






# FUTURE DEVELOPMENT AREA

## Key Consideration for Future Development Area

	<p>Developing transitions from urban to country residential development</p>		<p>Coordinating adjacent land use planning and appropriate interface planning to mitigate impacts</p>	
<p>Further coordination with Alberta Transportation and The City of Calgary</p>		<p>Impacts on servicing, transportation and transit</p>		<p>Requirement of service availability and alignment with the Regional Growth Plan and the relevant regional servicing plan</p>



## 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, is 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