I just saw the new plans for Springbank north. I was greatly disappointed to see the addition of cluster housing amongst 2-4 acre parcels. This is not the Springbank I grew up in (and moved back to to raise my children the same way). While I do support commercial development near highway 1, I cannot fathom your definition of cluster housing everywhere else. Your space for environmental reserves are minimal at best. I believe this would ruin the fabric that makes Springbank so special.

----- Forwarded message -----

From: [REDACTED]
Date: Sat, Jun 17, 2023 at 10:36 AM
Subject: Fwd: SB ASP Engagement Written Responses 2022
To: Don Kochan <kochandiv2@gmail.com>

Evidence that the County and Dominic did not heed resident input on the Draft Springbank ASP?

----- Forwarded message -----

From: [REDACTED]
Date: Sat, Jun 17, 2023 at 10:17 AM
Subject: Fwd: SB ASP Engagement Written Responses 2022
To: [REDACTED]

Last year at this time, RVC released the findings from their very intensive public engagement process.

You can read the survey responses online quite easily but there are about 400 pages of written responses outside of the survey that are a totally tangled mess.

I couldn't make any sense of the responses, so I decided to sort them out into categories in order to see how people responded to various topics.

I cut and pasted direct quotes from the 400 pages online and this is what I ended up with.

Another resident and I met with Dominic in January/23, gave him copies of these categories, and asked him to be sure these responses would be considered for the final draft.

It certainly appears that the minority voices won the day, and the majority voices were pretty much ignored, as far as what the ASP contains. Large landowners got what they asked for and the residents were basically shut out.

Please share this email if you think it'll help other residents understand the feedback from last year that appears to have been completely ignored.

[REDACTED]
[REDACTED]

--
[REDACTED]

SPRINGBANK ASP ENGAGEMENT

CLUSTER DEVELOPMENT

What I found is that, even though there were no direct questions about Cluster residential development other than the on the maps, many people commented on the types of housing and lot sizes they want to see in Springbank. The vast majority chose minimum 2 acre lots.

This tells me that housing type and lot size is of great importance to those who live in Springbank and that urban-style housing is not welcome. The closer together the houses are, the more urban the development appears, even if there is a lot of green space surrounding these homes. There were several responses that pointed to Harmony as being urban and therefore out of place in Springbank.

Another question that needs to be asked is “How does infill work and what servicing parameters do we need to put around it?”

1. COFFEE CHAT – **No questions re: Cluster**
2. LAND USE STRATEGY MAPS from 2021
 - Cluster identified on about 42 quarter sections that are presently “Agricultural”
 - Mix of CR, Infill and Cluster identified on about 75% of the map
3. SURVEY – **No questions re: Cluster**
4. OPEN HOUSE – **No questions re: Cluster**

FINDINGS – The only way residents would know about Cluster housing is if they looked at the maps. There were NO questions put to residents about Cluster.

SURVEY RESPONSES

TOP PRIORITIES – 242 responses

228 ANSWERED, 14 SKIPPED.

The question was open-ended and not about housing BUT about half the answers were about housing. All responses are direct quotes.

Three answered that there should be “affordable” housing in Springbank.

Status Quo Housing:

1. Acreages, not high density residential and commercial spaces.
2. Residential housing - low density fits but higher density should be directed to Harmony
3. Minimum residential parcel size should be 2 acres, including the road if water is supplied from a drilled well on the parcel. Smaller parcel sizes only if water is supplied by a piped in line.
4. Maintain and protect the country residential character that makes Springbank a special and unique rural community
5. To keep Springbank from turning into city like living
6. To maintain a Multi Acreage family usage
7. No infills, no cluster development
8. ...adding addition multi residential properties will take away from all hallmarks of Springbank which is known for acreages and farms
9. Water & wastewater issues - for any parcel less than 2 acres, W & WW needs to be piped in and out;
10. That Springbank will principally offer a tranquil rural lifestyle, (Country Residential minimum size two-acre lots)
11. Maintain country residential status (defined minimum 2-acre)
12. Maintain Country Residential Living with homes on a minimum of 2 acres each.
13. No to 'cluster residential' development, it will completely destroy the look, feel, and desirability of Springbank as a community.
14. Low density(minimum 2 acre lots)
15. Maintaining a country residential look and feel that is unique to springbank
16. Maintain Springbank's rural, low-density country residential character
17. -Country residential lifestyle is a priority for us
18. Low density mix of farmlands and country residential unique to Springbank must be valued and preserved
19. Ensure proper servicing for all developments – that means fully piped in/out water/wastewater for any development that permits less than 2-acre parcels, if any such development is permitted
20. Staying rural, little to no new commercial development (big box stores, industrial, etc), smaller housing developments (Harmony style housing developments?- NO!).
21. To keep Springbank (North and South) a rural area with residential development no less than 2 acre parcels.
22. Keeping the community country residential.
23. Keep home lot sizes to a minimum 2 acres.
24. Prevent Springbank from becoming a continuation of Calgary by preventing spread of high density development.
25. As a long time resident of Springbank and now Bragg Creek, I would like the area to remain as is with local ranches left to continue their legacy, no dam and restrictions of new residential developments and no new commercial development.
26. Maintaining the semi rural acreage high quality living standards

27. Maintaining the rural/ agricultural landscape
28. Keep it rural with population pockets
29. Curb Springbank development
30. Preservation of Springbank's Country Residential character
31. Again, maintain tranquil, rural character
32. Low density acreage development to fit the existing nature of the community
33. . maintain an acreage lifestyle by avoiding further high density housing.
34. Maintenance of the current semi-rural feel of the community
35. To keep the predominantly country residential lifestyle that has made Springbank one of Rocky View's jewels within the Calgary Region.
36. . rural agricultural and acreage living
37. Maintain the rural / agricultural vibe of the area
38. Maintain a country residential development plan.
39. Acreages
40. A priority is to NOT to revisit subdividing EXISTING two acre lots, annexation of such existing lots should be avoided. The infrastructure in these communities was established for two acres, not higher density.
41. To continue to remain as rural as possible with open spaces and very little commercial areas
42. Future land development should maintain the country residential feel.
43. Biggest priority is that existing two acre lot size NOT be revisited. Existing two acre lots MUST remain as is.
44. Keeping the historical charm of the area by sticking to 2 acre lots.
45. No major developments that reduces our house parcel sizes from 2 acres. We moved to Springbank to have the county feel spread out and do not approve of lots smaller than 2 acres
46. This is a unique and beautiful area and I would like to see well planned development that reflects the areas history and beauty. It would be a real lost if there was commercial developments and high density housing without having large parkland areas for the existing wildlife and for all citizens enjoyment.
47. To maintain and protect the country residential (2 Acreages Minimum) character that makes Springbank a special and unique rural community
48. Keeping it a rural community. Not having developments like Bingham crossing ruining acreage life. Keeping urban sprawl at bay. We moved to Springbank to live away from city life and it is horrible that we continue to be turned into a city!
49. Preservation of Country Residential character by restricting commercial development to designated areas.
50. A lot of us home owners purchased acreages out here for the quiet atmosphere, the views of the mountains and to not live the city life.
51. Maintain and protect the Country Residential Character that makes Springbank a Special and Unique Community! Ensure that the residence that live in the community, not absentee landowners are heard, the quality of life, what they expect, concerns, etc as they live the area 24/7.
52. Maintaining Country Residential and where there is a change in zoning, sufficient transition zoning is in place, going from 2.5 acre parcels to 1 acre parcels onto cluster, High Density,..... We need to take into consideration the residence that

- are in established communities such as Morgan Rise, Solace Ridge, Timberstone, Artistview,and what made them purchase there property originally
53. Less residential development, more rural
 54. We live in a rural acreage community. Increasing density should preserve that feeling as much as possible
 55. To vigorously protect and maintain the rural residential character of Springbank and show the way forward for an environmentally conscious community with clean air and clean water and an abundance of trees.
 56. I only support Springbank for residential development following the minimum 2 acre lot size.
 57. To maintain and protect the country residential character that makes Springbank a special and unique rural community.
 58. Maintaining the unique and historical heritage of Springbank as compared to the dense and commercial aspects of living in a city. In other words not simply a suburb of Calagry.
 59. To maintain and protect the country residential character that makes Springbank a special and unique rural community
 60. Maintain the country/rural atmosphere, maintain and preserve the small acreage living way of life, and create more protected park spaces.
 61. Retain the rural culture and feel of the area
 62. maintaining the rural features that give Springbank it's value and lifestyle
 63. Subdividing to 2 acre properties
 64. For Springbank to remain as a country acreage residential and rural agricultural community. No cluster residential please.
 65. Limit commercial development, preserve 2 acre minimum,
 66. Maintain the country feel versus big development. Areas such as Harmony, Bingham crossing etc don't seem to fit with the history/wants if this areas.
 67. 1. Maintain the rural character. 2. Have the County listen to the concerns & priorities of residents. 3. Stop bringing commercial and residential development that fits in the City into Springbank.
 68. No more commercial or residential development.
 69. To maintain a country like atmosphere with no commercial development
 70. To maintain and protect the country residential character that makes Springbank a special and unique rural community
 71. Maintaining a feeling of acreages and farms and not turning into another subdivision (like Harmony). We moved here to get the feeling of living not in an urban area.
 72. Maintenance of low density housing and no development of large, disruptive commercial entities (eg, shopping malls and other establishments or facilities drawing large numbers of people to the area).
 73. To retain the rural lifestyle with minimum of 2 acre properties. Keep big box businesses out.
 74. 2 acre lot sizes maintained
 75. Maintaining the country residential feel of the community by avoiding city residential lot sizes
 76. Lower population and not Stressing the school system

77. Maintain the rural living conditions
78. Keep it Country Acreage and not infill communities. The beauty of living out here is the large properties that allow space and division. Infill houses belong in a city like Calgary or Cochrane
79. Maintain & protect country residential character\
80. Maintain rural living, low density, large lot sizes, and existing skyline/views.
81. Keeping Springbank a Country residential area.
82. Residents want to maintain the country residential format
83. Keep it dark and quiet and Acreages provide this
84. Maintain rural residential feel with appropriate developments that embrace the community character
85. Keep a country feel to Springbank
86. Maintain the rural feel and responsibly develop to lower densities. Large box retail not an option
87. maintain parcel size
88. maintaining the 2 acre minimum lot size.
89. Keeping it rural
90. Limiting high-density development (Cluster residential and condo). measured development that maintains the character of Springbank as a community.
91. Maintain existing identity as rural country lifestyle with acreages, agriculture, horse barns etc
92. Halt approving new residential developments until current inventory is absorbed.
93. Maintain a rural identity.
94. preserve farmland and greenspace and a country feel
95. Maintain "country residential"
96. Maintaining the country living feel
97. I agree that this agricultural land could be developed with 2 acre lots to preserve the counties tax base from annexation, but not to high-density housing or commercial/ retail

In Favour of Increasing Housing and/or Density:

1. Maintain community character while allowing for designated areas of densification and commercial corridors, including necessary services
2. densification, pathways, municipal reserve, traffic patterns - specifically Old Banff Coach Road- This was supposed to be closed by now. (Not sure this fits in here, as it appears to be more of a concern than a want)
3. Multi-family type accommodations for seniors, but located in quieter rural settings - not always on a busy road or commercial hubs
4. allowing the construction of more affordable housing options (for younger people and seniors)
5. Creation of more affordable housing options
6. Some cluster development but only if serviced for sewer and water and servicing is paid by entirely by the developer
7. Allow reduction in minimum lot size for Pinebrook Estates, now that the Ring Road has cut us off from the rest of Rockyview

8. Maintaining Country Residential and where there is a change in zoning, sufficient transition zoning is in place, going from 2.5 acre parcels to 1 acre parcels onto cluster, High Density,.....
9. We live in a rural acreage community. Increasing density should preserve that feeling as much as possible
10. Increased housing
11. Sr. Housing
12. Continued growth and development
13. Any new developments should have buffer areas that approximate the lot sizes of existing, bordering communities
14. Seniors housing and Public River Access
15. Residential development, Schools, Brigham crossing (Costco)
16. Listen to the Agricultural parcel holders - they want to sell but have no ability to sell and maximize value - it is no longer farm land and two acre parcels are a strain on the environment.

Question 12 – Other areas for improvement in the draft ASP?

123 answered, 119 skipped question

This was another open ended question, but there was a proliferation of responses about housing types and acreage sizes.

Opposed:

1. ASP should be centered on agriculture and nature preservation not development for developers.
2. If we are going to preserve the Springbank communities' sense of open country space, it will require that development projects MUST meet the specified criteria - not optional. These development requirements need to be captured in more detailed design and planning requirements.
3. -Remove high density housing in the Springbank area. Remain low density to maintain the country residential character.
4. -Stay with traditional country residential 2 and 4 acre parcels only.
5. No condo or multi family housing, single family housing should not be less than 2 acres
6. Hamlet Interface Area - what is the definition? This looks like density creep from Harmony. Again, until Harmony is built out, it doesn't need more high density adjacent to it.
7. The Urban Interface areas are defined to allow for far too much density. It should be mandatory for Lands such as Urban interface areas intended to be developed as higher density along any of the boundaries of Springbank's (two-acre+) Country Residential Areas (including along the boundary with Calgary) to have large undeveloped buffer zones and a very gradual transition between the two.

8. As an example, we are opposed to the re-designation of Lands in the N-1/2-25-24-03- W05M, an area currently designated Agricultural, into any kind of Urban Interface Area. If a proposal like this proceeded, it would mean extensive urban style development immediately adjacent to existing Country Residential properties. The proposed zoning was 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 negatively impacting residents who have deliberately chosen not to live in a higher density environment.
9. Weighted emphasis to cluster (high-density) development (i.e., Harmony style)
10. I have significant concerns about real infrastructure and direct costs associated with increasing density from 6000 to 50,000 plus. Fire, police, water, septic, schools, traffic, roads, road maintenance to name a few.
11. Note that the current draft plan appears to propose 5x the number of cluster dwelling units vs. typical country residential dwelling units, that is a lot more than exploring, it is defining a direction for Springbank that is not consistent with country residential community. It appears that urban residential planning methods are being applied to a country residential setting, need to fix that.
12. No accountability, generalist language describing the developments raises questions about quality, standards, commitment, timelines (for instance "anonymous developers" working with realtors, i.e., Escarpment Drive area; and "The Acres/River Edge" 49-single lots now planned at south end RR33 by the river)
13. The ASP also must recognize that any development on parcels smaller than 2-acres must be accompanied by fully piped servicing, paid for upfront by developers. Any such development must also be limited in scope so as to not negatively impact the rural country residential character of the community. Housing variety already approved for Harmony should be reflected in the residential land use requirements in the ASP.
14. You make no mention of population density. You are forcing people to read the ASP to understand "cluster". This is a new concept that Rocky View has conveniently hidden in the ASP rather than highlight and define in this survey.
15. Also, cluster residential - less than 2 acres should not be considered. Leave that in Harmony or Calgary.
16. There is a large proportion of cluster residential development in the draft ASPs. These should undergo further discussion -- will have major implications for services, education, and overall feel of the community.
17. You do not improve the land by developing cluster housing and condo's . You ultimately upset the balance of nature and destroy the idyllic life that single acreages or farms already have here.
18. The existing documents put too great an emphasis on cluster development (increasing density) in Springbank. This detracts from the Country Residential nature of the area. Residential lot sizes ideally should remain 0.8 hectares but some 0.4 hectare lots may be acceptable where land constraints limit the larger lot size.

19. Please avoid cluster housing. Once the cat is out of the bag, there will be no end to these types of development
20. Save for very limited areas such as a community node on RR33, Springbank must remain a country residential area. High-density development should not be allowed so that the current character is kept, properties keep their value hence tax revenue from the area keeps at high levels.
21. Remove the cluster residential development
22. Please listen to residents when we say development is okay but with a minimum of 2- acre parcels and ZERO commercial development outside of current areas.
23. Keep our community rural country residential.
24. Less development. Keep the community rural
25. More support needs to be provided for maintaining the country way of life. This is a unique and beautiful area and needs to be protected.
26. I understand development is going to happen no matter what. However, the charm of Springbank is our agricultural history, low density population, and excellent schooling systems. The more development that happens, the faster our community identity is lost.
27. Reading through the ASP it seems that a significant community would be added to this area. Whereas I have not problems with communities that utilizing acres (or bigger) I have concerns about the addition of development that allow condos, or 1/4 acre lots
28. All infill lots must be (not should be) 1.98 acres lots. By allowing small lot sizes it creates a very urban feel - not what residents signed up for. Especially along OBCR, where I can't even imagine more traffic and cluster neighborhoods.
29. All cluster residential areas adjacent to bow river should only be country residential areas or park.
30. Someone is trying to make Springbank into something urban, and that is simply wrong.
31. I beleive the "Cluster residential development" will destroy the lifestyle in Springbank and would be unwelcome to the residents. It is poorly defined and seems to allow Condos. Even homes would only be required to have a .3 acre lot. That density is simply too high for the area. The concept leaves to much latitude and the areas identified are too large. There are no significant new areas designated for new country residential infill requiring lots of 2 acres in keeping with the current character. This despite this being characterized as a "country residential community." maintaining a "country residential community" should be the priority, not other type s of development.

In Favour:

1. we are supportive of development proposal previously given second reading
2. We were supportive of the North and South Springbank ASPs previously given second reading by RVC Council and submitted to the CMRB. We suggest only minimal changes that will respond to the challenges raised at the CMRB.

3. I am supportive of the North and South Springbank ASPs previously given second reading by RVC Council and submitted to the CMRB. I suggest only minimal changes that will respond to the challenges raised at the CMRB

EMAILED SURVEYS (Hard Copy)

NOTE: ***No one seems to be sure whether or not the undeveloped land around cluster housing is public or private and this needs to be sorted out.

Opposed:

1. Value lower density, green space; clarify “cluster”; consistent density
2. Remain largely country residential
3. Manage future land use so that it will maintain this unique Country Residential community as the dominant land use.
4. Any new residential development that is more dense than 2 acre parcels, and more intense business/commercial must be fully serviced with water and wastewater.
5. Re: Cluster Residential - If clustering is more than 64 units per quarter section or anything less than 2 acre parcels, it must be fully serviced and all treated wastewater must be removed from the area, not sent to a pond for evaporation.
6. Cluster Residential Development- We found this an interesting concept balancing a rural residential development whilst reducing development costs. We are neutral on the concept but feedback from many of our neighbours is less receptive. We also have own trepidations, fearing that discipline will fail and that ways will be found to fill in the reserved open spaces. After all, the services will be there. Villa Condo Developments - We are quite supportive of the Villa Condo concept, particularly as a retirement option within a rural setting. The previously proposed Auto Mall site would be an ideal location for this form of development.
7. Maintain and protect the country residential character that makes Springbank a special and unique rural community

In Favour:

8. Cluster with green space

COFFEE CHATS

One relevant question: What has been approved in Springbank and not been built?

***Admin to create a map set showing approved plans. Has this been done?

A farm family with 130 acres says it cannot sustain a family economically. They haven't had to for the last 30+ years. (My tongue-in-cheek comment)

In Favour:

1. New ideas around Agrihood (small farm) may fit with cluster.
2. More demand for housing choices should be accommodated in the plan
3. Cluster should only be supported in certain areas.

Opposed:

4. The nature of SB as a rural residential area is a foundational priority.
5. Value CR lifestyle that is why residents choose here
6. Country residential lifestyle preferred, residents don't want cluster communities.
7. Against any cluster development
8. Maintaining the residential character. SB is a unique rural community. SB is a treasure to be protected.

WRITTEN FEEDBACK**In Favour: (sort of)**

1. the ASP should mandate a gradual and incremental approach to new development in these areas (Urban Interface) that would focus on slighter denser residential areas and no commercial whatsoever.
2. I think cluster development contributes to efficient service provision and community cohesion, but overall density limits must be maintained per historical guidelines. Thus significant retention of agricultural space and enforcement of shared green space in cluster communities are critical. I support high density units as long as surrounding communal open space reflects the traditional low density standards for the whole area.
3. Urban Interface Areas should be transition zones that transition from the high density of the city to the low density of our country residential. They should not be a continuation the city high density. Transitioning with 0.40 hectare lots would be appropriate. High density housing and/or big box type shopping malls are not appropriate for Urban Interface Areas as they do nothing more than move the city style of living into the County

Opposed:

4. A similar comment applies to the substantial and concentrated densities in the Cluster Development Areas. In some cases it appears that this came in at just under 30% of the total area. Consider also whether some of these areas should be set aside for wildlife corridors as many of these existing areas, including on the eastern edge of Springbank, already contain a substantial concentration of wildlife
5. I also wonder about the seeming focus more on servicing for industrial and commercial, when high density residential attracts its own servicing issues. The ASP document indicates that lots less than 1.98 acres would be serviced through piped or regional waste water treatment systems and that piped systems would be provided by developers and then transferred to the City at the breakeven point.

This seems to highlight a piecemeal case by case approach rather than a comprehensive regional water and wastewater strategy

6. We all want to maintain and protect the country residential character that makes Springbank unique and an asset to the greater Calgary area. That would not be possible with unsustainable highdensity residential and commercial developments like those proposed in the ASPs
7. I would like to see Rocky View County (“County”) retain the country way of life that most homeowners enjoy. That would mean maintaining the current 0.80 hectare restriction for country residential
8. Cluster Residential Development (CRD) - A significant portion of land in the previous proposed ASPs had been proposed as CRDs. While the provision of CRD for seniors is a desirable aim, the amount of land proposed for CRD in those previous draft ASPs goes far beyond the needs for seniors. I am concerned that the use of CRDs is nothing more than a ploy to build high density housing in stages. The concept of the CRD is justified on the basis of offsetting the high density housing with significant open space provisions. One might take 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 Rocky View County Council (“Council”) and seek to develop these green spaces with more high density housing. We also have no guarantee that the Council of the day would not support such a proposal. Therefore all the CRD concept does is provide for a phasing in of what will ultimately be large ares of high density housing. I am opposed to this happening.
9. Villa Condo Developments - The previous draft ASPs promoted the concept of Villa Condo developments. These high density condo developments in Springbank were justified primarily on the basis of, again, meeting the needs for seniors who want to stay in Springbank. This 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 were proposed for this kind of high density housing in the previous ASPs.
10. - Please let us know what we can do to not have high density or Commercial 2 development, this was past by past council and the residents of the area did not move to this area to have a Qualico Commercial / high Density Development.
11. The Springbank ASP does not seem to lay out any provision for the type of development that currently exists within Springbank. That would be country residential lots of two or more acres with a single dwelling. Why is that? [In both plans, the areas identified on Land Use Strategy Map 5 as County Residential Infill \(yellow areas\) are supported for country residential development to a minimum of 2 acres in size. As well, all of the areas identified as Cluster Residential Development \(pink\) are supported for country residential development to a minimum of 0.30 acres. However, all of these areas are also](#)

- supported for the larger county residential (2 acres) if the cluster design cannot be achieved (policies 7.10 and 7.11 in the North ASP). (Jessica Anderson's answer)
12. The Springbank ASP does not seem to lay out any provision for the type of development that currently exists within Springbank. That would be country residential lots of two or more acres with a single dwelling. Why is that? In both plans, the areas identified on Land Use Strategy Map 5 as County Residential Infill (yellow areas) are supported for country residential development to a minimum of 2 acres in size. As well, all of the areas identified as Cluster Residential Development (pink) are supported for country residential development to a minimum of 0.30 acres. However, all of these areas are also supported for the larger county residential (2 acres) if the cluster design cannot be achieved (policies 7.10 and 7.11 in the North ASP). (Jessica)
 13. The proposed land-use strategy has cluster residential development earmarked for much of Springbank but none is identified in the ASP for Bearspaw. Can you explain that? The existing Bearspaw ASP was adopted in 1994 and generally provides for country residential to a minimum of 4 acres in size. It does include provision for smaller lot sizes (no minimum) with preparation of a conceptual scheme, but it doesn't specifically support the cluster design. The South Saskatchewan Regional Plan (adopted in 2014) provides direction to shift to more sustainable forms of residential development, and then, cluster and conservation design were introduced in the County Plan (our Municipal Development Plan) in 2013. In 2019, Council approved a Terms of Reference to review and update the Bearspaw ASP and one of the items for consideration is the land use strategy. That project is currently on-hold pending a decision by the Minister on the Regional Growth Plan. (Jessica)
 14. The ASP indicates that development would be centered along range Road 33 and the highway and yet much of the area in North Springbank and South Springbank is identified as cluster residential. This does not seem appropriate and is difficult to understand why cluster residential is being proposed all down range Road 32 and on northern range road 33 when such development would be much more appropriate closer to Highway 22 and Harmony as it is high density. I don't understand the thought behind that. Much of the feedback received over the last several years on this project was that residents generally wanted the area to remain residential with opportunities for more institutional type uses along Range Road 33 (near existing schools, Calaway Park, etc.). The area around the airport has limited residential potential due in part to the AVPA restrictions, and this area (and the north portion of Range Road 33) are currently identified for business uses in the existing North Springbank ASP. As well, the County Plan identifies these areas as future regional and highway commercial. Although expansion of the west boundary was considered and reflected in the future expansion area in the North ASP, an expansion to Highway 22 was not contemplated. As well, the Harmony Conceptual Scheme is not included within the ASP boundary and where that area is currently developing it was determined that a change to that boundary was not appropriate at this time. I'm not sure I've captured your question here so happy to chat further on any of this. (Jessica)

15. In the redline document from spring 2021 cluster residential was initially assigned as .5 acre lots and reduced to .3 acre lots. I'm not sure why that is and believe that is completely inappropriate. The minimum parcel size was reduced to improve the cluster design with respect to servicing (the increased lot yield may balance the cost of piped servicing, centralized stormwater management, etc.) as well as increase the portion of the lands that can be set aside for open space. We will include your comments in the feedback received and consider all feedback as we consider amendments to the draft ASPs. (Jessica)
16. Cluster residential allows for the inclusion of condominiums within the cluster residential development. However, it is unclear under what circumstances condominiums would be considered. Can you provide some clarity on that? Condominiums are utilized throughout the County in various business and residential development settings. They are employed in some of the existing cluster residential developments such as Elbow Valley, but are certainly not required to facilitate that form of development. The ASP contemplates condominiums as a tool to manage development with further assessment at the local plan stage (conceptual scheme). (Jessica)
17. Who would have the final say in cluster residential developments? For example, if the owners of an adjacent estate were opposed to the development of cluster residential, what recourse would they have? All applications for land use redesignation, local plan adoption, and ASP amendments under the existing Springbank ASPs and future ASPs are determined by Council. Applications are submitted by or with the consent of a landowner, assessed against the relevant policies, bylaws, etc. and then Administration provides a recommendation to Council on the application's alignment with the ASP, County Servicing Standards, etc. Council considers (at a public hearing) the recommendation of Administration, the rationale of the applicant and the response from adjacent landowners. At the public hearing they (Council) consider, ask questions and render a decision. (Jessica)
18. As a Springbank resident I am disturbed by the nebulous definition applied to cluster residential and the amount of land allocated for potential cluster
19. I do not support the amount of land allocated for cluster residential
20. I do not support the lot sizes of .3 acres for cluster residential
21. I have concerns about water supply for cluster residential as that is not addressed in the ASP.
22. I am concerned that the plan seems to be a concerted attempt to destroy the country residential nature of SB in favour of higher density development.
23. I do support development of infill country residential or CR as currently defined with lots of a minimum of 2 acres per residence.
24. We understand and 100% support the existing land use limitations that generally restrict rural residential developments to be no less than 2 acres in our area. We believe these and other existing development restrictions have served to protect Springbank very well and have managed the pace of development in a such way that allows for the compounding implications of incremental projects to be considered in a balanced and thoughtful way. We see the Area Structure Plan as a

material effort to circumvent that clunky but effective process at the expense of our Community.

25. we do not support the large area residential land use intentions that promote higher density urban sprawl "Cluster Residentials" and "Villa Condos" concepts. Again, the existing 2 acre minimum residential restriction serves to protect our Community from such developments.
26. Country residential status would require maintaining 2-acre lot sizes, not clustered single lot neighbourhoods, and the planned promise of an adjacent field set aside to make up for the clustered housing is a weak nod to maintaining countryside. The dramatic increase in population, traffic, roadways, infrastructure needs etc. cannot be made up by a few acres of cluster neighbourhood park space.
27. we were surprised to learn that the plan aims to increase the current Springbank population from 6,000 upwards to 32,000-50,000 population. The maps provided in the proposed plan show condensed, high-density, "cluster" and "condo villa" housing filling many areas throughout Springbank, which would result in most if not all the area becoming a concentrated development (such as Harmony or Airdrie). The justification for some of the changes includes speculation about residents retiring in the area, however, there is no substantive information to indicate that this would happen nor whether this is a viable suggestion, i.e., addressing medical care etc., and if such an option is suggested for current residents, then the current plan would far exceed what was needed. This is just one example where there is a lack of clear support or evidence for making dramatic changes to the area.
28. - Higher density development than 2-acre country residential will require piped water and wastewater. Developers must show how they would bring this servicing at THEIR cost before their concept plan is accepted by RVC. If they can't afford to provide the servicing, then they should generate an alternative development plan for their land. Therefore "cluster" development is inadvisable in a rural setting. These higher density options should be built in Harmony and other hamlets in RVC.
29. A minimum size of two-acre residential parcels should be mandatory. One-acre or smaller parcels do not fit with Springbank's currently country residential character. No cluster residential. Large undeveloped buffers and very gradual transition must be part of the Urban Interface areas.
30. We do not support the residential land use intentions of the County to allow for and allocate broad zones for higher density urban sprawl "Cluster Residentials" and "Villa Condos".
31. Cluster Developments Earlier in this email chain I was critical of RVC staff explanations of Cluster Developments – they are too complicated and resultingly fail. I suggested simplifying the explanations by reducing the densities to the equivalent of 2 acre developments. Subsequently reading the CMRB challenges, and noting the positive reaction of the urban municipalities to increased density, perhaps an alternate explanation not changing the proposed densities (much) would be "equivalent to 1 residence per 1.1 acres". My other comment on the poor name choice for this category stands.

32. the country residential character of Springbank is the reason that we and many other families moved to this area. To us 'Country Residential' means maintaining the peaceful rural character of the area, keeping 'dark skies', keeping parcel sizes at 2 acres and mandating that the density of future developments is the same as existing adjacent developments.
33. There may be areas within Springbank that can accommodate cluster developments or 1 acre parcel sizes (eg. Elbow Valley or Harmony), however where existing developments have 2 acre parcel sizes, new developments planned to be located adjacent to them, should also have 2 acre lots. Higher density developments would also need to have potable water and wastewater services available.
34. Agricultural lands should be maintained as much as possible, but if in some cases they are changed to accommodate future development, designation should be 'Country Residential' with 2 acre lot sizes and have plans for adequate utilities financed by the developer.
35. Development on lands within Rocky View County should have 2 acre lot sizes pursuant to the existing 'Country Residential' land designation. Developments on the Calgary-side of the Rocky View border should be planned as 1 acre lot sizes to accommodate a gradual transition between the two housing densities.
36. Cluster Development in Springbank: NO, there is enough already There should be NO parcel sizes smaller than 2 acres from the City of Calgary boundary to RR 33, (with the exception of Harmony which already exists) The drinking water and wastewater servicing is essential for smaller parcels, and needs to be provided by the Developer. IN ADDITION, the Developer should have to put up a large bond for a period of 20(? Or some number) years after completion of Development to be used in the event of a malfunction of said drinking water/wastewater system.
37. 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 North ASP will further the development of our unique rural area that is located adjacent to a major urban centre. I believe that the Urban Interface fundamentally contradicts this Vision.
38. Expanding the city density housing and commercial development into Springbank is definitely urban sprawl.
39. We want to keep Springbank a 'rural' area, thus any new residential developments should have lots no less than 2 acres. We are opposed to high density housing, and large new subdivisions like Harmony.
40. Low density building [in Springbank] is a big draw for people moving to the Calgary area who want this option.
41. To maintain the look & feel of Springbank & not to have feel of city living. More green space with 4 acre lots than 1 or 2 acre lots
42. Define what is cluster residential? Is cluster residential a different way to reconfigure the same number of houses or a way to increase density? Yes, it is. We do not want cluster residential.
43. No parcels [should be] less than 2 acres.
44. Avoid cluster residential, high density

45. People moved to Springbank for low density lifestyle – changing that is not appropriate
46. Avoid cluster residential – it is simply “code” for high density – that already exists in Harmony and should stay there, not be expanded into Springbank
47. People moved to Springbank for its rural lifestyle – where do they go if density is built up and the community loses its uniqueness? There have been several proposals for seniors housing, but none of them have been built. Why not?
48. The overall strategy for this ASP is too aggressive to cluster residential development. The current densities proposed at full buildout of 1.17 UPA is too aggressive. The Net buildout density for infill and cluster residential areas should be around 0.5 UPA net developable area. This overall density is more amenable towards preservation of the rural character of the area and align with some areas that are built out at the 3.5 acres or less density.
49. . The cluster residential category is approx. 30% of the plan area with a minimum lot size of 0.3 acres. This is too aggressive and does not take into account the thoughts and wishes of existing owners in the area. The minimum lot size needs to be bumped down to a minimum of 1 acres (discretionary), with a focus of 2 acres preferred (permitted). 4. Based on the proposed cluster residential development, it is not clear what areas will be set aside for public service (parks/rec/etc). All I see on the map is a dominance of aggressive residential development.
50. . Infill development should not be permitted down to a minimum of 1 acre. The minimum should be set to 2 acres (or 1.98 acres) to promote a more conservation subdivision design approach.
51. The cluster live-work land use area shown south of highway and west of RR33 is not acceptable. . People did not move into the rural country to live next to villas/townhouses not matter how nice they may look.
52. I just saw the new plans for Springbank north. I was greatly disappointed to see the addition of cluster housing amongst 2-4 acre parcels. This is not the Springbank I grew up in (and moved back to to raise my children the same way). While I do support commercial development near highway 1, I cannot fathom your definition of cluster housing everywhere else. Your space for environmental reserves are minimal at best. I believe this would ruin the fabric that makes Springbank so special.

SB ASP Appendices Public Responses to “Community Core” 2022

Question 6: Notwithstanding the vision for Range Road 33, do you support the general principle of developing a community core south of Highway 1 and along Range Road 33?

Note:

- 1) There are again some divergent opinions re: what a “community Core” is and there were some requests for clarification.
- 2) The majority support having a community Core, with the difference being:
recreational public service (10) 25%
commercial (14) 34%
not defined (17) 41%.
- 3) *Because of the vagueness of 41% of responses, need to find out whether that support for development on RR 33 is commercial or public service/recreational or a mix.
- 4) 25% are completely opposed to having a Core, citing safety/traffic concerns and diminished lifestyle.
- 5) A small number (11%) want the Core to be much larger than just RR 33, so we can assume they support RR 33 as a Core. Support increases to 47% for a Core.
 -) 22% would support some kind of development - with qualifiers. Would this support be maintained or disappear if they had more information?
- 7) Once again, there were questions about what a Core is.

Written Responses are not included.

SURVEY RESPONSES

Support	42	3	%
Oppose	30	25%	
Maybe	2	22%	
Beyond RR 33	13	11%	
Don t Understand	7	%	

Support

1. This is the right location, given the existence and proximity of other institutional/commercial uses
2. The community core is central for residents of Springbank as close to the schools, recreation centre, hockey rink, baseball diamonds, etc
3. Expanding no further south than township rd 245 go east or west or expand north but stay along hwy 1
4. residential and commercial services

5. Make sense to continue building there as this can only help increase community core by adding to the current community facilities along Range Road 33.
6. It's a suitable place because it's geographically central, accessible by main transportation corridors, and already developed.
7. There is already commercial growth in this area.
 - . There is already a small community core present. Enhancing it makes sense.
9. We need to focus on educational facilities first and foremost before we have additional communities. Harmony has increased the number of students dramatically.
10. Partial development in order to maintain the agricultural community as is
11. Additional retail and commercial lands are needed in the area
12. There is existing commercial in this area that could be expanded.
13. Only as far as springbank road, there is no need to go south of springbank road with all the development already underway or approved.
14. Yes but focus on community uses and NOT retail or commercial. The existing Springbank commercial Area is for commercial & retail uses.
15. Would make sense to continue building community core as there already seems to be the majority of the community facilities here
- 1 . I support this and also believe that the area should be enhanced by incorporating additional commercial and services on our lands (west of Calaway Park) which can provide additional services for local residents while also providing a source of tax revenue for RVC
17. Yes, only as a complimentary development
- 1 . Commercial development should occur only along RR33.
19. Already have commercial there; thus more commercial should be acceptable
20. Community core should be focused on people not commercial ventures.
21. We support this and also believe that the area should be enhanced by incorporating additional commercial and services on our lands (west of Calaway Park) which can provide additional services for local residents while also providing a source of tax revenue for RVC.
22. The area should be enhanced by incorporating additional commercial and services on the lands west of Calaway Park which can provide additional services for local residents while also providing a source of tax revenue for RVC.
23. Already established zoning to support community development
24. Already many business in the location with easy access to Hwy 1
25. Business commercial could expand south along RR 33 and blend in with institutional and community services?
26. makes sense
27. It is already a Community Core with the existence of schools, churches and indoor/outdoor recreational facilities.
- 2 . Makes sense to continue building community core in this location with already having some facilities along range road 32.
29. Already commercial there makes sense
30. The area should be considered for the provision of amenities that would provide some sort of community focus.
31. This area already has the start of money of the facilities needed in a community

32. Already many community facilities along this road so makes sense to continue building community core here.
33. Springbank needs a heart and a place to gather.
34. I consider it the correct area for development
35. That area will not interfere as much with residences, views or vistas
36. All development of this kind should be together and centered around Range Road 33
37. That would be a great place for a Rec Centre
38. Agree with keeping commercial development confined to these areas as identified in the ASP.
39. I am in full agreement with this Core Area concept.
40. One community, one central location that has a beginning
41. I believe the Springbank Park for All Seasons serves as the core and could be enhanced to further provide recreation and gathering space for the community.
42. This area was set out for this development when we purchased in Springbank 20 years ago

Oppose

1. There is no infrastructure in place to support any more development in these areas. It is already a nightmare. Come out to Springbank in the morning or in the afternoon and try to get across these areas. It is already congested and dangerous. And it's only going to get worse. No future development should occur until the infrastructure is in place to support it.
2. Destruction of prime farmland
3. Not needed. We are fine to drive to other areas for needed items. We didn't move out here for convenience.
4. I don't think it's necessary. The amenities of Calgary are only 10-15 mins away. We love the quiet, traffic free peace of Springbank. Amenities are close enough in Calgary
5. It is a highly visible space and increased light and traffic and noise will ruin the character of a quiet neighborhood.
6. RR33 is already developed enough
7. Traffic problem
8. We do not need concentrated developments in our country setting.
9. Strongly disagree with further development
10. Traffic concerns with 3 schools there
11. There is no need for it.
12. There is enough already
13. There is plenty of commercial development nearby. Allowing this to expand into Springbank it will inevitably continue creeping further into whole community
14. While I understand that it's kind of the core of the Springbank area, it's also the area where all 3 schools, plus playschool, plus a popular daycare are. I have 1 child in the elementary school and 1 child currently in the Springbank Playschool and Cottage daycare (going to Kindergarten in September) and the amount of people who blow through that school zone at double the speed limit is scary enough right now. Add more traffic and the safety risks for our kids and parents

- trying to pick up and drop off our kids safely goes significantly up. Convenience may be a nice thing to have everything close but the risks are higher given the school area
15. This is a rural area and this so should be kept so.
 16. There is enough commercial core within the city intact too much that is now sitting empty. Why create more commercial for businesses to abandon.
 17. Too late for this because of approval of Bingham Crossing, Harmony and Callaway Park commercial development
 18. Too close to our Childrens schools, we moved out here for our kids to go to school in a rural setting not busy populated and unsafe
 19. The current "ad campaign" of M.D. Rockyview boasting about growth and an expanding tax base is repulsive and regressive. This is the M.D. that allowed gravel extraction incredibly close to Big Hill Springs Provincial Park....anything for a buck. Shameful lack of cohesive, modern land use planning...eg. area around Calaway Park...pathetic.
 20. We can't keep taking up more space. People certainly can drive to an existing core
 21. What for? Is this more of the County doing its if we build it they will come? Didn't work in the east and we don't want it in the west.
 22. this will be a notable increase on traffic putting our rural lifestyle in peril
 23. We already have a community core, with schools, SPFAS. We are not a town or city.
 24. No requirement for this and not in the interest of residents
 25. whats the point. Too late
 26. Not unless it is accessory to the schools or church that are there. That seniors home that hasn't been built should not have been allowed.
 27. Again, just concern about creating traffic and a busier environment around the schools. I think it compromises the safety of the schools
 28. As stated in 5. RR 33 & interchange with the TransCanada would have to be significantly upgraded to satisfy this principle. Better to spend \$ on a broader base (e.g. wider shoulders & left hand turn lanes on Upper & Lower Springbank roads).
 29. I'd like to see Harmony built out. Would like to see Brigham crossing built and possibly some of the other areas within the Harmony development set aside for business.
 30. We moved here to live in the country. If we wanted city amenities we would have stayed in the city.

Beyond RR 33

1. The community core does not need to be restricted to south of Highway 1, traffic flows freely across the highway.
2. But why just to the south? It should also go north of the Hwy on RR 33 where some services could be provided that would not be negatively affected by the airport or Bingham Mall
3. I also believe that Harmony can be a community core for the Springbank area
4. As well as along Hwy 1.

5. Yes, however, why does this only include south of Highway 1. It should include areas north of Highway 1.
6. I support this and also believe that the area should be enhanced by incorporating additional commercial and services on our lands (west of Calaway Park) which can provide additional services for local residents while also providing a source of tax revenue for RVC.
7. All development is occurring north Springbank, with Harmony and Bingham Crossing. Previous planning decisions make these areas a more logical region for a community core.
8. I believe using 33 as a hub we as a community can go north and south of Highway 1
9. Community Core should be along Range Road 33 both North and South of Highway Number 1.
10. I agree with centralized community core around RR33 between Springbank Road to the south and Highway 1/Township Road 250 to the north. Springbank is very spread out and would benefit from a stronger core from a recreational, cultural and institutional perspective.
11. With in a area and allowing it to jump.
12. The Community core should be focused between Bingham/Edge School and the high school along RR33
13. Have to include north of Highway 1 too. Airport and commercial is already there after all.

Maybe

1. The development should also consider the operations of the middle school, high school and daycare along Range Road 33.
2. Yes, but only to a point. I do not want to see over development from developers. This is still "rural" living and NOT "city" living in the country". Again, if city living is wanted, then live in the city!
3. I support the development in the area on the junction of Highway 1 and RR33, not all along 33 south to the high school.
4. Try and make it fit the landscape. Some of the existing buildings are really ugly like the C3 church.
5. Within reason. Keep it local and for residents mostly. Avoid tourism here. More like current use with possible addition like Bolton Creek Trading Post versus Kananaskis Village. I think the question is "further development" as it is already the community core. I would like a library, AHS services and other medical services. Also - broader recycling if warranted by demand
 - . With business that support and enhance the community character yes, big box stores no
7. Provided it is local in focus - NOT large box scale/regional commercial development and the "typical" strip mall which is duplicated throughout the city. Local focus is key- see earlier comments
 - . As long as the development involves only recreational, cultural and institutional

9. yes as long as we are talking about the area that is south of highway 1 and directly on Range Rd 33. No if we are referring all along highway 1.
10. I'm unsure. I'm concerned about traffic around the schools. However, if this is a logical place for such and that concern is unfounded in the view of the experts then I'd be fine with this.
11. Cautiously yes, I do worry that the sprawl will impact residential areas but if done right it can be the core springbank.
12. As long as water and sewer requirements are met
13. The main focus of 33 is the schools. Keep the core at the High School where the Park for all Seasons is located. I understand there is also a plan for a recreation centre in very close vicinity to the High School, so that area should be the core. If by core you mean shopping, then I'm against that.
14. Do not want to see dense development. Would love to see a regional recreation centre like the new YMCA's in the North and South
15. Again, I could agree to this, but my interpretation of the general principle may be different than many. Boundaries need to be established around these general principles to advance development
- 1 . Again, keep it to a minimum.
17. but no further south than springbank road
- 1 . Again, it depends. Moving high density living into an area with low density infrastructure is not acceptable and will have direct financial impact on all Springbank residents and will detract from current quality of nature and life in Springbank
19. As long as road and traffic needs are met.
20. Not sure the difference between RR33 and RR33 south of HWY1. As in Q5 the core should co-locate with SPFAS.
21. The focus of development should remain in the area currently developed between Highway 1 and Huggard Road, but NOT further south. The increase in traffic and infrastructure needs for the full length of the area would have a far greater negative impact on residents and small local agri-businesses, and the hub would become more commercial than community.
22. I am for development as long as it is tastefully done - and fits the existing community feel. Big box stores are not what I imagine for this area.
23. I think you need special rules re: lighting, water handling, roads and safety before continuing to develop
24. As long as it doesn't become too large of a development.
25. As long as it is limited to this area and prioritizes smaller shops. We would prefer more of a Bragg Creek townsite feel along this corridor than a Gasoline Alley feel. Having it more like Gasoline Alley will cheapen the charm and character that attracts so many to Springbank.
- 2 . Some development is needed but current plans seem overambitious.

No Opinion Don't Understand

1. It is not clear what this question is asking beyond what was asked in Q.5. Any community core, whatever its “vision”, should be limited to non-commercial land uses – there is no place for or need for local commercial operations in Springbank.
2. What is mean by "community core"? What is the demonstrated need?
3. not sure what is meant by this. Don't we have one? Isn't it enough?
4. I don't have enough information to respond to that
5. What do you consider a community core? Could be supportive base. This isn't a yes or no questions with that little of detail.
 - . What is a community core?
7. How can I respond to a question that gives no details. Thanks but no thanks for trying to get answers that need more information

COFFEE CHATS

These were really difficult to decipher, as there is some reference to areas E, F,G etc. and not about RR 33 in particular.

Overall, there was very little conversation about the Core, as more conversation happened re: general development.

SB ASP Appendices Public Responses to Expansion of Business Areas 2022

Question 7: Business areas provide a wide range of services to County residents and the region, while contributing to the fiscal sustainability of the County. Over time, the County is expected to capture an increased share of the region's business development due to a growing market and labour force, competitive land values, and strong connections to regional mobility corridors. The Springbank area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor and around the Springbank Airport.

Do you agree with the location and size of the business areas identified on the land use map?

NOTES:

- This section actually creates more questions than answers.
- The preamble is already biased toward increasing the SB business area by stating that *"The Springbank area has potential to develop high-quality business areas, supplementing existing developments already established within the Highway 1 corridor and around the Springbank Airport."*
- This creates the expectation that SB needs to increase the size of its business area. Maybe the question should have been: **"Does Springbank need to increase the size of its business area and if so, where should it go?"**
- Very few people even responded to the question re: *location and size* on the map, and some couldn't find the map.
- There was no written indication re: suggested number of acres (15 quarter sections) or how it could impact the existing Country Residential population and roads.
- One-third (8) in support were similarly-worded responses about Bow Water and Land. Assumption is that they could have all come from one person or were "form letter" responses from others.
- Overall, the majority oppose more business areas.
- The "Maybe" responses were in favour of some business development but not that shown on the map.
- 11% (N/A) couldn't make an informed response because they couldn't find the map.
- Recommend that the question is further tightened up so:
 1. people can understand the actual size in acres,
 2. they are given an opportunity to suggest what kind of business development they want to see, and
 3. respondents can express how it will impact their lives in SB
 4. people can understand how business development aligns with the vision for Springbank as a desirable Country Residential area.

*Written Responses or Coffee Chats are not included

Oppose	9	50%
Support	29	21%
Maybe	25	1 %
N A	14	11%

Support

1. Many businesses run along highways as it is not appealing for residential use.
2. They are appropriate to accommodate the growth of the community.
3. Yes, the designated areas for business development seems appropriate for the growth of the community.
4. Continue to develop a business core from edge of Calgary west adjacent to Hwy 1.
5. The designated areas seem appropriate for community growth
6. Yes, the designated areas for business development seems appropriate for the growth of the community
7. Maintaining a business corridor along the Highway and existing/planned mall (Bingham) plots would be very lucrative for RVC as businesses along the highway would benefit from flow through traffic to and from Calgary.
8. as well as continued development of land west of callaway park for commercial use
9. Area D should also be extended to include commercial development west of Calaway Park
10. Area D in the other "Springbank ASP Land Use Strategy Map" should be extended beyond the historic ASP boundary to enable further commercial development west of Calaway Park and importantly, to include both quarter sections owned by Bow Water & Land.
11. I generally agree. However, there are two maps with the title "Land Use Map" and therefore it is important to clarify that we agree with the location and size as indicated in the "Current Land use Strategy Map: Consolidated map of proposed Springbank ASP Land Use Strategy (north and south) for discussion purposes." Area D in the other "Springbank ASP Land Use Strategy Map" should be extended beyond the historic ASP boundary to enable further commercial development west of Calaway Park and importantly, to include both quarter sections owned by Bow Water & Land.
12. We agree with the location and size as indicated in the "Current Land use Strategy Map: Consolidated map of proposed Springbank ASP Land Use Strategy (north and south) for discussion purposes." Area D in the other "Springbank ASP Land Use Strategy Map" should be extended beyond the historic ASP boundary to enable further commercial development west of Calaway Park and importantly, to include both quarter sections owned by Bow Water & Land.
13. There are two maps with the title "Land Use Map" and therefore it is important to clarify that I agree with the location and size as indicated in the "Current Land use Strategy Map: Consolidated map of proposed Springbank ASP Land Use Strategy (north and south) for discussion purposes." Area D in the other "Springbank ASP

- Land Use Strategy Map” should be extended beyond the historic ASP boundary to enable further commercial development west of Calaway Park and importantly
14. “Current Land use Strategy Map: Consolidated map of proposed Springbank ASP Land Use Strategy (north and south) for discussion purposes.” Area D in the other “Springbank ASP Land Use Strategy Map” should be extended beyond the historic ASP boundary to enable further commercial development west of Calaway Park and importantly, to include both quarter sections owned by Bow Water & Land.
 15. We generally agree. However, there are two maps with the title “Land Use Map” and therefore it is important to clarify that we agree with the location and size as indicated in the “Current Land use Strategy Map: Consolidated map of proposed Springbank ASP Land Use Strategy (north and south) for discussion purposes.” Area D in the other “Springbank ASP Land Use Strategy Map” should be extended beyond the historic ASP boundary to enable further commercial development west of Calaway Park and importantly, to include both quarter sections owned by Bow Water & Land.
 - 1 . I agree with the location and size as indicated in the “Current Land use Strategy Map: Consolidated map of proposed Springbank ASP Land Use Strategy (north and south) for discussion purposes.” Area D in the other “Springbank ASP Land Use Strategy Map” should be extended beyond the historic ASP boundary to enable further commercial development west of Calaway Park and importantly, to include both quarter sections owned by Bow Water & Land.
 17. We generally agree. However, there are two maps with the title “Land Use Map” and therefore it is important to clarify that we agree with the location and size as indicated in the “Current Land use Strategy Map: Consolidated map of proposed Springbank ASP Land Use Strategy (north and south) for discussion purposes.” Area D in the other “Springbank ASP Land Use Strategy Map” should be extended beyond the historic ASP boundary to enable further commercial development west of Calaway Park and importantly, to include both quarter sections owned by Bow Water & Land.
 18. Should be the entire length of highway one
 19. Good visibility for the travelling public, and also easy access from Hwy 1.
 20. Business hub along Hwy 1 and Springbank Airport is the best location because no one wants to live by a major Hwy and a airport because of noise levels
 21. As it has already started, the obvious place for businesses is along the highway. Better than places homes in this area.
 22. Obvious business areas are along highway, no one wants to put thier house next to it so must be for business.
 23. Good to concentrate this along highway 1 and airport area.
 24. They seem to be clustered and mutually supportive
 25. It makes perfect sense
 - 2 . Agree with keeping commercial development confined to these areas as identified in the ASP
 27. Could be more business use along range rd 33 both north and south of highway 1
 28. I agree with Bingham Crossing development and am looking forward to having more local services and retail. I agree with central business districts around

- Highway 1 and the airport. I am somewhat leery of the Harmony development in general due to its oversized scope as well as the treatment of existing Springbank residents by the Harmony developers after they got their permits
29. Highway corridors are not luxury 2 acre parcel lands. They should have their potential maximized either through commercial or institutional development. This is especially true on Highway #1 where the province has injected a major road upgrade from Old Banff Coach Road to the City limited and the Ring Road. This further solidifies that luxury homes will not be built here. A housing development like Valley Ridge, condos/townhomes (higher density) or commercial/institutional / recreation should be built along these corridors.

Oppose

1. Keep business development close to Springbank airport. Not along HWY one - this is the gateway to the Rocky mountains.
2. This type of commercial use should be predominantly centred near the Springbank Airport and a narrow strip along Highway 1
3. Business size as proposed is too large
4. Stick to north of Springbank road, agree with the airport and highway 1 corridor of businesses, there is not a need for greater development than that
5. The area on 101 street should not be commercial
 - . Springbank will end up having big ugly box stores marring the landscape and congestion from city and passing travellers along Hwy 1.
7. We don't need malls in Springbank
 - . The highway 1 corridor is too large of an area for commercial / business development. The area should only be restricted to RR33 and south of highway 1, where current commercial businesses exist already. It should NOT include commercial development north of highway 1. When Bingham Crossing was proposed, there was huge opposition by the local residents. Somehow it got approved and Bingham Crossing was intended to be senior living facility, small boutique stores and small grocery store. Somehow during the pandemic, under previous council, Costco got approved to be included in Bingham Crossing and the local Springbank residents had 'no idea' that this happened. All this was underhandedly approved during the pandemic under the previous council. There was no local resident engagement!!!! We are totally impacted by this proposed development. As this was underhandedly approved, it should underhandedly be rejected and STOP!! The previous council was all about listening to the developers and NOT TO THE LOCAL RESIDENTS!! Also, do not allow business development along TCH west of Crestmont / RVC Boundary. There is no need to have gas stations, fast food places along this stretch of highway. It will cause an increase in traffic congestion, crime, light pollution, traffic congestion due to employees travelling back and forth to work, would increase need for police support in areas due to businesses being located at "quick getaway" places along the highway. PLEASE STOP THE COMMERCIAL DEVELOPMENT ALONG HIGHWAY 1. It is changing the landscape of the country residential character that makes Springbank a special and unique rural community.

9. Absolutely not.
10. Business not industry and traffic congestion must be addressed prior
11. I do not agree with such expansion of our area.
12. Put the business on already fragmented lands
13. The problem is we don't have the infrastructure – traffic, water, sewer, police, medical, fire, to support any more new development in these areas. The transition is already beautifully in place along the Ring Road between the city of Calgary and Springbank. The transition between urban neighborhoods, Aspen Forest and community residential is brilliant. DO NOT MESS WITH THIS. Notice in Europe they have several spaces along major highways that are forested and provide a beautiful natural environment for traffic. Not to mention how they help the carbon footprint of the planet!!! Lets remember we have a responsibility to do that too
14. Springbank is a unique Area that needs special protection from general Rocky View commercial and industrial development
15. The “urban interface” definition, particularly at “special planning area 2” should not state that the area is likely to be largely commercial! The urban interface area definition should be the OPPOSITE of that- they should remain rural and a buffer between the city and Springbank. In particular any development along 101 St and Old Banff Coach Rd should be blocked, this land should remain zoned country residential, or preserved by the county for recreation, nature preservation and wildlife
16. I am not in favour of any further commercial/business development along Hwy 1.
17. The area near the airport is a natural fit for any business area. As well, Harmony is located there and it will have commercial and business areas, and Bingham will offer the same. Spreading business all over Springbank is absolutely not necessary
18. this business areas just contribute to business sprawl with little cohesion, that leads to more commercial development
19. Business/commercial/industrial should be focused on areas already designated as such. No new areas should be designated until existing sites are built out. Otherwise these businesses will fail, as has been the case in the past for Commercial Court. Regional/commercial shown as C on land use strategy maps show these areas growing extensively. There is already large Regional/commercial developments slated for Hwy1 at Hwy 22 which is a much better location. Springbank along RR33 should be reserved for local services NOT regional.
20. It was our preference to move away from business infrastructure to country side
21. Commercial uses need to be strictly limited to already approved locations and to the area off Hwy 1 adjacent to the Airport. There should be no expansion of business uses along Hwy 1 beyond what has already been approved at Hwy 1/RR33. It is also highly questionable why RVC would compete with itself for regional commercial operations that could locate in East Balzac and/or Conrich where there is already fully serviced land available and where local roads and access to regional transportation corridors are both significant superior.

22. Maintain the country character along Hwy1. Words like "strong connections to regional mobility corridors. ---- potential to develop high-quality business areas," are open ended. Do not want development like between Calgary and Airdrie.
23. Too close to existing farming land - causes major disruptions from garbage in crops, noise, unwanted trespassing on land, etc.
24. Although I agree with the areas designated the size is too expansive.
25. Costco is not a high quality business area. I'm already angry about the way Bingham is being developed, largely unsupervised, they are already making Twp Rd. 250 a zoo.
- 2 . The premise that businesses add to the fiscal sustainability of the County is false. This has not proved to be the case. CrossIron Mall has been incredibly costly and resulted in substantial County debt that has not been paid off. This does not count the additional infrastructure costs paid for by the Provincial taxpayers (including Springbank residents). Now moving to a high interest rate environment this will add a further burden to residents. Also, appreciate that large amounts of commercial/industrial is already approved and is not yet fully built out (e.g., Harmony, land around airport, Bingham Crossing, Callaway Park, undeveloped lots in SpringBank Commercial Court).
27. Standards to define "high-quality" along TransCanada should be very high, commensurate with earlier identified top priorities for Springbank & that will not compromise the pleasant mountain views & topography
- 2 . I am not in favor of this amount of business. Business development should be focused on serving the needs of residents.
29. Keeping business area to designated locations (close to airport but not further east of Bingham) should be key.
30. Industrial and business development is better placed near the airport however the roads surrounding do not support the volumes of traffic this would bring
31. Too large of a development
32. I cannot agree with mega shopping areas that will turn core Springbank into something that looks like CrossIron Mills.
33. Too large
34. ONLY IN SPECIFIED AREA
35. It seems logical to me that expansion and development of the commercial areas should be restricted to the airport and Highway #1 areas. My comments should be tempered with the fact that I live in South Springbank.
- 3 . The expense required to provide services and roads to businesses means that there any tax revenue benefits are lost.
37. The area around the airport is set up for commercial development, but the area immediately north of Highway 1 is not set up for this and should not be in the future.
- 3 . I feel it crowds the existing residential areas
39. Business development in Springbank should only proceed after careful planning and community consultation to ensure the character that makes Springbank an attractive country residential community is not spoiled.
40. The business areas are lining roads and creating a macleod trail. More thought needs to be given to this important gateway to the mountains and how it's roads

- should appear. I believe that business can be placed out of sight lines. It is important to define the concept for Springbank and its identity as a whistler and a recreational and tourism draw rather than an antiquated design such as Macleod trail. It is a total missed opportunity to design Springbank to look like another Macleod trail
41. Country residential. High end Country residential does not want to live next door to business areas. Commercial Court is a blight on the landscape and the bays aren't full. We already have enough by the airport. When will Bingham build out? Do we want to compete with the east side of the county? No
 42. The map provided indicates it is "conceptual in nature and no measurements should be taken from it". I agree with the location, it is aligned with a transportation corridor (Hwy 1), but it looks like the "width" should be halved. The time frame over which development is being considered should be included as part of the exercise
 43. I like the location but do not want to see the size get too large
 44. New business development should be around the Springbank Airport. The location is perfect for this.
 45. Wondering why we are allowing giant stores like Costco? Wouldn't a smaller grocery store in a less ugly building be a better fit for the community? It seems like we are accommodating mostly Calgary residents and not accommodating Springbank residents.
 46. We don't have the infrastructure to support the increase in traffic, and building that infrastructure would be too costly for the county, especially given its current debt load.
 47. The map doesn't show wildlife corridors, this could be because they haven't been taken into account for the planning of Springbank, fact that endangers the future of wildlife and the possibility of eradicating sensible species and is worth to mention that this goes also for local flora.
 48. If I wanted business development I would live in Calgary
 49. Both Harmony and Bingham have made huge promises that are still to be fulfilled. No more until we see the affect of those two.
 50. I do not agree with big box store development in the Springbank area, it erodes the acreage lifestyle that makes Springbank special.
 51. Too large, too busy and too high density. For example, the increased traffic and noise and light volume on the intersection of Hilary 1 and RR 31 is a disaster. So is the junction of the new ring road and Old Banff Coach road and the close of the intersection of 101 Street and Highway 8. There will be no way to access Springbank without going through a freeway or highway and an extremely congested ingress and egress. Much of the country feel has already been lost and he's currently being destroyed.
 52. Proposed business areas are not needed
 53. There is plenty of shopping in areas on the west side of Calgary to support
 54. Why do we need to develop this? Commercial vacancy rates in the city are high. The need to have this area developed is ridiculous.
 55. No. I think it is too large.

- 5 . I don't believe a Balzac-like experience in Springbank is a vision that I support. Some commercial activity with low daily vehicle counts and with appropriate architectural controls could be planned. However, big box stores and massive shopping complexes is not welcome.
57. Severe impact on existing home owners who have purchased under the understanding of the original ASP.
- 5 . we don't need a bunch of businesses in our rural area, the city is close by
59. I tried to find meaningful maps to help ...but had trouble reading them. So my feedback is that development is inevitable but that it be controlled. I do not want to see the gateway to the mountains lined by industrial or regional commercial development. Those corridors already exist to the north of Calgary and are best left there so that less than truckload carriers and trucking services are efficiently left to one corridor. High quality business areas are within a 10 minute drive of my home within Calgary. The minute you start adding businesses, you will need to look at public transit as employees of those services may not have the living salary to live in Springbank.
0. ur life style is endangered by the increasing commercial pressures on our elected officials to comply with the interests by ruthless developers. This group as wenrecognize well do not appreciate the importance of the environmental location and position of our community with respect to Calgary. They do not understand the importance of maintaining a natural environment west of the City to preserve the beauty of the lay of the land facing the Canadian Rockies and how much this area contributes to the uniqueness of the quality of life for all Albertans, Canadians and visitors from the entire world. If anything we need tourist facilities that enhance the experience of visitors and locals to our community. Just think of the gross parking facilities at the intersection of highway 1 and 22 serving people who want to make an environmental difference and which are an insult to all tax paying Albertans. All levels of government have done so far nothing that will preserve our environment for future generations and that could make us proud of our community.
1. This is acreage country. Let's keep it that way!
2. We can drive to Calgary for Business Area, nice to have country free of that type of development
63. Not fully. We feel the Highway 1 corridor for business areas should be adequate and not infringe on school and residential areas.
64. No building business areas along the Trans Canada! Why do we want to destroy this road with a repetition of what is already just down the road in Calgary?
65. I think this will create undue strain on infrastrucute and even with the Ring Road completion I think a lot of people will still cut through Springbank to access this from south and West Calgary. Business should fit with the defined and desire community culture
- . This is a tried and true institutional trojan horse to put policy before capacity or practicality. These decisions should be based on the interests of the residents and voters and no one else.
7. This is excessive. The area is priomarily residential acerages. There has been no establised demand for business space. The new development along highway 16

- near the olympic park would serve this need in some ways. There is no clear vision for the types of business development envisioned. Is it offices or industrial? How will it impact residents.
- . Don't want more business areas that are not for the community, we don't need an Amazon warehouse or a logistics centre or whatever.
 - 9. Way too big and well beyond existing infrastructure. We do NOT need car lots and Costcos in Springbank.

Maybe

1. The ASP must place stronger constraints on the appearance and interface of commercial developments with the intended preservation of Springbank as a country/agricultural residential community; Highway commercial is typically developed at the low end of thoughtful design, as it more functional or inconsiderate of design requirements. Springbank commercial developments MUST BE more thoughtful and reflective of the remainder of the Springbank Community in comparison to Balzac, or other typical highway commercial developments.
2. Business areas can buffer the negative impact of roadways
3. I agree that this is a good location, though question if this is really needed in Springbank
4. I agree with the Business Industrial and Business Commercial, but not Business Transition
5. Agree to only the Airport area, Highway 1 south of the Airport but no highway 1 development along Highway 1 from Calgary west. Before we designate more Commercial a Market Analysis is required. There is a lot of competition for out of area customers to shop in Calgary, Cochrane areas.
6. just the airport...not highway 1
7. Continue to develop land already in the taken out of production and leave remaining land for farming
8. Limited development along Highway 1 makes sense but nothing should encroach beyond a half section either side of the highway.
9. Have only looked over the plans quickly. Generally ok with smaller scale, targeted business areas
10. With some. I'm not in favour with what is proposed for Rge Rd 31 by the Hwy
11. Again, the Springbank airport is a commercial area, keep new development within that area and away from residential areas.
12. Development is required to keep our tax base diversified and to provide jobs locally
13. As above. It depends. What are the exact plans for infrastructure and financial impacts.
14. Business areas naturally tend to be by the highways as it is less desirable for houses to be built in said locations.
15. Agree with those business areas identified adjacent to existing business but strongly disagree with adding new business areas adjacent to existing residential areas. Residents of these areas chose to live in these areas for the character they

- currently offer and it is not right to change the nature of their residential area to support county coffers.
16. As long as the existing homeowners are aware of the developments and the roads are updated to accommodate the increase in traffic
 17. Agreed in concept, but would like your definition of 'high quality' business.
 18. My response is kind of a partial yes, partial no. It depends on WHAT kind of business gets established. Yes it would be nice to have a few things in the area like a gas station and small grocery store for people like me that forget to fill up the car when I'm picking up groceries haha, but we are a country community. Not a bustling city, hamlet or town. We've already had many Springbank residents forced out because of the ridiculous Springbank Dam, and now more families and farming businesses are going to be forced out because of land requirements and the rest of us that won't have to give up our land get to give up our preferred and chosen lifestyle because big companies like Costco want to sell more stuff instead of providing services like garbage and recycling pick up that would ACTUALLY be useful and welcome for the current residents. Your priorities are a bit disappointing.
 19. Minimizing the encroachment of Commercial development on country residential communities should be a priority.
 20. If it is adjacent or complementary to existing corridors. For emphasis, it should have a local /community focus not "big box store" commercial development that exists elsewhere. If it exists it must be in keeping with the natural habitat and not a continuation of Cross Iron Mills concept, Gasoline Alley, or COP chains. We certainly do NOT want/need another Costco when there are 2 others within 15-20 minutes of Springbank as it is
 21. Yes primarily Area C. Still keep it unobtrusive. don't route external traffic through springbank. Provide reasonable access from highway and with walking bike paths. Keep lighting tasteful and unobtrusive - light the Aurora Borealis and stars continue to shine through.
 22. The above description seems to imply unrestricted business areas. Focus on local needs, or small specialized business. IE not box stores.
 23. Qualified answer. Business restaurant etc could be a great add to the community. Bit large retail, car lots-malls, and some industrial businesses are not a good idea
 24. I have not seen the map, but I support clustered businesses, smaller is better than larger/chain development without creeping into new residential areas. I would much prefer to pay higher taxes than see our rural communities spoiled by commercial development.
 25. yes, provided that roadway concerns are addressed beforehand. There are already concerns with roadways which will only worsen with further development

NA Need More Information

1. The maps provided were not easy to view business areas identified.
2. I really don't feel that I can respond to this subject at this time
3. Again, poorly written question. You are leading respondents to say yes. Rocky View MUST consult with residents regarding development in this area.

Springbank should not end up like Airdrie or Balzac with endless industrial complexes.

4. Keep the Natural Beauty as is and build more dog parks and walking biking areas. Need to recover revenue then charge a user fee like Kananaskis or National Park
5. the area indicated in red....right?
 - . would also like to see pathways t connect these areas and add in stores and restaurants
7. I need to see the map! Where is it?
 - . Who will be utilizing the businesses? If Calgary residents, what are the transportation implications? More traffic is not desirable. Will there be public transportation?
9. I don't know which map it's shown on
10. I don't know where to find the land use map
11. Developers need to pay for the required infrastructure and not the small acreage owners
12. I can't find a land use map, please provide a link!
13. No land use map on this survey or linked to survey - how can you expect a proper answer?
14. What constitutes high quality businesses for this district

SPRINGBANK ASP ENGAGEMENT

CLUSTER DEVELOPMENT

What I found is that, even though there were no direct questions about Cluster residential development other than the on the maps, many people commented on the types of housing and lot sizes they want to see in Springbank. The vast majority chose minimum 2 acre lots.

This tells me that housing type and lot size is of great importance to those who live in Springbank and that urban-style housing is not welcome. The closer together the houses are, the more urban the development appears, even if there is a lot of green space surrounding these homes. There were several responses that pointed to Harmony as being urban and therefore out of place in Springbank.

Another question that needs to be asked is “How does infill work and what servicing parameters do we need to put around it?”

1. COFFEE CHAT – **No questions re: Cluster**
2. LAND USE STRATEGY MAPS from 2021
 - Cluster identified on about 42 quarter sections that are presently “Agricultural”
 - Mix of CR, Infill and Cluster identified on about 75% of the map
3. SURVEY – **No questions re: Cluster**
4. OPEN HOUSE – **No questions re: Cluster**

FINDINGS – The only way residents would know about Cluster housing is if they looked at the maps. There were NO questions put to residents about Cluster.

SURVEY RESPONSES

TOP PRIORITIES – 242 responses

228 ANSWERED, 14 SKIPPED.

The question was open-ended and not about housing BUT about half the answers were about housing. All responses are direct quotes.

Three answered that there should be “affordable” housing in Springbank.

Status Quo Housing:

1. Acreages, not high density residential and commercial spaces.
2. Residential housing - low density fits but higher density should be directed to Harmony
3. Minimum residential parcel size should be 2 acres, including the road if water is supplied from a drilled well on the parcel. Smaller parcel sizes only if water is supplied by a piped in line.
4. Maintain and protect the country residential character that makes Springbank a special and unique rural community
5. To keep Springbank from turning into city like living
6. To maintain a Multi Acreage family usage
7. No infills, no cluster development
8. ...adding addition multi residential properties will take away from all hallmarks of Springbank which is known for acreages and farms
9. Water & wastewater issues - for any parcel less than 2 acres, W & WW needs to be piped in and out;
10. That Springbank will principally offer a tranquil rural lifestyle, (Country Residential minimum size two-acre lots)
11. Maintain country residential status (defined minimum 2-acre)
12. Maintain Country Residential Living with homes on a minimum of 2 acres each.
13. No to 'cluster residential' development, it will completely destroy the look, feel, and desirability of Springbank as a community.
14. Low density(minimum 2 acre lots)
15. Maintaining a country residential look and feel that is unique to springbank
16. Maintain Springbank's rural, low-density country residential character
17. -Country residential lifestyle is a priority for us
18. Low density mix of farmlands and country residential unique to Springbank must be valued and preserved
19. Ensure proper servicing for all developments – that means fully piped in/out water/wastewater for any development that permits less than 2-acre parcels, if any such development is permitted
20. Staying rural, little to no new commercial development (big box stores, industrial, etc), smaller housing developments (Harmony style housing developments?- NO!).
21. To keep Springbank (North and South) a rural area with residential development no less than 2 acre parcels.
22. Keeping the community country residential.
23. Keep home lot sizes to a minimum 2 acres.
24. Prevent Springbank from becoming a continuation of Calgary by preventing spread of high density development.
25. As a long time resident of Springbank and now Bragg Creek, I would like the area to remain as is with local ranches left to continue their legacy, no dam and restrictions of new residential developments and no new commercial development.
26. Maintaining the semi rural acreage high quality living standards

27. Maintaining the rural/ agricultural landscape
28. Keep it rural with population pockets
29. Curb Springbank development
30. Preservation of Springbank's Country Residential character
31. Again, maintain tranquil, rural character
32. Low density acreage development to fit the existing nature of the community
33. . maintain an acreage lifestyle by avoiding further high density housing.
34. Maintenance of the current semi-rural feel of the community
35. To keep the predominantly country residential lifestyle that has made Springbank one of Rocky View's jewels within the Calgary Region.
36. . rural agricultural and acreage living
37. Maintain the rural / agricultural vibe of the area
38. Maintain a country residential development plan.
39. Acreages
40. A priority is to NOT to revisit subdividing EXISTING two acre lots, annexation of such existing lots should be avoided. The infrastructure in these communities was established for two acres, not higher density.
41. To continue to remain as rural as possible with open spaces and very little commercial areas
42. Future land development should maintain the country residential feel.
43. Biggest priority is that existing two acre lot size NOT be revisited. Existing two acre lots MUST remain as is.
44. Keeping the historical charm of the area by sticking to 2 acre lots.
45. No major developments that reduces our house parcel sizes from 2 acres. We moved to Springbank to have the county feel spread out and do not approve of lots smaller than 2 acres
46. This is a unique and beautiful area and I would like to see well planned development that reflects the areas history and beauty. It would be a real lost if there was commercial developments and high density housing without having large parkland areas for the existing wildlife and for all citizens enjoyment.
47. To maintain and protect the country residential (2 Acreages Minimum) character that makes Springbank a special and unique rural community
48. Keeping it a rural community. Not having developments like Bingham crossing ruining acreage life. Keeping urban sprawl at bay. We moved to Springbank to live away from city life and it is horrible that we continue to be turned into a city!
49. Preservation of Country Residential character by restricting commercial development to designated areas.
50. A lot of us home owners purchased acreages out here for the quiet atmosphere, the views of the mountains and to not live the city life.
51. Maintain and protect the Country Residential Character that makes Springbank a Special and Unique Community! Ensure that the residence that live in the community, not absentee landowners are heard, the quality of life, what they expect, concerns, etc as they live the area 24/7.
52. Maintaining Country Residential and where there is a change in zoning, sufficient transition zoning is in place, going from 2.5 acre parcels to 1 acre parcels onto cluster, High Density,..... We need to take into consideration the residence that

- are in established communities such as Morgan Rise, Solace Ridge, Timberstone, Artistview,and what made them purchase there property originally
53. Less residential development, more rural
 54. We live in a rural acreage community. Increasing density should preserve that feeling as much as possible
 55. To vigorously protect and maintain the rural residential character of Springbank and show the way forward for an environmentally conscious community with clean air and clean water and an abundance of trees.
 56. I only support Springbank for residential development following the minimum 2 acre lot size.
 57. To maintain and protect the country residential character that makes Springbank a special and unique rural community.
 58. Maintaining the unique and historical heritage of Springbank as compared to the dense and commercial aspects of living in a city. In other words not simply a suburb of Calagry.
 59. To maintain and protect the country residential character that makes Springbank a special and unique rural community
 60. Maintain the country/rural atmosphere, maintain and preserve the small acreage living way of life, and create more protected park spaces.
 61. Retain the rural culture and feel of the area
 62. maintaining the rural features that give Springbank it's value and lifestyle
 63. Subdividing to 2 acre properties
 64. For Springbank to remain as a country acreage residential and rural agricultural community. No cluster residential please.
 65. Limit commercial development, preserve 2 acre minimum,
 66. Maintain the country feel versus big development. Areas such as Harmony, Bingham crossing etc don't seem to fit with the history/wants if this areas.
 67. 1. Maintain the rural character. 2. Have the County listen to the concerns & priorities of residents. 3. Stop bringing commercial and residential development that fits in the City into Springbank.
 68. No more commercial or residential development.
 69. To maintain a country like atmosphere with no commercial development
 70. To maintain and protect the country residential character that makes Springbank a special and unique rural community
 71. Maintaining a feeling of acreages and farms and not turning into another subdivision (like Harmony). We moved here to get the feeling of living not in an urban area.
 72. Maintenance of low density housing and no development of large, disruptive commercial entities (eg, shopping malls and other establishments or facilities drawing large numbers of people to the area).
 73. To retain the rural lifestyle with minimum of 2 acre properties. Keep big box businesses out.
 74. 2 acre lot sizes maintained
 75. Maintaining the country residential feel of the community by avoiding city residential lot sizes
 76. Lower population and not Stressing the school system

77. Maintain the rural living conditions
78. Keep it Country Acreage and not infill communities. The beauty of living out here is the large properties that allow space and division. Infill houses belong in a city like Calgary or Cochrane
79. Maintain & protect country residential character\
80. Maintain rural living, low density, large lot sizes, and existing skyline/views.
81. Keeping Springbank a Country residential area.
82. Residents want to maintain the country residential format
83. Keep it dark and quiet and Acreages provide this
84. Maintain rural residential feel with appropriate developments that embrace the community character
85. Keep a country feel to Springbank
86. Maintain the rural feel and responsibly develop to lower densities. Large box retail not an option
87. maintain parcel size
88. maintaining the 2 acre minimum lot size.
89. Keeping it rural
90. Limiting high-density development (Cluster residential and condo). measured development that maintains the character of Springbank as a community.
91. Maintain existing identity as rural country lifestyle with acreages, agriculture, horse barns etc
92. Halt approving new residential developments until current inventory is absorbed.
93. Maintain a rural identity.
94. preserve farmland and greenspace and a country feel
95. Maintain "country residential"
96. Maintaining the country living feel
97. I agree that this agricultural land could be developed with 2 acre lots to preserve the counties tax base from annexation, but not to high-density housing or commercial/ retail

In Favour of Increasing Housing and/or Density:

1. Maintain community character while allowing for designated areas of densification and commercial corridors, including necessary services
2. densification, pathways, municipal reserve, traffic patterns - specifically Old Banff Coach Road- This was supposed to be closed by now. (Not sure this fits in here, as it appears to be more of a concern than a want)
3. Multi-family type accommodations for seniors, but located in quieter rural settings - not always on a busy road or commercial hubs
4. allowing the construction of more affordable housing options (for younger people and seniors)
5. Creation of more affordable housing options
6. Some cluster development but only if serviced for sewer and water and servicing is paid by entirely by the developer
7. Allow reduction in minimum lot size for Pinebrook Estates, now that the Ring Road has cut us off from the rest of Rockyview

8. Maintaining Country Residential and where there is a change in zoning, sufficient transition zoning is in place, going from 2.5 acre parcels to 1 acre parcels onto cluster, High Density,.....
9. We live in a rural acreage community. Increasing density should preserve that feeling as much as possible
10. Increased housing
11. Sr. Housing
12. Continued growth and development
13. Any new developments should have buffer areas that approximate the lot sizes of existing, bordering communities
14. Seniors housing and Public River Access
15. Residential development, Schools, Brigham crossing (Costco)
16. Listen to the Agricultural parcel holders - they want to sell but have no ability to sell and maximize value - it is no longer farm land and two acre parcels are a strain on the environment.

Question 12 – Other areas for improvement in the draft ASP?

123 answered, 119 skipped question

This was another open ended question, but there was a proliferation of responses about housing types and acreage sizes.

Opposed:

1. ASP should be centered on agriculture and nature preservation not development for developers.
2. If we are going to preserve the Springbank communities' sense of open country space, it will require that development projects MUST meet the specified criteria - not optional. These development requirements need to be captured in more detailed design and planning requirements.
3. -Remove high density housing in the Springbank area. Remain low density to maintain the country residential character.
4. -Stay with traditional country residential 2 and 4 acre parcels only.
5. No condo or multi family housing, single family housing should not be less than 2 acres
6. Hamlet Interface Area - what is the definition? This looks like density creep from Harmony. Again, until Harmony is built out, it doesn't need more high density adjacent to it.
7. The Urban Interface areas are defined to allow for far too much density. It should be mandatory for Lands such as Urban interface areas intended to be developed as higher density along any of the boundaries of Springbank's (two-acre+) Country Residential Areas (including along the boundary with Calgary) to have large undeveloped buffer zones and a very gradual transition between the two.

8. As an example, we are opposed to the re-designation of Lands in the N-1/2-25-24-03- W05M, an area currently designated Agricultural, into any kind of Urban Interface Area. If a proposal like this proceeded, it would mean extensive urban style development immediately adjacent to existing Country Residential properties. The proposed zoning was 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 negatively impacting residents who have deliberately chosen not to live in a higher density environment.
9. Weighted emphasis to cluster (high-density) development (i.e., Harmony style)
10. I have significant concerns about real infrastructure and direct costs associated with increasing density from 6000 to 50,000 plus. Fire, police, water, septic, schools, traffic, roads, road maintenance to name a few.
11. Note that the current draft plan appears to propose 5x the number of cluster dwelling units vs. typical country residential dwelling units, that is a lot more than exploring, it is defining a direction for Springbank that is not consistent with country residential community. It appears that urban residential planning methods are being applied to a country residential setting, need to fix that.
12. No accountability, generalist language describing the developments raises questions about quality, standards, commitment, timelines (for instance "anonymous developers" working with realtors, i.e., Escarpment Drive area; and "The Acres/River Edge" 49-single lots now planned at south end RR33 by the river)
13. The ASP also must recognize that any development on parcels smaller than 2-acres must be accompanied by fully piped servicing, paid for upfront by developers. Any such development must also be limited in scope so as to not negatively impact the rural country residential character of the community. Housing variety already approved for Harmony should be reflected in the residential land use requirements in the ASP.
14. You make no mention of population density. You are forcing people to read the ASP to understand "cluster". This is a new concept that Rocky View has conveniently hidden in the ASP rather than highlight and define in this survey.
15. Also, cluster residential - less than 2 acres should not be considered. Leave that in Harmony or Calgary.
16. There is a large proportion of cluster residential development in the draft ASPs. These should undergo further discussion -- will have major implications for services, education, and overall feel of the community.
17. You do not improve the land by developing cluster housing and condo's . You ultimately upset the balance of nature and destroy the idyllic life that single acreages or farms already have here.
18. The existing documents put too great an emphasis on cluster development (increasing density) in Springbank. This detracts from the Country Residential nature of the area. Residential lot sizes ideally should remain 0.8 hectares but some 0.4 hectare lots may be acceptable where land constraints limit the larger lot size.

19. Please avoid cluster housing. Once the cat is out of the bag, there will be no end to these types of development
20. Save for very limited areas such as a community node on RR33, Springbank must remain a country residential area. High-density development should not be allowed so that the current character is kept, properties keep their value hence tax revenue from the area keeps at high levels.
21. Remove the cluster residential development
22. Please listen to residents when we say development is okay but with a minimum of 2- acre parcels and ZERO commercial development outside of current areas.
23. Keep our community rural country residential.
24. Less development. Keep the community rural
25. More support needs to be provided for maintaining the country way of life. This is a unique and beautiful area and needs to be protected.
26. I understand development is going to happen no matter what. However, the charm of Springbank is our agricultural history, low density population, and excellent schooling systems. The more development that happens, the faster our community identity is lost.
27. Reading through the ASP it seems that a significant community would be added to this area. Whereas I have not problems with communities that utilizing acres (or bigger) I have concerns about the addition of development that allow condos, or 1/4 acre lots
28. All infill lots must be (not should be) 1.98 acres lots. By allowing small lot sizes it creates a very urban feel - not what residents signed up for. Especially along OBCR, where I can't even imagine more traffic and cluster neighborhoods.
29. All cluster residential areas adjacent to bow river should only be country residential areas or park.
30. Someone is trying to make Springbank into something urban, and that is simply wrong.
31. I beleive the "Cluster residential development" will destroy the lifestyle in Springbank and would be unwelcome to the residents. It is poorly defined and seems to allow Condos. Even homes would only be required to have a .3 acre lot. That density is simply too high for the area. The concept leaves to much latitude and the areas identified are too large. There are no significant new areas designated for new country residential infill requiring lots of 2 acres in keeping with the current character. This despite this being characterized as a "country residential community." maintaining a "country residential community" should be the priority, not other type s of development.

In Favour:

1. we are supportive of development proposal previously given second reading
2. We were supportive of the North and South Springbank ASPs previously given second reading by RVC Council and submitted to the CMRB. We suggest only minimal changes that will respond to the challenges raised at the CMRB.

3. I am supportive of the North and South Springbank ASPs previously given second reading by RVC Council and submitted to the CMRB. I suggest only minimal changes that will respond to the challenges raised at the CMRB

EMAILED SURVEYS (Hard Copy)

NOTE: ***No one seems to be sure whether or not the undeveloped land around cluster housing is public or private and this needs to be sorted out.

Opposed:

1. Value lower density, green space; clarify “cluster”; consistent density
2. Remain largely country residential
3. Manage future land use so that it will maintain this unique Country Residential community as the dominant land use.
4. Any new residential development that is more dense than 2 acre parcels, and more intense business/commercial must be fully serviced with water and wastewater.
5. Re: Cluster Residential - If clustering is more than 64 units per quarter section or anything less than 2 acre parcels, it must be fully serviced and all treated wastewater must be removed from the area, not sent to a pond for evaporation.
6. Cluster Residential Development- We found this an interesting concept balancing a rural residential development whilst reducing development costs. We are neutral on the concept but feedback from many of our neighbours is less receptive. We also have own trepidations, fearing that discipline will fail and that ways will be found to fill in the reserved open spaces. After all, the services will be there. Villa Condo Developments - We are quite supportive of the Villa Condo concept, particularly as a retirement option within a rural setting. The previously proposed Auto Mall site would be an ideal location for this form of development.
7. Maintain and protect the country residential character that makes Springbank a special and unique rural community

In Favour:

8. Cluster with green space

COFFEE CHATS

One relevant question: What has been approved in Springbank and not been built?

***Admin to create a map set showing approved plans. Has this been done?

A farm family with 130 acres says it cannot sustain a family economically. They haven't had to for the last 30+ years. (My tongue-in-cheek comment)

In Favour:

1. New ideas around Agrihood (small farm) may fit with cluster.
2. More demand for housing choices should be accommodated in the plan
3. Cluster should only be supported in certain areas.

Opposed:

4. The nature of SB as a rural residential area is a foundational priority.
5. Value CR lifestyle that is why residents choose here
6. Country residential lifestyle preferred, residents don't want cluster communities.
7. Against any cluster development
8. Maintaining the residential character. SB is a unique rural community. SB is a treasure to be protected.

WRITTEN FEEDBACK**In Favour: (sort of)**

1. the ASP should mandate a gradual and incremental approach to new development in these areas (Urban Interface) that would focus on slighter denser residential areas and no commercial whatsoever.
2. I think cluster development contributes to efficient service provision and community cohesion, but overall density limits must be maintained per historical guidelines. Thus significant retention of agricultural space and enforcement of shared green space in cluster communities are critical. I support high density units as long as surrounding communal open space reflects the traditional low density standards for the whole area.
3. Urban Interface Areas should be transition zones that transition from the high density of the city to the low density of our country residential. They should not be a continuation the city high density. Transitioning with 0.40 hectare lots would be appropriate. High density housing and/or big box type shopping malls are not appropriate for Urban Interface Areas as they do nothing more than move the city style of living into the County

Opposed:

4. A similar comment applies to the substantial and concentrated densities in the Cluster Development Areas. In some cases it appears that this came in at just under 30% of the total area. Consider also whether some of these areas should be set aside for wildlife corridors as many of these existing areas, including on the eastern edge of Springbank, already contain a substantial concentration of wildlife
5. I also wonder about the seeming focus more on servicing for industrial and commercial, when high density residential attracts its own servicing issues. The ASP document indicates that lots less than 1.98 acres would be serviced through piped or regional waste water treatment systems and that piped systems would be provided by developers and then transferred to the City at the breakeven point.

This seems to highlight a piecemeal case by case approach rather than a comprehensive regional water and wastewater strategy

6. We all want to maintain and protect the country residential character that makes Springbank unique and an asset to the greater Calgary area. That would not be possible with unsustainable highdensity residential and commercial developments like those proposed in the ASPs
7. I would like to see Rocky View County (“County”) retain the country way of life that most homeowners enjoy. That would mean maintaining the current 0.80 hectare restriction for country residential
8. Cluster Residential Development (CRD) - A significant portion of land in the previous proposed ASPs had been proposed as CRDs. While the provision of CRD for seniors is a desirable aim, the amount of land proposed for CRD in those previous draft ASPs goes far beyond the needs for seniors. I am concerned that the use of CRDs is nothing more than a ploy to build high density housing in stages. The concept of the CRD is justified on the basis of offsetting the high density housing with significant open space provisions. One might take 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 Rocky View County Council (“Council”) and seek to develop these green spaces with more high density housing. We also have no guarantee that the Council of the day would not support such a proposal. Therefore all the CRD concept does is provide for a phasing in of what will ultimately be large areas of high density housing. I am opposed to this happening.
9. Villa Condo Developments - The previous draft ASPs promoted the concept of Villa Condo developments. These high density condo developments in Springbank were justified primarily on the basis of, again, meeting the needs for seniors who want to stay in Springbank. This 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 were proposed for this kind of high density housing in the previous ASPs.
10. - Please let us know what we can do to not have high density or Commercial 2 development, this was past by past council and the residents of the area did not move to this area to have a Qualico Commercial / high Density Development.
11. The Springbank ASP does not seem to lay out any provision for the type of development that currently exists within Springbank. That would be country residential lots of two or more acres with a single dwelling. Why is that? [In both plans, the areas identified on Land Use Strategy Map 5 as County Residential Infill \(yellow areas\) are supported for country residential development to a minimum of 2 acres in size. As well, all of the areas identified as Cluster Residential Development \(pink\) are supported for country residential development to a minimum of 0.30 acres. However, all of these areas are also](#)

- supported for the larger county residential (2 acres) if the cluster design cannot be achieved (policies 7.10 and 7.11 in the North ASP). (Jessica Anderson's answer)
12. The Springbank ASP does not seem to lay out any provision for the type of development that currently exists within Springbank. That would be country residential lots of two or more acres with a single dwelling. Why is that? In both plans, the areas identified on Land Use Strategy Map 5 as County Residential Infill (yellow areas) are supported for country residential development to a minimum of 2 acres in size. As well, all of the areas identified as Cluster Residential Development (pink) are supported for country residential development to a minimum of 0.30 acres. However, all of these areas are also supported for the larger county residential (2 acres) if the cluster design cannot be achieved (policies 7.10 and 7.11 in the North ASP). (Jessica)
 13. The proposed land-use strategy has cluster residential development earmarked for much of Springbank but none is identified in the ASP for Bearspaw. Can you explain that? The existing Bearspaw ASP was adopted in 1994 and generally provides for country residential to a minimum of 4 acres in size. It does include provision for smaller lot sizes (no minimum) with preparation of a conceptual scheme, but it doesn't specifically support the cluster design. The South Saskatchewan Regional Plan (adopted in 2014) provides direction to shift to more sustainable forms of residential development, and then, cluster and conservation design were introduced in the County Plan (our Municipal Development Plan) in 2013. In 2019, Council approved a Terms of Reference to review and update the Bearspaw ASP and one of the items for consideration is the land use strategy. That project is currently on-hold pending a decision by the Minister on the Regional Growth Plan. (Jessica)
 14. The ASP indicates that development would be centered along range Road 33 and the highway and yet much of the area in North Springbank and South Springbank is identified as cluster residential. This does not seem appropriate and is difficult to understand why cluster residential is being proposed all down range Road 32 and on northern range road 33 when such development would be much more appropriate closer to Highway 22 and Harmony as it is high density. I don't understand the thought behind that. Much of the feedback received over the last several years on this project was that residents generally wanted the area to remain residential with opportunities for more institutional type uses along Range Road 33 (near existing schools, Calaway Park, etc.). The area around the airport has limited residential potential due in part to the AVPA restrictions, and this area (and the north portion of Range Road 33) are currently identified for business uses in the existing North Springbank ASP. As well, the County Plan identifies these areas as future regional and highway commercial. Although expansion of the west boundary was considered and reflected in the future expansion area in the North ASP, an expansion to Highway 22 was not contemplated. As well, the Harmony Conceptual Scheme is not included within the ASP boundary and where that area is currently developing it was determined that a change to that boundary was not appropriate at this time. I'm not sure I've captured your question here so happy to chat further on any of this. (Jessica)

15. In the redline document from spring 2021 cluster residential was initially assigned as .5 acre lots and reduced to .3 acre lots. I'm not sure why that is and believe that is completely inappropriate. The minimum parcel size was reduced to improve the cluster design with respect to servicing (the increased lot yield may balance the cost of piped servicing, centralized stormwater management, etc.) as well as increase the portion of the lands that can be set aside for open space. We will include your comments in the feedback received and consider all feedback as we consider amendments to the draft ASPs. (Jessica)
16. Cluster residential allows for the inclusion of condominiums within the cluster residential development. However, it is unclear under what circumstances condominiums would be considered. Can you provide some clarity on that? Condominiums are utilized throughout the County in various business and residential development settings. They are employed in some of the existing cluster residential developments such as Elbow Valley, but are certainly not required to facilitate that form of development. The ASP contemplates condominiums as a tool to manage development with further assessment at the local plan stage (conceptual scheme). (Jessica)
17. Who would have the final say in cluster residential developments? For example, if the owners of an adjacent estate were opposed to the development of cluster residential, what recourse would they have? All applications for land use redesignation, local plan adoption, and ASP amendments under the existing Springbank ASPs and future ASPs are determined by Council. Applications are submitted by or with the consent of a landowner, assessed against the relevant policies, bylaws, etc. and then Administration provides a recommendation to Council on the application's alignment with the ASP, County Servicing Standards, etc. Council considers (at a public hearing) the recommendation of Administration, the rationale of the applicant and the response from adjacent landowners. At the public hearing they (Council) consider, ask questions and render a decision. (Jessica)
18. As a Springbank resident I am disturbed by the nebulous definition applied to cluster residential and the amount of land allocated for potential cluster
19. I do not support the amount of land allocated for cluster residential
20. I do not support the lot sizes of .3 acres for cluster residential
21. I have concerns about water supply for cluster residential as that is not addressed in the ASP.
22. I am concerned that the plan seems to be a concerted attempt to destroy the country residential nature of SB in favour of higher density development.
23. I do support development of infill country residential or CR as currently defined with lots of a minimum of 2 acres per residence.
24. We understand and 100% support the existing land use limitations that generally restrict rural residential developments to be no less than 2 acres in our area. We believe these and other existing development restrictions have served to protect Springbank very well and have managed the pace of development in a such way that allows for the compounding implications of incremental projects to be considered in a balanced and thoughtful way. We see the Area Structure Plan as a

material effort to circumvent that clunky but effective process at the expense of our Community.

25. we do not support the large area residential land use intentions that promote higher density urban sprawl "Cluster Residentials" and "Villa Condos" concepts. Again, the existing 2 acre minimum residential restriction serves to protect our Community from such developments.
26. Country residential status would require maintaining 2-acre lot sizes, not clustered single lot neighbourhoods, and the planned promise of an adjacent field set aside to make up for the clustered housing is a weak nod to maintaining countryside. The dramatic increase in population, traffic, roadways, infrastructure needs etc. cannot be made up by a few acres of cluster neighbourhood park space.
27. we were surprised to learn that the plan aims to increase the current Springbank population from 6,000 upwards to 32,000-50,000 population. The maps provided in the proposed plan show condensed, high-density, "cluster" and "condo villa" housing filling many areas throughout Springbank, which would result in most if not all the area becoming a concentrated development (such as Harmony or Airdrie). The justification for some of the changes includes speculation about residents retiring in the area, however, there is no substantive information to indicate that this would happen nor whether this is a viable suggestion, i.e., addressing medical care etc., and if such an option is suggested for current residents, then the current plan would far exceed what was needed. This is just one example where there is a lack of clear support or evidence for making dramatic changes to the area.
28. - Higher density development than 2-acre country residential will require piped water and wastewater. Developers must show how they would bring this servicing at THEIR cost before their concept plan is accepted by RVC. If they can't afford to provide the servicing, then they should generate an alternative development plan for their land. Therefore "cluster" development is inadvisable in a rural setting. These higher density options should be built in Harmony and other hamlets in RVC.
29. A minimum size of two-acre residential parcels should be mandatory. One-acre or smaller parcels do not fit with Springbank's currently country residential character. No cluster residential. Large undeveloped buffers and very gradual transition must be part of the Urban Interface areas.
30. We do not support the residential land use intentions of the County to allow for and allocate broad zones for higher density urban sprawl "Cluster Residentials" and "Villa Condos".
31. Cluster Developments Earlier in this email chain I was critical of RVC staff explanations of Cluster Developments – they are too complicated and resultingly fail. I suggested simplifying the explanations by reducing the densities to the equivalent of 2 acre developments. Subsequently reading the CMRB challenges, and noting the positive reaction of the urban municipalities to increased density, perhaps an alternate explanation not changing the proposed densities (much) would be "equivalent to 1 residence per 1.1 acres". My other comment on the poor name choice for this category stands.

32. the country residential character of Springbank is the reason that we and many other families moved to this area. To us 'Country Residential' means maintaining the peaceful rural character of the area, keeping 'dark skies', keeping parcel sizes at 2 acres and mandating that the density of future developments is the same as existing adjacent developments.
33. There may be areas within Springbank that can accommodate cluster developments or 1acre parcel sizes (eg. Elbow Valley or Harmony), however where existing developments have 2acre parcel sizes, new developments planned to be located adjacent to them, should also have 2acre lots. Higher density developments would also need to have potable water and wastewater services available.
34. Agricultural lands should be maintained as much as possible, but if in some cases they are changed to accommodate future development, designation should be 'Country Residential' with 2 acre lot sizes and have plans for adequate utilities financed by the developer.
35. Development on lands within Rocky View County should have 2 acre lot sizes pursuant to the existing 'Country Residential' land designation. Developments on the Calgary-side of the Rocky View border should be planned as 1 acre lot sizes to accommodate a gradual transition between the two housing densities.
36. Cluster Development in Springbank: NO, there is enough already There should be NO parcel sizes smaller than 2 acres from the City of Calgary boundary to RR 33, (with the exception of Harmony which already exists) The drinking water and wastewater servicing is essential for smaller parcels, and needs to be provided by the Developer. IN ADDITION, the Developer should have to put up a large bond for a period of 20(? Or some number) years after completion of Development to be used in the event of a malfunction of said drinking water/wastewater system.
37. 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 North ASP will further the development of our unique rural area that is located adjacent to a major urban centre. I believe that the Urban Interface fundamentally contradicts this Vision.
38. Expanding the city density housing and commercial development into Springbank is definitely urban sprawl.
39. We want to keep Springbank a 'rural' area, thus any new residential developments should have lots no less than 2 acres. We are opposed to high density housing, and large new subdivisions like Harmony.
40. Low density building [in Springbank] is a big draw for people moving to the Calgary area who want this option.
41. To maintain the look & feel of Springbank & not to have feel of city living. More green space with 4 acre lots than 1 or 2 acre lots
42. Define what is cluster residential? Is cluster residential a different way to reconfigure the same number of houses or a way to increase density? Yes, it is. We do not want cluster residential.
43. No parcels [should be] less than 2 acres.
44. Avoid cluster residential, high density

45. People moved to Springbank for low density lifestyle – changing that is not appropriate
46. Avoid cluster residential – it is simply “code” for high density – that already exists in Harmony and should stay there, not be expanded into Springbank
47. People moved to Springbank for its rural lifestyle – where do they go if density is built up and the community loses its uniqueness? There have been several proposals for seniors housing, but none of them have been built. Why not?
48. The overall strategy for this ASP is too aggressive to cluster residential development. The current densities proposed at full buildout of 1.17 UPA is too aggressive. The Net buildout density for infill and cluster residential areas should be around 0.5 UPA net developable area. This overall density is more amenable towards preservation of the rural character of the area and align with some areas that are built out at the 3.5 acres or less density.
49. . The cluster residential category is approx. 30% of the plan area with a minimum lot size of 0.3 acres. This is too aggressive and does not take into account the thoughts and wishes of existing owners in the area. The minimum lot size needs to be bumped down to a minimum of 1 acres (discretionary), with a focus of 2 acres preferred (permitted). 4. Based on the proposed cluster residential development, it is not clear what areas will be set aside for public service (parks/rec/etc). All I see on the map is a dominance of aggressive residential development.
50. . Infill development should not be permitted down to a minimum of 1 acre. The minimum should be set to 2 acres (or 1.98 acres) to promote a more conservation subdivision design approach.
51. The cluster live-work land use area shown south of highway and west of RR33 is not acceptable. . People did not move into the rural country to live next to villas/townhouses not matter how nice they may look.
52. I just saw the new plans for Springbank north. I was greatly disappointed to see the addition of cluster housing amongst 2-4 acre parcels. This is not the Springbank I grew up in (and moved back to to raise my children the same way). While I do support commercial development near highway 1, I cannot fathom your definition of cluster housing everywhere else. Your space for environmental reserves are minimal at best. I believe this would ruin the fabric that makes Springbank so special.

SB ASP Appendices Public Responses to “Complementary Uses” 2022

Question : Providing space and facilities for recreation, culture, and institutional uses within Springbank is a key component of encouraging a sense of place and community cohesion. Previous community feedback indicated that Range Road was considered by many landowners to be the community core. The area already features a number of spaces for educational, community, and religious assembly uses. The intention of the institutional and community services area is to allow these existing uses to expand alongside complementary development to establish a focus for the Springbank community. Do you agree with this vision?

NOTE:

It appears that some responses confused a “community core” with “complementary” development.

There are also questions about what complementary development is and/or what it refers to.

To clear this up, Administration should define two things: 1) what and where a community core is and 2) what complementary development is, and if and where it belongs.

Two types of complementary development were identified: commercial and recreational, and those two rarely appear in the same comment. Clearly, there are two conflicting ideas here so support for both is separated below.

The largest number of responses, 40%, favour something on RR 33 but don’t say what, so are noted as “vague”. These people would benefit from knowing what complementary development is so they can give definitive answers.

SURVEY RESPONSES

Support	49%
Mixed 30	22%
Oppose 27	20%
No Opinion 5	4%
Don t Understand 7	5%

What is complementary development?

Commercial	25%
Recreational	35%
Vague, N A	40%

Support

1. Adjacent areas should also be considered for that sort of development.
2. Creation of a "Main Street" for Springbank can contribute positively to the feeling that Springbank is a community and not just a loose collection of properties
3. The development should include plans for airport growth
4. The community core located on RR33 and south of highway 1 has always been a community services area for the Springbank residents.
5. I agree this is a complimentary development area, on RR 33, in the community for similar development
6. Community services/facilities should be concentrated (not scattered) to take advantage of servicing for all, e.g., water, wastewater, roads, pthways, fire, police etc.
7. This area is already used in this way. any expansion of this type of use should be limited to this area.
8. It makes sense for it to all be in a central area, almost like a townsite.
9. Need more options for shopping, dining out and entertainment in Springbank area along HWY 1 and RR33.
10. I think that establishing a focus of activity for the Springbank community allows for the rest of Springbank to maintain its rural feel, and at the same time encourages community interaction. Its
11. As the number of homes are built we are in need of additional educational facilities. The Springbank high school was initially built back in the 1970s to facilitate a few hundred students, today there are roughly 800 students crammed into the same space.
12. If the acreage people need this stuff it might as well be there.
13. It is logical to expand on the core that is already established, rather than spreading services throughout the community. Having a nucleus would encourage a greater sense of community cohesion.
14. Agreed. Every community needs a central core and we have the bones of one along RR33 between TC Highway and Springbank Rd. All that's missing is some small retail for the community.
15. Keep additional institutional development along the perimeter, RR33 from Springbank road North to the highway, and on the Calgary edge. The new Weber Academy development is not for Springbank residents, so why build it here?
16. and development of more residential and multi use commercial
17. Including the above uses is key, along with other retail & commercial services Perhaps along RR33 n/s there is an opportunity for small retail - restaurant, coffee shop, micro grocery (10,000sqft)
18. Development can continue as long as it is confined to the RR33 area .
19. I agree with this vision and suggest that complimentary uses including commercial and retail services, restaurants, hotels, etc. would further enhance the community
20. keep the services centralized
21. There should be a multi uses commercial properties to serve and service the region.

22. I agree with this vision and suggest that complimentary uses including commercial and retail services, restaurants, hotels, etc. would further enhance the community
23. We agree with this vision and suggest that complimentary uses including commercial and retail services, restaurants, hotels, etc. would further enhance the community.
24. Commercial and retail services, restaurants, hotels, etc. would further enhance the community.
25. that area is the hub - schools, soccer, light industry
26. It makes sense to keep some of the educational services together to allow easy access for students to interact between the schools.
27. As long as it is along this corridor and does not expand
28. Keep the community core in the existing community area.
29. To allow existing institutional and community services to expand alongside complementary development would be fine.
30. Keep range road 33 as a core commercial area, and not spread out developments throughout Springbank.
31. Makes sense given the rest of Springbank
32. The RR33 area is suitable and well-located to provide for social amenities.
33. A true community needs these sort of things
34. Nice to have these facilities colocated to support each other
35. Springbank needs more of a "heart".
36. Keeping any facilities is better for the community and the environment
37. Range Road 33 area is where the current community services are and should continue to be
38. Yes I agree with this and road infrastructure must keep up or be ahead of the changing traffic patterns.
39. Range Road 33 has developed organically thru the years, it should be considered the community core.
40. Yes, but complimentary development must be truly complementary. More bike paths, more trails and more trees. Take the lead here.
41. I am in full agreement with this Core Area concept.
42. Agree with keeping commercial development confined to these areas as identified in the ASP.
43. For the size/population of Springbank, one well designed and planned location can serve the population. The cost of roads for access, water, waste water, storm water are added costs, and keeping all in the one location makes sense from a financial, access to do multiple errands/location wise are all positives.
44. Makes planning sense
45. Mixing retail in this area would be another way to strengthen the community.
46. I also believe more development could occur in other areas.
47. This area is the community core
48. Only from Hwy 1 south to Springbank Rd.
49. This is already very busy and is far enough from the city to need it's own hub.
50. Development in the area of RR33 only
51. That area is currently the natural location for development

52. Co-locate and build upon SPFAS
53. This is an out for the county to approve developments such as the sports field behind RR32 and lower springbank road
54. This corridor is a gathering hub for sports, education, community (Heritage Club). It is central to the community
55. That would be great to have a community centre to bring the community together.
56. Some expansion of essential or convenient services in that core area would be nice. Between hwy 1 and Springbank road.
57. Yes -lets keep this area the focus for commercial/institutional projects rather than developing new areas impacting residential areas
58. Need to add community services such as post offices, supermarkets asap
59. More development on this road could create dangerous situations for the school kids. If something needs to be built, make sure it has to do with education or recreation only.
60. Community services should be closer to Highway number 1.
61. I strongly support keeping commercial/cultural development to this area in order to keep it out of the residential/rural communities.
62. This is where local community commercial development would logically make sense to exist - along with a walking trail/pathway between this area & the schools/arena/neighborhoods
63. I agree with centralized community core around RR33 between Springbank Road to the south and Township Road 250 to the north. Springbank is very spread out and would benefit from a stronger core from a recreational, cultural and institutional perspective.
64. Our local facilities are years behind for the amount of users. There is No community hall- but we have a dog park for people who live on min 2 acres- recycling bins locked behind a fence 3days week open.
65. I would add a small theatre space for dance / song rehearsals, plays, art performances, musical shows etc.
66. With the land purchase north of the High School it is the community and county's opportunity to build something that would be world class. This will attract younger families to the area.

Oppose

1. The traffic on Range road 33 is already pretty congested twice a day for 10 months of the year.
2. I don't want to see development in the Springbank area. Its old people living quietly.
3. Springbank is such a short distance from Calgary (and Cochrane), so I do not feel that anymore institutional, community services or businesses are currently needed. Springbank is still rural, and I would prefer to keep it that way.
4. The current assembly of community core is serving needs of country residential lifestyle and we as residents of Springbank community are against further expansion

5. I do not believe that is the intention of the land use. We have already been told Costco and potentially larger box stores are being built in Bingham Crossing. I do not believe educational, cultural or recreational are the focus or priority of the ASP.
6. Absolutely not! The description you provided above does not correctly represent the facts.
7. This is prime farmland and should not be destroyed to develop further institutional facilities, these are readily available in Calgary
8. Range Road 33 is too busy already with parents driving their kids to and from school, making it sometimes hazardous. Why add anything else that will make it even busier?
9. No complementary commercial and industrial developments that make our community including the TCH corridor another commercial parking lot
10. Development along the TransCanada & the west leg of the Stoney Trail will obviate the need for an expanded community core.
11. I do not agree that the Range Road 33 corridor of services needs to expand, I believe that the amount of space available at this time is more than enough to serve the community. The existing buildings and developments need to be repurposed to better serve the community.
12. We strongly not want to lose our country feel of Spring Bank and would not agree with further development
13. We don't need an urban centre. We have Calgary 7 km's to the east. People move out of the urban centres to escape the urban problems.
14. The way this item is written is flawed and written poorly. You are leading respondents to say yes. That said, RR 33 is generally the centre of the community. If Rocky View agrees with this, why did Rocky View withdraw opposition to SR1 when RR33 is down wind of SR1? Alberta Transportation's air quality experts state that SR1 may create air quality that is unsafe for human health?
15. See question 4 - would like this area to remain more rural, not turn into a bubbling town like Bragg Creek
16. Expansion of existing commercial recreational and religious services into a central location is not a vision of Springbank that I want. This vision degrades the ample land and nature scape of Springbank. I moved away from the City to escape the commercial hubs and do not want it repeated in Springbank. The beauty of Springbank needs to be preserved.
17. There is enough there. Not enough safety infrastructure, water, policing, fire protection etc. to keep developing
18. This view is very outdated because of recent (poor) planning approvals. Soon we are to have Harmony and Bingham Crossing bailouts that will naturally form the central business districts. Callaway Park is also approved for massive commercial development. We do not need a fourth "community cores".
19. It seems like a lot of development around our childrens schools, brings a higher volume of traffic onto roads that aren't able to handle even our regular school day traffic
20. It is developed enough already. It does NOT need to be a development corridor. M.D. Rockyview needs to move beyond looking for opportunities for taxation.

21. The institutional and community services area should allow existing uses to expand, with NO complementary development.
22. Regardless of what currently exists along Range Road 33, complementary development goes against the existing residential and agricultural nature of the corridor. There are adequate commercial sites available along Highway #1.
23. Not the community core any more. This is now in Harmony because of previous planning decisions.
24. The largest population base will be Harmony so the focus should be there. Rg Rd 33 cannot handle the traffic
25. Springbank is not a destination. Don't need much more than is already there. What is complementary development - an add on to the school? a bigger rec facility? Nothing more
26. I live on Range Road 33 and I'm find that the development is increasing. My preference is that there would be less development.
27. Harmony has their core, shopping services are being developed adjacent to Highway 1 up to the new city limits, residents on the south side of the highway have numerous services in the west springs area, there will be big box services and associated shops with Bingham Crossing. Thats shopping 360 already.

Mixed

1. The vision isn't clear, if you are planning to develop along rr33 north or along hwy 1 where existing development is then yes that would be appropriate
2. I mostly agree. However, with the schools in this area, it may not be prudent to push more traffic into the area with more services. Also - with very close proximity to services in Calgary and recreational opportunities there and elsewhere, do we really need anything else in Springbank?
3. As long as they do not become disriptive to the community
4. We do not want big box stores
5. Areas for education and recreation that don't overhaul the natural landscape and feel of our community are fine. Large retail or sports complexes are not required
6. Yes within limits, I.e. , no large buildings, inc. tall (over 2 story's) , or those that will increased traffic , noise or light pollution. RR 33 is visible from many areas of Springbank and further development there will impact residents way beyond the confines of the development itself.or light
7. Keeping this core structure is better than the sprawl of city into Springbank that the prior ASPs encouraged.
8. Development is needed to serve the needs of Springbank and particularly Harmony. However, this should be commensurate with the needs of Springbank and not to draw people from Calgary to the area for shopping.
9. but we don't need a bunch more of it.
10. Pending infrastructure support, not big box like costco and marks work wearhouse
11. But not with a very limited use of "development". Most folks moved out here to get away from city life not bring it here. So small, local businesses, minimal development etc. NOT big box retailers

12. In part. Yes to the extent that current infrastructure is more than enough to support new developments. Transparent plans for funding all necessary infrastructure must be anticipated and agreed in advance.
13. Major road can be problematic, especially with schools along this road.
14. It is important to group these uses in a thoughtful way in a central area and not have them scattered about. This will ensure traffic and congestion is kept to an area specifically designed to manage it, minimizing the impact on residential areas.
15. RR 33 is considered a hub due to the existing schools, church, hall, and arena. If development expands the existing types of facilities that is fine. But I do NOT want to see RR33 developed into a main drag strip with franchise fast food chains and big box stores (for instance, not like the development of 85 Street SW in West Springs). There will be enough convenience businesses nearby at the Bingham Mall (or in West Springs). The phrase "existing uses to expand alongside complementary development" must be clearly defined. What is meant by "complementary development"? Note: This Q5 is a leading question.
16. The current facilities are beneficial and utilized by residents. I agree with the vision if its development of facilities. I disagree with the development if its commercial that will create additional traffic around the schools
17. Keep the facilities near the schools and arenas
18. Agree with a central community core but with limited expansion. Allowing a "strip development" scenario along RR#33 would not be preferable
19. Having the SPFAS as a congregation point sets the tone for the rural spirit of Springbank
20. I support the vision of community if it is structured like a community and not a road with businesses sprawling all along.
21. We need greater connectivity within the neighbourhood/community and to this "core" area by non-vehicular means, such as walking/running/cycling, by RVC merely creating/expanding roadway shoulders for safe pedestrian/cycling use.
22. Development should be limited keeping in mind services in Calgary are equidistant for many springbank residents.
23. But I believe the range road 33 core and identity should go from both rivers, not just south of the highway. I believe with Whistler style building guidelines that Springbank could develop a beautiful gathering street that people would be drawn to. But it needs angled parking, pathways, roundabouts, historical signage,, possibly cul de sacs off the road for developments and
24. am really hoping we will not see large ugly box stores in this area.
25. If these services will be only concentrated on Range Road 33, it could be ok as long they don't increase the volume of traffic in the area, if the plan is to extend this institutional and community services other surrounding areas, this will impact the traffic and rural feeling that characterizes our community
26. Development should be residential and no commercial venues like Costco. What a sure fire way to ruin a lovely rural community.
27. I agree, however a big shopping centre was not a complementary development. A gas station and simple small grocery store could be considered complementary maybe but not a huge development like Cross Iron Mills in the middle of a

- country living community. I am 42 years old with 2 young children and this was not the vision I had for the area that they grow up in. I know I can't do anything about it but just want to share my feedback on it. We are not a city. We have Cochrane 15 mins away and Calgary 15 mins away - we don't need to bring so much more traffic and people out to our farming and acreage community.
28. While I am not in favour of significant commercial development it would be nice to have places where people could go for coffee or lunch.
 29. Expansion must be kept to a minimum. I don't feel the need for anything else.
 30. as long as it is truly complementary to the existing structures (ie no industrial and limited business) businesses should only be those that serve the community

No Opinion

1. I would love to see a bike path throughout Springbank (tall order, I realize) similar to the path between Cochrane and Banff
2. Need more bike paths and recreational areas.
3. Communities south of the Elbow River are isolated. Again a bridge at RR33 is the solution
4. Our life style is endangered by the increasing commercial pressures on our elected officials to comply with the interests by ruthless developers. This group as we recognize well do not appreciate the importance of the environmental location and position of our community with respect to Calgary. They do not understand the importance of maintaining a natural environment west of the City to preserve the beauty of the lay of the land facing the Canadian Rockies and how much this area contributes to the uniqueness of the quality of life for all Albertans, Canadians and visitors from the entire world. If anything we need tourist facilities that enhance the experience of visitors and locals to our community. Just think of the gross parking facilities at the intersection of highway 1 and 22 serving people who want to make an environmental difference and which are an insult to all tax paying Albertans. All levels of government have done so far nothing that will preserve our environment for future generations and that could make us proud of our community.
5. I live on RR33 and it doesn't offer what this statement says. It's a road for vehicles only. It needs a lane/sidewalk for pedestrians and cyclists!

Don't Understand

1. My real answer is "uncertain". It is not clear what buying into this "vision" implies. Having facilities for recreation, cultural, and institutional uses is something that has value for the community. It makes sense to concentrate these in the area along RR33 where many have already located. However, whether this builds a sense of "place and community cohesion" is less clear. Many of the aspects of the community core proposed in the previous ASPs were nonsensical and carrying those forward would be inappropriate. For example, Springbank will never be a walkable community if it remains a country residential community.

2. I would like a complete and transparent of what 'Complementary Development' means. Range road 33 is already a very busy road due to the three Springbank schools. Therefore there would need to be a lot of community input to make sure this continues to be a safe area and space for children of all ages.
3. It is not clear why this expansion is needed. In the draft ASP it says "commercial/retail" could be considered - this is too broad. What does "complementary development" mean?
4. Expand how? Continue identified community core as a community hub -desirable. Tie walking/bike paths to this central hub - desirable. Keep it smallish and area appropriate maintaining a rural theme -desirable. Keep more commercial/tourist to Areas C & D with interconnecting walking/bike paths - Desirable.
5. Maybe, I'm not sure what that really means
6. It is not that I do not agree with the vision, but it is worded so vaguely that there will certainly be problems with disparate interpretation
7. what is complementary development? Why is a community core needed?
Development of facilities throughout the community in an organic manner is vastly preferable

NOTE: Written responses to survey not included

COFFEE CHATS and OPEN HOUSES

No question about complementary development

SB ASP Appendices Public Responses to “Expansion of ASP” 2022

Question

Should the plan s offer future development potential south of Harmony by setting aside lands as uture xpansion Area? The purpose of identifying lands this way is to ensure high-level support for future development, and to keep these lands in agricultural use until a comprehensive land use strategy is developed.

SURVEY RESPONSES

Opposed 57%

Support 27%

Neutral 12%

Don t Know 4%

Support

35 responses

Expansion lands south of Harmony belong to Munro Family

Eight (8) similar requests from Bow Water and Land south of Highway 1 to be added into ASP (not part of expansion lands)

Eleven (11) see expansion as support for Harmony’s future growth.

1. This further expansion of Harmony as a "hamlet-style" development is preferable to dispersing that added density throughout the community; However, the transition zone adjacent to the Trans-Canada highway should be subject to the same setback and design comments as for highway commercial - the Highway 1 corridor should not "crowded" visually by any types of development
2. Yes - this seems to make sense as an area to allow expansion, so long as there is need/demand.
3. Future expansion areas need to be recognized in rapidly evolving setting. Agriculture is also affected by existing neighboring development
4. Given that Harmony is already high density it seems to make sense to have future high density areas near/adjacent.
5. Yes, setting aside lands for future high density development is appropriate while sustaining existing agriculture.
6. Would think that it is practical to develop adjacent to existing development if current landowners are in agreement.
7. Assuming the land owners are in agreement
8. Yes, setting aside lands for future higher density development is appropriate while sustaining existing agricultural usage
9. But...the future expansion commercial land area should be made smaller than it is on the proposed map; staying closer to the highway to mitigate

- unforeseen/undisclosed approvals for large business in future, farther into the heart of Springbank.
10. Yes, as it is next to existing Harmony and along Highway 1, this will also keep Harmony congestion away from core of Springbank
 11. we hope these lands will start being developed quickly, including the land west of callaway park
 12. Think its a great location for expansion and makes the most sense. Be nice to know the land owners ideas that are around the area
 13. We understand that identifying a future expansion area may mean that the ASP will have to be revised in future and submitted again to the CMRB before any development can happen in the future expansion area. We aren't opposed to the concept, but it is critical that both quarter sections owned by Bow Water & Land are included as in the "Business Commercial" area and not a future expansion area.
 14. Yes and No. Harmony is a whole bigger question. South of Harmony could be a 'business' area. But keep a buffer (500metres between Hwy1. Would be a discussion is SB can tolerate another Harmony.
 15. We understand that identifying a future expansion area may mean that the ASP will have to be revised in future and submitted again to the CMRB before any development can happen in the future expansion area. We aren't opposed to the concept, but it is critical that both quarter sections owned by Bow Water & Land are included as in the "Business Commercial" area and not a future expansion area.
 16. I understand that identifying a future expansion area may mean that the ASP will have to be revised in future and submitted again to the CMRB before any development can happen in the future expansion area. We aren't opposed to the concept, but it is critical that both quarter sections owned by Bow Water & Land are included as in the "Business Commercial" area and not a future expansion area.
 17. Commercial along highway. I don't think Rockyview is capable of developing a land use strategy
 18. We are open to revisions of the ASP is needed for future expansion area- the land west of Calaway Park
 19. We prefer not to answer this question by checking a box and instead provide the following explanation: We understand that identifying a future expansion area may mean that the ASP will have to be revised in future and submitted again to the CMRB before any development can happen in the future expansion area. We aren't opposed to the concept, but it is critical that both quarter sections owned by Bow Water & Land are included as in the "Business Commercial" area and not a future expansion area.
 20. We understand that identifying a future expansion area may mean that the ASP will have to be revised in future and submitted again to the CMRB before any development can happen in the future expansion area. We aren't opposed to the concept, but it is critical that both quarter sections owned by Bow Water & Land are included as in the "Business Commercial" area and not a future expansion area.

21. I understand that identifying a future expansion area may mean that the ASP will have to be revised in future and submitted again to the CMRB before any development can happen in the future expansion area. I'm not opposed to the concept, but it is critical that both quarter sections owned by Bow Water & Land are included as in the "Business Commercial" area and not a future expansion area.
22. We understand that identifying a future expansion area may mean that the ASP will have to be revised in future and submitted again to the CMRB before any development can happen in the future expansion area. We aren't opposed to the concept, but it is critical that both quarter sections owned by Bow Water & Land are included as in the "Business Commercial" area and not a future expansion area.
23. By setting aside this area, that is close to a larger development could reduce the cost of services per household for both the current development and the future development
24. Future development potential is fine as long as it is in keeping with the rest of Springbank. In other words, no high or medium density housing.
25. Using this land to develop a country style rural development (i.e.: low-density housing) would be a good offset to Harmony
26. Again, clusters support each other.
27. Future expansion by Harmony up to Highway 1, but not south of the highway
28. Again, within reason. Development should be slow, sustained and logical. Larger lots to keep the feel.
29. Harmony was expensive to service however development should increase to maximize the use of this infrastructure without further costs to the taxpayer while increasing the tax base to cover the initial costs.
30. I feel that land bordering Hwy1 should be reserved as commercial corridor, not interspersed throughout Springbank.
31. Harmony is a special high density area and should allow for some business development in its area to service its residents.
32. Harmony & the Airport provide critical mass for greater development in this area.
33. Yes, more development around the Harmony Area. More development = more people in harmony = faster Harmony build out time = schools/ grocerie store etc.
34. I thought the lands south of Harmony (south of Two 250) were already identified in the previous ASP as future business. Either way, Harmony will be home to 15,000 +/- people and there may very well be a requirement to add to the Harmony area. Although Harmony expansion, into these plans (or other developers) would be years away and very likely after the lifespan of even a new ASP. I think if the County knows what a piece of land will (or even what will not be) then it should get identified.
35. This is necessary.

Opposed

Again, Harmony is referenced a lot, even though it isn't within the ASP. So the question now becomes what need is there for additional lands beside Harmony which is nowhere near built out?

1. Stop taking away agriculture land . It's nice for people so close to Calgary to actually see ag work in progress.
2. Protection of land is more important - we need land to grow food not for development
3. There should be some type of restriction of the amount of land available for future development.
4. Interesting that you mention high-level support for future development when supposedly plans are not in place for a comprehensive land-use strategy.
5. Harmony development could of been designed more efficiently, instead it was designed to maximize profit for the developers, no consideration was taken on environment, space, and maximize country living. We moved out of the city for space not to have your neighbours right on top of you. Lot sizes are terrible and just the overall design for space and safety were never more than a passing thought
6. Limited community development across Springbank with a focus on the Range Rd 33 corridor. Much more development than that will reduce the country living feeling of why people choose to live in Springbank area.
7. Farmers make a living on that land. Why do we need to designate it as future expansion areas when Calgary and cochrane are so close
8. The FEAs shown on the land use strategy maps are HUGE. It is too early to say if Harmony is going to be a successful development. Do not handcuff more land as future expansion until Harmony is built out and the Commercial/business areas are filled up.
9. Rocky View should prioritize the build out of Harmony prior to developing other high density communities in Springbank. The services are ready and in place for thousands of more residents in Rocky View.
10. Given that Harmony has already approved (and fully serviced) higher density residential and commercial/industrial plans, it should be designated a hamlet governed by a "carve-out" separate ASP with limits and boundaries restricted to what has already been approved.
11. Harmony already planned for 10k residents.
12. As above. Infrastructure plans and costs must be anticipated and shared in advance to answer these questions.
13. They should not be developed at all.
14. I was never in favour of Harmony as I don't understand why Rocky View wants to become the City of Calgary with higher density development. If someone wants to live in higher density there are plenty of opportunities within Calgary proper. Rocky View should remain country residential with farms and ranches and further residential development should be limited to minimum 2 acre parcels. Call me a NIMBY, but the peace, quiet and not having a neighbour house 8' away from our

- house is why we moved to Springbank. So keep the high density development around Harmony where you have, unfortunately, set a poor precedent, in my opinion.
15. Springbank should remain agricultural or large acreage. If people want to live near industrial lands, they can move to Balzac or east Calgary.
 16. Harmony is already to big, it should be designated as a hamlet and kept at that size. The region cannot support more of harmony.
 17. There is no logic in including these lands in the ASP. Including them signals exactly the opposite of protecting this land for agricultural uses. Including them flags that the land is "in line" for future development. There is no need for additional land to be made available for development. The Springbank ASP already has far more land in it that will be needed for over a century.
 18. Yes and No. Harmony is a whole bigger question. South of Harmony could be a 'business' area. But keep a buffer (500metres between Hwy1. Would be a discussion is SB can tolerate another Harmony.
 19. The area doesn't have the infrastructure to support more development in this way, especially water management
 20. Keep any development within Harmony.
 21. Enough already! Harmony was a mistake from a planning point of view in the first place. Do not build cities outsider cities. The whole area should have been set aside for agriculture given access to water from Bow
 22. No further development beyond the present day Harmony boundaries.
 23. Do not want to create a city or a suburb in Springbank
 24. I support keeping the land agricultural. I do not support future development.
 25. Someone has to be willing to say if you want to live in the country then produce something. We can not take more land only for our enjoyment
 26. Land in that area should be part of Harmony expansion in the future
 27. Eventually Harmony could be better tied into Springbank, with growth focused around the core area of RR33 and Springbank road. Build out from that area first.
 28. Why not keep these lands in agricultural use?
 29. We have serious issues with adequate water via water licences that make any thoughts of future developments seem problematic
 30. The current growth rate of Springbank makes planning too far into the future an exercise in redundancy. Once (and if) growth has happened in designated areas, further review may happen and decisions may be made at that time.
 31. We do not need more development.
 32. Then we will look like Calgary. Lets do a much better job of designing a beautiful gateway that intrigues people to pull off the highway and enjoy the beauty of the foothills. We need more diversity in Alberta and that means creating more beautiful places for people to enjoy outdoor recreation and rural lifestyle.not just more thour f.
 33. The complaint is that the ASP is already two big and that's why you wanted two. Why add more when there is already so much undeveloped?
 34. Harmony is already huge, if I remember correctly 5 thousand dwellings. Maybe this is where the community grocery store should be built rather than a giant Costco that will create traffic issues and will be super ugly along highway 1

35. Every future development should be consulted with the residents. Springbank has an evident issue with water supply and drainage, this will always affect current residents, in addition to this, the roads around the area are not design to high volume traffic.
36. Because Harmony has already been established, it now only makes sense to put commercial and other development on that site. Again, can't we just leave agricultural land alone?
37. Harmony – lands south – totally disagree with keeping this for future expansion of Harmony. This not a fair zoning to the potential future of the needs of Springbank
38. The land should stay agricultural. This cannot be a rural community without the farms.
39. Community Development, not industrial.
40. It seems that you are leapfrogging. Build out from the border with Calgary first. Why put the entire emphasis on Hwy 1?
41. This is getting repetitive.
42. No expansion until the existing 70 year housing supply and the lands under current review are fully built out. There is no water and no infrastructure.
43. Is their not a hay shortage? Did I not just hear that ranchers are struggling to provide feed for their herds? Why are we destroying pasture land and hay fields? Are they not needed for as long as people keep eating beef?
44. Again, the large concerns of increased traffic, noise volume and light pollution that will affect residence wabeyond the boundaries of the actual development are of utmost importance and concern. As well, they would have to access number one in order to get anywhere and the extra volume would be untenable as South and Central Springbank would be used as a shortcut.
45. Land should remain agricultural
46. Harmony doesn't fit in this community so trying to appease Harmony residents is like trying to please city people. Move into the city if you would like to have amenities close by. Please don't disturb the peaceful living out here because of your selfish desire to bring convenience to these folks.
47. I say no for now as all the promises from Harmony have not happened resulting in ASP and Bylaw amendments further burdening other parts of Springbank. As example, Harmony didn't build a highway access on RR 40 but through amendment got another access on RR33. Harmony didn't build a school adding to the student to teacher ratio of an overburdened Springbank schools. Harmony did build parks amenities but excluded some or most of them to non-Harmony residents. Plus, isn't it folly to build under flight paths of an airport?
48. Again catering to development plans for the future which you as the county already know about. we don't need another Harmony, let's keep it to 2 acre lots, that's why we moved here
49. I think Harmony has a long way to go before it is fully built out. Services are needed for and within the community - ie schools. If we are looking at higher density communities, I think expanding Harmony community maintains a consistent housing format (sorry don't know how to define this density). I - yes

- nimby me- would prefer to keep the acreage residential already designated in this area.
50. There is not the infractrure in place to support the current Harmony (schools, rec areas, roads, etc.) and further development will only further stain the systems.
 51. Harmony is a Springbank wanna be community that does not have acreages. It should never have been allowed and must NOT be allowed to expand.
 52. Please explain how this would help with 'maintaining the country feel' such as it remains?
 53. They should be protected as agricultural use. Not set aside for future development
 54. What is the reason for this? It makes no sense to "save" land for future use when you don't know why, how or when that could or might happen. Someone is dreaming.
 55. Really? Please provide a map, not a general location.
 56. Agricultural land should remain as this.
 57. Once land is taken out of production it cannot easily be returned. We must maintain our ability to produce food
 58. Too far from core springbank. Not the rest of springbank fault they built a town in the middle of nowhere.
 59. Actually, future agricultural use is not shown at all. If we don't maintain agriculture, we won't be surviving unless you are considering Gate's manufactured food?
 60. What has happened to protecting agricaultural land? Be smart about where to build and where not to build.
 61. Harmony should not have been developed to begin with.
 62. Agricultural land needs to remain an integral part of Springbank. Not temporary.
 63. what is "high level". The residents of rockyview are not in the development business.
 64. Harmony seems like a better area for larger commercial development as it is already dense and urban in character.
 65. Harmony was a mistake. It is an urban subdivision dropped onto the Springbank prairie. Any further expansion should be residential acreages.
 66. Didn't want Harmony (a cougar ridge plopped into a farmers field) and certainly not Bingham crossing
 67. Already overdeveloped.
 68. Harmony is already way too big and ambitious for the area. A community of 10,000 people is just way too oversized for the community. Harmony has not endeared themselves to their neighbours at all since they received all the permits they wanted. Given my experience as a neighbour of Harmony, I am not interested in engaging in discussions around any expansion in the area around Harmony.
 69. Harmony is already a large development - with the attached spa it will have a very large footprint already
 70. They have not been able to supply what they promised from the start.. look at there original plan that was approved along with the promises
 71. Environment not justifiable to create another urban parking lot

72. Harmony is a mistake; why are we placing high density housing in Springbank?
This can be found in Calgary.

Neutral

1. There should be more collaboration, discussion and alignment with local residents on what the future expansion should look like before setting aside any lands for future expansion. Once there is alignment and agreement with residents, then at that point, identifying lands is ok.
2. Would want clarification on large land owners viewpoints, but seems logical.
3. It makes sense to set land aside for future expansion. but to keep the agricultural use until a plan is in place.
4. Prefer to not answer at this time.
5. These lands are already adjacent to the airport where some commercial development already exists. My comments should be tempered with the fact that I live in South Springbank
6. Keep development in one area, not scattered
7. Makes sense but would like to see RVC communicate and work with the large land owners.
8. No opinion
9. This is not a hard yes. Would need more details and would want to understand the large land owners perspectives. Seems like the logical expansion area, but would want to understand the large land owners perspectives.
10. As long as the development is within keeping of the area
11. I agree with the above statement and support it if I had an idea of scale. Again, too vague to garner support.
12. Agree with keeping development in this core area.
13. Again it's yes and no - I don't have a clear opinion on this at this time and more information on what kind of "Future Expansion" this would include would be necessary for any resident to be able to have an opinion on it.
14. As long as an overpass was in place before the development, as this would prevent traffic snarls!
15. Yes and NO. DEPENDS on what 'future expansion' is. Large stores - No, residential - likely

Don t Know

1. i am not able to currently respond to this.
2. There is not enough information to answer this question. What sort of development is being proposed? Are you proposing a nuclear site, a Amazon fulfillment centre, or a residential development. You are entirely unclear. Again, a poorly conceived question.
3. I don't have enough information to respond
4. It would depend on what the purpose of those lands is earmarked for
5. what does "until" mean..either agricultural or not

Written Survey and Other Responses Not Recorded

COFFEE CHAT RESPONSES

Support

1. Cal Alta is available as the potable water supplier to support the core as well as commercial development north of Highway 1.
2. Concerns with changing from current draft (for future expansion lands), would like it to extend further west even if it is a 75-year plan.
3. Amenities that the community can benefit from – commercial that is not interfering with Harmony development, perhaps some highway development, RR33, TWP 250
4. Bow Water and Land has the water license to divert water into the Elbow River, could be a benefit to RVC residents and future development potential – would like to keep Bow Lands in the ASP area.
5. Community Core map should not specify “Calaway Park” but instead identify it as a part of the Highway Commercial area which should extend to the western edge of the Bow Lands (2 quarters), the Community Core should be extended to both sides of RR 33.
6. There is an opportunity to include Bow Water and land lands in the expansion area if preferred. Access and transportation are key considerations. Would like more clarity on the vision for these lands. Bow wants its lands to be in the “Highway Commercial” area, NOT a “future expansion area”
7. Like the opportunity to have future expansion areas particularly to deal with access to Springbank into the future.
8. Bounday south of the Highway could be expanded to position the RR 40 interchange for more support with AT, etc.
9. Need certainty on these western areas, business commercial along the Highway and ..?.. on lands farther west.
10. IDP has identified the whole corridor – Stat Plan – missing it at the regional level.
11. Commercial belongs along the highway. Like the Harmony expansion (south of).
12. Logical to be planning for growth and to include future lands south of Harmony.
13. Don’t put business areas along the highway per se, prefer to locate business where it is less visible from the highway corridor – still have the development but ensure it is not front and centre.
14. One of the quarter sections belonging to the family is identified as hamlet commercial with an option for servicing. Future development land south of Harmony. Support future development area

Oppose

1. Future consideration (south of Harmony) may not be necessary at this point, a lot of undeveloped land currently approved (maybe better for next reiteration of plan), would like ASP to see some progress on plans that are already approved.
2. Development needs to get caught up before starting anything else. Too many things started but not finished.
3. Unclear on purpose of Future Expansion lands south of Harmony.
4. Harmony needs to be built out as a priority first.

SB ASP Appendices Public Responses to Interim Uses 2022

Question : Interim uses are a temporary use of land until the lands can be fully developed. Generally, these uses require limited infrastructure such as buildings and have limited servicing needs. Interim uses are approved for a limited time period and with conditions limiting how the parcel can be used. What type of interim uses would you support in the AS area, if any?

Noted: The vast majority of responses, 4, oppose any Interim Uses
The largest Interim Use that is supported is Agriculture
Far behind Agriculture use is Recreation and or anything that benefits the community.
There is very little support for Business, Commercial, Storage or Entertainment

Written responses and Coffee Chats had very little response ? due to other more important issues to discuss?

By Category:

Nothing – 39.5%

Agriculture – 27.7%

Recreation – 11.7%

Community Benefit – 5.5%

Landowner Decision – 4.3%

General Support – 3.7%

Business Commercial Restaurant – 2.4%

Trailer Storage – 1.5%

Cautious Support – 1.5%

Entertainment – 1.2%

SURVEY RESPONSES

Support by number

Agriculture: 45

Recreation: 19

Benefit Community: 9

Leave up to landowner: 7

General Support: 6

Light Commercial/Restaurant: 4

Storage: 3

Cautious Support: 3

Entertainment: 2

1. Recreational; Agri-business; Storage (subject to design considerations)
2. Interim uses that do not impinge on Springbank's tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage.

- Nor harm its precious natural environment, sensitive watershed, wildlife, and natural habitat management.
3. If interim uses are needed to continue to support personal income, then all and any should be considered
 4. Interim use of lands should be determined by the property owner.
 5. These discussions should be held directly with current landowners and all reasonable plans supported.
 6. Interim use of lands should be determined by the property owner through proper County development procedures.
 7. Tennis courts, hockey rinks, outdoor fitness, dog park, etc
 8. Interim use of lands should be determined by the property owner through proper County development procedures.
 9. Businesses that support agricultural needs
 10. agricultural
 11. Should be limited to agricultural uses such as small market gardens
 12. uses that would benefit community
 13. I think any and all should be considered as they are needed
 - 14.** Interim Land Uses should be restricted to Agriculture
 15. Interim uses that benefit to community.
 16. Anything that has low impact, low environmental reclamation cost.
 17. Farmland use.
 18. If they are Interim nature parks etc then yes. See what the public response is first
 19. We support interim uses that benefit the community.
 20. I support interim uses that benefit the community.
 21. Yes - we support this.
 22. I support interim uses that benefit the community
 23. Support interim use any that benefit the community
 24. I support interim uses that benefit the community.
 25. I support interim uses that benefit the community.
 26. We support interim uses that benefit the community.
 27. agricultural, small business, recreational
 28. Sports fields (soccer), running track which do not require a lot of infrastructure.
Strongly opposed to things like storage units, light industrial garages.
 29. Playgrounds for kids
 30. Agriculture
 31. Entertainment. Cirque de soleil for example
 32. Interim uses that would be appropriate would include light commercial, existing residential, farmland, and agricultural.
 33. Would support any use of land on an interim use basis.
 34. Wild park areas.
 35. ranching, storage, community activities
 36. Golf driving range, dog park
 37. Agriculture
 38. All and ANY should be considered, if land owners need to use these interim uses to continue to support personal income.
 39. Everything should be considered!

40. Buildings such as farm barns or riding arenas may be allowed as interim uses.
41. These should not be limited. Land owners need flexibility to continue to support personal income.
42. Any and all should be considered, if land owners need to use these interim uses to continue to support personal income.
43. Agriculture(crops and pasture.
44. ranching, grazing, farming.
45. Grazing for cattle, agricultural use if at all possible.
46. Agricultural
47. Only residential buisnesses thay would extremly low environmental issues, so no leaking oil,gas or even worse pollutants.
48. I support agricultural and recreational uses.
49. Interim use of the land should be used for farming/ranching only.
50. Agricultural
51. Family focused business such as corn maze or similar outdoor usage. Farmers market. Outdoor concert venue. Outdoor sports area (football, baseball diamonds, etc.). Indoor sports facilities like soccer, using temporary structures (inflatable or fabric type structures)
52. Keep to absolute minimum. The objective should not be to build out vacant land but to create parks and recreational facilities that will contribute to the tax base in other ways. Springbank should differentiate itself and be a leader here.
53. Interim uses that limit traffic access, noise and other detrimental impacts on country residential areas
54. Farming and livestock
55. Restaurants, other commercial developments
56. Farming
57. Grazing
58. Rangeland, stables or dog kennels, recreation facilities That don't require much infrastructure such as walking pals, dog parks, ice rinks, small business cities with temporary structures such as trailers or mobile pop-up buildings, community or private gardening areas, so nothing that impacts the land permanently or impacts the water table significantly, either with water usage increases or drainage issues
59. recreation areas for walking, for dogs, for biking, fields for sport.
60. Temporary blogs until further land use studies implemented
61. Agriculture
62. community garden; any outdoorsy.
63. Agricultural uses and any businesses that don't require much in the way of infrastructure that would require extensive removal work in future. Light recreational uses, such as driving ranges or paint ball facilities, for example. Or light commercial uses that have minimal infrastructure requirements such as RV and boat storage facilities.
64. Land use should remain agricultural
65. per question 8, commercial use to maximize the usage of current infrastructure without additional costs
66. Agricultural uses for sure.
67. Keep farmland as it is.

68. farming, horses, cattle
69. very little
70. Interim use property should reflect neighbouring zoning. Therefore, limit interim commercial to the commercial area. I don't want to see agricultural land used commercially if near residential properties
71. Agriculture
72. grazing
73. Agriculture, recreation
74. Agriculture
75. grazing
76. Agriculture, recreation
77. parks or environmental reserves
78. Park and ride to city core. Off leash area. Kids play area.
79. Green spaces with trails!
80. Agricultural.
81. Canada hunting
82. Agricultural
83. Agriculture, gardening, recreation, educational (camps), field learning,
84. Park
85. Low impact use. Any use that can easily be reclaimed - ie not foundations. Low water, utility use. Should not be a foot in door for commercial.
86. agriculture, and where convenient soccer and baseball fields that can be rented to the city
87. Recreational, agricultural
88. Sure that would be ok as long as no resource extraction (gravel pits etc) or water use. Normal development protocols need to be followed.
89. Canada
90. Limited interim use, preferably ag-related, are fine with me for approved projects.
91. Sports fields, dog parks, University test sites for agriculture.
92. Those land uses that require little disruption of the original lands, or if improvements need to be made, they could be removed or utilized in a future land use. Land should not be sub dividable with an interim use. Things like storage come to mind, but there would be other uses. Extensive Ag; day-cares; light manufacturing; cabinet/wood building; automotive repair/service/sales.
93. agricultural
94. Interim uses should be restricted to the proposed commercial/business areas
95. agricultural

Opposition

Nothing or Ag: 64 (39%)

1. Non
2. We do not support interim uses of land as this can lead to permanency.

3. I do not support limited interim uses of land. I may support interim uses of land providing the infrastructure was already in place to support this and future development. I think this phrasing provides developers with a loophole to exceed or change initial interim use and future development.
4. None
5. None
 - . Keep these lands under current zoning use (e.g., agriculture) until the developer is ready to proceed with the final plan. Interim uses are often ugly, extremely unpleasant for the neighbours and tend to be "iterim" for a very long time.
7. None
 - . None
9. None. Bingham Crossing is a prime example of a failure. 11 years ago the then Council rammed the approvals through and the land was shipped of all topsoil where it still sits as wasted ugly destroyed lands.
10. It is highly questionable whether any interim uses should be permitted anywhere in the Springbank ASP. If there were going to be any interim uses, they should only be uses that have complete buy-in from the neighbouring communities and that are truly of a limited duration (5 – 10 years). The 25-year term for interim uses proposed in the previous ASP was ludicrous since that is far too long to be seen as “interim”. Even if they pass those hurdles, interim uses should be restricted to uses such as landscaping businesses, garden centres, etc. and exclude any outdoor storage operations
11. More development does not mean progress. Please do not disrupt our country living. I do not want more developed
12. "...until the lands can be fully developed". Not sure what the fascination is, in the planning world, with more and more development in the country? I don't support any interim uses...the land should remain either farms, ranches or 2-acre country residential.
13. No interim uses should ever be allowed. Once services can be provided only then should a long term plan and development be implemented that complements the area. Interim is actually 30 years, which then is basically permanent. By their nature, these limited service provide poor tax base, instead of high quality high value development.
14. None
15. None. First make a plan. Then follow the plan. Temporary land uses lead to confusion and are the result of poor planning
- 1 . None.
17. None. This just takes agricultural land away from food production and encourages sprawl. None..reject the premise and notion of "development". Your "planners" should read the epic book " A Sand County Almanac"...Aldo Leopold...a classic in land use planning, environmental stewardship and the development of a land ethic. " Development " does not create a land ethic. It creates a taxation base for short sighted M.D. Rockyview.
- 1 . None
19. none. People should be patient and wait for the right solution
20. Not sure.

21. This question cannot be answered in exclusion of what is being proposed and where the area is located. In my circumstances, any interim use would be unacceptable as it would affect the Country Residential nature of the development in which I reside. Interim, by definition, means temporary. Any use that is interim should only be allowed if the lands can and will be returned to prior state at the end of such use. This includes natural state and wildlife habitat.
22. No interim uses
23. I do not support this as it would lead to a commercial/industrial intrusion in unwarranted locations
24. None, as those will be an eyesore
25. I do not support interim use policy.
26. Do not think development should start until tenants are in place so we don't have awful eyesores of bulldozed land and nothing happening for years.
27. None. Why do we need any in a country residential community?
28. I do not support interim uses, unless there has been an agreement in advance of development in a specific area AND consequences if the plan is not adhered to. For example, a new development was approved in Springbank and there were restrictions on height and footprint. Those restrictions were ignored by the developer himself, because he is fully aware that there will be no consequences if he violates them. Seriously, he should be made to take a story off of his house, we was well aware of the rules, but unfortunately, very aware that they have no teeth. Interim uses are the same. Unless there is a fully scoped out plan, and consequences, they can be utilized to circumvent more arduous development requirements.
29. No interim use at all
30. None, why disturb the land if not for long-term practical use. I am not a subject matter expert on this topic and would need more examples or information to make a fully informed answer.
31. None. This is such an incredibly vague question and examples, time period limits and further explanation would be helpful. I see this as "saving or setting aside" a chunk of land until someone that has the right mass amount of money buys it and tears the land up to put in a huge ugly store that no one actually needs but people will flock to so they can spend more money on stuff they don't need and raise their debt loads. There's got to be a better way to do this.
32. Interference with designating certain land use may restrict and limit freedoms for landowners in those areas.
33. Not an auto mall. interim uses that complement and add to the community not create an industrial area.
34. None
35. none
36. None. Too many regulations. Most of the planning exercises are cycled over and over again. No one can predict the future accurately. Why waste time and bolster the number of government employees? Reduce the size of management and save taxpayers. Be nimble when required -- in the interim keep the arrows in your quiver.
37. none.

38. Needs to be minimal and targeted so as to not ruin the nature of the rural community setting
39. Interim uses are only managed on a complaint basis and become storage nightmares - NO.
40. No
41. None. Leave it as is.
42. none
43. None
44. None
45. None
46. None ur life style is endangered by the increasing commercial pressures on our elected officials to comply with the interests by ruthless developers. This group as wenrecognize well do not appreciate the importance of the environmental location and position of our community with respect to Calgary. They do not understand the importance of maintaining a natural environment west of the City to preserve the beauty of the lay of the land facing the Canadian Rockies and how much this area contributes to the uniqueness of the quality of life for all Albertans, Canadians and visitors from the entire world. If anything we need tourist facilities that enhance the experience of visitors and locals to our community. Just think of the gross parking facilities at the intersection of highway 1 and 22 serving people who want to make an environmental difference and which are an insult to all tax paying Albertans. All levels of government have done so far nothing that will preserve our environment for future generations and that could make us proud of our community.
47. None
48. I can't think of any and don't feel that any are needed
49. Honestly none
50. None. There is no need for further RV/holiday trailer storage facilities in the area.
51. I can't think of one single interim use that is necessary in Springbank.
52. Does all the land need to be developed, Springbank residents did not move here to have interim businesses , and every bit of land developed
53. Temporary use of land should remain as is - natural state or agriculture.
54. None
55. NO. Interim uses can turn into permanent uses, and if they aren't necessary, then don't allow them at all.
56. Once there probably difficult to go back and this seems like it inevitably ends up being an eyesore. Prefer no interim use changes until Dev Plan is formally approved, should meet same approval process
57. I am not sure why there is such a push for development. Keep lands agricultural/residential and raise taxes if more revenue is required. Or charge a toll on the ring road/highway if we are incurring higher costs due to Calgary traffic and recreational use.
58. Why is it assumed that there should be "interim uses" until the land is "fully developed"? From an ecosystem point of view, the land has already been "developed" for thousands of years. It has a fully functional and complex biotic community of soil, water and air, plants, animals - and people- interacting. Why

- do we consider that their needs are nothing and that it's ok for the human species to extinguish all other species' needs in preference to its own insatiable greed?
59. What I don't like to see is what's happened with the Bingham Crossing site over the past 5 years. They started developing the pasture land and moved a lot of dirt, then stopped completely (due to the economic downturn) leaving the land completely unusable and a complete eyesore for 5 years. Phase 1 is still not active but at least they started work on Phase 2 and the Costco site which is exciting to see. This is a perfect example of RVC needing to ensure developers are well-funded and fully committed to a project before allowing the shovels to come in.
 60. No more storage as the land here produces, the land at bingham crossing was said to be poor how ever its yield has produced huge returns the last 3 years.
 61. None
 62. None
 63. Stop all interim development which will only turn natural and traditional agricultural land into parking lots and make sure our heritage and environment is respected
 64. None. Existing uses.

Neutral

1. I would need more information on how landholders are affected.
2. Interim uses should be as requested by the property owner and submitted to council for approval
3. All types of interim use should meet the same criteria established in question 4 of this survey (Top Priorities)
4. I don't know enough about this to say. I'd suggest that interim uses should only be considered if there is a need as well as support from those who own in the adjacent areas.
5. Interim use of lands should be determined by the property owner through proper County development procedures.
6. No opinion
7. No opinion
8. N/A
9. I don't know, other than what ever is put up needs to be appropriately serviced and not paid for by the landowners around it.
10. No comment at the moment.
11. not sure
12. not sure
13. Not sure
14. I am not sure
15. na
16. n/a
17. Not sure
18. unsure
19. Don't know

Don't Understand

1. What options are currently being considered?
2. You need to provide examples of potential interim uses. Do you plan to store nuclear waste or recreational vehicles? With no specific examples, I DO NOT support interim uses.
3. Sorry I can't answer this question
4. Not sure
5. I would have to know what type of interim uses would be adopted before commenting
 - INTERIM Use – must have detailed criteria and time frames in the ASP and not left open to interpretation. Ensure these areas transition appropriately (light and noise pollution) to the established communities they back onto.
7. not sure
 - I can't think of an example. I don't think the County has a good track record of ensuring bylaw adherence to permanent uses let alone adding new interim uses.
9. Not too sure what my choices would be...don't understand enough about this.
10. That depends. This is too general a question to merit a serious answer

COFFEE CHATS – Interim Uses

Support:

1. Farmers' Markets
2. Golf
3. Public Open Space
4. Flexibility in all of section SPA1
5. SPA 1 gravel pit operation opportunity for services
6. Nice to have an understanding of defining the land use. Contingent upon the landowner.
7. Be creative along the highway with mechanisms such as golf courses, open spaces and wildlife corridors
 - Any interim uses must be carefully restricted and compatible with existing uses. As well, the approvals need to be short term.

Don't Understand:

1. Need to ensure clarity on the language for interim use. Need to ensure requirements for further assessment is not restrictive to spirit of interim use.
2. Interim uses – more clarity and structure on what these mean.
3. Interim uses; need further clarification on that.

WRITTEN SUBMISSIONS – Interim Uses

- 1.** Interim uses in Special Planning Areas should not be permitted unless adjacent landowners agree - the possibilities for misuse and long-term (rather than "interim") use are a highly probable, with the existing residents suffering the consequences of a lack of appropriate land use planning.
- 2.** An RV storage lot in this location significantly increases traffic safety risk to the public.
- 3.** An RV storage lot in this location would be an eyesore in the middle of beautiful agricultural land.
- 4.** Interim uses make sense around areas that are already undergoing rapid change. The impact of development must be measured and observed before additional growth is approved. Interim uses should be environmentally safe and supportive of residential lifestyles. The impact of Harmony on all of Springbank must be absorbed before other major development projects are approved.

From: [REDACTED]
Sent: Friday, July 28, 2023 8:08 AM
To: Planning Policy <planning_policy@rockyview.ca>; Division 2, Don Kochan <DKochan@rockyview.ca>; Division 1, Kevin Hanson <KRHanson@rockyview.ca>
Cc: [REDACTED]
Subject: Springbank ASP

Dear sirs:

I would like to compliment Rocky View County on the Springbank ASP as currently proposed. You have executed a remarkable recalibration from the previous iteration, producing a plan better reflecting resident's views.

Specifically, I note:

1. The thrust of the ASP is now on maintaining the rural residential nature of Springbank (dramatically reducing the level of development previously proposed). The country residential life style is precisely why we have chosen to live here.
2. Existing agricultural land uses are no longer ignored and are facilitated, as best possible, amongst the country residential developments.
3. The problematic Urban Interface land use has been replaced by the more realistic Future Development designation (for those areas adjacent to the City of Calgary). While this designation does contemplate the possibility of more intensive development, it:
 - a. Mandates appropriate transportation and utility services be in place and eliminates the disingenuous circumvention of "interim" land use
 - b. Development will now be county led as opposed to developer led.

4. I am supportive of the Open Space Residential concept. My support is based on the opportunity provided for an alternative form of rural residency. I have enjoyed a similar situation (in a different jurisdiction) which proved ideal when my children were young and could easily visit their friends.

One area I would suggest some reconsideration of is the Scenic Corridors designation. I note this consideration has been removed respecting Old Banff Coach Road. My recommendation would be to expand the designation, retaining Old Banff Coach Road and adding 17th Avenue. The 17th Avenue area is a bit chaotic today with ongoing construction, but in the past, I have purposefully used this route to bring guests to my residence. The unfolding vista over the Elbow Valley is truly special and deserves consideration and protection.

Yours very truly,

A solid black rectangular box used to redact the signature of the sender.

From: [REDACTED]
Sent: Wednesday, June 21, 2023 8:40 AM
To: Division 2, Don Kochan <DKochan@rockyview.ca>
Subject: Fwd: Springbank ASP draft - comments from residents

Don

I expect you have seen this.

The point on the Highway exchange (while full of hyperbole) seems valid. But it is a catch 22 as the province won't upgrade the interchange until it is a proven capacity problem. Unlike Asia that pre-builds, we content ourselves with catching up.

On the Open Concept Residential, I will have some positive comments. The one concern I do however have is "how will we resist the temptation to fill in the open spaces in the future". The utilities will be there.

Regards

[REDACTED]

Begin forwarded message:

From: [REDACTED]
Date: June 20, 2023 at 5:31:49 PM MDT
To: [REDACTED]
Subject: Springbank ASP draft - comments from residents

Attached are 2 two-page documents from concerned Springbank residents - you may want to take this information into account as you participate in the ASP process currently being offered by Rocky View County: [Springbank Area Structure Plan | Rocky View County](#)

These residents' comments and information are focused on:

- inadequate infrastructure in North Springbank
- understanding the proposal for “Open Space Residential”, formerly called “Cluster Residential”

If other Springbank residents have comments they would like to circulate to fellow residents, please send them to [REDACTED]

Draft [Springbank Area Structure Plan](#) released June 16, 2023

Attention: Springbank Residents, particularly North of HWY1

Compounding the insult that Rocky View County believes there is sufficient infrastructure (transportation, water, wastewater, etc.) to sustain unfettered growth in Springbank the County introduced the Draft Springbank Area Structure Plan on June 16, 2023, that appears bereft of previous [input](#) from residents of Springbank i.e. limit expansion of business development, ensure transportation infrastructure adequately supports new and existing development.

Let's take transportation as one example. The public infrastructure includes that owned by the provincial government and that owned by the County. The RR33 bridge over HWY1 (near Calaway Park) is owned by the province. The RR33 road (N-S road perpendicular to HWY1) is owned by the County. The TWP250 road (E-W road parallel and north of HWY1) is owned by the County.

The concern is Rocky View County Councillors, Administration and now their Subdivision Development Appeal Board continue to ignore voices of Springbank residents and expert testimony (transportation engineer) that the TWP250 2-lane road, the RR33 2-lane road and the RR33 interchange at HWY1 will not sustain the commercial and residential traffic from Calaway Park, Commercial Court, Harmony, Edge School and Bingham developments, and the Springbank Airport.

About 40 years ago Calaway Park opened its doors using the same RR33-HWY1 infrastructure that still exists today. There are weekends when the traffic for the park spills onto westbound HWY1 as the vehicles queue for the entrance to the park.

Commercial Court started building around 2007, and it still isn't fully built out, yet there is an event centre in the Commercial Court development that adds to the weekend queue on RR33. As this development builds out it continues to add to the daily traffic count.

Harmony was approved around 2007 and at the time committed to partially funding a new interchange at RR40 and HWY1 to service the residential, commercial, recreational, and industrial uses associated with the development. Predictably the developer is no longer building the interchange at RR40 and directs all its traffic to RR33-HWY1. This was first done by sending all traffic from Harmony to TWP250 road to RR33 road and then to HWY1. More recently (~2022) the County approved an East access for Harmony (through the Springbank Air Tanker Base) directly to RR33 along with an increase in residential homes from 3,500 to 4,500.

The Edge School opened around 2008 adding another strain (300 students that are driven) to TWP250, RR33 and HWY1.

The Bingham development, specifically its anchor tenant Costco, recently (2023) went through a Subdivision Development Appeal Board hearing process that ignored a probable count of **800 vehicles per hour** (yes, per hour). The proposal by the developer is to build 2 roundabouts. One is on RR33 just north of the HWY1 bridge and the other is a bit further north at the intersection of RR33 and TWP250 roads. These roundabouts will only serve to queue the vehicles to the 2-lane bridge over HWY1 and little else.

And of course, the longest tenured development is the Springbank Airport which continues to expand,

again using TWP250 and RR33 to access HWY1.

As a result of the Costco development and appeal it is understood Alberta Transportation has earmarked up to \$1M to study the traffic problem the County has created at HWY1 and RR33. This problem is beyond a study of the problem.

Perhaps the County is using the same tact for HWY1-RR33-TWP250 that they employed with the HWY566 road (2-lane) over the QEII HWY. Specifically, the County approved the Cross Iron Mills mall that opened in 2009 and since then millions of square feet of commercial and industrial development east of Cross Iron Mills without regard to road infrastructure improvements. All the Balzac development was approved by the County without any improvement to the HWY566-QEII interchange until the provincial government announced (2023) \$160M for the HWY566 bridge over QEII.

Rocky View County's Draft Springbank Area Structure Plan and their existing bent on commercial development surpassing the infrastructure at HWY1-RR33-TWP250 is now exacerbated with the County removing agricultural land use designation (~1,120 acres) in favor of the Springbank Airport Employment Area along TWP 250 and RR33 north of HWY1.

- See [Map 4](#) on Page 14 for the existing land uses
- See [Map 5](#) on Page 18 for the proposed land uses

The [Springbank Airport Employment Area](#) (Page 33) is rationalized because the Calgary Metropolitan Region Growth Plan supports Springbank as a preferred growth area. All commercial and industrial uses are permitted, excepting heavy industrial. This new land use comprises an additional 1,120 acres+/- . The permitted development in this area will be governed by a Conceptual Scheme document, which residents learned through the Subdivision Development Appeal Board hearing on Costco is not a binding document on County decision makers.

It is unfathomable this type of land use is what Springbank residents desire. It is astonishing the County continues to promote this commercialization and traffic intensity while concurrently assuring residents the 2-lane bridge on RR33 will suffice with 2 proposed roundabouts.

It appears the County is mirroring the development of East Balzac (massive mall, commercial & industrial warehousing) with their proposed land use for Springbank along the HWY1 corridor and north of TWP250. Google '[East Balzac](#)' to get spatially located with a map then click on the satellite layer to see a likeness of what the County intends for Springbank.

Adding insult to injury the County is offering a single 2-hour [open house](#) on June 28, 2023, on the eve of summer vacation, as adequate consultation on the Draft Springbank Area Structure Plan.

You are encouraged to follow the engagement instructions on the County website and to also let your thoughts be known to [Don Kochan](#), Councillor Division 2 and to [Matt Boscarior](#), Executive Director of Community Services.

Springbank Area Structure Plan (ASP) Proposed Open Space Residential Development

What is Open Space Residential?

The previous 2021 draft ASP proposed “Cluster Residential” development for much of Springbank.

At that point, the vast majority of Springbank residents opposed Cluster Residential because its higher density was inconsistent with the existing country residential community that they want to preserve and because of concerns over inadequate servicing for such high-density development.

A revised draft ASP released on Friday, June 16th has replaced “Cluster Residential” with “Open Space Residential” – they are essentially the same, just renamed by Administration. (For the full draft ASP plus supporting material: www.rockyview.ca/springbank-area-structure-plan)

Like “Cluster Residential”, “Open Space Residential” is still proposing 1.5 homes/acre with minimum half-acre parcels.

What should you do?

- Be sure your views are heard – this is your opportunity to tell the new council what residents want in the Springbank ASP.
 - Most of the new councillors were elected on promises to listen to residents and reflect their views in their decision-making, and they need to hear from as many of us as possible.
- Participate to have your views reflected in how Springbank will develop over the next 20+ years.

How to be sure your views are heard

- Attend one of the one-hour coffee chats focused on the “Open Space Residential” proposed land use – June 27th and 28th
- Attend the one-hour open house in the evening of June 28th
- Complete the online survey – access at www.rockyview.ca/springbank-areastructure-plan
- To register for the coffee chats and the open house, call or email RVC Planning at 403-478-8162 or email: planning_policy@rockview.ca

Details of “Open Space Residential” Land Use

What is being proposed?

“Open Space Residential” development (formerly Cluster Residential) is being proposed in two areas, totalling 2,555 acres – the six quarter sections straddling Township Road 245 east of Commercial Court and for 10½ quarter sections south of Lower Springbank Road, east of Range Road 31 (Cullen and Colpitt land). This represents 12% of the ASP area.

“Open Space Residential” development has maximum densities of 1.5 units per acre and minimum half-acre parcel sizes, with at least half of the land assigned to open space, and only half of that must be publicly accessible.

Elsewhere in the ASP, residential development will be minimum 2-acre parcels.

For the “Open Space Residential” development straddling Township Road 245, **up to 20% (192) of the housing units can be for “Business-Live/Work”** - a land use which is being eliminated on the east side of the County but now proposed in Springbank - is being called “**Home-Based Business Hubs**”. This land use is not proposed in the land south of Springbank Rd on the Colpitt/Cullen lands.

Note: Residents are already allowed to have Home-Based Businesses throughout the County. The ASP does not indicate what will differentiate these “Hubs”, so there are concerns that they may have looser rules than standard home-based businesses.

The undeveloped part of “Open Space Residential” can include environmentally sensitive areas, stormwater infrastructure, golf courses, small scale agriculture operations, community & recreation facilities, pathways & trails.

Potential questions about this proposal

- Is it consistent with Springbank’s Country Residential community of 2+ acre lots?
 - Is the higher density a fair tradeoff for 15% more public open space in those developments?
- Will it be adequately serviced?
 - Elbow Valley & Springbank Links are cluster communities – but they have in-ground infrastructure that pipes water in and wastewater out.
 - This proposal *appears to permit communal wastewater systems that do not pipe treated effluent off-site* – how will this impact problems caused by high water tables through much of Springbank?
- Is there demand for this type of housing in Springbank?

Attend a coffee chat and Open House or request a one-on-one meeting with staff & complete the survey

From: [REDACTED]

Sent: Saturday, July 29, 2023 6:42 PM

To: Planning Policy <planning_policy@rockyview.ca>

Cc: Division 2, Don Kochan <DKochan@rockyview.ca>; Division 1, Kevin Hanson <KRHanson@rockyview.ca>

Subject: RE: Draft Springbank ASP

July 29, 2023

RVC Planning Group,

This letter is in response to the draft Springbank Area Structure Plan currently under review.

We do not support the Open Space concept proposed for our property. We would prefer to go back to the previous ASP and have our land designated for commercial and residential development.

Up to this date, we have been working with the RVC planning department and after many meetings were open to the idea of Open Space development for our property, along with the other five quarter sections included. We were asked to give up 50% of our remaining farm which we were happy to explore as we were offered greater lot allowances along with servicing from the County. Public access to this 50% open space would create community building, a live work/live component, and smaller more manageable lots – all things we believe are

important to Springbank's growth and future.

Attending the RVC Open House this past June 28, we were subjected to NIMBY residents loud and unreasonable anger towards this new and forward looking concept.

Our farm runs along Highway #1 west in Springbank and by all measures should be developed for commercial and residential. In the Rocky View/Calgary Intermunicipal Plan our land is included within the Highway 1 West Corridor Key Focus Area which states:

4.3 Highway 1 west corridor

included in the 2006 annexation agreement, the city of calgary identified much of this area for employment growth to better balance jobs and population by locating employment opportunities closer to residential areas on the west side of the city. there is existing rural residential development within Rocky view county that is proximate to this key focus area. Benefits of developing this area include efficient utilization of existing transportation infrastructure and creating employment opportunities close to existing residential areas.

With our land's positioning across the highway south of Bingham Crossing and Costco, and directly east of Commercial Court, we wholly agree.

Further comments:

1) Our family thinks that a combination of business and residential is the best fit for our lands based primarily on location. A mixed land use, with proximity to the highway and Commercial Court would provide us, the landowner, the opportunity to provide effective transition of uses on our lands between existing commercial, existing small acreage, estate residential, the trans-Canada highway, and interim agricultural lands.

2) We understand that the CMRB's Growth Plan severely restricts the uses of land in Springbank and Rocky View County which may affect the possibility of the preferred combination of business and residential land uses in the Draft Springbank ASP. We think RVC Council and administration could be pushing the restrictions on land use and opposing the limitations of growth in RVC by the Growth Plan, opening the door to economic opportunity and affordability (which have long been the attraction to RVC and Springbank), both of which are suffering under the regional planning. This comment requests confirmation from RVC administration on supporting details such that RVC administration thinks the Growth Plan requires a new designation in Open Space Residential, and one

to be County-led.

a) The CMRB Growth Plan is the largest limiting factor now for future development in RVC. Can the ASP address how the ASP would change in the event that the Growth Plan changed (such that another long, many-year process could be avoided)?

3) If RVC continues to think Open Space Residential and a County-led Concept Plan requirement are essential to the successful approval and adoption of the Springbank ASP, we feel strongly that unless and until a County-led plan is created, the land must have a definitive land use. Again, preference is for a mixture of business and residential. Failing that possibility, Country Residential should be granted as the use until the Concept Plan is complete. In addition, approval for Country residential should not be unreasonably withheld should an application proceed prior to RVC commencement of the Concept Plan. This date should be easily registered as it will likely require Council approval. These details should be included in the Springbank ASP.

4) The Springbank ASP needs to better define “rural character”. The future interpretation should be of concern. It is our concern since we see “rural character” being defined by the same types of groups and individuals who have also fought to prevent development of the Longeway lands. More specifically, our vision of “rural character” includes acreage development and intensification of residential living in Springbank. Our viewpoint is as a long-time agricultural family and operation that invited change and innovation but now is squashed by both resistance to further change and by the very residences that were invited into our area. We think this is an increasing problem, not just for us, but for growth and positive changes being lost for RVC. A definition of rural character that includes our experiences and allows for further changes – ones that would support agricultural families who rely on change to continue and/or move their operations to avoid residential interference – would be beneficial.

Open Space language can also be vague: “development supports the character of Springbank”. How and by whom is the “character of Springbank” defined? It is not in the ASP’s definitions. Differing views on this seem to be at the crux of the issue for development of this ASP (and the Open House).

5) We object to the use of “viewsheds” or “viewsapes” or ‘Scenic Corridor Views’ and any associated policy that attempts to preserve views. It begs the questions: “views from where?”, “views by who?” and “views of what?” among others. Further, we think this is an attempt to preserve lands for the personal enjoyment of the few who already have homes in our vicinity, making it near

impossible to have more homes populating the county; that it is more about sterilizing the use of land but based on an ill-defined term. We do not recommend defining the term in this case. Please remove it and all reference to it. As long-time agricultural operators in RVC, it is almost offensive that we have moved so far from recognizing the valuable use of land for economic benefit and safety (like preventing fire hazards) that we would consider sterilizing developable land for an undefined view.

a) Driving west on Highway 1 past the 'Scenic Corridor View' (SCV) indicated as #2 on page 46 which encompasses the majority of our farm, and when looking to the south, the only 'view' is of the treetops of Longeway Place subdivision. The mountains are clearly visible to the west above the rooftops of the Commercial Court development, well before and after this area. So why is the view of the trees in Longeway Place so important as to constitute inclusion as an important SCV in this ASP?

b) If this is for the cars travelling west on Hwy 1, why are we required to provide this SCV without compensation and in perpetuity? Who is going to pay for this?

6) We think that feasibility of the Open Space Residential policy should be scrutinized more closely. As a potentially new land use, with a new combination of requirements, there should be some incentive for landowners / developers to want to engage. All control has been taken from the landowner / developer with the County-led Concept Plan requirement (see above comments on interim use and opportunity) so some consideration of development opportunity should be included to incentivize both the County and the landowner / developer. Considerations for better feasibility of Open Space Residential Use:

i) Increase density to 1 unit per gross acre (from 0.75), equivalent to 2 units per non-open-space acre (from 1.5) when required open space is 50% and piped water servicing and sanitary servicing are required. Stormwater and runoff solutions may be integrated within/as part of the open space.

ii) Review and potentially remove proportionally prescriptive items. For example, Open Space Residential is intended to be a new land use that is better defined in the Conceptual Planning process. However, it is very specific, noting particularly the restriction on two story buildings and business uses, for this stage. Those should be provided as a range and available to change in future Conceptual Planning.

iii) The land use in Areas 1 and 2 is designated "country residential" until such time as the county moves forward to create open space residential, giving

owners the opportunity to develop rather than wait for another process.

iv) The process of applying for country residential will not be unreasonably held up in the absence of an approved open space conceptual scheme and any country residential conceptual plan and/or land use application applied for prior to Council approval of the terms of reference for the open space residential concept planning process will be grandfathered into the design and process of the open space planning, any change would be at the sole choice of the landowner / developer.

v) Once the intended county-led open space residential conceptual plan is created and approved, it is a “by right” designation which means, an owner/developer may immediately apply for land use redesignation. (The County-led Concept Plan can provide emphasis on “thorough and inclusive engagement process with landowners and residents within and adjoining OSR areas together with broader consultation with Springbank community” that will satisfy engagement requirements). A land use redesignation that meets the requirements of the open space concept plan, requires no further public participation or circulation (except for information) and goes through the permit and approval process with the county only. The by-right form of development prohibits delay and/or denial of an open space residential plan, provided the open space plan meets the provisions of the conceptual plan.

vi) The county-led process requires zero financial investment of dollars from landowners within Area 1, requires primary consultation with Area 1 landowners only, and only secondary circulation as information to other members of the community.

vii) Option that the county-led open space residential process could be circumvented with a developer-led open space residential process with council approval, that may not be rescinded once given.

viii) Typically, open space residential is required in areas that are high priorities for preservation, for example: 1) Industrial use buffers 2) High-quality forest resources 3) Individual trees 4) Critical habitat areas 5) High-quality soil resources. Since Area 1 is farmland, extensive costs to develop new green spaces and pathways are expected...feasibility requires some further tradeoffs for the designation that preserves farmland.

7) Preferential / antagonistic language: that language in the Draft ASP that uses words and phrases like “protects’ existing residents from new development” should be removed from policy documents.

Yours,

[REDACTED]

From: [REDACTED]
Sent: Monday, July 31, 2023 11:34 AM
To: Planning Policy <planning_policy@rockyview.ca>
Cc: Division 1, Kevin Hanson <KRHanson@rockyview.ca>; Division 2, Don Kochan <DKochan@rockyview.ca>; [REDACTED]
Subject: Letter For Springbank ASP

Here is a letter on the ASP I have also completed and submitted the survey and some of my answers refer to this letter.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

[REDACTED]

July 31, 2023

RVC Planning Group,

This letter is in response to the draft Springbank Area Structure Plan currently under review.

We do not support the Open Space concept proposed for our property. We would prefer to go back to the previous ASP and have our land designated for commercial and residential development.

Up to this date, we have been working with the RVC planning department and after many meetings were open to the idea of Open Space development for our property, along with the other five quarter sections included. We were asked to give up 50% of our remaining farm which we were happy to explore as we were offered greater lot allowances along with servicing from the County. Public access to this 50% open space would create community building, a live work/live component, and smaller more manageable lots – all things we believe are important to Springbank's growth and future.

Attending the RVC Open House this past June 28, we were subjected to NIMBY residents loud and unreasonable anger towards this new and forward looking concept.

Our farm runs along Highway #1 west in Springbank and by all measures should be developed for commercial and residential. In the Rocky View/Calgary Intermunicipal Plan our land is included within the Highway 1 West Corridor Key Focus Area which states:

4.3 Highway 1 west corridor

included in the 2006 annexation agreement, the city of calgary identified much of this area for **employment growth** to better balance jobs and population by locating employment opportunities closer to residential areas on the west side of the city. there is existing rural residential development within Rocky view county that is proximate to this key focus area. **Benefits of developing this area include efficient utilization of existing transportation infrastructure and creating employment opportunities close to existing residential areas.**

With our land's positioning across the highway south of Bingham Crossing and Costco, and directly east of Commercial Court, we wholly agree.

Further comments:

- 1) Our family thinks that a combination of business and residential is the best fit for our lands based primarily on location. A mixed land use, with proximity to the highway and Commercial Court would provide us, the landowner, the opportunity to provide effective transition of uses on our lands between existing commercial, existing small acreage, estate residential, the trans-Canada highway, and interim agricultural lands.
- 2) We understand that the CMRB's Growth Plan severely restricts the uses of land in Springbank and Rocky View County which may affect the possibility of the preferred combination of business and residential land uses in the Draft Springbank ASP. We think RVC Council and administration could be pushing the restrictions on land use and opposing the limitations of growth in RVC by the Growth Plan, opening the door to economic opportunity and affordability (which have long been the attraction to RVC and Springbank), both of which are suffering under the regional planning. This comment requests confirmation from RVC administration on

supporting details such that RVC administration thinks the Growth Plan requires a new designation in Open Space Residential, and one to be County-led.

- a) The CMRB Growth Plan is the largest limiting factor now for future development in RVC. Can the ASP address how the ASP would change in the event that the Growth Plan changed (such that another long, many-year process could be avoided)?
- 3) If RVC continues to think Open Space Residential and a County-led Concept Plan requirement are essential to the successful approval and adoption of the Springbank ASP, we feel strongly that unless and until a County-led plan is created, the land must have a definitive land use. Again, preference is for a mixture of business and residential. Failing that possibility, Country Residential should be granted as the use until the Concept Plan is complete. In addition, approval for Country residential should not be unreasonably withheld should an application proceed prior to RVC commencement of the Concept Plan. This date should be easily registered as it will likely require Council approval. These details should be included in the Springbank ASP.
- 4) The Springbank ASP needs to better define “rural character”. The future interpretation should be of concern. It is our concern since we see “rural character” being defined by the same types of groups and individuals who have also fought to prevent development of the Longeway lands. More specifically, our vision of “rural character” includes acreage development and intensification of residential living in Springbank. Our viewpoint is as a long-time agricultural family and operation that invited change and innovation but now is squashed by both resistance to further change and by the very residences that were invited into our area. We think this is an increasing problem, not just for us, but for growth and positive changes being lost for RVC. A definition of rural character that includes our experiences and allows for further changes – ones that would support agricultural families who rely on change to continue and/or move their operations to avoid residential interference – would be beneficial.

Open Space language can also be vague: “development supports the character of Springbank”. How and by whom is the “character of Springbank” defined? It is not in the ASP’s definitions. Differing views on this seem to be at the crux of the issue for development of this ASP (and the Open House).

- 5) We object to the use of “viewsheds” or “viewsapes” or ‘Scenic Corridor Views’ and any associated policy that attempts to preserve views. It begs the questions: “views from where?”, “views by who?” and “views of what?” among others. Where is the study that these ‘views’ came from?

Further, we think this is an attempt to preserve lands for the personal enjoyment of the few who already have homes in our vicinity, making it near impossible to have more homes populating the county; that it is more about sterilizing the use of land but based on an ill-defined term. We do not recommend defining the term in this case. Please remove it and all reference to it. As long-time agricultural operators in RVC, it is almost offensive that we have moved so far from recognizing the valuable use of land for economic benefit and safety (like preventing fire hazards) that we would consider sterilizing developable land for an undefined view.


- a) Driving west on Highway 1 past the ‘Scenic Corridor View’ (SCV) indicated as #2 on page 46, looking to the south, the only ‘view’ is of the treetops of the Longeway Place subdivision. The mountains are clearly visible to the west above the rooftops of the Commercial Court development, well before and after this area. So why is this view of the trees in Longeway Place so important as to constitute inclusion as an important SCV in this ASP?
- b) Further, if this is for the cars travelling west on Hwy 1, why are we required to provide this SCV without compensation and in perpetuity? Who is going to pay for this?
- 6) We think that feasibility of the Open Space Residential policy should be scrutinized more closely. As a potentially new land use, with a new combination of requirements, there should be some incentive for landowners / developers to want to engage. All control has been taken from the landowner / developer with the County-led Concept Plan requirement (see above comments on interim use and opportunity) so some

consideration of development opportunity should be included to incentivize both the County and the landowner / developer.

Considerations for better feasibility of Open Space Residential Use:

- i) Increase density to 1 unit per gross acre (from 0.75), equivalent to 2 units per non-open-space acre (from 1.5) when required open space is 50% and piped water servicing and sanitary servicing are required. Stormwater and runoff solutions may be integrated within/as part of the open space.
 - ii) Review and potentially remove proportionally prescriptive items. For example, Open Space Residential is intended to be a new land use that is better defined in the Conceptual Planning process. However, it is very specific, noting particularly the restriction on two storey buildings and business uses, for this stage. Those should be provided as a range and available to change in future Conceptual Planning.
 - iii) The land use in Areas 1 and 2 is designated "country residential" until such time as the county moves forward to create open space residential, giving owners the opportunity to develop rather than wait for another process.
 - iv) The process of applying for country residential will not be unreasonably held up in the absence of an approved open space conceptual scheme and any country residential conceptual plan and/or land use application applied for prior to Council approval of the terms of reference for the open space residential concept planning process will be grandfathered into the design and process of the open space planning, any change would be at the sole choice of the landowner / developer.
 - v) Once the intended county-led open space residential conceptual plan is created and approved, it is a "by right" designation which means, an owner/developer may immediately apply for land use redesignation. (The County-led Concept Plan can provide emphasis on "thorough and inclusive engagement process with landowners and residents within and adjoining OSR areas together with broader consultation with Springbank community" that will satisfy engagement requirements). A land use redesignation that meets the requirements of the open space concept plan, requires no further public participation or circulation (except for information) and goes through the permit and approval process with the county only. The by-right form of development prohibits delay and/or denial of an open space residential plan, provided the open space plan meets the provisions of the conceptual plan.
 - vi) The county-led process requires zero financial investment of dollars from landowners within Area 1, requires primary consultation with Area 1 landowners only, and only secondary circulation as information to other members of the community.
 - vii) Option that the county-led open space residential process could be circumvented with a developer-led open space residential process with council approval, that may not be rescinded once given.
 - viii) Typically, open space residential is required in areas that are high priorities for preservation, for example: 1) Industrial use buffers 2) High-quality forest resources 3) Individual trees 4) Critical habitat areas 5) High-quality soil resources. Since Area 1 is farmland, extensive costs to develop new green spaces and pathways are expected...feasibility requires some further tradeoffs for the designation that preserves farmland.
- 7) Preferential / antagonistic language: language in the Draft ASP that uses words and phrases like "'protects' existing residents from new development" should be removed from policy documents.

Sincerely,



From: [REDACTED]

Sent: Monday, July 31, 2023 4:46 PM

To: Planning Policy <planning_policy@rockyview.ca>

Cc: Division 2, Don Kochan <DKochan@rockyview.ca>; Division 1, Kevin Hanson <KRHanson@rockyview.ca>

Subject: Springbank ASP

I am copying and pasting someone else's list of key issues as it is so well done that I can't do better myself. My comments will be included in red.

SPRINGBANK ASP – SUMMER 2023 DRAFT KEY ISSUES / CONCERNS

Open Space Residential (formerly Cluster Residential)

ASP proposal

- Two areas totalling 2,555 acres – 6 quarter sections straddling Twp Rd 245 east of Commercial Court (up to 20% of houses can be “business live-work”) and 10½ quarter sections south of Lower Springbank Road east of RR31
- Maximum housing density of 3 houses/2 acres (1.5 upa); minimum half-acre parcel sizes – to be serviced by fully piped water & wastewater infrastructure.
 - Minimum of 640 house in proposed Twp Rd 245 development
- 50% open space – half of which is to be publicly accessible.

Questions / concerns

- Does such high-density housing “fit” into Springbank’s country residential community

of 2 – 4+ acre properties? Or does it belong in Harmony?

- County Plan directs high-density housing to adjacent urban centres.
- County Plan's references to compact residential development assumed the same number of parcels / quarter section as with 2-acre parcels.

In my opinion, this does NOT fit in with a country residential community. Is the intent to PAVE over all of Springbank? This is the impression that I am getting. I don't feel Harmony should ever have been permitted. It does not represent acreage life and does not fit into the community. This is not what I moved here for almost 28 years ago.

- Who will pay for servicing?
 - ASP says it will be developer-paid. However, ASP also includes provisions for County to front the costs of wastewater infrastructure.

Why should my tax dollars be used to assist with this?

- How will servicing be implemented? What is the critical mass for piped wastewater?
 - Over the last 20 years, an average of 26 houses were built in Springbank each year.
 - FYI – Harmony relied on pump and haul sewage servicing until its housing units reached a critical mass. Elbow Valley West relied on pump and haul for over a decade. This should not be permitted in Springbank.

Good grief!!! Seriously? This is even being considered???

- Is high density housing a good trade-off for 15% more open space?
 - Is this really what residents meant when they said they wanted more pathways?

Packing them in and paving over Springbank will not give more open space.

- Who will pay to maintain the “public” open space? How long will it remain as open space since future councils can simply change its use?

Exactly - excellent questions. What are the answers?

- How will public access to open space be assured?
 - FYI – Elbow Valley technically has public open space, but to get to it you must drive by “residents & guests only” signs and have no parking.

Interesting. I didn't know this.

- Does Springbank need “business live-work” development?
 - Council is eliminating this in east RVC because of significant problems.
 - Home-based businesses are possible anywhere in RVC – What's different about this “home based business hub”? If it is more obviously commercial, does it fit into community?

It is is being eliminated in east RVC, why are you trying to bring it in here?

Springbank Airport Employment Area

ASP proposal

- 1,120 acres of commercial / light industrial development at TwpRd250 / RR33

As I said earlier, why are we paving over Springbank? This is a unique community that consists of acreages and then foothills as we head west. Why are we trying to destroy it?

Questions / concerns

- Does this much commercial / light industrial fit with the ASP's vision for Springbank?
 - ASP's vision is "a rural lifestyle blending residential uses with agricultural heritage. High-quality design, viewsheds and open space will ... ensure that the beauty and tranquility of Springbank is preserved".
 - Do Amazon style warehouses operating 24/7 belong in Springbank?

Costco sure doesn't belong here. I would sure like to know how this got passed by RVC council. Whose palms were greased? What a failure to your constituents.

- Is there demand for this much business development? Existing approved development is nowhere near built out.

Impossible to believe we need more. Go look at East Calgary and beyond. There is plenty of business development there. How could we possibly need more?

- How will existing transportation network cope with more development?

Good question? How?

Community Core

ASP proposal

- Community core along RR33 between Hwy 1 & Springbank Rd – to include community and institutional uses as well as local commercial & residential.

How can this be? We have Calaway Park, a church, a daycare, schools, etc. What more do you plan on shoving in there?

Questions / concerns

- Should there be any residential development on this stretch of RR33?

Where would residential go?

- Is local retail needed with so much available in west Calgary?

Absolutely not!! If I needed retail 24/7, I would not have moved out here for acreage life. This is part of the charm of Springbank - no businesses, no retail, just country living.

- Can local commercial be financially viable? Or will people simply continue to shop on way to/from work?

More choices available in the city. What would we need it out here for?

Transportation

ASP proposal

- The ASP largely ignores the impact its proposed land uses will have on the already overburdened transportation infrastructure in Springbank, especially at the Hwy 1 / RR33 interchange.

Questions / concerns

- How will RVC ensure that roads are upgraded on a timely basis?

Good question. How?

- How will RVC avoid a similar 15 – 20-year lag between its approved development at Cross Iron Mills & Balzac and the province upgrading that area's interchange?

Another good question! How?

- What are the implications of changing the labels on many Springbank roads from “regional arterial roads” to “industrial / commercial collector roads”?

What is the rationale and reasoning behind this?

Water / Wastewater Servicing

ASP proposal

- ASP asserts that there is “cost-effective, sustainable” servicing to support its proposed higher density housing and commercial / industrial developments – without providing any details.
- The “cost-effective, sustainable” servicing referred to appears to be the full-build out recommendation from the 2020 Servicing Study. That could provide fully piped services for about 10% of the ASP, primarily along the Hwy 1 corridor.
 - The cost estimates were \$341 – \$386 million for piped potable water and \$229 – \$286 million for piped wastewater. A total of \$570 – \$674 million, compared to the East Rocky View infrastructure of just over \$130 million.
 - That study was based on significantly higher population densities and more non-residential development. Are its assumptions still valid?
- For the 90% of Springbank not serviced by this infrastructure, the ASP recommends “piped” servicing, but does not explain what this means. In earlier drafts, this area was to be serviced by stand-alone septic fields or communal wastewater systems.

Questions / concerns

- How does a continued reliance on stand-alone septic fields and/or communal wastewater systems address Springbank’s high water table and risks to aquifer?

Excellent question!! How?

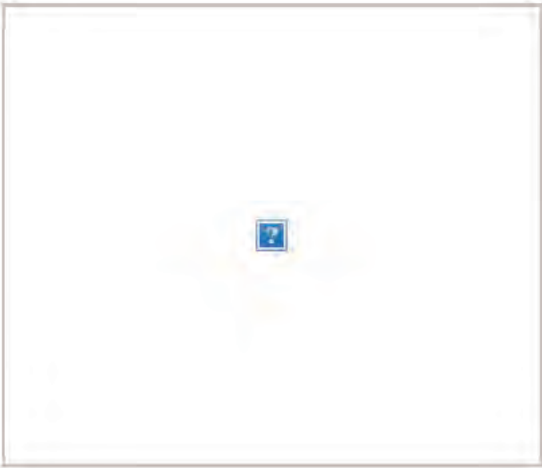
- Don’t these environmental realities limit the amount of housing that can be built, even at current 2 – 4 acre parcel densities?

Good question? Answer?

I find it irresponsible of council to even attempt to bring these items to fruition. Who is paying you? It is time to realize that sometimes development comes at a great cost/loss to the community and the people making their homes there. Yes, Springbank is an upscale community and rightly so. People have worked towards the dream of acreage living and should not have to be at risk of losing it all to a developer(s) that wants to PAVE over Springbank.

First it was Harmony that got in there and then Costco. Quit bringing these monstrosities in!





This communication is intended only for the use of the recipient to whom it is addressed and may contain confidential, personal and/or privileged information. If the reader of this communication is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, do not read, copy, distribute, or take action relying on it. If you have received this communication in error, please delete or destroy it and notify the sender immediately by email or telephone. Thank you.

From: [REDACTED]
To: [Division 2, Don Kochan](#); [Ravi Siddhartha](#); [Division 3, Crystal Kissel](#)
Cc: [Planning Policy](#)
Subject: Support of the Springbank Open Space Residential - with conditions
Date: August 3, 2023 8:36:02 PM
Attachments: [Letter Re high density development.pages](#)

[REDACTED]

To: Springbank Div 2 Councillor Don Kochan DKochan@rockyview.ca
Planning Manager Ravi Siddhartha rsiddhartha@rockyview.ca

CC: Reeve Crystal Kissel CKissel@rockyview.ca

August 4, 2023

Dear Don, Ravi and Crystal,

I am writing as an affected landowner in the central Springbank area proposed by Rocky View's conceptual scheme to become "Open Space Residential".

As we all know, Canada has a housing shortage problem. This development can be part of that solution and needs to be seriously considered. Local residences also have a 'say' in how their community is affected. I believe we can do both.

I am OK with this development - providing the following conditions:

- 1. The Springbank schools are already overcrowded and cannot handle an influx of hundreds more students.**

Condition - I am OK with this development providing local school capacity is increased to absorb the extra students CONCURRENTLY as this development is being built. Too many times schools are an afterthought and catch up can take decades. Better to be proactive here rather than leave it as someone else's problem. These children are our future - let's not mess up their chances of success with crowded school rooms and frustrated teachers. Look at Harmony as your best example of no school built yet. All stakeholders need to be at this table (RVC Schoolboard, Provincial representatives and our Elected Representatives)

- 2. The proposed development would amplify existing severe seasonal flooding of several adjacent homes and land on Panorama Bay.**

Condition - I am OK with this development providing that the over-land water drainage issues are addressed seriously. A catchment pond here and there will not mitigate the already existing problems - that will only get significantly worse with the land being developed. (See Larry Horsman's letter).

We would need a huge level of confidence that the overland water issue can be managed - For example, would the developer be OK putting up a \$5M bond per house on Panorama Bay if the problem is amplified? Probably not...

- 3. The surrounding road infrastructure is inadequate to meet the demands of another high density development.**

Condition - I am OK with this development providing that we pause any further planning until we see and feel the actual impact on our local roads from the Bingham Development. I am sure there will be learnings that we can take into account before moving forward.

4. **Potential for water/wastewater servicing costs to be met by Rocky View County taxpayers instead of developers** – as per Policy 21.21 of the new draft Springbank ASP.

Condition - I am OK with this development providing that the developer pays for ALL the infrastructure upgrades (Potable water lines, Sewer water discharge and Stormwater pumping), Are taxpayers really going to be paying all the infrastructure costs?? Seems like this would be a licence to print money if that was the case.

Once again - lets take our time, plan this development carefully with these major items that need real serious review:

- We need to see the plan, funding and approved budget for our 3 School expansions- they need to happen concurrently with the development
- Water Management (Fresh Water, Sewer Water and Overland Flooding) Where is the Potable water coming from and can their water licence include this extra demand?
- The Overland waters a huge issue- no real answers at this stage.
- Road and Traffic impacts - lets wait and see whet Bingham does to our infrastructure systems.

We need to add housing to accommodate Canada's growing population and we can be part of the solution.

Let's not destroy what we have now for a development that has no real chance of getting off the ground without a real plan for success.

Let's build it - but build it right! If the numbers don't work, then we can wait for Calgary to annex the land and they can bring in the infrastructure at that time.

Yours sincerely,



From: [REDACTED]

Sent: Wednesday, July 26, 2023 3:52 PM

To: Planning Policy <planning_policy@rockyview.ca>; dkochan@rockyview.ca; Division 1, Kevin Hanson <KRHanson@rockyview.ca>

Subject: Springbank ASP Concerns

Hi,

We live at [REDACTED] I am so upset that anything less than 2 acres is being considered for building in our area. Additionally, I have the following concerns - same as many people.

Costs and who pays, community use land preservation, agricultural loss, traffic considerations = see below:

[REDACTED]

Open Space Residential (formerly Cluster Residential)

ASP proposal

- Two areas totalling 2,555 acres – 6 quarter sections straddling Twp Rd 245 east of Commercial Court (up to 20% of houses can be “business live-work”) and 10½ quarter sections south of Lower Springbank Road east of RR31
- Maximum housing density of 3 houses/2 acres (1.5 upa); minimum half-acre parcel sizes – to be serviced by fully piped water & wastewater infrastructure.
- o Minimum of 640 house in proposed Twp Rd 245 development
- 50% open space – half of which is to be publicly accessible.

Questions / concerns

- Does such high-density housing “fit” into Springbank’s country residential community

of 2 – 4+ acre properties? Or does it belong in Harmony?

o County Plan directs high-density housing to adjacent urban centres.

o County Plan's references to compact residential development assumed the same number of parcels / quarter section as with 2-acre parcels.

- Who will pay for servicing?

o ASP says it will be developer-paid. However, ASP also includes provisions for County to front the costs of wastewater infrastructure.

- How will servicing be implemented? What is the critical mass for piped wastewater?

o Over the last 20 years, an average of 26 houses were built in Springbank each year.

o FYI – Harmony relied on pump and haul sewage servicing until its housing units reached a critical mass. Elbow Valley West relied on pump and haul for over a decade. This should not be permitted in Springbank.

- Is high density housing a good trade-off for 15% more open space?

o Is this really what residents meant when they said they wanted more pathways?

- Who will pay to maintain the “public” open space? How long will it remain as open space since future councils can simply change its use?

- How will public access to open space be assured?

o FYI – Elbow Valley technically has public open space, but to get to it you must drive by “residents & guests only” signs and have no parking.

- Does Springbank need “business live-work” development?

o Council is eliminating this in east RVC because of significant problems.

o Home-based businesses are possible anywhere in RVC – What's different about this “home based business hub”? If it is more obviously commercial, does it fit into community?

2

Springbank Airport Employment Area

ASP proposal

- 1,120 acres of commercial / light industrial development at TwpRd250 / RR33

Questions / concerns

- Does this much commercial / light industrial fit with the ASP's vision for Springbank?

o ASP's vision is “a rural lifestyle blending residential uses with agricultural heritage. High-quality design, viewsheds and open space will ... ensure that the beauty and tranquility of Springbank is preserved”.

o Do Amazon style warehouses operating 24/7 belong in Springbank?

- Is there demand for this much business development? Existing approved development is nowhere near built out.

- How will existing transportation network cope with more development?

Community Core

ASP proposal

- Community core along RR33 between Hwy 1 & Springbank Rd – to include community and institutional uses as well as local commercial & residential.

Questions / concerns

- Should there be any residential development on this stretch of RR33?
- Is local retail needed with so much available in west Calgary?
- Can local commercial be financially viable? Or will people simply continue to shop on way to/from work?

Transportation

ASP proposal

- The ASP largely ignores the impact its proposed land uses will have on the already overburdened transportation infrastructure in Springbank, especially at the Hwy 1 / RR33 interchange.

Questions / concerns

- How will RVC ensure that roads are upgraded on a timely basis?
- How will RVC avoid a similar 15 – 20-year lag between its approved development at Cross Iron Mills & Balzac and the province upgrading that area's interchange?
- What are the implications of changing the labels on many Springbank roads from “regional arterial roads” to “industrial / commercial collector roads”?

3

Water / Wastewater Servicing

ASP proposal

- ASP asserts that there is “cost-effective, sustainable” servicing to support its proposed higher density housing and commercial / industrial developments – without providing any details.
- The “cost-effective, sustainable” servicing referred to appears to be the full-build out recommendation from the 2020 Servicing Study. That could provide fully piped services for about 10% of the ASP, primarily along the Hwy 1 corridor.
 - o The cost estimates were \$341 – \$386 million for piped potable water and \$229 – \$286 million for piped wastewater. A total of \$570 – \$674 million, compared to the East Rocky View infrastructure of just over \$130 million.
 - o That study was based on significantly higher population densities and more non-residential development. Are its assumptions still valid?

- For the 90% of Springbank not serviced by this infrastructure, the ASP recommends “piped” servicing, but does not explain what this means. In earlier drafts, this area was to be serviced by stand-alone septic fields or communal wastewater systems.

Questions / concerns

- How does a continued reliance on stand-alone septic fields and/or communal wastewater systems address Springbank's high water table and risks to aquifer?
- Don't these environmental realities limit the amount of housing that can be built, even at current 2 – 4 acre parcel densities?

July 31, 2023

RVC Planning Group,

This letter is in response to the draft Springbank Area Structure Plan currently under review.

We do not support the Open Space concept proposed for our property. We would prefer to go back to the previous ASP and have our land designated for commercial and residential development.

Up to this date, we have been working with the RVC planning department and after many meetings were open to the idea of Open Space development for our property, along with the other five quarter sections included. We were asked to give up 50% of our remaining farm which we were happy to explore as we were offered greater lot allowances along with servicing from the County. Public access to this 50% open space would create community building, a live work/live component, and smaller more manageable lots – all things we believe are important to Springbank's growth and future.

Attending the RVC Open House this past June 28, we were subjected to NIMBY residents loud and unreasonable anger towards this new and forward looking concept.

Our farm runs along Highway #1 west in Springbank and by all measures should be developed for commercial and residential. In the Rocky View/Calgary Intermunicipal Plan our land is included within the Highway 1 West Corridor Key Focus Area which states:

4.3 Highway 1 west corridor

included in the 2006 annexation agreement, the city of calgary identified much of this area for **employment growth** to better balance jobs and population by locating employment opportunities closer to residential areas on the west side of the city. there is existing rural residential development within Rocky view county that is proximate to this key focus area. **Benefits of developing this area include efficient utilization of existing transportation infrastructure and creating employment opportunities close to existing residential areas.**

With our land's positioning across the highway south of Bingham Crossing and Costco, and directly east of Commercial Court, we wholly agree.

Further comments:

- 1) Our family thinks that a combination of business and residential is the best fit for our lands based primarily on location. A mixed land use, with proximity to the highway and Commercial Court would provide us, the landowner, the opportunity to provide effective transition of uses on our lands between existing commercial, existing small acreage, estate residential, the trans-Canada highway, and interim agricultural lands.
- 2) We understand that the CMRB's Growth Plan severely restricts the uses of land in Springbank and Rocky View County which may affect the possibility of the preferred combination of business and residential land uses in the Draft Springbank ASP. We think RVC Council and administration could be pushing the restrictions on land use and opposing the limitations of growth in RVC by the Growth Plan, opening the door to economic opportunity and affordability (which have long been the attraction to RVC and Springbank), both of which are suffering under the regional planning. This comment requests confirmation from RVC administration on

supporting details such that RVC administration thinks the Growth Plan requires a new designation in Open Space Residential, and one to be County-led.

- a) The CMRB Growth Plan is the largest limiting factor now for future development in RVC. Can the ASP address how the ASP would change in the event that the Growth Plan changed (such that another long, many-year process could be avoided)?
- 3) If RVC continues to think Open Space Residential and a County-led Concept Plan requirement are essential to the successful approval and adoption of the Springbank ASP, we feel strongly that unless and until a County-led plan is created, the land must have a definitive land use. Again, preference is for a mixture of business and residential. Failing that possibility, Country Residential should be granted as the use until the Concept Plan is complete. In addition, approval for Country residential should not be unreasonably withheld should an application proceed prior to RVC commencement of the Concept Plan. This date should be easily registered as it will likely require Council approval. These details should be included in the Springbank ASP.
- 4) The Springbank ASP needs to better define “rural character”. The future interpretation should be of concern. It is our concern since we see “rural character” being defined by the same types of groups and individuals who have also fought to prevent development of the Longeway lands. More specifically, our vision of “rural character” includes acreage development and intensification of residential living in Springbank. Our viewpoint is as a long-time agricultural family and operation that invited change and innovation but now is squashed by both resistance to further change and by the very residences that were invited into our area. We think this is an increasing problem, not just for us, but for growth and positive changes being lost for RVC. A definition of rural character that includes our experiences and allows for further changes – ones that would support agricultural families who rely on change to continue and/or move their operations to avoid residential interference – would be beneficial.

Open Space language can also be vague: “development supports the character of Springbank”. How and by whom is the “character of Springbank” defined? It is not in the ASP’s definitions. Differing views on this seem to be at the crux of the issue for development of this ASP (and the Open House).

- 5) We object to the use of “viewsheds” or “viewsapes” or ‘Scenic Corridor Views’ and any associated policy that attempts to preserve views. It begs the questions: “views from where?”, “views by who?” and “views of what?” among others. Where is the study that these ‘views’ came from?

Further, we think this is an attempt to preserve lands for the personal enjoyment of the few who already have homes in our vicinity, making it near impossible to have more homes populating the county; that it is more about sterilizing the use of land but based on an ill-defined term. We do not recommend defining the term in this case. Please remove it and all reference to it. As long-time agricultural operators in RVC, it is almost offensive that we have moved so far from recognizing the valuable use of land for economic benefit and safety (like preventing fire hazards) that we would consider sterilizing developable land for an undefined view.

- a) Driving west on Highway 1 past the ‘Scenic Corridor View’ (SCV) indicated as #2 on page 46, looking to the south, the only ‘view’ is of the treetops of the Longeway Place subdivision. The mountains are clearly visible to the west above the rooftops of the Commercial Court development, well before and after this area. So why is this view of the trees in Longeway Place so important as to constitute inclusion as an important SCV in this ASP?
- b) Further, if this is for the cars travelling west on Hwy 1, why are we required to provide this SCV without compensation and in perpetuity? Who is going to pay for this?
- 6) We think that feasibility of the Open Space Residential policy should be scrutinized more closely. As a potentially new land use, with a new combination of requirements, there should be some incentive for landowners / developers to want to engage. All control has been taken from the landowner / developer with the County-led Concept Plan requirement (see above comments on interim use and opportunity) so some

consideration of development opportunity should be included to incentivize both the County and the landowner / developer.

Considerations for better feasibility of Open Space Residential Use:

- i) Increase density to 1 unit per gross acre (from 0.75), equivalent to 2 units per non-open-space acre (from 1.5) when required open space is 50% and piped water servicing and sanitary servicing are required. Stormwater and runoff solutions may be integrated within/as part of the open space.
 - ii) Review and potentially remove proportionally prescriptive items. For example, Open Space Residential is intended to be a new land use that is better defined in the Conceptual Planning process. However, it is very specific, noting particularly the restriction on two storey buildings and business uses, for this stage. Those should be provided as a range and available to change in future Conceptual Planning.
 - iii) The land use in Areas 1 and 2 is designated “country residential” until such time as the county moves forward to create open space residential, giving owners the opportunity to develop rather than wait for another process.
 - iv) The process of applying for country residential will not be unreasonably held up in the absence of an approved open space conceptual scheme and any country residential conceptual plan and/or land use application applied for prior to Council approval of the terms of reference for the open space residential concept planning process will be grandfathered into the design and process of the open space planning, any change would be at the sole choice of the landowner / developer.
 - v) Once the intended county-led open space residential conceptual plan is created and approved, it is a “by right” designation which means, an owner/developer may immediately apply for land use redesignation. (The County-led Concept Plan can provide emphasis on “thorough and inclusive engagement process with landowners and residents within and adjoining OSR areas together with broader consultation with Springbank community” that will satisfy engagement requirements). A land use redesignation that meets the requirements of the open space concept plan, requires no further public participation or circulation (except for information) and goes through the permit and approval process with the county only. The by-right form of development prohibits delay and/or denial of an open space residential plan, provided the open space plan meets the provisions of the conceptual plan.
 - vi) The county-led process requires zero financial investment of dollars from landowners within Area 1, requires primary consultation with Area 1 landowners only, and only secondary circulation as information to other members of the community.
 - vii) Option that the county-led open space residential process could be circumvented with a developer-led open space residential process with council approval, that may not be rescinded once given.
 - viii) Typically, open space residential is required in areas that are high priorities for preservation, for example: 1) Industrial use buffers 2) High-quality forest resources 3) Individual trees 4) Critical habitat areas 5) High-quality soil resources. Since Area 1 is farmland, extensive costs to develop new green spaces and pathways are expected...feasibility requires some further tradeoffs for the designation that preserves farmland.
- 7) Preferential / antagonistic language: language in the Draft ASP that uses words and phrases like “‘protects’ existing residents from new development” should be removed from policy documents.

Sincerely,



To: Springbank Div 2 Councillor Don Kochan DKochan@rockyview.ca
Springbank Div 1 Councillor KRHanson@rockyview.ca
Planning Manager Ravi Siddhartha rsiddhartha@rockyview.ca

CC: Reeve Crystal Kissel CKissel@rockyview.ca
Deputy Reeve Sunny Samra ssamra@rockyview.ca
Councillor Samantha Wright swright@rockyview.ca
Councillor Greg Boehlke gboehlke@rockyview.ca
Councillor Al Schule aschule@rockyview.ca

August 3, 2023

Dear Rockyview Councillors and Planning Department,

I am writing as a nearby, affected landowner in the central Springbank area proposed by Rocky View's conceptual scheme to become "Open Space Residential". This high density housing development of approximately 720 houses would change the Springbank Area Structure Plan (ASP) to facilitate development of the 6 quarters of land on both sides of Township Road 245, from Springbank Middle School to the Old Banff Coach Road/Hwy 1 junction.

The last municipal election saw a group of Rocky View councillors specifically elected on the promise of better listening to Rockyview residents and taxpayers, and ensuring our views are reflected in Council decision-making.

Accordingly, as a nearby homeowner, I wish to register my opposition to this proposal as it currently stands, and join with my neighbours in proposing a better way forward, for the following reasons:

1. **High density housing is inconsistent with the existing surrounding country neighborhood and lifestyle, and is likely to decrease nearby property values.** The proposal is for a Harmony-style development with houses on lot sizes of 0.5 acres. The surrounding neighborhood including Panorama Ridge, Panorama Bay, RR 31, RR 32, Huggard Road and Longeway Place feature acreage lot sizes of 4-20 acres, along with a handful of 2 acre lots. A high density development on the doorstep of this area of central Springbank would likely be detrimental to existing property values, spoil the open rural vistas that are the pride of Springbank, and create an eyesore in the heart of the countryside.
2. **Community consultation has been rushed and inadequate, with a lack of consideration of alternative options for this land.** The "coffee chats" hosted by the Rocky View planning department were held on June 28, the last day of school, with a 2 week deadline for comments. This was the start of summer when most families are away on vacation and unable to become informed, or participate. This has created the perception that Rocky View County is trying to sneak in this high density development "by the back door". Some adjacent, directly and materially affected landowners received no notice whatsoever by the County of the proposed

development, as is normally required. While the Planning Department extended its consultation deadline to Aug. 7, five weeks in summer is still a wholly inadequate window for residents to learn about and comment on a proposed change of this magnitude to Springbank. There needs to be truly meaningful and significant public engagement around this proposal.

3. **The Springbank schools are already overcrowded and cannot handle an influx of hundreds more students.** The Harmony development was approved on the basis that it would have its own school. However, this now appears to be years if not decades away. In the meantime, thousands of houses are being built and hundreds of students from Harmony are overflowing the Springbank school system. According to our local school trustee [REDACTED], the Harmony school is not even yet in the planning pipeline.

Another high density housing development in Springbank would exacerbate this existing capacity problem at the schools. The Rocky View planning department has responded to this concern by simply saying Rocky View County would inform the school division of the development so it can plan accordingly. However Rocky View School Division's hands are tied as they cannot build new schools without provincial funding. Countless other neighborhoods across Alberta have been waiting for such funding to for years or decades with no result. The excellence of the Springbank school system is an integral part of the attraction of this neighborhood. However, its success is now already in jeopardy and this proposed development would further crowd the schools, worsening the problem.

4. **The proposed development would amplify existing severe seasonal flooding of several adjacent homes and land in Panorama Bay, increasing property damage, reducing property values and creating potential liability issues for Rocky View Council.** The facts, photos, and evidence of this flooding are outlined in community resident [REDACTED] July 27 letter, that I support. The intersection of Panorama Ridge and Panorama Bay is the low point where the surrounding land slopes steeply upward to all sides. This intersection is regularly severely flooded in spring, with most water coming from the north (the 6 quarters identified for development). Repeatedly, the water volume has flooded multiple Panorama Bay basements with several feet of water (despite sump pumps, berms etc.), created a wide and fast rushing stream over the road lasting days, and damaged other infrastructure on the affected properties. Furthermore, this area has a high water table, in addition to the run-off.

All of the approximately 25 existing acreages on these two intersecting roads are 4-20 acres, with the exception of about 4 two-acre lots. Additionally, the 6 quarters identified for high density development are currently grazed pasture fields. *This means there is already a flooding problem despite large amounts of grass or pasture land all around that is not hard surface and therefore absorbs water.*

However, the proposed development would add several hundred houses on these fields, on lot sizes of 0.5 acres. As [REDACTED] letter explains, most of a small developed lot is hard surface like house roof or driveway that greatly increases run-off because it doesn't absorb water like a field. Therefore the addition of hundreds of houses would greatly increase the run-off and also flooding and property

damage. The Rocky View planning department responded to this concern raised by residents by assuring us in a July 28 email that “stormwater management facilities will be constructed for the development, and may be a combination of traditional pond facilities and low impact development measures such as rain gardens, bio swells, absorptive landscaping, and other measures.”

This is unconvincing. With hundreds of new houses creating a built environment of largely hard surfaces, the “absorptive” landscaping could only be a fraction of what it is at present, and yet the existing 6 quarters of undeveloped, “absorptive” grassland already cannot handle the flooding.

The municipality cannot expect to greatly magnify an existing run-off/flooding problem but engineer its way out of it through providing a tiny fraction of “absorptive” surfaces to the existing fielded that are already inadequate to stop the seasonal flooding.

Other recent Rocky View developments such as at Cochrane Lake, included Rocky View County approved “stormwater management facilities” that proved unable to stop the surrounding houses from flooding. We need to learn the lesson from this not repeat the mistake.

5. **The surrounding road infrastructure is inadequate to meet the demands of another high density development.** There is already increasing pressure on the RR 33 (school corridor), roads to/from Harmony, and now plans for a Costco/shopping development around the RR 33/Hwy 1. Existing roads cannot handle thousands more vehicles per day. We Springbank residents chose to live here for its unique country lifestyle and do not want our back roads used by hundreds (or thousands) of vehicles as short cuts to get around traffic jams created by unchecked development despite inadequate infrastructure.

Again, a relevant comparable is Harmony, where a County plan to build an exit road from Harmony to Highway 1 has not materialized despite the development in progress of thousands of houses and resulting mushroom of traffic. The answer from County planners in their July 28 email is that the County will assume the province will provide funding so that “roads and intersections will be improved”. As with the lack of schools being funded by the province to keep up with population growth, this may be only wishful thinking as there is no assurance this will be provincially funded or on the timescale needed.

6. **The development as proposed exceeds the maximum housing density allowed by the Calgary Metropolitan Region Board (CMRB), whose approval is required for it to go forward.** This development proposes densities of an average of 120 houses per quarter, about double the existing density of 65 houses per quarter and clearly much higher than the 80 houses/quarter allowed by the CMRB. It is nonsensical to waste taxpayer money on planning for a high density development, that the community doesn’t want, and that based on the recent CMRB rejections of similar schemes, appears doomed to fail anyway.
7. **Potential for water/wastewater servicing costs to be met by Rocky View County taxpayers instead of developers** – as per Policy 21.21 of the new draft Springbank ASP. This is unacceptable. It is

standard practice that developers are responsible for water and waste water infrastructure, and this cost not be downloaded on local taxpayers.

8. **Need to slow down, listen to community ideas and input, and evaluate more alternatives** –

Following the July 20 meeting of some local homeowners with the Rocky View Planning department, [REDACTED] drafted a letter that summarized some resident concerns and alternative ideas for these 6 quarters, expressed at that meeting. This could include:

- a. a gradient of density with the highest density along the highway area particularly on the NE side, leading to lower densities on the lands south of Township Road 245 that are consistent with existing parcel sizes (a mix of mostly 4-20 acres with a few 2 acres, NOT “lots up to 4 acres” as stated in the July 28, 2023 emailed response of Rocky View Planning to the meeting participants). The higher density highway area could be a mix of commercial or high density residential, for example. In conjunction with a plan for stormwater drainage, this could reduce the likelihood of magnifying the nearby seasonal flooding of Panorama Bay homes.
- b. Community support for cluster residential development (clusters of closer houses together with large amounts of undeveloped land preserved in perpetuity). However, this approval is **ONLY** on the basis that the higher density clusters (commercial, high density residential, etc) are located along the highway. Acreage lots sizes away from the higher density NE/highway strip must be similar and in keeping with the existing surrounding neighborhood (4-20 acre parcels), to safeguard the existing countryside that Springbank is known for and its residents cherish.
- c. The necessity for conservation easements (that are in perpetuity and registered on title deed) , not just municipal policy, to maintain open space on on the approximately 50% of the land proposed to be left undeveloped. This is to ensure that future councils do not simply approve development of more residences on what was understood and agreed to be “open space”.
- d. consideration of additional alternatives for some of the land, such as maintaining wildlife corridors (as in Canmore planning), public parks and outdoor recreation.
- e. Unanimously, residents are expressing very strong support for a primary network of bike/walking paths to and between key areas in Springbank, such as the schools. We believe this should be a high funding priority for Rocky View in its allocation of taxpayer money. We do *not* agree that secondary paths within developments such as Elbow Valley, Morgan’s Rise etc fill this need.

In summary, the conceptual plan as currently proposed for these 6 quarters along Township Road 245 is unacceptable to myself, and I believe the overwhelming majority of nearby affected landowners. I

wish further options to be considered, with a longer timescale for community consultation, as outlined above.

I further request to be invited to a meeting with Division 1 and Division 2 councillors before the end of August, at an easily accessible venue in the community such as the Springbank Park for All Seasons or the Springbank Heritage Club. I understand that [REDACTED] has kindly agreed to act as a contact person to set up a date.

Yours sincerely,

[REDACTED]

SPRINGBANK AREA STRUCTURE PLAN

The 2023 proposed Springbank Area Structure Plan completely changes the fabric of Springbank as it attempts to eliminate the features that make Springbank unique. There is no consideration of larger acreages, instead it's a sea of homes probably in developments with architectural guidelines that dictate colour and style that scream the year they were built, all with their manicured lawns. Huge tracts of land are set aside for Airport Support but no thought to traffic. Gone is the possibility of 4, 6, 10 acres with a couple horses or maybe a goat, llama, or donkey.

Few residents are asking for big box stores, large commercial/industrial developments creating unprecedented traffic issues along with heightened security concerns. Commercial Court is still not fully developed in spite of being approved over 30 years ago. Bingham Crossing squeaked in because of promised Senior Living and that hasn't happened! Rocky view Planners do not listen to the residents. Will the Council? The original ASP's were created by the residents asking residents what they wanted along with guidance from the planning department. Now we have the planners telling the residents what they should have/want! There are several 20 acre parcels (and larger) approved for development, with Conceptual Schemes attached, that have not been developed. Yes, development is fragmented, but that is also some of the charm. Surface water systems have meant larger subdivisions of 2 acre sized lots but these developments are also more costly to create. The proposed "Cluster" developments south of the # 1 could easily be groupings of 4, 6, 8 acre sized lots still on wells, with less road infrastructure to develop, and continue to offer that alternative lifestyle.

Cross Iron Mills created a traffic nightmare for the surrounding residents, but they were not boxed in as we are in North Springbank. We have very few options when it comes to navigating in and out of our area, yet the current proposed ASP, plus the approval of a Costco in the neighbourhood, continues to exacerbate the situation.

It's called "Springbank" because there are springs throughout the area just waiting to flood basements, yet a geological mapping of the area is not provided. Isn't it time to put the horse before the cart and remember that this is a rural area. Most

of us moved here to be in the “country”, not the city type living you are trying to foist on us.

Every Costco in the city of Calgary is located in commercial/industrial areas with extensive road systems and even then there are traffic snarls. You have allowed an eyesore into our community creating multiple headaches.

I did the survey, such that it is. I attended every presentation provided regarding the ASP and filled out the comment sheet each time. Neighbours have produced detailed comments regarding the potential traffic headaches, potential increase in crime, creation of more water problems with density but it all seems to fall on deaf ears. The only significant change inspired by residents and recognised by Rocky View is that we now have one ASP although there are 3 quarter sections west of Calaway Park that would be best left for a separate ASP.

Regarding the timing, maybe we’ve been at this for 6 years, but don’t forget how Covid intervened on this issue like so many others. Basically, very little happened community wise in that time. To present this just before the summer holidays is poor timing and to allow an extra couple weeks doesn’t really cut it. Let’s do it right, by listening to the residents, the current ASPS stood the test of time, listen to the people who actually live here and maybe this new ASP will be one to be proud of.

Sincerely,

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Ravi Siddhartha](#); [Steven Altena](#)
Cc: [REDACTED]
Subject: Feedback Letter - Springbank ASP June 2023
Date: August 7, 2023 7:01:10 AM
Attachments: [ASP Feedback Letter to RVC \[REDACTED\] Aug 1 2023.pdf](#)

Hi Steve (and Ravi),

Thanks for the opportunity to discuss the Wills family's questions pertaining to the Springbank ASP and the proposed SAEA zoning designation.

Please find attached our **Feedback Letter**, summarizing the thoughts and concerns shared in last week's meeting.

Note: you mentioned in our meeting that we had until Monday August 7th (today) to submit our feedback. However, when we clicked on the Survey Monkey link, the site informed us that survey had already been closed. If you prefer us to provide the attached information directly within the Survey Monkey, please provide the appropriate link.

We look forward to collaborating with you and the Planning Team as next steps in this process unfold.

Best Regards

[REDACTED]
[REDACTED]



August 1, 2023

Steve Altera and Ravi Siddhartha rsiddhartha@rockyview.ca
Rocky View County (RVC)

Re: Springbank Airport Employment Area (SAEA)

Dear Steve and Ravi,

Thank you for the opportunity to meet with my son, Stacy Wills, to discuss RVC's proposed Springbank Airport Employment Area designation in the June 2023 Springbank Area Structure Plan (ASP). Please find attached a **Feedback Letter** sharing our thoughts.

The Wills family strongly opposes the re-designation from *Business Commercial* (as per the Spring 2021 North Springbank ASP) to the proposed SAEA zoning, for these reasons:

- 1) **Bias Against Current Landowners:** Residing on and farming its lands since 1892, the Wills family is a heritage landowner in the Springbank community and a key stakeholder in this SAEA zone. As per Map 5 of the ASP, the SAEA impacts a half section of the current Wills-owned land, which represents one-third of the SAEA. However, the proposed SAEA policy is strongly biased towards other stakeholders, including neighboring subdivision residents, commercial developers, and the Airport. The current ASP fails to acknowledge the rights of existing and heritage landowners, who deserve a fair voice in this revision process.
- 2) **Rationale for the Change:** RVC has not been clear on the rationale for changing the zoning from *Business Commercial*, nor the criteria used to determine which lands would (or would not) fall within the SAEA zone. If the SAEA zone is earmarked a *county growth area*, then why was the prior *Business Commercial* designation insufficient to promote RVC's growth objectives? You had suggested (at least part) that the impetus for the proposed SAEA zoning was feedback from residents to the North of the SAEA lands (he specifically referenced Country Lane and Idlewild Estates). The Wills land does not border these neighborhoods and, as such, these should not be designated under the SAEA zoning.
- 3) **Unfair Restrictions Compared to Neighboring Lands:** Some neighboring lands to the Wills' (including Bingham Crossing) are zoned *Business Commercial*, which operates under far less restrictive and bureaucratic zoning policies compared to SAEA landowners. The fact that Bingham was approved 12 years ago is irrelevant to the current proposed ASP and we urge RVC to not ignore this feasibly valid precedent.
- 4) **County-led Development:** SAEA development initiatives must be *County-led*, under a vaguely described and yet-to-be-developed *Conceptual Plan*. This means that SAEA landowners will not have the same rights as their *Business Commercial* neighbors, nor will

they have an equal voice in the future development of their lands. A County-led development policy for the SAEA is not only anti-private enterprise, but also redundant and unnecessarily bureaucratic, since the RVC already has the power to approve or disapprove any Development-led Initiatives in the standard RVC review process.

- 5) **Airport:** Section 8.20 of the ASP requires all new SAEA initiatives to “*align with the vision and requirements of*” and “*protect and support*” the Airport. Despite Rocky View County (RVC) having *independent jurisdiction* over SAEA lands, the proposed wording: a) implies the Airport has a veto power, and b) is highly subject to misinterpretation, which exposes RVC to potential future legal disputes, delays and additional costs. Moreover, these policies unfairly subject SAEA landowners to additional hoops and red tape that do not apply to neighboring *Business Commercial* landowners. If the Airport has no jurisdiction over SAEA development decisions, then why would RVC add such a restriction in the first place?
- 6) **Lack of Clarity:** while you had provided a few examples of an “approvable SAEA development” (light industrial, small offices, indoor storage, etc.), the current policy is nowhere near as clear as the *Business Commercial* zoning enjoyed by SAEA’s neighbors. Again, this lack of clarity is a lightning rod for potential disputes between landowners and RVC that could cost RVC taxpayers millions.
- 7) **Dispute Resolution:** A unnecessarily complicated process and lack of potential dispute resolution mechanisms regarding this unprecedented SAEA zoning means that landowners, the Airport, and RVC could be mired in red tape for years on any new development idea, thus negatively impacting the *county growth area* objectives that RVC is claiming to promote.
- 8) **Land Values:** the lack of clarity, uncertainty, and added restrictions will have an enormous impact on SAES land values that the neighboring *Business Commercial* landowners are not subjected to. Decimated land values will rob RVC from maximizing its tax revenues along the Range Road 33 commercial corridor.
- 9) **Heritage Spirit:** Lastly, the proposed SAEA zoning is contrary to the “heritage” spirit that is referenced throughout the ASP. For better alignment, heritage landowners like the Wills’, whose ancestors helped pioneer and build the Springbank community, deserve fair treatment during this process.

The Wills family welcomes a collaborative approach with RVC in this ASP process to determine a zoning policy that is fair for all key SAEA stakeholders and ensures that heritage landowners have a voice, and their rights are protected. As such, we would welcome the opportunity to discuss a path forward with the RVC Planning Team).

Sincerely,

[Redacted Signature]

Cc:

[Redacted Distribution List]

18 ACTIVE TRANSPORTATION, PARKS, OPEN SPACE, AND RIVER ACCESS

Open space in Springbank is a common resource that binds the community and provides a very attractive and unique feature for existing and future residents. The landscape, the land, the magnificent views, and access to natural areas are components of 'open space', and their identification, preservation for public use, and maintenance is a high priority in the Plan area. Open space can be enjoyed and appreciated through public physical and visual access. Current and future parks, environmentally significant areas, wildlife corridors, and other natural areas, greenways, trails, and land for schools and recreation facilities, and connecting corridors are some of the opportunities that provide physical open space. Communities need to have a wide range of proactively identified, accessible, connected, inviting open spaces which can "support social interactions". Active transportation corridors connect the community and provide public access to open spaces while promoting local recreation and active living. They "contribute to quality of life by supporting economic development, environmental sustainability, and healthy lifestyles". Pathways that connect to neighbouring municipalities in addition to local community developments are also important to provide for broader regional connections and opportunities. Springbank is fortunate to be bounded by two river systems. Public river access is a very desirable and opportunities for public access should be identified and carefully assessed.

Objectives

Active Transportation

- Provide an integrated and safe regional and local active transportation network offering extensive opportunities for active living and recreational opportunities through "public" connections to regional and local parks (as identified in the Open Space Master Plan), open space, and community focal points throughout the Plan area in accordance with the primary network identified in the County's adopted Active Transportation Plan: South County.
- Recognize and accommodate development of secondary and tertiary active transportation network alignments that provide connectivity to additional community focal points through the use of suitable bicycle facilities identified within the Active Transportation Plan: South County.
- Through the local plan process, ensure the design of subdivisions reviews, identifies and accommodates an integrated system of active public transportation network connections to adjacent developments (and enable connections to potential adjacent future developments), river areas, and open areas utilizing road and utility rights-of-way, open space, parks, or other means deemed acceptable by the County.
- Provide opportunities for passive recreation and alternative transportation nodes within industrial and commercial areas that would also connect to other secondary and tertiary active transportation networks.
- Identify opportunities to connect to regional trail networks such as the City of Calgary and TransCanada Trail
- Promote the principles of 'Crime Prevention Through Environmental Design' (CPTED) in the development of an active transportation network within parks and open space.

Open Space and Parks

- The open space and park development should not only fill gaps in community needs, but strive to complement adjacent open and natural spaces
- Ensure that open space and parks have been assessed for an ecological, geographical, topographic, social, cultural, recreational, and/or aesthetic function that can also operate in a safe and sustainable manner to the public, or be managed and protected with restricted use or limit accessibility.
- Promote, conserve, and enhance an interconnected open space system, one that is geared to the needs of the identified residents, adjacent public infrastructure and business areas.
- Assess open space and parks requirements to also accommodate development of or corridors for an interconnected regional and local active transportation network that would also provide connections to other open spaces
- Promote the principles of 'Crime Prevention Through Environmental Design' (CPTED) in the development of open space and parks.

River Access

Provision of access for the public to the Elbow River and Bow River is encouraged. There are several established parks, environmental reserves and County rights of way that provide public access to the river, however proactive planning is required to identify, protect and develop an appropriate management plan to enable current and future generations to access, enjoy and recreate on these lands. The County acknowledges that to successfully achieve public access to the rivers, safety, ownership and maintenance issues must be resolved. It is highly desirable to identify, promote and provide public river access including connecting adjacent open spaces and pathways along these natural areas. This includes encouraging developments adjacent to the river to provide access and public infrastructure for the benefit of all residents.

Active Transportation Policies

- Active Transportation pathways may consist of separate standalone pathways, widened and marked road shoulders or nature trails per County guidelines. The design and construction shall be appropriate to the specific application/development but must be approved by the County.
- Developments shall provide for an active transportation network connection that generally aligns with the primary network shown on Map 7 and the design and construction shall be of high quality, meeting County specifications
- The overall active transportation network of on-road bicycle facilities, pathways, trails, and sidewalks should promote cycling and walking, and provide connections between residential, commercial, open space, and public service areas.
- Where an identified active transportation network cannot be located within an open space or park, co-location within a road right-of-way in accordance with applicable County standards and applicable road design requirements may be considered.
- Rocky View County Plan (2013) included "the policy direction to acquire land for trails and pathways and apply design standards to achieve consistency of pathways and trails"

- Utility easements connecting adjacent lands or developments shall be assessed for multi-use as pathway corridors
- Active Transportation infrastructure should be safe, public, accessible to all residents and provide connections to adjacent pathways or enable corridors to future pathways
- Active Transportation should be supported with continuous connectivity considerations
- Active Transportation shall provide for secondary and tertiary network alignments in accordance to bicycle facility design guidelines as identified in the Active Transportation Plan: South County; and contribute to the overall regional active transportation network.

Open Space Policies

General

18.1 To support an integrated public open space system, the design should consider:

- a) creating an appropriate border along the open space system that recognizes/~~distinguishes~~ the significance of the natural amenity ~~from the development itself~~;
- b) designing the open space system so that it is safe, accessible, active, and highlights the community's unique identity; and
- c) featuring the natural and cultural heritage aspect of the open space system so that all can understand and appreciate the area's unique natural assets
- d) ~~protect any ecological or cultural aspects from detrimental public access or impacts from development~~
- e) ~~consider impacts on wildlife activity and their corridors.~~

18.2 Future development shall provide for ~~public accessibility via~~ an interconnected system of open space and parks in general accordance with Map 7: Open Space and Active Transportation Connections.

18.3 Open space shall be provided through such means as:

- a) the dedication of reserve lands and public utility lots
- b) the provision for environmental reserve easements, conservation easements, or other easements and rights-of-way;
- c) government lands for public use;
- d) privately owned land that is accessible to the public;
- e) publicly owned storm water conveyance systems;
- f) land purchases, endowment funds, land swaps, and donations; and/or
- g) other mechanisms as approved by the County.

18.4 Open space and parks shall provide an ecological, social, cultural, recreational, and/or aesthetic function for the community that encourages safe, responsible use and is sustainable.

18.5 ~~Moved to Active Transportation Policy above.~~

18.6 ~~Moved to Active Transportation Policy above.~~

18.7 The design and construction of active transportation **connections**, parks, open space and associated amenities shall be of high quality, and shall adhere to construction and design standards, including but not limited to:

- a) Geometric Design Guide for Canadian Roads;
- b) the County Servicing Standards; and
- c) the Parks and Pathways: Planning, Development, and Operational Guidelines.

18.8 Local plan preparation **for open spaces** shall provide for an active transportation network connection that generally aligns with the primary network shown on Map 7, and should:

- a) provide connections within, and external to, the local plan area;
- b) address and accommodate inclusion within identified parks and open spaces during all stages of development;
- c) wherever possible, be located within or align with a park or natural area, or align with a wetland, storm water conveyance system, natural water course, or riparian area;
- d) incorporate crime prevention through environmental design (CPTED) features;
- e) provide for secondary and tertiary network alignments in accordance to bicycle facility design guidelines as identified in the Active Transportation Plan: South County;
- f) contribute to the overall regional active transportation network.

River Access Policies

18.10 The **proactive identification, cataloguing and integration of County lands with respect to location and arrangements for river valley “developments” and adjoining natural areas, and public access within the Springbank ASP area should be identified as a priority and further investigated as part of a specific River Access document potentially as a component in additions/revisions to the Active Transportation Plan, Parks and Open Space Master Plan, and Council policies.**

18.11 Local plans shall establish designated river access points **and potential infrastructure** to allow **public** access for recreation **as also** guided by council policies, the Active Transportation Plan and the Parks and Open Space Master Plan.

18.12 Local plans shall establish channel side signage identifying river access points and man-made hazards.

18.13 Local plans shall develop links to the rivers through trail networks that respects private property and provides safe and dedicated public access for visitors and surrounding neighbourhoods. If a direct connection is not possible, develop roadways and pathways that terminate onto adjacent open space to create natural view corridors.

18.14 Local plans shall address detailed design consideration of river access, including:

- a) safety;
- b) fire and emergency access;
- c) environmental investigation (**including wildlife corridors**) and approvals;
- d) changes to the river water flow and channels; and
- e) accessibility.

July 25, 2023

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

RE: Springbank Area Structure Plan

ATTN: Ravi Siddhartha, Kaitlyn Luster

I thank you again for taking the time to meet with me in-person. It is very reassuring to know that Rocky View County does take the time to hear the individual land owners. As requested as a follow up to our in-person meeting held July 11/23 I am writing to outline some points of our discussion.

30158 Township Road 250

As noted, our current land designation is “Residential”, the proposed ASP wishes to change our land use to “Agricultural”. Our 10-acre lot has never been used as an agricultural property, nor have we ever had the benefits of lower taxes based on a residential/farm use split during the past 15 years. The ASP also states that Agriculture shall have “Continued agricultural uses on the land”. This statement is not accurate regarding our property as there is no agricultural use now or has been in the past. Also, the Objectives and Policies outlined under Agriculture do not accurately apply to our 10-acre lot.

We understand that the properties surrounding us have been marked as an “environmentally sensitive area” and the idea is to preserve this area. As you can see on the Rocky View County Springbank Environmental Screening Report/Figure 9/Environmentally Sensitive Areas map (attached) that you gave me at our meeting, our specific property IS NOT designated as an environmentally sensitive area. The continued designation of Residential and more specifically now “Country Residential” is a more appropriate and accurate designation of our property. The lots to the northwest of us and across the ravine in The Ranch subdivision are also appropriately designated as such. The Policies outlined under Country Residential do accurately apply to our specific property. Specifically, *c) demonstrate consideration and accommodation of wildlife corridors.*

We also spoke of the land use directly to the south of us which will be a future business district. We strongly feel that in order to preserve the environmentally sensitive areas to the north of this business district there has to be a better transition of land use. Having residences to the north of this business district would better serve to protect the environmentally sensitive area further north along the ravine and down to the river. The future annexation by the City of Calgary would immediately destroy any

current designated agricultural area. In order to preserve these areas, Rocky View County would be better served by having existing residences that fall under the policies of Country Residential located as a protective buffer between the business district and the environmentally sensitive area.

My husband, Gordon and myself would like to request that our property remain designated as Residential and more specifically now the new designation of Country Residential.

Thank you again for your time and please feel free to reach out to me at any time.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]

Sent: Sunday, July 30, 2023 9:18 PM

To: Planning Policy <planning_policy@rockyview.ca>

Cc: dkochan@rockyview.ca; Division 1, Kevin Hanson <KRHanson@rockyview.ca>

Subject: Response to Draft Springbank Area Structure Plan Currently Under Review

July 30, 2023

RVC Planning Group,

This letter is in response to the draft Springbank Area Structure Plan currently under review.

We do not support the Open Space concept proposed for our property. We would prefer to go back to the previous ASP and have our land designated for commercial and residential development.

Up to this date, we have been working with the RVC planning department and after many meetings were open to the idea of Open Space development for our property, along with the other five quarter sections included. We were asked to give up 50% of our remaining farm which we were happy to explore as we were offered greater lot allowances along with servicing from the County. Public access to this 50% open space would create community building, a live work/live component, and smaller more manageable lots – all things we believe are important to Springbank's growth and future.

Attending the RVC Open House this past June 28, we were subjected to NIMBY residents loud and unreasonable anger towards this new and forward looking concept.

Our farm runs along Highway #1 west in Springbank and by all measures should be developed for commercial and residential. In the Rocky View/Calgary Intermunicipal Plan our land is included within the Highway 1 West Corridor Key Focus Area which states:

4.3 Highway 1 west corridor

included in the 2006 annexation agreement, the city of calgary identified much of this area for employment growth to better balance jobs and population by locating employment opportunities closer to residential areas on the west side of the city. there is existing rural residential development within Rocky view county that is proximate to this key focus area. Benefits of developing this area include efficient utilization of existing transportation infrastructure and creating employment opportunities close to existing residential areas.

With our land's positioning across the highway south of Bingham Crossing and Costco, and directly east of Commercial Court, we wholly agree.

Further comments:

1) Our family thinks that a combination of business and residential is the best fit for our lands based primarily on location. A mixed land use, with proximity to the highway and Commercial Court would provide us, the landowner, the opportunity to provide effective transition of uses on our lands between existing commercial, existing small acreage, estate residential, the trans-Canada highway, and interim agricultural lands.

2) We understand that the CMRB's Growth Plan severely restricts the uses of land in Springbank and Rocky View County which may affect the possibility of the preferred combination of business and residential land uses in the Draft Springbank ASP. We think RVC Council and administration could be pushing the restrictions on land use and opposing the limitations of growth in RVC by the Growth Plan, opening the door to economic opportunity and affordability (which have long been the attraction to RVC and Springbank), both of which are suffering under the regional planning. This comment requests confirmation from RVC administration on supporting details such that RVC administration thinks the Growth Plan requires a new designation in Open Space Residential, and one to be County-led.

a) The CMRB Growth Plan is the largest limiting factor now for future development in RVC. Can the ASP address how the ASP would change in the event that the Growth Plan changed (such that another long, many-year process could be avoided)?

3) If RVC continues to think Open Space Residential and a County-led Concept Plan requirement are essential to the successful approval and adoption of the Springbank ASP, we feel strongly that unless and until a County-led plan is created, the land must have a definitive land use. Again, preference is for a mixture of business and residential. Failing that possibility, Country Residential should be granted as the use until the Concept Plan is complete. In addition, approval for Country residential should not be unreasonably withheld should an application proceed prior to RVC commencement of

the Concept Plan. This date should be easily registered as it will likely require Council approval. These details should be included in the Springbank ASP.

4) The Springbank ASP needs to better define “rural character”. The future interpretation should be of concern. It is our concern since we see “rural character” being defined by the same types of groups and individuals who have also fought to prevent development of the Longeway lands. More specifically, our vision of “rural character” includes acreage development and intensification of residential living in Springbank. Our viewpoint is as a long-time agricultural family and operation that invited change and innovation but now is squashed by both resistance to further change and by the very residences that were invited into our area. We think this is an increasing problem, not just for us, but for growth and positive changes being lost for RVC. A definition of rural character that includes our experiences and allows for further changes – ones that would support agricultural families who rely on change to continue and/or move their operations to avoid residential interference – would be beneficial.

Open Space language can also be vague: “development supports the character of Springbank”. How and by whom is the “character of Springbank” defined? It is not in the ASP’s definitions. Differing views on this seem to be at the crux of the issue for development of this ASP (and the Open House).

5) We object to the use of “viewsheds” or “viewsapes” or ‘Scenic Corridor Views’ and any associated policy that attempts to preserve views. It begs the questions: “views from where?”, “views by who?” and “views of what?” among others. Further, we think this is an attempt to preserve lands for the personal enjoyment of the few who already have homes in our vicinity, making it near impossible to have more homes populating the county; that it is more about sterilizing the use of land but based on an ill-defined term. We do not recommend defining the term in this case. Please remove it and all references to it. As long-time agricultural operators in RVC, it is almost offensive that we have moved so far from recognizing the valuable use of land for economic benefit and safety (like preventing fire hazards) that we would consider sterilizing developable land for an undefined view.

a) Driving west on Highway 1 past the ‘Scenic Corridor View’ (SCV) indicated as #2 on page 46 which encompasses the majority of our farm, and when looking to the south, the only ‘view’ is of the treetops of Longeway Place subdivision. The mountains are clearly visible to the west above the rooftops of the Commercial Court development, well before and after this area. So why is the view of the trees in Longeway Place so important as to constitute inclusion as an important SCV in this ASP?

b) If this is for the cars travelling west on Hwy 1, why are we required to provide this SCV without compensation and in perpetuity? Who is going to pay for this?

6) We think that feasibility of the Open Space Residential policy should be scrutinized more closely. As a potentially new land use, with a new combination of requirements, there should be some incentive for landowners / developers to want to engage. All control has been taken from the

landowner / developer with the County-led Concept Plan requirement (see above comments on interim use and opportunity) so some consideration of development opportunity should be included to incentivize both the County and the landowner / developer.

Considerations for better feasibility of Open Space Residential Use:

- i) Increase density to 1 unit per gross acre (from 0.75), equivalent to 2 units per non-open-space acre (from 1.5) when required open space is 50% and piped water servicing and sanitary servicing are required. Stormwater and runoff solutions may be integrated within/as part of the open space.
 - ii) Review and potentially remove proportionally prescriptive items. For example, Open Space Residential is intended to be a new land use that is better defined in the Conceptual Planning process. However, it is very specific, noting particularly the restriction on two storey buildings and business uses, for this stage. Those should be provided as a range and available to change in future Conceptual Planning.
 - iii) The land use in Areas 1 and 2 is designated “country residential” until such time as the county moves forward to create open space residential, giving owners the opportunity to develop rather than wait for another process.
 - iv) The process of applying for country residential will not be unreasonably held up in the absence of an approved open space conceptual scheme and any country residential conceptual plan and/or land use application applied for prior to Council approval of the terms of reference for the open space residential concept planning process will be grandfathered into the design and process of the open space planning, any change would be at the sole choice of the landowner / developer.
 - v) Once the intended county-led open space residential conceptual plan is created and approved, it is a “by right” designation which means, an owner/developer may immediately apply for land use redesignation. (The County-led Concept Plan can provide emphasis on “thorough and inclusive engagement process with landowners and residents within and adjoining OSR areas together with broader consultation with Springbank community” that will satisfy engagement requirements). A land use redesignation that meets the requirements of the open space concept plan, requires no further public participation or circulation (except for information) and goes through the permit and approval process with the county only. The by-right form of development prohibits delay and/or denial of an open space residential plan, provided the open space plan meets the provisions of the conceptual plan.
 - vi) The county-led process requires zero financial investment of dollars from landowners within Area 1, requires primary consultation with Area 1 landowners only, and only secondary circulation as information to other members of the community.
 - vii) Option that the county-led open space residential process could be circumvented with a developer-led open space residential process with council approval, that may not be rescinded once given.
 - viii) Typically, open space residential is required in areas that are high priorities for preservation, for example: 1) Industrial use buffers 2) High-quality forest resources 3) Individual trees 4) Critical habitat areas 5) High-quality soil resources. Since Area 1 is farmland, extensive costs to develop new green spaces and pathways are expected...feasibility requires some further tradeoffs for the designation that preserves farmland.
- 7) Preferential / antagonistic language: that language in the Draft ASP that uses words and phrases like “‘protects’ existing residents from new development” should be removed from policy

documents.

Sincerely,

[REDACTED]

APPENDIX ‘E’

City of Calgary Response



September 6, 2023

City File: RV23-14

Department of Planning and Development
Rocky View County
262075 Rocky View Point
Rocky View County, AB, T4A 0X2

SUBJECT: Draft Springbank ASP Circulation – August 2023

Dear Steve Altena,

The City would like to thank Rocky View County Administration for circulating the draft Springbank Area Structure Plan (ASP) for our review. City of Calgary Administration has reviewed the draft plan in consideration of the *Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)*, and the *Calgary Metropolitan Region Growth Plan*. The City is appreciative of the efforts made by Rocky View County thus far in addressing some of our previous concerns.

The City continues to have concerns with the application, and we look forward to our continued collaboration with Rocky View County to address the outstanding issues. **The City requests the opportunity to complete a more detailed review of the draft Springbank ASP in conjunction with the supporting technical studies when they are available.** Until then, The City offers the following high-level general comments for your consideration. More detailed comments are included in the attachment.

Summary

The City commends the efforts thus far by Rocky View County Administration on the improvements made in the draft Springbank ASP from the previous North and South Springbank ASPs. These include the reduction in the overall population, associated impacts of the Plan and reducing the amount of land for development by placing most the lands adjacent to our shared boundary into a Future Development areas.

The ASP includes a substantial area and significant population growth in close proximity to our shared boundary, which may have detriment to The City of Calgary. The City remains concerned with the cumulative effects of population growth and the impacts to Calgary's infrastructure, services and amenities. These impacts need to be sufficiently addressed throughout the plan and supporting technical studies.

Source Water Protection

The City continues to have concerns about the cumulative impacts to the source water quality upstream of the Bearspaw Water Treatment Plant. The City is requesting that Rocky View County, through a study, understand the impacts of the total proposed growth on the environment,



watershed and source water supply. The City cannot support the Plan until such a time that the impacts of the development are understood.

As upstream growth continues, stormwater runoff from developed lands poses increasing risks to source water quality in the Bearspaw Reservoir and Bow River. Municipalities should be evaluating and implementing enhanced stormwater design requirements in source water areas to reduce the risk of polluting drinking water supplies. It is unclear how Rocky View County intends to provide both water and wastewater servicing to the plan area. These details are required to ensure cumulative impacts of the use of septic wastewater systems are understood.

Alignment to the Calgary Metropolitan Region Board Growth Plan

As a Calgary Metropolitan Region Board (CMRB) member, The City feels compelled to mention that the proposed Area Structure Plan may not be in alignment with the CMRB *Growth Plan*. In particular, the amount of employment lands located outside of a Preferred Growth Area and the proposed density of the Open Space Residential, appear significantly higher than allowed under the Rural and Country Cluster Placetype. The City is requesting rationale for the size of the proposed Springbank Airport Employment Area and the Community Core/Business Commercial areas. The City is also requesting rationale for the density proposed in the Open Space Residential and rationale for the proposed locations of this land use. Finally, the Growth Plan directs municipalities to have cost sharing agreements in place for services, such as recreation, prior to approval of ASPs.

Thank you for the opportunity to review and provide comments. We look forward to our continued collaboration on this application.

If you have any further questions, do not hesitate to contact myself.

Yours truly,

Matthew Atkinson

Senior Planner, Regional Planning
City and Regional Planning | Planning & Development Services
The City of Calgary
C 403.333.6994 | E Matthew.Atkinson@calgary.ca

cc:

Karen Holz, Manager Regional Planning
Sara Kassa, Leader Regional Planning

Attachments: Detailed comments

Draft Springbank ASP Detailed Comments

Water:

1. Cumulative Effects Assessment of residual and cumulative effects of all Rocky View County's development and land use at full build-out should be included in the plans and as an implementation action; rather than defer responsibility to developers and Alberta Environment and Parks at a later stage of development. The City suggests that it is The County's municipal responsibility to be accountable and monitor source water quality impacts to Calgary and other downstream users, as per the South Saskatchewan Regional Plan, Calgary Metropolitan Region Board Growth Plan, Alberta Environment and Parks and related Council Policies. The underlying goal of the cumulative effects assessment is to maintain baseline water quality upstream of The City, not improve water quality and should include the Springbank Airport in the area of consideration.

The draft Springbank ASP lists negotiations with municipal neighbours on source water concerns and establishing further tools and strategies to address source water as a non-statutory implementation action (# 6 and 7 in ASP, page 86). More concrete commitments that are aligned with the CMRB water policies, and the *Bearspaw Tri-Lateral Task Force Consensus Report* is needed. A Cumulative Environmental Effects Assessment is requested that assesses the impacts to water quality.

2. A more detailed review of the ASP in conjunction with the technical studies is required. Some current gaps that should be addressed in the technical studies include:
 - o More detailed understanding of the servicing strategy for the area. It is our understanding that the 2020 Springbank ASP Servicing Strategy is no longer in-line with this ASP.
 - o Stormwater water quality impacts remains a concern for The City. The Springbank Master Drainage Plan does not include adequate assessment of potential nutrient and pathogen inputs to the Bow and Elbow Rivers.
 - o More detailed understanding of the Environmentally Sensitive Areas in the plan area.

Source Water:

1. The Bearspaw Task Force Trilateral Consensus Report, which Rocky View County Council and Calgary City Council have approved, identified risks to the drinking water sources for both our municipalities. The Plan should reference the Report and The City is interested in how The County is implementing the recommendations.
2. Amend all maps to include the Bow and Elbow Rivers and their sub-watersheds; particularly Map 13.

3. Cumulative Effects Assessment of residual and cumulative effects of all Rocky View County's development and land use at full build-out should be included in the plans and as an implementation action; rather than defer responsibility to developers and Alberta Environment and Parks at a later stage of development.
4. 2023 Springbank ASP listed the Calgary Source Water Protection Plan as source water issue under the non-statutory action list with a recommendation for establishing further tools and strategies and continues to defer the source water protection priority to be addressed at later stage. The Springbank ASP represents the opportunity to explore and commit to the action items aligned with the high order documents, including:
 - o Calgary's Source Water Protection Plan
 - o Bearspaw Tri-Lateral Consensus Report, along with implementing County policies the City worked with Rocky View County on
5. Calgary's Source Water Protection Plan and Policy as well as the Bearspaw Tri-Lateral Consensus Report should be referenced in the document along with implementing County policies, as The City worked directly with Rocky View County in developing these documents, which were considered by both municipal Councils.
6. The ASP should state that access to the Reservoir would need to consider impacts to drinking water and require coordination amongst the parties in the Tri-Lateral Task Force. Recreation on the Reservoir was identified as a risk due to impacts from unmanaged illegal campfires, motorized boating, and swimming or other body contact recreation by people or pets. Due to jurisdictional challenges, these activities remain largely unregulated.

General:

7. 7.15b: The technical assessments should include water quality and water supply.
8. 18.9: Amend to include impacts to water quality "Provision of access for the public to the Elbow River and Bow River is encouraged. The County acknowledges that to achieve access to the rivers for the public, safety, ownership, water quality impacts, and maintenance issues must be resolved."
9. 18.10 & 11: Reference Bearspaw Tri-Lateral Task force here.
10. 21.19 Should reference environmental and drinking water impacts.
11. 22.1 & 22.4: Currently the stormwater policies only focus on protecting groundwater but does not specifically have any policies related to surface water. Stormwater servicing and site drainage associated with land development must be undertaken carefully, as development and associated stormwater impacts pose a level of risk to the quality, safety, and cost of public drinking water systems. Proposed land uses with potential for source water contamination shall not be permitted in any areas with a surface or subsurface connection to raw water supplies on unless satisfactory mitigation measures can be developed.

12. Appendix B – Table 4: Assessment of impacts to surface water quality needs to be included.
13. Definition for source water is still missing from the document.

Transportation:

14. The City's West View Area Structure Plan identifies a Proposed Partial Interchange on the Trans-Canada Highway, approximately 1.2km east of the existing Old Banff Coach Road Interchange. Map 9 should be updated to identify this. It's worth noting that this proposed interchange would likely benefit the Springbank ASP lands between Old Banff Coach Road and the City of Calgary; the policies identified in Sections 12 and 27 of the draft ASP provide guidance for future collaboration re. the lands in proximity to this proposed interchange.
15. Map 9 appears to identify an east-west Regional Arterial roadway within the City of Calgary, approximately midway between the Trans-Canada Highway and Township Road 250; is this a drafting or oversight or an intentional identification of an ASP roadway? If intentional, what is the intent for this roadway?
16. Is there additional information available in relation to the Potential Interchange shown on the Trans-Canada Highway at the west edge of the Springbank ASP area? Is the proposal to interchange with Range Road 40, Copithorne Trail, or another corridor? Section 12 of the draft ASP could perhaps be augmented to identify opportunities for planning the Future Development Areas at the west edge of the subject lands if/when an additional interchange is approved.
17. In conjunction with planning for any of the Future Development Areas at the east edge of the subject lands (generally between Township Road 245 and Highway 8), a transportation study will be required to evaluate impacts to City of Calgary roadways including but not limited to 101 St SW, Old Banff Coach Road, Bow Trail, 17 Avenue SW. Any improvements to City of Calgary roadways required to support development of these lands will need to be confirmed in conjunction with the associated ASP amendments.
18. What intensities (i.e. floor area ratios and/or parcel coverage) are proposed for the Springbank Airport Employment Area, Business Commercial, and Community Core lands along Range Road 33? Was a transportation study commissioned to evaluate the ability of the single interchange at Trans-Canada Highway / Range Road 33 to accommodate the ~2,000 acres of potentially higher development intensity in this part of the plan area?

Planning:

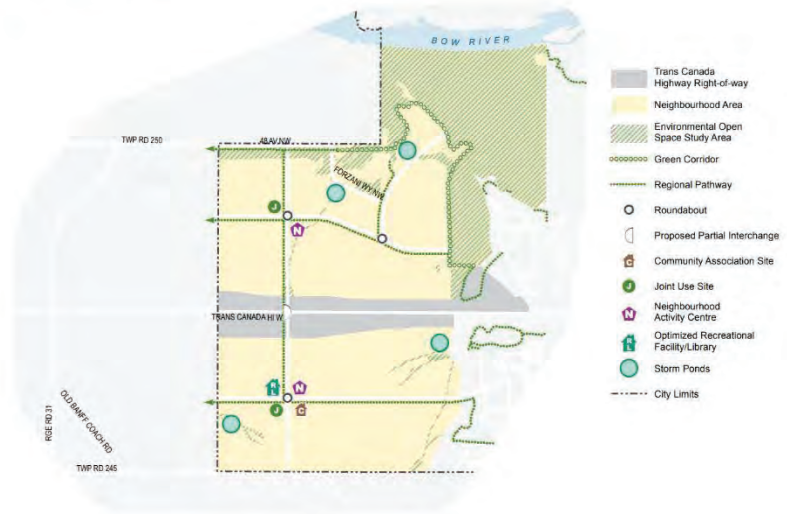
19. While The City acknowledges that there is no requirement in the Growth Plan to provide a map of proposed Placetypes within the plan, such a map would enable City of Calgary Administration to understand which Placetypes are proposed within the plan and provide for a fulsome understanding of the implementation of the Growth Plan.
20. The City of Calgary is requesting that a rationale be provided for the need and size requirements of the Open Space Residential as this land use does not align with the

Growth Plan. What is the rationale for placing the open space residential areas where they are? The text within page 24, particularly for Area 1, doesn't speak to any ecological features within the landscape that would support a conservation based subdivision strategy. Ideally, the open space residential areas would capitalize on existing natural features that should be retained/protected within the landscape – hopefully to support some of the ecologically based policies within the plan (ie. wildlife corridors). Also, understanding the impacts of the Country Residential in comparison to the Open Space residential proposed land uses may be helpful in building a strong case.

21. After reviewing existing documents that informed the previous iterations of the Springbank ASP, The City is wanting further information on the rationale for the size of the Springbank Airport Employment Area as it appear to be significantly out of line with projected demand from previous studies.
22. The policies supporting the calculation of density for the Open Space Residential Areas do not align with the overall intent of Cluster Residential of the Growth Plan. Specifically, the environmental reserve (policy 7.25) should not be considered for the open space provision as it should be provided in all developments and clustering of residential lots due to environmental reserve provision is not the intent.
23. Policy 12.3 of the Future Development Areas may be misleading as new Growth Plan policies are enacted. Policy 12.4 b) provides sufficient guidance with a suggested removal of Policy 12.3.
24. The City suggests strengthening the wording of the following policies:
 - e 26.7 Prior to approval of local plan, **land use amendment, subdivision, or development permit** applications falling within the Policy Area of the Rocky View County / City of Calgary Intermunicipal Development Plan, the County **will work with the City of Calgary and address cross-boundary impacts of the development identified by the City of Calgary and the County.** ~~should consider the use of appropriate mechanisms, such as joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County~~
 - o 27.3 Prior to approval of any land use amendment, subdivision, **or development permit** ~~or local plan~~ application, collaboration shall be undertaken with the City to establish appropriate land use compatibility and interface measures for land adjoining the City within the Plan area, in alignment with Section 6.0 of the Rocky View County/City of Calgary IDP. Agreed upon measures shall be included within approved local plans **and subsequent planning processes** ~~and adhered to in subsequent subdivision and development permit approvals within the Plan area.~~
 - o 27.5 Rocky View County shall ensure that local plans and applications for redesignation, subdivision of lands, **and development permits** within the Policy and Notification areas of the Rocky View County / City of Calgary IDP address:
 - *One additional item could be* **any negative planning impacts on the City of Calgary.**

25. At this time, it is unclear in the ASP how municipal reserve is being dealt with. Policies should be added to the Plan that signals the intent of reserve dedication and whether it will be dedicated, deferred, or paid cash-in-lieu.
26. Map 6 – Environmental Areas: This map lacks detail on existing significant environmental features and environmentally significant areas. More detail should be provided as required under the CMRB.
27. Map 6 (Environmental Areas): Map does not illustrate riparian areas along either river. Also, The City is requesting the background report that was utilized for the delineation of the Environmentally Sensitive Areas. The entire Plan should have a high level analysis done for environmentally sensitive areas if growth is being proposed.
28. Map 7 (wildlife corridors): The City of Calgary requests the background study or information that informed the map. Also, in terms of implementation and linkage to policies within the Plan, what is the intent? Clarification on whether high connectivity means that the wildlife corridor policies apply (there are several where corridors are mentioned throughout the document). The City suggests that this map actually show where the identified corridors that are high value to the County and then actually apply policies to protect those corridors so they can continue to function.
29. Wildlife corridors: Calgary supports the protection of the wildlife corridors that feed into the City, such as the one adjacent to the Elbow River. We are working on the development of our Ecological Network and understand that this type of network planning must be done on a regional scale. City of Calgary Parks is willing to discuss this further if desired. (contact David Mahalek – david.mahalek@calgary.ca or Val Veenstra: Valerie.veenstra@calgary.ca)
30. Wildlife Corridors: Recommend policy that encourages protection of ecological corridors by utilizing Environmental Reserve lands (assuming there are lands that qualify) supplemented by MR dedication and other forms of land protection (privately owned publicly accessible open space), etc.
31. Map 8 Open Space and Active Transportation Network: The Elbow River shows minimal pathways, this would be an optimal location for allowing managed public access. This would also mean that open space (ie. MR) dedication could be provided adjacent to the river which would enhance the quality of the riparian/ Environmental Reserve areas by offering greater setbacks.
32. Map 8 Open Space and Active Transportation Network: Recommend aligning proposed pathway network with the proposed alignment in Calgary – particularly in the Westview ASP. See screenshot for future pathway locations in the city.

Map 2 Land Use Concept



West View Area Structure Plan 13

Recreation:

33. Presently, there is a lack of cost-sharing agreements between the municipalities. Without a cost-sharing framework in place between the County and The City, additional costs associated with more County residents utilizing Calgary facilities will be born by The City. The increased population growth in Rocky View County will adversely impact already well-used City owned facilities. The City is requesting a cost sharing agreement be in place prior to approval of this plan.